

ZONING CHANGE REVIEW SHEET

CASE: C814-2009-0139.03 – Bull Creek PUD
Amendment #3

DISTRICT: 10

ZONING FROM: PUD

TO: PUD, to change conditions of zoning

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

SITE AREA: 54.70 acres

PROPERTY OWNER: David G. Booth, Trustee for the David Booth Revocable Trust

AGENT: Armbrust & Brown, PLLC (David Armbrust)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning as outlined in the redlined draft PUD amendment ordinance, and as shown in Exhibit C – the revised Land Use Plan, and supporting Exhibits F, J, K, N, and O. *For a summary of the basis of Staff's recommendation, please see pages 2 - 6.*

ENVIRONMENTAL COMMISSION ACTION:

August 3, 2022: APPROVED AN AMENDMENT TO THE PUD AS THE STAFF RECOMMENDED, WITH ADDITIONAL 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. (PLEASE REFER TO ATTACHMENT A)**

6. ENCOURAGE THE APPLICANT TO MEET WITH NECESSARY PARTIES TO ESTABLISH A NO-WAKE ZONE.

[J. BRISTOL; K. RAMBERG – 2ND] (9-0) A. BARRETT BIXLER; P. THOMPSON – ABSENT

July 6, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO AUGUST 3, 2022*

[J. BRISTOL; P. BEDFORD – 2ND] (9-0) K. RAMBERG; M. SHIERA – ABSENT

May 4, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF*

[P. BEDFORD; R. SCOTT – 2ND] (10-0) P. THOMPSON – ABSENT

ZONING AND PLATTING COMMISSION ACTION:

August 16, 2022: APPROVED AN AMENDMENT TO THE PUD AS STAFF RECOMMENDED AND THE ENVIRONMENTAL COMMISSION RECOMMENDED, ON CONSENT

[H. SMITH; J. KIOLBASSA – 2ND] (9-0) C. ACOSTA, R. WOODY – ABSENT

July 19, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 16, 2022*

[H. SMITH; D. KING – 2ND] (7-0) C. ACOSTA, N. BARRERA-RAMIREZ, A. DENKLER, R. WOODY – ABSENT

June 21, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 19, 2022, BY CONSENT*

[H. SMITH; J. KIOLBASSA – 2ND] (11-0)

May 17, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 21, 2022, BY CONSENT*

[B. GREENBERG; C. THOMPSON – 2ND] (7-0) C. ACOSTA – OFF THE DAIS; J. KIOLOBASSA, H. SMITH, R. WOODY – ABSENT

April 19, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MAY 17, 2022, BY CONSENT*

[J. KIOLBASSA; A. DENKLER – 2ND] (11-0)

March 1, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO APRIL 19, 2022*

[H. SMITH; A. DENKLER – 2ND] (9-0) S. BOONE; R. WOODY – ABSENT

January 18, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 1, 2022*

[H. SMITH; C. ACOSTA – 2ND] (10-0) R. WOODY – OFF THE DAIS

August 4, 2020: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[H. SMITH; D. KING – 2ND] (10-0) ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:

October 13, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant and the Neighborhood groups are in agreement with the recommendations of Staff and the Environmental Commission.

The Applicant's team and representatives of the surrounding neighborhood groups met with TXDoT staff regarding FM 222 access to the site on Thursday, August 11th.

The Applicant has discussed the proposed PUD amendment with Courtyard Homeowners Association, Cat Mountain Homeowners Association, North West Austin Civic Association, and 2222 Coalition of Neighborhood Associations (CONA). Correspondence from neighborhood groups is attached at the back of this report.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial

Exhibit B: Applicant's Summary Letter; Redlined, draft PUD Amendment Ordinance;
Code Comparison Chart, Code Modifications, and Tier 1 / Tier 2 Chart

Revised Exhibits to the PUD:

Exhibit C: Land Use Plan

Exhibit F: Restoration Plan and Details

Exhibit J: Cut and Fill

Exhibit K: Construction on Slopes

Exhibit N: Critical Environmental Features

Exhibit O: Tree Protection

Attachment A: Environmental Commission support material

Correspondence Received

CASE MANAGER COMMENTS:

The proposed third amendment to the Bull Creek Planned Unit Development (PUD) consists of a single family residence with several accessory structures located at the confluence of Lake Austin and Bull Creek. Access is taken to FM 2222 via two driveways. The driveway on the north side of the property is adjacent to a "Tower" building that functions as security, property management, and guest quarters. The second driveway is approximately mid-point along the FM 2222 frontage and provides access to the residence. There are single family

residences across Bull Creek in the Courtyard subdivision to the north (PUD), the Holdsworth Center, a non-profit retreat center is to the south (PUD), and single family residences in the Northwest Hills and Cat Mountain subdivisions are across FM 2222 to the east (SF-2; PUD). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The proposed third amendment to the PUD would allow for conversion of the property to a cultural services use (a museum with exhibition space), which is a type of civic use. Accessory uses to the cultural services use would include an art studio, classroom facilities, meeting space and food services, along with more immediate landscape design improvements. The “Tower” building on the north side of the property may be converted to a caretaker residence or other accessory use. The existing auto court, sports court and barn area on the north side of the property and near the “Tower” building could be converted to an onsite parking area. The existing walkways will be enhanced and additional walkways created to improve accessibility and connectivity between art installations. The Applicant has worked with Austin Transportation Department (ATD) staff to limit traffic to the site to 400 vehicles per day and no more than 100 parking spaces.

Below is a description of the **proposed superiority items** associated with the PUD amendment:

Green Building: All new buildings associated with a cultural services use in the Bull Creek PUD will achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building. *(Please note that the current green building language in the original PUD was specific to the residential structure previously developed.)*

Open Space: Upon conversion of the Property to a cultural services use, open space within the PUD will exceed 50 percent.

Environment / Drainage:

Compliance with Current Code: After the Property is converted to a cultural services use, the Landowner is required to complete the Restoration Plan and Details as shown in Exhibit F. Except for the relevant regulations and Code modifications included in the PUD amendment ordinance, further development or redevelopment is subject to current Code at the time of site development permit application.

Water Quality: Upon conversion of the Property to a cultural services use, new parking lots and new buildings greater than 8,000 square feet will provide water quality controls, as described in Section 1.6.7 of the Environmental Criteria Manual (ECM) (*Green Storm Water Quality Infrastructure*), to treat 100% percent of the water quality volume required by Code. This may include: rain gardens, vegetative filter strips, pervious pavers, porous pavement, non-required vegetation.

Volumetric Flood Detention: The proposed Habitat Pond as shown on Exhibit C (*Land Use Plan*) and Exhibit F (*Restoration Plan and Details*) will provide an additional 40,000 cubic feet of storage volume for the area, further eliminating direct discharge to Lake Austin.

Trees: Upon conversion of the Property to a cultural services use, twenty (20) large caliper, transplanted Class A trees (predominately Live Oak and Cedar Elm at 8 - 11 caliper inch), and approximately 1,670 caliper inches of canopy trees, and approximately 3,000 more understory trees and shrubs will be planted as shown in Exhibit O (*Tree Protection*). Approximately 23 existing Pecan and Bur Oak Trees ranging from 7 - 12.75 caliper inches will also be relocated on the Property. Additionally, 75% of native caliper inch will be preserved, to be determined at the time of site plan application. 75% native caliper inch of protected trees and 100% native caliper inch of heritage trees shall be preserved to be determined at the time of site plan application.

All trees will be sourced from nurseries within 300 miles of the site and considered native to the Edwards Plateau or surrounding ecoregions and will be selected from the ECM Appendix N (*City of Austin Preferred Plant List*), the "Grow Green Native and Adapted Landscape Plants Guide", and/or the lists provided in the Restoration Plan.

Woodland Habitat Enhancements: Upon conversion of the Property to a cultural services use, 7.28 acres of woodland habitat enhancements including 1.20 acres of floodplain forest expansion, 1.10 acres of floodplain forest enhancements, 2.30 acres of lowland woodlands, and 2.68 acres of escarpment woodlands will be provided as shown in Exhibit F.

Porous Pavement: Upon conversion of the Property to a cultural services use, 50% of new walkways outside of the floodplain shall be constructed of porous pavement subject to compliance with Americans with Disabilities Act (ADA) Standards.

Rainwater Harvesting for Landscape Irrigation: One hundred percent (100%) of irrigation water will be alternate water (non-potable) sourced from Lake Austin.

Innovative Measures to Provide Environmental Protection: The existing turf lawn around the main house will be revegetated to a minimum of 52,105 square feet or 1.20 acres of native planting areas.

Additional sustainability facilities on the Property may include but are not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a microgrid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.

Proposed **code modifications** are listed below:

1. Section 25-2-491(C) (*Permitted, Conditional, and Prohibited Uses*) is modified to allow cultural services as an additional permitted use of the Property.
2. Section 25-2-551(B)(3) (*Lake Austin (LA) District Regulations*) is modified to allow additional improvements within the shoreline setback area including: a habitat pond, artwork and its supporting foundations.

3. Section 25-2-897 (*Accessory Uses for a Principal Civic Use*) is modified to allow an art studio, classroom, meeting facility, gift shop, coffee bar, snack shop, and cafeteria, as an accessory use to a principal civic use.
4. Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) is modified to allow artwork and its supporting foundations and buildings associated with the civic use to be excluded from FAR calculations.
5. Section 25-2-1124 (*Building Height*) is modified to allow a maximum building height of 35 feet for a civic use and its related accessory uses (*currently limited to 28 feet*). Artwork is excluded from the height limitation.
6. Development of the Property shall not be subject to Chapter 25-2, Subchapter E – Design Standards and Mixed Use, Section 2.2 (*Relationship of Buildings to Streets and Walkways*), 2.3 (*Connectivity Between Sites*), 2.4 (*Building Entryways*), 2.8 (*Shade and Shelter*), and Article 3 (*Building Design Standards*).
7. Section 25-5-81(B) (*Site Plan Expiration*) is modified to allow an expiration date of 10 years after a site plan is approved for a civic use.
8. Section 25-6-472(A) Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to require a minimum of 50 parking spaces, but no more than 100 parking spaces, for a civic use and its related accessory uses.
9. Section 25-8-261(C) (*Critical Water Quality Zone Development*) is 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 (*Cut and Fill*).
10. Expanding upon the existing code modifications referenced in Part 5 Section D(11) of the approved PUD Ordinance No. 20111215-079, Section 25-8-281 (*Critical Environmental Features*) and Section 25-2-282 (*Wetland Protection*) is modified to allow the following improvements within the 150-foot wide 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.
11. Section 25-8-341 (*Cut Requirements*) is modified to allow cuts to exceed four feet to allow for the construction of the proposed habitat pond as shown in Exhibit J.
12. Section 25-8-342 (*Fill Requirements*) is modified to allow fills to exceed four feet for the construction of the berm as shown in Exhibit J.

BASIS OF STAFF RECOMMENDATION:

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

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.

The Bull Creek PUD is comprised of approximately 54 acres of land fronting on Bull Creek and Lake Austin. PUD zoning is in keeping with the purpose statement of the district to preserve the natural environment, encourage high quality development, and innovative design.

2. *Zoning should allow for a reasonable use of the property.*

The proposed PUD amendment still offers a development on the subject property that can create a distinct space that complements its unique location on Lake Austin and Bull Creek. It involves a change in land use from a residential project to a cultural services use, enhances the environmental features on the property and limits daily vehicular traffic to the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Single family residence and several accessory uses
<i>North</i>	PUD (Across Bull Creek)	Single family residences in the Courtyard subdivision
<i>South</i>	PUD	Holdsworth Center, a non-profit retreat center dedicated to training and leadership development for public educational facilities
<i>East</i>	SF-2; PUD	Single family residences in the Northwest Hills and Cat Mountain subdivisions
<i>West</i>	Lake Austin	Not applicable

NEIGHBORHOOD PLANNING AREA: Not applicable

TIA: Waiver approved by Austin Transportation Department staff in February 2022

WATERSHEDS: Bull Creek Watershed; Lake Austin Watershed – Water Supply Suburban

CAPITOL VIEW CORRIDOR: No HILL COUNTRY ROADWAY: Yes,
Low Intensity

SCHOOLS:

Highland Park Elementary School Lamar Middle School McCallum High School

COMMUNITY REGISTRY LIST:

53 – Northwest Austin Civic Association 157 – Courtyard Homeowners Association
245 – Cat Mountain Homeowners Association
416 – Long Canyon Phase II & III Homeowners Association
425 – 2222 Coalition of Neighborhood Associations, Inc. 475 – Bull Creek Foundation
511 – Austin Neighborhoods Council 605 – City of Rollingwood
742 – Austin Independent School District 943 – Save Our Springs Alliance
1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
1424 – Preservation Austin 1507 – NW Austin Neighbors
1530 – Friends of Austin Neighborhoods
1596 – TNR BCP – Travis County Natural Resources 1603 – Westminster Glen HOA
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2017-0024 – Holdsworth Center PUD – 4907 FM 2222 Rd	LA; SF-2 to PUD for a 44.17 acre non-profit retreat center dedicated to training and leadership development Texas public school districts	To Grant PUD including the Transportation Demand Management (TDM) program, improvements to RM 2222 as agreed to with TXDoT, and prohibiting hotel-motel use	Apvd PUD as Commission recommended w/revised and new conds relating to development of the property, Heritage trees, establishment and use of the public access easement along RM 2222, defining and monitoring vehicular trips, requiring a new TDM program upon transfer of the Property, compliance with the TDM program, clarifying lighting language, adding property lines to fence requirements, requiring an

			ornamental fence on RM 2222 and installation criteria, and restricting sound amplification (12-14-2018).
C814-74-005 – Cat Mountain Villas – Lookout Mountain Drive at FM 2222 Rd	SF-3 to PUD for 372 single family detached and attached units w/common space and amenities	To Grant	Apvd (11-13-1975).

RELATED CASES:

City Council approved the Bull Creek PUD which consists of one single family residence with several accessory structures in July 2010 (C814-2009-0139). Note that PUD zoning does not include the additional 17.23 acres that was conveyed to the Owner in 2015 and is inundated by the Lake Austin and Bull Creek. The first amendment to the PUD related to tree protection was approved administratively in April 2011. The second amendment added a 0.83 acre tract known as the Tower Lot to the PUD and was approved by Council on December 15, 2011 (C814-2009-0139; C814-2009-0139.01; C814-2009-0139.02).

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

This property is located on the northeast side of Bull Creek and the Colorado River, and to the west of FM 2222. The subject area is not located within the boundaries of a small area plan, an Activity Center or Activity Corridor. The project area 54.7 acres in size and contains one large single family house and several accessory buildings. This is a third amendment to an existing PUD and calls for the approval of art exhibition space, several accessory structures (several that are pre-existing) and additional landscaping to augment the existing single-family compound.

Imagine Austin

There are no Capitol Metro transit stops, bike lanes or public sidewalks located within a mile of this site.

Based upon the scale of the proposed and existing improvements in relation to the 54.7 acres site, and the property not being located along an Activity Corridor or Center, this PUD amendment is beyond the scope of policies of the Imagine Austin Comprehensive Plan.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

Please refer to Attachment A (*Environmental Commission support material*).

Floodplain

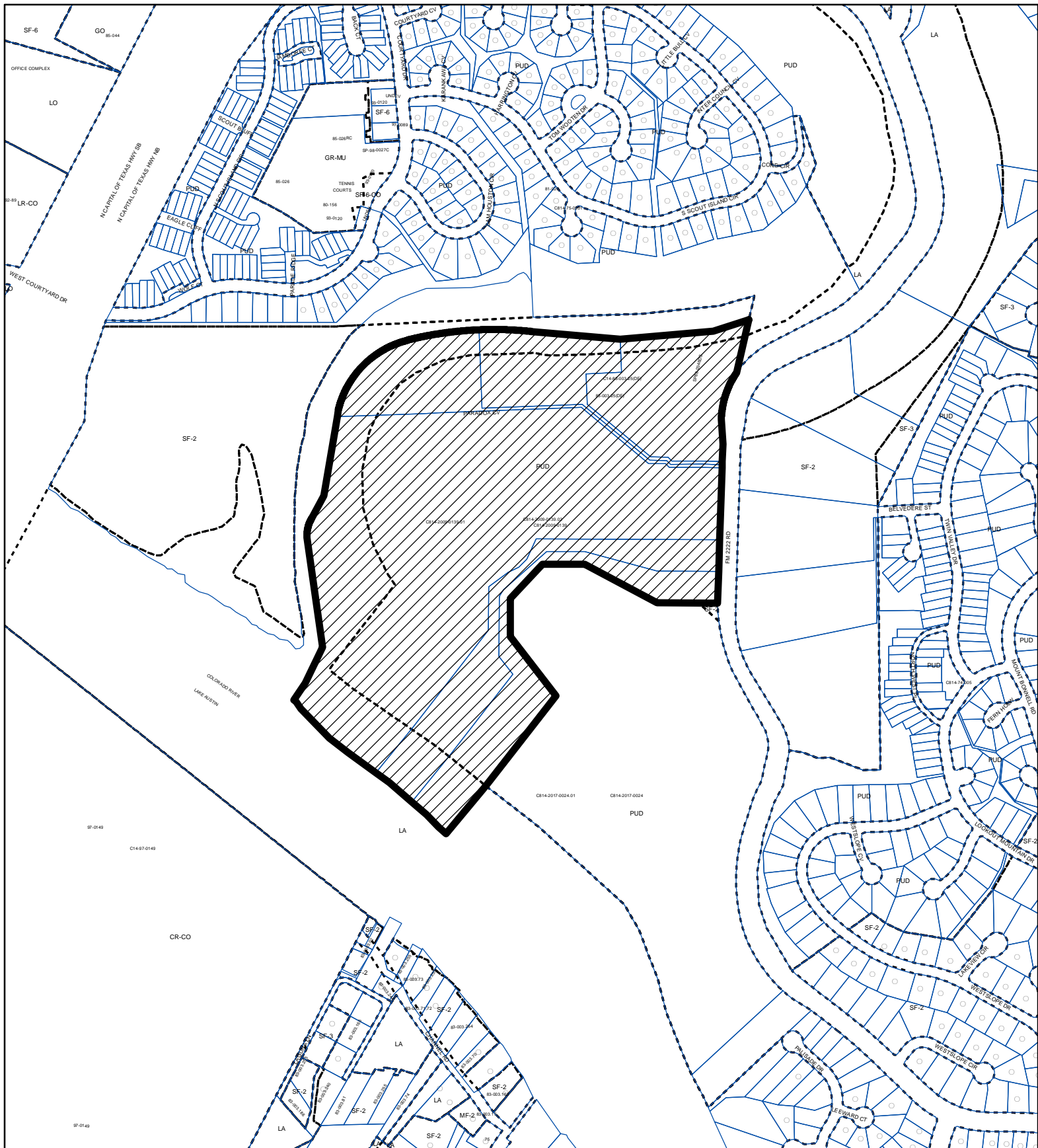
The location of the PUD zoning case is on Lake Austin near the confluence of Bull Creek. The Applicant is not requesting any code modifications regarding floodplain ordinances. The Applicant has stated in the superiority table that there will be no modification to the existing 100-year floodplain.




Impervious Cover

The proposed maximum percentage of impervious cover is 20% on a net site area basis.

Austin Water Utility

No comments on PUD amendment.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2009-0139.03

EXHIBIT A

1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Exhibit A - 1

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

David Armbrust
(512) 435-2301
darmbrust@abaustin.com

February 4, 2020

VIA HAND DELIVERY

Jerry Rusthoven
Assistant Director
City of Austin
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: PUD Amendment Application #3 for the Bull Creek PUD; C814-2009-0139 (the "Application")

Dear Mr. Rusthoven:

This Application is submitted to amend Ordinance 20111215-079, associated with zoning case C814-2009-0139, for property located at 5305, 5400, 5404, 5408, 5505 Paradox Cove and 4909, 4915 1/2, 4929 FM 2222 Road (the "Property") to allow civic and cultural uses as well as other related modifications to the existing PUD. The Property is ± 71.931 acres of land, of which, only ± 54.70 acres are included in this Application (± 17.231 acres are submerged under Lake Austin and Bull Creek). The Property is currently used as a single-family residence and ancillary uses.

The Holdsworth Center is currently under construction adjacent to the Property. The Holdsworth Center includes numerous structures that are visible from many areas of the Property. In order to maintain and enhance the sense of serenity that currently exists on the Property, the Application proposes to incorporate some immediate landscape design improvements, such as the following:

1. A wet pond on the southern portion of the Property. The pond will serve as both an aesthetic and environmental amenity and will serve as a migratory habitat for wildlife.
2. The material generated from the construction of the wet pond will be used to construct two berms to screen the Property from the Holdsworth development. These berms will average 6-ft to 8-ft in height and will then be landscaped.

In addition to the landscape improvements, this amendment includes the ability to convert the Property in the future to a civic use to accommodate a public art and exhibition {W0946380.2}

space. At some point in the future, the owner intends to gift the Property to be used for cultural services and exhibition space. Improvements associated with the conversion of the Property to a cultural services use include, but are not limited to:

1. The construction of a new building for uses that may include, but are not limited to, an art studio, classroom facilities, meeting space, food services, and restrooms.
2. The existing auto court, sports court, and barn parking area will be modified to accommodate onsite parking spaces.
3. Existing walkways will be enhanced and new walkways will accommodate accessibility requirements and provide paths connecting art pieces.

The owner is sensitive to the concerns of residents in the vicinity as well as traffic safety issues relative to FM 2222. The owner intends to work with the City and other interested parties to address screening, lighting, noise, and limitations on roadway access as well as other issues.

Enclosed with this Application are the corresponding exhibits we intend to modify that reflect the changes required to allow the immediate improvements to be constructed and the future conversion of the Property to a civic use. Thank you for your time and consideration of this matter. If you have any questions, comments, or need additional information, please do not hesitate to contact me at (512) 435-2301.

Respectfully,



David Armbrust

cc: Amanda Morrow
Amanda Surman
Mickey Jamail
Scott Smiley
Daniel Woodroffe

SITE

ORDINANCE NO. 2011215-079

AN ORDINANCE AMENDING ORDINANCE NO. 20100729-120 TO INCREASE BY 0.83 ACRES THE BOUNDARIES OF THE PROJECT KNOWN AS THE BULL CREEK PLANNED UNIT DEVELOPMENT PROJECT AND REZONING THE 0.83 ACRES FROM INTERIM-LAKE AUSTIN RESIDENCE (I-LA) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; MODIFYING THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4909, 4923, 4925, AND 4929 FM 2222 ROAD.

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

PART 1. Bull Creek Planned Unit Development (“Bull Creek PUD”) is comprised of approximately 55 acres of land located generally in the 4900 block of FM 2222 Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20100729-120 (the “Original Ordinance”) as approved July 29, 2010.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in the Original Ordinance and as Tract One below, and to change the base district from interim-Lake Austin residence (I-LA) district to planned unit development (PUD) district on the property being added as Tract Two to the Bull Creek PUD, as follows:

Tract One: Approximately 53.8741 acres in Travis County, consisting of two tracts of land and being more particularly described in Exhibit “A” incorporated into this ordinance; and

Tract Two (the “Tower Lot”): A 0.83 acre tract being all of Lot 2, Bull Creek Road Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 28, Page 17, of the Plat Records of Travis County, Texas (collectively, the “Property”),

locally known as 4909, 4923, 4925, and 4929 FM 2222 Road, in the City of Austin, Travis County, Texas, and further described in Zoning Case No. C814-2009-0139.02, on file at

5505 Paradox Cove,

the Planning and Development Review Department, and generally identified the map attached as Exhibit “B”.

PART 3. This ordinance and the attached Exhibits “A” through “O” are the amended land use plan (“Bull Creek Land Use Plan”) for the Bull Creek PUD and amends the Original Ordinance. Development of and uses within the Bull Creek PUD shall conform to the limitations and conditions set forth in this ordinance and in the attached Bull Creek Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Description of Property: Tracts One and Two

Exhibit B: Amended Zoning Map

Exhibit C: Amended Land Use Plan

Exhibit D: ~~Amended Notes~~ Residential Notes

Exhibit E: Civic Notes

Exhibit ~~X~~ F: ~~Ecological Preservation/Rehabilitation Plan~~ Restoration Plan

~~Exhibit F: Constructed Habitat for Migratory Waterfowl Plan~~

Exhibit G: Amended Green Building & Environmental Benefits (G-1, G – 2, G- 3)

Exhibit H: Artwork

Exhibit I: Swim Pier

Exhibit J: Environmental Modification Plan – Cut & Fill

Exhibit K: Environmental Modification Plan – Construction on Slopes

Exhibit L: Amended Slope Analysis (L -1, L - 2)

Exhibit M: Driveway Details

Exhibit N: Amended Critical Environmental Features (N-1)

Exhibit O: Amended Tree Protection (O – 1, O- 2)

PART 5. In accordance with Chapter 25-2, Subchapter V, Article 2, Division 5 (*Planned Unit Developments*) of the Code, the Bull Creek PUD development shall comply with the requirements for a PUD, except as otherwise modified by this ordinance.

A. Use Regulations.

1. Except as otherwise provided in this ordinance the Property is subject to Lake Austin residence (LA) district permitted and conditional uses and site development regulations.
2. Crop production use and urban farm use are additional permitted uses of the Property.

3. Cultural Services use is a by-right permitted use of the Property.

4. ~~3~~ Section 25-2-863 (C) (*Urban Farms*) of the Code is modified to allow an urban farm on a site greater than five acres.

5. ~~4~~ Section 25-2-893 (C) (*Accessory Uses for a Principal Residential Use*) of the Code is modified to allow two guest houses. The structure on the Tower Lot may be used as a guest house, in addition to the two guest houses on the Tract One property. Upon conversion of the Property, the guest houses may be converted to a civic use.

6. ~~5~~ Section 25-2-900 (*Home Occupations*) of the Code is modified so that only the following home occupation regulations apply: a) a home occupation may occur within the primary residence, the Tower Lot, or accessory structures, and b) a home occupation may include the occupant of the primary residence and staff assisting with property and household management, domestic service household maintenance (interior and exterior), landscaping, security, bookkeeping, and personnel working for the owner or owner's nonprofit foundation. **Please reference the following page for additional sections added to Part 5. Section A.**

B. Zoning and Site Development Regulations.

1. With the addition of the Tower Lot, the maximum impervious cover is 20 percent. → 15 percent. ~~[14] percent.~~ Section 25-8-64 (*Impervious Cover Assumptions*) of the Code is modified to allow impervious cover to be calculated over the entire Property and not on a lot by lot basis.

2. Section 25-2-551(B) ~~(3)~~ ~~(2)~~ (*Lake Austin (LA) District Regulations*) of the Code is modified to allow additional improvements within the shoreline setback area as shown on Exhibits C and J. These improvements may include a ~~constructed habitat for migratory waterfowl~~ , but are not limited to, habitat pond, ~~→~~ decks, trails, impervious ~~walks~~ artwork and their supporting foundations, boardwalk, terraces, skyspace structure, ~~site electrical~~ & pervious walkways, weir system, berms, swimming area, and related improvements. Maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities is allowed.

3. Section 25-2-551 ~~(B)~~ ~~(5)~~ ^{(E)(2)} (*Lake Austin (LA) District Regulations*) of the Code is modified to allow development of a guest house and recreation building on limited gradients that exceed 35 percent in accordance with Exhibit K.

Additional Use Regulations:

Add new Part 5. Section A(7):

7. Section 25-2-897 (*Accessory Uses for a Principal Civic Use*) of the Code is modified to allow an art studio, classroom, meeting facility, gift shop, coffee bar, snack shop, and cafeteria as an accessory use to a principal civic use.

Add new Part 5. Section A(8):

8. Upon conversion of the Property to a civic use, any structure, including the parking areas located on the Property may be used for a civic use.

5. ~~4.~~ Section 25-2-492 (*Site Development Regulations*) of the Code is modified to allow interior side yard setbacks to be zero feet.
6. ~~5.~~ Section 25-2 Subchapter F: Residential Design and Compatibility Standards, 2.5 (*Side Yard Setbacks*) and 2.6 (*Setback Planes*) of the Code are modified to allow interior side yard setbacks to be zero feet and interior lot line setback planes not to apply.

C. Hill Country Roadway.

1. The PUD shall comply with the Hill Country Roadway Ordinance except as shown in this Subsection C.
- a) Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) of the Code is modified to allow compliance with Exhibit K for construction on slopes. *Artwork and its supporting foundations, and buildings associated with the civic use shall be excluded from FAR Calculations.*
- b) Section 25-2-1123 (*Construction on Slopes*) of the Code is modified to allow construction of the guest house to comply only with Exhibit K.
- c) Section 25-2-1126 (*Building Materials*) of the Code is modified to allow reflective and non-native building materials for structures built 100 feet behind a 10-foot high masonry wall that is constructed 100 feet from the right-of-way of FM 2222 Road. A vegetative buffer with native plants and trees shall be provided as additional screening.
- d) A 100-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to the FM 2222 right-of-way. At approximately the 100-foot setback line a 10-foot high wall or fence shall be constructed for visibility and sound attenuation. Additional native trees will be planted to supplement the existing native vegetation. Entryway features are allowed within the setback in the vicinity of the driveways. *including, but not limited to, monument signs, artwork, lighting, flag poles, gatehouse, gates, and driveway turnaround*
- e) ~~At least 10 percent of the site within the Hill Country Roadway~~ 1000 foot setback area shall be left in a natural state, except for vegetative management activities in accordance with a) the existing wildlife management plan approved by the Travis County

Appraisal District for the property and, b) the Ecological Conservation and Preservation Plan outlined in Exhibit ~~X~~ of this ordinance.

Please reference the following page for additional sections added to Part 5. Section C(1).

2. The City acknowledges and agrees that the existing building on the Tower Lot is a legal noncomplying structure, and as such, shall be subject to applicable City Code provisions.

AND THE RESTORED
EXISTING BOAT
HOUSE

D. Environmental Regulations.

1. Development of the Property shall comply with the criteria, plans, or requirements as written or illustrated on Exhibits D, E, F, G, J, K, L, N, and O.
2. Section 25-8-261(C) (*Critical Water Quality Zone Development*) of the Code is modified to allow the following improvements within the critical water quality zone as shown on Exhibit C and described in Exhibit J:

Habitat Pond, Riparian
Habitat, Exclosures,
Existing and Proposed
Guest House, Caretaker
Residence

pervious & impervious
walkways, low water
crossing

- a) ~~migratory bird habitat,~~ birdbath facilities, decks, levees, trails, ~~sidewalks,~~ boardwalk, remnant foundation, terraces, skyspace structure, security equipment, wiring, swimming area, and related facilities;
- b) maintenance and remodel of existing swimming area, boat docks, walkways, and terraces; and
- c) cut and fill as required for the above improvements in accordance with Exhibit J.

site electrical, weir
system,

artwork and its
supporting foundations,

3. Section 25-8-281(B) (*Critical Environmental Features*) of the Code is modified to allow critical environmental features ("CEF") to be located on a residential lot.
4. Section 25-8-281(C) (*Critical Environmental Features*) of the Code is modified to provide buffer requirements for the CEFs on the Property in accordance with Exhibit N.
5. For the purposes of calculating impervious cover for the Property, walkways built in accordance with the pervious walkways detail provided in Exhibit F shall be counted as pervious cover and shall satisfy the requirements outlined in Section 1.6.7 of the ECM.

Additional Hill Country Roadway Regulations:

Add new Part 5. Section C(1)(f):

- f) For a civic use and its related accessory uses, the maximum building height shall not exceed 35 feet. Artwork is excluded from the height limitation.

5. Sections 25-8-281 (*Critical Environmental Features*) and Section 25-8-282 (*Wetland Protection*) of the Code do not apply to any proposed manmade environmental features.
6. Section 25-8-302 (*Construction of a Building or Parking Area*) of the Code is modified to allow small portions of building and parking areas to be constructed on slopes greater than 25 percent, as shown on Exhibit K. Terracing shall be optional for portions of the slopes that are not constructed on, but spanned by a building.
7. Section 25-8-341 (*Cut Requirements*) of the Code is modified to allow cuts to exceed four feet in accordance with Exhibit J.
8. Section 25-8-342 (*Fill Requirements*) of the Code is modified to allow fills to exceed four feet in accordance with Exhibit J.
9. The requirements of Sections 3 through 3.3.5 (*Tree Survey*) of the Environmental Criteria Manual ("ECM") are modified to allow only trees of eight inch and greater diameter to be surveyed and for single family tree regulations to apply. Upon conversion of the Property to a civic use, this provision shall not apply.
10. CEF Buffers and Construction. The following conditions apply to the 50-foot wide buffer for Rimrocks 1 and 2 as shown on Exhibit N:
 - a) a 40-foot limit of construction shall be maintained from Rimrock 1 and 2;
 - b) the 10-foot wide area with the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from the City of Austin Standard Specification Item No. 609S, and
 - c) erosion and sedimentation controls must be placed at the limits of construction.
11. A 150-foot wide buffer shall be provided for the emergent wetland fringe located within Bull Creek. The following may be located within the buffer area:

AS SHOWN ON
EXHIBIT N,



Habitat pond & riparian habitat,
pervious and impervious walkways,
restored existing boat house

artwork and its supporting
foundations

Trails, existing retaining wall, proposed trees, stone stairs, regraded slope, ~~migratory habitat for waterfowl~~, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities.

12. A setback is not required for or associated with a cypress fringe located on portions of the Property.

13. Artwork may not be installed within 50-ft of a Critical Environmental Feature.

- E. Shoreline Swim Area/Docks and Wetlands Area. 14. The PUD will establish a Sustainable Land Management Plan and manage invasive species in accordance with Note 1

15. 75% of native caliper inch will be preserved, to be determined at time of site plan review, and 2 on Exhibit F(Restoration Plan). Additionally, 75% native caliper inch of protected trees and 100% of native caliper inch of heritage trees will be preserved to be determined at time of site plan review.

Swim area reconstruction shall not exceed 50 feet from the shoreline in accordance with Exhibit I.

16. The PUD shall maintain recycling facilities in each building.

2. Shoreline modifications for the swim area will exceed Code and ECM requirements in order to preserve the natural and traditional character of the shoreline as set forth under Section 25-7-61(A)(5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*), maintain the integrity of protected riparian areas and minimize damage to physical and biological characteristics set forth in Section 1.7.7(A) ECM. Parts of the proposed plan will:

- a) maintain the water quality benefits and biological integrity of a functioning, natural vegetated shoreline by providing landscape details which replace existing shoreline vegetation with more desirable native species that provide bank stabilization and natural character;
- b) provide the slope of a natural shoreline with minimal stone toe armor pursuant to the current recommendations for bank stabilization of City of Austin Environmental Resource Management Division wetlands biologist;
- c) provide native wetland plantings as mitigation for any impacts to protected wetland areas with the approval of City of Austin Environmental Resource Management Division wetlands biologist; and
- d) provide the seal of a Texas professional engineer to certify that the hydraulic and structural design of dock and shoreline treatment are adequate that the improvement complies with the ordinances of the City, Drainage Criteria Manual, and the laws of the State as set

forth in Section 25-7-62 (*Certificate of Professional Engineer Required for Certain Alterations and Improvements*) of the Code.

3. Additionally, boat slips may not exceed 12, and a boat slip may not be used for commercial purposes. The Tower Lot may maintain the two additional boat slips associated with it, in addition to the 12 boat slips existing on the Tract One property. However, they may not be used for commercial purposes.

4. The property owner and operator of the civic use shall agree to keep the shoreline clean of trash and debris.

F. Transportation Regulations

1. The southern internal driveway shall be built in accordance with Exhibit M.
2. The requirements of the Transportation Criteria Manual Section 5.3P and the City of Austin Standard Detail 433S-1 are modified to allow a driveway apron to slope away from the street and to exceed a two percent grade for the driveway apron. (See Exhibit M)

Please reference the following page for additional sections added to Part 5. Section F.

G. Drainage Regulations.

1. Section 25-7-152 (*Dedication of Easements and Rights-of Way*) of the Code is modified so that a drainage easement dedicated to the public is not required for flows onto the property; provided however, the property shall accept flows from adjacent tracts in accordance with natural drainage patterns. An easement for the FEMA floodplain shall satisfy dedication requirements along Bull Creek.

- H. Artwork. ~~At least 2~~ art installations shall be provided on the Property in accordance with Exhibit H.

and its supporting foundations

1.

Please reference the following page for additional sections added to Part 5.

PART 6. Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance No. 20100729-120, as amended, remain in effect.

and Ordinance No.
20111215-079

Additional Transportation Regulations:

Add new Part 5. Section F(3):

3. Modify Section 25-6-472(A) Appendix A to require a minimum of 50 parking spaces, but no more than 100 parking spaces, for a civic use and its related accessory uses.

