



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	May 4, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-2009-0139.03; Bull Creek PUD Amendment #4
NAME OF APPLICANT OR ORGANIZATION:	David Armbrust, Armbrust & Brown
LOCATION:	5305, 5400, 5404, 5408, 5505, Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road
COUNCIL DISTRICT:	District 10
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator, Watershed Protection Department, Leslie.Lilly@austintexas.gov
WATERSHED:	Bull Creek Watershed, Water Supply Suburban, Drinking Water Protection Zone
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITION:	<ol style="list-style-type: none">1. This applicant completes the restoration plan prior to the conversion of the property to civic use as established by the PUD (and referenced in site plan SP-2021-0249D) such that any further development or redevelopment is subject to current code at the time of site development permit application.2. This project shall comply with 25-8, except for the relevant code modifications included in the PUD amendment.3. This project shall comply with the environmental superiority elements included in the PUD amendment.

Bull Creek PUD

5305, 5400, 5404, 5408, 5505, Paradox
Cove; 4909, 4915-1/2, 4929 FM 2222 Road

C814-2009-0139.03 (PUD Amendment)

Leslie Lilly

Environmental Program Coordinator

Watershed Protection

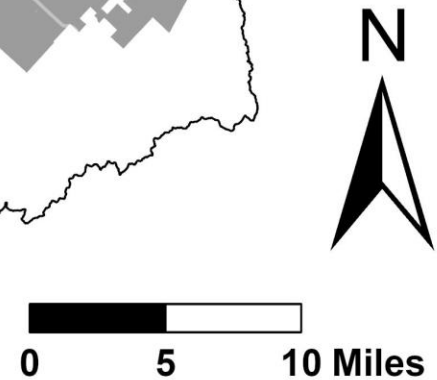
Planned Unit Development Amendment

- A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.
- The Bull Creek PUD was approved by council in 2009, designating the type of development allowed for this single-family residential property.
- The applicant is requesting a PUD Amendment to revise the Land Use Plan (exhibit C) and Restoration plan (exhibit F) for the property.

