



## **ENVIRONMENTAL COMMISSION MOTION 20250521-002**

**Date:** May 21, 2025

**Subject:** Camelback PUD Amendment #3, C814-86-023.03

**Location:** 6505 Bridge Point Pkwy, Austin, TX 78730

**Motion by:** Mariana Krueger      **Seconded by:** David Sullivan

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting to amend a Planned Unit Development to provide an option for a Cart Path and Off-site Surface Access in lieu of the funicular (mechanized access) to reach the Dock (D) District. The 15-foot-wide cart path would run from the Mixed Residential (MR) District, across the Preserve Open Space (P-OS), to a connecting point on the adjacent property to the south as depicted on the proposed PUD Land Use Plan; and

**WHEREAS**, the Environmental Commission recognizes the site is located in Water Supply Rural, Lake Austin and Coldwater Creek Watersheds; and

**WHEREAS**, the Environmental Commission recognizes that Staff recommends the variance with the following conditions: This project shall comply with current PUD requirements, except for the following exceptions as proposed in the amendment:

- a. PUD amendment allows for an alternative access cart path to the dock district in exchange for the mechanized access (funicular). PUD notes will be added to clarify that once the cart path is constructed no other access will be permissible, including the previously approved funicular.
- b. The cart path will not impact critical environmental features (CEFs) and otherwise comply with environmental regulations.
- c. No additional cut will be allowed other than what is already provided by the approved PUD.
- d. Changes to the allotments and allowable depths of fill will be allowed as proposed by this amendment.
- e.

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

1. Dark skies/ bird friendly lighting is used throughout the property including along the cart path and dock space.
2. All areas disturbed in the construction of the cart path shall be replanted with native plants with a management plan.

**VOTE 8-0**

For: Mariana Krueger, Richard Brimer, Isabella Changsut, Annie Fierro, Ashika Ganguly, Martin Luecke, Haris Qureshi, David Sullivan

Against: None

Recuse: None

Absent: Jennifer Bristol, Hanna Cofer, Justin Fleury

Approved By:

A handwritten signature in black ink that reads "E. Funk". The signature is written in a cursive style with a large, looped initial "E" and a stylized "K".

Attest: Elizabeth Funk, Environmental Commission Liaison



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMITTEE MEETING DATE:** May 21<sup>st</sup>, 2025

**NAME & NUMBER OF PROJECT:** Camelback PUD Amendment #3, C814-86-023.03

**NAME OF APPLICANT OR ORGANIZATION:** Armbrust & Brown, L.L.P (Amanda Morrow)

**LOCATION:** 6505 Bridge Point Pkwy, Austin, TX 78730

**COUNCIL DISTRICT:** 10

**ENVIRONMENTAL REVIEW STAFF:** Leslie Lilly, Environmental Conservation Program Manager, (512) 535-8914, [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov); Sean Watson, Environmental Program Coordinator, (512) 963-2167, [Sean.Watson@austintexas.gov](mailto:Sean.Watson@austintexas.gov)

**WATERSHED:** Water Supply Rural, Lake Austin and Coldwater Creek Watersheds

**REQUEST:** Amend a Planned Unit Development

**STAFF RECOMMENDATION:** Staff recommended with conditions.

**STAFF CONDITION:**

1. This project shall comply with current PUD requirements, except for the following exceptions as proposed in the amendment:
  - a. PUD amendment allows for an alternative access cart path to the dock district in exchange for the mechanized access (funicular). PUD notes will be added to clarify that once the cart path is constructed no other access will be permissible, including the previously approved funicular.

- b. The cart path will not impact critical environmental features (CEFs) and otherwise comply with environmental regulations.
- c. No additional cut will be allowed other than what is already provided by the approved PUD
- d. Changes to the allotments and allowable depths of fill will be allowed as proposed by this amendment.