Add new Part 5. Section F(4):

4. Daily vehicular trips shall not exceed 400. A trip is defined as the one-way direction of a vehicle onto or off the Property. Upon conversion of the site to a civic use, traffic data shall be captured and provided to the City of Austin six months after opening for a period of two (2) years to ensure daily traffic volumes have stayed within the threshold outlined above. The City shall have the right to audit the supporting documents for the annual report. If the owner meets the trip cap each year with proof in the annual report for two consecutive years, the annual reporting will no longer be required. ATD may require additional traffic count reports if complaints are received within the first five years the civic uses are in operation. ATD may enforce compliance with this section through legal means including injunction relief. Any use of the property for any purpose shall be required to comply with the limitations on vehicle trips set forth in this section.

Add new Part 5. Section F(5):

5. The driveway design and location on RR 2222 is subject to TxDOT approval. Any changes to the PUD resulting from and related to the driveway design may be approved administratively.

6. General public access to the property shall be made through a reservation system.

7. Upon conversion of the Property to a civic use, the driveway currently located at the northern end of the property shall operate as a right-in/right-out driveway and no more, pending driveway permit approvals from the Texas Department of Transportation (TxDOT). This driveway shall provide a right-turn deceleration lane designed to TxDOT standards, pending driveway permit approvals from TxDOT.

8. Upon conversion of the Property to a civic use, the driveway currently located at the southern end of the property shall provide the necessary roadway improvements to operate as a full purpose driveway (e.g. right-in, right-out, left-in, left-out), pending driveway permit approvals from TxDOT. This includes widening RM 2222 to provide a left-turn bay and a right-turn deceleration lane designed to TxDOT Standards.

9. A Transportation Demand Management Plan shall be required to be reviewed and approved by the City of Austin prior to the release of an application permit for the civic use.

Additional Sections added to Part 5:

J. Sound Amplification

1. The use of amplified sound in an area not fully enclosed by permanent walls and a roof may not exceed 30 days per calendar year, with a 10 PM cutoff 10 days a year and an 8 PM cutoff the remaining 20 days.
2. The use of sound equipment that produces sound audible beyond the property line is prohibited between 10 p.m. and 10 a.m.
3. Regardless of the proposed use, the PUD shall be subject to the sound restrictions outlined in Section 9-2-5 (Restriction on Use of Sound Equipment in a Residential Area) of the City of Austin Land Development Code.

K. Lighting

1. Lighting for the artwork and trees may be low level lighting. Only a very small amount of light will escape skyward. Light fixtures will have a diffusing cover over them. Luminaries shall not shine directly onto neighboring properties, roadways, or distribute excessive light skyward.
2. All other lighting for the property will comply with the following standards:
 - a. Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.
 - b. Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.
 - c. Set a Total Outdoor Light Output: maximum lumens allowed per net acre:
 - i. Nonresidential Property: 100,000 lumens/net acre
 - ii. Residential Property: 25,000 lumens/net acre
 - d. Prevent light trespass: focus light on activity and use activity appropriate lighting
 - e. Use full cut off or fully shielded light fixtures

J. Green Energy Facilities

1. Owner may construct/place additional sustainability facilities on the Property in the future including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a micro grid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.

PART 7. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

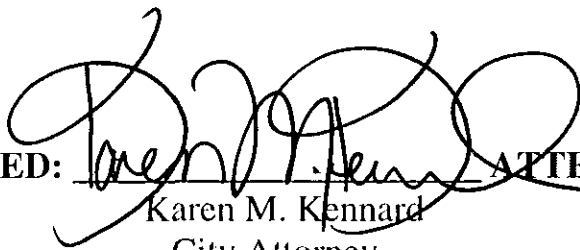
December 15, 2011

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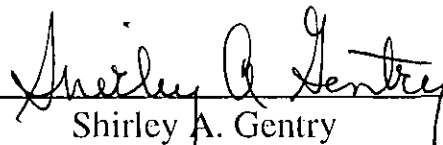
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

TRACT 1

FIELD NOTES FOR

44.572 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44.572 ACRE TRACT OF LAND CONVEYED TO KEY ENTERPRISES, INC., TED L. STEWART AND RON AMENI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY MET & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Northeast corner of said 44.572 acre tract, being at the Southeast corner of Lot 1, Bull Creek Road Subdivision, a subdivision recorded in Plat Book 28, Page 17 of the Plat Records of Travis County, Texas, being in the West r.o.w. line of F.M. Hwy No. 2222, for the PLACE OF BEGINNING hereof;

THENCE along the East line of said 44.572 acre tract, being along the West r.o.w. line of F.M. Hwy No. 2222 for the following courses:

Along a curve to the left whose radius is 408.15 feet, whose arc is 57.65 feet and whose chord bears S 07°20'50" W for a distance of 57.60 feet to a 1/2 inch iron pin found

S 01°29'54" E for a distance of 119.52 feet to a 1/2 inch iron pin found

S 03°17'00" W for a distance of 751.90 feet to a 1/2 inch capped iron pin set for the Southeast corner of said 44.572 acre tract;

THENCE along a Southerly line of said 44.572 acre tract for the following courses:

N 88°15'00" W for a distance of 287.50 feet to a 1/2 inch capped iron pin set

N 60°30'00" W for a distance of 387.50 feet to a 1/2 inch capped iron pin set

N 88°30'00" W for a distance of 200.00 feet to a 1/2 inch capped iron pin set

S 44°30'00" W for a distance of 222.50 feet to a 1/2 inch capped iron pin set

S 01°30'00" W for a distance of 180.00 feet to a 1/2 inch capped iron pin set

S 36°20'00" E for a distance of 353.21 feet to a 1/2 inch capped iron pin set

S 39°20'00" W for a distance of 540.43 feet to a point at the water's edge of the North bank of Lake Austin, for a Southerly corner of said 44.572 acre tract;

THENCE along the water's edge of the North bank of Lake Austin for the following courses:

N 50°41'13" W for a distance of 293.66 feet to an angle point

N 54°13'50" W for a distance of 481.15 feet to an angle point

FIELD NOTES
FOR

44.572 ACRES OF LAND - Page Two

N 49°50'24" W for a distance of 135.83 feet to a point at the water's edge of the East bank of Bull Creek, for the Southwest corner of said 44.572 acre tract;

THENCE along the water's edge of the East bank of B. . Creek for the following courses:

N 03°09'58" E for a distance of 9.95 feet to an angle point

N 39°03'55" E for a distance of 500.02 feet to an angle point

N 33°35'47" W for a distance of 57.70 feet to an angle point

N 25°18'41" W for a distance of 152.65 feet to an angle point

N 17°04'31" W for a distance of 23.61 feet to an angle point

N 13°59'42" W for a distance of 159.33 feet to an angle point

N 00°28'15" W for a distance of 177.67 feet to an angle point

N 11°27'02" E for a distance of 183.31 feet to an angle point

N 24°04'28" E for a distance of 73.27 feet to a 60-d nail set in a tree stump for the Northwest corner of said 44.572 acre tract;

THENCE along the North line of said 44.572 acre tract for the following courses:

N 89°29'31" E for a distance of 232.09 feet to a ½ inch iron pin found

N 89°10'10" E for a distance of 76.00 feet to an iron bolt found

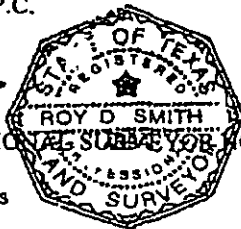
N 89°15'25" E for a distance of 569.23 feet to a ½ inch iron pin found

N 89°00'02" E for a distance of 555.61 feet to a ½ inch iron pin found

N 89°14'44" E for a distance of 216.58 feet to the PLACE OF BEGINNING and containing 44.572 acres of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
August 18, 2005
44.572 ac. - T.J. Chambers



TRACT 2

Part A: Lot 1, BULL CREEK ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 28, Page(s) 17 of the Plat Records of Travis County, Texas

and

Part B: Being 8.495 acres of land, more or less, and lying in and situated out of the Thomas J. Chambers Survey in Travis County, Texas and being more particularly described on Exhibit B-1 attached hereto and made a part hereof.

EXHIBIT B-1

LEGAL DESCRIPTION: BEING A 8.495 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN FOUR PARCELS OF LAND CONVEYED TO 4-D PARTNERS L.P. AS TRACTS 2-5 BY DEED RECORDED IN DOCUMENT NO. 19999133413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2007:

BEGINNING at an iron pipe found in the northerly line of that certain 44.572-acre tract of land conveyed to Danforth Partners I, LTD by deed recorded in Document No. 2001057457 of said deed records for the southeast corner of said 4-D Partners Tract 5 (3.846 acres) and the southwesterly corner of Lot 1, Bull Creek Road Subdivision, a subdivision of record in plat book 28, page 17 of the Plat Records of Travis County, Texas;

THENCE along the north line of said Danforth tract and the south line hereof and said 4-D Partners tract the following six (6) calls:

1. N 89°45'40" W a distance of 555.41 feet to a ½" iron rod found for angle point and common corner of tracts 2 and 5;
2. N 89°25'30" W a distance of 152.99 feet to a ½" iron pipe found for angle point and common corner of tracts 2 and 3;
3. N 89°22'13" W a distance of 122.77 feet to a ½" iron rod found for angle point;
4. N 89°36'49" W a distance of 293.52 feet to a 5/8" iron bolt found for angle point and common corner of tracts 3 and 4;
5. N 89°35'58" W a distance of 75.97 feet to a ½" iron rod found for angle point;
6. N 89°26'01" W a distance of 234.85 feet to a calculated point in Lake Austin for the southwest corner hereof and said 4-D Partners L.P. Tract 4;

THENCE along Lake Austin and Bull Creek the following eleven (11) calls:

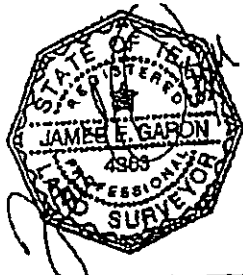
1. N 33°56'59" E a distance of 39.50 feet to a ½" iron rod found for angle point;
2. N 38°51'40" E a distance of 162.51 feet to a ½" iron rod found for angle point;

October 9, 2007

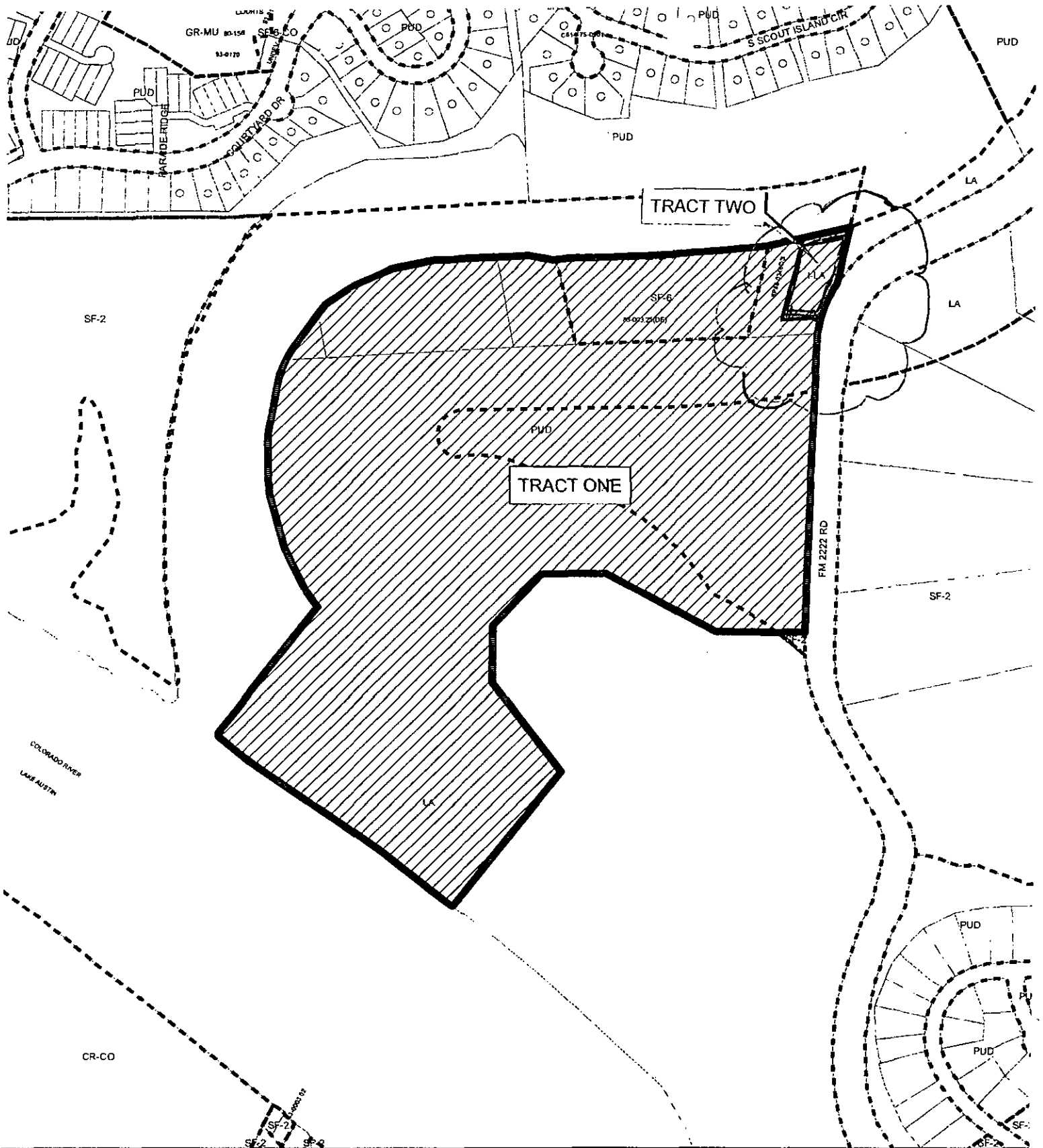
3. N 58°15'39" E a distance of 92.69 feet to a ½" iron rod found for angle point;
4. N 67°58'38" E a distance of 140.40 feet to a ½" iron rod found for angle point;
5. N 81°34'15" E a distance of 137.21 feet to a ½" iron rod found for angle point;
6. S 89°24'48" E a distance of 209.81 feet to a ½" iron rod found for angle point;
7. N 89°52'53" E a distance of 85.01 feet to a ½" iron rod set for angle point;
8. S 78°00'25" E a distance of 71.35 feet to a ½" iron rod found for angle point;
9. N 89°12'18" E a distance of 215.78 feet to a calculated point in water;
10. S 81°08'51" E a distance of 94.90 feet to a calculated point in water;
11. N 87°20'09" E a distance of 373.03 feet to a ½" iron rod set for the northeast corner hereof and said 4-D Partners tract 5 and the northwest corner of the aforesaid Lot 1, Bull Creek Road Subdivision;

THENCE S 15°57'31" W a distance of 291.00 feet along the west line of said Lot 1 to the POINT OF BEGINNING, containing 8.495 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon
 Registered Professional Land Surveyor
 Server: Col\Travis\Surveys\Thomas J Chambers\B58607.doc



PLANNED UNIT DEVELOPMENT

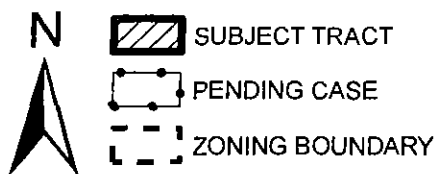
ZONING CASE#: C814-2009-0139.02

LOCATION: 4909 FM 2222 RD

SUBJECT AREA: 54.7041 ACRES

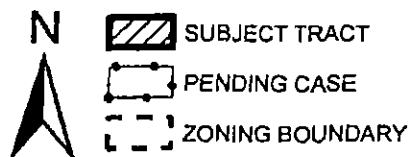
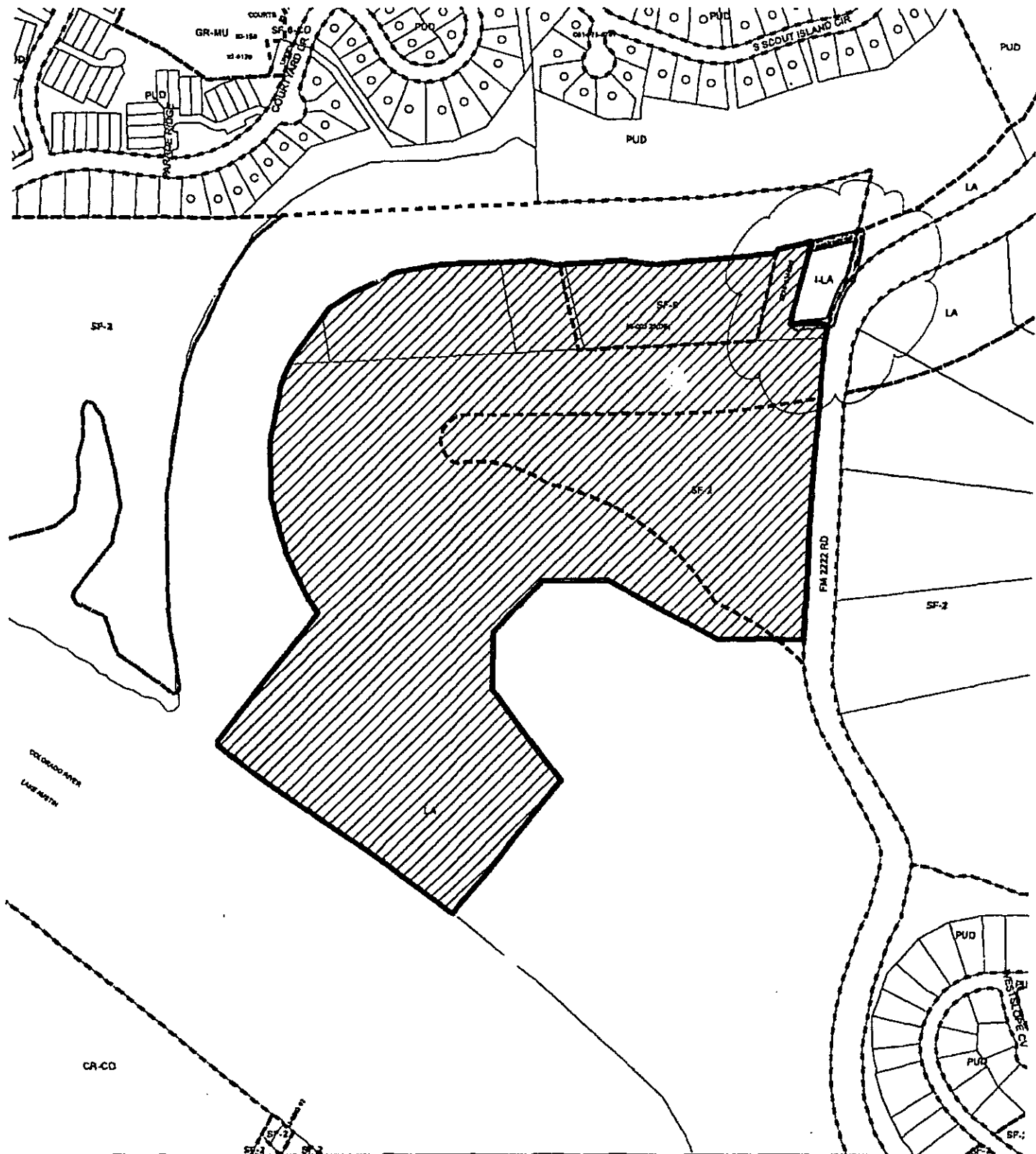
GRID: G29

MANAGER: CLARK PATTERSON



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.

EXHIBIT B

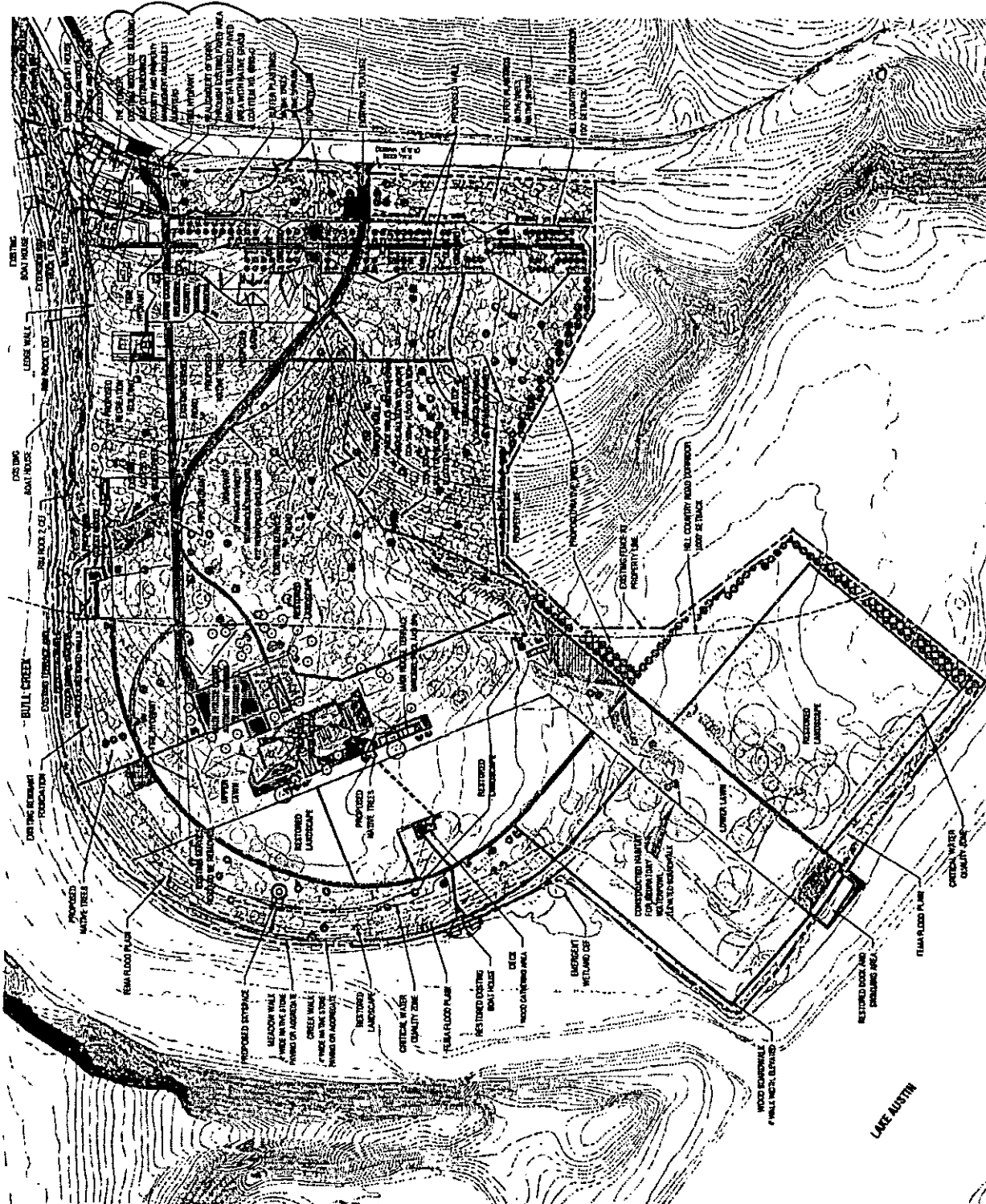


PLANNED UNIT DEVELOPMENT

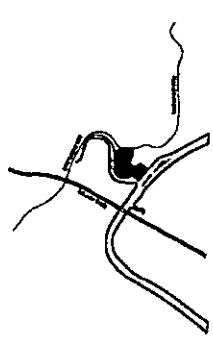
EXHIBIT B
 ZONING CASE#: C814-2009-0139
 LOCATION: 4909, 4923 & 4925 FM 2222
 SUBJECT AREA: 53.8741 ACRES
 GRID: G29
 MANAGER: C. PATTERSON



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.



08/24/2011 BULL CREEK PUD EXHIBIT C - LAND USE PLAN
CITY OF AUSTIN CASE NUMBER: CH 14-2008-0139



VICINITY MAP/BULL CREEK PUD

SEE FULL SIZE EXHIBIT
FOR REDLINED CHANGES

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 1.

AS PREPARED BY: 53.8741



BULL CREEK PUD
EXHIBIT D - NOTES

RESIDENTIAL

1. During construction, the existing structure on the property may be used as a dwelling and for activities to assist the site with construction.
2. The project will comply with the single family residential tree removal and clearing requirements of the City Code in effect on the date the PUD application was submitted. The PUD is for one single family residence with accessory uses. A tree clearing permit shall be required only for 19 inch diameter and larger protected trees.

~~3. Lighting for the skyspace structure shall only allow a low level of interior lighting outward. Only a very small amount of light will escape skyward through the opening, but no lights will be directed at the opening itself. Light fixtures will have a diffusing cover over them. Luminaires shall not shine directly onto neighboring properties, roadways or distribute excessive light skyward.~~

Note has been relocated to Part 5 Section K of the redlined ordinance.

3. ~~4.~~ The proposed main house, barn, recreation center, and guest house structures provide fire sprinkler protection. As part of the building permit process, the Owner work with Austin Fire Department to develop final designs in accordance with NFPA standards.

4. ~~5.~~ In lieu of a dedicated drainage easement, the Owner shall:

- a. Continue to accept and convey all offsite runoff through the Property.
- b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
- c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
- d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.

and the proposed habitat pond, berm and deck improvements in the lower meadow.

5. ~~6.~~ Administrative site plans shall be submitted for review and approval for new improvements to the swim area, boat docks, ~~and proposed habitat for migratory waterfowl.~~ If environmental variances are requested for the recreation building, then an administrative site plan shall be submitted for it. Due to the overall residential use, no other site plans shall be required.

Site plan regulations, such as landscaping and other requirements applicable to commercial uses shall not be applied to the administrative site plan(s). Tree surveys shall be submitted when required by single family regulations, in accordance with such regulations for 19 inch and greater trees.

6. ~~7.~~ Parking at the Tower Lot shall be for home occupation or residential use only.

7. ~~8.~~ Trees on the Tower Lot shall be subject to the Heritage Tree Ordinance as of the date of this PUD amendment #2 submittal.

8. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.

9. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this Ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as conforming uses.

BULL CREEK PUD
EXHIBIT E - CIVIC NOTES

1. Prior to, during construction, and operation of a civic use on the Property the existing structures may be used for residential purposes and for activities associated with a civic use.
2. Until the use of the Property changes as set forth in Section 3 below, the Property shall be considered a residential PUD using Lake Austin (LA) as the base zoning district.
3. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this Ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as conforming uses.
4. In lieu of a dedicated drainage easement, the Owner shall:
 - a. Continue to accept and convey all offsite runoff through the Property.
 - b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
 - c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
 - d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.
5. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.
6. A new tree survey shall be submitted when a site plan is filed for a civic use.
7. Site plans approved for a civic use shall expire 10 years after date of approval.
8. Corrections to released site plans shall be allowed for:
 - artwork and its supporting foundations; and
 - walkways
9. Existing parking areas may be used for home occupation, residential use or civic use, without modification to such areas.
10. Unless located within a flood hazard area, regardless of size and orientation, a building permit shall not be required for the artwork or its supporting foundations so long as the improvements are not occupiable.
11. Trade permits shall be required for electric, mechanical, and plumbing improvements, if necessary.
12. Development of the Property is exempt from Chapter 25-2, Subchapter E - Design Standards and Mixed Use, Section 2.2, 2.3, 2.4, 2.8, and Article 3.
13. Green water quality controls will be provided for development greater than 8,000 SF, as described in Section 1.6.7 of the ECM, to treat 100% of the water quality volume.
14. The Critical Water Quality Zone will increase from 75-ft to 100-ft for a civic use.
15. Any improvement proposed in the Critical Water Quality Zone shall be located no closer than 50-ft from the shoreline.
16. The development associated with the "Proposed Civic Building" and "Proposed Civic Parking" as shown on Exhibit F shall:
 - 1) be designed such that conveyance of overland storm water flows will not reach velocities of erosive force within the CEF buffer and, shall be directed away from the crest of the rim rock
 - 2) 100% of the storm water from this new building and associated hardscape and parking will be treated and managed using rain gardens and bio-swales.
 - 3) The proposed building shall provide additional native plantings and trees upslope of the rim rock CED and superior to the requirements of 609s.
 - 4) Provide signage and fencing along the perimeter of the rim rock CEF buffer to establish a no-mow zone and prevent accidental clearing of vegetation by maintenance staff.
 - 5) At the time of site plan submittal, engage geotechnical and structural experts to design the proposed building to the highest standard of care for the preservation and protection of the CEF.
17. The civic building shall be setback a minimum of 65-ft from the rim rock CEF as shown on Exhibit F.

**EXHIBIT ~~F~~ – BULL CREEK PUD
ECOLOGICAL PRESERVATION/REHABILITATION PLAN**

The Bull Creek PUD property has remained more or less intact in the midst of a highly developed urban area. However, over the years it has been overgrazed by domestic livestock and generally neglected which has resulted in a proliferation of nonnative and invasive species. Its diverse attractions include lake and creekside frontage, gently rolling hills, arroyos, mature oaks and junipers, and a wide expanse of meadows. Thus, the property has the potential to become a species-rich biosphere with many benefits to wildlife, water quality and the neighboring landscape.

GOAL

To initiate an on-going program of landscape interventions designed to hasten positive changes that will help the property self-heal, so that more diverse plant communities with greater ecological stability will thrive. The intention is to make the property more hospitable and attractive to wildlife and humans alike.

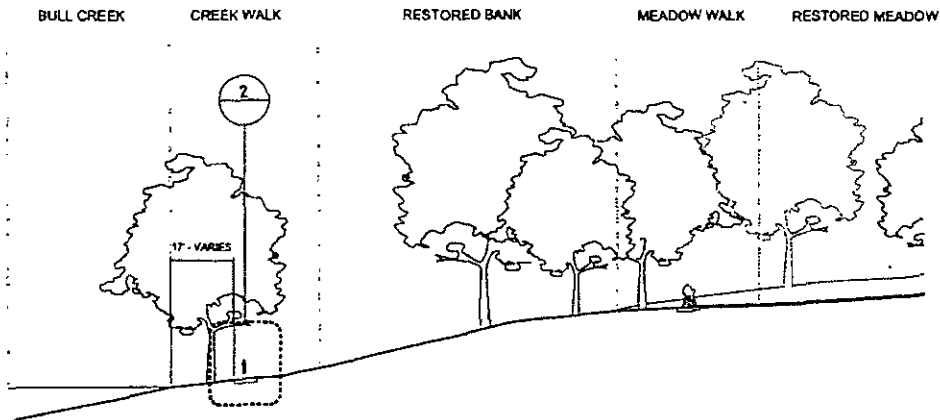
PREVIOUSLY INITIATED WORK

1. Meadow Rehabilitation – Native grasses have been planted to restore the grassland area to its natural state. This process was started in 2008 and efforts will continue for four seasons on approximately 12 acres of the site.
2. Removal of Invasive Tree Species – Non-native species of trees have been removed. However, this is an ongoing project and most efforts have been focused on woody plant species. This program of removing aggressive invasive species will be part of the continuing management plan for the property.
3. Native Hardwood Tree Plantings – Over the last year, the following trees and shrubs have been planted, with appropriate irrigation, to create diversity to the woodlands areas on the site: 125 – 15 gallon trees, 6 – 20 gallon trees, 27 – 30 gallon trees, 30 – 65 gallon maple trees (4 inch caliper balled and burlapped), for a total of 188 trees and shrubs. Numerous additional trees are proposed to be planted over the next several years.
4. Slope Stabilization – Slope stabilization has been installed where dense stands of invasive species have been removed and in the woodlands areas where some of the cedar or ashe juniper have been thinned to help control erosion. In accordance with the proposed removal of invasive species, additional slope stabilization is proposed.

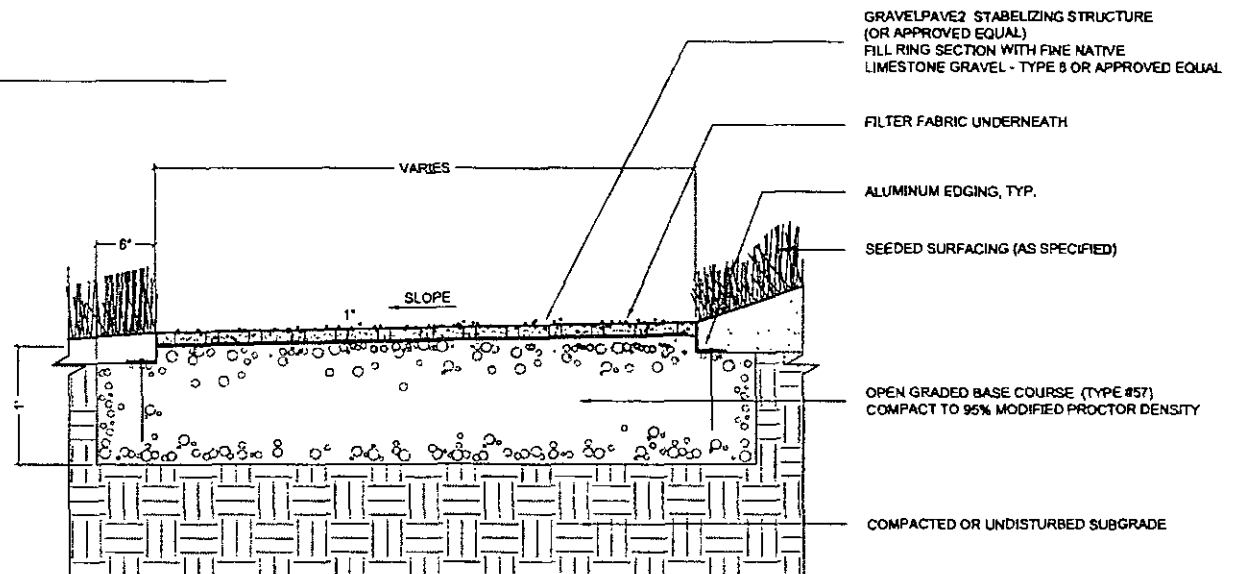
GENERAL STRATEGIES FOR IMPROVING CONDITIONS

1. Remove invasive species each growing season and replacing with native trees, shrubs, grasses, and forbs.
2. Through plowing, direct seeding of native grasses and forbs, and cultivation of cover crops, suppress noxious weeds, reduce soil compaction, and gradually increase the successful establishment of native grasses and wildflowers.

3. Improve soil ecology through a program of organic fertilization and inoculation with micro-organisms. This will enhance the establishment of native grasses.
4. Reduce the domination of ashe juniper through select clearing, in order to allow understory plants a chance to thrive.
5. Enrich the woodlands by planting more native hardwoods and shrubs over multi-seasons.
6. Improve the filtering of stormwater run off by the establishment of native grasslands, and by proper management techniques such as timely mowing, creation of swales to guide runoff to areas where it can be absorbed, and to monitor fragile and unstable areas to avoid wash outs.
7. Stabilize eroded slopes, old roads, bare areas, and other remnants of past land uses practices by setting check logs, rock berms, and mulch.
8. Construct “guzzlers” or wildlife water features to provide water during drought periods.
9. Coordinate landscape efforts to comply with wildlife management plans. This includes following Plateau Consultant’s guidelines for clearing, mowing, and other activities.
10. Avoid or strictly limit use of any chemicals that could have a negative effect on groundwater quality or wildlife.
11. Provide brush piles in certain areas of the property for wildlife use.
12. Seek the advice and consultation of other experts such as the U.S. Fish and Wildlife Service, the Ladybird Johnson Wildflower Center, Texas A&M range ecologists, and the Natural Resource and Conservation Service on restoration projects.
13. Continue to conduct annual bird and mammal surveys to assess the health of the wildlife population.