C814-2009-0139.03

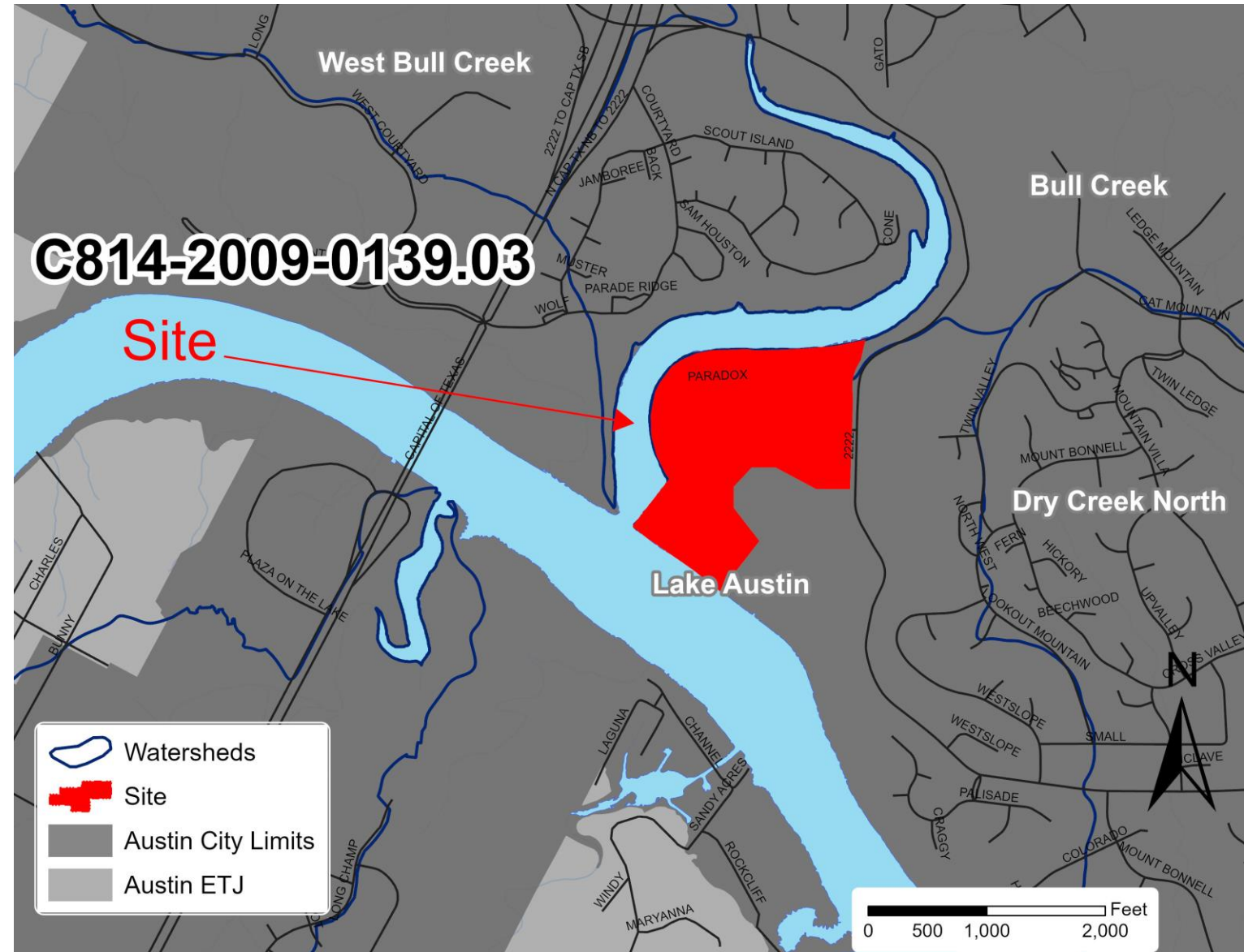
Site Location

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- The map displays the Austin area with several key features: the Austin ETJ (light gray), Austin City Limits (dark gray), the Edwards Aquifer Recharge Zone (blue), the Edwards Aquifer Contributing Zone (green), and the full extent of watershed areas (black outline). A red dot marks the site location, with a red arrow pointing from the text 'Site Location' to it. The map also includes a north arrow and a scale bar indicating 0, 5, and 10 miles.
-  Austin ETJ
 -  Austin City Limits
 -  Edwards Aquifer Recharge Zone
 -  Edwards Aquifer Contributing Zone
 -  Watershed Areas Full Extent



Site Conditions

- Located in Full Purpose Jurisdiction
- The site is located at the confluence of Bull Creek and Lake Austin
- In both the Bull Creek and Lake Austin Watersheds



Environmental Features

- The property has both rimrock CEFs and wetland CEFs
- The SW portion of the property is in the 100-year floodplain
- The SW bank was impounded before 1958
- The shoreline has a fringe of large cypress trees
- The southern section of the property is dominated by bermuda grass lawn with heritage pecan trees





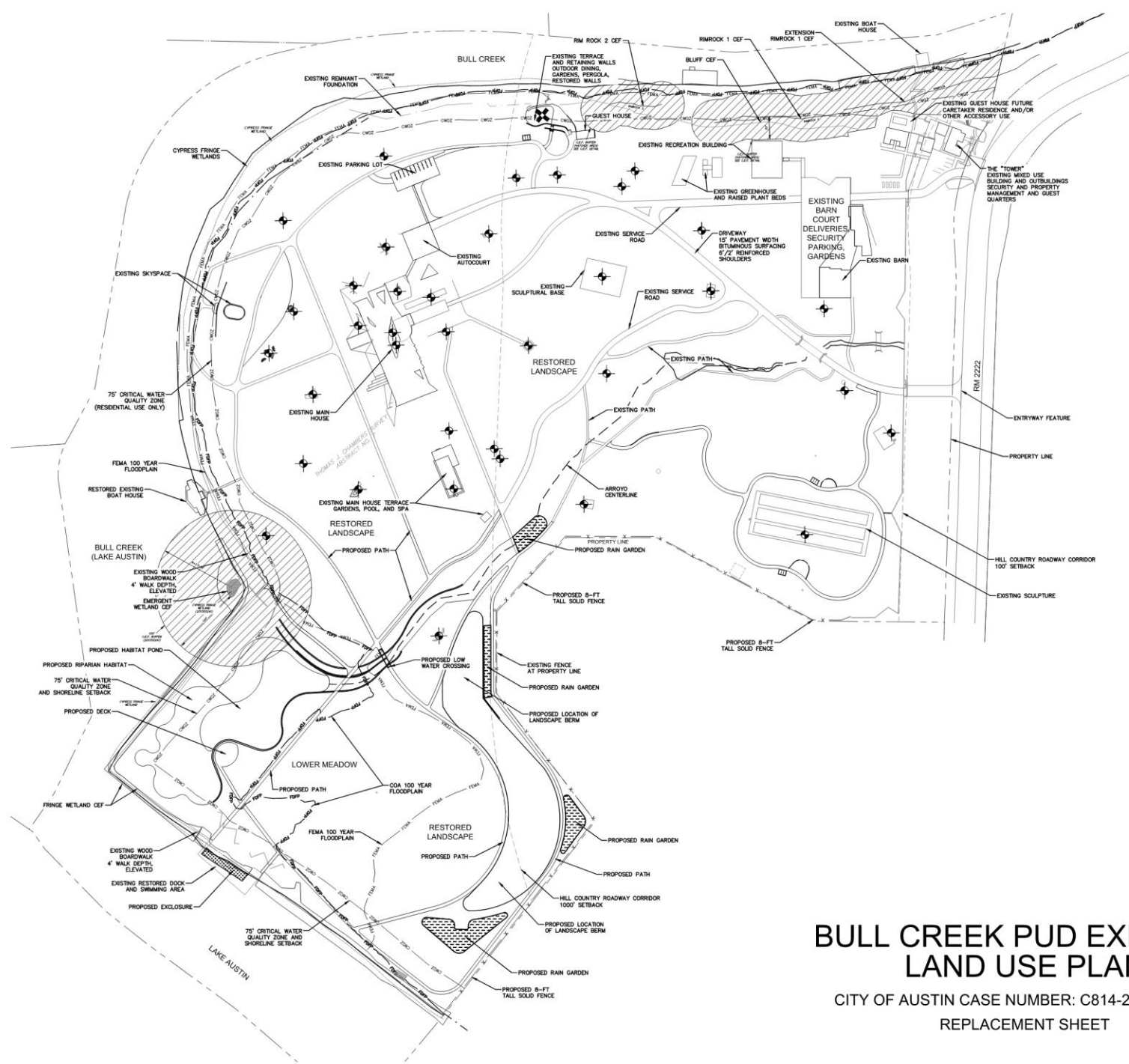
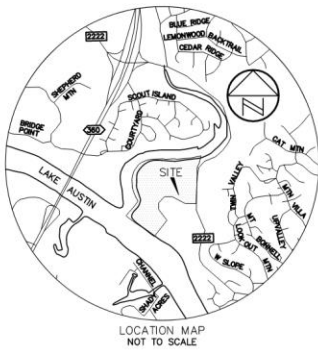
NOTE: Proposed site development regulations, waivers from and modifications of the code are listed on the exhibits supporting the land use plan.

