

## SECOND AND THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C814-86-023.01 – Camelback PUD

REQUEST:

Conduct a public hearing and approve second and third readings of an ordinance amending City Code Chapter 25-2 by zoning and rezoning property locally known as 6507 Bridge Point Parkway (Coldwater Creek Watershed, Lake Austin Watershed). Applicant's Request: To zone and rezone from interim-rural residence (I-RR) district zoning, interim-Lake Austin residence (I-LA) district zoning and planned unit development (PUD) district zoning to planned unit development (PUD) district zoning, to change conditions of zoning, with conditions. The ordinance may include entitlements triggered by actions on a nearby tract (Champion Tract 3), exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

DISTRICT AREA: 10

DEPARTMENT COMMENTS:

The ordinance, Restrictive Covenant for the conditions of the Traffic Impact Analysis, and Park Improvement and Maintenance Agreement are being prepared in accordance with the Council Member Alter's motion sheet and Council conditions approved on First Reading. Please refer to attachment following this Summary Sheet. Additional direction from Council to Staff:

- 1) Work with the Applicant to reduce the amount of construction on slopes, and cut and fill to the greatest extent possible and that is in line with existing PUD entitlements,
- 2) Provide guidance and information about what the affordable housing contribution would be if this were a new PUD zoning application,
- 3) Consider additional restrictions for the tram, including a fail-safe position, and provide information about tram applications considered by the Board of Adjustment with the rationale offered when they were allowed and declined,
- 4) Information about how waste will be removed from the shoreline improvement area and brought upslope, and the success rates,
- 5) Commitment to not attach the tram to rimrock features,
- 6) Commitment to use solar energy,
- 7) Applicant to provide Council and Staff with any geotechnical information gathered in order to consider what is safely possible on the limestone cliff face and across the site, and,
- 8) Include District 6 in the affordable housing contribution.

OWNER: Loop 360 Land LP (Jonathan Coon)

AGENT: McClean & Howard, L.L.P. (Jeffrey S. Howard)

DATE OF FIRST READING: October 18, 2018, Approved PUD district zoning, with conditions, and additional direction, on First Reading (10-0, Council Member Pool was off the dais). Note: The public hearing was left open.

CITY COUNCIL HEARING DATE: November 1, 2018

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades

e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**DRAFT MOTION RELATED TO CAMELBACK PUD - Council Member Alison Alter**  
**Item No. 64**

**I. Background**

- Environmental Commission conditions have already been incorporated into the PUD Notes, EXCEPT for dock size (addressed by ZAP) and dock location (addressed below).
- Zoning and Platting Recommendation included EVC conditions, with two exceptions related to the dock size and the mechanized access. ZAP recommended dock size be limited to current code (20% of shoreline and 30 ft. wide) which is reflected in PUD Note No. 24 of the October 11, 2018 draft PUD Notes, and recommended mechanized access to the dock be allowed by inclined elevator, which is reflected in PUD Note No. 12 of the October 11, 2018 draft PUD Notes.

**II. Motion to Approve on 1<sup>st</sup> reading the recommendation [being a combination of staff, Environmental Commission and the Zoning & Platting Commission] contained within the Staff Report and what was read into the record earlier by staff, with the following amendments:**

**A. Changes to the Code Modifications, PUD Notes, Exhibits and TIA Memo identified by staff as clarifications to the Staff Report, and**

**B. The following additional amendments:**

1. **Parkland Construction Costs.** The Parkland Improvement and Operations Agreement for the parkland shall require a minimum \$1.5 million for park improvements.
2. **Parkland Boundaries.** Amend Note 20 of the draft PUD Notes to provide the boundaries of the Park (P) districts cannot be changed administratively unless the change increases the size of the Park district and increases the amount of shoreline/ cliff frontage that will become parkland.
3. **Parkland Dedication Timing.** The Parkland Improvement and Operations Agreement for the parkland shall require the Park (P) districts to be improved and dedicated prior to any certificate of occupancy being issued for any non-park building within the PUD.
4. **Future Floodplain Variance Requirements.** Instead of Note 33 of the draft PUD Notes, confirm that the PUD does NOT grant a floodplain variance, but that an administrative variance shall be required for development in the floodplain, but add a Code modification to 25-7-92(C) based on staff suggested language as follows:

The director of the Watershed Protection Department shall grant a variance to sections 25-7-92 (A) and (B) of the Land Development Code if the director determines that:

- (1) the finished floor elevation of the proposed building is at least 2 feet above the 100-year floodplain;

- (2) normal access to the proposed building is by direct connection via the inclined elevator and emergency stairs with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 1 (Building Code);
- (3) the proposed building complies with the requirements in Chapter 25-12, Article 1, Section 25-12-3 Appendix G (Flood Resistant Construction) and Section 1612 (Flood Loads);
- (4) the development compensates for the floodplain volume displaced by the development;
- (5) the development improves the drainage system by exceeding the requirements of Section 25-7-61 (Criteria for Approval of Development Applications), as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas;
- (6) the variance is required by unique site conditions; and
- (7) the development permitted by the variance does not result in additional adverse flooding impact on other property.

In addition to satisfying the seven conditions above and in conjunction with their site plan submittal of a proposed building that encroaches into the 25-year or 100-year floodplains, the applicant shall prepare and submit a Flood Emergency Evacuation and Education Plan. This plan must be approved by the director as part of the review of the development in accordance with 25-7-92 (C) as stated above.

5. **Dock Distance from Shoreline.** The cluster dock should be offset from the shoreline to the minimum extent necessary to allow for restoration of the existing wetland and to minimize dredging as recommended by staff. The outer edge of the dock may extend up to 60 feet from the shoreline, provided that up to 50% of the dock may be located more than 60 feet but less than 75 feet from the shoreline. Any dredging resulting from locating the dock within these limits shall be administratively approved.
6. **Noise.** Outdoor amplified sound in the Dock (D) district shall be prohibited. In addition, in the Commercial (C) district, outdoor sound shall be limited to 70dB from 10am to 10pm and prohibited between 10pm and 10am.
7. **Housing Trust Fund Contribution.** Require a contribution to the Housing Trust Fund of \$2 per square foot of overall building square footage due prior to approval of the site plan for each building constructed within the PUD. Staff should endeavor to invest the funds within District 10 for a period of 7 years. If no suitable projects or opportunities are identified within 7 years, staff may move forward with using those funds in other ways that advance the goals of the City's Strategic Housing Blueprint.
8. "A 15-foot wide vegetative setback is required adjacent to Lot 3, Block A of the Sanctuary at Coldwater subdivision."
9. To help improve public safety on Lake Austin, the applicant shall provide, if requested by AFD and/ or APD within 6 months after approval of this application, one slip or an emergency mooring or docking station on the cluster dock in the Dock (D) district for each department that requests such dockage for emergency services.

**Additional Direction:**

I'd like to provide direction to staff to place on the November 1 agenda an item amending Ordinances 960613-J and 20161110-006 and authorizing execution of the second amendment to a settlement agreement relating to the development of property located at 6400 City Park Road (Champion Tract 3) to:

- (1) amend section 2.g. of the Agreement to insert "or congregant living" after "multi-family"; and
- (2) amend section 2.g. 1. A. (3) to replace "5.49 acres" with "3.49 acres".

BRNA ASSOCIATION INC.  
A Texas nonprofit Corporation  
4508 Aqua Verde 78746

October 18, 2018

Kurt Cadena-Mitchell  
Policy Advisor  
Office of Council Member Alison Alter District 10  
City of Austin  
301 West 2<sup>nd</sup> Street,  
Austin, Texas 78701


Dear Mr. Cadena- Mitchell,  
Per our discussion yesterday, BRNA is not requesting a postponement of the Camelback PUD but is seeking that the City Council request a ½ day formal mediation among the directors of BRNA, Roy Waley, Conservation Chair for the Sierra Club and the Camelback PUD Applicant, Johnathan Coons to work towards a written mediated compromise solution on Camelback. We think your participation in the mediation process would be very helpful in finding a resolution among the parties.

Thank you for your attention to this matter.

Regards,



Tom Burns  
BRNA Director



Lyra Bernis  
BRNA President and Director

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-86-023.01 – Camelback PUD

**Z.A.P. DATE:** October 2, 2018

**ADDRESS:** 6507 Bridge Point Parkway

**DISTRICT AREA:** 10

**OWNER:** Loop 360 Land LP  
(Jonathan Coon)

**AGENT:** McLean & Howard, LLP  
(Jeffrey Howard)

**ZONING FROM:** I-RR; I-LA; PUD

**TO:** PUD

**AREA:** 144.817 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions that parkland and open space superiority, environmental superiority, and transportation superiority is met as outlined in Attachments A, B, and C, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through I.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 14, 2018, as provided in Attachment C.

### **PARKS AND RECREATION BOARD MOTION:**

August 28, 2018: *RECOMMENDED THE SUPERIORITY OF CAMELBACK PUD AS IT PERTAINS TO PARKS AS OUTLINED IN THE PARKS AND RECREATION DEPARTMENT STAFF MEMO DATED AUGUST 28, 2018*

*[D. LEWIS; F. WARD – 2ND] (7-1) R. MANN – NAY; M. CASIAS, T. DONOVAN – ABSENT*

### **ENVIRONMENTAL COMMISSION MOTION:**

September 19, 2018: The Environmental Commission recommends approval of the conditions for the Camelback PUD as described in Attachment B.

*[W. GORDON; H. SMITH – 2ND] (7-2) P. THOMPSON, P. MACEO – NAY; M. PERALES – RECUSED; 1 VACANCY ON THE COMMISSION*

### **ZONING AND PLATTING COMMISSION RECOMMENDATION (Draft Motion):**

October 2, 2018: *MOTION BY COMMISSIONER LAVANI, SECONDED BY COMMISSIONER BREITHAUP TO GRANT STAFF'S RECOMMENDATIONS FOR PUD DISTRICT ZONING, WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS FOR C814-86-023.01 - CAMELBACK PUD LOCATED AT 6507 BRIDGE POINT PARKWAY WITH THE FOLLOWING ADDITIONAL CONDITIONS:*

- *ALLOW INCLINED MECHANIZED ACCESS TO BOAT DOCKS*

- *ALLOW BOAT DOCK SIZE PER CURRENT CODE*
- *INCLUDE RECOMMENDATIONS FROM BOTH PARKS AND RECREATION BOARD AND ENVIRONMENTAL COMMISSION RECOMMENDATIONS.*

*PER ADOPTED AMENDMENTS, ADDITIONALLY RECOMMEND THE FOLLOWING:*

- *APPLICANT TO CONSIDER OFFERING OPEN SPACE AREA TO A CONSERVANCY*
- *APPLICANT TO PAY INTO A FUND FOR AFFORDABLE HOUSING*
- *REQUIRE FIREWISE DEVELOPMENT AND AMEND PUD NOTE #27 TO ALL BUILDINGS, DOCKS OR STRUCTURES WITHIN THE DOCK (D) DISTRICT **SHALL** INSTALL A SPRINKLER SYSTEM FOR FIRE PROTECTION.*
- *AMEND PUD NOTE #15 TO SECTION 25-5-81(B) (SITE PLAN EXPIRATION) IS AMENDED TO PROVIDE THAT, EXCEPT AS PROVIDED IN SUBSECTIONS C, D, AND E OF THAT SECTION, A SITE PLAN EXPIRES **5 YEARS** AFTER THE DATE OF ITS APPROVAL. SECTION 25-4-54 (PRELIMINARY PLAN EXPIRATION) IS AMENDED TO PROVIDE THAT A PRELIMINARY PLAN EXPIRES **5 YEARS** AFTER THE DATE OF ITS APPROVAL.*

*MOTION BY COMMISSIONER LAVANI, SECONDED BY COMMISSIONER BREITHAUPT AS AMENDED BY ADOPTED AMENDMENTS WAS APPROVED ON A VOTE OF 6-2. COMMISSIONERS GREENBERG AND DENKLER VOTED NAY. CHAIR KIOLBASSA AND COMMISSIONER KING ABSTAINED. COMMISSIONER TATKOW ABSENT.*

*NOTE: DIRECTION TO STAFF TO CLARIFY WHETHER PUD NOTE #28 ALLOWS REDUCED VEHICLE TRIPS TO BE TRANSFERRED TO THE BUCKET OF OTHER CHAMPION TRACTS AND WHETHER ALL LEGAL INSTRUMENTS TO ADDRESS ZONING CHANGES HAVE BEEN ADDRESSED.*

#### **ISSUES:**

Watershed Protection Department staff has prepared a memo and updated presentation materials, provided as Attachment B. The memo identifies superior and non-superior elements of the project, as well as outstanding issues with the Applicant's proposal since the Environmental Commission's recommendation on September 19, 2018.

The Shepherd Mountain Neighborhood Association, Monte Visa Condominium Community, Inc., Westminster Glen HOA, Greenshores on Lake Austin POA, Woods of Greenshores POA, Jester Neighborhood Association, Austin City Park Neighborhood Association, Austin Neighborhoods Council, River Place Homeowners Association, Glenlake Neighborhood Association and Lake Austin Collective have submitted correspondence in support of the proposed PUD.

Representatives of the Bunny Run Neighborhood Association and Aqua Verde subdivision are opposed to the proposed PUD amendment.



All correspondence is attached at the back of this packet.

**EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:**

Exhibits A, A-1, and A-2: Vicinity Map, Zoning Map, and Aerial  
Exhibit A-3: 1987 PUD / Preliminary Plan / Site Plan, Coldwater Restrictive Covenant  
Exhibit A-4: 2016 Boat Dock Determination  
Exhibit B: Comparison Chart: Current Code, Existing PUD, Proposed PUD Amendment  
Exhibit B-1: Code Differences Summary  
Exhibit C: Land Use Plan  
Exhibit D: PUD Notes and Exhibits  
Exhibit E: Compatibility Height and Setbacks  
Exhibit F: Onsite Multi Modal Transportation  
Exhibit G: Environmental Resources  
Exhibit H: Cliff Park Improvements Plan  
Exhibit I: Preserve Park Improvements Plan

Attachment A: Parks and Recreation Board support material  
Attachment B: Environmental Commission support material  
Attachment C: Traffic Impact Analysis Memo  
Attachment D: Carbon Impact Statement and supporting information

Correspondence Received – in favor and in opposition

**DEPARTMENT COMMENTS:**

The proposed Camelback Planned Unit Development (PUD) consists of 144.817 acres that contains a lakefront cabin and undeveloped land. Of the total acreage, 138.19 acres are on land and the remaining 6.467 acres are on water. The property is zoned Lake Austin residence, interim – rural residence and interim – Lake Austin residence and planned unit development (I-RR; I-LA; PUD). It is located on the south side of Bridge Point Parkway approximately 550 feet west of the Pennybacker bridge on Loop 360 and has approximately 3,126 feet (0.6 mile) of Lake Austin frontage. The abutting tract to the east which has Loop 360 right-of-way frontage is undeveloped (and does not have an impervious cover allocation) and under separate ownership. Both the abutting tract and the subject tract are known and used extensively by the public accessing Loop 360 and Bridge Point Parkway and offer sweeping vistas of Lake Austin, the Pennybacker bridge, and downtown Austin. The land surrounding the PUD consists of a single family residences on large lots to the west (I-RR; County), single family residences and a church to the north (I-RR; MF-1-CO; MF-2), offices to the east (LO; LR; LR-CO; GR; LI-CO) and the Bunny Run and Aqua Verde neighborhoods, and offices across Lake Austin to the south (LA; PUD). Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), and A-2 (Aerial View).