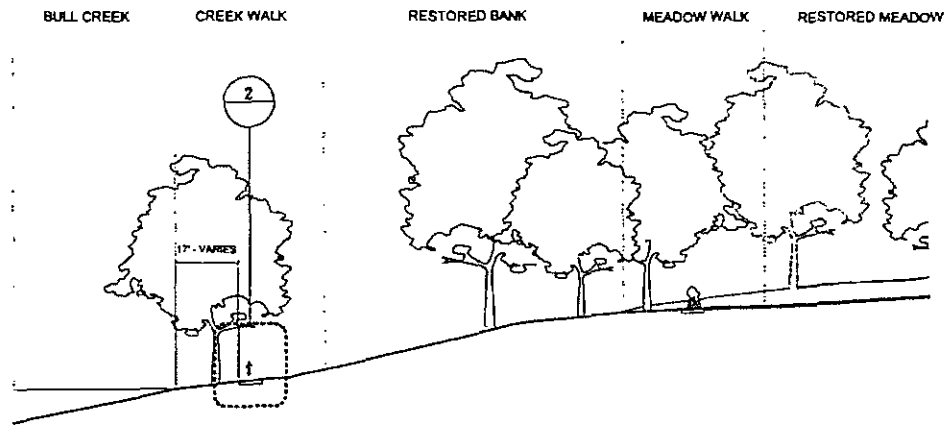


1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

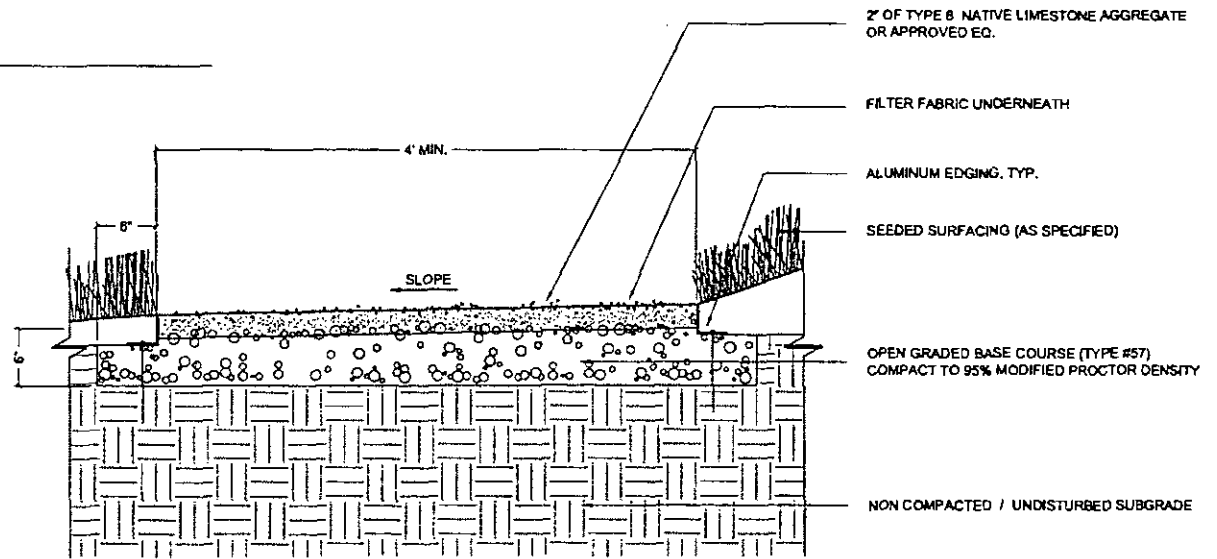


2 VEHICULAR PERVIOUS WALK SECTION - TYP.
SCALE: 1"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS

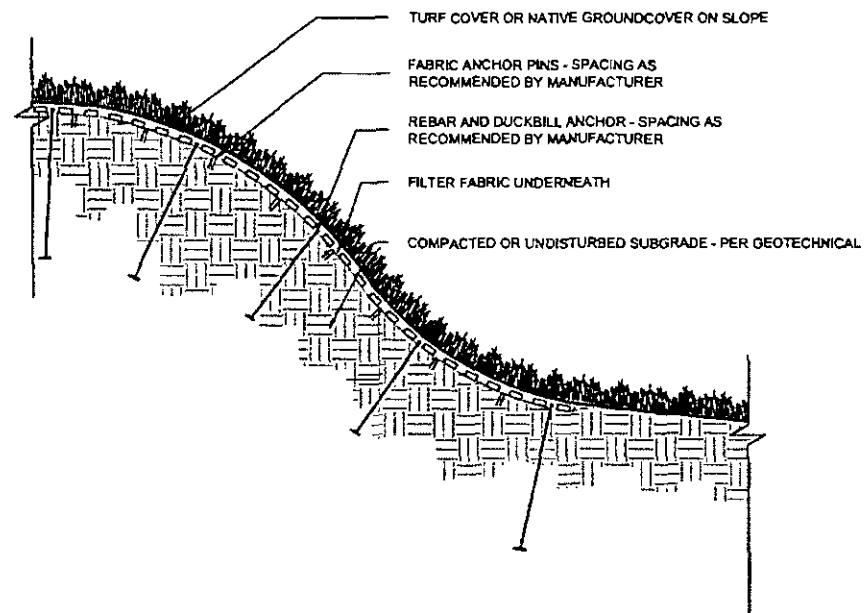


1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



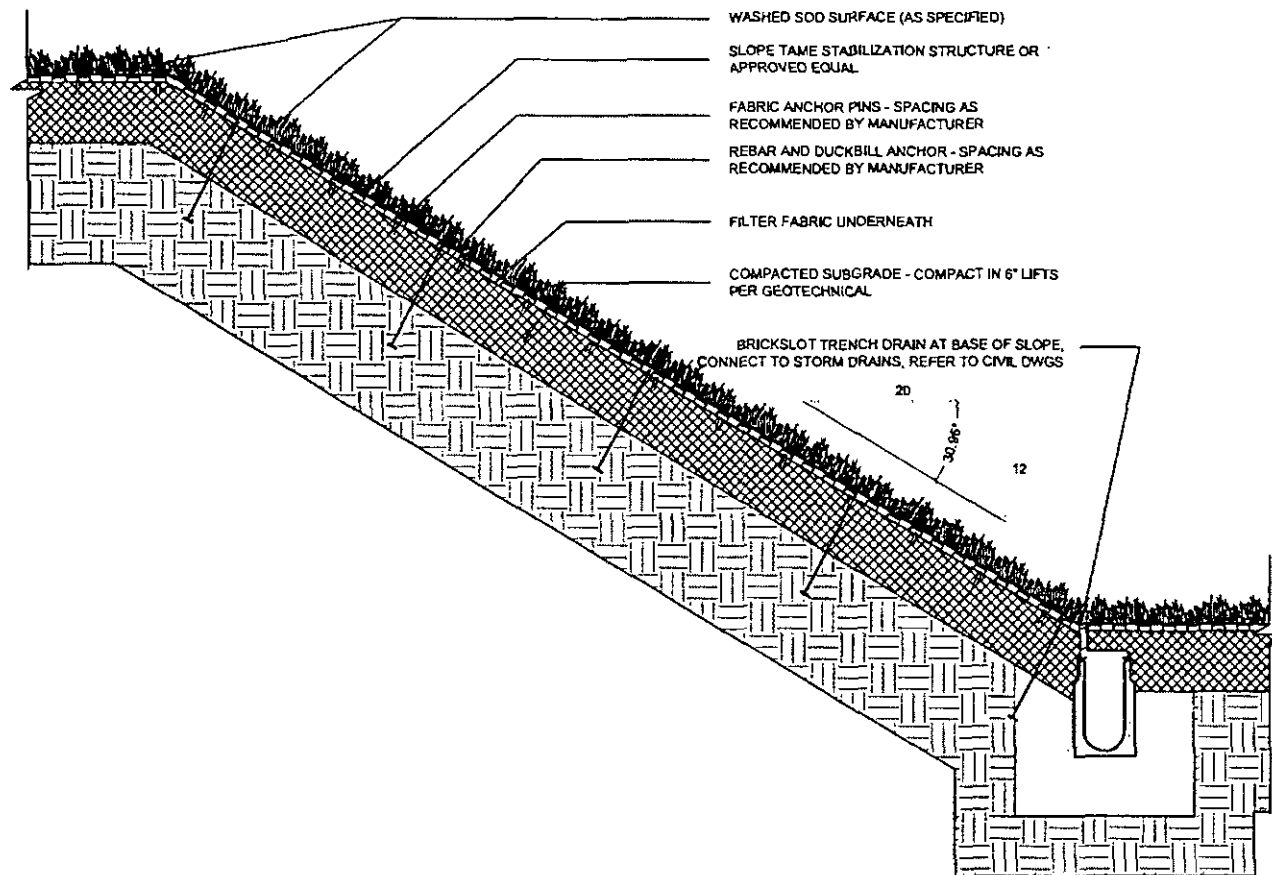
2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.
SCALE: 1/4"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



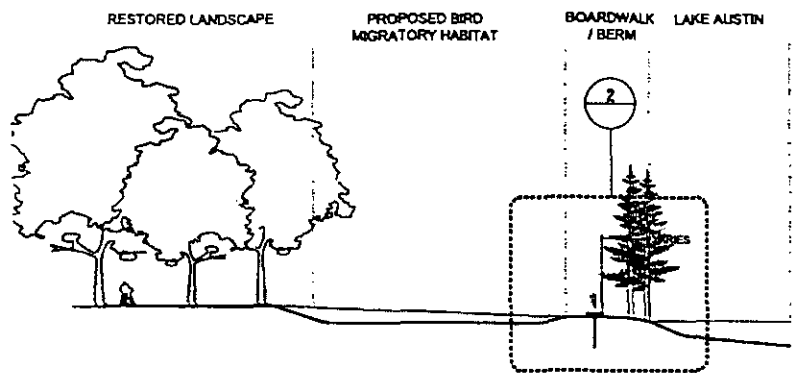
1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.
SCALE: 1"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



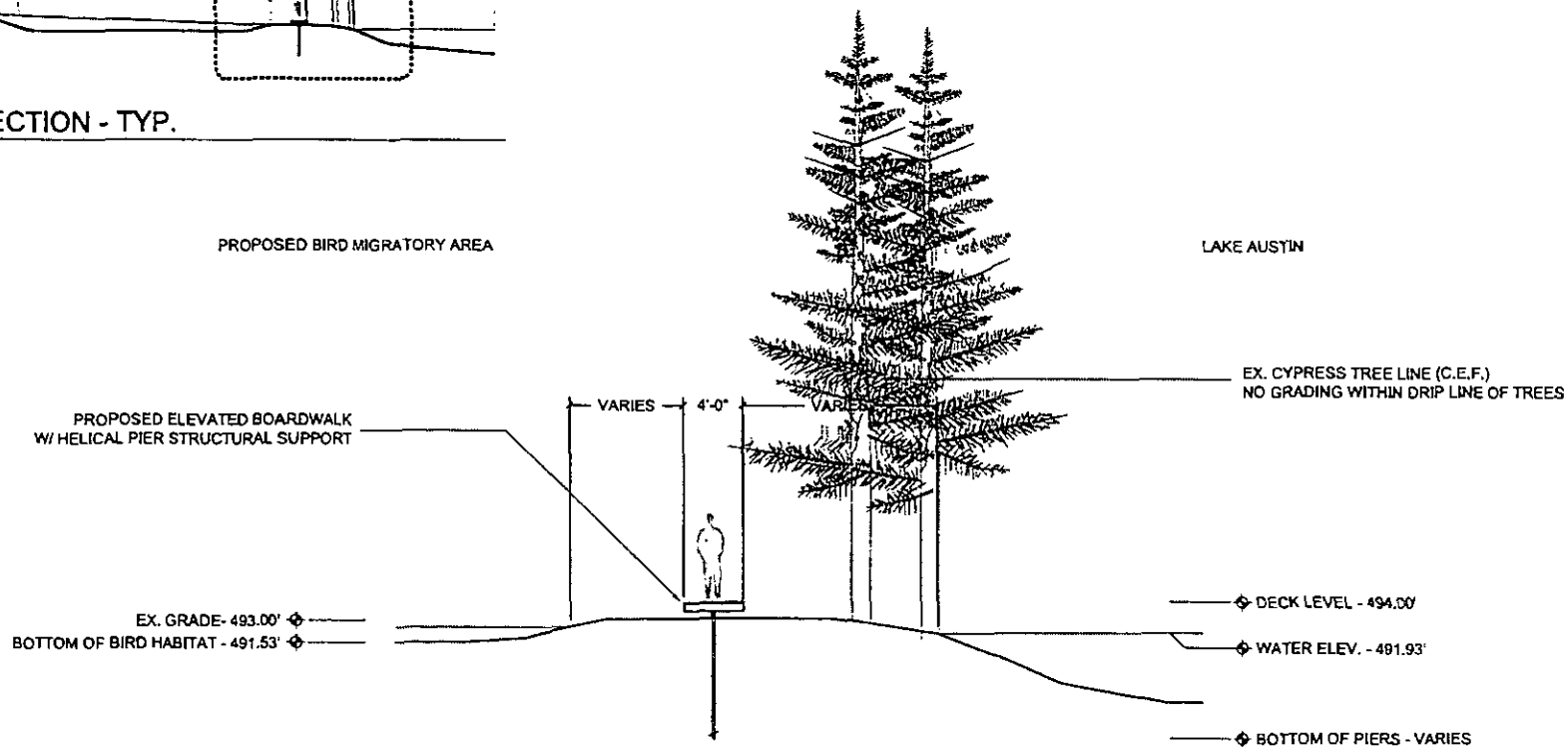
1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
SCALE: 1"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



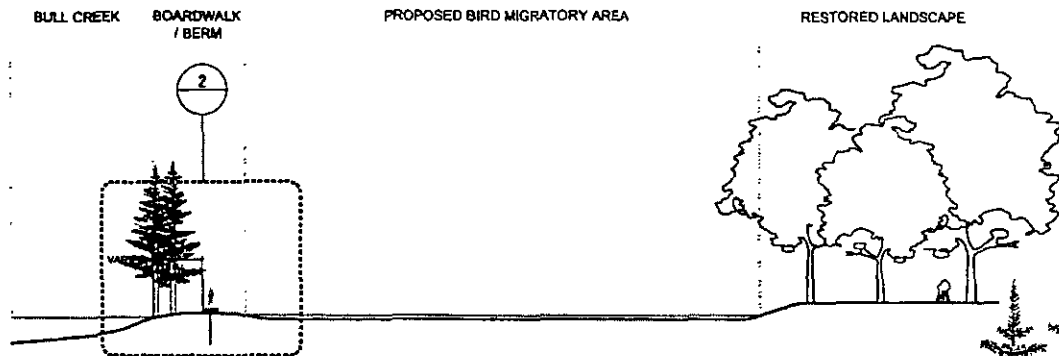
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

PROPOSED BIRD MIGRATORY AREA

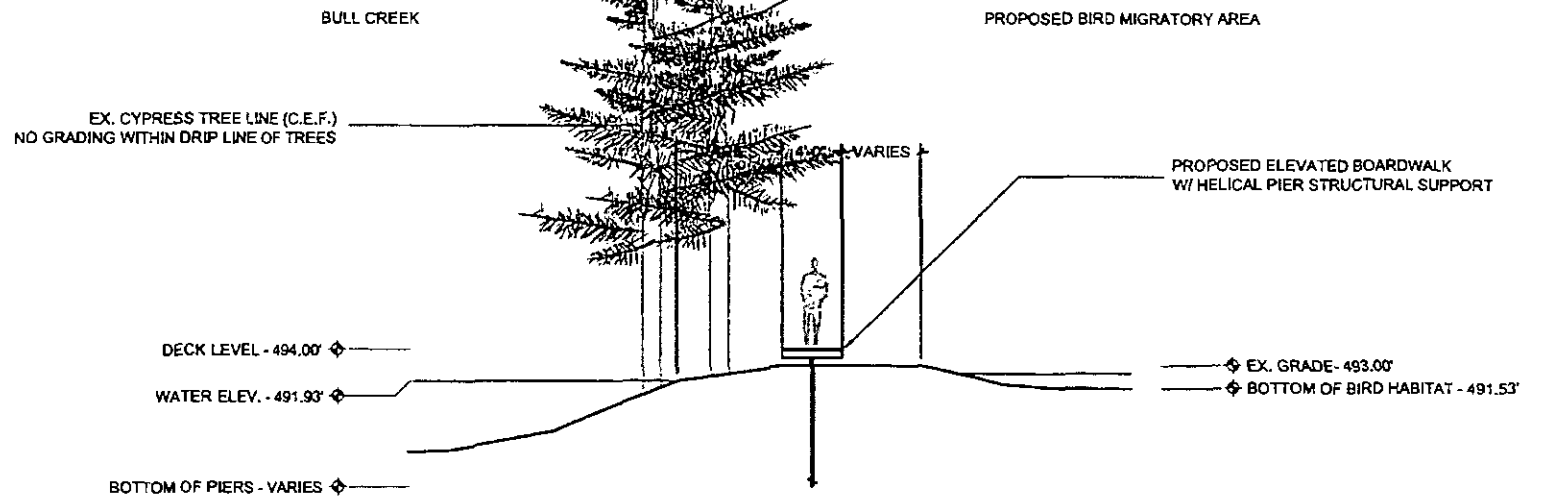


2 BOARDWALK SECTION - TYP. @ LAKE AUSTIN
SCALE: 1/8"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ BULL CREEK
SCALE: 1/8"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS

BULL CREEK PUD

EXHIBIT F – CONSTRUCTED HABITAT FOR MIGRATORY WATERFOWL PLAN

Aerial maps from before 1960 show that the previous owners impounded the western edge of the property where Bull Creek flows into Lake Austin to create more pasture land. Though composed of untold amounts of fill and contained by a low concrete bulkhead, this area composed of roughly three acres continues to have a high water table.

Because of these conditions, it is proposed that this area comprising approximately three acres bordering on Bull Creek and Lake Austin be converted into a constructed seasonal habitat for migratory waterfowl. This will involve dividing the area into three shallow basins that will allow each separate area to be filled up to two feet deep with water so as to provide a forage site for migratory birds.

While Lake Austin is important to all kinds of wildlife, it is too deep to provide ducks and other birds the opportunity to wade and peck at muddy bottoms for plants, small fish, tadpoles and insects to eat. Lake Austin's shoreline has almost been completely urbanized with lawns, planted vegetation and golf courses, and therefore has very few remaining seasonal wetlands to attract birds on their ancient migrations. From their vantage point high above, birds can gauge the depth of water by the particular reflected glare. They can also see to the bottom of the shallow zone, and that will attract them to this spot.

The US Fish and Wildlife Service (USFWS) have offered to provide technical expertise for the design, construction supervision, and other advice concerning how best to attract waterfowl and other wildlife to this unique and diverse ecosystem.

Installation of this constructed habitat is contingent upon obtaining the appropriate permits from all applicable jurisdictions, as well as the results of ongoing studies that the size, location, and depth have a positive impact on migratory waterfowl.

BULL CREEK PUD
EXHIBIT G – GREEN BUILDING AND ENVIRONMENTAL BENEFITS

OVERALL

The proposed land use plan will greatly reduce the amount of development that could occur on the property. City staff has estimated that current zoning and subdivision regulations allow 23 single family residences and six condominium units, while the proposed plan is for one single family residence with related accessory uses.

GREEN BUILDING

The Project currently proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items presently being studied along with the design of the main house and accessory structures include, but are not limited to the following:

Water Conservation

1. Reuse of gray water - Pending permitting and feasibility issues, the project intends to incorporate reuse water systems into the building design.
2. Irrigation from Lake Austin - The Owners currently have a permit to draw water for irrigation of the planting on site. The overall percentage of the site that is covered with vegetation which requires irrigation is low and the dominant planting strategy involves using drought-tolerant natives.
3. Water conservation, low flow fixtures - Water efficient plumbing fixtures will be used wherever possible in the project.

Energy Use

1. Green roof - A portion of the main house roof will incorporate a green roof with vegetation.
2. Photovoltaics – Subject to appropriate metering, the roof of the barn is planned to be covered with solar PV panels to generate electricity. The barn is envisioned as an energy center with solar panels consolidated for power generation across the site and to all buildings. The buildings may be metered separately for their individual power consumption but the barn is anticipated to be the central plant for much of the mechanical and electrical equipment.
3. Commissioning - A commissioning agent has been brought into the project to ensure that building systems are running at their intended design criteria.
4. Green energy subscription – The Owners will purchase Green Energy through Austin Energy, as needed.

5. Geothermal – The proposed geothermal heat exchange system is a central plant system. It is more efficient than a traditional chiller and boiler system, therefore reducing energy consumption of the central plant system over the year.
6. Reduced lighting loads, reduced site levels - A building management system will be installed to allow for lights to be dimmed and controlled from any point in house. Site lighting levels will be markedly reduced from what would be present in a conventional subdivision.
7. Energy use efficiency through glass performance - High performance glazing will be used throughout the project to achieve energy-efficient envelope design while allowing daylight into the spaces.
8. Maximize vegetated areas - The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

Environmental Impact

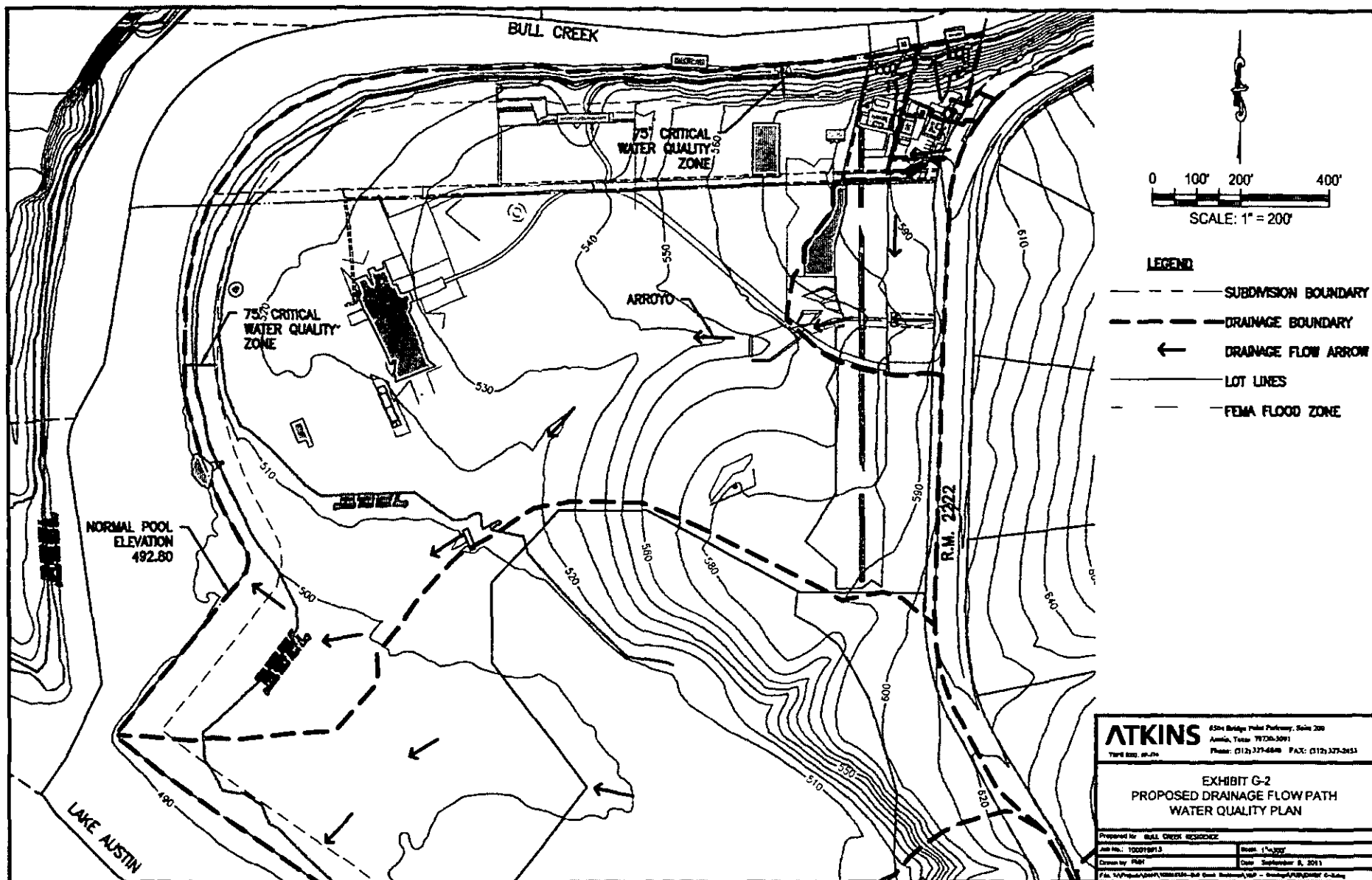
1. Storm water runoff and water quality for watershed protection - All roof and area drainage will be collected and redistributed on site via non-erosive devices.
2. Reduced impervious cover - The guesthouse free spans a natural ravine to reduce site disturbance. The recreation pavilion has a paddle tennis court on its roof to reduce the amount of impervious coverage.
3. Recycling storage - Each building will have facilities for recycling.
4. Bicycle storage for staff - The barn will have bicycle racks for house staff and grounds crew.
5. Certified wood - Certified wood will be used wherever possible on interior finishes and millwork.
6. Construction waste management - Contractor will recycle waste materials and excavated dirt as part of Austin Energy's Green Building program.
7. Utilizing existing site features - Regrading of the site is minimal. It is primarily limited to building and parking areas.
8. Restore or protect open areas - Much of the site has been impacted by overgrazing. At project completion there will be more plant material per acre than currently. Improvement of the soil quality is an ongoing part of the restoration program.

ENVIRONMENTAL

In addition to the innovative ecological preservation and conservation plan, constructed habitat for migratory waterfowl, and green building elements included within this single family project, there are other more traditional environmental benefits from the project. These include the following:

20 percent

1. A reduction of impervious cover and overall density well below that which is otherwise allowed by the code. A maximum of ~~15 percent~~ impervious cover is proposed over the entire 54.7049 acre ~~property~~ with far fewer structures than could be constructed under conventional zoning.
2. Revegetation and restoration of ~~three acres of land to~~ ~~the~~ ~~will~~ enhance the spread of water and minimize erosion. These areas will function as rough textured medium to tall height prairie grasses, which slow down and disperse storm water, enhancing the water quality along the drainage feature that runs through the property.
3. An integrated pest management plan shall be established.



BULL CREEK PUD
EXHIBIT G-3 - ENVIRONMENTAL BENEFITS FOR THE TOWER LOT

The Tower lot is Lot 2 of the Bull Creek Road subdivision and the current improvements were constructed prior to the requirement of water quality improvements. Below is a water quality plan to provide substantial environmental benefit over what is currently included.

The Tower lot is a 0.804 acre lot with a Net Site Area (NSA) of 0.389 acres which drains directly into Bull Creek over a Critical Environmental Feature (CEF). Current development on the lot has created an impervious cover of 0.364 acres or 94 percent compared to the NSA. The proposed water quality plan for this lot will provide some treatment of the runoff from a majority of the site, by rerouting runoff to flow interior to the 54 acre PUD. Approximately 65 percent of the impervious cover will be diverted from flowing into Bull Creek and directed into the interior of the PUD. An inlet and pipe will carry the flow to a discharge point that will allow overland flow to the existing arroyo through the PUD. This arroyo flows toward Lake Austin through 1440 feet of natural channel which empties into a ponding area near Lake Austin. Run off from this catchment area ponds in a low area near the lake and then flows across a flat grassy area before entering into Bull Creek near its mouth with Lake Austin. Therefore, the pollutant load from this area of Lot 2 will be naturally treated with high removal rates assumed.

The other 35 percent of the site impervious cover is mostly roof tops, decks and sidewalks and will flow to Bull creek as it currently does.

BULL CREEK PUD
EXHIBIT H – ARTWORK

PROVIDES

some of

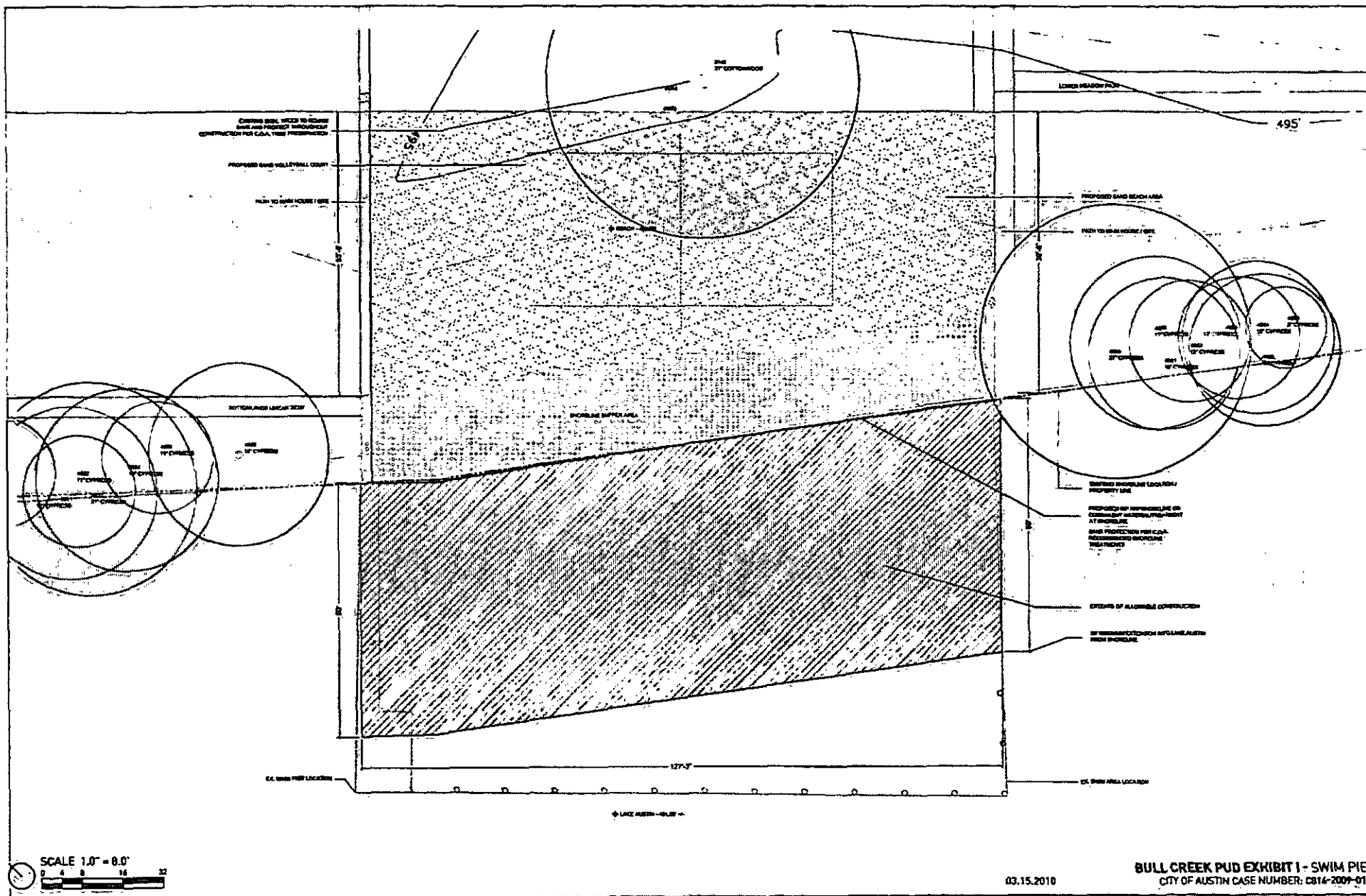
1. The project presently ~~proposes to incorporate~~ ⁴³ at least ~~two~~ art installations which may be seen from Lake Austin or Bull Creek. Approximate locations of these installations are shown on Exhibit C.

~~The first piece has been commissioned by artist James Turrell, who specializes in skyspace structures which utilize natural light, combined with a complex internal lighting system, to create a visually pleasing experience.~~

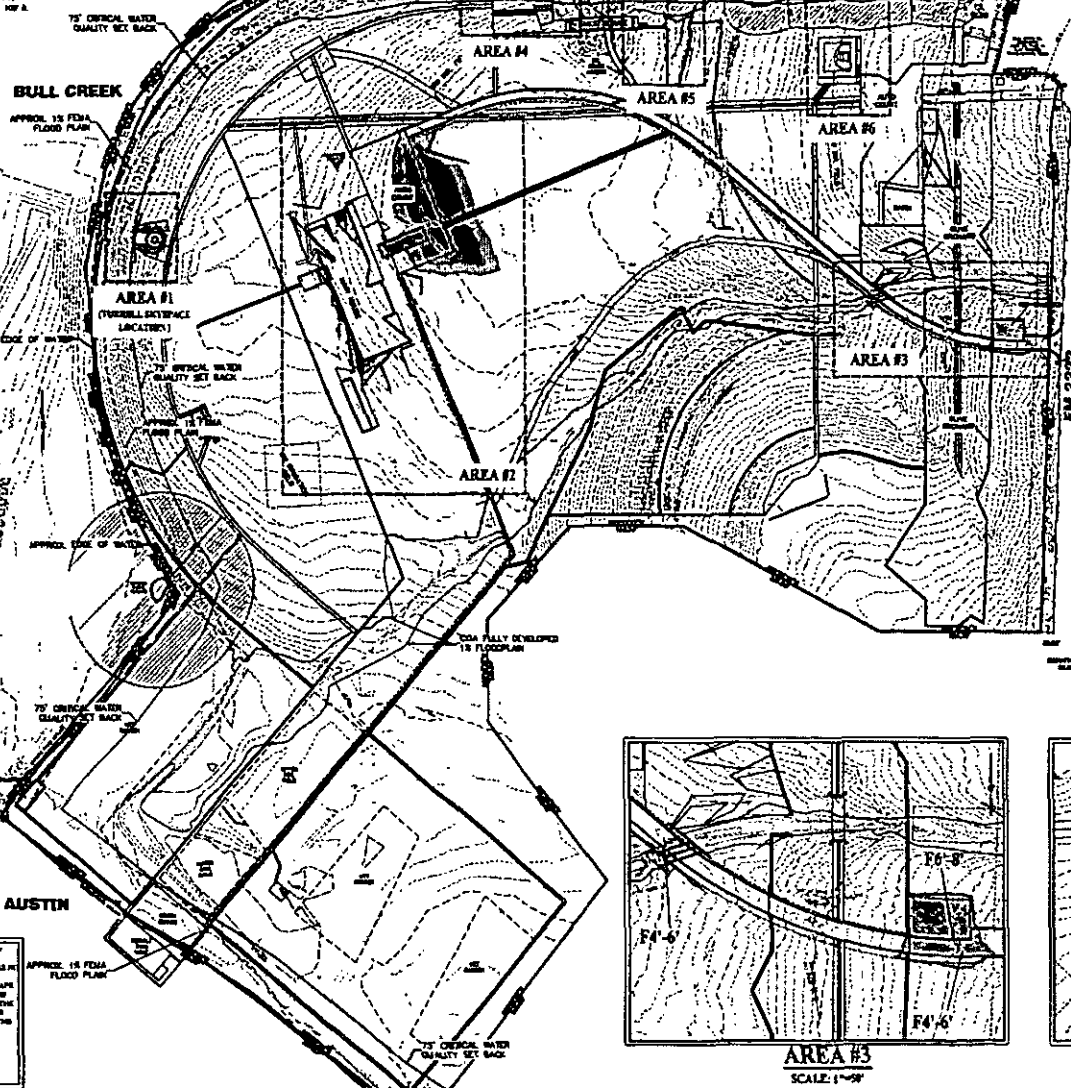
~~In addition, the owners have proposed to commission artist Jorge Pardo to assist with the remodeling of one of the existing boat docks. Jorge Pardo is well known for his work in maintaining the functionality of everyday items, but at the same time increasing their aesthetic value as works of art.~~





2. Additional artwork may be installed on the Property in accordance with this Ordinance.







3. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.

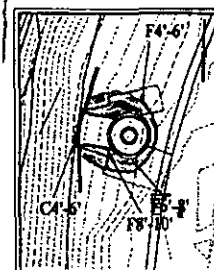


GRAPHIC SCALE
1 MILE (1.6 KM)

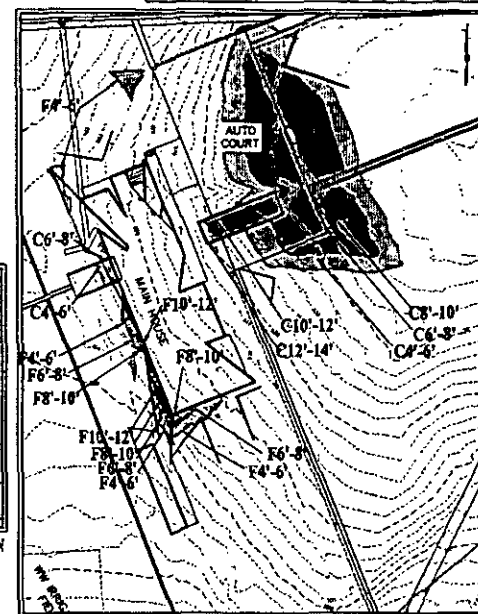


Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SQ)	AREA (%)
4.000	8.000		7794.8	78.6
8.000	8.000		1218.9	12.3
8.000	10.000		618.6	6.3
10.000	11.531		238.7	2.5

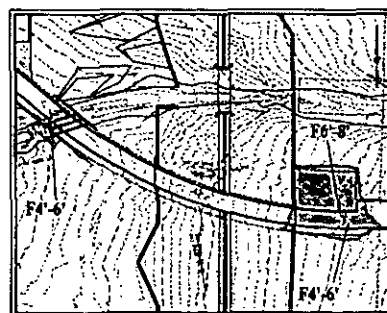
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (SQ)
-8.000	-4.000		1,351.2	40.2
-8.000	-6.000		1,288.4	38.9
-10.000	-8.000		827.4	14.1
-12.000	-10.000		134.3	3.8
-14.000	-12.000		236.2	0.7
-15.402	-14.000		59.1	0.1



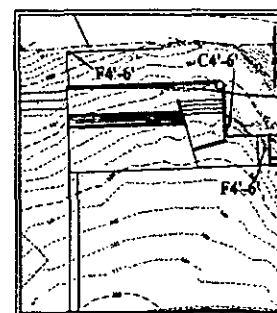
**EXACT FINAL LOCATION
TO BE DETERMINED
AREA #1**
SCALE 1"=4'



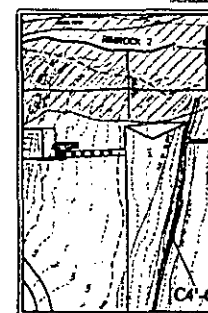
AREA #2
SCALE: 1"=40'



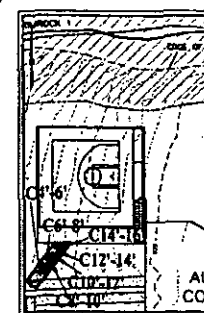
AREA #3
SCALE: 1"=50'



AREA #4
SCALE: 1"=10'



AREA #5
SCALE: 1"=8'



AREA #6
SCALE: 1"=48'

ALL DRAGGING ASSOCIATED WITH PLANS, FOUNDATION AND CURT PATWAYS ARE DEFINED HERE BY REFERENCE ONLY. THE DIMENSION OF CURB-AND-GUTTER OR RESPONSIBILITY FOR THE DESIGN AND/OR CONSTRUCTION OF THE CURB-AND-GUTTER OR SIDEWALK ARE PLANNING DESIGN, DETAILS AND SPECIFICATIONS. THE LAMEN ARE ADJUSTABLE IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION, ACCURACY AND ADEQUACY OF THE CURB-AND-GUTTER OR SIDEWALK. THE SPECIFICATIONS FOR THE CURB-AND-GUTTER OR SIDEWALK ARE NOT TO BE REVERSED AND/OR REVERSED THEM ON IT IS PLANNING.

