



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, appearing to read 'Efunk', written in a cursive style.

Attest: Elizabeth Funk, Environmental Commission Liaison



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMITTEE MEETING DATE: May 21st, 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; Sean Watson, Environmental Program Coordinator, (512) 963-2167, 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

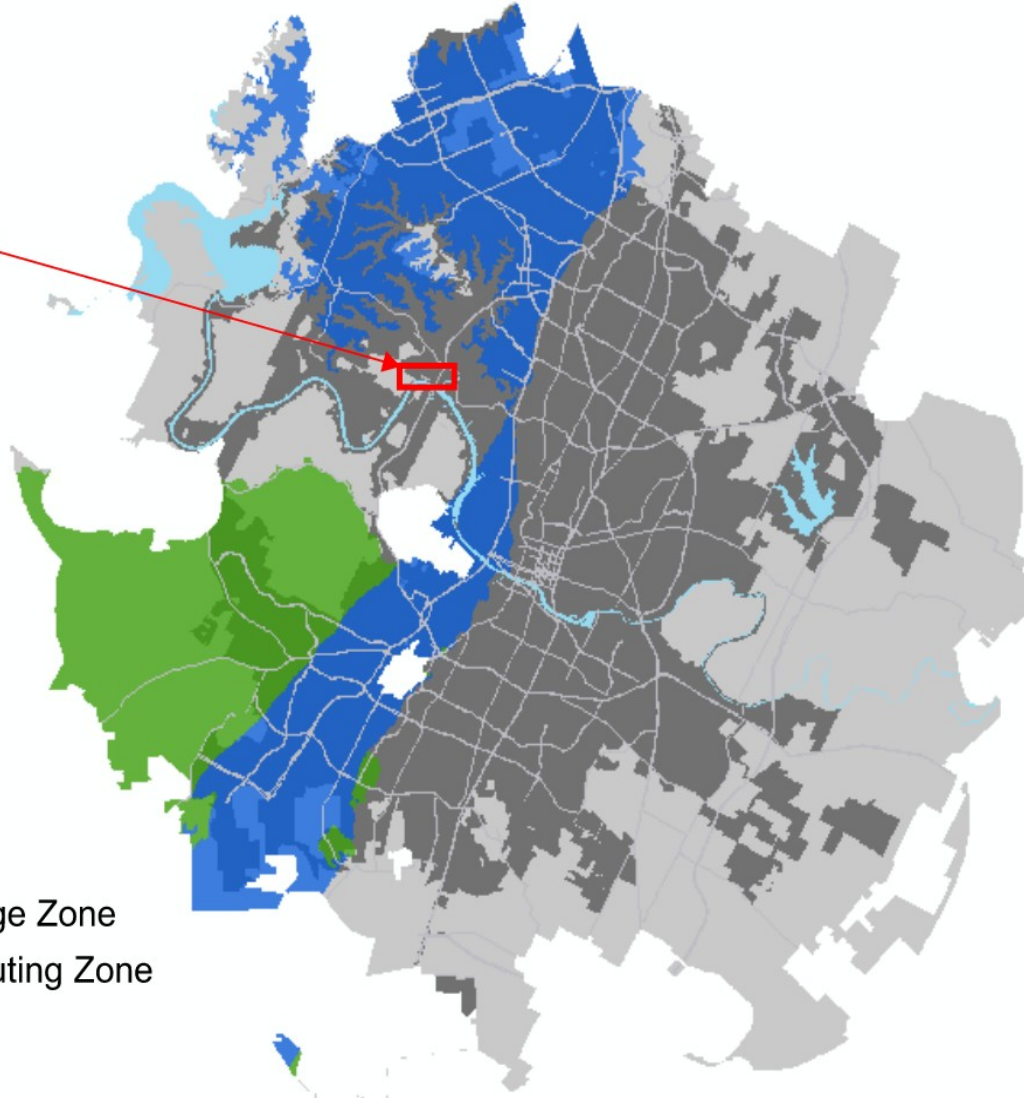
Watershed Protection



Camelback Planned Unit Development (PUD)