# **Camelback PUD Amendment #3**

## **6505 Bridgepoint Parkway**

### **C814-86-023.03**

Sean Watson

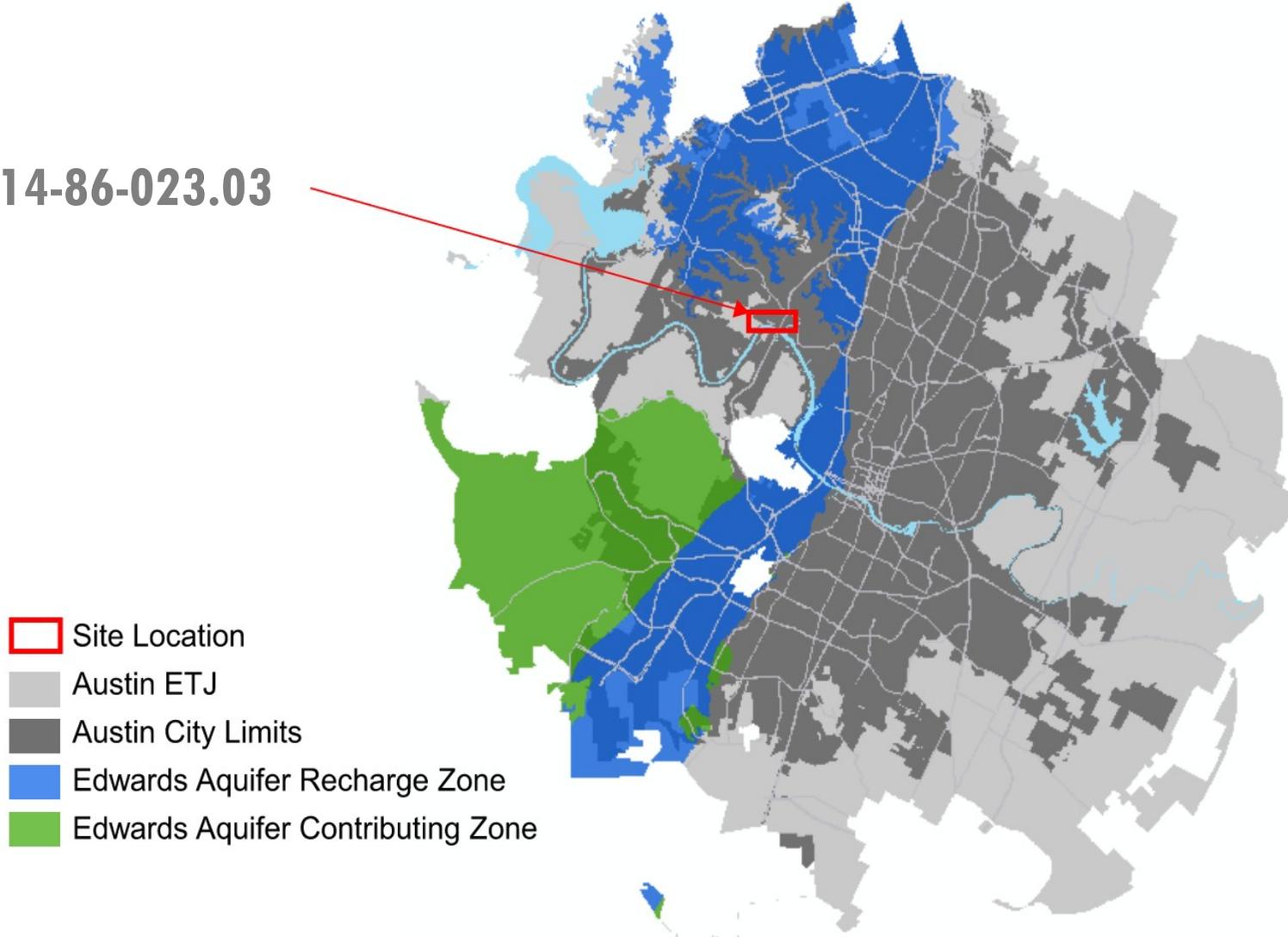
Environmental Program Coordinator

Watershed Protection



# Camelback Planned Unit Development (PUD)

C814-86-023.03

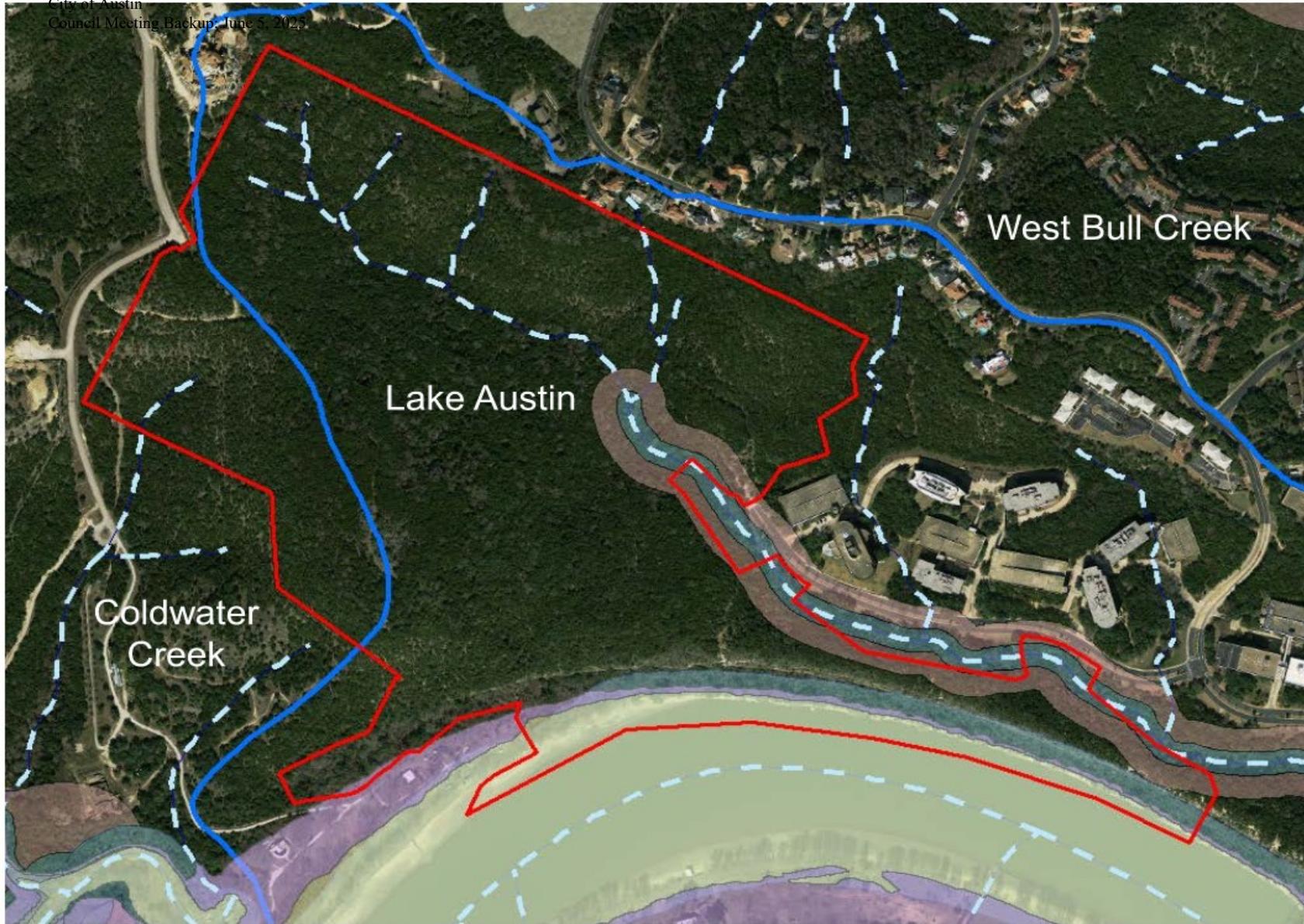




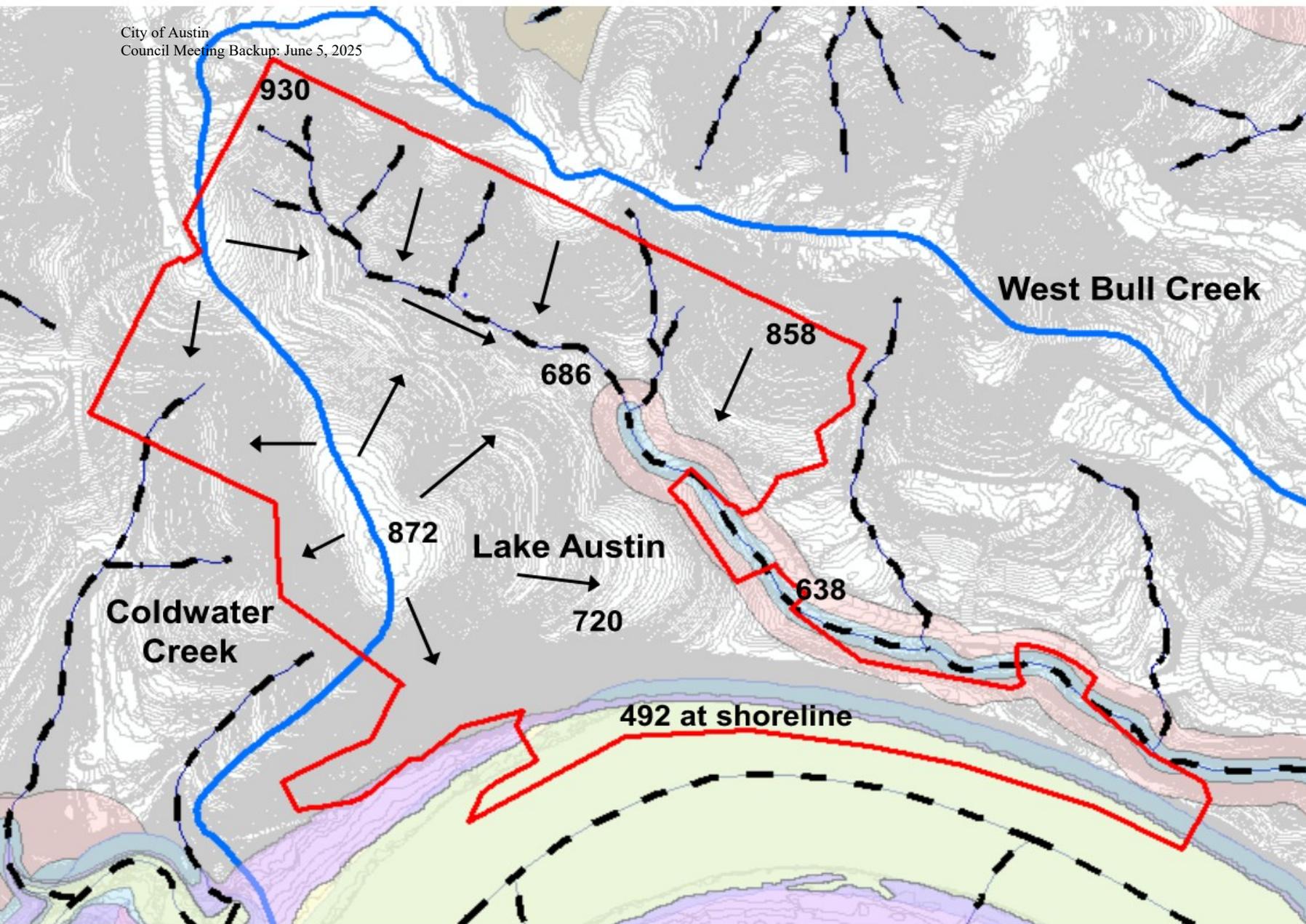


# Background

- **143.0676 acres of land, up to 289 residential units**
- **Water Supply Rural, Austin Full Purpose Jurisdiction**
- **Lake Austin and Cold Creek Watersheds**
- **Drinking Water Protection Zone**
- **Proposed revision to an existing PUD with 64 single family homes**
- **Numerous CEFs exist on site**
- **Council District 10**



-  Site Location
-  Watershed Boundary



- XXX Elevation
- Site Location
- Watershed Boundary
- 2' Contours

# Original PUD Proposed Land Use

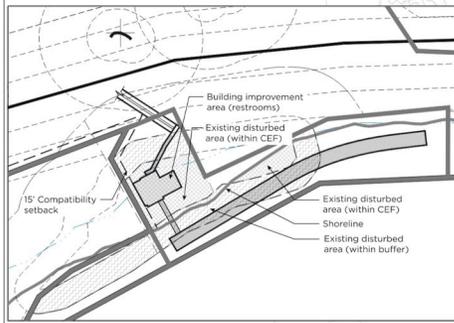
City of Austin  
 Council Meeting Backup June 2025

