



ENVIRONMENTAL COMMISSION MOTION 20220803-003

Date: August 3, 2022

Subject: Case No. C814-2009-0139.03; Bull Creek Planned Unit Development Amendment #3

Motion by: Jennifer Bristol

Seconded by: Kevin Ramberg

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting an amendment to a Planned Unit Development (PUD);

WHEREAS, the Environmental Commission recognizes the site is located in the Lake Austin and Bull Creek/ Water supply Suburban Watershed; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance, with conditions having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff 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 25-8-261, 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.

and the following Environmental Commission Conditions:

1. Include language addressing the CEF buffer, stormwater, that was agreed upon by staff, neighborhood groups, and the applicant on August 3, 2022 so it is reflected in the PUD and site plan.

2. Include language approved by staff on August 3, 2022 prior to the Environmental Commission meeting to be included in the forthcoming site plan to address the CEF including engaging geotechnical and structural experts to design the proposed building to the highest standard of care for the preservation and protection of the CEF.
3. Include the commitment to meet with TXDOT to finalize concerns regarding the entrance and exit to the property.
4. Include language that was agreed upon by the neighborhood group, applicant, and staff regarding sound.
5. Include language to agree to keep the shoreline clean of trash and provide recycling options throughout the property.
6. Encourage the applicant to meet with necessary parties to establish a no-wake zone.

VOTE 9-0

For: Aguirre, Bedford, Brimer, Bristol, Nickells, Ramberg, Schiera, Scott, and Qureshi

Against: None

Abstain: None

Recuse: None

Absent: Thompson and Barrett Bixler

Approved By:

A handwritten signature in dark ink that reads "KEVIN RAMBERG". The signature is written in a cursive, slightly slanted style.

Kevin Ramberg, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	August 6, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-2009-0139.03; Bull Creek PUD Amendment #3
NAME OF APPLICANT OR ORGANIZATION:	Armbrust & Brown (David Armbrust)
LOCATION:	5305, 5400, 5404, 5408, 5505, Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road
COUNCIL DISTRICT:	10
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator Leslie.lilly@austintexas.gov
WATERSHED:	Bull Creek/ Watersupply Suburban Watershed
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

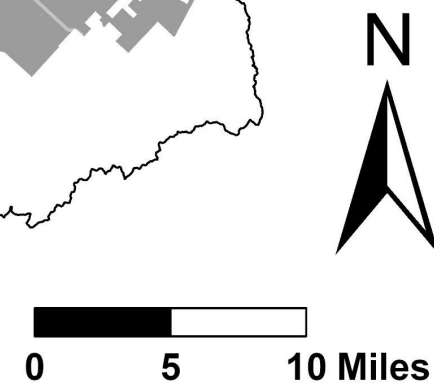
Planned Unit Development Amendment

- 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, which includes revising 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 Edwards Aquifer Recharge Zone in blue, the Edwards Aquifer Contributing Zone in green, the Austin ETJ in light gray, and the Austin City Limits in dark gray. A red dot marks the site location, with a red arrow pointing to it from the text 'Site Location'. The map also shows the full extent of the watershed areas with a black outline. A north arrow and a scale bar (0 to 10 miles) are located in the bottom right corner.
- Austin ETJ
 - Austin City Limits
 - Edwards Aquifer Recharge Zone
 - Edwards Aquifer Contributing Zone
 - Watershed Areas Full Extent