C814-86-023.03

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

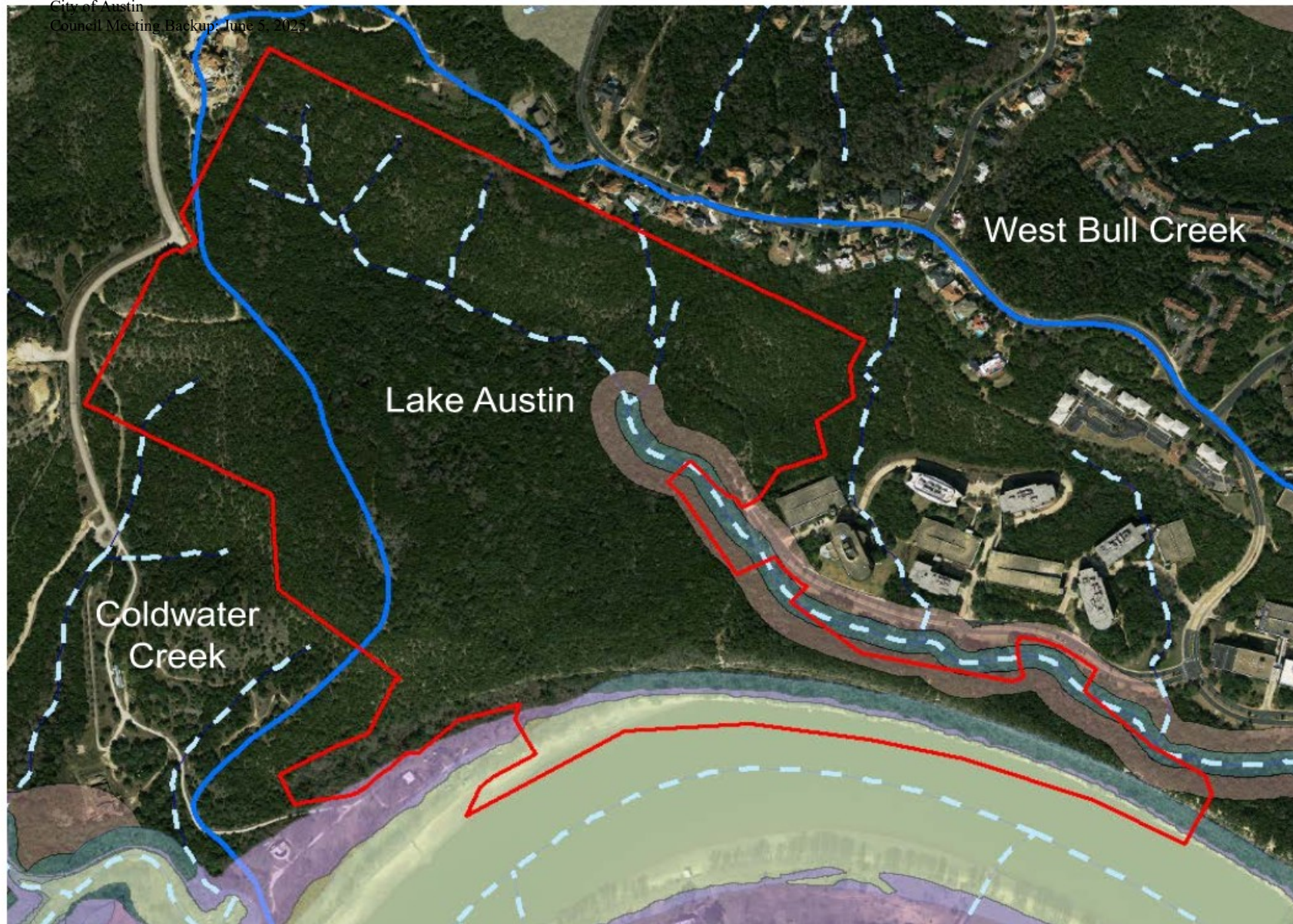






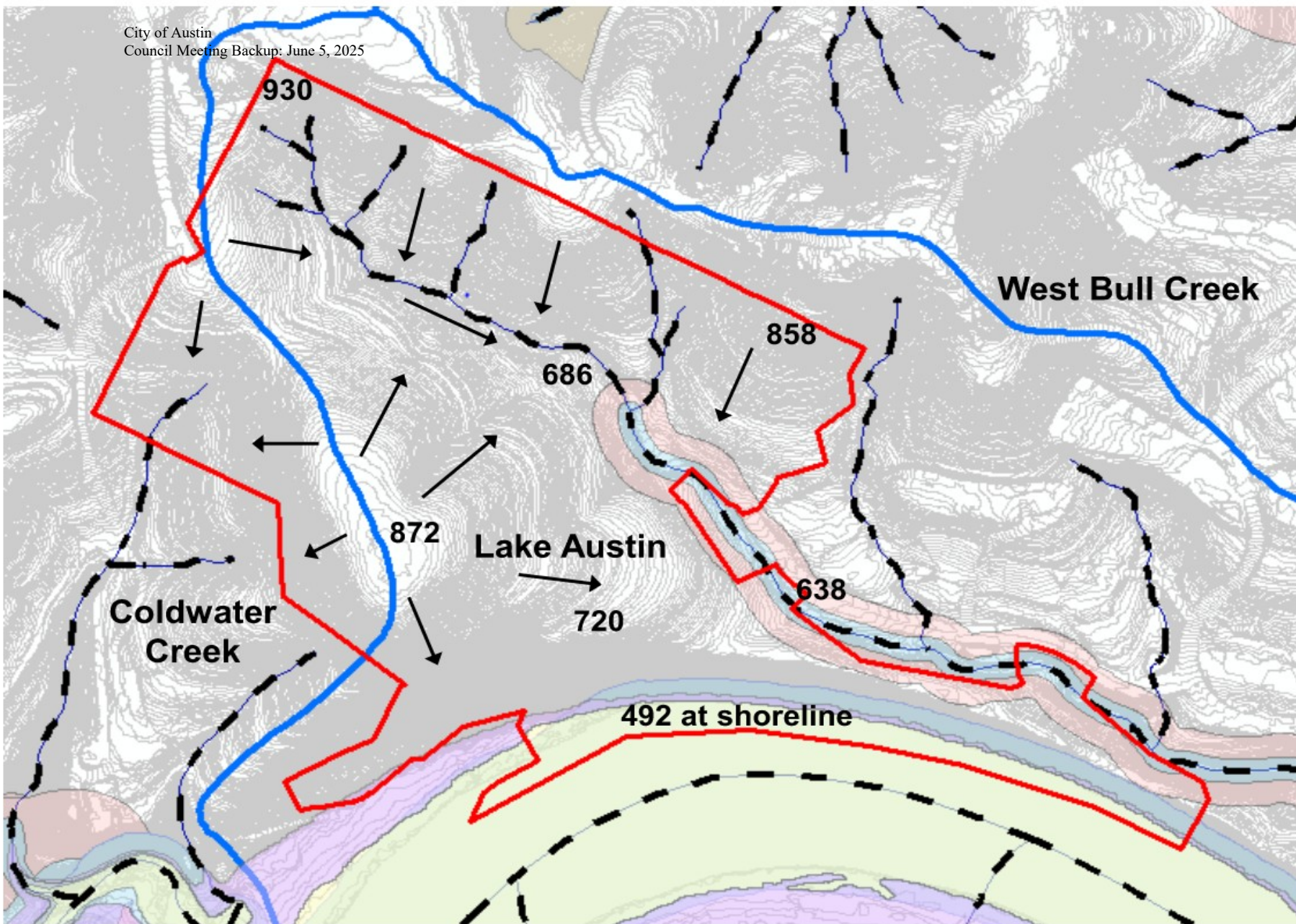


Background

- **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

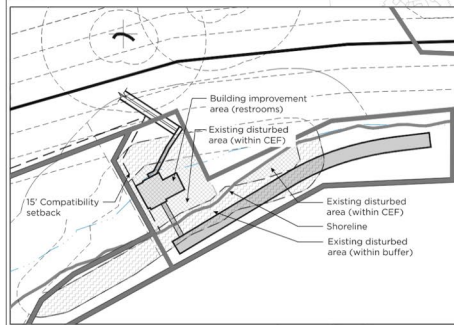
City of Austin
Council Meeting Backup June 2, 2025

1



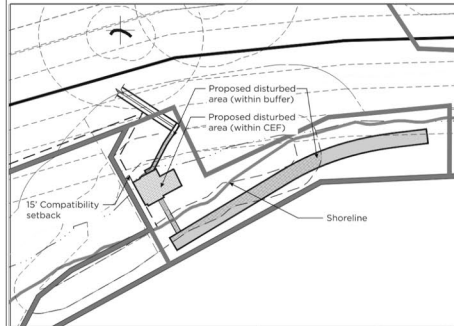
OVERALL SITE AREA: 144.817 AC.