***Applicant's Proposal***

The Applicant is requesting an amendment to the PUD for a 144.817 acre mixed use project that includes six development districts: Mixed Residential (37.37 acres), Office-Mixed Use

(6.3 acres), Commercial (7.46 acres), Dock (2.47 acres), Preserve Open Space (five sites on 60.22 acres), and Park (two sites on 26.16 acres, including a 16.56 acre park with 2,070 linear feet of shoreline frontage). The PUD also includes the full extension of Bridge Point Parkway through the site (4.85 acres), thereby connecting its eastern and western segments, and a 12-foot wide concrete, multi-use trail parallel to the extension. In addition, a suite of transportation enhancements to the surrounding roadway system that include signal timing optimization, signal modifications, turn lane improvements, acceleration lane improvements, re-striping and one roundabout.

Camelback PUD proposes to follow LA zoning site development regulations for the Preserve Open Space, Park and Dock districts, townhouse and condominium residence (SF-6) regulations for the Mixed Residential district, general office – mixed use (GO-MU) for the Office-Mixed Use district, and community commercial (GR) for the Commercial district. Uses include:

- a maximum of 325,000 square feet of office and commercial space with the following provisions: the minimum square footage of office/commercial use is 60,000 and the hotel has a maximum of 80 rooms
- a maximum of 200 residential units (Notes: 1) the proposed number of residential units is 64, but can increase up to 200 if the commercial development is correspondingly reduced on 1 : 1 sf basis; 2) the hotel rooms count against the total number of residential units)
- a clubhouse and dock (permanent) sanitary facility not to exceed a 5,000 square foot footprint on the shore, and a maximum 576 linear foot cluster dock (not to exceed 20% of the 2,880 linear foot shoreline) with boat slips on the water that is limited to residential use only (and will not include commercial or fuel sales). The clubhouse and cluster dock are proposed to be access via an inclined elevator from the Mixed Residential district, or an elevator from the Commercial district.

Development is oriented to preserve views of the uplands, the Pennybacker bridge (approximately 2,900 linear feet) and the Lake Austin shoreline (approximately 2,200 linear feet). Please refer to Exhibits C (Land Use Plan), D (PUD Notes and Exhibits), E (Compatibility Height and Setbacks), F (Onsite Multi Modal Transportation), H (Cliff Park Improvements Plan), and I (Preserve Park).

### ***Impervious Cover***

The proposed percentage of impervious cover totals 21.86 acres and assumes 3 acres of impervious cover for the Bridge Point Parkway extension, and a remaining 18.86 acres for development. The total amount is composed of 15.63 acres from the Hidden Valley PUD, 1.24 acres from the Coldwater PUD Restrictive Covenant, and a 2 acre reduction from Champions Tract #3, located at the southeast corner of RM 2222 and City Park Road. The transfer from the Champions tract will reduce the impervious cover on that property, and be sufficient for a planned senior living (a congregate living use) development. The reduction is proposed to occur by way of 1) a PUD note informing that if the reduction of 2 acres impervious cover on the Champions Tract #3 does not occur then the allowable impervious

cover on Camelback PUD will be reduced by 2 acres and 2) an Amendment to the Champion Settlement Agreement.

It is important to note that the modifications in the PUD will allow, but not require the reduction. The reduction would be effectuated by the Applicant at the time of site plan.

***Purpose of Planned Unit Development Zoning***

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

***Comparison of Proposed Project to Hidden Valley PUD Phase "C"***

The original Hidden Valley PUD was approved with variances to the Lake Austin Watershed Ordinance in December 1987. The proposed PUD amendment is being evaluated to the 1987 entitlements under the Lake Austin Watershed Ordinance and also current Code which includes the Watershed Protection ordinance approved in 2013.

***SUPERIOR ITEMS***

Given the number of items offered in the PUD amendment that exceed current Code standards, Staff believes the proposal can result in superior development compared with what could be developed under the Hidden Valley Phase "C" PUD. Therefore, Staff recommends PUD zoning based on the following factors in Transportation, Environmental Preservation, Water Quality, Green Building, and Parkland and Open Space which make this project superior, and as further outlined in Exhibit B:

***Transportation***

- Construct Bridge Point Parkway improvements through the property
- Provide a 12' wide multi-use trail along the Bridge Point Parkway extension.
- Construct or provide fiscal surety towards transportation-related improvements on surrounding roadways and intersections, including signal timing optimization, signal modifications, turn lane improvements, acceleration lane improvements, re-striping and a roundabout.

***Environmental Preservation (relative to the entitlements of the existing 1987 PUD)***

- Provide approximately 60.46 acres of permanently protected (41.75%) open space and 26.16 acres of dedicated parkland (18.06%) which in combination (86.62 acres,

or 59.81%). This significantly exceeds that of the existing PUD or the 20% requirement for new PUDs.

- Limit impervious cover to 21.86 acres. This includes the 2 acre reduction of impervious cover for Champions Tract 3. It is also less than the overall impervious cover for the existing PUD and the existing multi-family development planned for Champions Tract 3.
- Development will comply with current tree code and rules, with minor modifications for the mitigation of Ashe Juniper, and requesting Council approval for the removal of several identified heritage trees which have been found by a City Arborist to be dead, diseased or of imminent hazard.
- Protect most critical environmental features (CEFs). No CEF protection is required by the existing PUD. Although some features have modified buffers, and one karst feature is not protected, the overall buffer area is equivalent to the buffer area required by current Code.
- Public roadway and private driveways shall clear span the 10-year storm elevation when crossing a water way that has a drainage area of more than 32 acres. This exceeds current Code requirements.
- Street crossings of the critical water quality zone shall span the 10-year storm elevation. This exceeds current Code requirements.
- All commercial buildings shall utilize non-potable water sources for irrigation of the building grounds, and air conditioner condensate for commercial buildings shall be directed to cisterns or landscaping onsite for beneficial use.
- Design of the dock facilities and dock access shall consider input from a design charrette comprised of a group approved by the City and the developer to ensure the structure is protective of the environment and minimizes adverse visual aesthetic impacts.
- Sewage lift stations within the Dock District shall include an emergency overflow tank and provide an oversized wet well to reduce the potential for sanitary sewer overflows to Lake Austin
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate “dark sky” design guidelines and techniques.

***Water Quality (relative to the entitlements of the existing 1987 PUD)***

- Provide 100% on-site water quality capture volume, 75% will be treated by green innovative methods per ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*). This includes separate controls for each development District with the Mixed Residential district having at least three. No water quality treatment is required under the existing PUD.

***Green Building***

- All buildings in the Camelback PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

***Parkland and Open Space***

- Providing 26.16 acres of land to be dedicated to the City, with park improvements including, shade structures, 25 off-site parking spaces, one off-site public restroom (to be located in the Commercial district, in proximity to the off-site parking), one drinking fountain, 4 trash receptacles, 4 park benches, 3,400 linear foot nature trail, 100 linear foot ADA accessible multi-modal trail to the first cliff overlook, park signage, trail head with shade structure, sidewalk connection for on-street parking on West Bridge Point Parkway. At least 4 onsite public scenic vista points will be provided.
- Providing 60.46 acres of open space which will be undisturbed except for pedestrian hiking trails.

***CODE MODIFICATIONS***

There are 44 modifications to Code requirements requested by the Applicant. Staff notations follow some modifications where there are outstanding issues (please refer to Exhibit B-1 – Code Differences Summary Table for other details). As summarized below, these include definitions, and zoning, subdivision, site plan, transportation, and environmental regulations, and the Fire Code and Criteria Manual.

***Definitions***

- Section 25-1-21(46) (*Definitions*) – Modified to establish that the definition of gross floor area excludes parking structures.
- Section 25-1-21(49) (*Definitions*) – Modified to establish that the definition of building height of each segment of a stepped or terraced building shall be individually determined as defined and described on Exhibit D. In addition, height limitations are not applicable to any means of access to the cluster dock or shoreline uses in the Dock district.
- Section 25-1-21(105) (*Definitions*) – Modified to allow a site within the development to cross a public street or right-of-way.
- Section 25-1-23 (*Impervious Cover Measurement*) – Modified to allow impervious cover on a given site within a particular District to exceed Section 25-2-492 (*Site Development Regulations*) provided the total amount of impervious cover allowed on the Property is not exceeded on an overall basis. The impervious cover calculation will not include any portion of the cluster dock located on the shoreline of Lake Austin as defined in Section 25-2-551(A)(1) (Lake Austin (LA) District regulations (492.8' above mean sea level). Allowable impervious cover is subject to the overall conditions as outlined on Exhibit D.

***Zoning***

- Section 25-2-4 (*Commercial Uses Described*) – Modified to allow for uses associated with the cluster dock, including boat slips, clubhouse, and recreational facilities are not included in the overall square footage limitations for commercial use.

- Section 25-2, Division 5, Section 3.1 (*Planned Unit Developments – Land Use Plan Expiration and Amendment*) – Modified to allow administrative approval of changes to district boundaries provided the total acreage of the Preserve Open Space and Park Districts each equal the acreage shown on Exhibit C.
- Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) – Establishes a list of land uses applicable to the PUD, as shown in Exhibit D.
- Section 25-2-492 (*Site Development Regulations*) – Establishes a set of site development regulations applicable to the PUD, as shown in Exhibit D.
- Sections 25-2-551(B)(1), (B)(3), and (E)(2), (*Lake Austin (LA) District Regulations*) – Modified to amend the shoreline setback and allow for additional improvements within the Shoreline Recreation Area as shown on Exhibits C and G. Note: *Staff is not in agreement with a modification to (C)(2), (D)(1) and (F)(1) that would remove impervious cover and development limitations on slopes, and remove restrictions on the ability to transfer impervious cover on slopes.*
- Section 25-2-837 (*Community Recreation*) – Establishes that the Property is exempt from the requirements of this section.
- Sections 25-2-893(G)(2) and (G)(3) (*Accessory Uses for a Principal Residential Use*) – Modified to include facilities on a cluster dock and mechanized access as a permitted appurtenance and means of access as shown on Exhibits C and G. Note: *Staff does not support mechanized access to be constructed within a CEF buffer.*
- Section 25-2-894(B) (*Accessory Uses for a Principal Commercial Use*) – Modified to allow for the definition of a permitted accessory use for a principal commercial use is amended to allow those uses (i) customarily incidental and subordinate to the principal commercial use or building, (ii) is located on the same lot with such principal use or building, (iii) and occupying no more than 15% of the building in which the accessory use is located.
- Section 25-2, Subchapter C, Article 10 (*Compatibility Standards*) does not apply within the PUD.
- Section 25-2-1063(C) (*Compatibility Standards, Height Limitations and Setbacks for Large Sites*) – Modified along the north property line, as further shown in Exhibit E, due to the topography sloping away from the existing single family residences to the north. Also modified along the southwest property line of the Dock district to a minimum of 15 feet. Also modified to not apply to utility access roads and any means of access to the cluster dock, shoreline, or any civic uses in the Dock district.
- Section 25-2-1066(B) (*Compatibility Standards, Screening Requirements*) – Modified to allow for alternative methods to screen the shoreline access and may be

supplemented by vegetation and tree canopy. Note: Staff believes that screening will not be feasible for the elevator option.

- Sections 25-2-1176(A)(1), (A)(4)(a), and (B)(1) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) – Modified to allow a permanent structure in the Dock district shown on Exhibit C to be constructed on the water's edge without a setback from the shoreline, and to allow for the dock to extend up to 75 feet from the shoreline. An additional modification is requested to measure the allowable width for a dock based on 20% of the length of the Property shoreline as shown on Exhibit C. Parking shall not be required for any use in the Dock district.
- Section 25-2, Subchapter E (*Compatibility Standards*) – Exempts the PUD from the application of Compatibility Standards except for Sections 2.5 (*Exterior Lighting*) and 2.6 (*Screening of Equipment and Utilities*).

#### ***Subdivision***

- Section 25-4-153 (*Block Length*) – Modified to allow block length criteria to be implemented through pedestrian easements and trails, in accordance with Exhibit F.
- Section 25-4-171(A) (*Access to Lots*) – Modified to allow a lot to abut a public street, private street or private drive within an access easement. Notwithstanding any other provision of the Code or the Transportation Criteria Manual, any private street may be gated for private access.

#### ***Site Plan***

- Sections 25-5-81 (*Site Plan Expiration*) and 25-4-62 (*Preliminary Plan Expiration*) – Modified to establish that preliminary plans, site plans and other site development-related permits expire 5 years after City approval, with no additional administrative or formal extensions options.

#### ***Transportation***

- Section 25-6-203 (*Street Cross-Section Design*), *International Fire Code*, 25-12-171, and *Local Amendments to International Fire Code*, 25-12-173 – Modified to allow the cross-section for the extension of Bridge Point Parkway in accordance with Exhibit F. In addition, development allowed in the Dock district shall not be required to comply with fire apparatus access road requirements, and such development may be granted approval of an alternative method of compliance. Note: The Applicant and Fire Review staff are working on an alternate method of compliance for the shoreline improvements, and this issue must be resolved prior to Council.
- Sections 25-6-351 (*Sidewalk Installation in Subdivisions*) and 25-6-352 (*Sidewalk Installations in Site Plans*) – Modified to allow for administrative approval of sidewalk installation. Except for Bridge Point Parkway, additional modifications to 1) reduce the sidewalk width to a minimum of 4 feet on one side of all public right-of-ways and internal driveways and 2) vary the location of sidewalks based on

topographical and site constraints as further illustrated in Exhibit F. *Note: Staff supports a modification to Section 25-6-351 and 25-6-352, such that a minimum 4-foot sidewalk is provided along both sides of all public right-of-ways (except for Bridge Point Parkway), private streets and internal drives.*

- Section 25-6-442 (*Access Standards*) – Modified to allow administrative approval of regulations related to access and driveway grades, due to topographical constraints.
- Section 25-6-742 (*Tables of Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) – Establishes that parking requirements do not apply within the Dock district.