ENVIRONMENTAL MODIFICATION PLAN

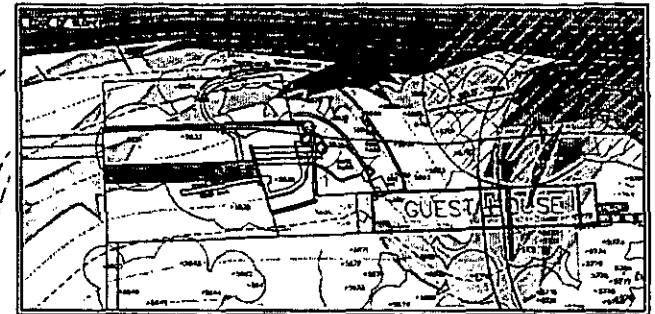
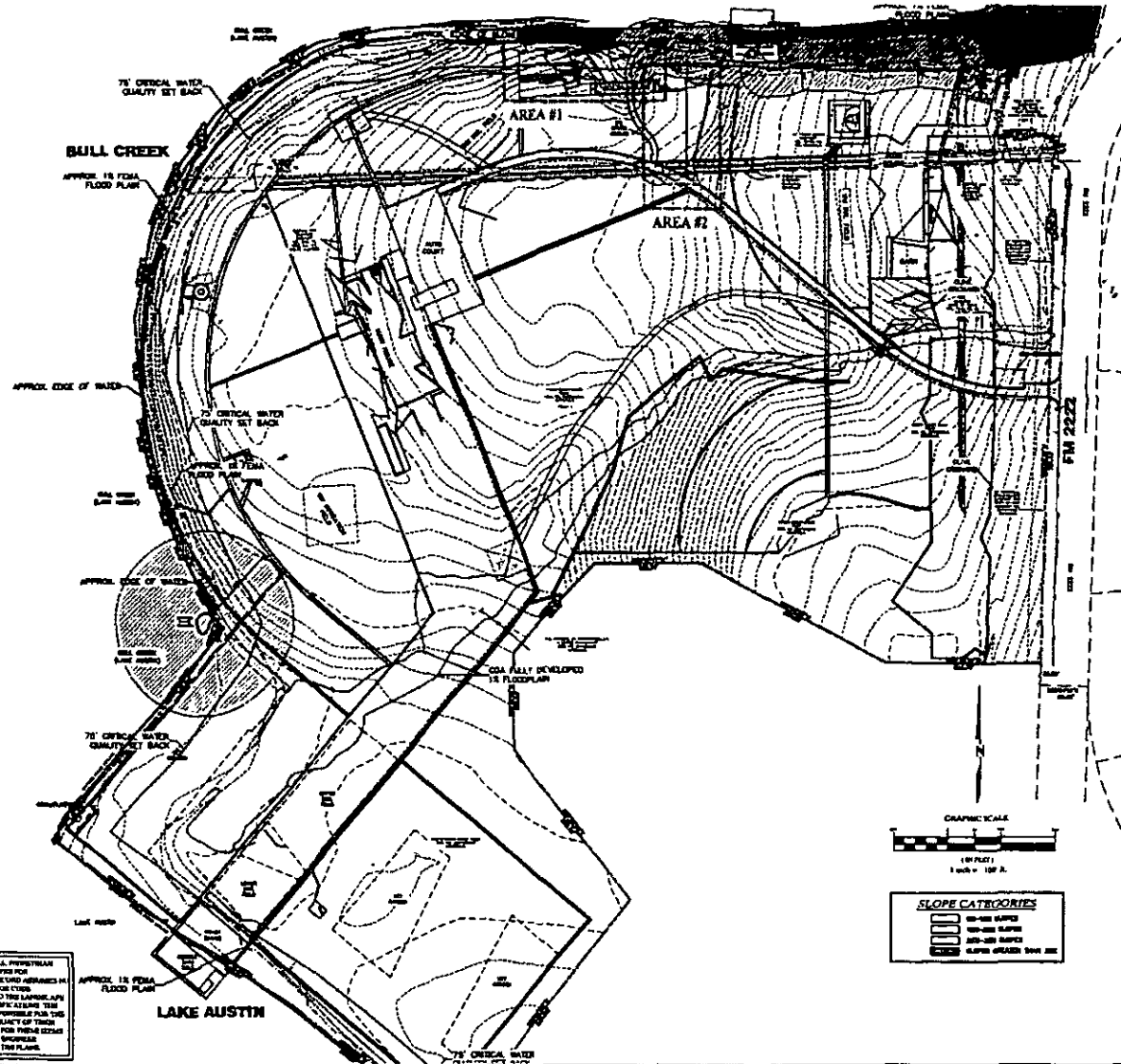
EXHIBIT J - CUT AND FILL

CA

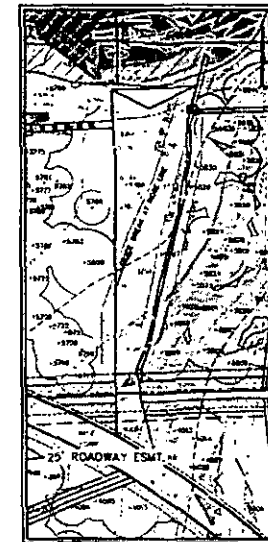
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Engineers • Surveyors
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www.cunningham-allen.com
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SEE FULL SIZE EXHIBIT
FOR REDLINED CHANGES

BULL CREEK P.U.D.



AREA #1
SCALE: 1" = 30'



AREA #2
SCALE: 1" = 30'

ALL GRADING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN OF THE PROJECT.

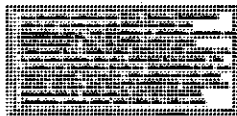
ENVIRONMENTAL MODIFICATION PLAN EXHIBIT K - CONSTRUCTION ON SLOPES

CA

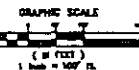
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TSP# 882, 943, 939
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SEE FULL SIZE EXHIBIT
FOR REDLINED CHANGES

BULL CREEK P.U.D.



SEE
EXHIBIT L-1
FOR DETAILS
ON TOWER
LOT



SOME CATEGORIES



4. THE PROJECT IS APPROVED IN THE LAST MONTHS
BARRING, GATEWAY JOURNAL.

SEE EXHIBIT L-2 FOR UPDATED Q1 AND Q2 TABLES

[illegible][illegible]

EXHIBIT L - SLOPE ANALYSIS

CA

Cunningham & Allen, Inc.

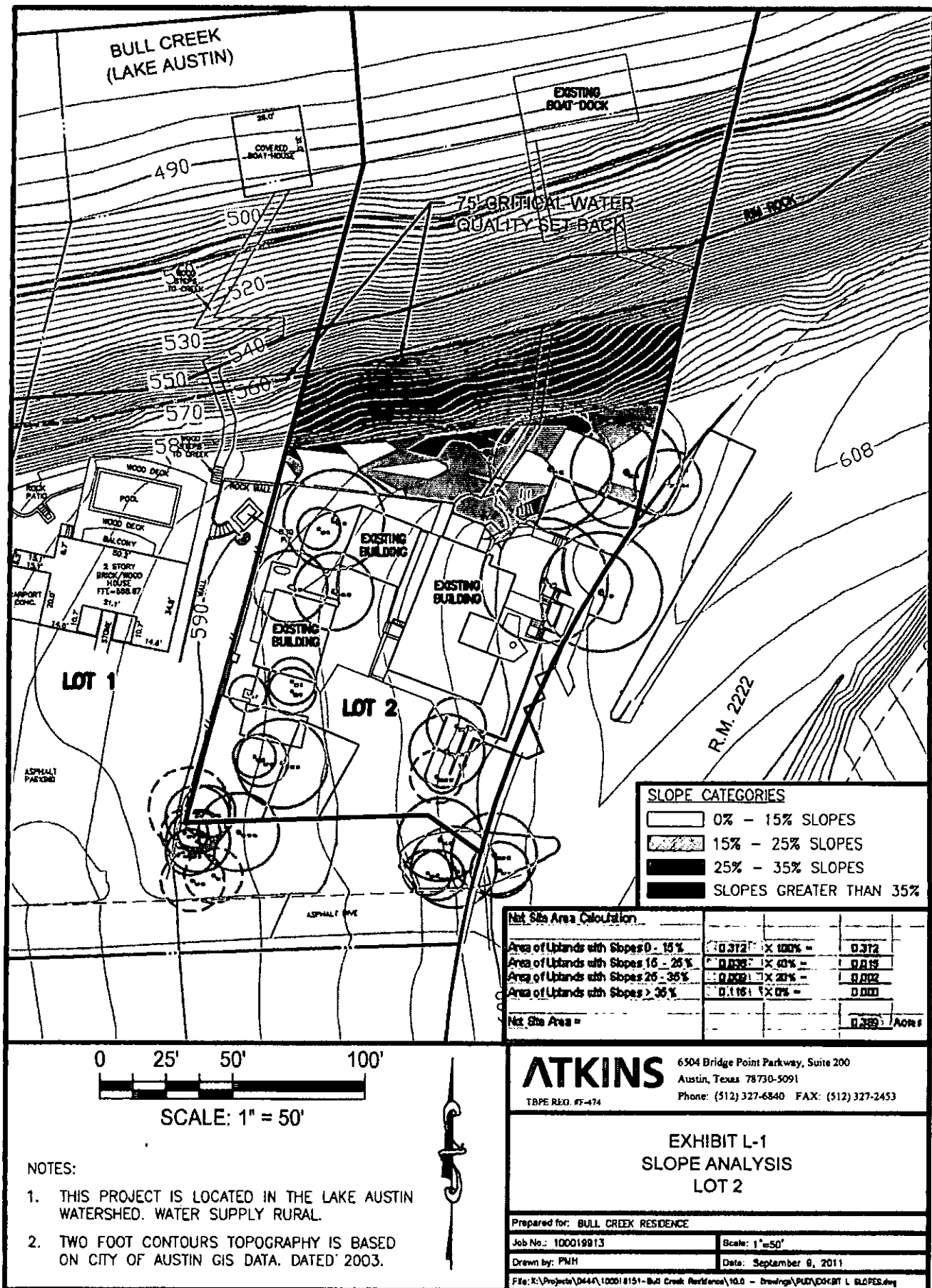
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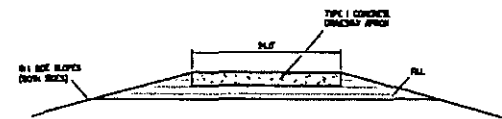
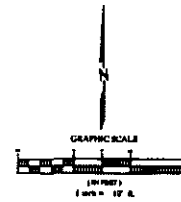
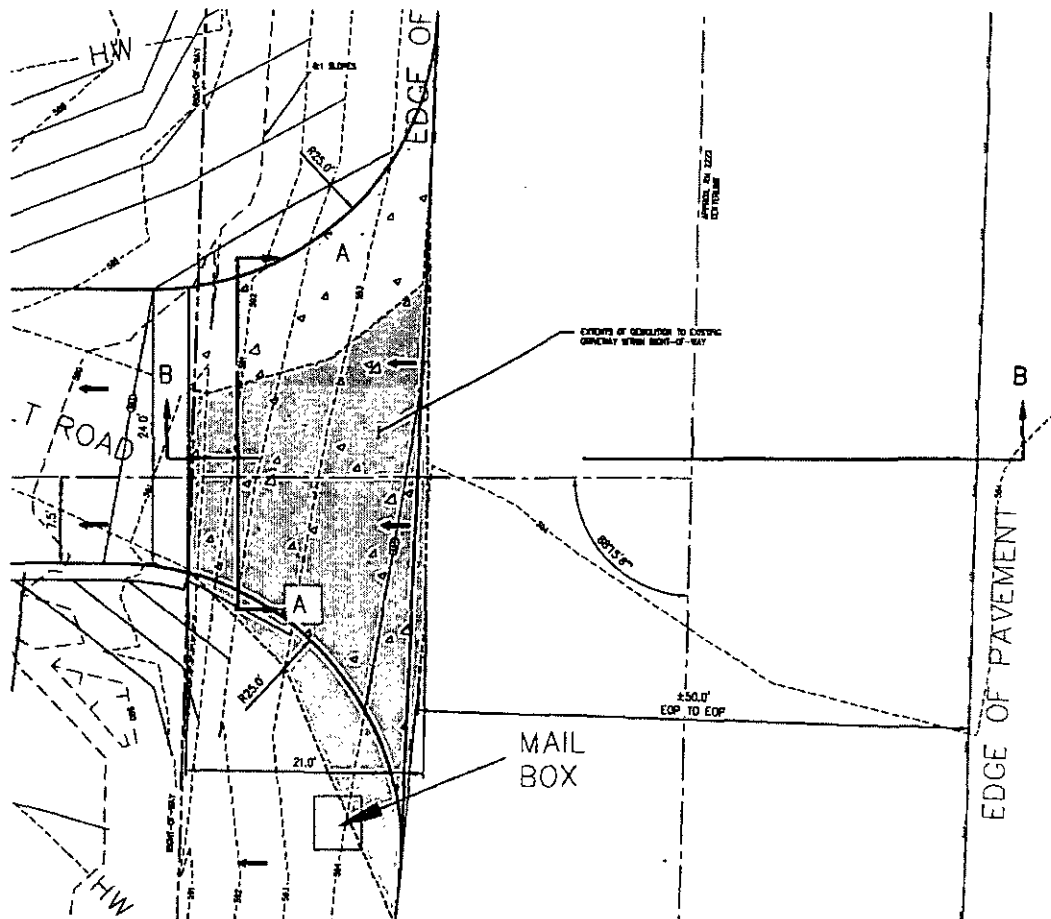
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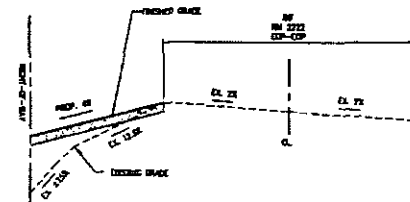
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BULL CREEK P.U.D.



**TYPICAL X-SECTION A-A
WITHIN RIGHT-OF-WAY**
SCALE: N.T.S.



X-SECTION B-B
DRIVEWAY APRON
SCALE: N.T.S.

EXHIBIT M - DRIVEWAY DETAILS - (1 of 5)



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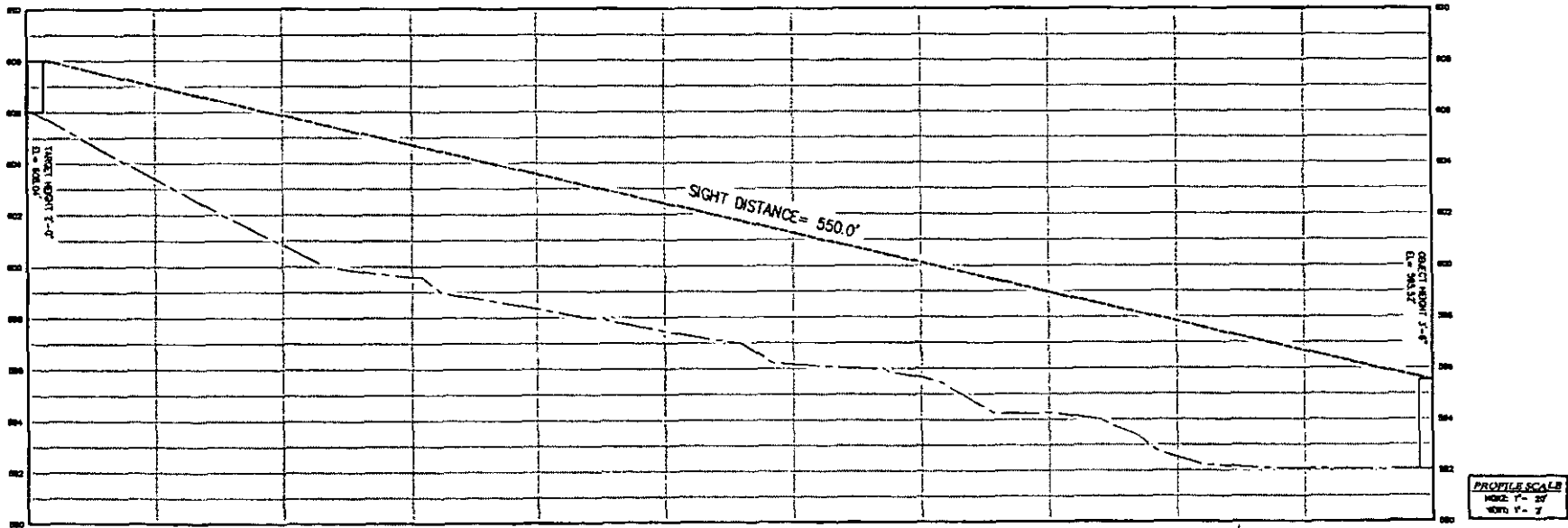
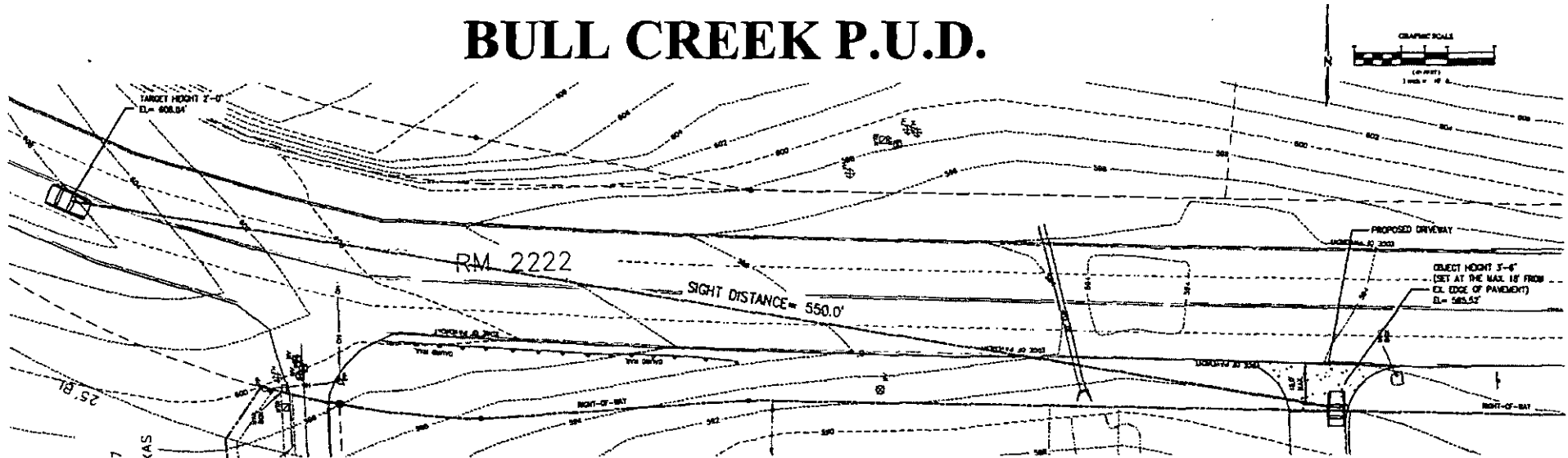


EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)

CA

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BULL CREEK P.U.D.

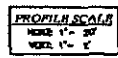
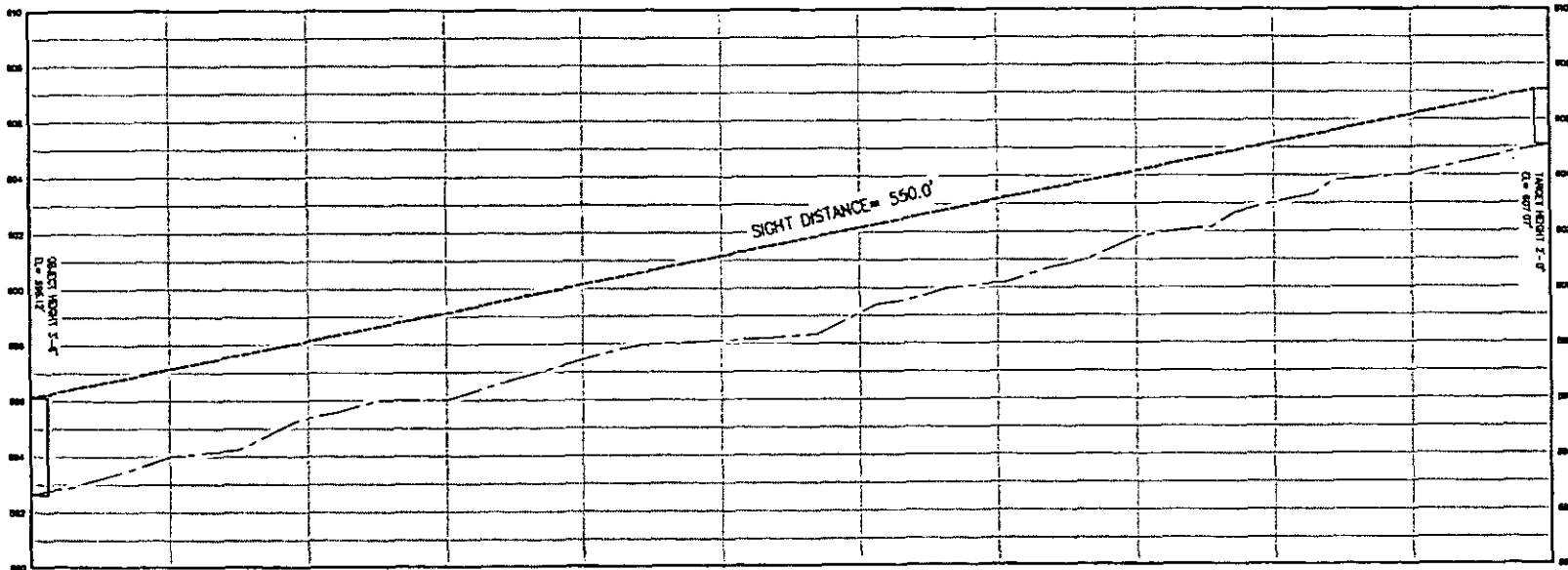
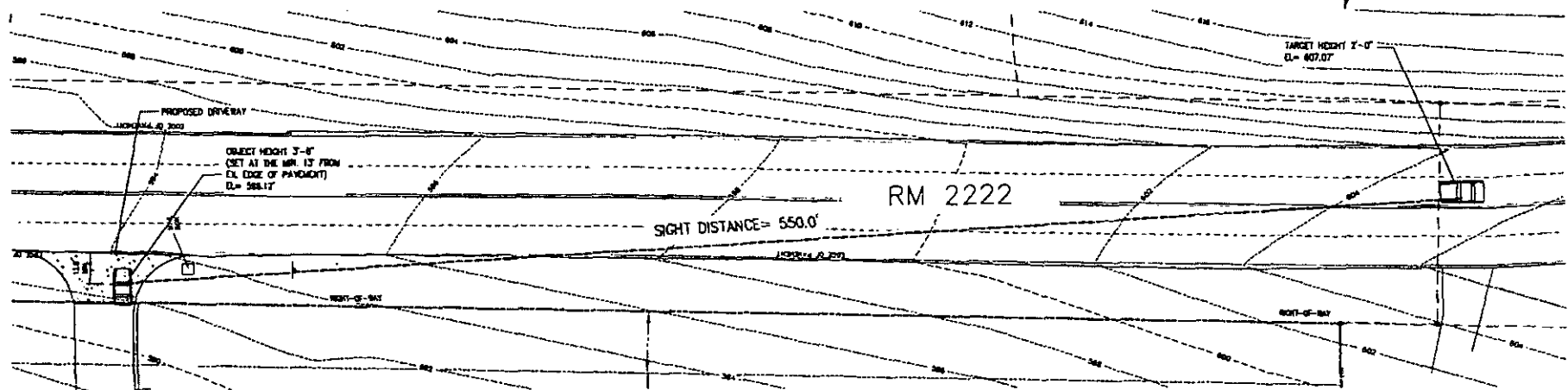


EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)



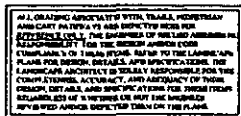
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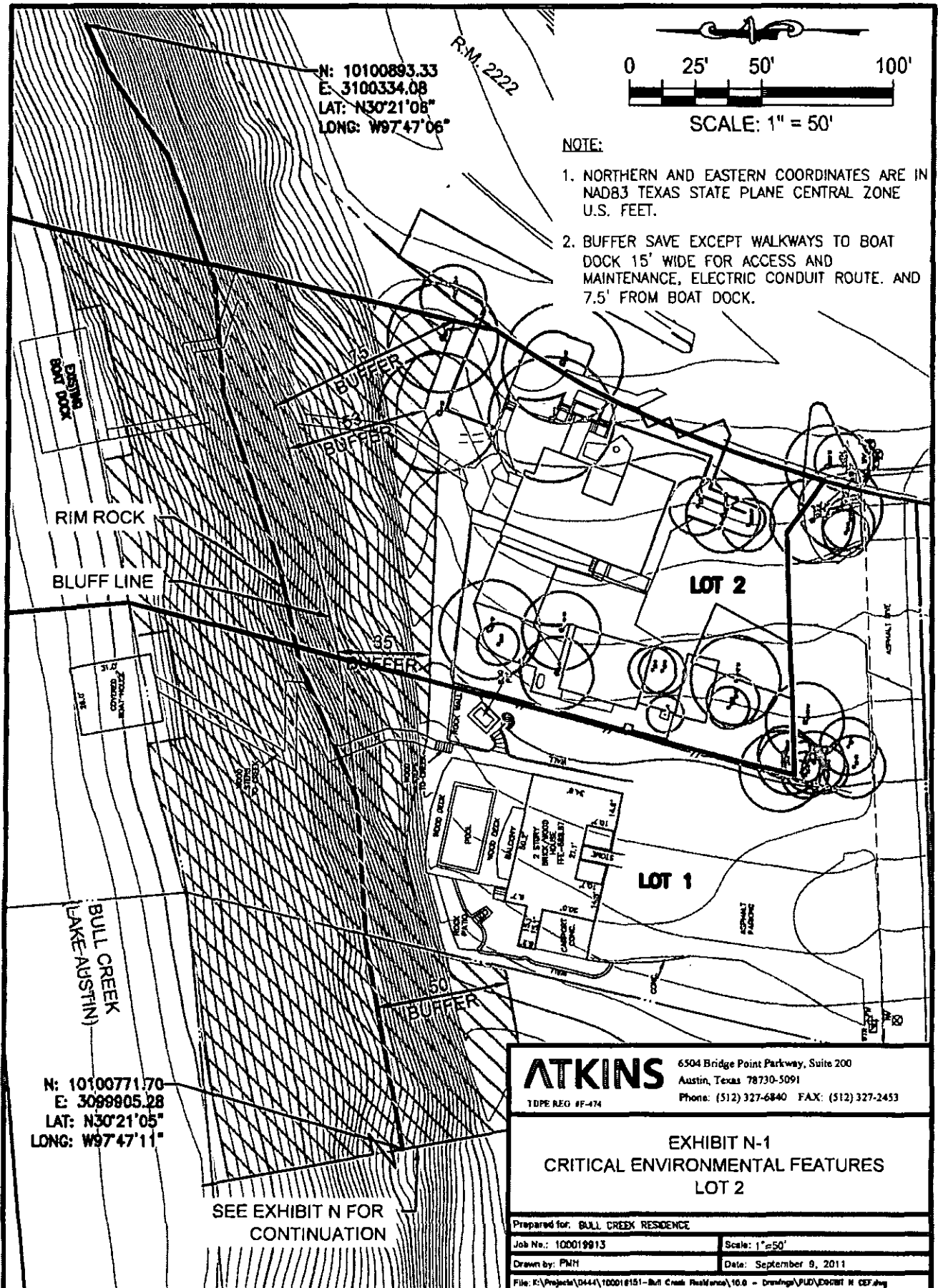
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SEE EXHIBIT
- N-1 FOR DETAILS
ON TOWER LOT









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SEE EXHIBIT O-1
FOR TOWER LOT DETAIL

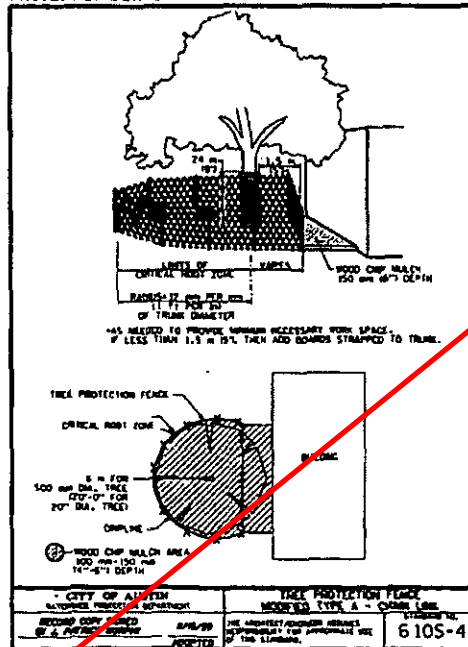
PLAN KEY

-  EXTENTS OF PROTECTION AROUND SIGNIFICANT TREES
-  EXISTING LIVE OAK $\geq 19"$
-  EXISTING TREE $\geq 10"$
-  EXISTING TREE $\geq 19"$, TO BE REMOVED
-  EXISTING TREE $\geq 19"$, TO BE TRANSPLANTED
-  EXTENTS OF WORK

PLAN NOTES

1. PROTECT AND SAVE EXISTING TREES WITHIN LIMITS OF CONSTRUCTION AS IDENTIFIED ON PLAN. FINAL LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT IN FIELD.
2. ALL FENCING PROTECTS CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREES PER CITY OF AUSTIN TREE PROTECTION ORDINANCE. SEE DETAIL.
3. THE CRITICAL ROOT ZONE (CRZ) IS ONE FOOT FROM THE TREE TRUNK FOR EACH DIAMETER INCH OF TRUNK SIZE.
4. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A SIX INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE.
5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

PROTECTION DETAIL



BULL CREEK RESIDENCE

EXHIBIT O 'TREE PROTECTION'

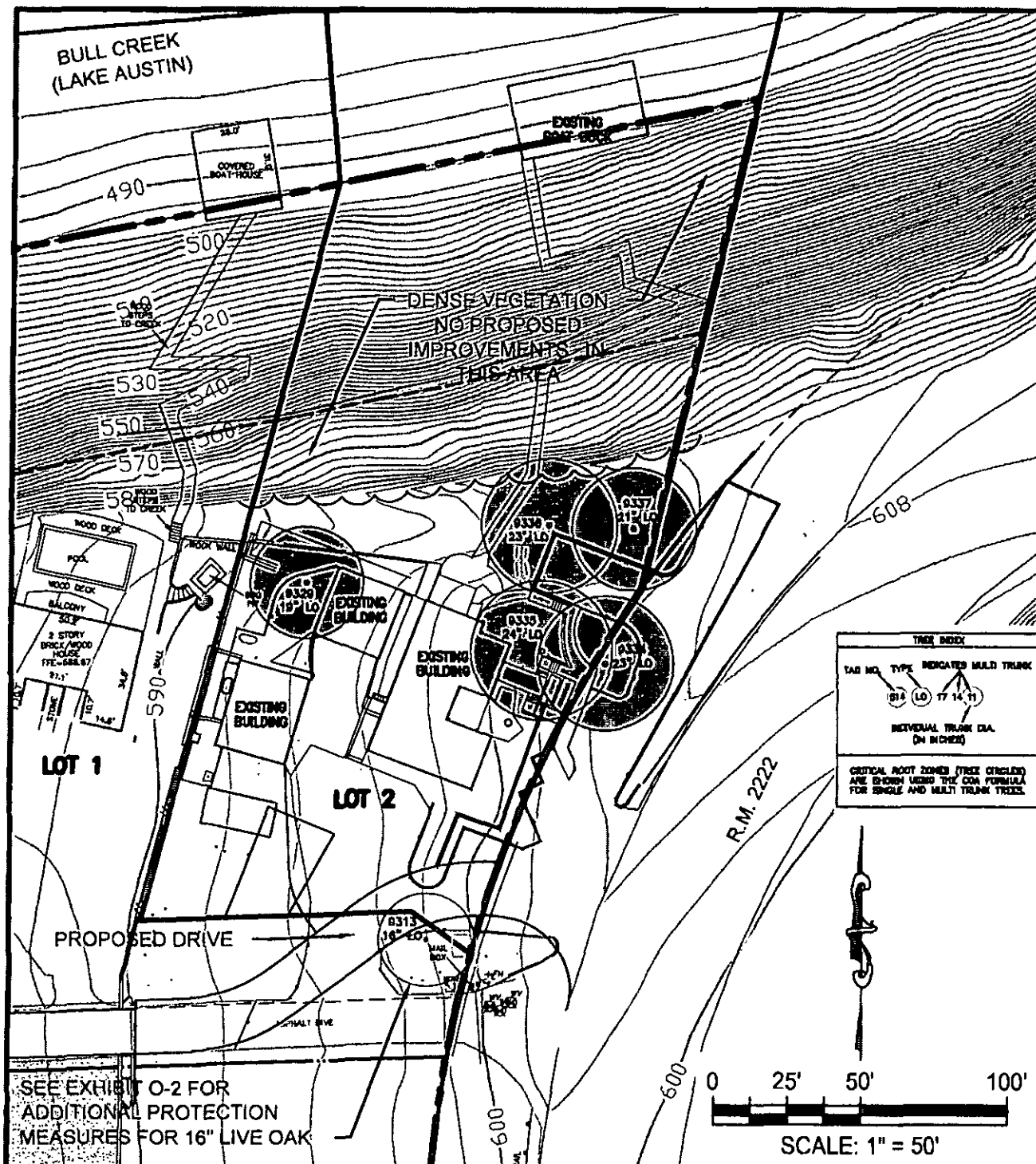
MAY 18, 2010
MARCH 18, 2011 REVISION

1"=100'
SHEET 1 OF 3

SEE FULL SIZE REPLACEMENT SHEETS

PROJ LOCATION	MEAS DATE	SURV	SAZE	SAZE 1	SAZE 2	SAZE 3	SAZE 4	TRAIL TYPE	DECS
2102 10 30 Paces	41	56	23					Photo	Sound
2105 10 30 Paces	54	54						Observed	Sound
2106 10 30 Paces	51	51						Photo	Sound
2107 34 Paces	34	34						Observed	Sound
2108 34 Paces	34	34						Photo	Sound
2109 34 Paces	48	48						Observed	Sound
2110 34 Paces	52	52						Observed	Sound
2111 34 Paces	73	73						Observed	Sound
2112 34 Paces	15	16						Observed	Sound
2113 34 Paces	49	49						Observed	Sound
2114 34 Paces	43	47						Observed	Sound
2115 34 Paces	34	34						Photo	Sound
2116 34 Paces	25	28						Photo	Sound
2117 34 Paces	25	25						Photo	Sound
2118 34 Paces	25	25						Photo	Sound
2119 34 Paces	25	25						Photo	Sound
2120 34 Paces	25	25						Photo	Sound
2121 34 Paces	25	25						Photo	Sound
2122 34 Paces	25	25						Photo	Sound
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2162 34 Paces	25	25						Photo	Sound
2163 34 Paces	25	25						Photo	Sound
2164 34 Paces	25	25						Photo	Sound
2165									