NOTE: All buildings and structure locations are approximate and subject to final design.

NOTE: Installed fire protection systems to be approved and inspected by Austin Fire Department, in accordance with Exhibit D, General Note 8.

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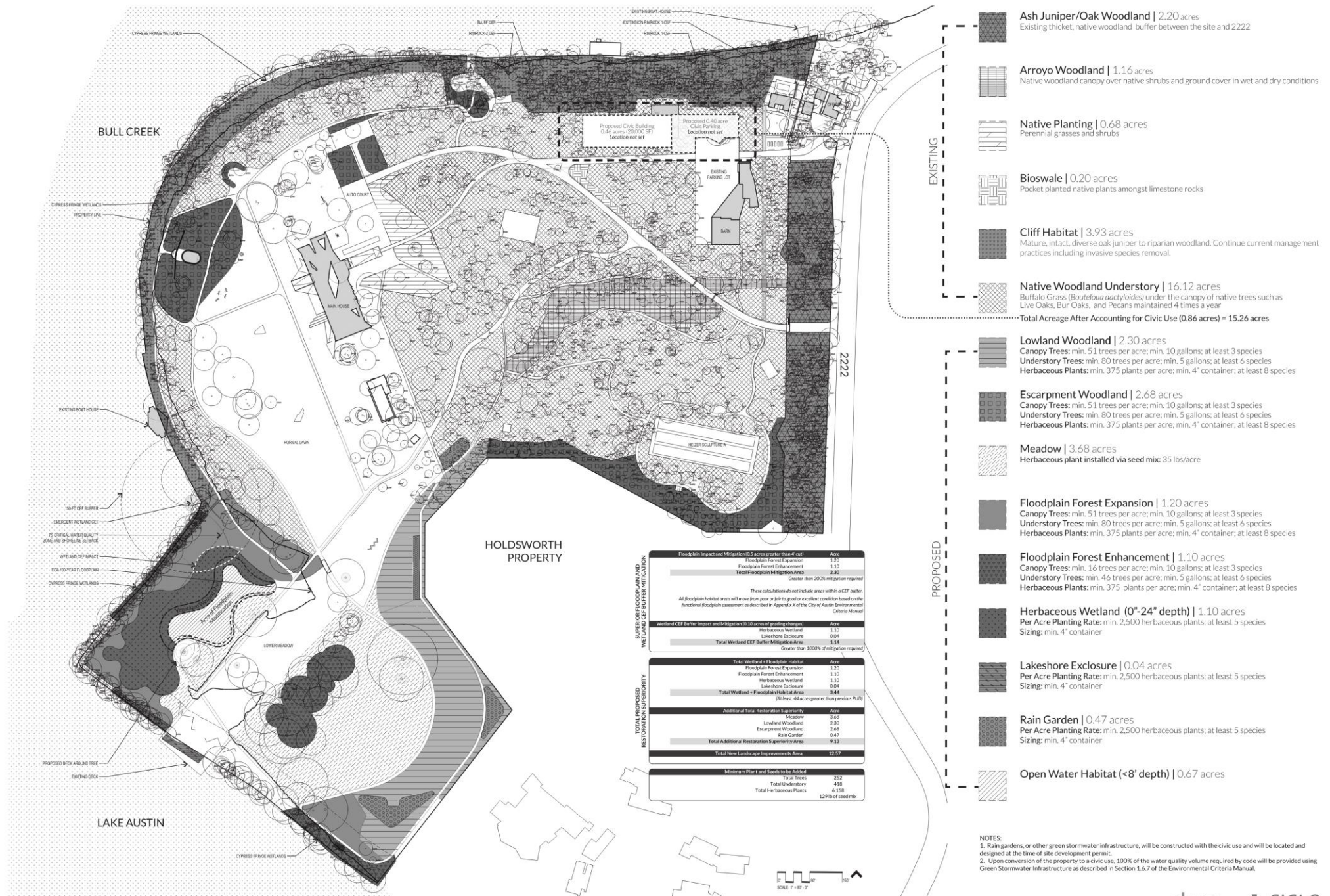