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





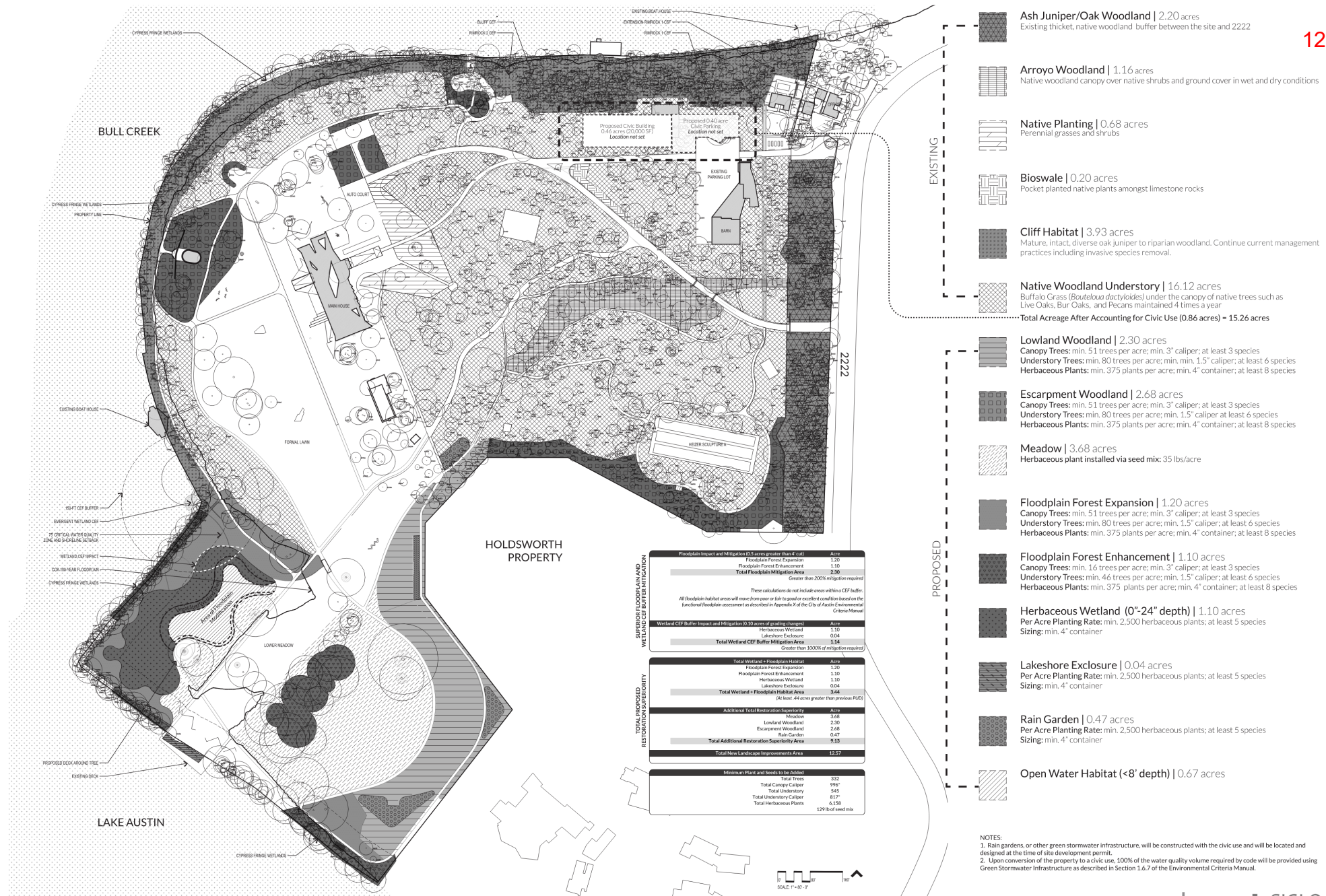
NOTE: Installed fire protection systems to be approved and inspected by Austin Fire Department, in accordance with Exhibit D, General Note B.

SCALE 1.0" = 100.00'