SEE FULL SIZE REPLACEMENT SHEETS



PLAN KEY

- EXTENTS OF PROTECTION AROUND SIGNIFICANT TREES
- EXISTING LIVE OAK ≥ 19"
- EXISTING TREE ≥ 19"
- EXISTING TREE ≥ 19", TO BE REMOVED
- EXISTING TREE ≥ 19", TO BE TRANSPLANTED
- EXTENTS OF WORK

ATKINS

6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730-5091

TYPE REG. BY-474

Phone: (512) 327-6840 FAX: (512) 327-2453

EXHIBIT O-1 TREE PROTECTION - LOT 2

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

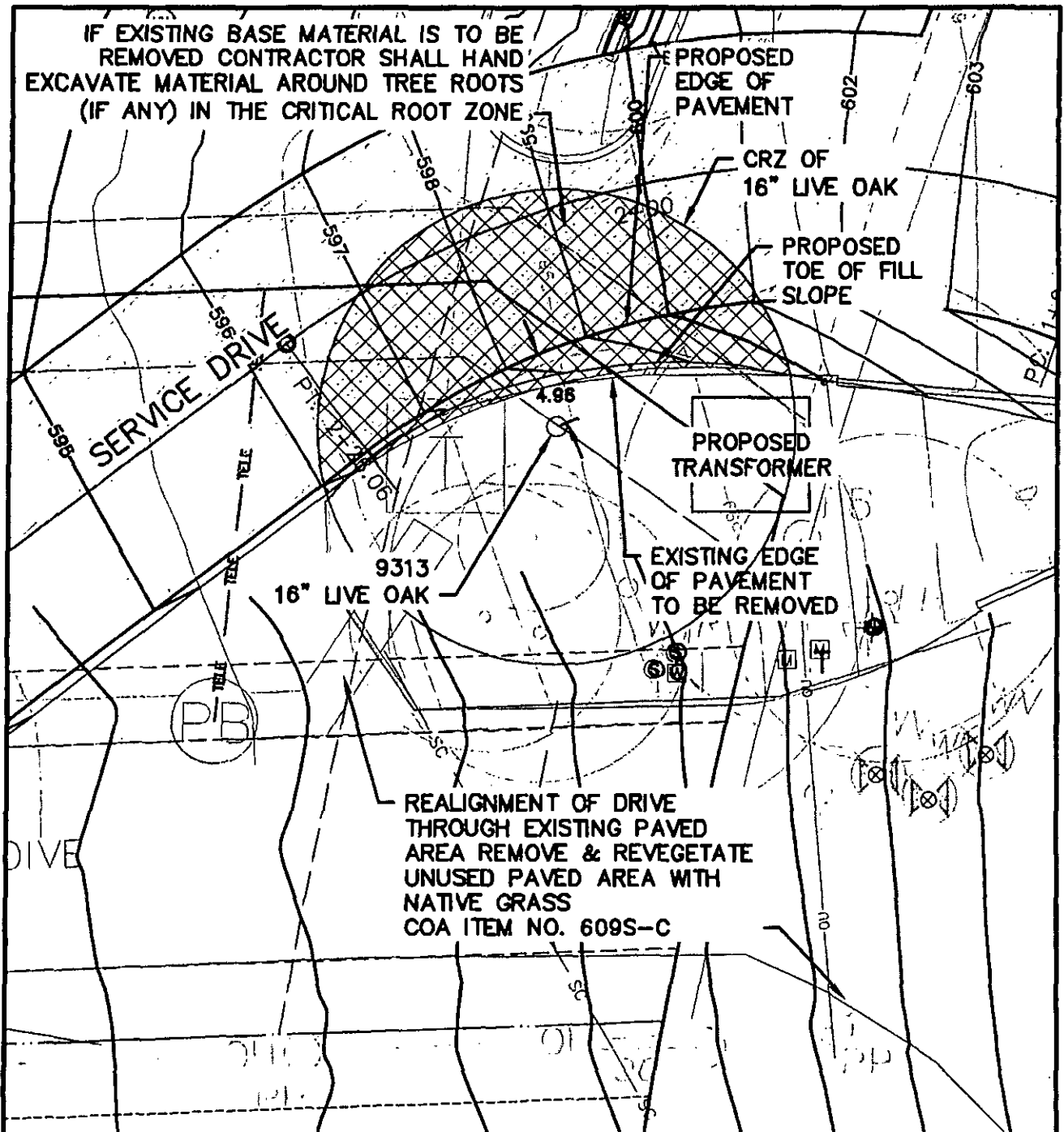
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Drawn by: PNH

Date: October 10, 2011

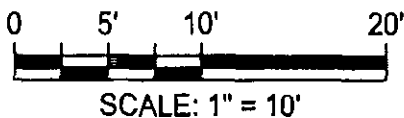
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IF EXISTING BASE MATERIAL IS TO BE REMOVED CONTRACTOR SHALL HAND EXCAVATE MATERIAL AROUND TREE ROOTS (IF ANY) IN THE CRITICAL ROOT ZONE



NOTE

1. PROPOSED GRADING WITH IN CRITICAL ROOT ZONE IS 0-2 FEET ABOVE EXISTING GRADE.



ATKINS

6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730-5091
Phone: (512) 327-6840 FAX: (512) 327-2453

TBPE REG. #74

**EXHIBIT O-2
TREE PROTECTION - LOT 2**

Prepared for: GULL CREEK RESIDENCE

Job No.: 100019913

Scale: 1"=10'

Drawn by: PMH

Date: October 5, 2011

File: K:\Projects\0444\100019913-Gull Creek Residence\10.0 - Drawings\PD\EXHIBIT O-2 TREE PROTECTION.dwg

BULL CREEK PUD AMENDMENT (C814-2009-0139.03)			
	Current Code	Current PUD	Proposed PUD
Acreage		Tract One: 53.8741 AC Tract Two: 0.83 AC (Tower Lot) 54.7041 AC	54.7041 AC - 0.102 AC (for ROW dedication) = 54.6021 AC
Use		Residential use. Part 5.A..2 - Crop production and urban farm use allowed, MODIFIED to allow an urban farm on site of greater than 5 acres; Part 5.A.4 - Accessory Use for Principal Residential Use, MODIFIED to allow for two guest houses; Part 5.A.5 - Home occupation regulations, MODIFIED so that home occupation may occur within the primary residence, the Tower Lot or accessory structures and may include the occupant of the primary residence and staff (household management, domestic service household maintenance, landscaping, security, bookkeeping and personnel working for owner or owner's non-profit foundation;	Residential use with ability to convert to cultural services with accessory uses that may include: art studio, classroom and meeting facilities. Owner may construct/place additional sustainability facilities on the Property in the future including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a micro grid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.
Zoning		PUD zoning with Lake Austin Residence (LA) district. · <i>It should be noted that cultural services is a conditional use under the LA district.</i>	PUD zoning with Lake Austin Residence (LA) district. This PUD amendment proposes to make cultural services a by-right permitted use of the Property.
Jurisdiction		Austin, Full Purpose	Austin, Full Purpose
Water Quality	Required for all development if the total of new or redeveloped impervious cover exceeds 8,000 SF.	The PUD is subject to the Comprehensive Watershed Ordinance (CWO) which does not require water quality if the impervious cover is less than 20%.	The regulations that apply to the PUD today do not require water quality controls since the PUD is subject to the Comprehensive Watershed Ordinance, which allows up to 20% impervious cover before controls are required. Upon approval of this PUD amendment and upon conversion of the Property to a civic use, new parking lots and new buildings greater 8,000 SF will provide water quality controls, as described in Section 1.6.7 of the ECM, to treat 100% percent of the water quality volume required by code. This may include: rain gardens, vegetative filter strips, pervious pavers, porous pavement, non required vegetation.
Drainage	No detention is required.	Part 5.G.1 - MODIFIED so that a drainage easement dedicated to the public is not required for flows onto the Property; the Property shall accept flows from adjacent tracts in accordance with natural drainage patterns. An easement for the FEMA floodplain shall satisfy dedication requirements along Lake Austin; Exhibit D Notes - owner shall continue to accept and convey all offsite runoff through Property; not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary; operate, maintain, replace, upgrade and repair any natural drainage ways and related facilities; allow COA to inspect drainage area with prior written notice / appointment	During most lower intensity storms, the existing arroyo and lower meadow provide some detention volume which prevent water from being discharged directly into Lake Austin. Additionally, the proposed habitat pond will provide an additional 40,000 cubic feet of storage volume for the area, further eliminating direct discharge to Lake Austin.
Floodplain Modification	Modifications are allowed under certain conditions.	None.	The PUD proposes to allow additional art pieces, boardwalks, sidewalks, a habitat pond, a deck, a pedestrian footbridge and a low water crossing over the arroyo, trees, shrubs and riparian aquatic plantings within the floodplain. Such improvements will be designed to have no adverse impact within the floodplain. This is due to the excavation of the pond to create additional storage volume. Additionally the following will be met: 1. Objects will be designed to withstand the flood forces 2. Objects will not include occupiable spaces 3. Objects will be made of floodable materials 4. Compensatory volume removal to the object's volume above natural ground will be provided
Impervious Cover	<u>Per Watershed:</u> 30% Net Site Area with 18% in WQTZ <u>Per LA zoning:</u> -20% on slope with a gradient of 25% or less; -10% on a slope with a gradient of more than 25% and not more than 35%; -0% on slopes greater than 35%	Part.5.B.1 - Maximum impervious cover is 15% (net site area). MODIFIED to allow impervious cover to be calculated over the entire Property and not a lot by lot basis	Maximum impervious cover will be limited to 20% (net site area).
CWQZ	Development is prohibited except for minor improvements such as park improvements, fences that do not obstruct water, open space, dock, public boat ramp, marina, utility lines, etc.	Currently the PUD provides for 6.973 acres of CWQZ with the CWQZ extending into the property 75-ft from the 492.8 contour line. Part 5.D.2.a - MODIFIED to allow the following improvements within the critical water quality zone - migratory bird habitat, bird bath facilities, decks levees, trails, sidewalks, boardwalk, remnant foundation, terraces, sky space structure, security equipment, wiring, swimming area and related facilities	Under current conditions the CWQZ is established 75 ft. from the 492.8 contour line. Currently the Property is comprised of 6.973 acres of CWQZ. Upon conversion of the property to a civic use, the property will be subject to the WPO and approximately 10.256 acres will be located within the CWQZ. Part 5.D.2.a - Is MODIFIED to include revised locations for the habitat pond, riparian habitat, enclosure, existing and proposed guest house, pervious and impervious walkways, site electrical, weir systems, and artwork and its supporting foundations
CWQZ crossing		None	None

Critical Environmental Features (CEF)	CEF's are not allowed within residential lots. For civic uses a 150 foot setback is required.	Part 5.D.3 - MODIFIED to allow for CEF to be located on a residential lot; Part 5.D.4 - MODIFIED to provide buffer requirements for the CEFs on the Property, in accordance with Exhibit N; Part 5.D.5 - Section 25-8-282 (Wetland Protection) of the Code do not apply to any man made environmental features; Part 5.D.10.a-c - 40' limit of construction shall be maintained from Rimrock 1 and 2; the 10' wide area with the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from the COA; erosion and sedimentation controls must be placed at the limits of construction; Part 5.D.11 - The following may be located within the buffer area: trails, existing retaining wall, proposed trees, stone stairs, regraded slope, migratory habitat for waterfowl, raised wood boardwalk, native plant garden, security equipment, wiring and related facilities	Part 5.D.11 - The following improvements may be located within the 150-ft emergent wetland buffer areas: trails, habitat pond & riparian habitat, existing retaining wall, restored existing boat house, proposed trees, stone stairs, regraded slope, artwork and its supporting foundations, raised wood boardwalk, pervious and impervious walkways, native plant garden, security equipment, wiring, and related facilities.
Park		N/A	N/A
Open Space	Equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD.	Exhibit G - Environmental impact: restore or protect open areas	Open space within the PUD will exceed 50% upon conversion to a civic use.
Cut/Fill	No greater than 4 feet of cut or fill is allowed.	Section 25-8-341 (Cut Requirements) of the Code is modified to allow cuts to exceed four feet in accordance with Exhibit J. (PUD was approved to allow 16.402 feet of cut.) Section 25-8-342 (Fill Requirements) of the Code is modified to allow fills to exceed four feet in accordance with Exhibit J. (PUD was approved to allow 11.551 feet of fill.)	Proposed cut for the habitat pond shall not exceed 8 feet and proposed fill for berm shall not exceed 8 feet. This request is in keeping with the previous cut / fill allowances of the original PUD.
Construction on Slopes	Does not allow construction on gradients that exceed 35%	Part 5.B.3 - MODIFIED to allow for development of guest house and recreation building on limited gradients that exceed 35% in accordance with Exhibit K; Part 5.D.5 - MODIFIED to allow small portions of building and parking areas to be constructed on slopes greater than 25%, as shown on Exhibit K. Terracing shall be optional for portions of the slopes that are not constructed on, but spanned by a building.	No buildings proposed on slopes exceeding 35%.
Tree Protection	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches. Hill County Overlay requires compensation for the removal of native trees over 6" and clusters of three or more native trees within 10 feet of each other with truck diameters greater than 2".	Amended Tree Protection (Exhibits O - 1 and O- 2); Part 5.D.9 - MODIFIED to allow only trees of 8" and greater diameter to be surveyed and for single family tree regulations to apply; Exhibit D Notes, 7 - Trees on Tower Lot shall be subject to the Heritage Tree Ordinance; Exhibit E (previously, now Exhibit F) - removal of invasive species, addition of Native Hardwood Tree Plantings	All heritage trees shall be preserved. To date, over 230 canopy trees and 500 understory trees/large shrubs have been planted. In addition twelve mature live oaks have also been transplanted on the property totaling 550.5 caliper inches and 148.5 caliper inches, respectively. All trees onsite are maintained and monitored by an onstaff certified horticulturist. Additionally the health of the trees is observed by certified arborists in conjunction with a tree care plan. Future plans include the import of 20 large caliper, transplanted Class A trees (predominately Live Oak and Cedar Elm), and approximately 1,670 caliper inches of canopy trees, and approximately 3,000 more understory trees and shrubs. Approximately 23 existing Pecan and Bur Oak Trees ranging from 7 - 12.75 caliper inches will also be relocated on the Property as part of the future scope of work. This PUD amendment will restore and enhance the existing woodlands through the seeding and planting of herbaceous, understory, and canopy species. Proposed actions includes 7.28 acres of woodland habitat enhancements including 1.20 acres of floodplain forest expansion, 1.10 acres of floodplain forest enhancements, 2.30 acres of lowland woodlands, and 2.68 acres of escarpment woodlands. For more information, please see the Restoration Plan for guidance.
Green Building	Tier One - 2 Star Tier Two - 3 Star	Per Exhibit G: <u>Water conservation</u> : reuse of greywater, irrigation from Lake Austin and water conservation; <u>Energy Use</u> : green roof, photovoltaics, commissioning, green energy subscription, geothermal, reduced lighting loads, reduced site levels, energy use efficiency through glass performance, maximize vegetated areas; <u>Environmental impact</u> : stormwater runoff and water quality for watershed protection, reduced impervious cover, recycling storage, bicycle storage for staff, certified wood, construction waste management, utilizing existing site features, restore or protect open areas	The PUD will achieve a 2-Star AEGB rating. The following note has been added to the Land Use Plan: "All future buildings associated with the civic use will achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building." Owner may construct/place additional sustainability facilities on the Property in the future including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a microgrid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.

CODE MODIFICATIONS

1. Section 25-2-491(C) is modified to allow cultural services as a by-right additional permitted use of the Property.
2. Section 25-2-897 (*Accessory Uses for a Principal Civic Use*) of the Code is modified to allow an art studio, classroom, meeting facility, gift shop, coffee bar, snack shop, and cafeteria, as an accessory use to a principal civic use.
3. Section 25-2-1124 of the Code is modified to allow a maximum building height of 35 feet for a civic use and its related accessory uses. Artwork is excluded from the height limitation.
4. Section 25-6-472(A) Appendix A is modified to require a minimum of 50 parking spaces, but no more than 100 parking spaces, for a civic use and its related accessory uses.
5. Development of the Property shall not be subject to Chapter 25-2, Subchapter E – Design Standards and Mixed Use, Section 2.2, 2.3, 2.4, 2.8, and Article 3.
6. Section 25-5-81(B) of the Code is modified to allow an expiration date of 10 years after a site plan is approved for a civic use.
7. Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, and such codes as amended from time to time, are modified to allow private utility lines to cross lot lines if contained within a private easement.
8. Section 25-8-341 (*Cut Requirements*) of the City Code is modified to allow cuts to exceed four feet to allow for the construction of the proposed habitat pond as shown in Exhibit J.
9. Section 25-8-342 (*Fill Requirements*) is modified to allow fills to exceed four feet for the construction of the berm as shown in Exhibit J.
10. Section 325-8-261(C) is modified to allow the habitat pond, riparian habitat, exclosures, existing and proposed guest house, caretaker residence, pervious & 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.
11. Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) is modified to allow artwork and its supporting foundations and buildings associated with the civic use to be excluded from FAR calculations.
12. Section 25-2-551(B)(3) is modified to allow additional improvements within the shoreline setback area including: a habitat pond and artwork and its supporting foundations.
13. Expanding upon the existing code modifications referenced in Part 5 Section D(11) of the approved PUD Ordinance No. 20111215-079, Section 25-8-281 (*Critical Environmental Features*) and Section 25-2-282 (*Wetland Protection*) of the Code is modified to allow the following improvements within the 150-ft wide buffer for the emergent wetland fringe and fringe wetland located within Bull Creek: habitat pond and riparian habitat, artwork and its supporting foundations; pervious and impervious walkways, and the restored existing boat house.

BULL CREEK PUD AMENDMENT (C814-2009-0139.03)		
	Tier One Requirement	Superior
	Meet the objectives of the City Code	The PUD meets the objectives of City Code.
	Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The PUD encourages high quality development, innovative design, and encourages preservation of the natural environment.
Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	Open space within the Bull Creek PUD currently exceeds 50% and will exceed 50% upon conversion of the Property to a civic use.
Green Building	Comply with the City's Planned Unit Development Green Building Program	The PUD will achieve a 2-Star AEGB rating. The following note has been added to the Land Use Plan: "All future buildings associated with the civic use will achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building."
Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	There are no applicable neighborhood plans, neighborhood combining district regulations, historic areas, or land mark regulations for the Property. The PUD is compatible with the adjacent properties and land uses.
Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	The PUD will provide environmental preservation and protection throughout the site through a combination of the preservation and enhancement of open space, green stormwater infrastructure integrated throughout the site, restoration of riparian areas, planting of additional trees, heightened floodplain functionality, and additional lakeshore habitat.
Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The purpose of this PUD amendment is to provide for the ability to convert the Property to a civic use which will include the construction of public facilities intended for cultural services use.

Landscaping	Exceed the minimum landscaping requirements of the City Code.	The PUD will exceed the minimum landscaping requirements required by City Code. The proposed actions outlined by the PUD will restore and enhance new and diverse plant communities to provide habitat for pollinators, birds, migratory waterfowl, and other wildlife. The existing woodlands areas on the property will be restored and enhanced through the seeding and planting of herbaceous, understory, and canopy species. Over 40 plant species will be introduced on the site to enhance existing diversity on the property. Further, to ensure long-term viability of environmental superiority elements, a sustainable landscape management plan will be created in tandem with the design and construction project. The land management plan will integrate ecology into planning, design, and implementation through a long term ecological vision for the site.
Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	The Property is bound by RM 2222 to the east, Bull Creek to the north and west, Lake Austin to the southwest, and the future Holdsworth Center to the southeast. Capital metro does not currently provide any transit service in the general area. There is currently no pedestrian or bicycle infrastructure on RM 2222. Upon conversion of the Property from a residential to a civic use, the applicant will work with TxDOT and the City of Austin to address any transportation needs required by TxDOT.
Prohibit Gated Roadways	Prohibit gated roadways	The PUD will not include any gated public right-of-ways.
Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	There are no structures on the Property that are of architectural, historical, archaeological, or cultural significance.
PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD exceeds the 10 acre minimum requirement.
Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	The PUD will comply with Subchapter E of the City's Land Development Code, except as modified by the PUD.
	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., (Core Transit Corridors: Sidewalks And Building Placement)	The Property is not located inside the urban roadway boundary.
	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	No multi-story commercial or mixed use buildings are proposed with this project.

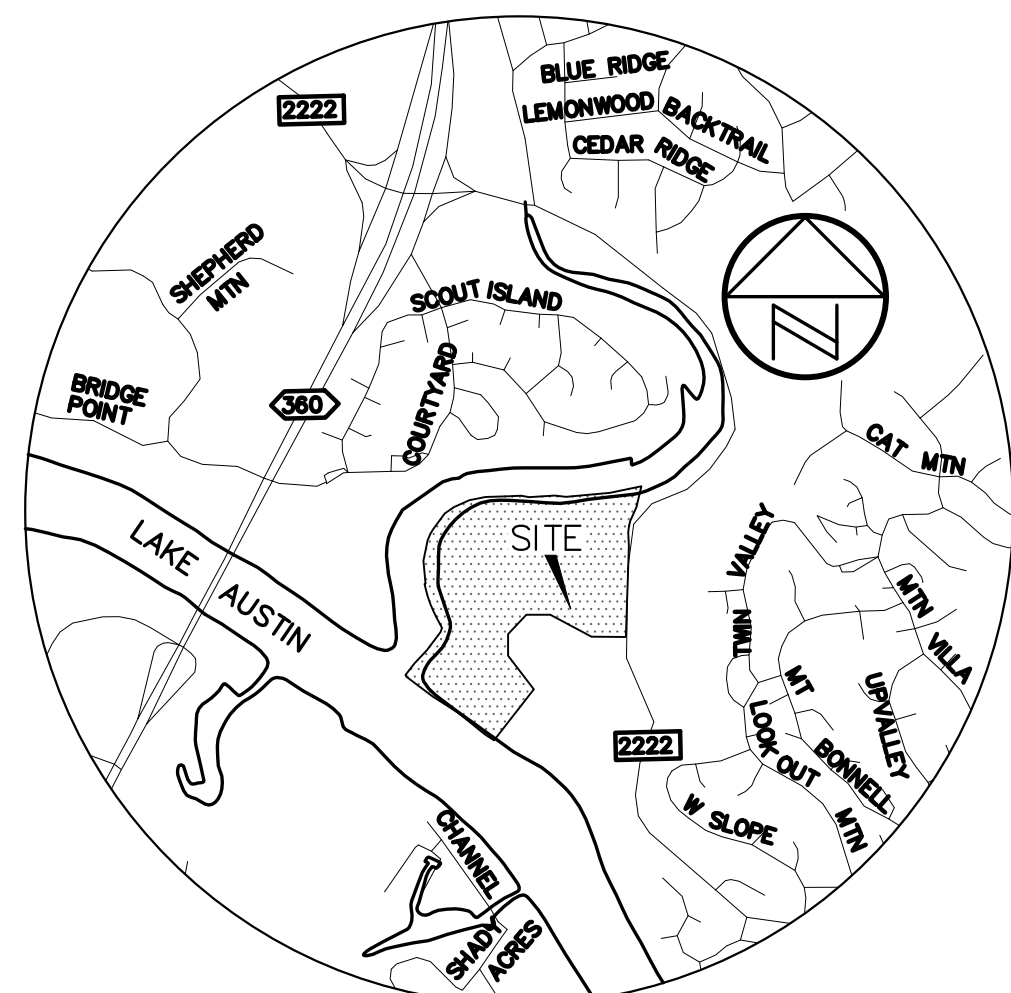
	Tier Two Requirement	Superior
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Open space within the PUD will exceed 50% upon conversion of the Property to a civic use.

	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	While the Property is used as a residence it shall comply with the regulations applicable to the Comprehensive Watershed Ordinance. Once the Property is converted to a civic use it shall adhere to the Watershed Protection Ordinance regulations and modifications of this PUD amendment.
	Provides water quality controls superior to those otherwise required by code.	<p>The regulations that apply to the PUD today do not require water quality controls since the PUD is subject to the Comprehensive Watershed Ordinance, which allows up to 20% impervious cover before controls are required. However, it should be noted that rain gardens will be constructed on the Property while it is used as a residence to treat 9,000 cubic feet of stormwater.</p> <p>Furthermore, upon approval of this PUD amendment and upon conversion of the Property to a civic use, new parking lots and new buildings greater than 8,000 SF will provide water quality controls, as described in Section 1.6.7 of the ECM, to treat 100% percent of the water quality volume required by code. This may include: rain gardens, vegetative filter strips, pervious pavers, porous pavement, non required vegetation.</p>
	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	Upon the conversion of the Property to a civic use, the project will use green water quality controls, as described in Section 1.6.7 of the ECM, to treat 100% of the water quality volume. Future water quality controls implemented with the civic use may include rain gardens, vegetative filter strips, pervious pavers, porous pavement, and non required vegetation.
	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	N/A
	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	N/A
	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	N/A
	Provides volumetric flood detention as described in the Drainage Criteria Manual.	During most lower intensity storms, the existing arroyo and lower meadow provide some detention volume which prevent water from being discharged directly into Lake Austin. Additionally, the proposed habitat pond provide an additional 40,000 cubic feet of storage volume for the area, further eliminating direct discharge to Lake Austin.
	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	N/A
	Proposes no modifications to the existing 100-year floodplain.	<p>Proposed modifications are minor in nature with no adverse impact on the FEMA and COA 100-year floodplain. Onsite excavation within the floodplain is proposed at the lower meadow to create a habitat pond. The fill material for the proposed berm is outside of the floodplain.</p> <p>It should be noted that the improvements proposed with this project will increase the floodplain assessment scores from fair to good or excellent.</p>
	Uses natural channel design techniques as described in the Drainage Criteria Manual.	The arroyo will be a functioning dry creek bed design utilizing natural limestone and native plants.

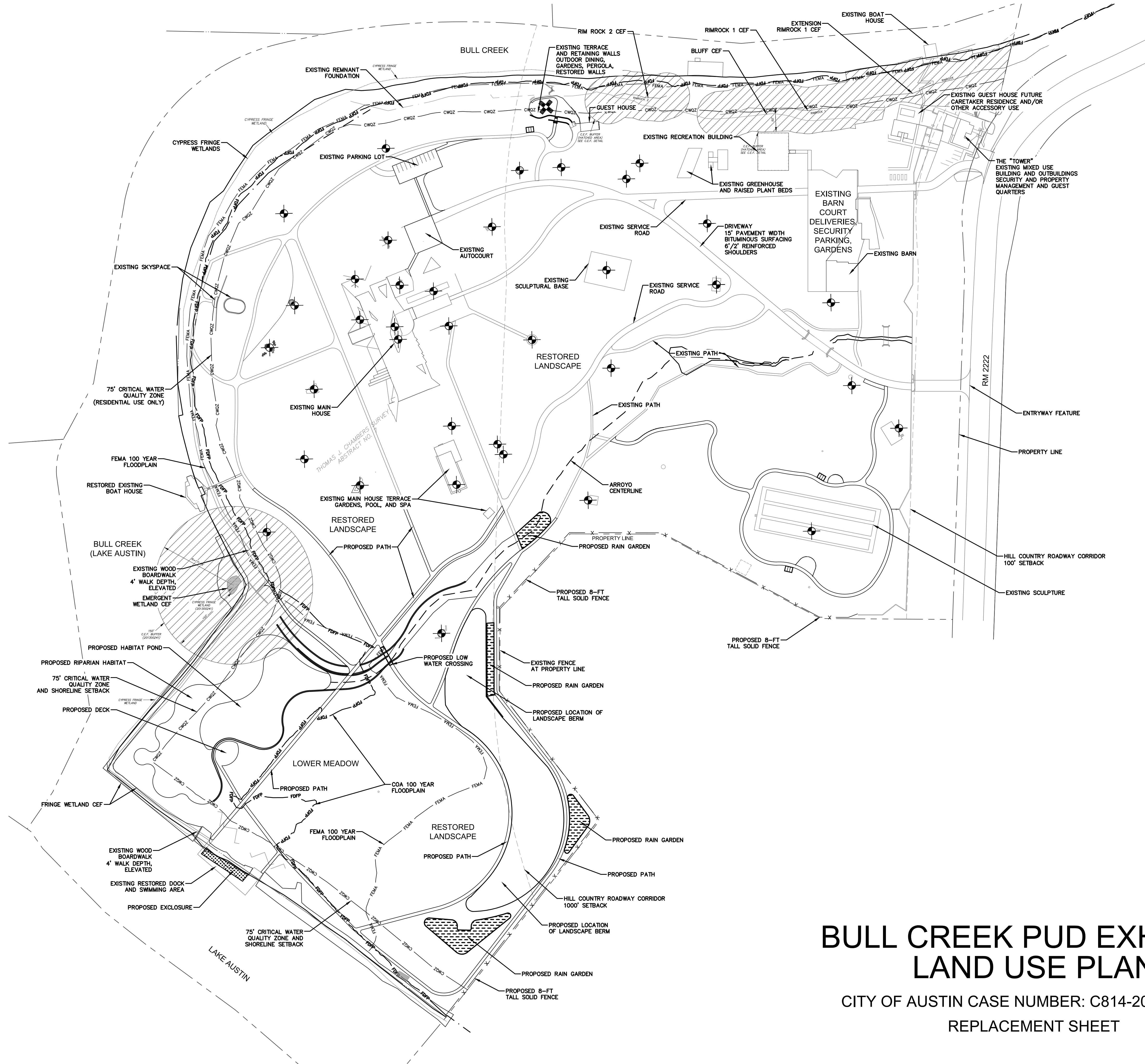
Environment/Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<p>Today most of the CWQZ in the lower meadow is comprised of pecan groves, short-grass lawns, and meadow grasses.</p> <p>The proposed habitat pond shall incorporate a combination of riparian plantings and open water to provide a superior habitat for birds, animals, fish and other invertebrates. The riparian edge plantings shall provide a diverse selection of aquatic vegetation.</p>
	Removes existing impervious cover from the Critical Water Quality Zone.	N/A
	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	<p>All heritage trees shall be preserved. To date, over 230 canopy trees and 500 understory trees/large shrubs have been planted. In addition twelve mature live oaks have also been transplanted on the property totaling 550.5 caliper inches and 148.5 caliper inches, respectively. All trees onsite are maintained and monitored by an onstaff certified horticulturist. Additionally the health of the trees is observed by certified arborists in conjunction with a tree care plan.</p> <p>Future plans include the import of 20 large caliper, transplanted Class A trees (predominately Live Oak and Cedar Elm), and approximately 1,670 caliper inches of canopy trees, and approximately 3,000 more understory trees and shrubs. Approximately 23 existing Pecan and Bur Oak Trees ranging from 7 - 12.75 caliper inches will also be relocated on the Property as part of the future scope of work.</p> <p>This PUD amendment will restore and enhance the existing woodlands through the seeding and planting of herbaceous, understory, and canopy species. Proposed actions includes 7.28 acres of woodland habitat enhancements including 1.20 acres of floodplain forest expansion, 1.10 acres of floodplain forest enhancements, 2.30 acres of lowland woodlands, and 2.68 acres of escarpment woodlands. For more information, please see the Restoration Plan for guidance.</p>
	Tree plantings use Central Texas seed stock native and with adequate soil volume.	All trees will be sourced from nurseries within 300 miles of the site and considered native to the Edwards Plateau or surrounding ecoregions and will be selected from the ECM Appendix N (City of Austin Preferred Plant List), the "Grow Green Native and Adapted Landscape Plants Guide", and/or the lists provided in the Restoration Plan.
	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Upon conversion of the Property to a civic use, the Property will be subject to the WPO and approximatly 10.256 acres will be located within the CWQZ. The increase in acreage is a direct result of the CWQZ increasing from 75 ft. to 100 ft. for a civic use and the arroyo being classified as a minor waterway under the WPO.
	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	N/A

	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	N/A
	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	Upon conversion of the Property to a civic use, 50% of new walkways outside of the floodplain shall be constructed of porous pavement subject to compliance with ADA Standards.
	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	100% irrigation water is non-potable and comes from Lake Austin.
	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Runoff from the Property does not discharge directly into Lake Austin. Under most storms, runoff from impervious surfaces infiltrates into the ground by flowing down the arroyo, through open vegetated swales, and over the lower meadow.
	Employs other creative or innovative measures to provide environmental protection.	<p>See attached supplemental summary of green infrastructure currently employed on the Property.</p> <p>This amendment proposes to convert the existing turf lawn around the main house to native planting areas resulting in additional superior revegetation of 52,105 sf or 1.20 acres. This will help increase diversity and habitat quality in the floodplain.</p> <p>The existing septic tank and leach field for main house is planned to be removed and connected to city service.</p> <p>Numerous additional "creative and innovative measures" are being implemented on the site including the creation of bird habitat and lakeshore habitat improvements. Please reference the Restoration Plan for guidance.</p> <p>Owner may construct/place additional sustainability facilities on the Property in the future including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a microgrid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.</p>
Austin Energy Green Building	Provides an Austin Energy Green Building Rating of three stars or above.	<p>The main residence achieved a 3-star Austin Energy Green Building rating. Energy saving initiatives include the use of a vegetated green roof, solar power, systems commissioning, smart home automation, high performance glass, and geothermal supplementation.</p> <p>Upon conversion to civic use, new buildings associated with the civic use will achieve a minimum of AEGB 2 star rating or greater.</p>
Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	N/A
Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	N/A

Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Upon conversion of the Property to a civic use the Property will house a world class art collection that will be accessible to the public.
	Provides publicly accessible multi-use trail and greenway along creek or waterway.	Upon conversion of the Property to a civic use the Property will incorporate a network of accessible trails, boardwalks, and walkways for the public to enjoy.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The applicant proposes to allow for the future use of the boat slips exclusively for drop offs and pickups.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	N/A
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	N/A
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	N/A
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	N/A
Local Small Business	Provides space at affordable rates to <i>one</i> or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	N/A



LOCATION MAP
NOT TO SCALE



LEGEND



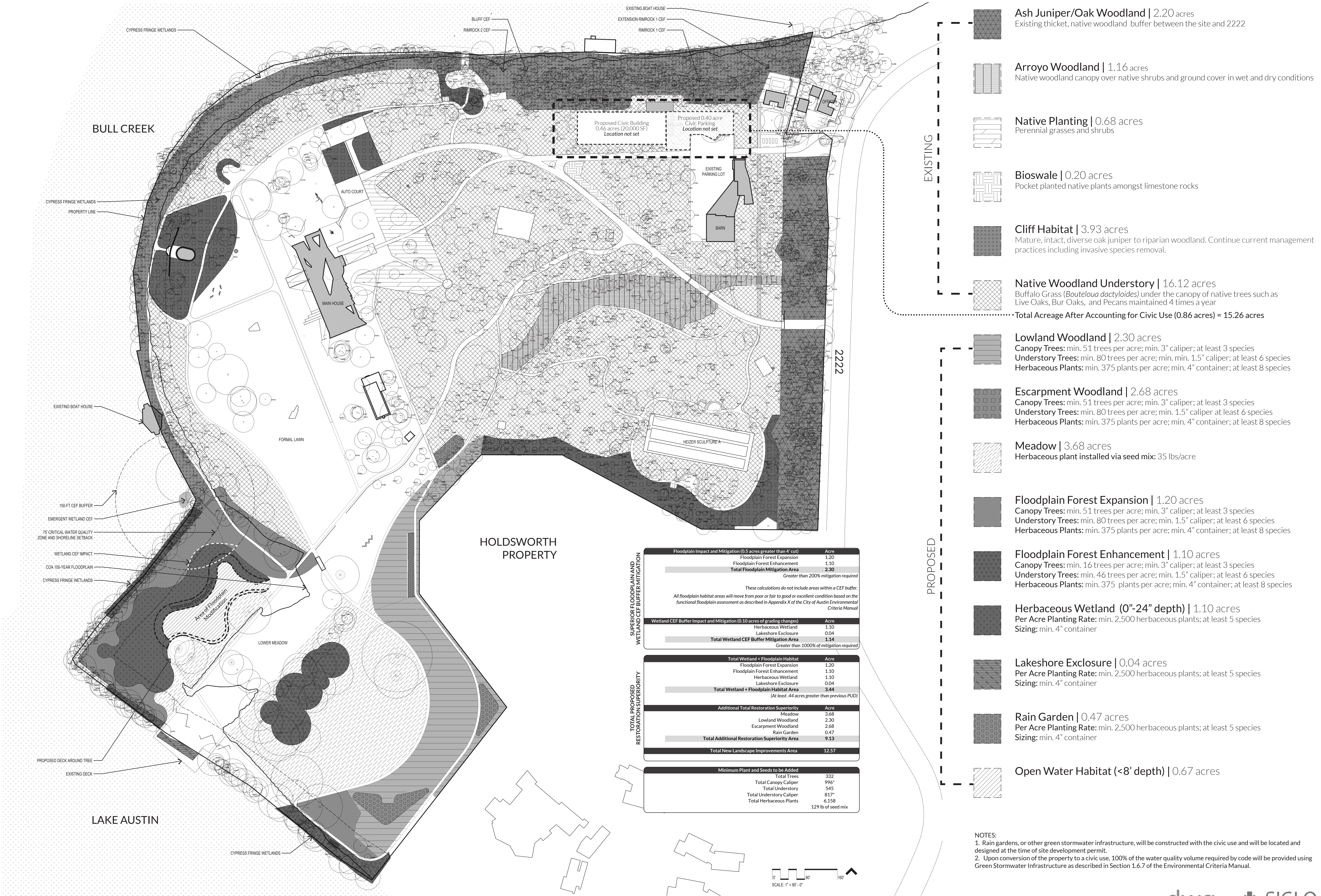
EXISTING SCULPTURES

NOTES:

1. PROPOSED SITE DEVELOPMENT REGULATIONS, WAIVERS FROM AND MODIFICATIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE ARE LISTED ON THE EXHIBITS SUPPORTING THE LAND USE PLAN.
2. THE LOCATIONS OF ALL BUILDINGS, STRUCTURES, AND IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL DESIGN.
3. INSTALLED FIRE PROTECTION SYSTEMS TO BE APPROVED AND INSPECTED BY AUSTIN FIRE DEPARTMENT, IN ACCORDANCE WITH EXHIBIT D, GENERAL NOTE 5.
4. THE LOCATION OF THE PROPOSED 20,000 SF CIVIC SPACE AND ASSOCIATED PARKING FACILITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.
5. THE APPLICANT MUST COMPLY WITH REQUIRED AUSTIN ENERGY CRITERIA MANUAL DURING THE TIME OF REQUESTED ELECTRIC DESIGN.
6. ALL FUTURE BUILDINGS ASSOCIATED WITH THE CIVIC USE WILL ACHIEVE A TWO-STAR OR GREATER RATING UNDER THE AUSTIN ENERGY GREEN BUILDING PROGRAM USING THE APPLICABLE RATING VERSION IN EFFECT AT THE TIME A RATING REGISTRATION APPLICATION IS SUBMITTED FOR THE BUILDING.
7. AN 8-FT SOLID FENCE IS PERMITTED ALONG THE EASTERN PROPERTY LINE FROM FM 2222 TO LAKE AUSTIN.