File ID: 25-1159

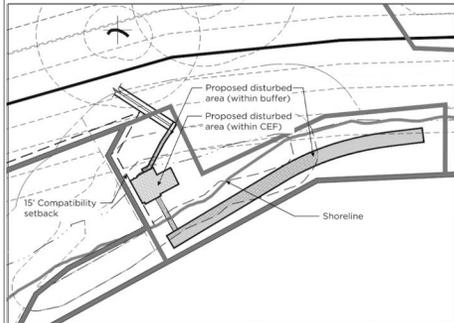


DISTRICT SUMMARY		
OVERALL SITE AREA: 144.817 AC.		
O-MU	6.30 AC.	4%
C	7.46 AC.	5%
MR	36.75 AC.	26%
P-OS*	60.46 AC.	42%
PARK*	26.16 AC.	18%
DOCK	2.73 AC.	2%
Bridge Point Parkway ROW	4.96 AC.	3%
<b>TOTAL</b>	<b>144.82 AC.</b>	<b>100%</b>

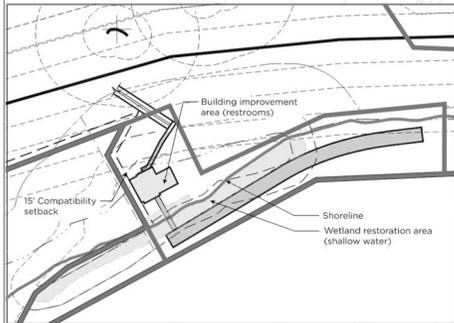
\* The total proposed Open Space is 86.62 Ac., equivalent to 60% of the total site area.



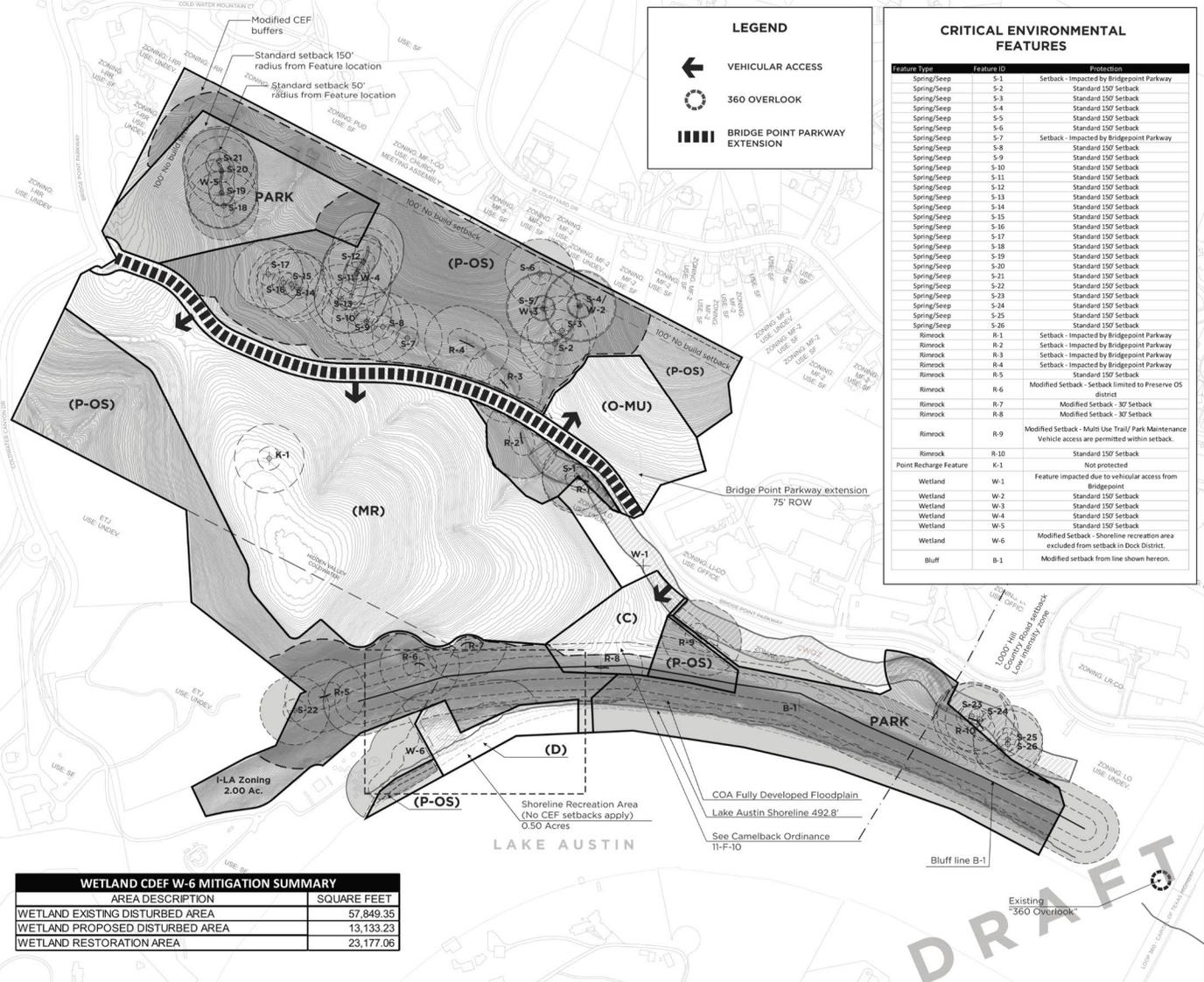
**EXISTING DISTURBED AREAS**  
The information shown above is conceptual in nature and subject to change.



**PROPOSED DISTURBED AREAS**  
The information shown above is conceptual in nature and subject to change.



**WETLAND RESTORATION AND ENHANCEMENT AREAS**  
The information shown above is conceptual in nature and subject to change.