### ***Drainage***

- Section 25-7-92 (*Encroachment on Floodplain Prohibited*) – Allows development in the Dock district within the 100-year floodplain without a variance provided the development complies with Sections 25-7-92(C)(1), 25-7-92(C)(3), 25-7-92(C)(4), 25-7-92(C)(5), 25-7-92(C)(6), 25-7-92(C)(7), and the additional requirements in Exhibit D. *Note: Staff does not recommend this modification request and is of the opinion that this Code modification should be handled separately from the PUD amendment as a stand-alone variance either with approval of the PUD or at the time of site plan.*

### ***Environment***

- Sections 25-8-92(A)(1)(a), (D), and (E) (*Critical Water Quality Zones Established*) – Because the property is not subject to current environmental regulations, this modification establishes that the definition of critical water quality zone boundaries do not apply to the Property as it pertains to a minor waterway, inundated areas of Lake Austin, and the shoreline of Lake Austin. Water quality controls shall be provided in accordance with Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Section 25-8-93(B)(1) – (*Water Quality Transition Zones Established*) – Because the property is not subject to current environmental regulations, this modification establishes that the definition of a water quality transition zone as it pertains to a minor waterway does not apply to the Property. Water quality controls shall be provided in accordance with Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Section 25-8-211 (*Water Quality Control Requirement*) – Because the property is not subject to current environmental regulations, this modification establishes that water quality controls are provided in accordance with Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*



- Section 25-8-213(C)(3) (*Water Quality Control Standards*) – Establishes that water quality control requirements in the uplands zone shall not apply to the Property.
- Sections 25-8-261(B)(3), (E) and (F) (*Critical Water Quality Zone Development*) – Establishes that a setback for a hard surface trail in the critical water quality zone is reduced from 50 feet to 25 feet.
- Section 25-8-261(C)(1) (*Critical Water Quality Zone Development*) – Establishes that the location of docks and appurtenances in the critical water quality zone shall be modified in accordance with Exhibits C and G in order to allow access and necessary utilities in the Dock district.
- Section 25-8-261(D) (*Critical Water Quality Zone Development*) – Establishes that utility lines in the critical water quality zone allow for suspended or column-supported utility crossings at driveway and trail locations. Utilities are allowed as required to service the shoreline and dock facilities.
- Section 25-8-261(G) (*Critical Water Quality Zone Development*) – Establishes the floodplain modification does not apply to the Dock District. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Sections 25-8-262(B)(2)(a) and 25-8-262(B)(3)(b) (*Critical Water Quality Zone Street Crossings*) – Establishes that distances between street crossings of the critical water quality zone shall not apply to the Property. Street crossings of the critical water quality zone shall be allowed as set forth on Exhibit F.
- Section 25-8-281 (*Critical Environmental Features*) – Establishes that critical environmental features shall apply to the Property except that certain development within critical environmental feature setbacks is allowed according to Exhibits D and G.
- Section 25-8-282 (*Wetland Protection*) – Establishes that wetland protection shall apply to the Property except that certain development within the wetland setbacks is allowed according to Exhibits C and G.
- Sections 25-8-301 (*Construction of a Roadway or a Driveway*) and 25-8-302 (*Construction of a Building or a Parking Area*) – Establishes that construction on slopes shall not apply to the Property except that construction on slopes greater than 35% shall be limited to 1.09 acres, hillside disturbance and restoration shall be provided in compliance with 25-8-302(B)(3) and 25-8-302(B)(4), and, if feasible, engineering solutions that exceed the Environmental Criteria Manual requirements shall be provided for construction on slopes greater than 25%. Notwithstanding the foregoing, construction of mechanical access to the Dock (D) District shall not count against the construction on slopes greater than 35% limitation. *Note: Staff*

*recommends that construction on slopes be limited in total area, with area limits for each slope category and by proposed District.*

- Sections 25-8-341 (Cut Requirements) and 25-8-342 (Fill Requirements) – Establishes that cut requirements and fill requirements shall not apply to the Property except for the limitations shown on Exhibit D.
- Section 25-8-364 (*Floodplain Modification*) – Establishes that floodplain modification shall apply to the Property except to the extent such requirements are inconsistent with the development otherwise allowed by the PUD Exhibits and in PUD Notes.
- Section 25-8-601(A) (*Tree and Natural Area Protection, Applicability*) – Modified to allow the removal of certain trees and to clarify mitigation as provided in Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Sections 25-8-604(C) and (D) (*Development Application Requirements*) – Establishes that these Code sections do not apply to the Property, and that proposed tree removal shall be consistent with Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Section 25-8, Subchapter B, Article 1, Division 3 (*Heritage Trees*) – Because the Property is not subject to current environmental regulations, it is established that this Code section does not apply to the Property except for the restrictions and regulations regarding removal and calculation of mitigation credit as set forth in Exhibit D. *Note: Staff does not believe this modification is necessary because current Code is being met and exceeded with the PUD amendment.*
- Section 25-8, Subchapter A, Article 11 (*Water Supply Rural Watershed Requirements*) – Establishes that this Article shall not apply to the Property.

***Technical Codes - Fire Code and Fire Protection Criteria Manual***

- Section 25-12-173 (*Local Amendments to the Fire Code*) and Fire Protection Criteria Manual, 4.4.0 (*General Provisions for Fire Safety*) – Amends the International Fire Code, as adopted and incorporated by reference pursuant to Section 25-12-171, to allow, with the installation of sprinkler systems, development in the Dock District without the requirement to comply with provisions related to fire apparatus access roads. Approval of an alternative method of compliance may be allowed. *Note: The Applicant and Fire Review are working on an Alternate Method of Compliance for the shoreline improvements, and this issue must be resolved prior to Council.*

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR; I-LA; PUD	Lakefront cabin; Undeveloped
<i>North</i>	I-RR; MF-1-CO; MF-2	Single family residences; Church
<i>South</i>	Across Lake Austin: LA; PUD	Single family residences in the Bunny Run and Aqua Verde neighborhoods; Offices
<i>East</i>	LO; LR; LR-CO; GR; LI-CO	Undeveloped; Offices
<i>West</i>	I-RR; County	Single family residences on large lots

**AREA STUDY:** Lake Austin Zoning Study (1983-84, Ordinance Nos. 820422-E and 840105-EE – development standards)

**TIA:** Is required – Please refer to Attachment C

**WATERSHEDS:** Coldwater Creek; Lake Austin – Water Supply Rural

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes – Low Intensity

**NEIGHBORHOOD ORGANIZATIONS:**

161 – Glenlake Neighborhood Association  
 180 – Austin City Park Neighborhood Association  
 269 – Long Canyon Homeowners Association  
 416 – Long Canyon Phase II & LLL Homeowners Association  
 425 – 2222 Coalition of Neighborhood Associations, Inc.  
 475 – Bull Creek Foundation  
 605 – City of Rollingwood  
 762 – Steiner Ranch Community Association  
 1169 – Lake Austin Collective  
 1363 – SEL Texas  
 1463 – River Place HOA  
 1530 – Friends of Austin Neighborhoods  
 1566 – Shepherd Mountain Neighborhood Association  
 1596 – TNR BCP – Travis County Natural Resources  
 1616 – Neighborhood Empowerment Foundation  
 511 – Austin Neighborhoods Council  
 742 – Austin Independent School District  
 943 – Save Our Springs Alliance  
 1228 – Sierra Club, Austin Regional Group  
 1424 – Preservation Austin  
 1528 – Bike Austin  
 1564 – Canyon Creek H.O.A.

**SCHOOLS:**

Highland Park Elementary School    Lamar Middle School    McCallum High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-95-0161 – Shepherd of the Hills Christian Church – 6909 Courtyard Dr	PUD to MF-1-CO	To Grant MF-1 w/conds	Apvd MF-1-CO w/CO prohibiting townhouse, condominiums, duplexes, lodginghouse and multifamily residential (4-18-1996).
C14-89-0001 – The Millenium – 6504 Bridge Point Pkwy	LO; GR to LI-CO	To Grant LI-CO w/add'l conds	Apvd LI-CO w/CO outlining specific commercial, industrial and civic uses, with Restrictive Covenant regarding discontinuance of light industrial uses (3-21-1989).

**RELATED CASES:**

On December 3, 1987, Council approved a change in zoning from LA and DR (development reserve) to PUD for Hidden Valley P.U.D. Phase “C” consisting of 64 single family residential lots, 22 common area lots (27 acres of common open space) several private streets, and the extension of Bridge Point Parkway through the site on 130.7219 acres (C814-86-023). Variances granted included exceeding the maximum block length, exceeding the maximum cul-de-sac length for certain streets, variances from the Lake Austin Watershed Ordinance in effect at the time of development for construction of a public or private roadway on slopes exceeding 25%, and exceeding four feet of cut and fill, and was subject to Environmental Board recommendations, and that erosion controls are provided at the headwall of the draw for that roadway that exceed 25% slopes.

The remaining 15.24 acres was part of the Coldwater PUD also known as the Eagle Ridge Court portion and consisted of 5 single family residential lots and 6.88 acres of greenbelt (C814-84-020). The Coldwater PUD area was dis-annexed in 1989 by Ordinance No. 890921-G and re-annexed in 2014 by Ordinance No. 20141120-122 with I-RR and I-LA zonings. The 1986 Restrictive Covenant that applies to the Coldwater Tract establishes a specific amount of impervious cover (0.964 acres for non-roadway; 0.3268 acres for roadway, for a total of 1.29 acres).

The Northwest Area Land Use Guidance Plan established a residential unit cap that was subsequently exceeded through City Council approvals of zoning cases. Thus, the Plan has been considered abandoned since the late 1980s/early 1990s and the Camelback PUD does not need to amend the Plan.

***Related Background Information:***

Approximately 130 acres located at the terminus of Bridge Point Parkway has established planned unit development (PUD) zoning by way of a 1986 zoning case known as Hidden Valley Phase "C". Although the property has remained undeveloped since the PUD was approved on December 3, 1987, the property's PUD zoning remains valid and does not expire. Development of the property can proceed in accordance with the Council-approved PUD zoning and related subdivision and site plan applications, or the Applicant can propose to amend the PUD. The subject PUD amendment is considered a substantial amendment and must be approved by the City Council.

On April 23, 2018, the Applicant filed an amendment to the PUD to amend the land use plan, and the City has verified that the correct type of application was filed. In addition, there is not a limit on the number or scope of changes to a PUD that would constitute a requirement to submit a new PUD. This includes the addition of land to the PUD. The subject PUD amendment proposes to add acreage of a 15.24 acre parcel of adjacent land known as the Coldwater tract. The Coldwater tract was zoned PUD on February 27, 1986, subsequently dis-annexed in 1989 and re-annexed in 2014 with interim zoning districts.

The original PUD was approved in 1987 and predates significant revisions to the PUD zoning ordinance approved by Council in June 2008. Therefore, review of the Applicant's proposed PUD amendment is not subject to this more recent PUD ordinance which identifies superiority elements. Instead, Staff review is proceeding under the more general terms for PUDs that existed prior to June 2008. These terms include providing adequate public facilities and services, preserving the natural environment, and the design of local and collector streets, parking facilities and pedestrian amenities. Nonetheless, the Applicant's proposed code modifications are compared with current Code, and proposed superiority items have been determined based on evaluating the proposed project and its components in relation to the property's physical characteristics and are also compared to the current entitlements for the properties.

City staff have reviewed the Hidden Valley PUD and have determined that the PUD met the requirements of Council ordinance 861023-O that required the project to receive approval or have "completed major project review" by October 23, 1987. As such, the current PUD is subject to the Lake Austin Watershed Ordinance (LAWO). The Coldwater acreage of the proposed project contains a note on the preliminary plan stating it is to be developed under the LAWO.

***Boat Docks***

The Hidden Valley PUD and Coldwater tracts were reviewed to determine how each includes or excludes boat docks. The Hidden Valley PUD on sheets 4 and 5 of the PUD site plan shows the "limits of buildable area" within the PUD. Although these areas do not extend beyond the bluff abutting Lake Austin, the Development Services Department has determined that the approved PUD / Preliminary Plan entitles each single-family residential lot with Lake frontage (approximately 12 lots) to one boat dock. This assumes a single family residence is either existing or permitted concurrently with the boat dock and a site plan, and any required variances for the boat dock are approved. Based on the topography

of the property, a variance from the 1984 LAWO regulations may be required to obtain access to some or all of the docks. Please refer to Exhibit A-5.

The Coldwater preliminary plan specifically discusses boat docks, showing the area where private docks may be built and a note stating that "...dock locations are subject to review by Parks Board, Environmental Board, and Building Inspection Department."

**CITY COUNCIL DATE:** October 18, 2018

**ACTION:** Approved PUD district zoning, with conditions, and additional direction, on First Reading (10-0, Council Member Pool was off the dais).  
**Note:** The public hearing was left open.

November 1, 2018

**ORDINANCE READINGS:** 1<sup>st</sup> October 18, 2018 2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions that parkland and open space superiority, environmental superiority, and transportation superiority is met as outlined in Attachments A, B, and C, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through I.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 14, 2018, as provided in Attachment C.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

*2. Zoning should promote clearly identified community goals, and incorporate environmental protection measures.*

*3. Zoning should promote an orderly relationship among land uses.*

Given the number of items offered in the PUD amendment that exceed current Code standards, Staff believes the proposal can result in superior development compared with what could be developed under the Hidden Valley Phase "C" PUD. Therefore, Staff recommends PUD zoning based on the following factors in Transportation, Environmental Preservation, Water Quality, Green Building, and Parkland and Open Space which make this project superior, and as further outlined in Exhibit B:

***Transportation***

- Construct Bridge Point Parkway improvements through the property
- Provide a 12' wide multi-use trail along the Bridge Point Parkway extension.
- Construct or provide fiscal surety towards transportation-related improvements on surrounding roadways and intersections, including signal timing optimization, signal modifications, turn lane improvements, acceleration lane improvements, re-striping and a roundabout.

***Environmental Preservation (relative to the entitlements of the existing 1987 PUD)***

- Provide approximately 60.46 acres of permanently protected (41.75%) open space and 26.16 acres of dedicated parkland (18.06%) which in combination (86.62 acres,

or 59.81%). This significantly exceeds that of the existing PUD or the 20% requirement for new PUDs.