BULL CREEK PUD EXHIBIT C LAND USE PLAN

CITY OF AUSTIN CASE NUMBER: C814-2009-0139.03
REPLACEMENT SHEET



Lakeshore Habitat/Herbaceous Wetland/Rain Garden			
Common Name	Scientific Name	Stability Rating	Emergent
Bald Cypress	<i>Taxodium distichum</i>	9	
Dwarf Palmetto	<i>Sabal minor</i>		Y
Southern Mainden Hair Fern	<i>Adiantum capillus-veneris</i>		
California bulrush	<i>Schoenoplectus californicus</i>	9	Y
Frogfruit	<i>Phyla nodiflora</i>	4	
Obedient Plant	<i>Physostegia angustifolia</i>		Y
Powdery Thalia	<i>Thalia dealbata</i>		Y
Buttonbush	<i>Cephalanthus occidentalis</i>	8	
Wooly Rose Mallow	<i>Hibiscus lasiocarpus</i>		Y
Coastal Water Hyssop	<i>Bacopa monnieri</i>		Y
American Water Willow	<i>Justicia americana</i>	7	Y
Squarestem Spikerush	<i>Eleocharis quadrangulata</i>	6	Y
Horsetail Reed	<i>Equisetum hymenale</i>	6	Y
Clover Fern	<i>Marselia macropoda</i>		Y
Bushy Bluestem	<i>Andropogon glomeratus</i>	5	
Giant Cut Grass	<i>Zizaniopsis miliacea</i>	9	Y
Common Three-Square Bulrush	<i>Scripus pungens</i>	9	Y
Starrush whitetop	<i>Rhynchospora colorata</i>	6	Y
White Spider Lily	<i>Hymenocallis liriosme</i>		Y
Texas Rush	<i>Juncus texanus</i>	7	Y
Berkeley Sedge	<i>Carex divulsa</i>		Y
Cherokee Sedge	<i>Carex cherokeensis</i>		
Pickrel Weed	<i>Pontederia cordata</i>		Y
White Water-Lily	<i>Nymphaea odorata</i>		Y
Yellow Cow-Lily	<i>Nuphar lutea</i>		Y
Pale Spikerush	<i>Eleocharis macostachya</i>	6	Y

Meadow	
Common Name	Scientific Name
American Basketflower	<i>Centaurea americana</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Cusp Gayfeather	<i>Liatis punctata var. mucronata</i>
Eastern Gama Grass	<i>Tripsacum dactyloides</i>
Engelmann'S Daisy	<i>Engelmannia peristenia</i>
Gayfeather	<i>Liatis mucronata</i>
Blue Mistflower	<i>Conoclinium coelestinum</i>
Frogfruit	<i>Phyla nodiflora</i>
Horsemint	<i>Monarda citriodora</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Texas Persimmon	<i>Diospyros texana</i>
Blue Grama	<i>Bouteloua gracillis</i>
Silver Bluestem	<i>Bothriochloa saccaroides</i>
Little Bluestem	<i>Schyzachyrium scoparium</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Meadow Sedge	<i>Carex perdentata</i>
Lyreleaf Sage	<i>Salvia Lyrata</i>
Rattlesnake Master	<i>Eryngium yuccifolium</i>
Indian Paintbrush	<i>Castilleja indivisa</i>
Mealy Cup Sage	<i>Salvia farinacea</i>
Indian Blanket	<i>Gaillardia pulchella</i>

Floodplain Forest Expansion	
Common Name	Scientific Name
American Beautyberry	<i>Callicarpa americana</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Aromatic Sumac	<i>Rhus aromatica</i>
Possumhaw Holly	<i>Ilex decidua</i>
Bald Cypress	<i>Taxodium distichum</i>
Red Buckeye	<i>Aesculus pavia</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Dwarf Palmetto	<i>Sabal minor</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turkscap	<i>Malvaviscus arboreus var. drummondii</i>
Northern Spicebush	<i>Lindera benzoin</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Heartleaf Skullcap	<i>Scutellaria ovata</i>
Blue Mistflower	<i>Conoclinium coelestinium</i>
Golden Groundsel	<i>Packera obovata</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Wood Fern	<i>Thelypteris kunthii</i>
Brazos Penstemon	<i>Penstemon tenuis</i>

Forested Wetland Enhancement	
Common Name	Scientific Name
American Beautyberry	<i>Callicarpa americana</i>
Aromatic Sumac	<i>Rhus aromatica</i>
Bur Oak	<i>Quercus macrocarpa</i>
Flame Acanthus	<i>Anisacanthus quadrifidus var. wrightii</i>
Pecan	<i>Carya illinoensis</i>
Possumhaw Holly	<i>Ilex decidua</i>
Northern Spicebush	<i>Lindera benzoin</i>
Red Buckeye	<i>Aesculus pavia</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Dwarf Palmetto	<i>Sabal minor</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turkscap	<i>Malvaviscus arboreus var. drummondii</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Virginia Wildrye	<i>Elymus virginicus</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Brazos Penstemon	<i>Penstemon tenuis</i>

Lowland Woodland	
Common Name	Scientific Name
Beargrass	<i>Nolina texana</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Live Oak	<i>Quercus virginana</i>
Mexican Plum	<i>Prunus mexicana</i>
Prairie Flameleaf Sumac	<i>Rhus lanceolata</i>
Possumhaw Holly	<i>Ilex decidua</i>
Red Buckeye	<i>Aesculus pavia</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turkscap	<i>Malvaviscus arboreus var. drummondii</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Eve's Necklace	<i>Styphnolobium affine</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Cherokee Sedge	<i>Carex cherokeensis</i>
Frogfruit	<i>Phyla nodiflora</i>
Straggler Daisy	<i>Calypsocarpus vialis</i>
River Fern	<i>Thelypteris kunthii</i>
Cedar Sage	<i>Salvia roemeriana</i>
Lyre Leaf Sage	<i>Salvia lyrata</i>
Golden Groundsel	<i>Packera obovata</i>
Texas Sedge	<i>Carex texensis</i>
Mountain Pea	<i>Orbexillum pedunculatum</i>

Escarpment Woodland	
Common Name	Scientific Name
Cedar Elm	<i>Ulmus crassifolia</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Live Oak	<i>Quercus virginiana</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Beargrass	<i>Nolina texana</i>
Elbowbush	<i>Forestiera pubescens</i>
Eve's Necklace	<i>Styphnolobium affine</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Agarita	<i>Mahonia trifoliata</i>
Possumhaw Holly	<i>Ilex decidua</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis var. texensis</i>
Prairie Flameleaf Sumac	<i>Rhus lanceolata</i>
Turkscap	<i>Malvaviscus arboreus var. drummondii</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Frogfruit	<i>Phyla nodiflora</i>
Straggler Daisy	<i>Calypsocarpus vialis</i>

SOIL DECOMPACTION REQUIREMENTS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN FOR SUBMITTAL TO THE OWNER:

1. THIS WORK SHALL CONSIST OF PERFORMING ALL REQUIRED ACTIVITIES FOR SOIL DECOMPACTION IN AREAS SHOWN ON THE RESTORATION PLAN. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR PERFORMING ALL OPERATIONS IN CONNECTION WITH SOIL DECOMPACTION, COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL SUPPLIES AND EQUIPMENT IN SUFFICIENT QUANTITIES SO AS TO PERFORM SOIL DECOMPACTION AS NECESSARY WITHOUT DELAYING CONSTRUCTION PROGRESS.
3. THE SUBMITTAL REQUIREMENTS OF THIS SPECIFICATION ITEM SHALL INCLUDE THE TEST RESULTS, INFORMATION ABOUT PROPOSED EQUIPMENT, AND SAMPLES NECESSARY FOR APPROVAL OF DECOMPACTION TECHNIQUES AND METHODS.
4. SOIL COMPACTION TESTING SHALL BE PERFORMED BOTH BEFORE AND AFTER MODIFICATION OF SOIL, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
5. SOIL COMPACTION TESTING SHALL INCLUDE WRITTEN RESULTS AND MAPPED LOCATIONS OF TESTS PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER. A MINIMUM OF TWO TESTS PER 5,000 SQUARE FEET ARE REQUIRED. TEST RESULTS SHALL BE REPORTED IN PERCENT OF STANDARD PROCTOR DENSITY OR BULK DENSITY (G/CM3) UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. FOR SURFACE DECOMPACTION, MEASURE AT BOTH THE SURFACE AND AT SIX (6) INCHES DEPTH. FOR SUBSURFACE DECOMPACTION, MEASURE AT A DEPTH OF BOTH 12 AND 18 INCHES.
6. PROVIDE WRITTEN INFORMATION ON TYPE AND SIZE OF EQUIPMENT PROPOSED TO PRODUCE THE DESIRED DECOMPACTION RESULTS.
7. PROVIDE A ONE GALLON SAMPLE OF THE COMPOST AND MULCH MATERIAL AT THE SAME TIME AS A LAB ANALYSIS SUPPLIED BY THE PRODUCER TO THE LANDSCAPE ARCHITECT VERIFYING THAT THE PRODUCTS MEET THE REQUIREMENTS OF THE CITY OF AUSTIN STANDARD SPECIFICATION 661S. LAB ANALYSES FOR COMPOST SHALL BE DATED WITHIN 90 CALENDAR DAYS OF THE TIME OF SUBMITTAL.
8. PRODUCER SHALL PROVIDE A LETTER STATING THE LENGTH OF THE COMPOSTING PERIOD FOR COMPOST, AND LISTING THE SOURCE MATERIALS BY VOLUME FOR COMPOST AND MULCH.

9. FOR DECOMPACTION WORK UNDER TREES, PROVIDE QUALIFIED ARBORIST CREDENTIALS, INCLUDING PROOF OF CERTIFICATION FROM THE LNTERNATIONAL SOCIETY OF ARBORICULTURE, LICENSES, RESUME AND REFERENCES FOR THE SUPERVISOR OF THE WORK TO BE PERFORMED WITHIN THE CRZ OF EXISTING TREES TO REMAIN.

CONSTRUCTION METHODS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN:

1. BEFORE INITIATION OF DECOMPACTION ACTIVITIES, ALL REQUIRED EROSION CONTROL AND ENVIRONMENTAL MEASURES SHALL BE IN PLACE AS INDICATED AND THE DEPTH(S) AND LOCATION(S) OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED. THE SURFACE OF THE SUBGRADE SHALL BE SHAPED IN GENERAL CONFORMITY WITH THE TYPICAL SECTIONS, LINES, AND GRADES INDICATED ON THE DRAWINGS BY THE REMOVAL OF EXISTING MATERIAL OR BY THE ADDITION OF APPROVED MATERIAL AS ESTABLISHED BY THE ENGINEER OR LANDSCAPE ARCHITECT.
2. COMPACTION LEVELS THAT ARE DETRIMENTAL TO ROOT GROWTH ARE DEPENDENT ON SOIL TYPE, WHICH TYPICALLY VARIES FROM SITE TO SITE AND MUST BE DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT BEFORE TESTING OCCURS.
3. COMPACTION RATING OF ALL AFFECTED SOILS SHALL BE BETWEEN 75 AND 85 PERCENT STANDARD PROCTOR DENSITY WITH A PENETRATION RESISTANCE BETWEEN 75 TO 175 PSI.
4. ALL SOIL MANAGEMENT ACTIVITIES INCLUDING AMENDMENT AND/OR DECOMPACTION MUST OCCUR AT A SOIL MOISTURE CONTENT BETWEEN FIVE (5) AND 20 PERCENT MEASURED AT THE DEPTH OF THE WORK.
5. COMPACTED SURFACE SOIL (0 - 6 INCH SOIL DEPTH) - DO NOT USE ROTO-TILLER. USE DISC PLOW / HARROW TO LOOSEN SOIL TO UNIFORM CLOD SIZE. DO NOT OVER CULTIVATE IN ORDER TO PRESERVE EXISTING SOIL STRUCTURE. MAKE A MINIMUM OF TWO PASSES ALONG PERPENDICULAR PATHS. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO THE LEVEL AS INDICATED WITHIN THE PLANS OR RELATED SPECIFICATIONS.
6. COMPACTED SUBSOIL (6 - 18 INCH SOIL DEPTH) : AFTER ROUGH GRADING AND REMOVING ALL PLANTS AND DEBRIS FROM THE SURFACE, LOOSEN THE SOIL BY DRAGGING A RIPPING SHANK OR CHISEL THROUGH THE SOIL TO A DEPTH OF 18 INCHES FROM FINISHED GRADE. THE LANDSCAPE ARCHITECT SHALL SPECIFY THE APPROPRIATE DEPTH OF RIPPING BASED UPON SITE CONDITIONS. SHANK SPACING VARIES WITH SOIL MOISTURE, SOIL TYPE, AND DEGREE AND DEPTH OF COMPACTION. SHANK SPACING SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. AT LEAST THREE (3) SEPARATE SERIES OR PATTERNS OF MOVEMENT ARE REQUIRED. THE FIRST SERIES OR PATTERN OF PASSES IS APPLIED LENGTHWISE, PARALLEL WITH THE LONGEST SPREAD OF THE SITE; GRADUALLY PROGRESSING ACROSS THE SITE'S WIDTH, WITH EACH SUCCESSIVE PASS. THE SECOND SERIES RUNS OBLIQUELY, CROSSING THE FIRST SERIES AT AN ANGLE OF ABOUT 45 DEGREES. THE THIRD SERIES RUNS AT RIGHT ANGLE OR 90 DEGREES TO THE FIRST SERIES. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF TWO (2) TO FOUR (4) PERCENT BY WEIGHT.
7. COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING ESTABLISHED TREES: A.F.M. (AIR EXCAVATION, FERTILIZATION, MULCHING) OR VERTICAL MULCHING.
8. TWO TECHNIQUES ARE DESCRIBED BASED ON TREE LOCATION RELATIVE TO THE FLOODPLAIN AND POTENTIAL FOR ADVERSE EROSION. AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST SHOULD OVERSEE WORK UNDER TREES AT ALL TIMES.
9. UNDER NO CIRCUMSTANCES SHOULD DECOMPACTION WORK BE DONE IN THE ONE-QUARTER (¼) CRITICAL ROOT ZONE.
10. REMOVE THE TOPS OF ALL PLANTS TO BE REMOVED FROM THE ROOT ZONE. REMOVE SOD WITH A WALK BEHIND SOD CUTTER. ONLY GRUB-OUT THE ROOTS OF INVASIVE PLANTS TO BE REMOVED.
11. PRIOR TO BEGINNING WORK, THE PROPOSED AREA SHALL BE SUFFICIENTLY WETTED TWENTY-FOUR (24) HOURS IN ADVANCE TO MINIMIZE DUST TO THE GREATEST EXTENT POSSIBLE.
12. USE A PNEUMATIC AIR EXCAVATION TOOL.
13. METHOD 1 - A.F.M.: IN A LOCATION OUTSIDE THE FLOODPLAIN AND ON SLOPES OF 3:1 OR LESS, USE A PNEUMATIC AIR TOOL TO LOOSEN THE TOP NINE (9) INCHES OF THE SOIL WITHIN 50 PERCENT OF THE AREA WITHIN THE TREE DRIPLINE. SURFACE ROOTS MAY MOVE AND SEPARATE FROM SOIL DURING THIS PROCESS BUT THE BARK ON ROOTS SHOULD NOT BE BROKEN. INCORPORATE ORGANIC FERTILIZERS TO PROVIDE NUTRIENTS AS INDICATED AS DEFICIENT BY THE SOIL TEST AND AS RECOMMENDED BY THE LANDSCAPE ARCHITECT OR SOIL CONSULTANT. ANY FERTILIZER TREATMENT SHOULD BE APPLIED A CERTIFIED ARBORIST. ADD THREE (3) INCHES OF COMPOST OVER THE SOIL IMMEDIATELY AFTER AERATION. USE A PNEUMATIC AIR TOOL TO MIX THE COMPOST INTO THE TOP SIX (6) INCHES OF THE LOOSENED SOIL. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
14. METHOD 2 - VERTICAL MULCHING: THIS TECHNIQUE IS SUITABLE FOR A FLOODPLAIN OR OTHER LOCATION SUBJECT TO ADVERSE EROSION. USE A PNEUMATIC AIR TOOL TO MAKE ONE (1) INCH MINIMUM DIAMETER HOLES TO A DEPTH OF TWELVE (12) INCHES WITH HOLES THREE (3) FEET ON CENTER FROM THE HALF CRITICAL ROOT ZONE (CRZ) TO THE DRIPLINE. FUNNEL COMPOST INTO THE HOLES. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.
15. WORK IN SECTIONS SUCH THAT THE ENTIRE PROCESS - INCLUDING ANY PROPOSED IRRIGATION - CAN BE COMPLETED IN ONE DAY FOR EACH SECTION. APPLY TEN (10) GALLONS OF WATER PER INCH IN DIAMETER OF DBH OVER THE LOOSENED SOIL AT THE COMPLETION OF EACH DAY'S WORK EXCEPT DURING PRECIPITATION EVENTS OF HALF INCH OR GREATER. DURING DROUGHT OR OTHER PROLONGED DRY PERIODS, CONTINUE TO PROVIDE SUPPLEMENTAL WATER FOR ONE (1) TO THREE (3) WEEKS MINIMUM AFTER TREATMENT.
16. DECOMPACTED TREE ROOT ZONES SHOULD BE ACCESS-RESTRICTED FOR ONE YEAR USING STEEL POSTS AND CHAIN BARRIERS, AT MINIMUM, OR APPROVED EQUAL. THE BARRIERS SHALL BE ERECTED AT THE EDGE OF THE DECOMPACTED ZONES AROUND AN ENTIRE TREE OR TREE CLUSTER, PER THE PLANS, WITHOUT DRIVING POSTS INTO ROOTS OVER TWO (2) INCHES IN DIAMETER.
17. PROTECTION OF DECOMPACTED SOILS: AFTER ANY DECOMPACTION ACTIVITIES HAVE TAKEN PLACE DO NOT ALLOW VEHICLES, EQUIPMENT, OR STOCKPILING OF CONSTRUCTION MATERIALS ON PREVIOUSLY-DECOMPACTED SOIL.
18. THE CONTRACTOR SHALL PROTECT DECOMPACTED SOIL FROM DAMAGE INCLUDING CONTAMINATION AND RE-COMPACTION DUE TO OTHER SOIL INSTALLATION, PLANTING OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS. MAINTAIN PROTECTION OF DECOMPACTED AREAS UNTIL PROJECT ACCEPTANCE. UTILIZE FENCING AND MATTING AS REQUIRED OR DIRECTED TO PROTECT THE FINISHED SOIL WORK. TREAT, REPAIR OR REPLACE DAMAGED DECOMPACTED SOIL IMMEDIATELY.
19. REPAIR OF RE-COMPACTED SOILS: AFTER DECOMPACTION HAS TAKEN PLACE, ANY SOIL THAT BECOMES RE-COMPACTED TO A DENSITY GREATER THAN 85% STANDARD PROCTOR DENSITY OR PENETRATION RESISTANCE OF 225 PSI SHALL BE DECOMPACTED AGAIN.
20. LOOSEN COMPACTED SOIL AND REPLACE SOIL THAT HAS BECOME CONTAMINATED AS DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT. RE-COMPACTED AND/OR CONTAMINATED SOIL SHALL BE LOOSENED OR REPLACED AT NO EXPENSE TO THE OWNER.
21. WHERE MODIFIED EXISTING SOIL HAS BECOME COMPACTED OR CONTAMINATED AND NEEDS TO BE REPLACED, PROVIDE IMPORTED SOIL THAT IS OF SIMILAR COMPOSITION, DEPTH AND DENSITY AS THE SOIL THAT WAS REMOVED.

SUSTAINABLE LAND MANAGEMENT:

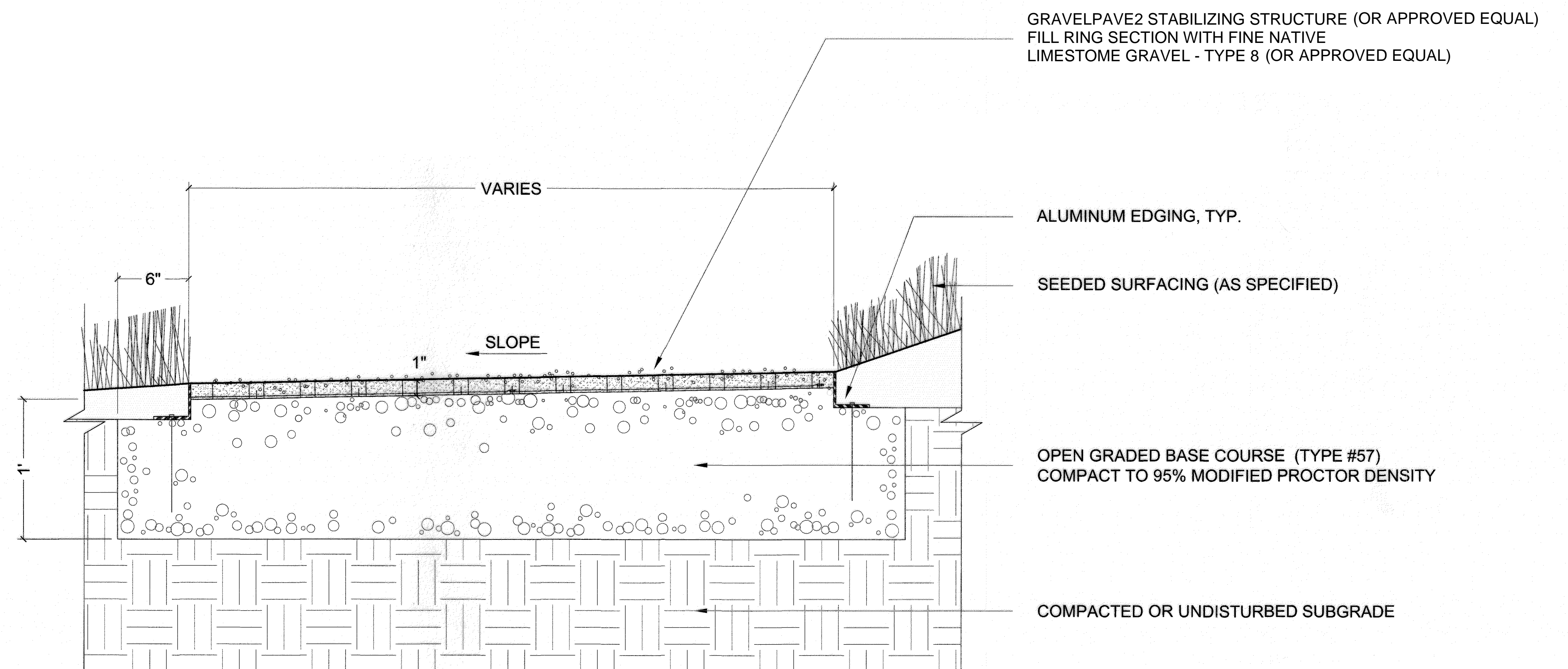
1. THE APPLICANT IS COMMITTED TO CREATING A SUSTAINABLE LAND MANAGEMENT PLAN FOR THE SITE. THE PLAN WILL USE AN ADAPTIVE MANAGEMENT FRAMEWORK THAT FOCUSES ON AN ENHANCED USER EXPERIENCE AND ECOLOGICAL FUNCTIONALITY THAT RESULTS IN LONG-TERM, SUSTAINABLE MANAGEMENT OF THE SITE. AT A MINIMUM, THE LAND MANAGEMENT PLAN WILL INCLUDE BI-ANNUAL MANAGEMENT OF INVASIVE SPECIES (AS LISTED BELOW), INCREASES IN DIVERSITY THROUGH PLANTING AND SEEDING, ENSURING NATIVE VEGETATIVE COVER, AND ANNUAL MONITORING.
2. INVASIVE SPECIES WILL BE MANAGED BY BEST PRACTICES PRESCRIBED IN THE CITY OF AUSTIN INVASIVE SPECIES MANAGEMENT PLAN THAT RESULTS IN LESS THAN 5% OF COVER OF ANY PARTICULAR INVASIVE SPECIES WITHIN ENVIRONMENTALLY SUPERIOR AREAS. INVASIVE SPECIES OF CONCERN AND OBSERVED ON THE SITE INCLUDE: BERMUDAGRASS (CYNODON DACTYLON), BIGLEAF PERIWINKLE (VINCA MAJOR), BRAZILIAN VERVAIN (VERBENA BRASILIENSIS), CHEATGRASS (BROMUS TECTORUM), CHINABERRYTREE (MELIA AZEDARACH), CHINESE TALLOW (TRIADICA SEBIFERA), COCO YAM (COLOCASIA ESCULENTA), DALLISGRASS (PASPALUM DILATATUM), ENGLISH IVY (HEDERA HELIX), FIDDLE DOCK (RUMEX PULCHER), FIELD BROME (BROMUS ARVENSIS), GLOSSY PRIVET (LIGUSTRUM LUCIDUM), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), JOHNSONGRASS (SORGHUM HALEPENSE), LILAC CHASTETREE (VITEX AGNUS-CASTUS), SACRED BAMBOO (NANDINA DOMESTICA), SPREADING HEDGE PARSLEY (TORILIS ARVENSIS), ST. AUGUSTINE GRASS (STENOTAPHRUM SECUNDATUM), SWEET AUTUMN VIRGINSBOWER (CLEMATIS TERNIFLORA), TAIWANESE PHOTINIA (PHOTINIA SERRATIFOLIA), AND VASEY'S GRASS (PASPALUM URVILLEI).

All areas will be planted and seeded at densities and diversities 20% greater than those required by 609s as described in the City of Austin Environmental Criteria Manual of the City of Austin Environmental Criteria Manual. The meadow, herbaceous wetland, and lakeshore enclosure will not include woody species.

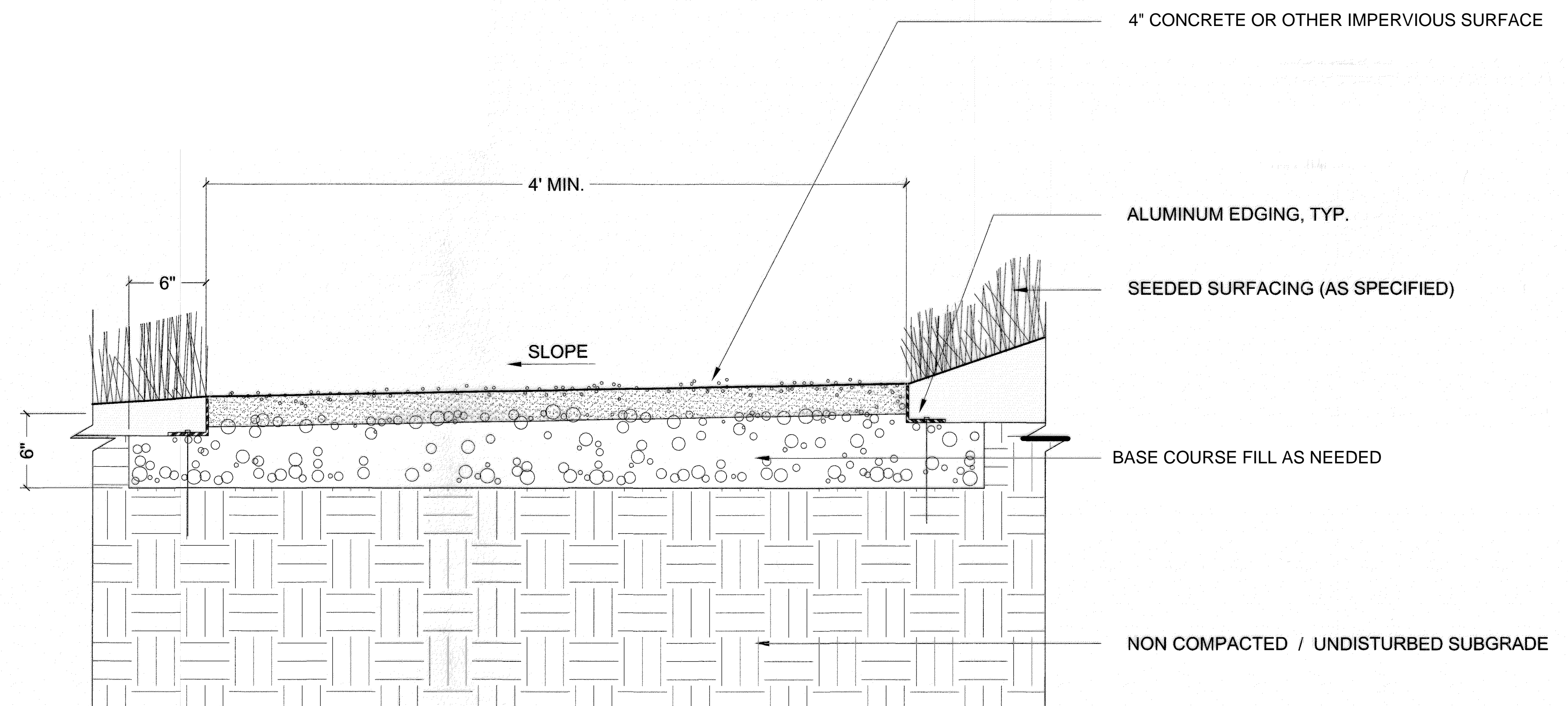
Plant material in Herbaceous Wetland, Lakeshore Enclosure, and Rain Garden will include at least 30% of species with a stability rating of 7 or greater.

A minimum of 20 large caliper transplanted Class A trees (predominately Live Oak and Cedar Elm at 8"-11" caliper) will be planted on the property

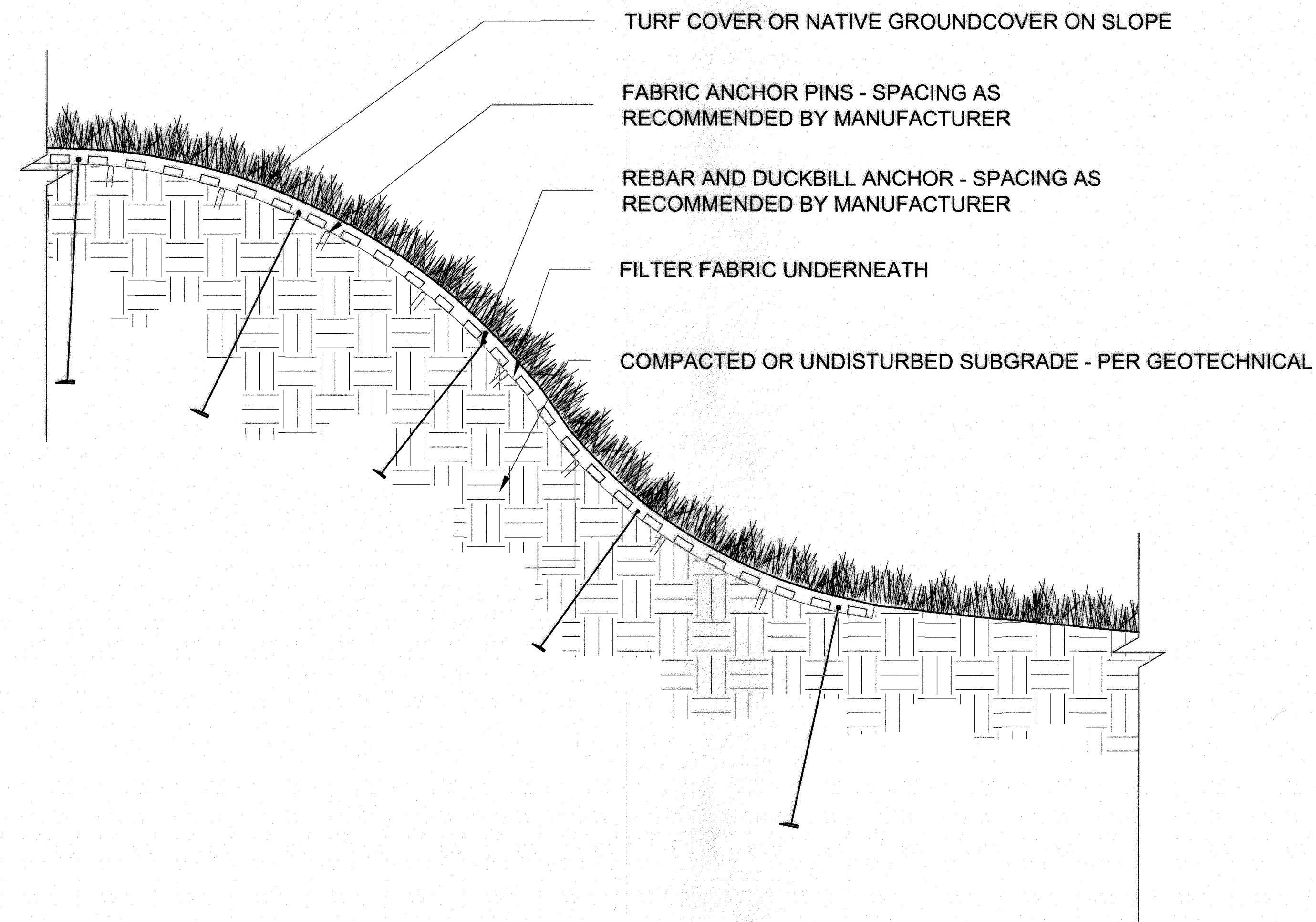
Refer to site plan for Herbaceous Wetland planting plans. Planting selection is subject to availability and final design.