**CRITICAL ENVIRONMENTAL FEATURES**

Feature Type	Feature ID	Protection
Spring/Seep	S-1	Setback - Impacted by Bridgepoint Parkway
Spring/Seep	S-2	Standard 150' Setback
Spring/Seep	S-3	Standard 150' Setback
Spring/Seep	S-4	Standard 150' Setback
Spring/Seep	S-5	Standard 150' Setback
Spring/Seep	S-6	Standard 150' Setback
Spring/Seep	S-7	Setback - Impacted by Bridgepoint Parkway
Spring/Seep	S-8	Standard 150' Setback
Spring/Seep	S-9	Standard 150' Setback
Spring/Seep	S-10	Standard 150' Setback
Spring/Seep	S-11	Standard 150' Setback
Spring/Seep	S-12	Standard 150' Setback
Spring/Seep	S-13	Standard 150' Setback
Spring/Seep	S-14	Standard 150' Setback
Spring/Seep	S-15	Standard 150' Setback
Spring/Seep	S-16	Standard 150' Setback
Spring/Seep	S-17	Standard 150' Setback
Spring/Seep	S-18	Standard 150' Setback
Spring/Seep	S-19	Standard 150' Setback
Spring/Seep	S-20	Standard 150' Setback
Spring/Seep	S-21	Standard 150' Setback
Spring/Seep	S-22	Standard 150' Setback
Spring/Seep	S-23	Standard 150' Setback
Spring/Seep	S-24	Standard 150' Setback
Spring/Seep	S-25	Standard 150' Setback
Spring/Seep	S-26	Standard 150' Setback
Rimrock	R-1	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-2	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-3	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-4	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-5	Standard 150' Setback
Rimrock	R-6	Modified Setback - Setback limited to Preserve OS district
Rimrock	R-7	Modified Setback - 30' Setback
Rimrock	R-8	Modified Setback - 30' Setback
Rimrock	R-9	Modified Setback - Multi Use Trail Park Maintenance Vehicle access are permitted within setback.
Rimrock	R-10	Standard 150' Setback
Point Recharge Feature	K-1	Not protected
Wetland	W-1	Feature impacted due to vehicular access from Bridgepoint
Wetland	W-2	Standard 150' Setback
Wetland	W-3	Standard 150' Setback
Wetland	W-4	Standard 150' Setback
Wetland	W-5	Standard 150' Setback
Wetland	W-6	Modified Setback - Shoreline recreation area excluded from setback in Dock District.
Bluff	B-1	Modified setback from line shown hereon.

**WETLAND CDEF W-6 MITIGATION SUMMARY**

AREA DESCRIPTION	SQUARE FEET
WETLAND EXISTING DISTURBED AREA	57,849.35
WETLAND PROPOSED DISTURBED AREA	13,133.23
WETLAND RESTORATION AREA	23,177.06