- Limit impervious cover to 21.86 acres. This includes the 2 acre reduction of impervious cover for Champions Tract 3. It is also less than the overall impervious cover for the existing PUD and the existing multi-family development planned for Champions Tract 3.
- Development will comply with current tree code and rules, with minor modifications for the mitigation of Ashe Juniper, and requesting Council approval for the removal of several identified heritage trees which have been found by a City Arborist to be dead, diseased or of imminent hazard.
- Protect most critical environmental features (CEFs). No CEF protection is required by the existing PUD. Although some features have modified buffers, and one karst feature is not protected, the overall buffer area is equivalent to the buffer area required by current Code.
- Public roadway and private driveways shall clear span the 10-year storm elevation when crossing a water way that has a drainage area of more than 32 acres. This exceeds current Code requirements.
- Street crossings of the critical water quality zone shall span the 10-year storm elevation. This exceeds current Code requirements.
- All commercial buildings shall utilize non-potable water sources for irrigation of the building grounds, and air conditioner condensate for commercial buildings shall be directed to cisterns or landscaping onsite for beneficial use.
- Design of the dock facilities and dock access shall consider input from a design charrette comprised of a group approved by the City and the developer to ensure the structure is protective of the environment and minimizes adverse visual aesthetic impacts.
- Sewage lift stations within the Dock District shall include an emergency overflow tank and provide an oversized wet well to reduce the potential for sanitary sewer overflows to Lake Austin
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate “dark sky” design guidelines and techniques.

***Water Quality (relative to the entitlements of the existing 1987 PUD)***

- Provide 100% on-site water quality capture volume, 75% will be treated by green innovative methods per ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*). This includes separate controls for each development District with the Mixed Residential district having at least three. No water quality treatment is required under the existing PUD.

***Green Building***

- All buildings in the Camelback PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.



***Parkland and Open Space***

- Providing 26.16 acres of land to be dedicated to the City, with park improvements including, shade structures, 25 off-site parking spaces, one off-site public restroom (to be located in the Commercial district, in proximity to the off-site parking), one drinking fountain, 4 trash receptacles, 4 park benches, 3,400 linear foot nature trail, 100 linear foot ADA accessible multi-modal trail to the first cliff overlook, park signage, trail head with shade structure, sidewalk connection for on-street parking on West Bridge Point Parkway. At least 4 onsite public scenic vista points will be provided.
- Providing 60.46 acres of open space which will be undisturbed except for pedestrian hiking trails.

**EXISTING CONDITIONS****Existing Land Use / Topography / Soil Characteristics / Trees**

The proposed PUD tract is currently undeveloped with the exception of a lakefront cabin. It contains sloping wooded area adjacent to Bridge Point Parkway, which transitions to a cliff and riparian zone along Lake Austin. Topographically, the site is approximately 492.8 and 933.4 feet above mean sea level. An unnamed tributary transects the site from northwest to the southeast and drains to Lake Austin. Based on a net site area, slopes range between zero and 15 percent on 31.7 acres; 15 and 25 percent on 38.38 acres, 25 and 35 percent on 31.32 acres, and slopes exceeding 35 percent on 37.42 acres. The elevation change between the north property line and Lake Austin is approximately 441 feet. The property consists of Brackett-Rock outcrop soils on the central and northern portions of the site (76.6%) and Tarrant-Rock outcrop soils (23.5%) along the shoreline.

The property contains a large number of trees, including heritage trees and protected trees throughout the site. Predominant tree species on the site include escarpment oak, Texas red oak, ashe juniper and eastern red cedar. Drainage on the subject site occurs primarily by overland sheet flow in a north-to-south direction into Lake Austin.

***Critical Environmental Features***

An Environmental Resource Inventory (ERI) of the project site was prepared by Horizon Environmental Services in July 2018. The ERI identified 44 critical environmental features (CEFs) on site including 10 canyon rimrocks, one bluff, 26 springs and seeps, six wetlands, and one karst feature (a solution cavity). There is a 100' critical water quality zone that parallels the property's Lake Austin frontage and an abutting water quality transition zone. There are no water wells on the subject site.

Current code requires a 150' buffer zone for each CEF. The PUD proposes to modify the buffers for some of the CEFs as illustrated on Exhibit D – Environmental Resources. The PUD amendment designates a wetland restoration area along the shoreline to minimize the impact of the CEF buffer reductions.

### **Comprehensive Planning**

The Camelback PUD site is 144.82 acres in size and located on the north bank of Lake Austin, at the western terminus of Bridge Point Parkway, and approximately a quarter mile west of N. Capital of Texas Highway (Loop 360). The request is to amend the PUD for mixed residential (single family, condo, townhouses); commercial and office uses; approximately 86 acres of parks and preserve open space (including two parks, which will be accessible to the public); and a 75 ft. dock with multiple berths. A connector road will be built through the site, connecting Bridge Point Parkway from the eastern portion to the western portion. There is also a proposed 12-foot wide trail that would parallel the extension of Bridge Point Parkway but has no pedestrian links to existing public sidewalks or an urban trail outside the site off the site, going west.

The Applicant also intends to acquire Champions Tract 3, located at the southeast corner of FM 2222 Road and City Park Road, for a future senior living development. The PUD property is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes residential uses and a church to the north; offices to the east; undeveloped land and a few single family houses to the west; and Lake Austin to the south.

### **Connectivity**

*There are no public transit stations located in this area of the city. There is a public sidewalk going east on Bridge Point Pkwy and partially along W. Courtyard Drive, but no public sidewalks going west. The Walkscore for this site is 13/100, **Car-Dependent**, meaning almost all errands require a car. There is an urban trail located over a mile from this site going north but it necessitates crossing RM 2222, which is a heavily travelled five lane highway. The utilization of RM 2222 and N. Capital of Texas Highway by bicyclists or pedestrians is dangerous because there are limited pedestrian crossings, existing shared paths, or public sidewalks along both these highway. People also park their cars along N. Capital of Texas Highway, and walk up W. Courtyard Drive and down Bridge Point Parkway and cut through this private property. The proposed extension of Bridge Point Parkway through the subject property connecting the eastern and western portion of the parkway would make this undeveloped area more accessible via the automobile.*

### **Imagine Austin**

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 in Chapter 4 of the IACP it states, "While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and

*complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”* The following Imagine Austin policies are also applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities **that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.**

#### **Conclusions:**

While the project area is not located along or by a designated Activity Corridor or Activity Center, this amended PUD mixed use development would contribute towards making this area a more complete community by providing needed goods and services (retail, hotel and a restaurant); jobs (office building(s)); housing (single family, condos and townhouses); and recreation (a park open to the public, a 12 ft. wide walking trail, and open space available to the residents of the PUD). However, connectivity and accessibility is an issue since there are no public transit stops, public sidewalks or urban trail going west, which connects to this site. Based on the project contributing a mixture of land uses (commercial, jobs, recreation, parks, an internal trail, and housing) but not having complete assessment of the future impacts of the proposed code modifications and a lack of multi-modal connectivity to the surrounding area, this PUD amendment appears **to only partially support** the Imagine Austin Comprehensive Plan.

#### **Floodplain**

The location of the PUD zoning case has 2,880 linear feet of frontage on Lake Austin. At the time of development, the Applicant may be required to submit a floodplain study because this site receives 64 acres or more of off-site contributing drainage area. Once the floodplain is established, easement(s) will be required to contain the limits of floodplain.

#### **Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of

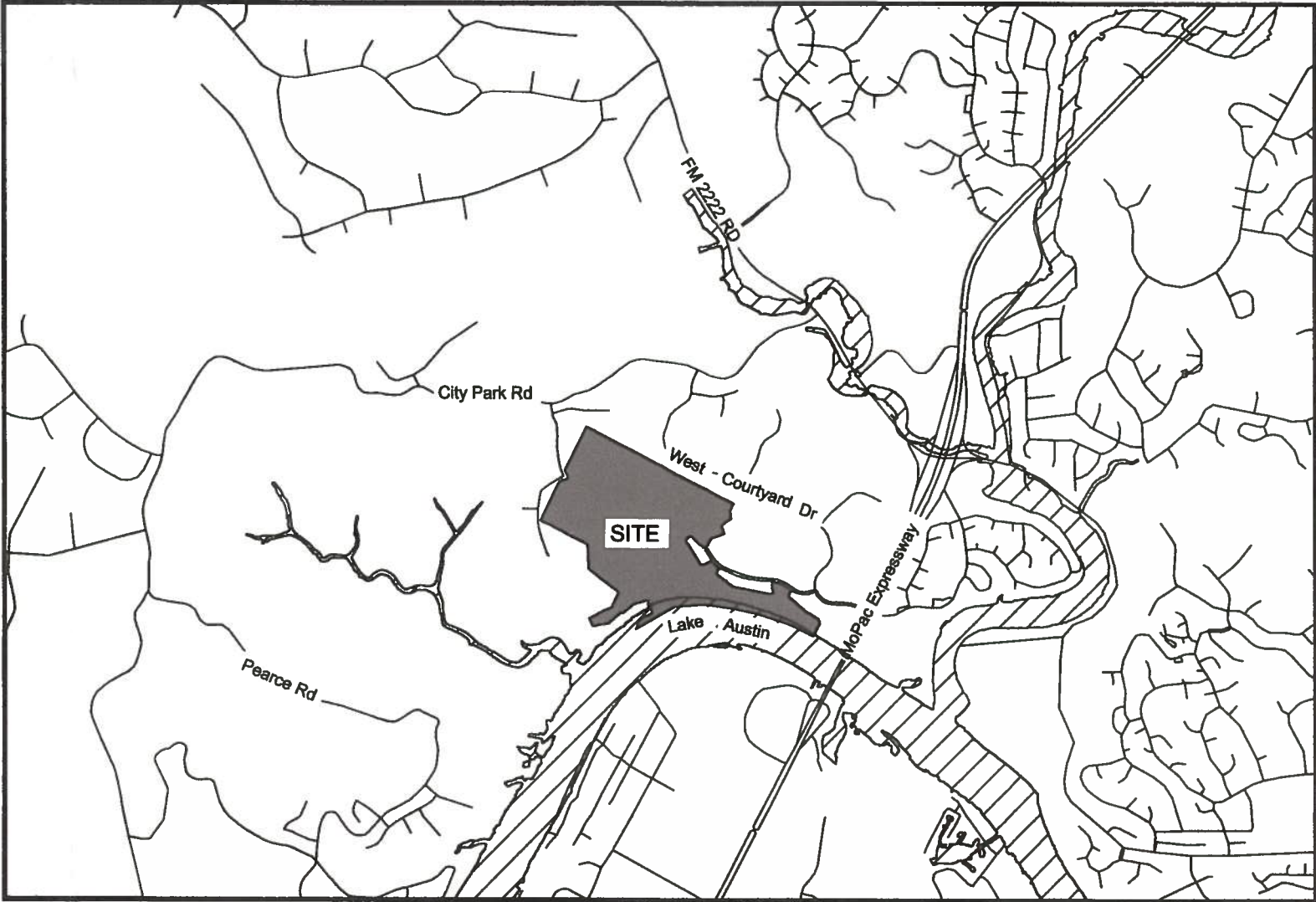
Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

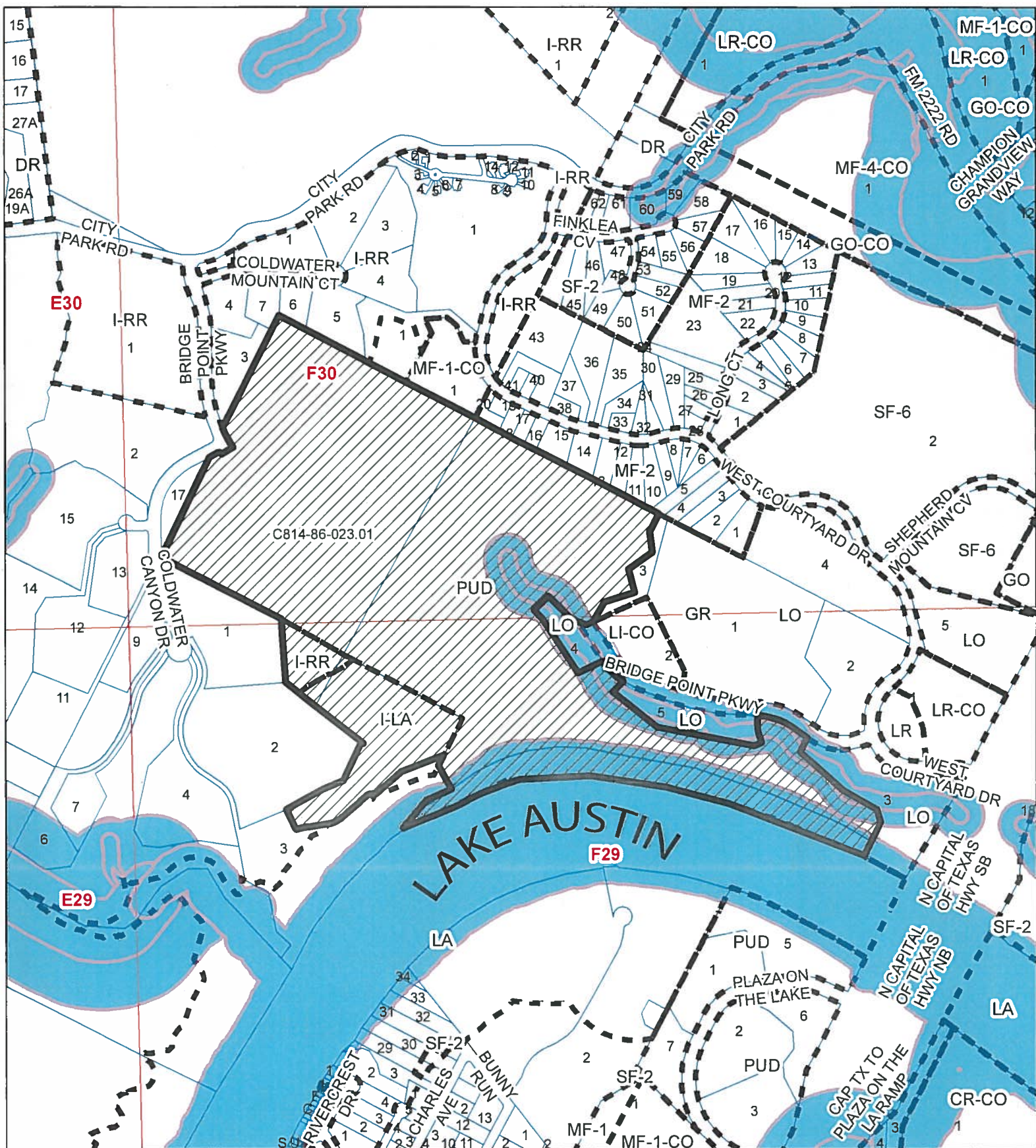
**FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.**



**PROJECT LOCATION MAP**  
NTS

EXHIBIT A





# **CAMELBACK PLANNED UNIT DEVELOPMENT**

ZONING CASE#: C814-86-023.01

LOCATION: 6507 BRIDGE POINT PKWY

SUBJECT AREA: 144.82 ACRES

GRID: F29 & F30

MANAGER: WENDY RHOADES

**EXHIBIT A-1**



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 800'

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## CAMELBACK PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-86-023.01

LOCATION: 6507 BRIDGE POINT PKWY

SUBJECT AREA: 144.82 ACRES

GRID: F29 & F30

MANAGER: WENDY RHOADES

**Exhibit A-2**



1" = 800'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ORDINANCE NO. 871203-E

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 BY DESIGNATING AND DEFINING 132.29 ACRES OF LAND, BEING OUT OF AND A PART OF THE Z.C. CHAMPION SURVEY NO. 118, THE J. SPILLMAN SURVEY NO. 2 AND THE JAMES JETT SURVEY NO. 1 AS A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE (3) SEPARATE DAYS; AND PROVIDING AND EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2A of the Austin City Code of 1981 is hereby amended to designate and define the property described in File C814-86-023 as "P.U.D" Planned Unit Development District, as follows:

132.29 acres of land, prepared from public record, being out of and a part of the Z.C. Champion Survey No. 118, the J. Spillman Survey No. 2 and the James Jett Survey No. 1, situated in the City of Austin, Travis County, Texas; same being a portion of that certain 193.151 acre tract of land conveyed to Creditbanc International Corporation by Deed of record in Volume 9702, Page 873 of the Real Property Records of Travis County, Texas said 132.29 acres of land, being more particularly described by metes and bounds in "Exhibit A," attached to this ordinance and incorporated by reference for all purposes; and

said property being locally known as Bridge Point Parkway in the city of Austin, Travis County, Texas

PART 2. That the development of the "P.U.D." Planned Unit Development District herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Office of Land development Services of the city of Austin.

