

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2010-0367C      **PC COMMISSION DATE:** February 14, 2012  
Staff Postponement on January 24, 2012  
Staff Postponement on December 13, 2011

**PROJECT NAME:** Southern Walnut Creek Hike and Bike Trail

**ADDRESS:** 5200 ½ Bolm Road (from Daffan Ln/Johnny Morris Rd. to Govalle Park)

**AREA:** 7.3 miles of trail (limits of construction approximately 60.03 acres)

**APPLICANT:** City of Austin, Public Works Department (Richard Duane)  
and Parks and Recreation Department (Greg Montes)  
505 Barton Springs Road  
Austin, TX 78704  
(512) 974-7730

**AGENT:** MWM (Frank Del Castillo)  
305 E. Huntland Drive, Suite 200  
Austin, TX 78752  
(512) 453-0767

**CASE MANAGER:** Sue Welch      Telephone: 974-3294  
[Sue.Welch@ci.austin.tx.us](mailto:Sue.Welch@ci.austin.tx.us)

**EXISTING ZONING:** P-NP (Public) Because it is zoned "P"-Public and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625.

**PROPOSED DEVELOPMENT:** The proposed Capital Improvement Project consists of a new urban trail from Govalle Park north to Daffan Lane at Johnny Morris Road. The proposed urban trail is approximately 7.3 miles in length and 10 feet wide with 2 foot shoulder. The trail will have parking available at the Austin Tennis Center on Johnny Morris Road, the YMCA on 183, Govalle Park and a new parking lot off of Daffan Lane. The trail plan includes parking, landscaping, signage, shade shelters and other associated improvements. The applicant is requesting the following:

- 1.) Approval of a Conditional Use Permit for hike/bike trail improvements on property zoned P-Public and greater than one acre.
- 2.) Approval of environmental variances with conditions:
  - a. To allow cut up to a maximum of 8 feet for bridge and box-culvert construction (LDC Section 25-8-341).
  - b. To allow fill up to a maximum of 16 feet for bridge and box-culvert construction (LDC Section 25-8-342).
  - c. To allow construction in a Critical Water Quality Zone (CWQZ). (LDC Section 25-8-392).

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit and approval of all environmental variances with conditions. The findings of fact have been met for these variance requests. The site plan will comply with all requirements of the Land Development Code prior to its release.

Staff and the Environmental Board recommends approval of these variances with the following conditions:

1. Areas of cut and fill will be constructed with no greater than a 3:1 slope or be structurally contained.
2. All 3:1 slopes will be covered with erosion control matting approved by the Environmental Inspector.
3. Revegetate all disturbed areas within the CWQZ with COA specification 609S for seeding and planting.
4. Revegetate all areas of fill with slopes over 20% with COA specification 604S.

**ENVIRONMENTAL BOARD ACTION:** On May 18, 2011, the Environmental Board voted to recommend approval of the environmental variances with staff conditions (6-0-1).

**URBAN TRANSPORTATION COMMISSION:** On April 12, 2011, The Urban Transportation Commission heard a briefing of the trail. Although no action was taken, the Commission supported the project.

**PARKS AND RECREATION BOARD ACTION:** On April 26, 2011, the Parks and Recreation Board heard a briefing of the trail – no action was required. The trail project is included in PARD's Long Range Plan, which the Board reviewed and recommended.

**DESIGN COMMISSION:** On April 26, 2011, the Design Commission received a presentation and moved to support the trail (5-0). The Commission suggested strengthening trail amenities including shading structures and pedestrian features such as water fountains.

**PLANNING COMMISSION:** On November 8, 2011, the Planning Commission voted (6-1) on the associated zoning/plan amendments cases to approve staff's recommendation for a plan amendment to change to recreation/open space and to approve staff's recommendation for P-NP zoning for the Southern Walnut Creek Trail: NPA-2011-0015.01/C14-2011-0086; NPA-2011-0016.01/C14-2011-0082; NPA-2011-0016.02/C14-2011-0083. On February 2, 2012 the City Council approved P-Public zoning for the trail portion of the property.