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



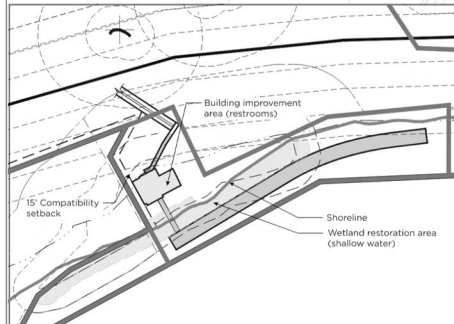
EXISTING DISTURBED AREAS

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



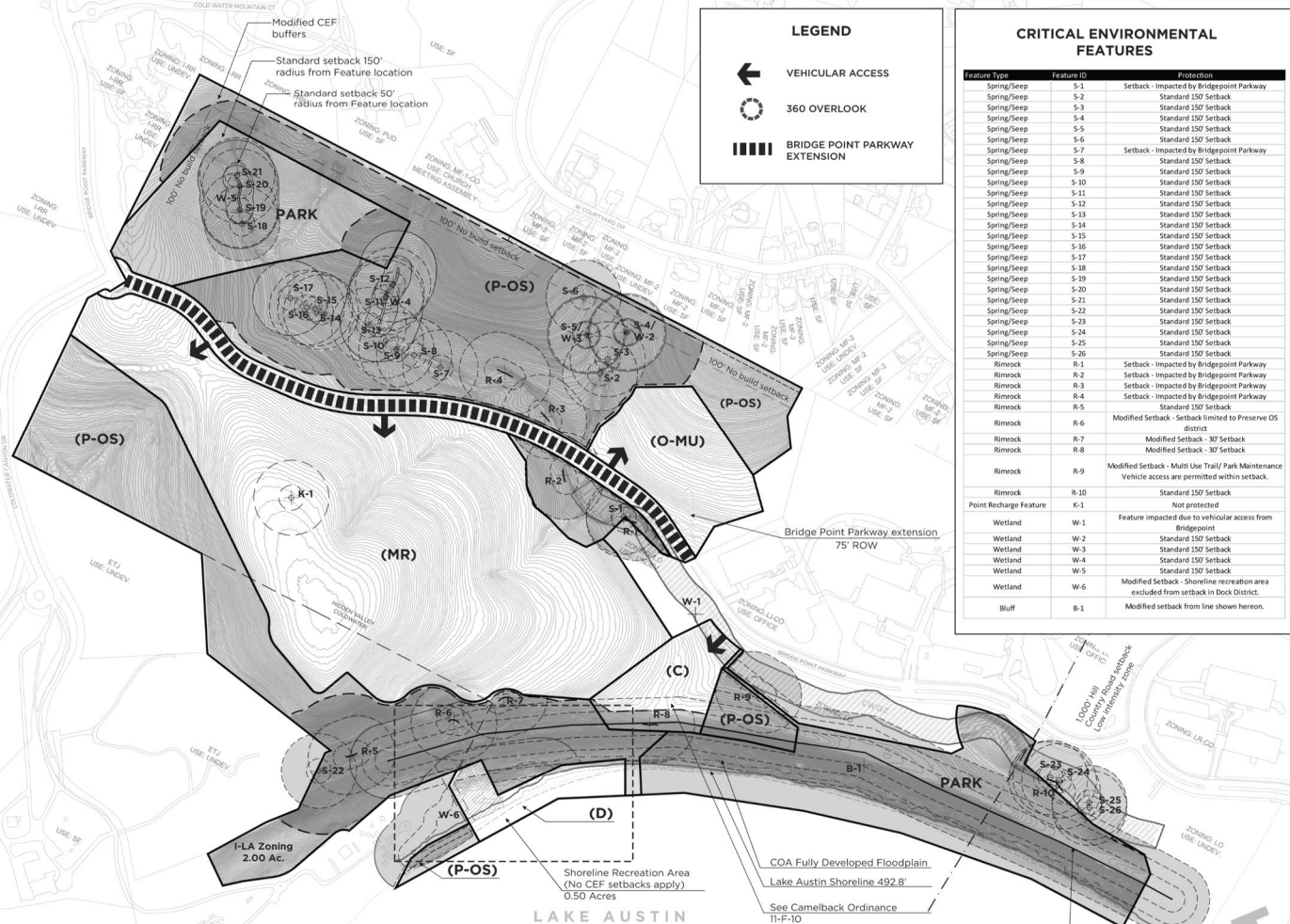
PROPOSED DISTURBED AREAS

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.



LEGEND

- VEHICULAR ACCESS
- 360 OVERLOOK
- BRIDGE POINT PARKWAY EXTENSION

CRITICAL ENVIRONMENTAL FEATURES		
Feature Type	Feature ID	Description
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