PART 3. It is hereby ordered that the zoning map(s) accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three (3)

separate days shall be waived by the affirmative vote of five (5) members of the City Council to pass this ordinance through more than one reading on a single vote.

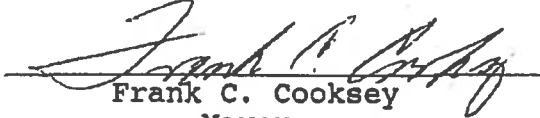
PART 5. This ordinance shall be effective ten (10) days following the date of its final passage.

PASSED AND APPROVED

December 3

, 1987

§  
§  
§  
§

  
Frank C. Cooksey  
Mayor

APPROVED:

  
Jonathan Davis  
Acting City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

03DEC87  
(D-1-d.1)  
SJH:lg  
Exhibit  
\ordinance.'87\pud81486.023

132.29 ACRES  
A. C. CHAMPION SURVEY NO. 118  
J. SPILLMAN SURVEY NO. 2  
JAMES JETT SURVEY NO. 1  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

FN87-128 (GCK)  
OCTOBER 15, 1987  
JOB NO. 198-06.20

DESCRIPTION OF 132.29 ACRES OF LAND, PREPARED FROM PUBLIC RECORD, BEING OUT OF AND A PART OF THE A. C. CHAMPION SURVEY NO. 118, THE J. SPILLMAN SURVEY NO. 2 AND THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAME BEING A PORTION OF THAT CERTAIN 193.151 ACRE TRACT OF LAND CONVEYED TO CREDITBANC INTERNATIONAL CORPORATION BY DEED OF RECORD IN VOLUME 9702, PAGE 873 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 132.29 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northwest corner of Lot 3, Hidden Valley, Phase "B", a subdivision of record in Book 85, Page 440 of the plat records of Travis County, Texas; same being the northwest corner of said Hidden Valley, Phase "B", for the northeast corner hereof;

THENCE, with the common line of said Hidden Valley, Phase "B" and the herein described tract, the following eight (8) courses and distances:

1. S30°06'04"W, a distance of 126.91 feet to a point,
2. S03°53'56"E, a distance of 130.00 feet to a point,
3. S57°06'04"W, a distance of 185.00 feet to a point,
4. S12°53'56"E, a distance of 150.00 feet to a point,
5. S74°36'04"W, a distance of 205.00 feet to a point,
6. S33°35'14"W, a distance of 146.00 feet to a point,
7. S68°06'04"W, a distance of 43.72 feet to a point in the north right-of-way line of Bridge Point Parkway,
8. N65°28'27"W, a distance of 60.43 feet to a point in the south right-of-way line of said Bridge Point Parkway;

THENCE, along said right-of-way line of Bridge Point Parkway, the following two (2) courses and distances:

1. S29°33'55"E, a distance of 273.70 feet to a point,
2. 207.32 feet along the arc of a curve to the left, with a radius of 474.68 feet, a central angle of 25°01'26", and whose chord bears S42°04'37"E, a distance of 205.67 feet to a point for the northwest corner of Lot 5, said Hidden Valley, Phase "B";

THENCE, with the common line of said Hidden Valley, Phase "B" and the herein described tract, the following seven (7) courses and distances:

1. S45°37'47"W, a distance of 93.84 feet to a point,
2. S49°44'16"E, a distance of 360.00 feet to a point,
3. S76°23'06"E, a distance of 622.53 feet to a point,
4. N66°20'32"E, a distance of 51.97 feet to a point,
5. 174.50 feet along the arc of a curve to the right, with a radius of 270.00 feet, a central angle of 37°01'41",

and whose chord bears N05°08'36"W, a distance of 171.48 feet to a point in the said south right-of-way line of Bridge Point Parkway,

6. Continuing along said right-of-way line of Bridge Point Parkway, 249.21 feet along the arc of a curve to the right, with a radius of 435.00 feet, a central angle of 32°49'28", and whose chord bears S67°44'53"E, a distance of 245.82 feet to a point;
7. S51°20'08"E, a distance of 89.78 feet to a point in the west line of Hidden Valley, Phase "A", a subdivision of record in Book 84, Page 117D of the plat records of Travis County, Texas;

THENCE, with the west line of said Hidden Valley, Phase "A", and the east line of the herein described tract, the following five (5) courses and distances:

1. S28°39'52"W, a distance of 100.86 feet to a point,
2. S46°01'45"E, a distance of 367.83 feet to a point,
3. S57°25'38"E, a distance of 240.00 feet to a point,
4. S14°25'38"E, a distance of 81.47 feet to a point,
5. S30°15'00"W, a distance of 239.98 feet to a point in the south line of said 193.151 acre tract, for the southeast corner hereof;

THENCE, with the south line of said 193.151 acre tract, the following nine (9) courses and distances:

1. N59°45'00"W, a distance of 414.41 feet to a point,
2. N68°11'00"W, a distance of 551.50 feet to a point,
3. N74°51'00"W, a distance of 399.34 feet to a point,
4. N79°01'00"W, a distance of 481.41 feet to a point,
5. S89°45'00"W, a distance of 504.93 feet to a point,
6. S63°36'12"W, a distance of 739.83 feet to a point,
7. N29°50'24"E, a distance of 833.34 feet to a point,
8. N60°14'36"W, a distance of 797.03 feet to a point,
9. N60°14'04"W, a distance of 1357.53 feet to a point for the southwest corner of said 193.151 acre tract and the southwest corner hereof;

THENCE, N27°40'25"E, with the west line of said 193.151 acre tract, a distance of 700.62 feet to a point;

THENCE, over and across said 193.151 acre tract, the following four (4) courses and distances:

1. N64°07'53"E, a distance of 68.91 feet to a point,
2. 30.17 feet along the arc of a curve to the right, with a radius of 20.00 feet, a central angle of 86°25'08", and whose chord bears S72°39'33"E, a distance of 27.39 feet to a point,
3. N60°33'01"E, a distance of 80.00 feet to a point,
4. 138.77 feet along the arc of a curve to the right, with a radius of 861.00 feet, a central angle of 09°14'05", and whose chord bears N24°12'48"W, a distance of 138.62 feet to a point in the west line of said 193.151 acre

tract;

THENCE, N29°01'21"E, a distance of 791.47 feet to a point for the northwest corner of said 193.151 acre tract, and the northwest corner hereof;

THENCE, with the north line of said 193.151 acre tract, the following three (3) courses and distances:

1. S60°00'26"E, a distance of 1219.06 feet to a point,
2. S59°58'40"E, a distance of 178.14 feet to a point,
3. S59°50'43"E, a distance of 1327.82 feet to the POINT OF BEGINNING, containing 132.29 acres (5,760,000 square feet) of land, more or less.

STATE OF TEXAS

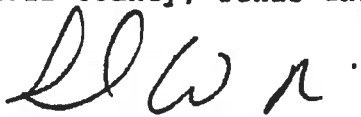
KNOW ALL MEN BY THESE PRESENTS

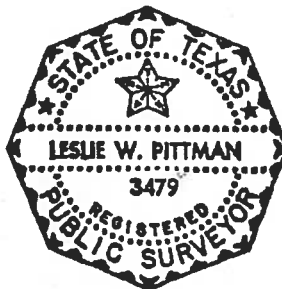
COUNTY OF TRAVIS

That I, Leslie W. Pittman, a Registered Public Surveyor, do hereby certify that the above description was prepared from Public Records, is true and correct to the best of my knowledge and belief and that the property described herein was not determined by an on the ground survey.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this  
15<sup>th</sup> day of OCTOBER, 1987 A.D.

Bury & Pittman, Inc.  
Engineers - Surveyors  
1601 Rio Grande, Suite 300  
Austin, Texas 78701

  
\_\_\_\_\_  
Registered Public Surveyor  
No. 3479, State of Texas





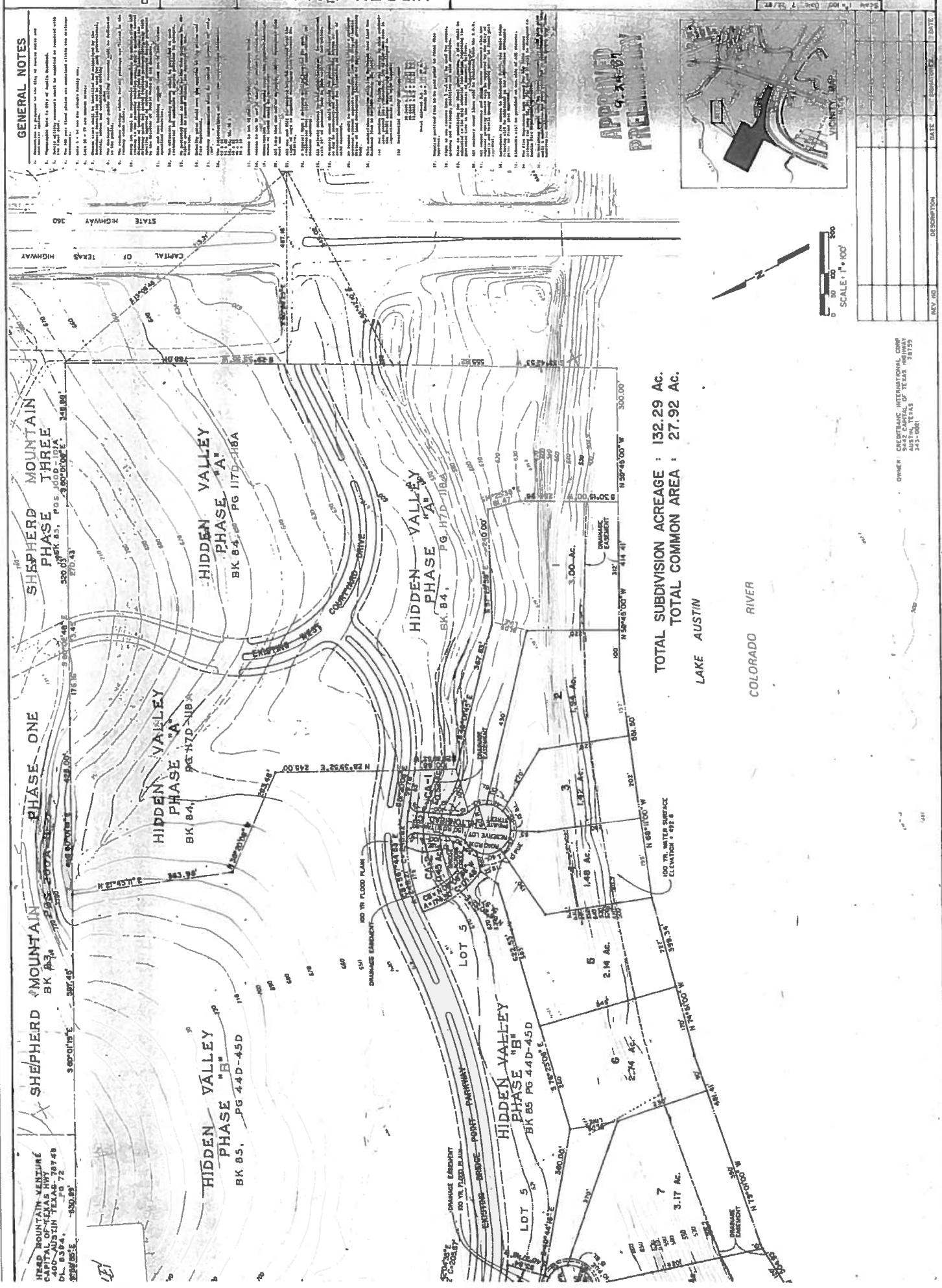
Scale bar indicating distance in feet.