BULL CREEK PUD EXHIBIT C LAND USE PLAN

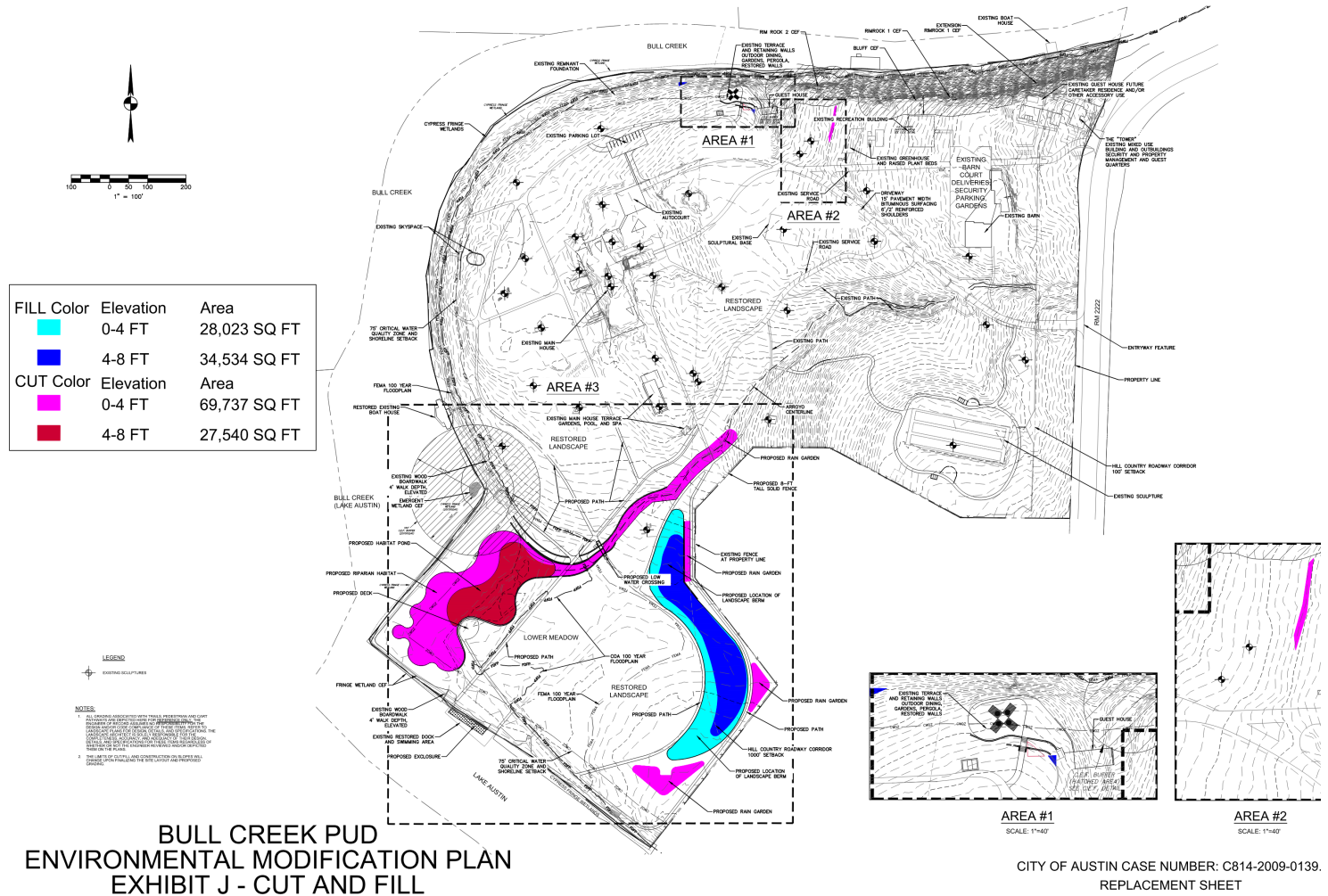
CITY OF AUSTIN CASE NUMBER: C814-2009-0139.03

REPLACEMENT SHEET



Requested Code Modifications

- 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
- 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



Requested Code Modifications (cont.)