**PROJECT INFORMATION:** proposed 7.3 miles of trail with associated improvements

<b>SITE:</b> 60.03 acres (LOC)	<b>Existing Use:</b> Vacant & Park use	<b>Proposed Use:</b> Park/Trail	
<b>EXISTING ZONING</b>	P- Public (or within easements)		
<b>WATERSHED</b>	Boggy, Fort Branch, Tannehill (Urban) Walnut and Decker (Suburban) Watersheds		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Suburban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	N/A		
<b>PROPOSED ACCESS</b>	Daffan Lane, Johnny Morris, Bolm Road		
	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>IMPERVIOUS COVERAGE</b>		0% (LOC)	18% (LOC)
<b>PARKING</b>	171		183

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a Conditional Use Permit for the Southern Walnut Creek Hike and Bike Trail. Because it is zoned "P"-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625. The proposed 7.3 mile long trail consists of a 10' wide concrete trail with 2' shoulders. The project also includes signage, shade shelters, landscaping and other associated improvements. The area associated with the 10' trail and associated improvements will contribute less than 18% of impervious cover over the entire limits of construction. Stormwater runoff from the impervious coverage for the parking lot will flow across vegetative filter strips.

This trail is a significant part of the overall master plan for the Walnut Creek Trail System (the overall trail system is approximately 16 miles from Balcones District Park in northwest Austin to Govalle Park in east Austin). This trail begins at Johnny Morris Road and Daffan Lane, and will end at Govalle Park, located at 5200 Bolm Road. The majority of the trail is located on City of Austin park property and is surrounded by the greenbelt area. The remaining sections of the trail will be located on Texas Department of Transportation (TxDOT) right-of-way (ROW), Capitol Metro Right-of-way, Austin Water Utility property, or within easements acquired for the project. Capitol Metro and TxDOT have reviewed and approved this use on their property. The majority of the funding for the trails comes from the U.S. Department of Transportation and administered by the Texas Department of Transportation. It will comply with applicable Federal and State regulations in addition to the City of Austin Land Development Code. Reviews and approvals were obtained from multiple agencies and other City of Austin Departments.

**Transportation:** The trail was designed to meet the American Association of State Highway and Transportation Officials (AASHTO) design criteria for a 20-mile per hour design speed for bicycles while accommodating existing site constraints. It was also designed to meet Texas Accessibility Standards. The bicycle coordinator with Public Works has reviewed and approved this project. Right-of-Way Management has also approved the plans. The plan has been also reviewed and approved by Texas Department of Transportation and Capitol Metro. Parking will be provided at a new trail head located off Daffan Lane, and additional new spaces will be constructed at the Austin Tennis Center. Existing parking located at Govalle Park may also be used by trail users and shared spaces will also be available at the YMCA. A traffic impact analysis was not required. All transportation comments are cleared.

**Environmental:** The site is not located over the Edward's Aquifer Recharge Zone and is located in the Desired Development Zone. The site drains to several watersheds: Boggy Creek, Fort Branch Creek and Tannehill Creek Watersheds, (which are classified as Urban); and the Walnut Creek and Decker Creek Watersheds (which are classified as Suburban). The proposed alignment was walked numerous times by staff from City of Austin Public Works and Parks and Recreation Department to determine the best route to avoid significant trees, riparian areas, and critical environmental features. There will be five bridges and 14 culvert crossings on the trail. There are 3 wetland Critical Environmental Features (CEFs) along the trail layout that have been reviewed by the Environmental Resource Management staff. Please see attached backup to the Environmental Board. A Stormwater Pollution Prevention Plan has been provided for the project.

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Bolm Road	Varies	2x30 ft	Collector
Daffan	Varies	25'	Collector
Jain Lane	Varies	30'	Collector
Ed Bluestein Blvd (US 183)	Varies	2x33 ft.	Major Arterial Highway

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Monorail Project  
 Austin Neighborhood Council  
 Austin Parks Foundation  
 Bluebonnet Hills Association  
 Del Valle Community Coalition  
 East MLK Neighborhood Plan/Team  
 FRS Property Owners Association  
 Heritage Village of Austin Homeowners Association  
 Homeless Neighborhood Association  
 Home Builders Association of Greater Austin  
 Govalle/Johnston Neighborhood Planning Team  
 Johnston Terrace Neighborhood Association  
 Johnston Terrace/Boggy Creek Neighborhood Association  
 Joseph Edward Homeowners Association  
 LBJ Neighborhood Association  
 Lower Boggy Creek Neighborhood Association  
 League of Bicycling Voters  
 METSA Neighborhood Group  
 North Point Homeowners Association  
 PODER  
 Real Estate Council of Austin  
 Reissig Group  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization

### **CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A Conditional Use Site Plan must:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: This application will provide additional parking for the trail head.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project complies the goals and objectives of several neighborhood plans to provide additional hike/bike trails/parks and recreation facilities.