**LIST OF PLANS**

NO.	DESCRIPTION
1	GENERAL PLAN
2	SECTIONAL PLAN
3	SECTIONAL PLAN
4	SECTIONAL PLAN
5	SECTIONAL PLAN
6	SECTIONAL PLAN
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100	SECTIONAL PLAN





**GENERAL NOTES**

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE PLAT AND THE SURVEY RECORD.
2. THE PLAT IS TO BE CONSIDERED THE FINAL AND AUTHORITY IN ALL MATTERS RELATING TO THE SURVEY.
3. THE SURVEY RECORD IS TO BE CONSIDERED THE FINAL AND AUTHORITY IN ALL MATTERS RELATING TO THE SURVEY.
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**APPROVED**  
**PRELIMINARY**

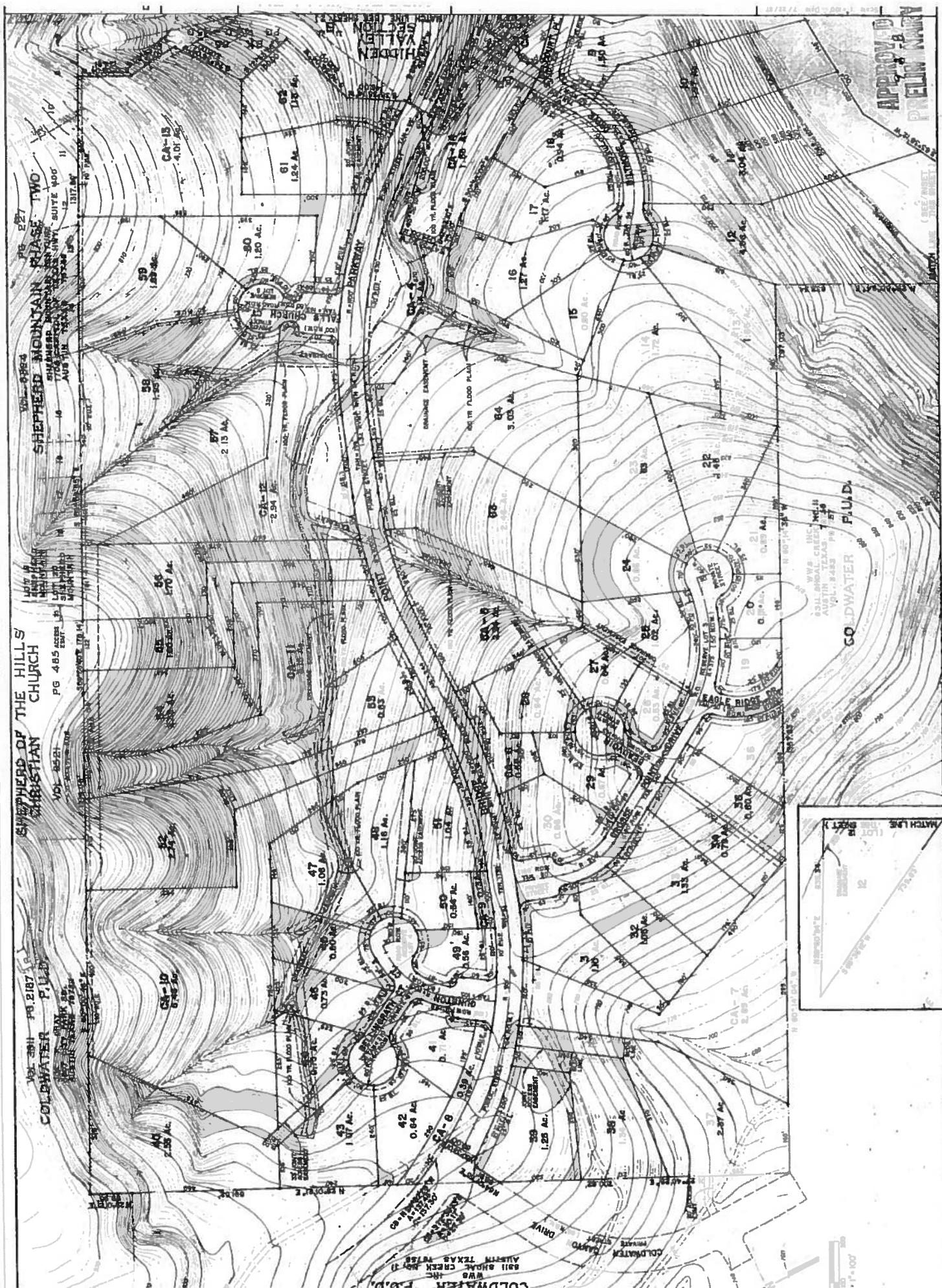


REV.	NO.	DESCRIPTION	DATE	BY

TOTAL SUBDIVISION ACREAGE : 132.29 AC.  
TOTAL COMMON AREA : 27.92 AC.  
LAKE AUSTIN

COLORADO RIVER

OWNER: CRESTMOUNT INTERNATIONAL CORP.  
4400 AUSTIN TEXAS 78748  
AUSTIN, TEXAS 78759  
2-2-2001



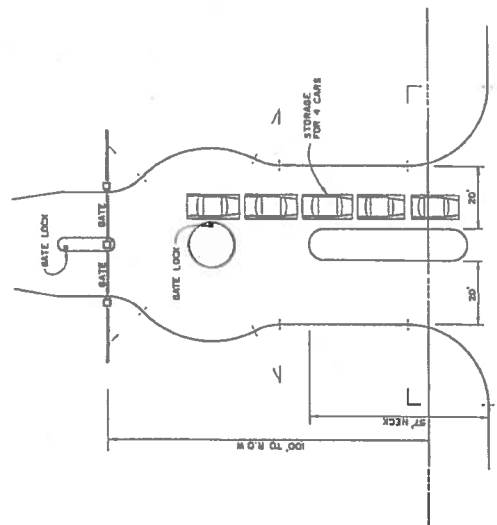




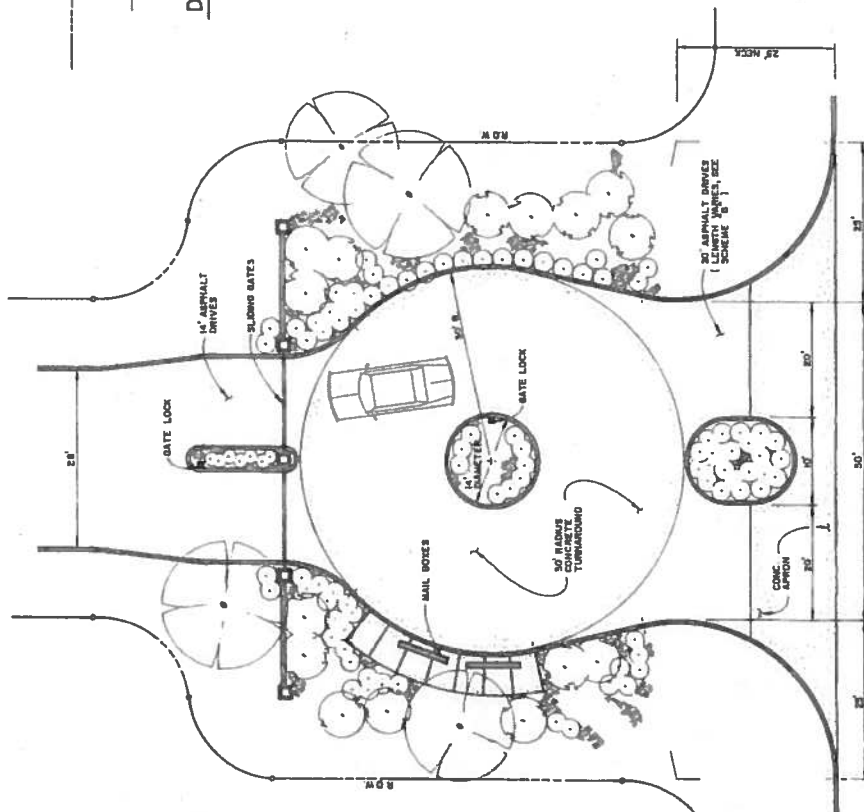




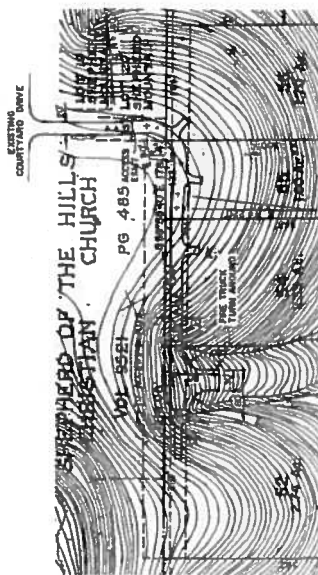
DETAIL "C" - TYPICAL DRIVEWAY PLAN  
SCALE: 1" = 100'



DETAIL "B" - GATE FOR GROSSE POINT  
SCALE: 1" = 20'



DETAIL "A" - GATEWAY & TURNAROUND  
( DETAIL OF GATES TO PRIVATE STREETS )  
SCALE: 1" = 10'



DETAIL "D" - PRIVATE DRIVE  
SCALE: 1" = 100'

**SITE PLAN RELEASE**  
DATE: 04/11/2005  
APPROVED ADMINISTRATIVE DESIGN: 04/11/2005  
APPROVED BY CITY COMMISSIONER: 04/11/2005  
APPROVED BY CITY ENGINEER: 04/11/2005  
APPROVED BY CITY ATTORNEY: 04/11/2005  
APPROVED BY CITY CLERK: 04/11/2005  
APPROVED BY CITY MANAGER: 04/11/2005  
APPROVED BY CITY COMMISSIONER: 04/11/2005  
APPROVED BY CITY ENGINEER: 04/11/2005  
APPROVED BY CITY ATTORNEY: 04/11/2005  
APPROVED BY CITY CLERK: 04/11/2005  
APPROVED BY CITY MANAGER: 04/11/2005



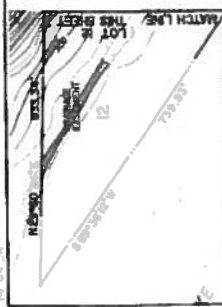
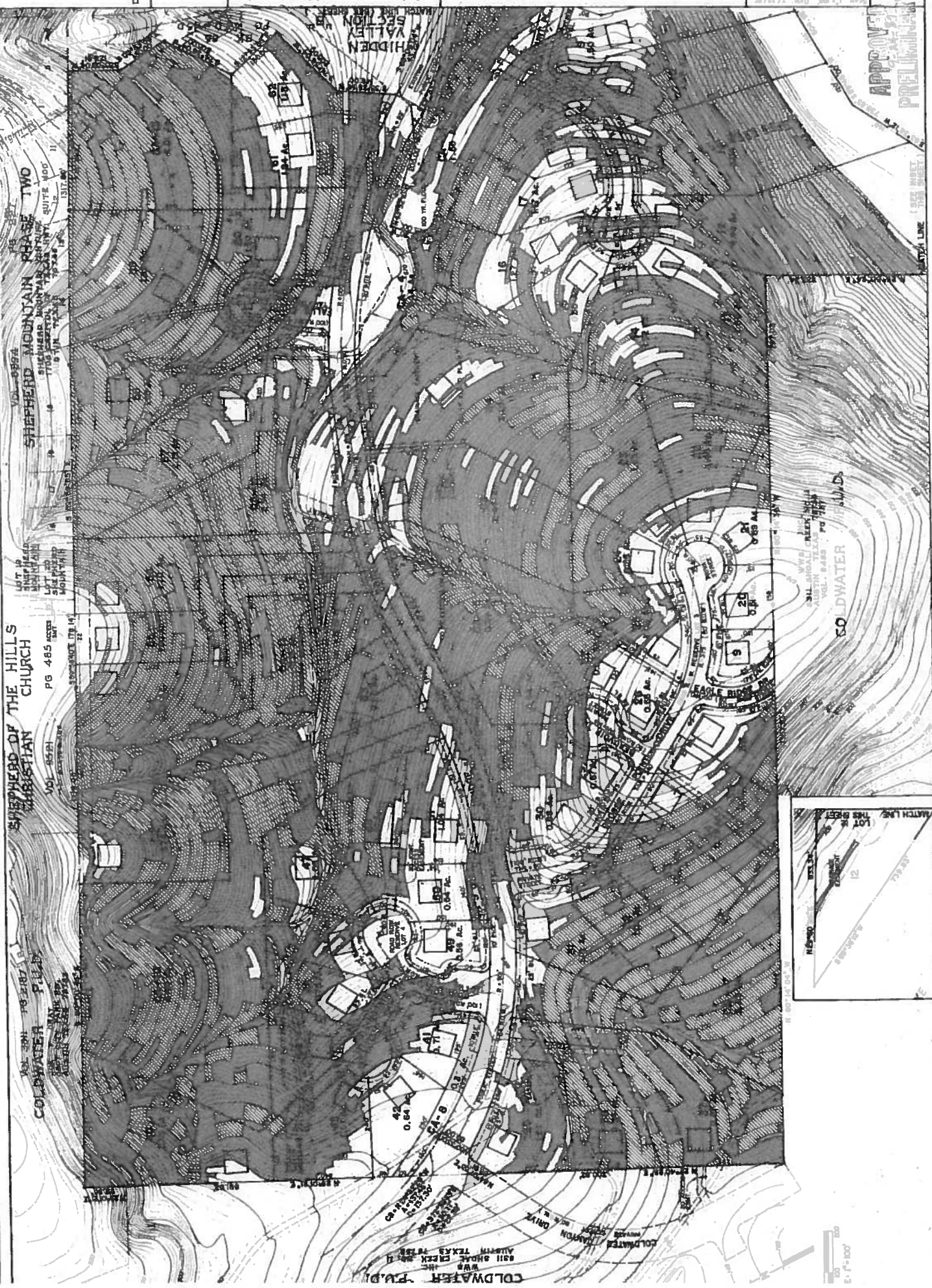


SHEPHERD OF THE HILLS  
CHRISTIAN CHURCH

COLDWATER F.L.D.  
VOL. 394 PG. 2187

VOL. 485 PG. 485  
SHEPHERD MOUNTAIN

SHEPHERD MOUNTAIN PHASE TWO  
SHEPHERD MOUNTAIN PHASE TWO  
SHEPHERD MOUNTAIN PHASE TWO



APPROVED  
PRELIMINARY

CE-11-26-1

SUBDIVISION: MIDDEN VALLEY PHASE "C" — 132.2900 — 4 632 ( WATER ) • 127 9380 AC

IMPERVIOUS COVER SLOPES, 0-25% = 9 1075 ACRES = 12.56%  
TOTAL SITE IMPERVIOUS COVER = 9 4100 ACRES = 7.37%

STREET WIDTH TABLE

STREET NAME	PAVEMENT WIDTH	RIGHT OF WAY WIDTH	STREET STANDARD
BROAD POINT PARKWAY ( PUBLIC )	32' W/ CURB & GUTTER	64'	ALTERNATE URBAN
ALL CUL-DE-SAC PRIVATE	28' W/ CURB & GUTTER	50'	ALTERNATE URBAN

APPROVED  
9-28-68  
PULLMAN, ID

53th  
FILM CODE

RESTRICTIVE COVENANT

00005313852

OWNERS: Castellina Ltd., a Texas Limited Partnership, Joseph Kelly Gray, Janey Gray Trowbridge and Jo Ann Gray Smith.

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owners, the receipt and sufficiency of which are acknowledged.

ADDRESS: c/o Steve Sproull, 711 San Antonio, Austin, Texas, 78701.

PROPERTY: 41.194 acres of land situated in Travis County, Texas, being more particularly described by Metes and Bounds in Exhibit "A" attached to Restrictive Covenant recorded in Volume 9931, Page 325, Real Property Records of Travis County, Texas and in City of Austin file No. C1814-84-020.01, and Volume 11917, Page 1691, Real Property Records of Travis County, Texas.