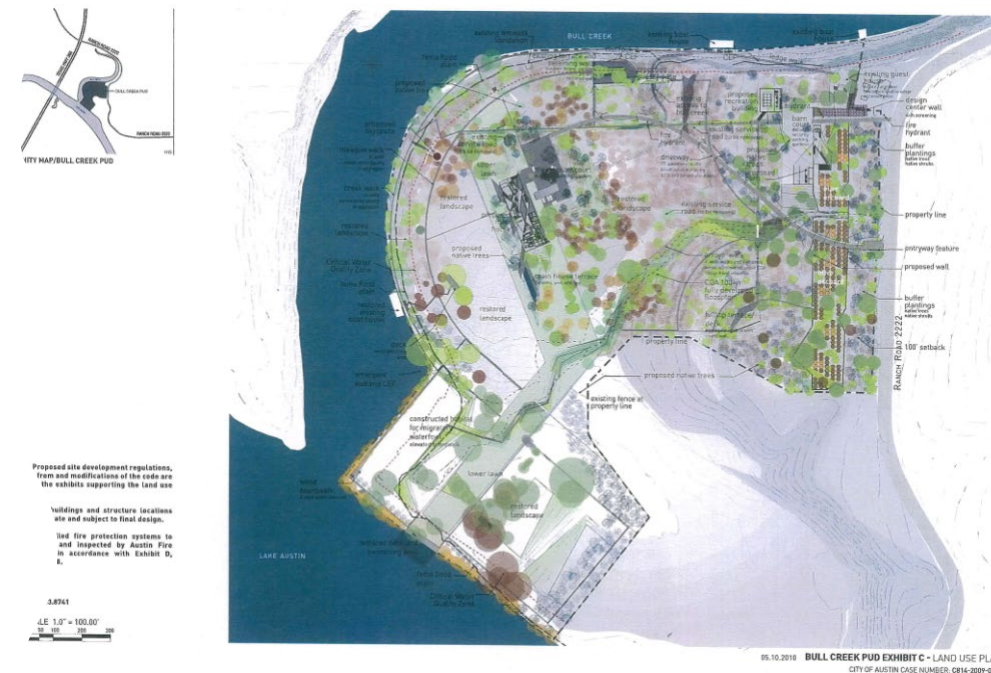
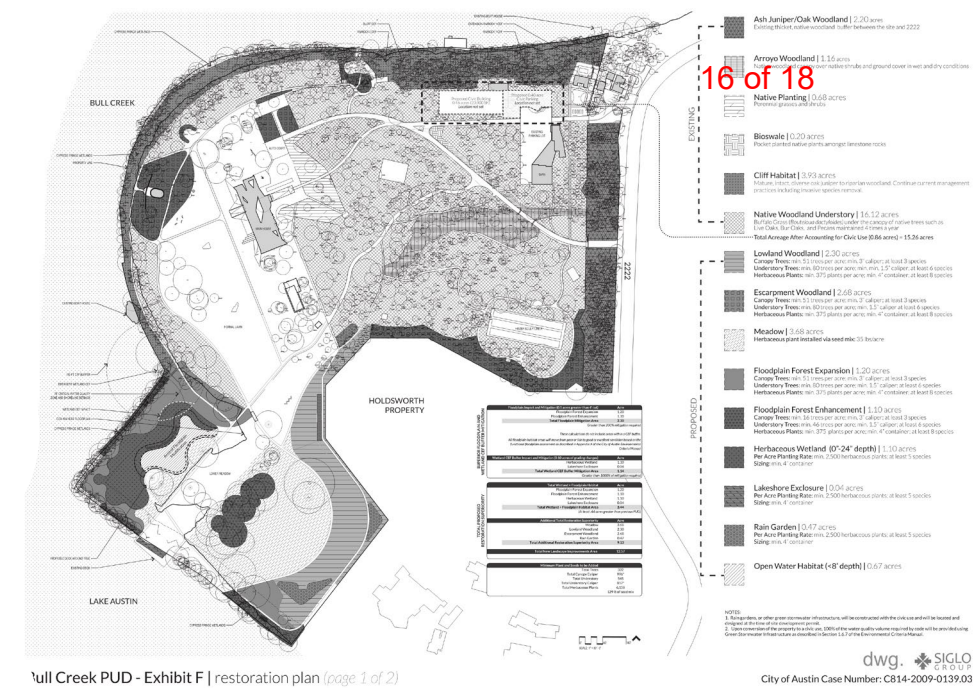
3. **Section 25-8-261 (C)** modified to allow the habitat pond, riparian habitat, wetland planting exclosures, existing and proposed guest house, caretaker residence, pervious and impervious walkways, low water crossings, site electrical, weir systems, and artwork and its supporting foundations within 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.

Proposed 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. Preserving 100% heritage trees; 75% of protected trees; 75% of native trees.
5. Improving/restoring entire wetland CEF setback (1.2 acre)
6. 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
7. All trees will be source within 300 miles & considered native to associated ecoregion (Edwards Plateau)
8. 50% of new walkways will be constructed from porous pavement
9. 100% of irrigation water will be alternative water (non-potable) sourced from Lake Austin
10. Turf landscaping around house will be converted to native plantings (1.2 acres)
11. Enhanced COA Dark Sky Ordinance in accordance with note added to Part 5. Section F(5) K.2

Other Environmental PUD Revisions

1. Changes in impervious cover from 15% to 20% (allowable IC for suburban watersheds is 30%)
2. Increasing CWQZ from 75' to 100'.
3. Changes to configuration of migratory waterfowl feature (per original Exhibit F).
4. Installation of rain gardens on back side of berm to improve drainage (not to treat impervious cover)
5. Change to civic use to allow public to access lakefront property.
6. Updated 100-yr floodplain delineation
7. Sustainable Land Management Plan



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.
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Questions?

Contact Information:

Leslie Lilly

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