**CAMELBACK PLANNED UNIT DEVELOPMENT  
PUD ENVIRONMENTAL RESOURCE EXHIBIT**

MAY 17, 2022

0 50 100 200 400  
CASE #: C814-86-023.01

**EXHIBIT G**

**DRAFT**



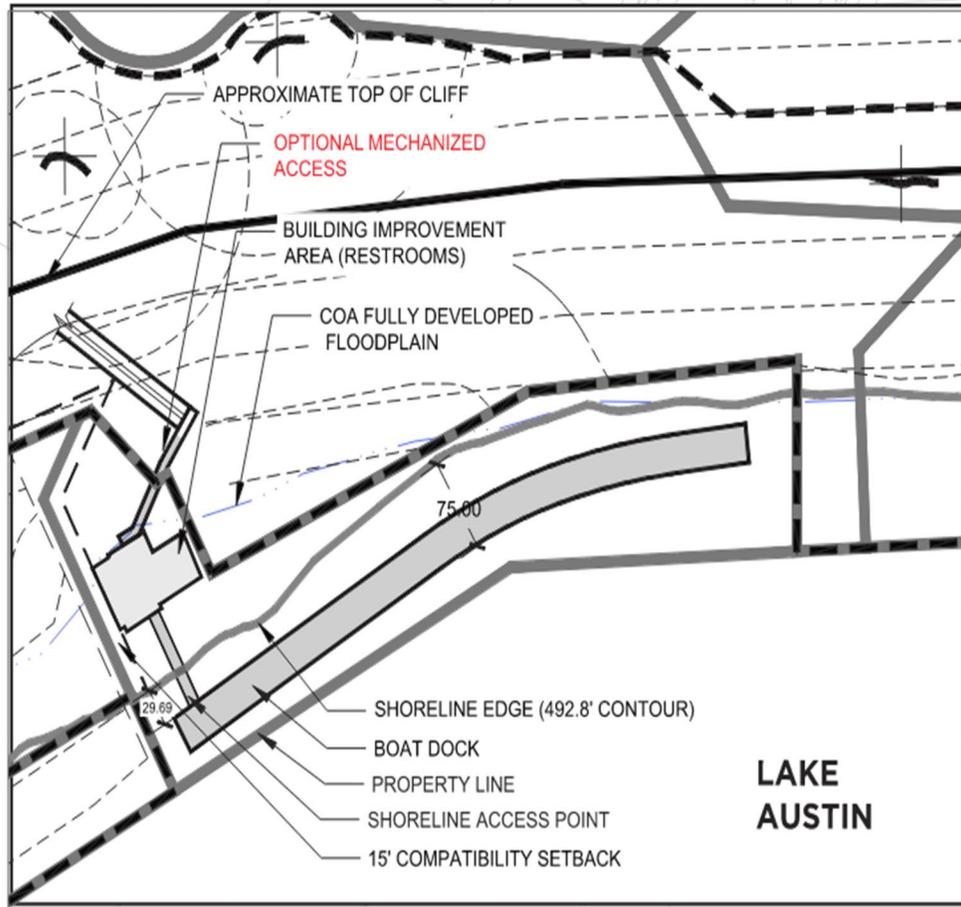
# Background

- **Original PUD was from 1986 and was subsequently revised in 2018**
- **2018 PUD included several superiority elements, but did not achieve WPD staff support due primarily to the proposed funicular (mechanized access)**
- **Previous superiority elements included:**
  - Dedicated parkland including popular 360 bridge overlook
  - 3 star Green Building
  - Removal of grandfathering from previous PUD
  - Environmentally superior roadway/driveway crossings of drainages with 32 acres contributing drainage area
  - Dark sky lighting
  - 75% water quality volume treated with Green Stormwater Infrastructure
  - Non-potable water used for irrigation
- **This proposal would allow alternative shoreline access, which, if constructed, would remove ability of the applicant to construct the funicular.**



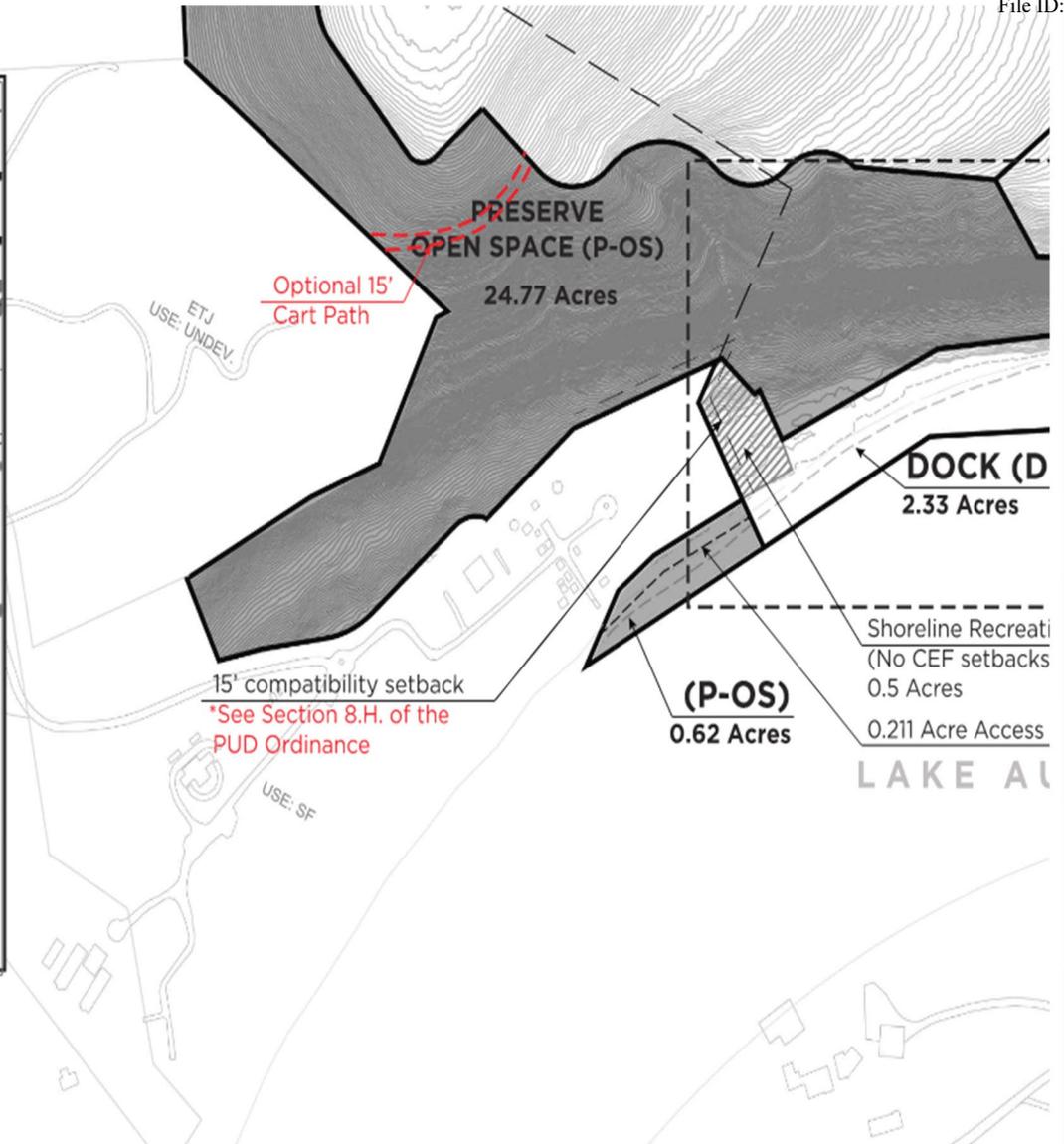
# Proposed Amendment

- **Allow for cart path access to Dock District**
- **Modify fill allotments and depth**



### DOCK AREA ENLARGEMENT

The information shown above is conceptual in nature and subject to change.



Changes to approved PUD linework shown in red.