Whereas, this Agreement is entered into to be effective July 27, 1995 by and between CASTELLINA, LTD., herein called "Castellina", and JOSEPH KELLY GRAY, JANEY GRAY TROWBRIDGE, AND JO ANN GRAY SMITH, herein collectively called the "Grays".

Whereas, the Grays were the owners of one certain 41.2354 acre tract of land in Travis County, Texas, conveyed to them by deed from the Resolution Trust Corporation recorded in Volume 11917, Page 1691, Real Property Records of Travis County, Texas (herein called the "Gray Property-Multifamily I"). The Gray Property-Multifamily I is subject to certain restrictive covenants (the "Restrictions") enforceable by the City of Austin and other persons pertaining to the right to place impervious cover on the Gray Property and other property in the vicinity of the Gray Property-Multifamily I. Such restrictions are of record in the Deed Records of Travis County, Texas, in the following volume and page, to wit:

Volume 9931, Page 325

Whereas, in addition to the Restrictions, the Gray Property-Multifamily I is subject to the laws and ordinances of the City of Austin and other governmental entities regarding placement of impervious cover (herein collectively called the "Laws").

Whereas, effective January 17, 1995, the Grays conveyed to Castellina Lot 3, Coldwater P.U.D., Section I (herein called "Multifamily-Lot 3"), which is a portion of the Gray Property-Multifamily I. Such conveyance was made subject to the Restrictions and the Laws. Castellina desires to obtain approval from the City of Austin a Site Plan to construct improvements on Multifamily Lot 3 which include up to 50,000 square feet of impervious cover (the "Site Plan").

Whereas, in "Agreement Concerning Impervious Coverage Allocation to Lot 3, Coldwater P.U.D., Section 1, Travis County, Texas" dated January 17, 1995 and attached hereto as Exhibit "B", the Grays agreed (i) to participate in good faith with the City of Austin and the owners of other properties encumbered by the Restrictions to allocate, in an equitable manner, the total impervious cover allowed by the laws among all properties affected by the Restrictions (herein called the "Restrictive Covenant Allocation Agreement", and more particularly described on the attached Exhibit "C"), and (ii) upon completion of such an allocation agreement, to assign to Castellina as owner of Multifamily Lot 3, a prorata portion of the impervious cover allocated to the Gray Property by the Restrictive Covenant Allocation Agreement. The prorata portion to be allocated to Multifamily Lot 3 shall be the lesser of (a) twenty percent (20%) of the number of square feet of impervious cover allocated to the

Gray Property in the Allocation Agreement, or (b) 50,000 square feet, or (c) the maximum sum that will be approved for allocation to Lot 3 by the City of Austin.

Whereas, Joe Gray, Cherry Gray, and the Grays executed the Restrictive Covenant Allocation Agreement on October 11, 1994, and Coldwater II Ltd., executed the Restrictive Covenant Allocation Agreement on October 4, 1994, and Westenfield Development Company executed the Restrictive Covenant Allocation Agreement on December 24, 1994, and Camelback Corporation executed the Restrictive Covenant Allocation Agreement on December 21, 1994.

Whereas, Cosmo Palmieri, the Managing General Partner of Castellina, circulated for signature the original Restrictive Covenant Allocation Agreement dated October 11, 1994 and in his capacity as Managing General Partner of Castellina filed a true and correct copy of the original Restrictive Covenant Allocation Agreement, when the original Restrictive Covenant Allocation Agreement was lost or misplaced.

Whereas, the Restrictive Covenant Allocation Agreement provides for the following:

Portion of Property	Impervious Cover Allocation (In Acres)	
	Non roadway	Roadway
Multifamily I 40.2130	6.8305	3.0892

and pursuant to Section 3 of Restrictive Covenant Allocation Agreement,

Now, Therefore, it is declared that the Owners of Gray Property-Multifamily I are subject to the following restrictions and covenants which shall run with the land and are binding on all owners of the Gray Property-Multifamily I and their heirs, successors and assigns.

1. The maximum allowable impervious cover for Lot 3, Coldwater P.U.D., Section I, Travis County, Texas, being a portion of the Gray Property-Multifamily I, shall be 50,000 square feet-Non roadway.

2. The remaining 247,536 square feet of maximum allowable impervious cover for Non roadway for the Gray Property-Multifamily I shall be determined by the Grays.

3. If the owners, their heirs, successors, and assigns shall violate this agreement and covenant, the violators shall be required to retrofit existing roadway systems on the Gray Property-Multifamily I to provide water quality controls for the roadway systems prior to receiving site plan approval or certificates of occupancy. In addition, if this agreement and covenant is violated by any person or entity it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

4. If any part of this agreement or covenant is declared invalid, by judgement or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

5. If at any time the City of Austin fails to enforce this agreement and covenant, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.



6. This agreement and covenant may be modified amended or terminated only by the joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owners of the Gray Property-Multifamily I subject to the modification, amendment, or termination at the time of such modification, amendment, or termination, subject to Section 3 of Restrictive Covenant Allocation Agreement.

All citations to the Austin City Code shall refer to the Austin City Code of 1992, as amended from time to time, unless otherwise specified. When the context requires singular nouns and pronouns include the plural.

EXECUTED THIS 27<sup>th</sup>, day of JULY, 1995.

Joseph Kelly Gray  
Joseph Kelly Gray

Janey Gray Trowbridge  
Janey Gray Trowbridge

Jo Ann Gray Smith  
Jo Ann Gray Smith

CASTELLINA LTD., a Texas Limited Partnership  
By: Sendero Development Inc., a Texas Corporation  
General Partner

Cosmo Palmieri  
By: Cosmo Palmieri, President

THE STATE OF TEXAS  
COUNTY OF TRAVIS

This document was acknowledged before me on this the 27<sup>th</sup> day of July, 1995, by Joseph Kelly Gray.

Dorothy Freudenfeldt  
Notary Public State of Texas

DOROTHY FREUDENFELDT  
Printed Name of Notary

My commission expires:

10-10-96

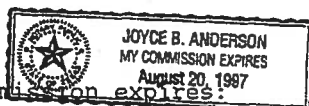
THE STATE OF TEXAS  
COUNTY OF TRAVIS

This document was acknowledged before me on this the 28<sup>th</sup> day of July, 1995, by Cosmo Palmieri, President of Sendero Development Inc., on behalf of Castellina Ltd., a Texas Limited Partnership.

Joyce B. Anderson  
Notary Public State of Texas

Printed Name of Notary

My commission expires:



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0274

THE STATE OF TEXAS  
COUNTY OF TRAVIS

This document was acknowledged before me on this the 27<sup>th</sup> day of July, 1995, by Janey Gray Trowbridge.



Dorothy Freydenfeldt  
Notary Public State of Texas

DOROTHY FREYDENFELDT  
Printed Name of Notary

My commission expires: 10-10-96

THE STATE OF TEXAS  
COUNTY OF TRAVIS

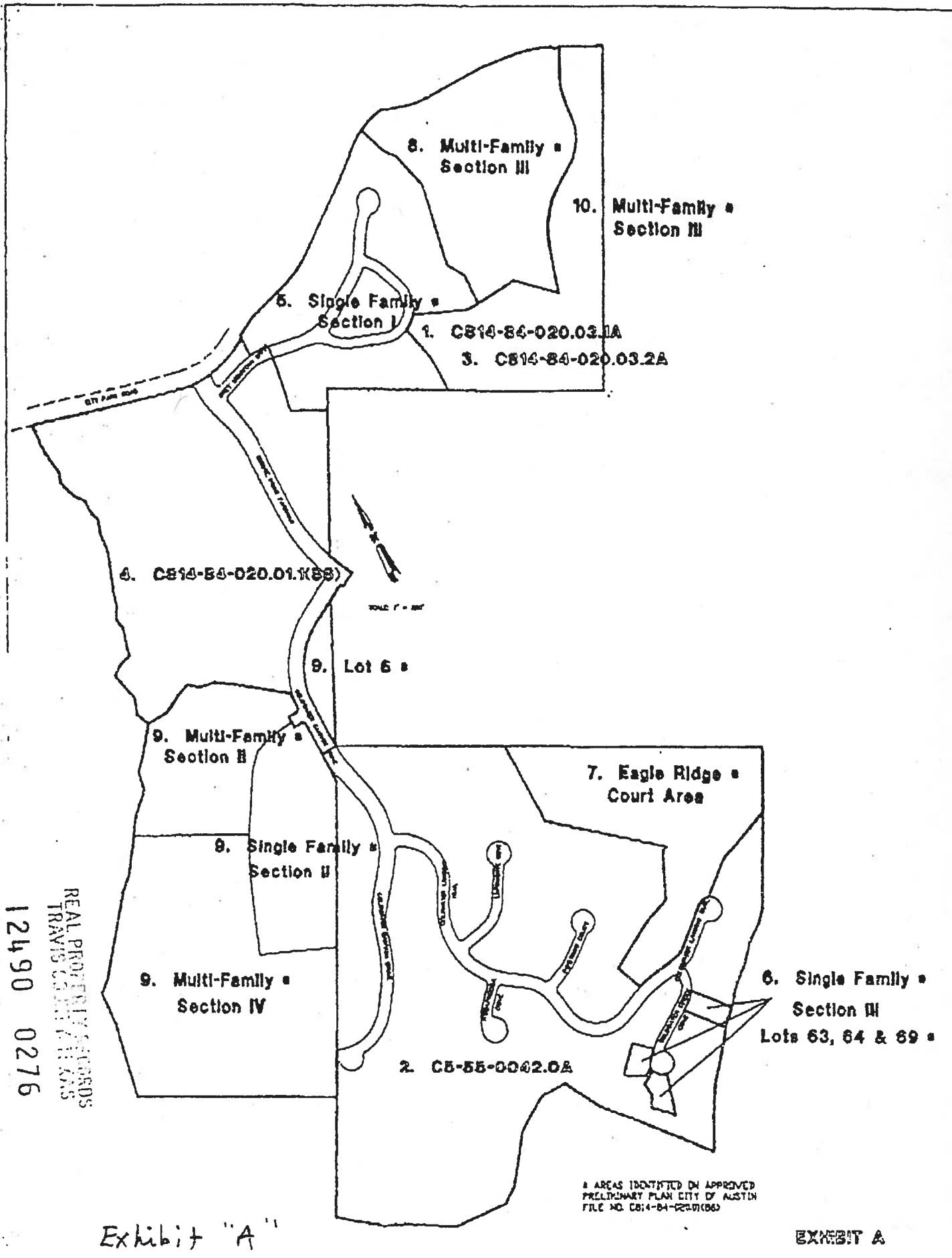
This document was acknowledged before me on this the 27<sup>th</sup> day of July, 1995, by Jo Ann Gray Smith.



Dorothy Freydenfeldt  
Notary Public State of Texas

DOROTHY FREYDENFELDT  
Printed Name of Notary

My commission expires: 10-10-96



AGREEMENT CONCERNING  
IMPERVIOUS COVERAGE ALLOCATION  
TO LOT 3, COLDWATER P.U.D., SECTION I  
TRAVIS COUNTY, TEXAS

This Agreement is entered into to be effective January \_\_\_\_\_, 1995, by and between CASTELLINA, LTD., herein called "Castellina", and JOSEPH KELLY GRAY, JANEY GRAY TROWBRIDGE and JO ANN GRAY SMITH, herein collectively called the "Grays".

1. The Grays are the owners of one certain 41.2354 acre tract of land in Travis County, Texas, conveyed to them by deed from the Resolution Trust Corporation recorded in Volume 11917, Page 1691, Real Property Records of Travis County, Texas (herein called the "Gray Property"). The Gray Property is subject to certain restrictive covenants (the "Restrictions") enforceable by the City of Austin and other persons pertaining to the right to place impervious cover on the Gray Property and other property in the vicinity of the Gray Property. Such restrictions are of record in the Deed Records of Travis County, Texas, in the following volume and page, to wit:

Volume 9931, Page 325

2. In addition to the Restrictions, the Gray Property is subject to the laws and ordinances of the City of Austin and other governmental entities regarding placement of impervious cover (herein collectively called the "Laws").

3. Effective January 17, 1995, the Grays have conveyed to Castellina Lot 3, Coldwater P.U.D., Section I (herein called "Lot 3"), which is a portion of the Gray Property. Such conveyance has been made subject to the Restrictions and the Laws. Castellina desires to obtain approval from the City of Austin to construct improvements on Lot 3 which include up to 50,000 square feet of impervious cover.

4. In consideration of this Agreement, the Grays agree (i) to participate in good faith with the City of Austin and the owners of other properties encumbered by the Restrictions to allocate, in an equitable manner, the total impervious cover allowed by the Laws among all properties affected by the Restrictions (herein called the "Allocation Agreement"), and (ii) upon completion of such an allocation, to assign to Castellina as owner of Lot 3 a prorata portion of the impervious cover allocated to the Gray Property by the Allocation Agreement. The prorata portion to be allocated to Lot 3 shall be the lesser of (a) twenty percent (20%) of the number of square feet of impervious cover allocated to the Gray Property in the Allocation Agreement, or (b) 50,000 square feet, or (c) the maximum sum that will be approved for allocation to Lot 3 by the City of Austin.

5. It is expressly stipulated and agreed that the Grays are not warranting that (i) any Allocation Agreement ultimately will be completed; (ii) that the prorata share of impervious cover to be allocated to Lot 3 will allow Castellina to develop Lot 3 as Castellina desires; or (iii) that the Laws as presently existing or as hereinafter enacted will not restrict or prevent Castellina plans to develop Lot 3.

6. This Agreement is intended to inure to the benefit of and be binding upon Castellina and the Grays and their respective heirs, successors and assigns.

REAL PROPERTY RECORDS *Exhibit "B"*  
TRAVIS COUNTY, TEXAS

12490 0277

CASTELLINA, LTD., a  
Texas Limited Partnership

By Sendero Development, Inc.,  
a Texas Corporation,  
General Partner

By: *Cosmo Palmieri*  
Cosmo Palmieri, President

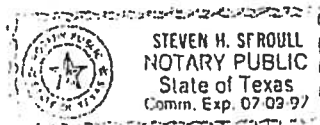
*Joseph Kelly Gray*  
JOSEPH KELLY GRAY

*Janey Gray Trowbridge*  
JANEY GRAY TROWBRIDGE  
by Joe F. Gray, Attorney-in-Fact

*Jo Ann Gray Smith*  
JO ANN GRAY SMITH

THE STATE OF TEXAS      §  
   §  
COUNTY OF TRAVIS      §

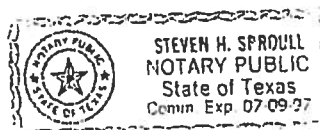
This instrument was acknowledged before me on the 17<sup>th</sup> day of  
January, 1995, by COSMO PALMIERI, President of Sendero Development,  
Inc., on behalf of Castellina, Ltd., a Texas Limited Partnership.