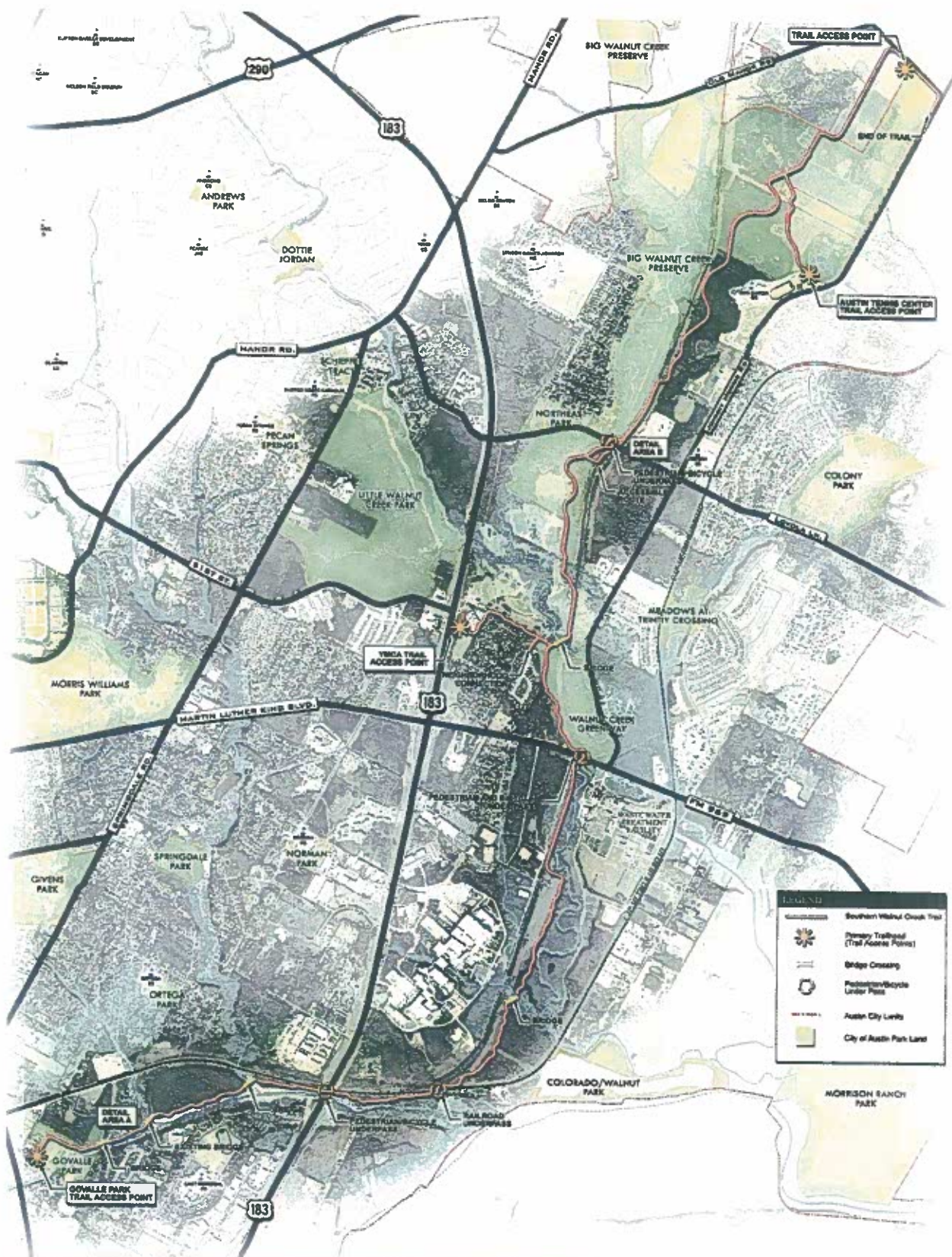
**C. A Conditional Use Site Plan May Not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience. The site plan does not adversely affect the safety and convenience or vehicular and pedestrian circulation.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.

- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

**Section 25-5-146 (Conditions of Approval) states:**

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
  - (2) landscaping or erosion;
  - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
  - (4) signs;
  - (5) characteristics of operation, including hours;
  - (6) a development schedule; or
  - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



# **SOUTHERN WALNUT CREEK HIKE AND BIKE TRAIL**

**AUSTIN, TEXAS**

April 2013

Scale: 1" = 1000' (0, 1000, 2000)  
 GR-1007-04-11-12  
 11/15/2012







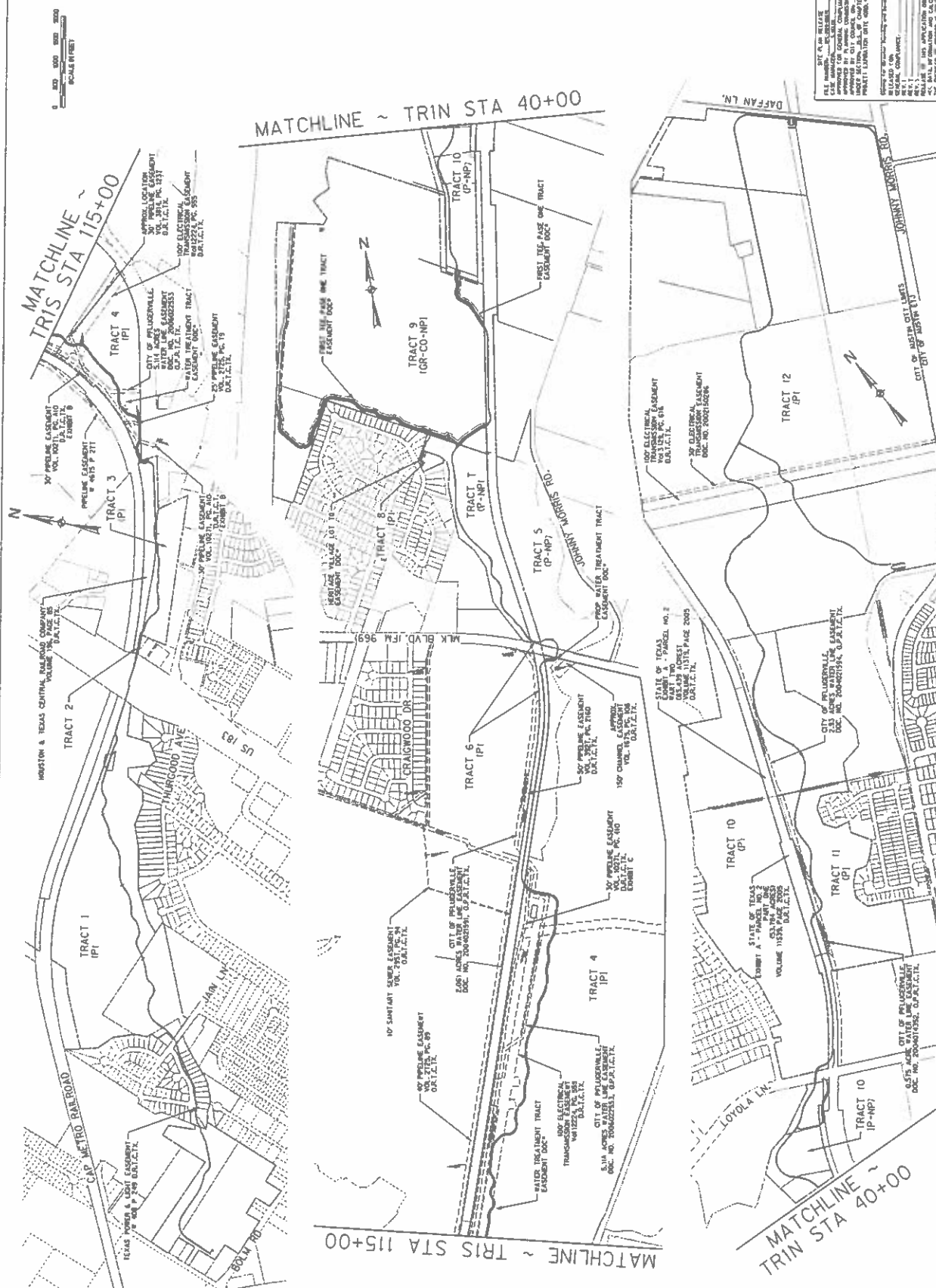