1 PERVIOUS WALKWAYS SECTION - TYP.
SCALE: 1"=1'-0"



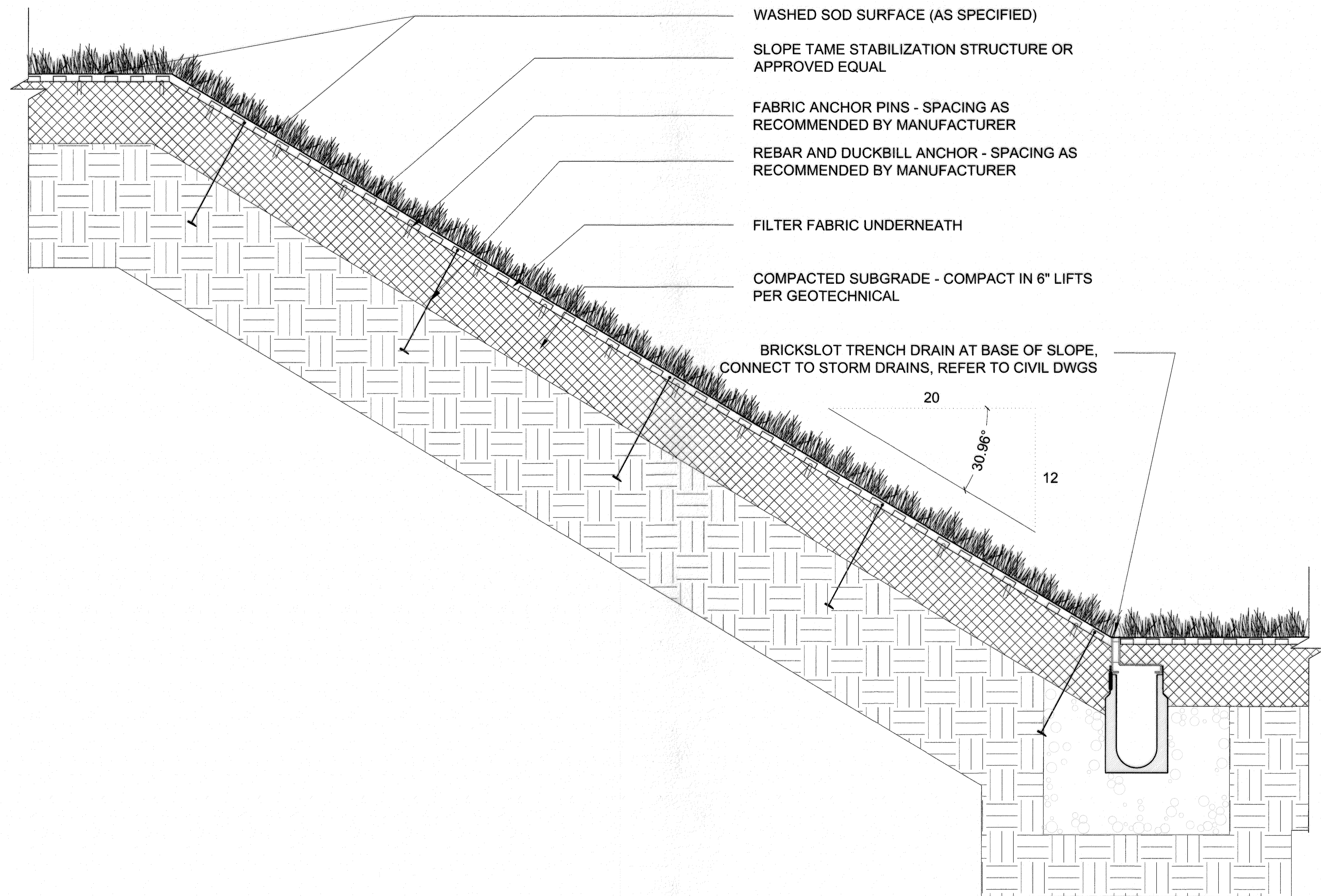
1 IMPERVIOUS WALKWAYS SECTION - TYP.
SCALE: 1"=1'-0"



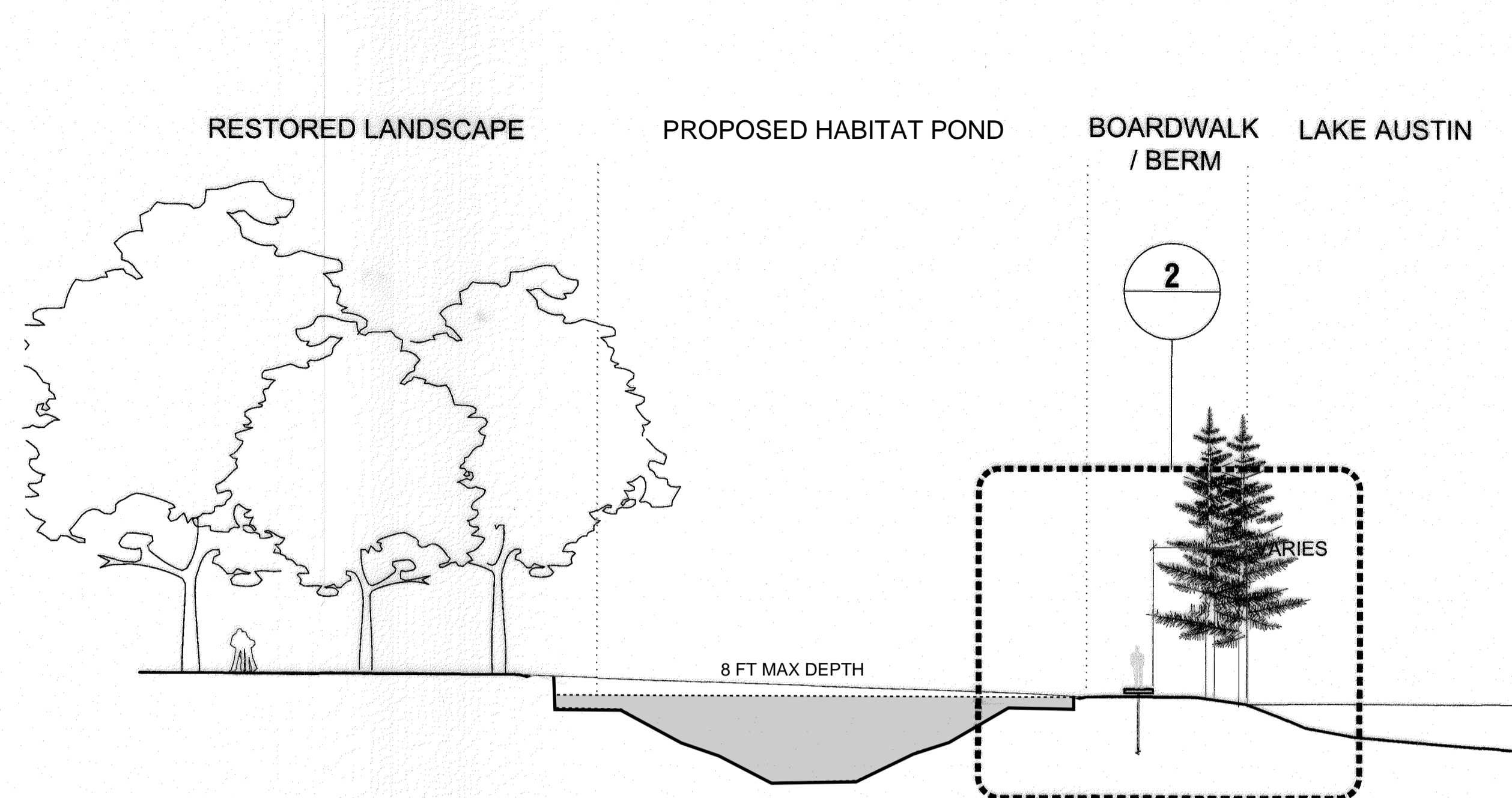
1

NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.

SCALE: 1"=1'-0"



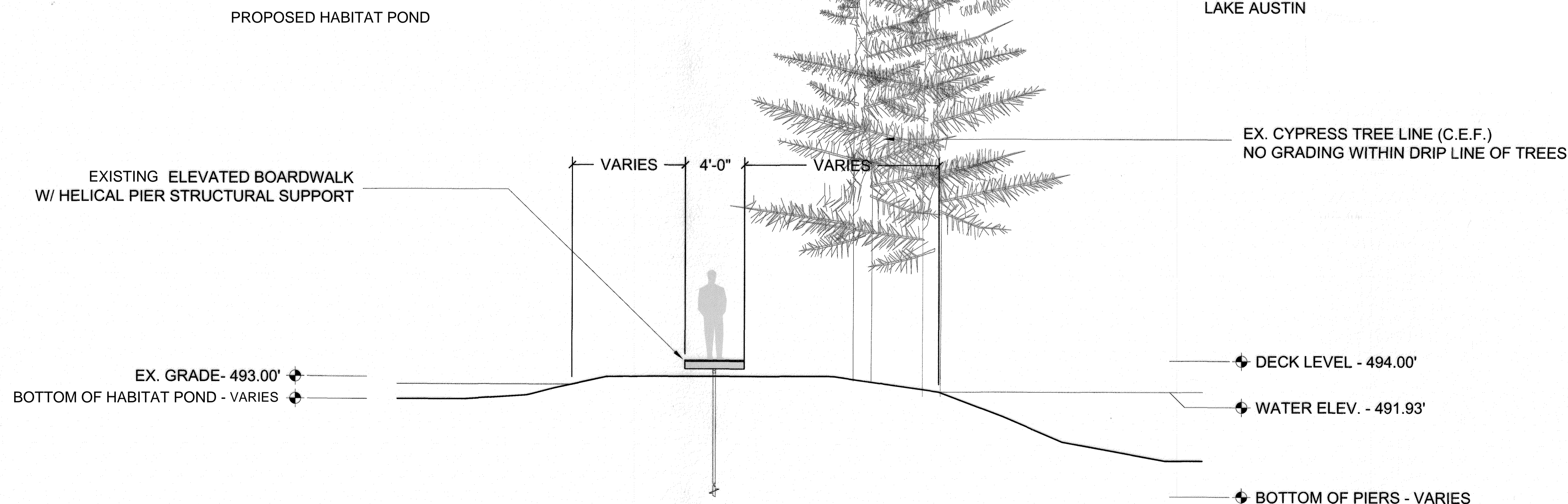
1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
SCALE: 1"=1'-0"



1

SITE SECTION - TYP.

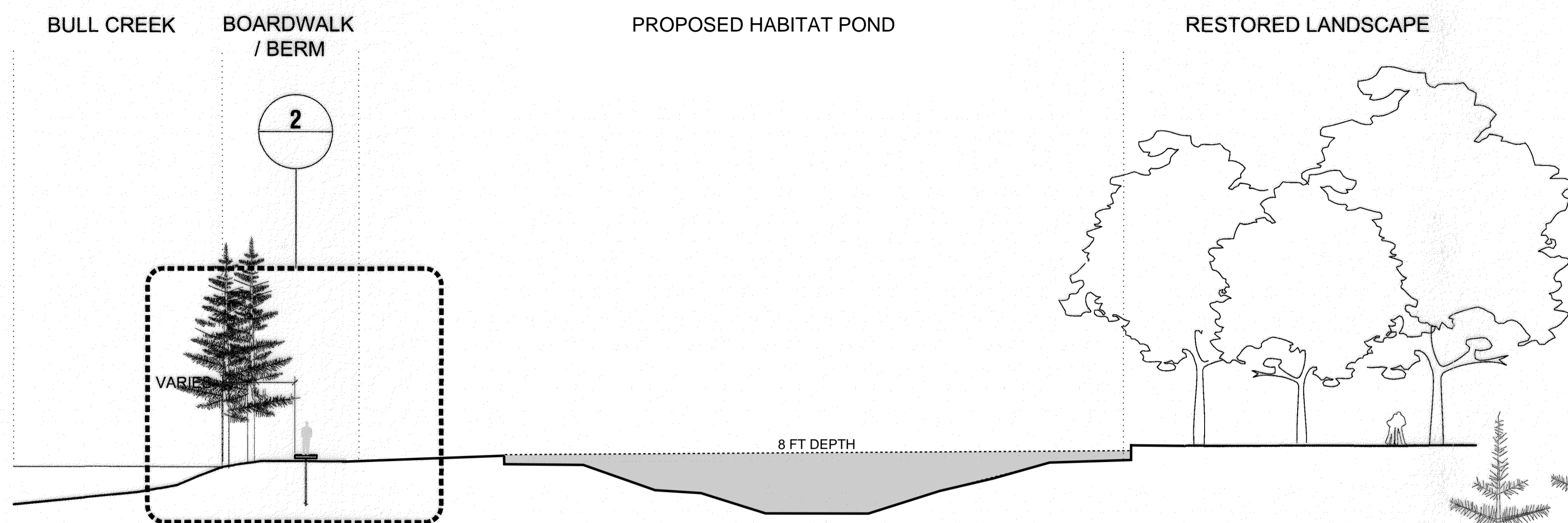
SCALE: 1/32"=1'-0"



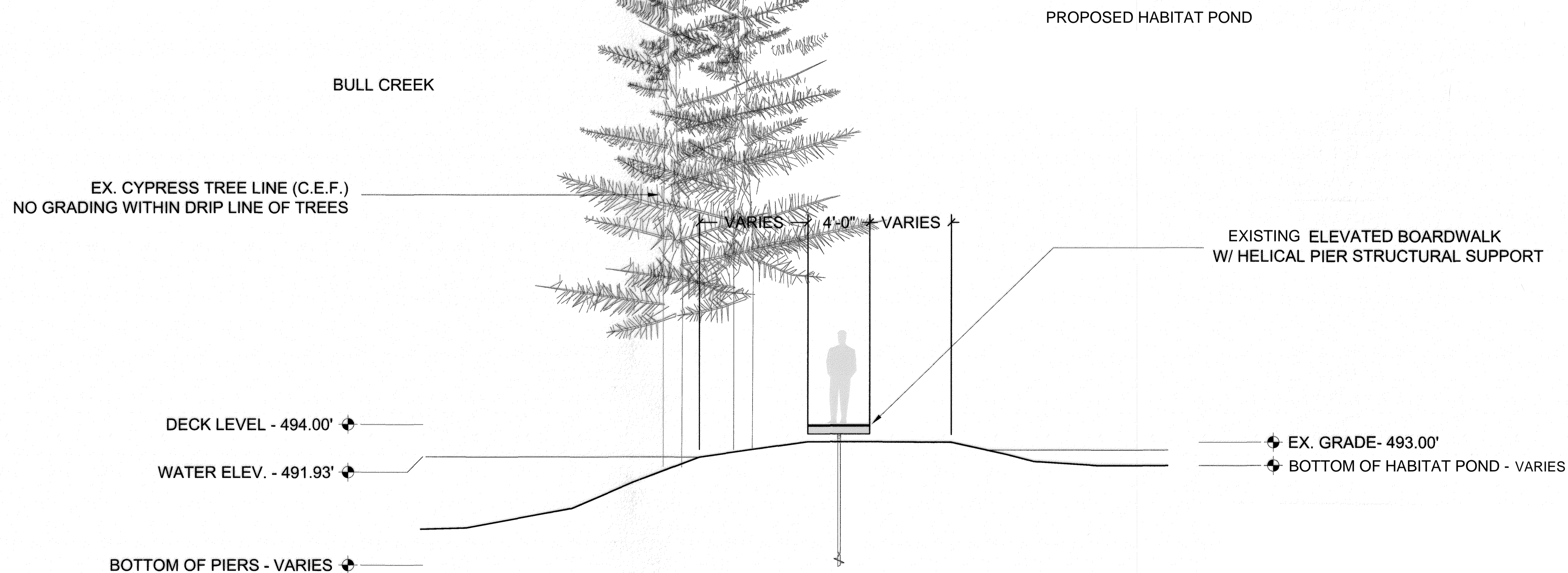
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BOARDWALK SECTION - TYP. @ LAKE AUSTIN

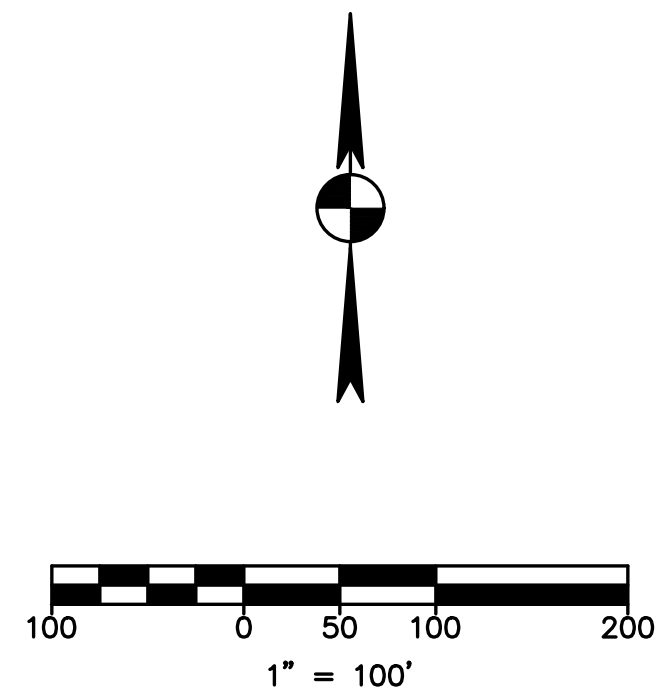
SCALE: 1/8"=1'-0"



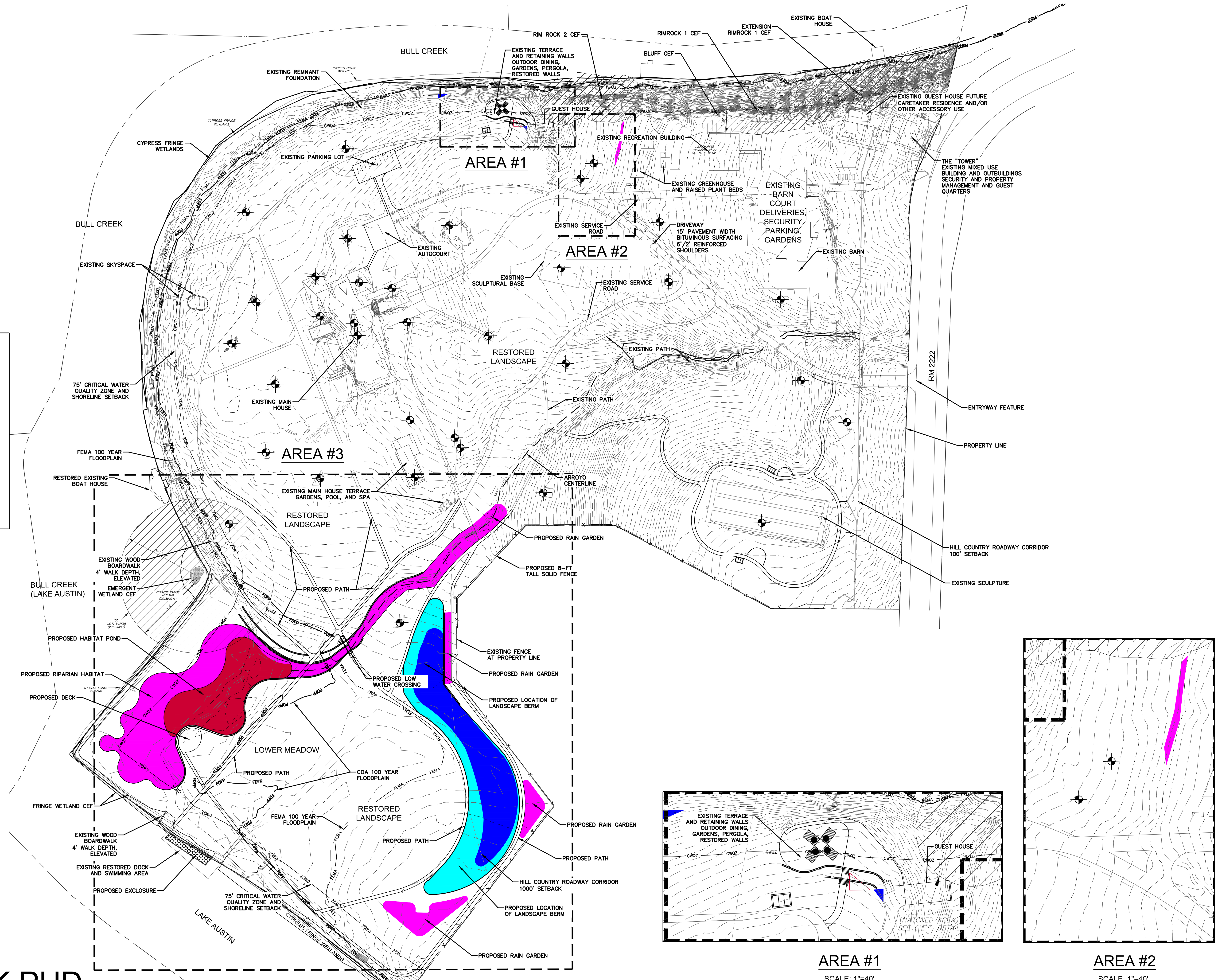
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ BULL CREEK
SCALE: 1/8"=1'-0"



FILL Color	Elevation	Area
■	0-4 FT	28,023 SQ FT
■	4-8 FT	34,534 SQ FT
CUT Color	Elevation	Area
■	0-4 FT	69,737 SQ FT
■	4-8 FT	27,540 SQ FT

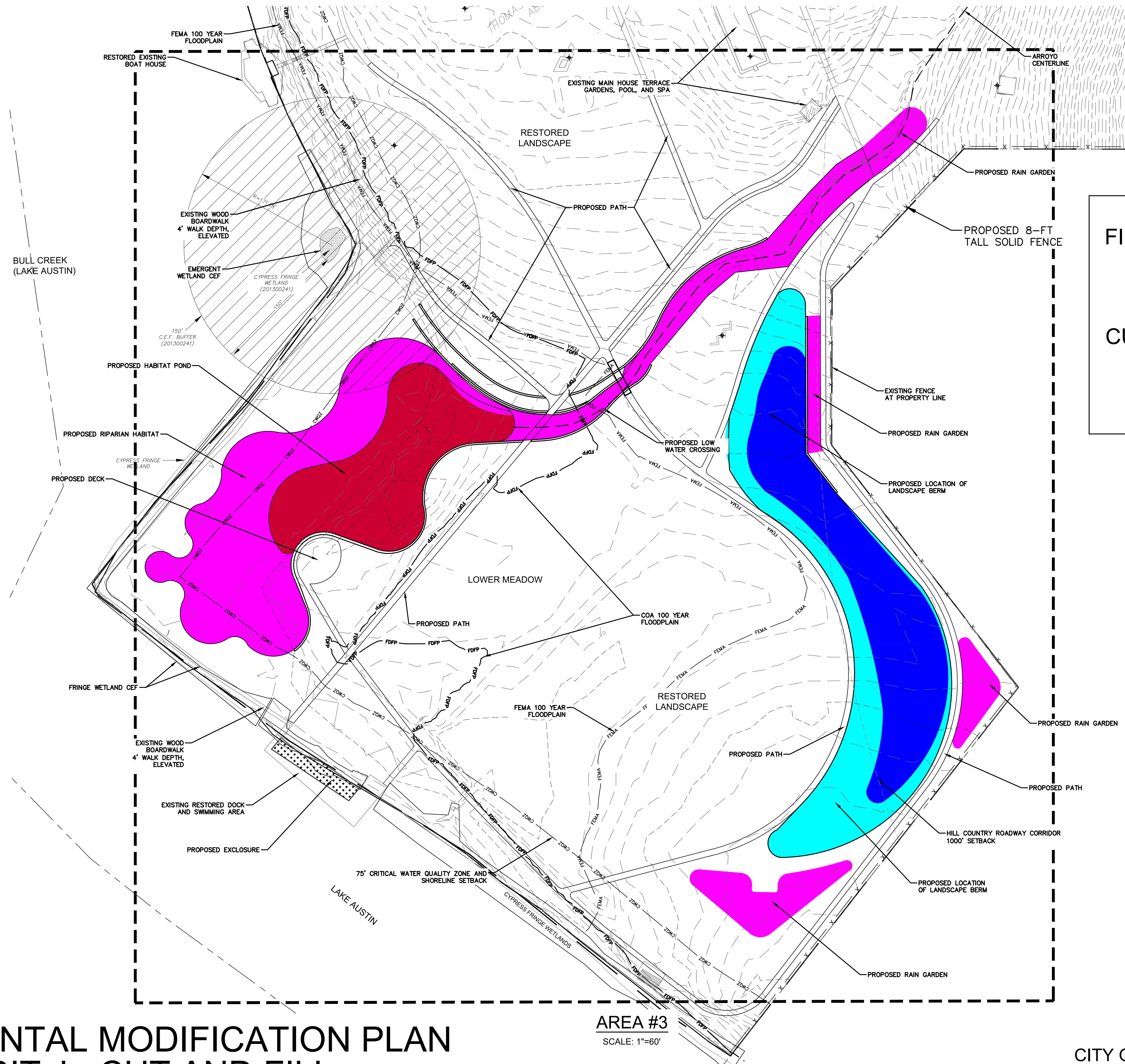


- NOTES:**
1. ALL GRADING ASSOCIATED WITH TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.
 2. THE LIMITS OF CUT/FILL AND CONSTRUCTION ON SLOPES WILL CHANGE UPON FINALIZING THE SITE LAYOUT AND PROPOSED GRADING.

BULL CREEK PUD ENVIRONMENTAL MODIFICATION PLAN EXHIBIT J - CUT AND FILL

AREA #1
SCALE: 1"=40'

AREA #2
SCALE: 1"=40'



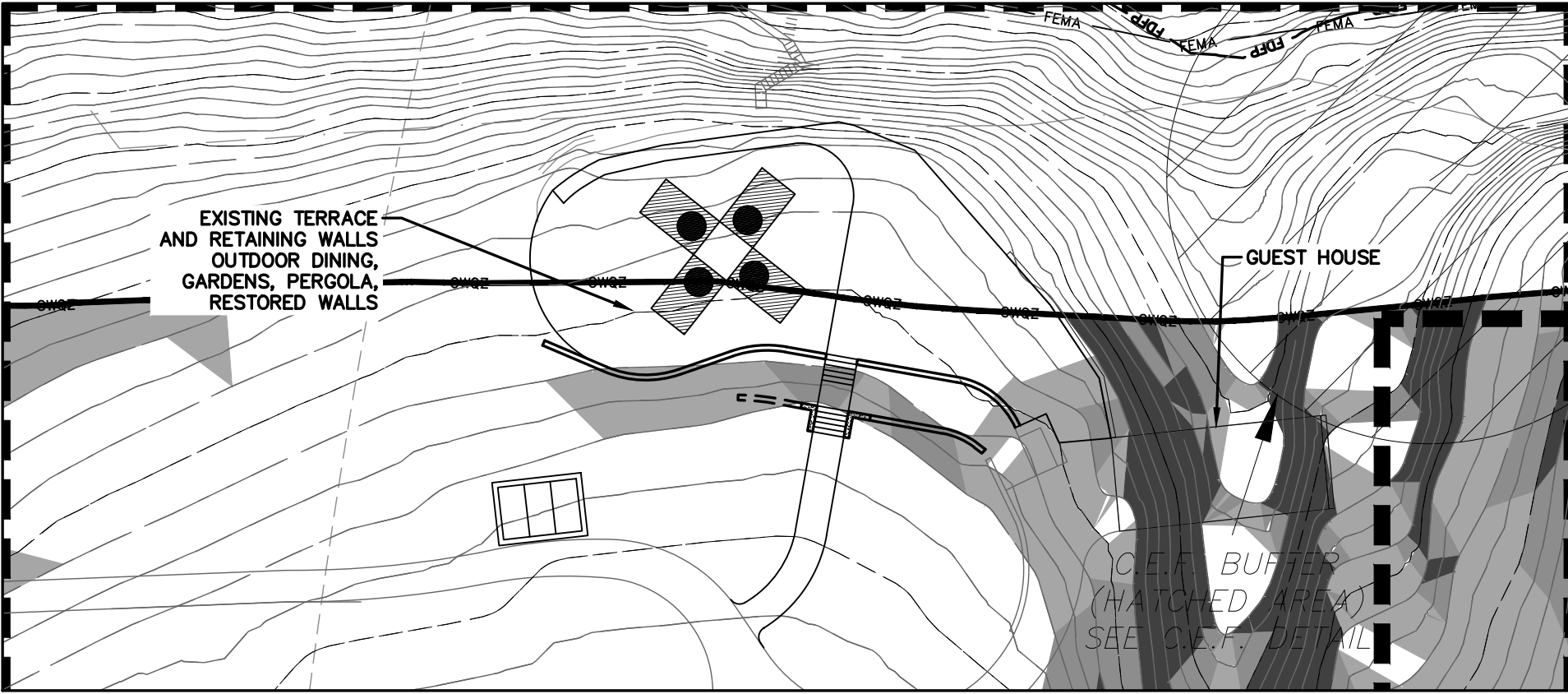
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■	0-4 FT	28,023 SQ FT
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ENVIRONMENTAL MODIFICATION PLAN EXHIBIT J - CUT AND FILL

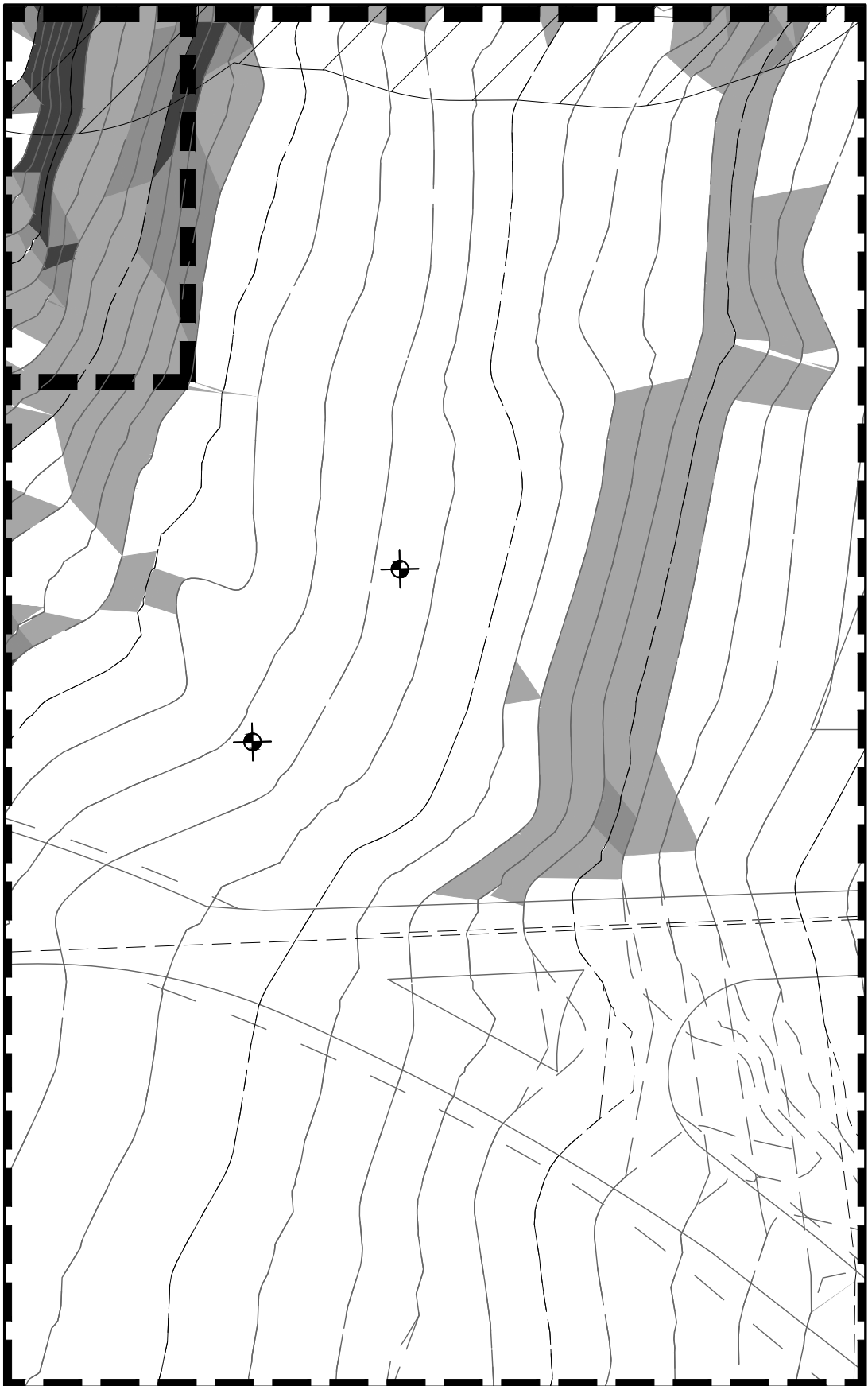
AREA #3
SCALE: 1"=60'

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REPLACEMENT SHEET

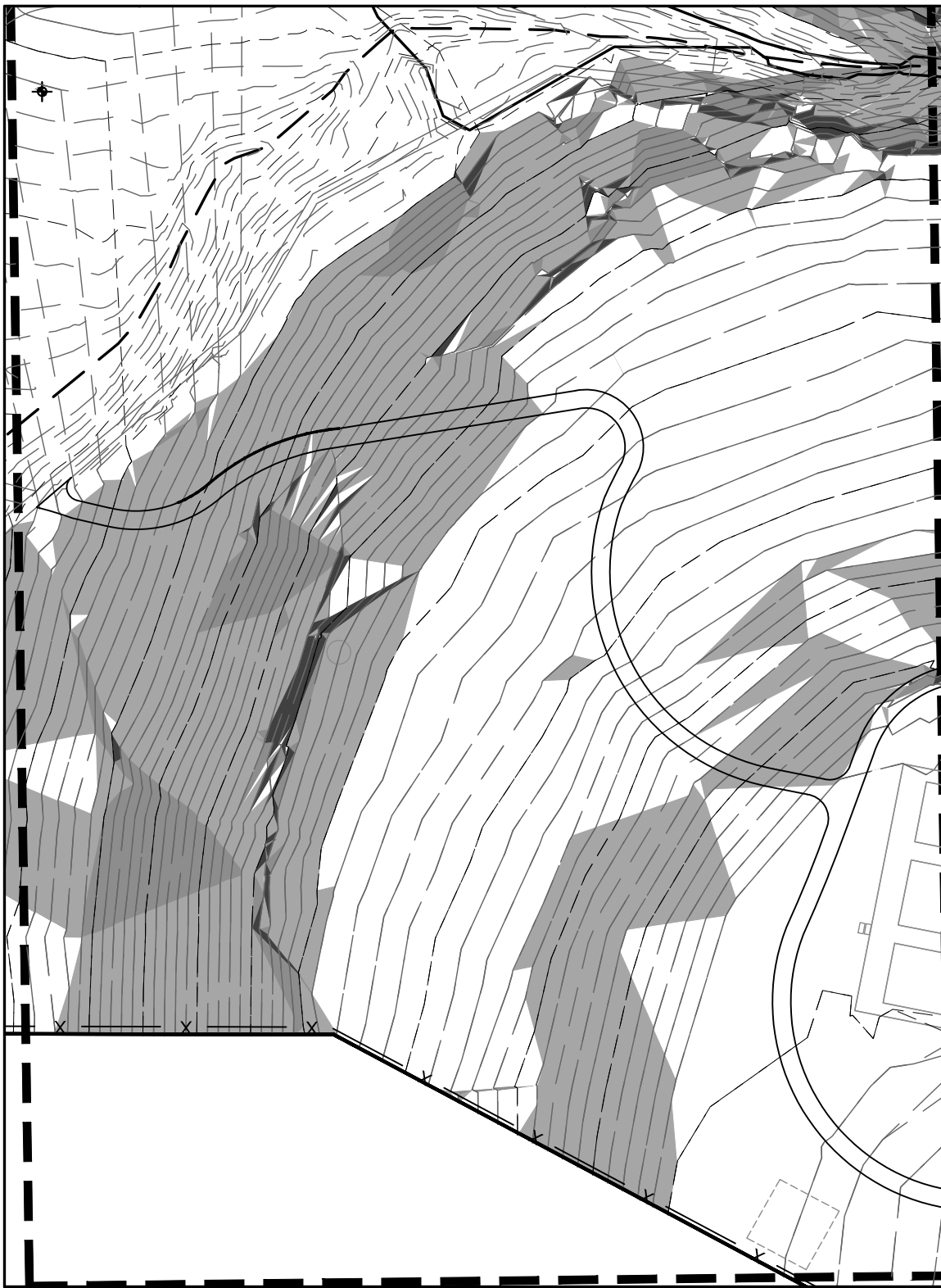
BULL CREEK P.U.D.