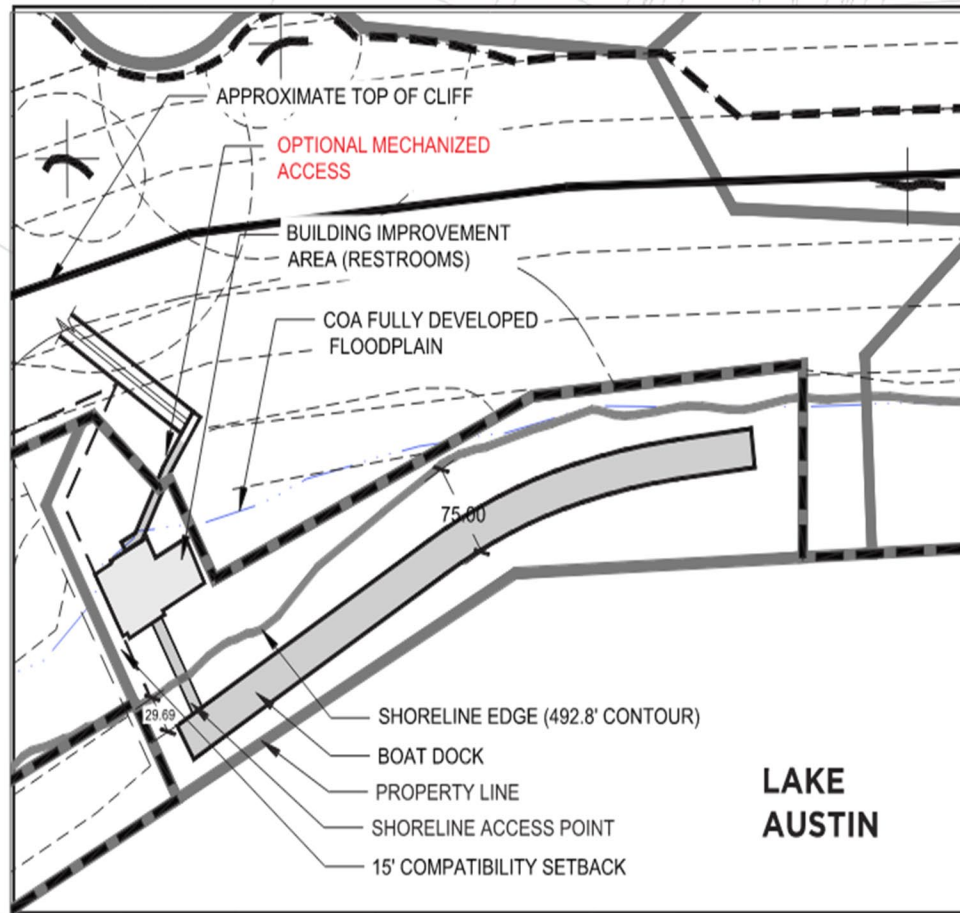
Background

- **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.**