*Steven H. Sproull*  
Notary Public in and for  
The State of T e x a s  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS      §  
   §  
COUNTY OF TRAVIS      §

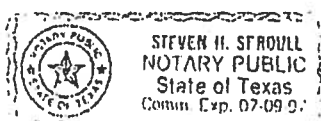
This instrument was acknowledged before me on the 17<sup>th</sup> day of  
January, 1995 by JOSEPH KELLY GRAY.



*Steven H. Sproull*  
Notary Public in and for  
The State of T e x a s  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS      §  
   §  
COUNTY OF TRAVIS      §

This instrument was acknowledged before me on the 17<sup>th</sup> day of  
January, 1995 by JOE F. GRAY as Attorney-in-Fact for JANEY GRAY  
TROWBRIDGE.



*Steven H. Sproull*  
Notary Public in and for  
The State of T e x a s  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS

§  
§  
§

COUNTY OF

This instrument was acknowledged before me on the 17<sup>th</sup> day of  
January, 1995 by JO ANN GRAY SMITH.



*Notary Signature*  
Notary Public in and for  
The State of T e x a s  
My Commission Expires: 10-10-96

wmk\grakel.103\imp-cov.agm

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0279

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

AFFIDAVIT OF LOST ORIGINAL DOCUMENT

BEFORE ME, the undersigned notary public, on this day personally appeared Cosmo Palmieri who, being known to me and duly sworn, stated as follows:

"My name is Cosmo Palmieri. I am over the age of twenty-one years, and am otherwise competent to give this affidavit. The facts stated herein are within my personal knowledge and are true and correct.

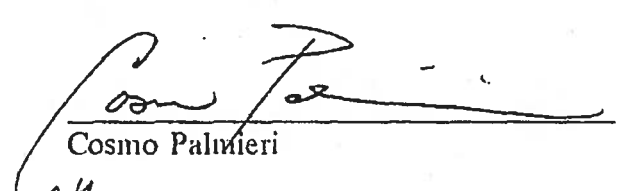
"I am the Managing General Partner of the Castellina, Ltd., a Texas limited partnership.

"In the course of my duties as General Partner of Castellina, Ltd., I circulated for signature an original document captioned Restrictive Covenant, dated October 11, 1994. ("Restrictive Covenant").

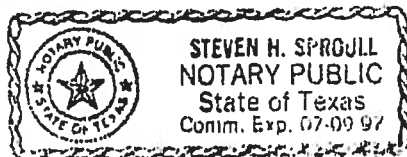
"The original executed Restrictive Covenant has been lost or misplaced.

"In my capacity as the Managing General Partner and custodian of records for the partnership, I hereby certify that the Restrictive Covenant attached hereto as Exhibit "A," incorporated by reference for all purposes herein, and which is submitted herewith for filing, is a true and correct copy of the original Restrictive Covenant.

"Further, Affiant saith not."

  
Cosmo Palmieri

SUBSCRIBED AND SWORN to this 6<sup>th</sup> day of July, 1995.



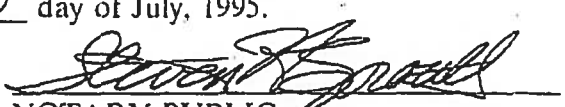
  
NOTARY PUBLIC  
In and for the State of Texas

Exhibit "C"

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
12490 0280

## RESTRICTIVE COVENANT

**OWNERS:** COLDWATER II, Ltd., a Texas Limited Partnership; Joe and Cherry Gray and Kelly Gray, all of Travis County, Texas; Westenfield Development Company, a Texas Corporation; and Camelback Corporation, a Texas Corporation.

**ADDRESS:** C/O Wm. Terry Bray, 515 Congress Avenue, Suite 2300, Austin, Texas 78701

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which are acknowledged.

**PROPERTY:** Four (4) tracts of land consisting of 41.194 acres, 83.88 acres, 99.466 acres, and 10 acres, all situated in Travis County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached to Restrictive Covenant recorded in Volume 9931, Page 325, Real Property Records of Travis County, Texas (the "City Restriction"), and in City of Austin File No. C814-84-020.01, excluding 2.559 acres constituting Courtyard Drive.

WHEREAS, the above-described property (hereinafter the "Property"), commonly known as Coldwater P.U.D., includes ten (10) distinguishable portions, more particularly described in Exhibit "A" to this Restrictive Covenant which is incorporated herein for all purposes; and

WHEREAS, completion of the subdivision development of the Property in the manner desired by the Owners requires that said portions of the Property be limited as to the maximum allowable impervious cover; and

WHEREAS, the Owners of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions pertaining to the maximum impervious cover permitted on each of the ten (10) portions;

NOW, THEREFORE, it is declared that the Owners of the Property are subject to the following restrictions and covenants which shall run with the land and are binding on all owners of the Property and their heirs, successors and assigns.

1. The maximum allowable impervious cover on the ten (10) portions of the Property, including all roadway impervious cover, is allocated as follows:



ALLOCATION SCHEDULE

PORTION OF PROPERTY (By  
Preliminary Plan Reference\*)

DESCRIPTION

IMPERVIOUS COVER ALLOCATION  
(IN ACRES)

		<u>Non-Roadway</u>	<u>Roadway**</u>
1. Single Family I 4.2070 acres	City File No. C814-84-020.03.1a Final Plat recorded Bk. 88, Pg. 242, Section I Phase A	1.2400	.0000
2. Single Family III 78.2380 acres	City File No. C8-88-0042.0A Final Plat recorded Bk. 88, Pg. 6, Amended Sec. 2	8.0009	4.4939
3. Multifamily III 4.3180 acres	City File No. C814-84-020.03.2A Final Plat recorded Bk. 88, Pg. 108, Section III Phase A	2.4200	.0000
4. Multifamily I 40.2130 acres	City File No. C814-84-020.01.1(86) Final Plat recorded Bk. 87, Pg. 33A	6.8305	3.0892
5. Single Family I 19.1140 acres	See Exhibit B attached	5.0827	1.6340
6. Single Family III 1.5000 acres	See Exhibit B attached	0.9805	.0000
7. Eagle Ridge Court 15.3214 acres	See Exhibit B attached	0.9064	.3268
8. Multifamily III 17.1760 acres	See Exhibit B attached	0.3362	.0000
9. Single Family II Multifamily II, Multifamily IV, & Lot 6 48.1560 acres	See Exhibit B attached	4.2325	2.2422
10. Multifamily III 4.0066 acres	See Exhibit B attached	0.0000	.0000
SUBTOTAL (Portions 1 - 10)		30.0296	11.7861
TOTAL**			41.8157

\* Areas identified on approved preliminary plan, City of Austin File No. C814-84-020.01(86), and on Exhibit "A" attached.

\*\* Excludes Courtyard Drive which has structural water quality controls.

2. At the time of final plat for each of the ten (10) portions of the Property (excluding those portions platted on the effective date of this Restrictive Covenant), the final subdivision plat shall contain a plat note stating:
  - (a) that the impervious cover shall not exceed the number of acres specified in Section 1 (or as reallocated pursuant to Section 3) of this Restrictive Covenant, including all roadway impervious cover, and
  - (b) that no subsequent site plan approval may be obtained in violation of this Restrictive Covenant.
3. The impervious cover allocation schedule in Section 1 of this Restrictive Covenant may be amended by the Owners, their heirs, successors, and assigns in order to reallocate impervious cover to and within portions of the Property, by filing supplemental restrictive covenants executed by all owners of the affected portions of the Property and providing a copy to the City of Austin no later than ten (10) days after filing said covenants. Notwithstanding the above, the impervious cover acres in Section 1 of this Restrictive Covenant shall not exceed 30.0296 acres, plus 11.7861 acres for roadways, for a total of 41.8157 acres.
4. If the Owners, their heirs, successors and assigns shall violate this agreement and covenant, the violators shall be required to retrofit existing roadway systems on the Property to provide water quality controls for the roadway systems prior to receiving site plan approval or certificate of occupancy. In addition, if this agreement and covenant is violated by any person or entity it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
5. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
6. If at any time the City of Austin fails to enforce this agreement and covenant, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
7. This agreement and covenant may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owners of the Property subject to the modification,

amendment, or termination at the time of such modification, amendment, or termination, subject to Section 3 herein.

8. This Restrictive Covenant supersedes and replaces that certain "Restrictive Covenant" which is filed of record in Volume 12255, Pages 223, et seq., Real Property Records of Travis County, Texas (the "Prior Restriction"). The Owners are the owners of all of the real property described in the Prior Restriction, and by their execution of this Restrictive Covenant, the Owners hereby terminate the Prior Restriction in its entirety.
9. The Owners are the owners of all of the real property described in the City Restriction, and by their execution of this Restrictive Covenant, the Owners hereby agree to terminate the City Restriction in its entirety. If the City Council of the City of Austin agrees to a termination of the City Restriction, then the City Restriction will automatically thereupon terminate and be of no further force or effect. If the City Council of the City of Austin does not agree to a termination of the City Restriction, then the City Restriction shall remain in full force and effect.

All citations to the Austin City Code shall refer to the Austin City Code of 1992, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 11<sup>th</sup> day of October, 1994.

Joe Gray  
Joe Gray

Cherry Gray  
Cherry Gray

Kelly Gray  
Kelly Gray

COLDWATER II, LTD.  
By Purcell Investments, L.P.  
a Texas limited partnership, as  
General Partner

By: Fred A. Purcell  
Fred A. Purcell  
General Partner

WESTENFIELD DEVELOPMENT COMPANY

By: Mary Lee Crusemann  
Mary Lee Crusemann  
President Chairman of the Board

CAMELBACK CORPORATION

By: David B. Armbrust  
David B. Armbrust  
President

After recording, please return to:

Wm. Terry Bray  
P. O. Box 98  
Austin, Texas 78767

THE STATE OF TEXAS       )  
                                  )  
COUNTY OF TRAVIS        )

This document was acknowledged before me on this the 11<sup>th</sup> day  
of October, 1994, by JOE GRAY.

Dorothy Freudenfeldt  
Notary Public, State of Texas

DOROTHY FREUDENFELDT  
Printed Name of Notary

My commission expires:

10-10-96

THE STATE OF TEXAS       )  
                                  )  
COUNTY OF TRAVIS        )

This document was acknowledged before me on this the 11<sup>th</sup> day  
of October, 1994, by CHERRY GRAY.

Dorothy Freudenfeldt  
Notary Public, State of Texas

DOROTHY FREUDENFELDT  
Printed Name of Notary

My commission expires:

10-10-96

THE STATE OF TEXAS       )  
                                  )  
COUNTY OF TRAVIS        )

This document was acknowledged before me on this the 11<sup>th</sup> day  
of October, 1994, by Kelly Gray.

Dorothy Freudenfeldt  
Notary Public, State of Texas

DOROTHY FREUDENFELDT  
Printed Name of Notary

My commission expires:

10-10-96

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0286

THE STATE OF TEXAS )

COUNTY OF TRAVIS )

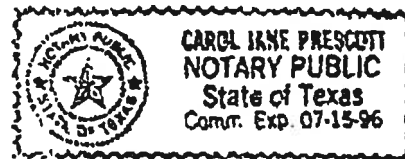
This document was acknowledged before me on this the 4th day of October, 1994, by FRED A. PURCELL, General Partner of Purcell Investment, L.P., a Texas Limited Partnership, as general partner of Coldwater II, Ltd. on behalf of Coldwater II, Ltd.

Carol Jane Prescott  
Notary Public, State of Texas

CAROL JANE PRESCOTT  
Printed Name of Notary

My commission expires:

7-15-96



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0287

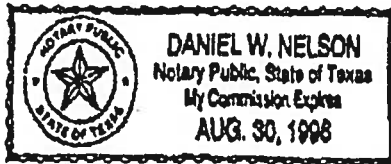


THE STATE OF TEXAS )

COUNTY OF TRAVIS )

Chairman of the  
Board

This document was acknowledged before me on this the 24<sup>th</sup> day of December, 1994, by MARY LEE CRUSEMANN, ~~President~~ o Westernfield Development, a Texas Corporation, on behalf of said corporation.



Daniel W. Nelson  
Notary Public, State of Texas

DANIEL W. NELSON  
Printed Name of Notary

My commission expires:

8/30/96

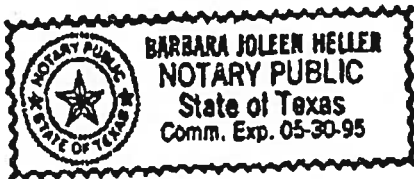
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0288

THE STATE OF TEXAS )

COUNTY OF TRAVIS )

This document was acknowledged before me on this the 21st day of 1994, by DAVID B. ARMBRUST, President of Camelback Corporation, a Texas Corporation, on behalf of said corporation.



Barbara Joleen Heller  
Notary Public, State of Texas

\_\_\_\_\_  
Printed Name of Notary

My commission expires:  
\_\_\_\_\_

12490  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
12490 0289

# Coldwater Impervious Cover Allocation

September 21, 1994

Description of Development Tracts		Allocation of Impervious Cover for All Slopes (Acres)			
Preliminary Plan Reference * City File No.	Final Plat Description	Acres	18 Percent Impervious Cover	Roadway Impervious Cover	Available Impervious Cover
<b>RECORDED FINAL PLATS</b>					
1 Single Family I	C814-84-020.03.1A	Section I Phase A	4.2070	0.0000	1.2400
2 Single Family III	C8-88-0042.0A	Amended Sec. 2	78.2380	4.4939	8.0009
3 Multi-Family III	C814-84-020.03.2A	Section III Phase A	4.3180	0.0000	2.4200
4 Multi-Family I	C814-84-020.01.1(86)	Sec. 1	40.2130	3.0892	6.8305
<b>ACREAGE</b>					
5 Single Family I			19.1140	1.6340	5.0827
6 Single Family III			1.5000	0.0000	0.9805
7 Eagle Ridge Court			15.3214	0.3268	0.9064
8 Multi-Family III			17.1760	0.0000	0.3362
9 Single Family II, Multi-Family II, Multi-Family IV & Lot 6			48.1560	2.2422	4.2325
10 Multi-Family III			4.0066	0.0000	0.0000
<b>Total **</b>			232.3094	11.7861	30.0296

\* Areas identified on approved preliminary plan, City of Austin file no. C814-84-020.01(86).

\*\* Excludes 2.559 acres for Courtyard Drive which has structural water quality controls.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12490 0290