BULL CREEK PUD EXHIBIT C
LAND USE PLAN

CITY OF AUSTIN CASE NUMBER: C814-2009-0139.03

REPLACEMENT SHEET



Requested Code Modifications

1. Section 25-8-341 modified to allow cut to exceed 4 feet (up to 8 feet) to allow for the construction of habitat pond as shown in Exhibit J of applicant back up
2. Section 25-8-342 modified to allow fill to exceed 4 feet (up to 8 feet) for the construction of berm shown in Exhibit J of applicant back up
3. Section 25-8-261 (C) modified to allow the habitat pond, riparian habitat, wetland planting exclosures, existing and proposed guest house, caretaker residence, pervious and impervious walkways, low water crossings, site electrical, weir systems, and artwork and its supporting foundations within the critical water quality zone. This code section is also modified to allow cut and fill as required for the above improvements in accordance with Exhibit J
4. Section 25-2-551(B)(3) is modified to allow additional improvements within the shoreline setback area including: a habitat pond, artwork and its supporting foundations.
5. Expanding upon the existing code modification reference in Part 5 Section D(11) of the approved PUD Ordinance, Section 25-8-281 and Section 25-2-282 modified to allow the following improvements within the 150-ft setback for the emergent wetland fringe and fringe wetland located within Bull Creek: habitat pond and riparian habitat restoration, artwork and its supporting foundations; pervious and impervious walkways, and the restored existing boat house.

Environmental Superiority

1. New buildings will achieve a two-star or greater rating under the Austin Energy Green Building program
2. Open space within the property will exceed 50%
3. 100% water quality treatment with Green Stormwater Infrastructure for new IC
4. Improving/restoring entire wetland CEF setback (acre)
5. 12.57 acres of restoration with enhanced restoration requirements (density & diversity)
 - Woodland Habitat: 2.3 acres floodplain forest, 4.98 acres of lowland & escarpment forest
 - Prairie Grassland/Meadow: 3.68 acres
 - Wetland and Riparian Habitat: 1.61 acres
6. All trees will be source within 300 miles & considered native to associated ecoregion (Edwards Plateau)
7. 50% of new walkways will be constructed from porous pavement
8. 100% of irrigation water will be non-potable from Lake Austin
9. Turf landscaping around house will be converted to native plantings (1.2 acres)
10. Enhanced COA Dark Sky Ordinance in accordance with note added to Part 5. Section F(5) K.2
11. No disturbance with occur within 50' of shoreline

Recommendation

Staff recommends approval of the PUD Amendment with the following conditions

1. This applicant completes the restoration plan prior to the conversion of the property to civic use as established by the PUD (and referenced in site plan SP-2021-0249D) such that any further development or redevelopment is subject to current code at the time of site development permit application.
2. This project shall comply with 25-8, except for the relevant code modifications included in the PUD amendment.
3. This project shall comply with the environmental superiority elements included in the PUD amendment.

Questions?

Contact Information:

Leslie Lilly

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