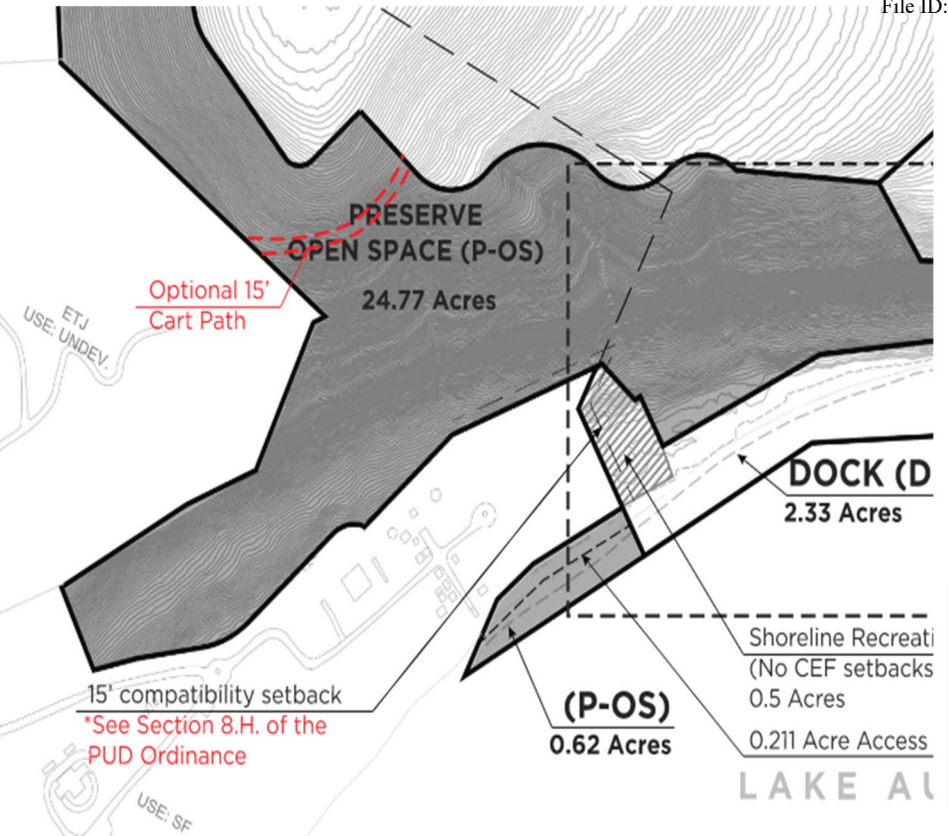
Proposed Amendment

- **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.