AUSTIN, TEXAS 78758-5356

SOUTHERN WALNUT CREEK  
HIKE AND BIKE TRAIL  
5200 1/2 BOLD RD  
PROPERTY / EASEMENT  
INFORMATION

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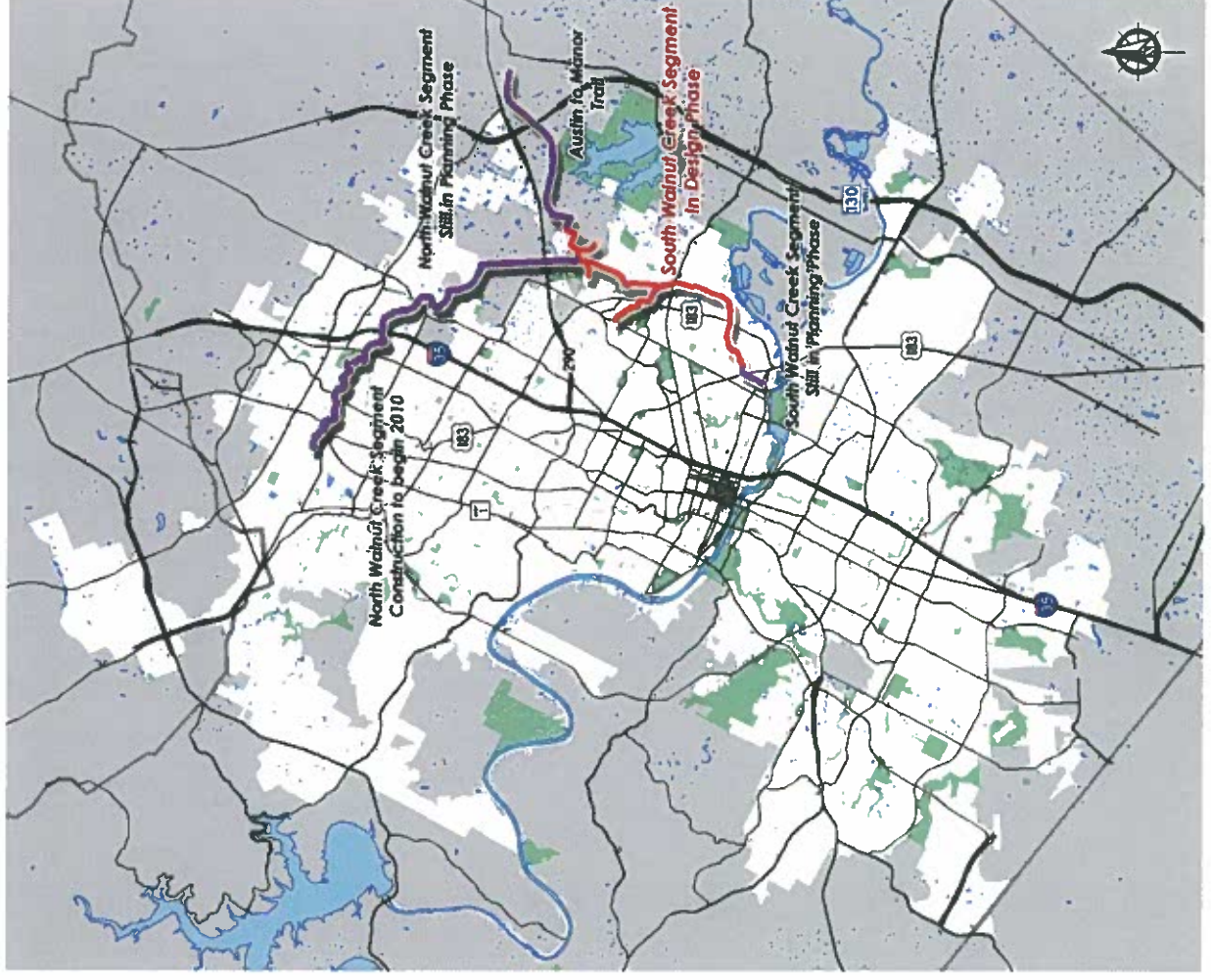
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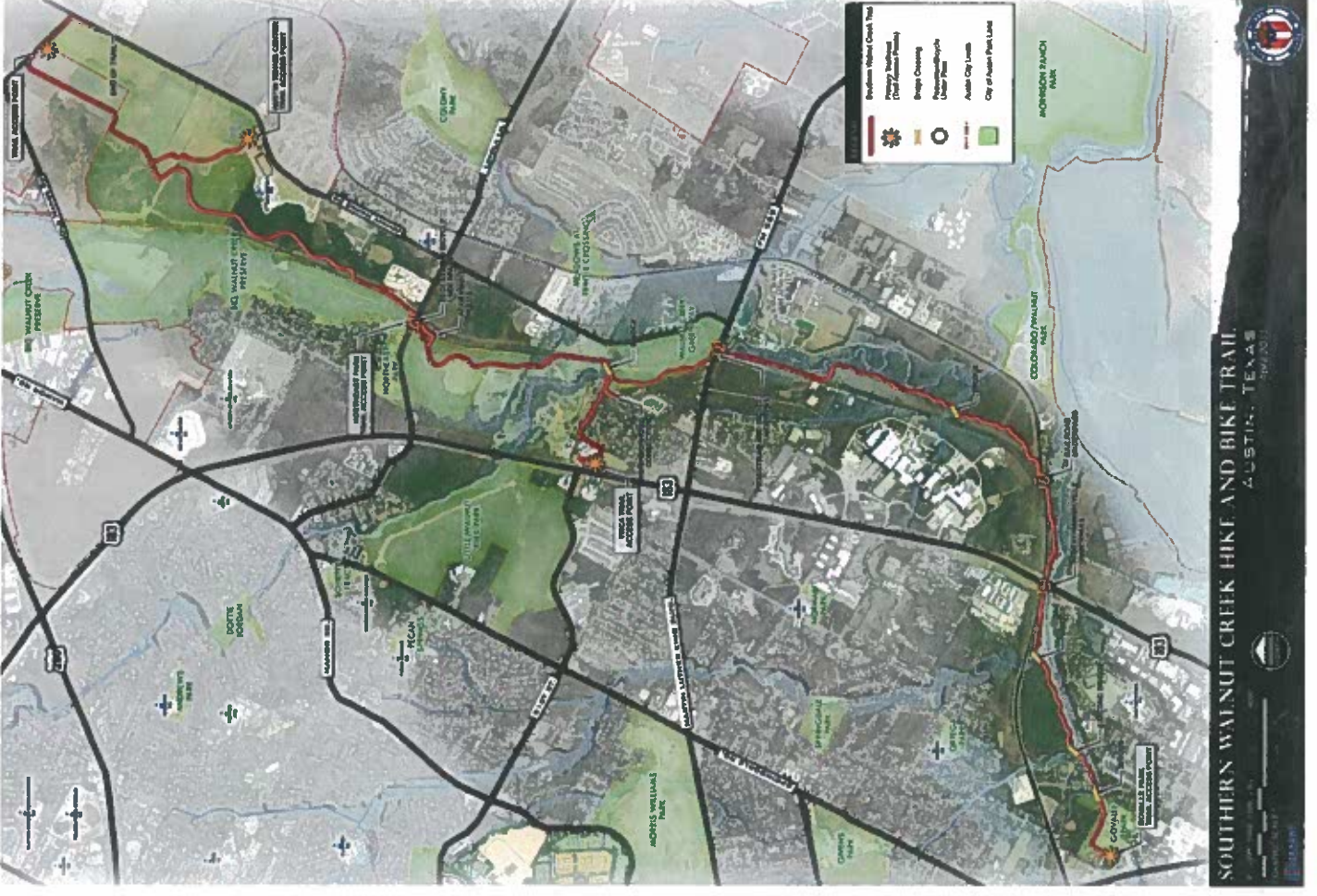
# Location