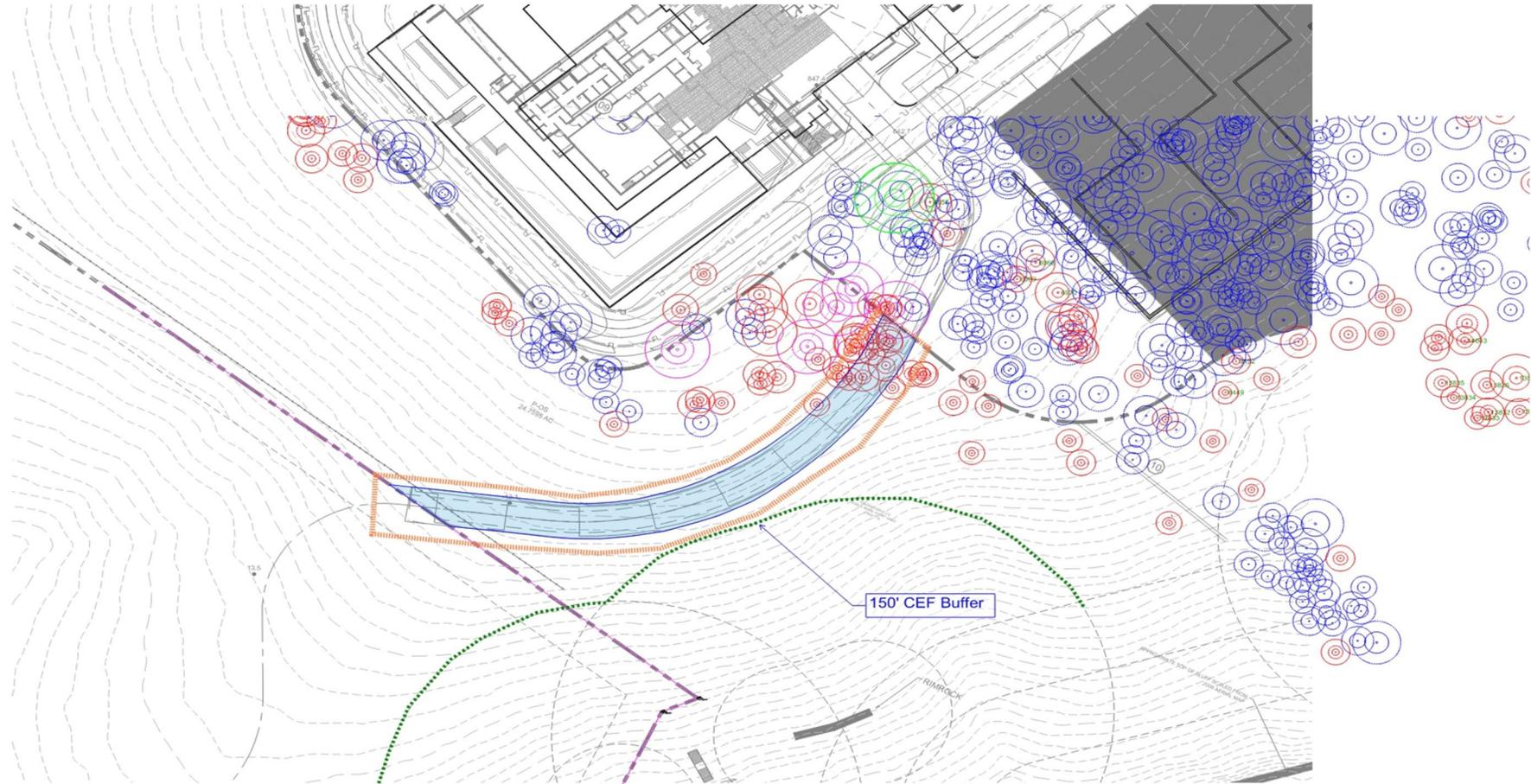
CAMEL BACK DI ANNER UNIT 1



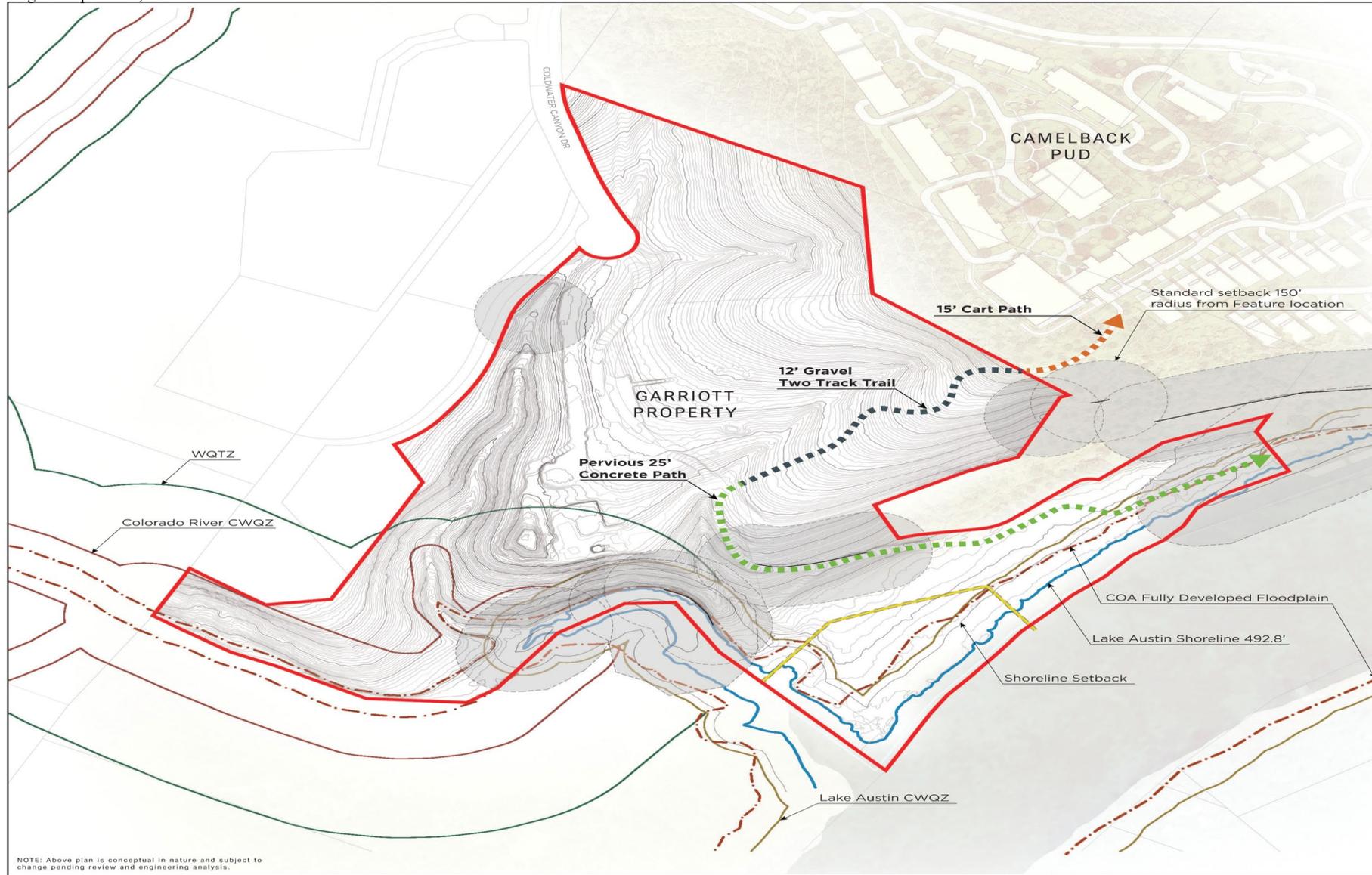




## CART PATH TREE IMPACTS



The above plan is conceptual and subject to change based on final design and analysis.



NOTE: Above plan is conceptual in nature and subject to change pending review and engineering analysis.

**GARRIOTT PROPERTY  
PROPOSED OFF-SITE SURFACE ACCESS**  
MAY 1, 2025





## Existing Cut and Fill PUD Code Modification

- **Sections 25-8-341 {Cut Requirements} and 25-8-342 {Fill Requirements} are modified so that cut requirements and fill requirements shall not apply to development within the Camelback PUD, except for the limitations shown in Exhibit D. All cut and fill over four feet shall be structurally contained using retaining walls.**

CUT AND FILL TABLE				
Cut Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
-40	-24	0**	0.0%	0.00%
-24	-20	<del>0.27</del> 0.60	<del>0.8%</del> 1.6%	<del>0.19%</del> 0.41%
-20	-12	<del>1.65</del> 2.50	<del>4.7%</del> 6.6%	<del>1.14%</del> 1.73%
-12	-4	5.31	<del>15.1%</del> 14.1%	3.67%
Fill Variance Table*				
Fill Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
40	<del>24</del> 30	0**	0.0%	0.00%
<del>24</del> 30	20	<del>0.27</del> 0.60	<del>0.8%</del> 1.6%	<del>0.19%</del> 0.41%
20	12	<del>2.01</del> 3.0	<del>5.7%</del> 8.0%	<del>1.39%</del> 2.07%
12	4	6.80	<del>19.3%</del> 18.1%	4.70%
Non-Variance Category				
Category	Area (acres)	Area (% of Disturbed)	Area (% of Site)	
+/- 4'	7.18	<del>20.4%</del> 19.1%	4.96%	
Building Coverage	11.67	<del>33.2%</del> 31.0%	8.06%	
Totals	<del>35.16</del> 37.66	100.0%	<del>24.3%</del> 26.0%	

\* Earthwork quantities may be transferred from higher to lower depth categories at the time of site plan.

\*\* Cut and fill of up to 28 feet shall be allowed for drives that serve as fire lanes and for adjacent improvements (e.g. sidewalks, landscaping, utilities).