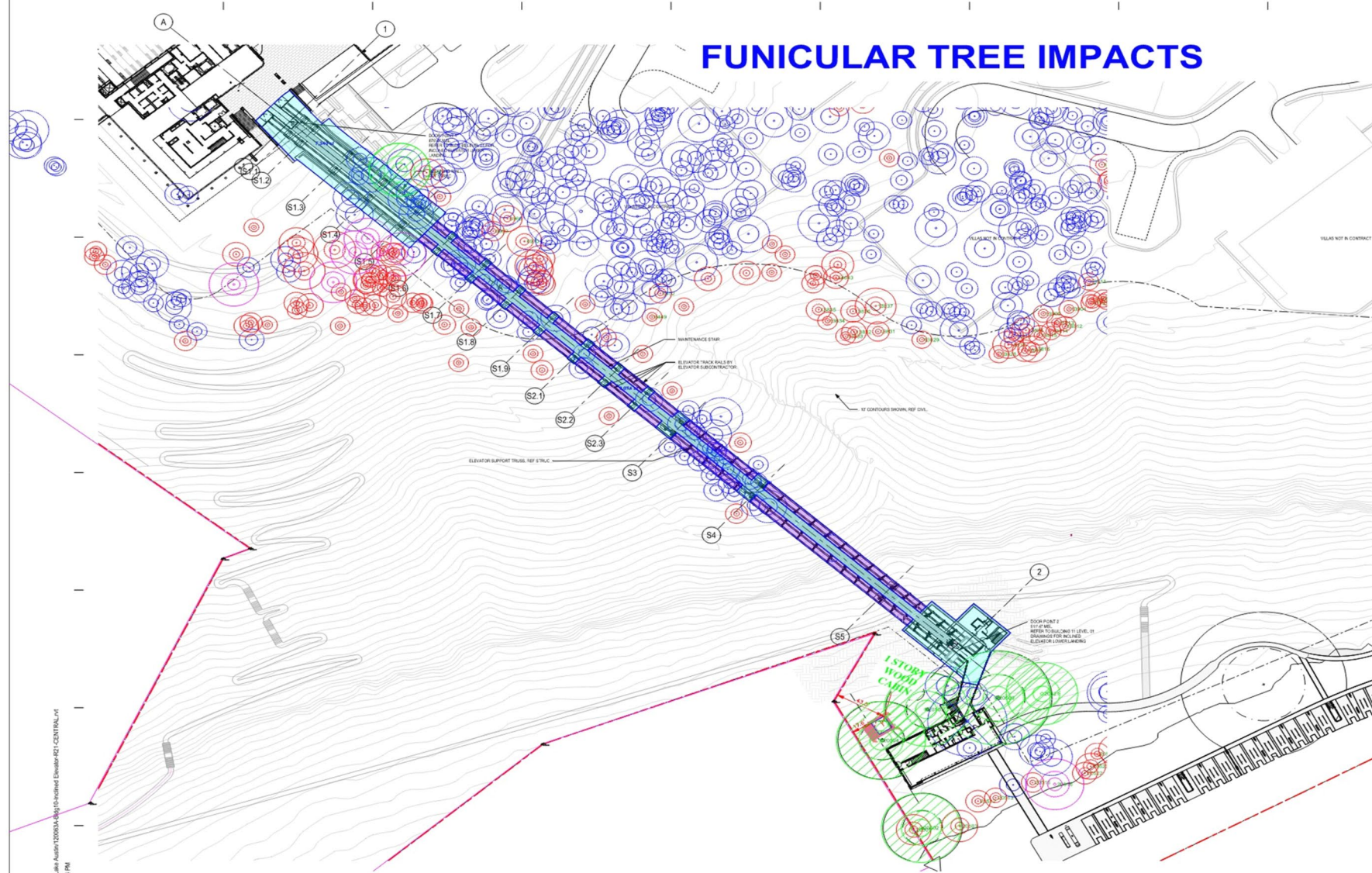


Changes to approved PUD linework shown in red.

CAMEL BACK DIAMONDED UNIT



FUNICULAR TREE IMPACTS



1 ARCHITECTURAL - ENLARGED SITE PLAN
SCALE: 1" = 30'-0"



FUNICULAR CONSTRUCTION IMPACTS

Site Disturbance Boundary

Bridge portion of elevator that spans cliff

Site Disturbance Boundary Entire Area must be cleared of vegetation, including along the cliff face.

Temporary Crane Pedestal

Barge Access from Lake

ARCHITECTURAL - ENLARGED SITE PLAN
SCALE: 1" = 50'