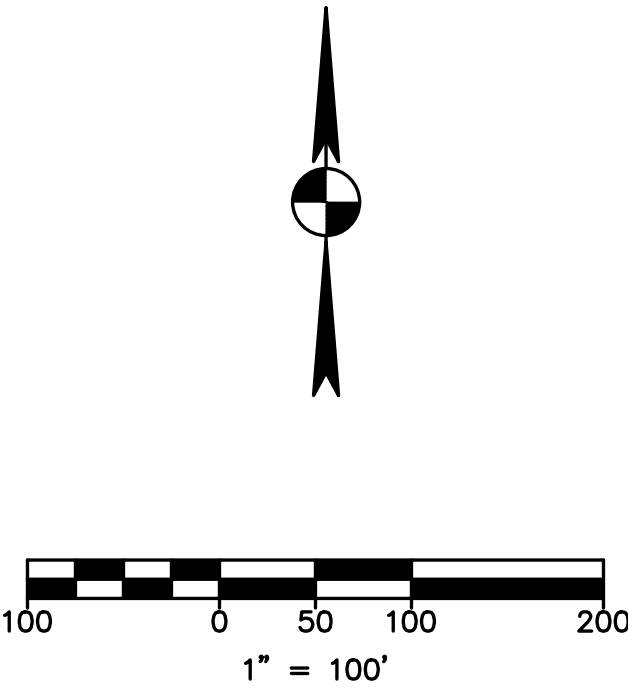
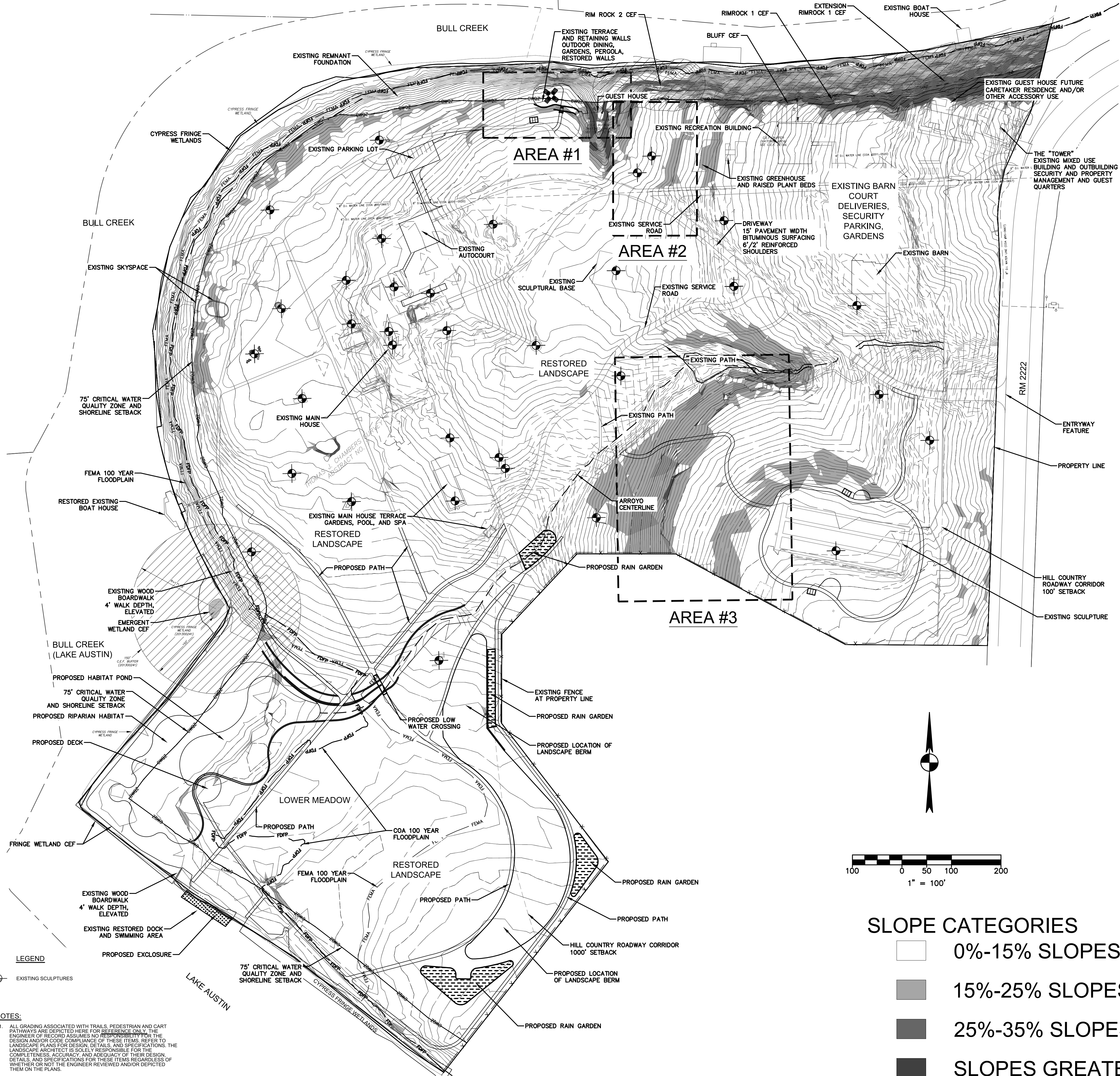
AREA #1
SCALE: 1"=30'



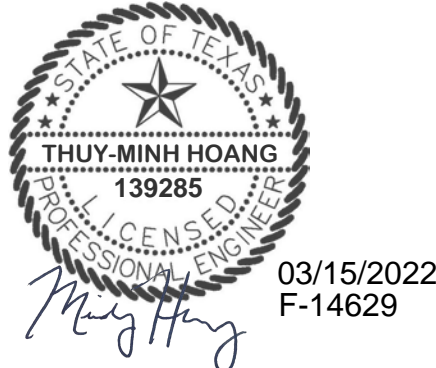
AREA #2
SCALE: 1"=30'



AREA #3
SCALE: 1"=60'



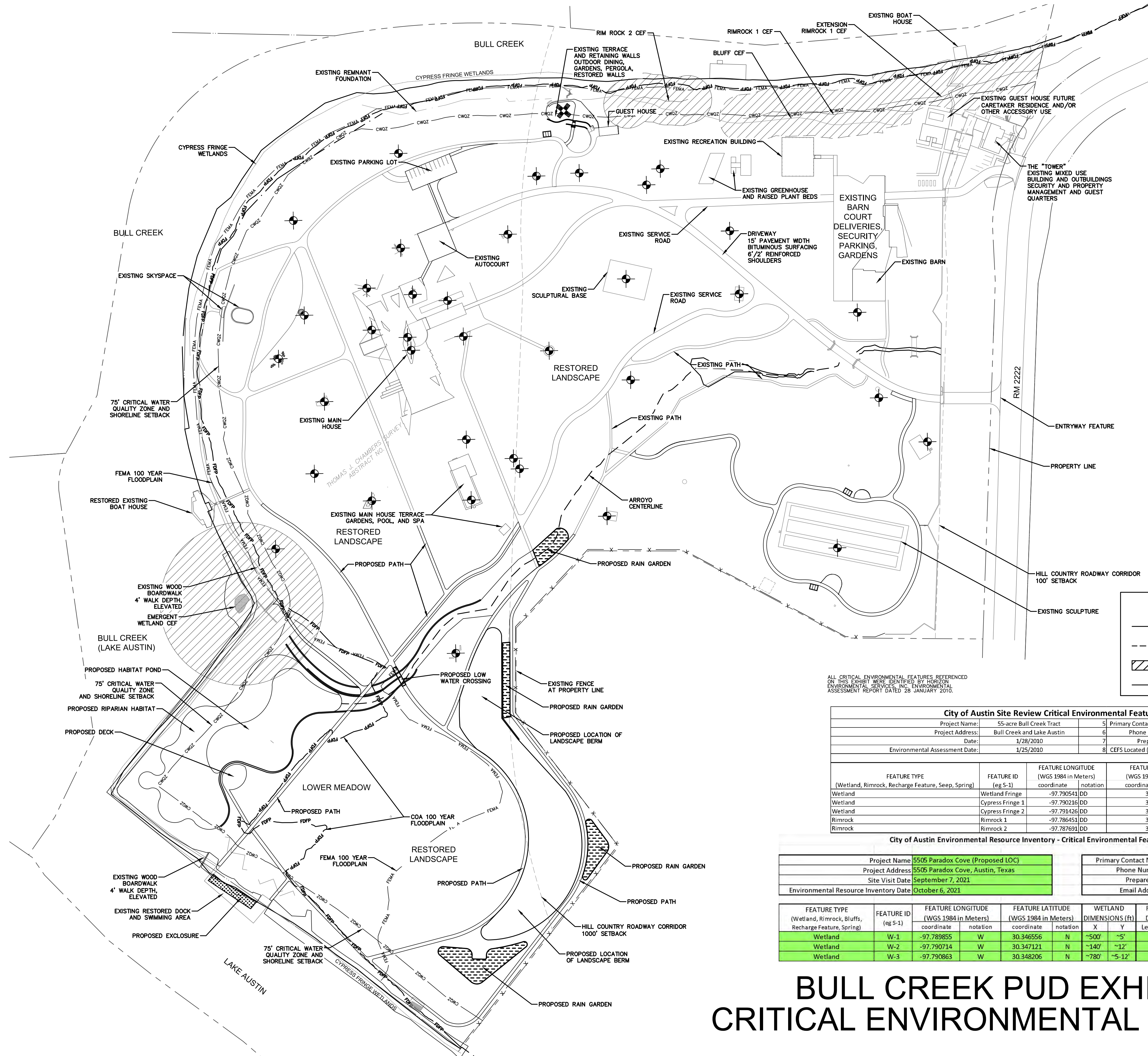
- SLOPE CATEGORIES
- 0%-15% SLOPES
 - 15%-25% SLOPES
 - 25%-35% SLOPES
 - SLOPES GREATER THAN 35%



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	44.3	
2	15.00%	25.00%	2.6	
3	25.00%	35.00%	0.4	
4	35.00%	100.00%	0.5	

- LEGEND
- EXISTING SCULPTURES
- NOTES:
- ALL GRADING ASSOCIATED WITH TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO LANDSCAPE PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.
 - LOCATION OF BUILDABLE AREAS SHOWN ON EXHIBIT K MAY BE MODIFIED AND APPROVED ADMINISTRATIVELY BY CITY STAFF.
 - MAN MADE SLOPES HAVE BEEN EXCLUDED IN SLOPE CATEGORY CALCULATIONS.

ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT K - CONSTRUCTION ON SLOPES



1. ALL GRADING ASSOCIATED WITH TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OR RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO THE LANDSCAPE PLAN FOR THE SPECIFIC DIMENSIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN. THE ENGINEER AND SURVEYOR ASSUMES NO RESPONSIBILITY OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.
2. DEVELOPMENT WITHIN THE FLOODPLAIN, INCLUDING PLACEMENT OF ARTWORK, MUST SEEK THE APPROPRIATE APPROVALS.

EXISTING SCULPTURES

	ENVIRONMENTAL FEATURE (CEF) REFER TO PLAN FOR TYPE
	ENVIRONMENTAL FEATURE SETBACK
	SETBACK BUFFER AREA
	BOUNDARY LINE

FEATURE TYPE	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK DIMENSIONS (ft)	
		coordinate	notation	coordinate	notation	X	Y	Length	Avg. Height
Wetland	Wetland Fringe	-97.790541	DD	30.348763	DD	30	40		
Wetland	Cypress Fringe 1	-97.790216	DD	30.351438	DD	1180			
Wetland	Cypress Fringe 2	-97.791426	DD	30.347695	DD	1500			
Rimrock	Rimrock 1	-97.786451	DD	30.351509	DD			400	
Rimrock	Rimrock 2	-97.787691	DD	30.351618	DD			133	

FEATURE TYPE (Wetland, Rimrock, Bluffs, Recharge Feature, Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Spring Est.
		coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y	Z	Trend	Discharge cfs
Wetland	W-1	-97.789855	W	30.346556	N	~500'	~5'							
Wetland	W-2	-97.790714	W	30.347121	N	~140'	~12'							
Wetland	W-3	-97.790863	W	30.348206	N	~780'	~5-12'							

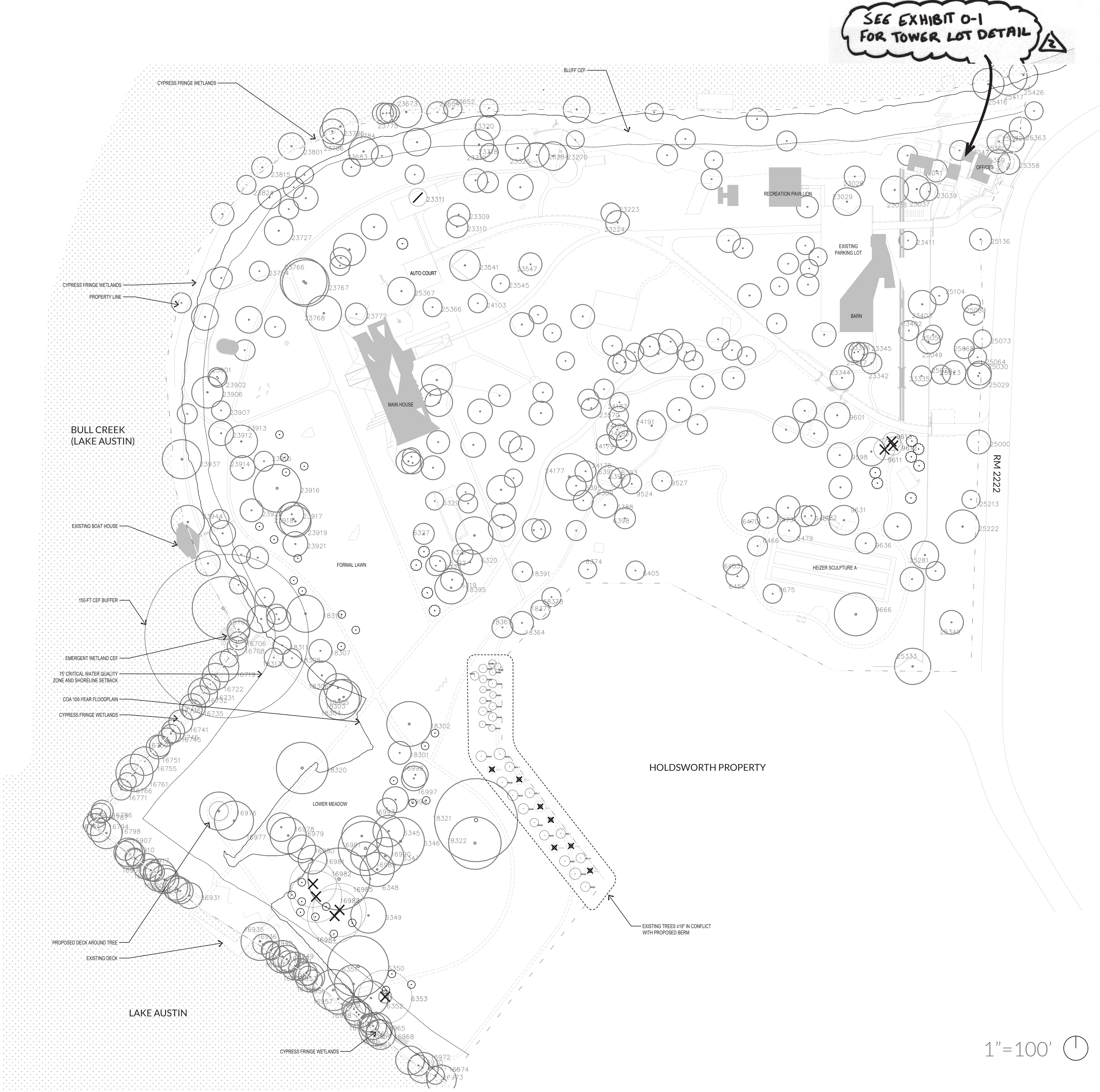
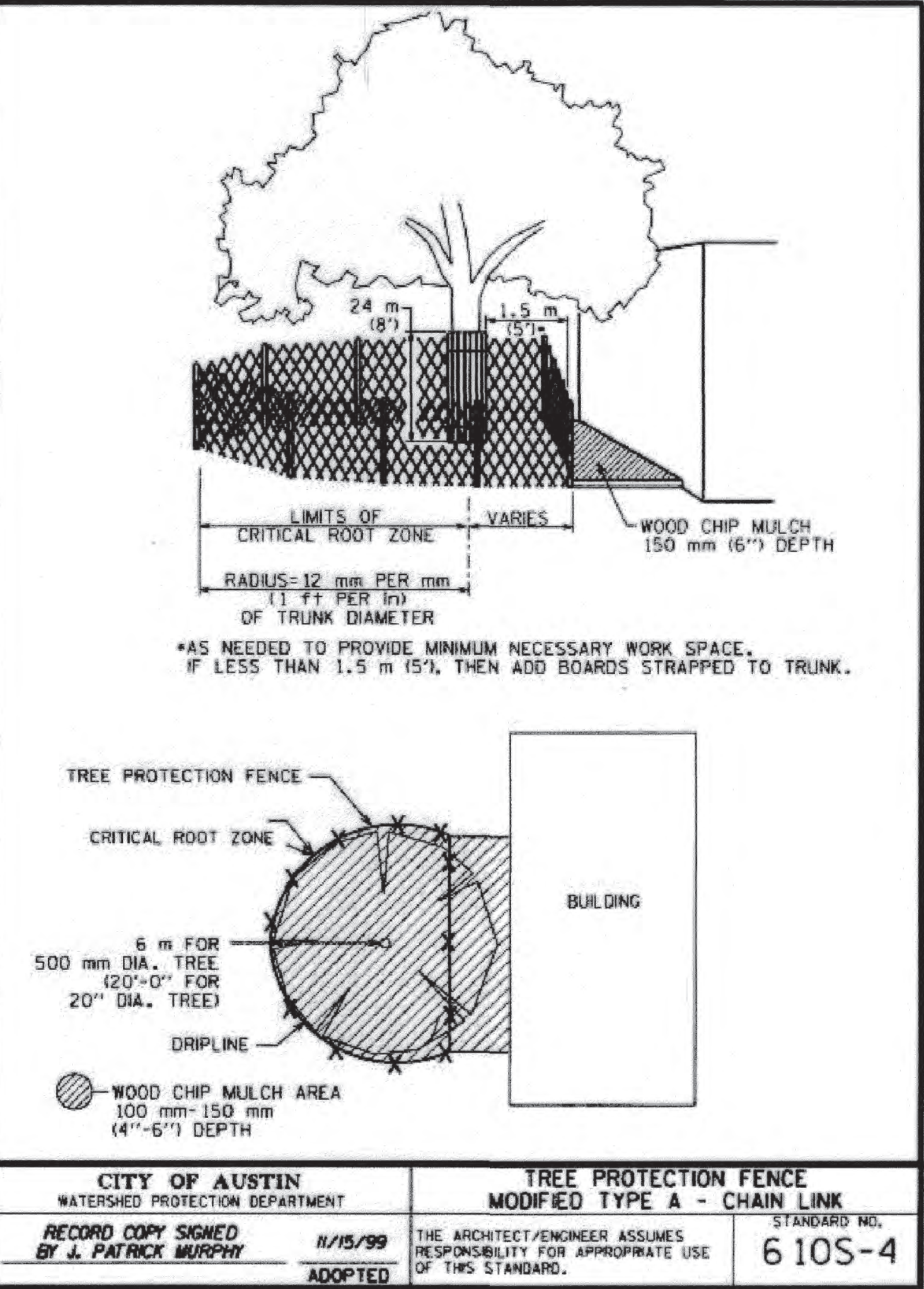
CITY OF AUSTIN CASE NUMBER: C814-2009-0139.03
REPLACEMENT SHEET

PLAN KEY

- EXISTING TREE ≥ 19" DIAMETER
- EXISTING TREE ≥ 19" DIAMETER, TO BE REMOVED DUE TO IMMINENT HAZARD/DEAD
- EXISTING TREE ≥ 19", REMOVED VIA TORA
- EXISTING TREE ≥ 19", FALLEN/DEAD
- TRANSPLANTED LIVE OAK ≥ 8", PLANTED BEFORE 2022
- PROPOSED LOCATION OF RELOCATED TREES ≤ 19" IN CONFLICT WITH PROPOSED BERM, LOCATION TO BE VERIFIED IN FIELD
- EXISTING TREE ≤ 19", TO BE REMOVED DUE TO POOR HEALTH AND IN CONFLICT WITH PROPOSED BERM

1. PROTECT AND SAVE EXISTING TREES WITHIN LIMITS OF CONSTRUCTION AS IDENTIFIED ON THE SITE PLAN FOR BULL CREEK LOWER MEADOW IMPROVEMENTS. FINAL LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT IN FIELD.
2. ALL FENCING PROTECTS CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREES PER CITY OF AUSTIN TREE PROTECTION ORDINANCE. SEE DETAIL PROVIDED IN THE SITE PLAN FOR BULL CREEK LOWER MEADOW IMPROVEMENTS.
3. THE CRITICAL ROOT ZONE (CRZ) IS ONE FOOT FROM THE TREE TRUNK FOR EACH DIAMETER INCH OF TRUNK SIZE.
4. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A SIX INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE.
5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

PROTECTION DETAIL



SAVED TREES, ≥ 19”

ID	Total Diameter	Tree Type	Status
23259	19	Cedar	Saved
23311	19	Cedar	Saved
23391	19	Cedar	Saved
23437	19	Cedar	Saved
23561	19	Cedar	Saved
23681	19	Cedar	Saved
23723	19	Cedar	Saved
23970	19	Cedar	Saved
24133	19	Cedar	Saved
25064	19	Cedar	Saved
25073	19	Cedar	Saved
18311	19	Cedar Elm	Saved
16706	19	Cypress	Saved
16716	19	Cypress	Saved
16748	19	Cypress	Saved
16766	19	Cypress	Saved
16940	19	Cypress	Saved
16963	19	Cypress	Saved
16964	19	Cypress	Saved
16973	19	Cypress	Saved
6329	19	Live Oak	Saved
6332	19	Live Oak	Saved
6470	19	Live Oak	Saved
23039	19	Live Oak	Saved
23318	19	Live Oak	Saved
23360	19	Live Oak	Saved
23361	19	Live Oak	Saved
23363	19	Live Oak	Saved
23901	19	Live Oak	Saved
23902	19	Live Oak	Saved
24112	19	Live Oak	Saved
25104	19	Live Oak	Saved
25213	19	Live Oak	Saved
23824	20	Ash	Saved
9675	20	Cedar	Saved
18371	20	Cedar	Saved
18378	20	Cedar	Saved
23444	20	Cedar	Saved
23445	20	Cedar	Saved
23923	20	Cedar	Saved
24185	20	Cedar	Saved
25020	20	Cedar	Saved
25050	20	Cedar	Saved
25283	20	Cedar	Saved
18308	20	Cedar Elm	Saved
18313	20	Cedar Elm	Saved
16708	20	Cypress	Saved
16732	20	Cypress	Saved
16746	20	Cypress	Saved
16789	20	Cypress	Saved
16906	20	Cypress	Saved
16911	20	Cypress	Saved
16918	20	Cypress	Saved
16919	20	Cypress	Saved
16953	20	Cypress	Saved
23679	20	Cypress	Saved
6358	20	Elm	Saved
23907	20	Hackberry	Saved
24187	20	Hackberry	Saved
6334	20	Live Oak	Saved
6405	20	Live Oak	Saved
6453	20	Live Oak	Saved
18318	20	Live Oak	Saved
23346	20	Live Oak	Saved
24103	20	Live Oak	Saved
25366	20	Live Oak	Saved
6323	21	American Elm	Saved
6395	21	American Elm	Saved
18391	21	American Elm	Saved
6387	21	Cedar	Saved
9527	21	Cedar	Saved
9548	21	Cedar	Saved
23083	21	Cedar	Saved
23223	21	Cedar	Saved
23241	21	Cedar	Saved
23375	21	Cedar	Saved
23438	21	Cedar	Saved
23502	21	Cedar	Saved
23558	21	Cedar	Saved
23568	21	Cedar	Saved
23570	21	Cedar	Saved
23704	21	Cedar	Saved
23754	21	Cedar	Saved
23915	21	Cedar	Saved
24179	21	Cedar	Saved
24182	21	Cedar	Saved
25068	21	Cedar	Saved
16727	21	Cypress	Saved

ID	Total Diameter	Tree Type	Status
16736	21	Cypress	Saved
16787	21	Cypress	Saved
16936	21	Cypress	Saved
16956	21	Cypress	Saved
23773	21	Cypress	Saved
6371	21	Live Oak	Saved
6392	21	Live Oak	Saved
6466	21	Live Oak	Saved
6482	21	Live Oak	Saved
9524	21	Live Oak	Saved
18317	21	Live Oak	Saved
23047	21	Live Oak	Saved
23053	21	Live Oak	Saved
23335	21	Live Oak	Saved
23347	21	Live Oak	Saved
23394	21	Live Oak	Saved
23402	21	Live Oak	Saved
23763	21	Live Oak	Saved
23909	21	Live Oak	Saved
23977	21	Live Oak	Saved
24120	21	Live Oak	Saved
16993	21	Pecan	Saved
18361	22	American Elm	Saved
6321	22	Cedar	Saved
6322	22	Cedar	Saved
6327	22	Cedar	Saved
6473	22	Cedar	Saved
23028	22	Cedar	Saved
23155	22	Cedar	Saved
23193	22	Cedar	Saved
23571	22	Cedar	Saved
23685	22	Cedar	Saved
23896	22	Cedar	Saved
23900	22	Cedar	Saved
16750	22	Cypress	Saved
16771	22	Cypress	Saved
16946	22	Cypress	Saved
16949	22	Cypress	Saved
16971	22	Cypress	Saved
23775	22	Cypress	Saved
23786	22	Cypress	Saved
6398	22	Live Oak	Saved
6483	22	Live Oak	Saved
9636	22	Live Oak	Saved
23303	22	Live Oak	Saved
23342	22	Live Oak	Saved
23367	22	Live Oak	Saved
23713	22	Live Oak	Saved
23760	22	Live Oak	Saved
24178	22	Live Oak	Saved
24184	22	Live Oak	Saved
25088	22	Live Oak	Saved
25362	22	Live Oak	Saved
23654	22	Sycamore	Saved
23815	22	Sycamore	Saved
23310	23	Cedar	Saved
23969	23	Cedar	Saved
25136	23	Cedar	Saved
16703	23	Cypress	Saved
16786	23	Cypress	Saved
16791	23	Cypress	Saved
16917	23	Cypress	Saved
16951	23	Cypress	Saved
23041	23	Live Oak	Saved
23116	23	Live Oak	Saved
23359	23	Live Oak	Saved
23755	23	Live Oak	Saved
23772	23	Live Oak	Saved
24087	23	Live Oak	Saved
24096	23	Live Oak	Saved
24104	23	Live Oak	Saved
24109	23	Live Oak	Saved
25358	23	Live Oak	Saved
25363	23	Live Oak	Saved
24221	23	Post Oak	Saved
18307	24	Cedar	Saved
18387	24	Cedar	Saved
23309	24	Cedar	Saved
23427	24	Cedar	Saved
23461	24	Cedar	Saved
23547	24	Cedar	Saved
23922	24	Cedar	Saved
24183	24	Cedar	Saved
16702	24	Cypress	Saved
16745	24	Cypress	Saved
6319	24	Live Oak	Saved
6452	24	Live Oak	Saved
6479	24	Live Oak	Saved
9616	24	Live Oak	Saved
23710	24	Live Oak	Saved
24092	24	Live Oak	Saved

ID	Total Diameter	Tree Type	Status
18369	24	Mesquite	Saved
18301	24	Pecan	Saved
23841	24	Sycamore	Saved
18316	25	Cedar	Saved
23376	25	Cedar	Saved
23499	25	Cedar	Saved
23562	25	Cedar	Saved
23224	25	Cedar Elm	Saved
16741	25	Cypress	Saved
16751	25	Cypress	Saved
16762	25	Cypress	Saved
16794	25	Cypress	Saved
16924	25	Cypress	Saved
16952	25	Cypress	Saved
16959	25	Cypress	Saved
6330	25	Live Oak	Saved
9606	25	Live Oak	Saved
9625	25	Live Oak	Saved
9645	25	Live Oak	Saved
23305	25	Live Oak	Saved
23344	25	Live Oak	Saved
23345	25	Live Oak	Saved
23351	25	Live Oak	Saved
23917	25	Live Oak	Saved
24121	25	Live Oak	Saved
24139	25	Live Oak	Saved
25000	25	Live Oak	Saved
25023	25	Live Oak	Saved
25030	25	Live Oak	Saved
25049	25	Live Oak	Saved
25349	25	Live Oak	Saved
25359	25	Live Oak	Saved
25360	25	Live Oak	Saved
23383	25	White Oak	Saved
6320	26	Cedar	Saved
23284	26	Cedar	Saved
23456	26	Cedar	Saved
23698	26	Cedar	Saved
23921	26	Cedar	Saved
16926	26	Cypress	Saved
16967	26	Cypress	Saved
23785	26	Cypress	Saved
6354	26	Live Oak	Saved
6391	26	Live Oak	Saved
9598	26	Live Oak	Saved
23430	26	Live Oak	Saved
23912	26	Live Oak	Saved
23914	26	Live Oak	Saved
23951	26	Live Oak	Saved
24089	26	Live Oak	Saved
24105	26	Live Oak	Saved
24106	26	Live Oak	Saved
24195	26	Live Oak	Saved
16997	26	Pecan	Saved
23326	26	Post Oak	Saved
23320	26	Red Oak	Saved
23971	27	Cedar	Saved
16735	27	Cypress	Saved
16915	27	Cypress	Saved
16928	27	Cypress	Saved
16929	27	Cypress	Saved
16931	27	Cypress	Saved
16960	27	Cypress	Saved
6388	27	Live Oak	Saved
9601	27	Live Oak	Saved
23296	27	Live Oak	Saved
24110	27	Live Oak	Saved
25029	27	Live Oak	Saved
25371	27	Live Oak	Saved
16994	27	Pecan	Saved
16998	27	Pecan	Saved
16722	28	Cypress	Saved
16961	28	Cypress	Saved
16965	28	Cypress	Saved
23801	28	Cypress	Saved
24027	28	Cypress	Saved
6344	28	Live Oak	Saved
9580	28	Live Oak	Saved
23880	28	Live Oak	Saved
23887	28	Live Oak	Saved
18315	29	Cedar	Saved
23029	29	Cedar	Saved
23662	29	Cedar	Saved
16948	29	Cypress	Saved
16950	29	Cypress	Saved
9592	29	Live Oak	Saved
9640	29	Live Oak	Saved
23036	29	Live Oak	Saved
23037	29	Live Oak	Saved
23403	29	Live Oak	Saved

ID	Total Diameter	Tree Type	Status
24095	29	Live Oak	Saved
25281	29	Live Oak	Saved
25367	29	Live Oak	Saved
16980	29	Pecan	Saved
18306	30	Cedar	Saved
23727	30	Cedar	Saved
16755	30	Cypress	Saved
16907	30	Cypress	Saved
16923	30	Cypress	Saved
16970	30	Cypress	Saved
9610	30	Live Oak	Saved
23270	30	Live Oak	Saved
24113	30	Live Oak	Saved
16978	30	Pecan	Saved
16981	30	Pecan	Saved
16989	30	Pecan	Saved
18305	30	Pecan	Saved
25418	30	Red Oak	Saved
16731	31	Cypress	Saved
16909	31	Cypress	Saved
16954	31	Cypress	Saved
16968	31	Cypress	Saved
16974	31	Cypress	Saved
9631	31	Live Oak	Saved
23319	31	Live Oak	Saved
23683	31	Live Oak	Saved
24191	31	Live Oak	Saved
16719	32	Cypress	Saved
16958	32	Cypress	Saved
16972	32	Cypress	Saved
23541	32	Live Oak	Saved
24097	32	Live Oak	Saved
16798	33	Cypress	Saved
23670	33	Cypress	Saved
25416	33	Cypress	Saved
23906	33	Live Oak	Saved
23919	33	Live Oak	Saved
6345	33	Pecan	Saved
16920	34	Cypress	Saved
16947	34	Cypress	Saved
18395	34	Live Oak	Saved
23759	34	Live Oak	Saved
23913	34	Live Oak	Saved
16966	35	Cypress	Saved
23944	35	Live Oak	Saved
25222	35	Live Oak	Saved
6352	36	Cottonwood	Saved
23918	36	Live Oak	Saved
6348	36	Pecan	Saved
23768	37	Live Oak	Saved
6349	37	Pecan	Saved
18303	37	Pecan	Saved
23784	38	Cypress	Saved
25333	38	Live Oak	Saved
16979	38	Pecan	Saved
16761	39	Cypress	Saved
25417	39	Cypress	Saved
6339	39	Live Oak	Saved
18319	39	Live Oak	Saved
6347	39	Pecan	Saved
6351	40	Cottonwood	Saved
16935	40	Cypress	Saved
16976	40	Pecan	Saved
23937	41	Live Oak	Saved
16977	41	Pecan	Saved
23455	42	Cedar	Saved
16991	42	Pecan	Saved
18304	42	Pecan	Saved
16957	43	Cottonwood	Saved
9666	45	Live Oak	Saved
18302	47	Pecan	Saved
23766	49	Live Oak	Saved
23767	49	Live Oak	Saved
24177	49	Live Oak	Saved
23916	50	Live Oak	Saved
6346	50	Pecan	Saved
18320	54	Pecan	Saved
18322	55	Pecan	Saved
16990	57	Cottonwood	Saved
6350	64	Cottonwood	Saved
16986	65	Pecan	Saved
23966	66	Cypress	Saved
18321	87	Pecan	Saved

REMOVED TREES, ≥ 19”

ID	Total Diameter	Tree Type	Status
9612	19	Red Oak	Dead
9613	19	Red Oak	Dead
23312	20	Cedar	Removed
9611	22	Red Oak	Dead
16982	49	Cottonwood	Dead
16983	54	Cottonwood	Dead
6353	56	Cottonwood	Fallen/Dead
16985	56	Cottonwood	

Date: May 3, 2022

To: Environmental Commission, City of Austin

From: A Coalition of neighborhoods, including:
Courtyard HOA (neighborhood with “standing,” boundaries adjoin the property in question)
Lake Austin Collective (LAC)
Shepherd Mountain Neighborhood Association
2222 Coalition of Neighborhood Associations (CONA)
Northwest Austin Civic Association (NWACA)

Subject: Bull Creek PUD Amendment #3 (C814-2009-0139.03) – Conversion to Civic Use

Dear Commission Members:

We understand that the City’s environmental staff continues to review the Bull Creek PUD Amendment, but in the meantime, we would like to express concerns about the project’s environmental impact. Please note that besides these concerns, we support the proposed PUD amendment to convert the PUD to civic use, as we understand it. We hope your commission will help us address these three primary concerns:

1) ***Request #1: Require 100’ setback from the CEF for siting of the artist’s education building.***

A 20,000 square foot building is planned to be sited along the cliff bordering Bull Creek, 55’ from the CEF. Based on our understanding of the sensitivity of Bull Creek, we are asking that the setback from the CEF be increased to 100’.

History: The Bull Creek PUD is surrounded on one side by Bull Creek, a watershed which deposits directly into Lake Austin, and on another side by Lake Austin itself. Since Bull Creek is a small waterway, we are concerned that it will not be able to absorb any additional impacts. In 2010, a bridge was constructed on RM 2222 near Capital of Texas Highway to replace a low water crossing. Unfortunately, this caused a change in water flow velocity and a significant increase in sedimentation. Over time, these impacts have reduced the navigable depth of Bull Creek for many residents who have owned waterfront property on Bull Creek for 40 years. We have been experiencing firsthand the effects of increased development on Bull Creek, and the runoff from more and more impervious cover.

2) ***Request #2:***

- a. ***Require Right In, Right Out only access to the property***
- b. ***Require the BOE consultant’s modified TIA (required by staff) Findings and Recommendations to be implemented***
- c. ***Require a Transportation Demand Management plan prior to approval of the PUD***
- d. ***Require, in perpetuity, an annual report submitted to the director of ATD demonstrating compliance with the agreed daily trip max of 400 (200 in; 200 out)***
- e. ***Require a reservation system to limit public access to the site***
- f. ***Require the applicant to participate in necessary transportation improvements***

The current plans, as we understand them from the Booth team, are to allow for ingress and egress for traffic at the existing west-most entrance to the property. This entrance is located at a sharp bend in RM2222. The current plan is to widen RM2222 to allow for a left turn lane across RM2222 immediately preceding that sharp bend in the road. The only way to accommodate left in, left out access to the property would be to widen RM2222. This will wipe out the trees in the Hill Country Roadway buffer. We do not want the trees to be removed and we believe that right in, right out access is the only safe and environmentally feasible way to accommodate the increased traffic that will be entering and exiting the property once converted to the art museum.

3) Request #3: Limit the land use to Code section 25-2-6 Civic Uses, described in (15) Cultural services. Omit "commercial use" from the PUD amendment language to prevent potential other uses not defined for the intent of an art museum.

We believe that commercial uses, whether intended or not, would allow for future uses not currently intended which will significantly change the potential for environmental burdens not planned or mitigated by the PUD amendment or the site plans under consideration by City Staff.

We have other and secondary concerns or questions that we would like to better understand, including:

- 1) Runoff, and specifically the size and location of water quality ponds
- 2) Fertilizer on the approximately 54 acres of largely grassy land
- 3) How the grass will be watered (from Bull Creek or Lake Austin) and the quantity of water for irrigation that would be permitted

May we suggest that the Commission consider a special committee to further evaluate these concerns.

If you have any questions or would like additional backup information, please email or call Denise Hogan, Courtyard HOA Board President at denise.1.hogan@gmail.com or 214.403.4454.

Thank you for your consideration.

Denise Hogan, Courtyard HOA
Linda Bailey, LAC
Marisa Lipscher, Shepherd Mountain NA
Tom Smith, CONA
Ben Luckens, NWACA
Charlie Galvin, NWACA

Resolution No. 2022-1

The Northwest Austin Civic Association supports adoption of the third amendment of the Bull Creek PUD (C814-2009-0139.03) subject to the conditions set out by the Zoning and Platting Commission at their meeting of August 16, 2022.