CUT AND FILL TABLE				
Cut Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
-40	-24	0**	0.0%	0.00%
-24	-20	0.27	0.8%	0.19%
-20	-12	1.65	4.7%	1.14%
-12	-4	5.31	15.1%	3.67%
Fill Variance Table*				
Fill Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
40	24	0**	0.0%	0.00%
24	20	<del>0.27</del> .74	<del>0.8%</del> 2.1%	<del>0.19%</del> .51%
20	12	2.01	5.7%	1.39%
12	4	<del>6.80</del> 6.33	<del>19.3%</del> 18.0%	<del>4.70%</del> 4.40%
Non-Variance Category				
Category	Area (acres)	Area (% of Disturbed)	Area (% of Site)	
+/- 4'	7.18	20.4%	4.96%	
Building Coverage	11.67	33.2%	8.06%	
Totals	35.16	100.0%	24.3%	

\* Earthwork quantities may be transferred from higher to lower depth categories at the time of site plan.

\*\* ~~Cut and fill of up to 28 feet~~ shall be allowed for drives that serve as fire lanes and for adjacent improvements (e.g. sidewalks, landscaping, utilities).

**Cut of up to 28 feet and fill up to 30 feet**



# Recommendation

**Staff recommends approval of the PUD amendment with the following conditions**

- **PUD amendment allows for an alternative access cart path to the dock district in exchange for the mechanized access (funicular). PUD notes will be added to prohibit additional access once the cart path shown in the revised PUD has been constructed.**
- **Cart path will not impact critical environmental features (CEFs) and will otherwise comply with environmental regulations**
- **No additional cut will be allowed other than what is already provided by the approved PUD**



# Boards and Commissions Review Schedule

Meeting	Date
<b>Environmental Commission: Amendment #3</b>	May 21, 2025
<b>Zoning and Platting Commission: Amendment #3</b>	June 3, 2025
<b>City Council: Amendment #3</b>	June 5, 2025



# Questions?

## Contact Information:

**Sean.Watson**

**Sean.Watson@austintexas.gov**