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

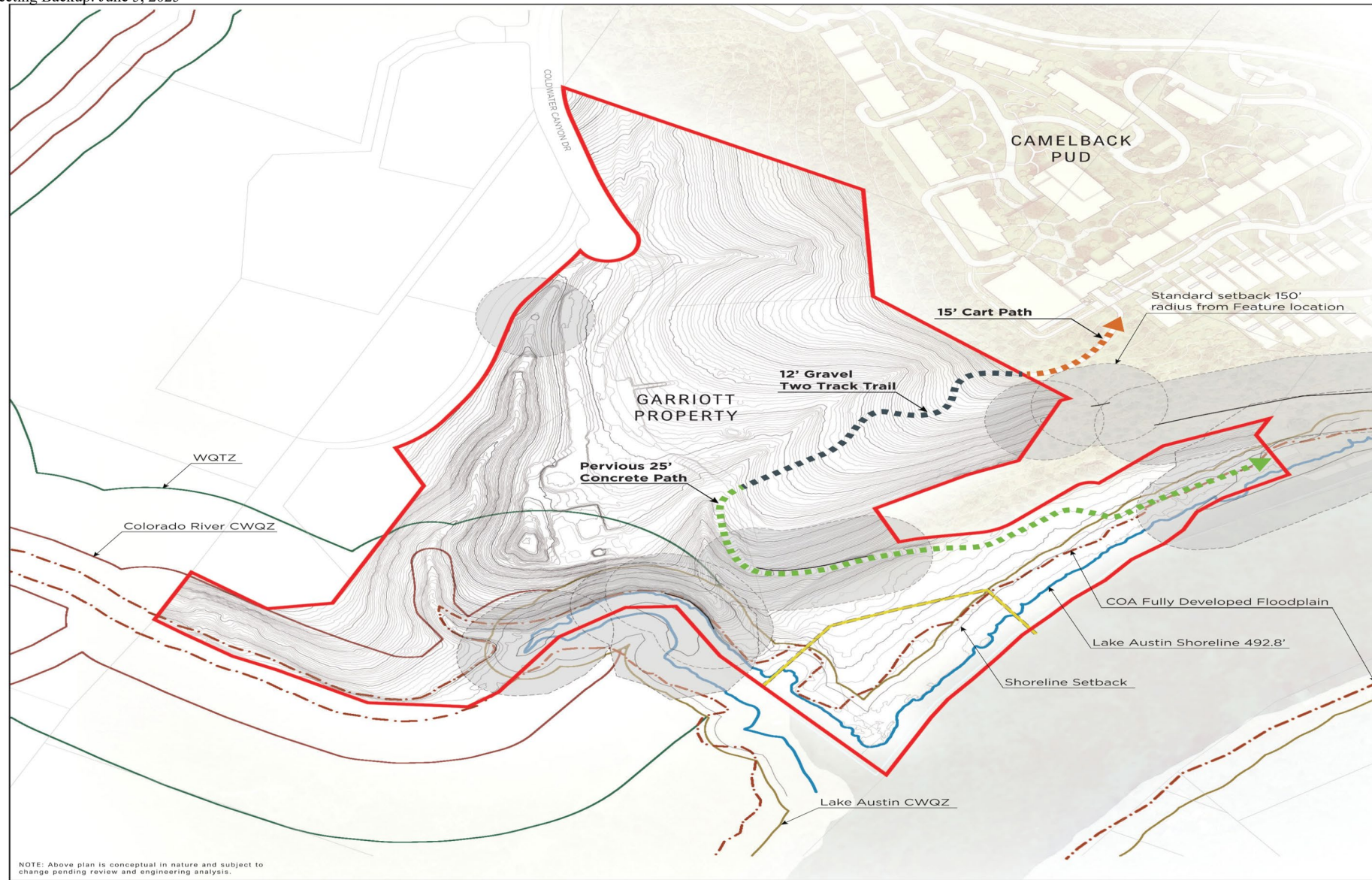
446



CART PATH TREE IMPACTS



The above plan is conceptual and subject to change based on final design and 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	0.27 0.60	0.8% 1.6%	0.19% 0.41%
-20	-12	1.65 2.50	4.7% 6.6%	1.14% 1.73%
-12	-4	5.31	15.1% 14.1%	3.67%
Fill Variance Table*				
Fill Range (FT)		Area (acres)	Area (% of Disturbed)	Area (% of Site)
40	24 30	0**	0.0%	0.00%
24 30	20	0.27 0.60	0.8% 1.6%	0.19% 0.41%
20	12	2.01 3.0	5.7% 8.0%	1.39% 2.07%
12	4	6.80	19.3% 18.1%	4.70%
Non-Variance Category				
Category		Area (acres)	Area (% of Disturbed)	Area (% of Site)
+/- 4'		7.18	20.4% 19.1%	4.96%
Building Coverage		11.67	33.2% 31.0%	8.06%
Totals				
		35.16 37.66	100.0%	24.3% 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	0.27 .74	0.8% 2.1%	0.19% .51%
20	12	2.01	5.7%	1.39%
12	4	6.80 6.33	19.3% 18.0%	4.70% 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
Environmental Commission: Amendment #3	May 21, 2025
Zoning and Platting Commission: Amendment #3	June 3, 2025
City Council: Amendment #3	June 5, 2025



Questions?

Contact Information:

Sean.Watson

Sean.Watson@austintexas.gov