Southern segment of the  
16 mile Walnut Creek  
Trail System



# Project Overview

- Length: 7.3 miles
  - Begins at Daffan Lane & Johnny Morris Road
  - Ends at Govalle Park
  - Accessible to:
    - Austin Tennis Center
    - East Communities Branch YMCA
    - Davis White Northeast Park
    - Pecan Grove Subdivision
    - Crystal Brook Subdivision
    - Heritage Village/Heritage Park
    - at Cavalier/Cavalier Park Subds.
- Fully ADA compliant
- Budget: \$10 million for design & construction



**HALFF**



## **ENVIRONMENTAL BOARD MOTION 051811 5b**

Date: May 18, 2011

Subject: Southern Walnut Creek Hike and Bike Trail SP-2010-0367C

Motioned By: Jim Schissler

Seconded by: Mary Ann Neely

### **Recommendation**

The Environmental Board recommended conditional approval to a variance request for Southern Walnut Creek Hike and Bike Trail SP-2010-0367C

1. Land Development Code 25-8-341 - To allow cut up to a maximum of 8 feet for bridge and box-culvert construction
2. Land Development Code 25-8-342 - To allow fill up to a maximum of 16 feet for bridge and box-culvert construction.
3. Variance from Land Development Code 25-8-392 - To allow construction in a Critical Water Quality Zone.

### **STAFF CONDITIONS**

1. Areas of cut and fill will be constructed with no greater than a 3:1 slope or be structurally contained.
2. All 3:1 slopes will be covered with erosion control matting approved by the Environmental Inspector.
3. Revegetate all disturbed areas within the CWQZ and COA specification 609S for seeding and planting
4. Revegetate all areas of fill with slopes over 20% with COA specifications 604S .

**RATIONALE;** The goal of the Hike and Bike Trail is to allow Austin citizens, including those with limited mobility, to access the natural environment along Walnut Creek and its tributaries. The variances will allow the project to meet this goal.

**Vote** 6-0-0-1

**For:** Anderson, Gary, Hernandez, Maxwell, Neely and Schissler

**Against:**

**Abstain:**

**Absent:** Beall

Approved By:

A handwritten signature in black ink, appearing to read "Mary Gay Maxwell". The signature is fluid and cursive, with the first name "Mary" being the most prominent.

Mary Gay Maxwell  
Environmental Board Chair



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**

**DATE REQUESTED:** May 18, 2011

**NAME & NUMBER OF PROJECT:** Southern Walnut Creek Hike and Bike Trail / SPC-2010-0367C

**NAME OF APPLICANT OR ORGANIZATION:** MWM Design Group  
(Frank H. Del Castillo 453-0767)

**LOCATION:** 5200 ½ Bolm Road

**PROJECT FILING DATE:** December 17, 2010

**WPDR/ENVIRONMENTAL STAFF:** Brad Jackson, 974-3410  
brad.jackson@ci.austin.tx.us

**WPDR/ CASE MANAGER:** Sue Welch, 974-3294  
sue.welch@ci.austin.tx.us

**WATERSHED:** Boggy Creek, Fort Branch Creek and Tannehill Creek Watersheds, which are classified as Urban; and the Walnut Creek and Decker Creek Watersheds which are classified as Suburban. Desired Development Zone.

**ORDINANCE:** Comprehensive Watershed Ordinance (current Code)

**REQUEST:** Variance request is as follows:

1. To allow cut up to a maximum of 8 feet for bridge and box-culvert construction. (LDC Section 25-8-341).
2. To allow fill up to a maximum of 16 feet for bridge and box-culvert construction. (LDC Section 25-8-342).
3. Variance from LDC 25-8-392 - To allow construction in a Critical Water Quality Zone (CWQZ).

**STAFF RECOMMENDATION:** Recommended with conditions.

**REASONS FOR RECOMMENDATION:** Findings-of-fact have been met.



## MEMORANDUM

**TO:** David Sullivan, Chairperson  
Members of the Planning Commission

**FROM:** Brad Jackson, Environmental Review Specialist Senior  
Planning and Development Review Department

**DATE:** May 18, 2011

**SUBJECT:** Southern Walnut Creek Hike-and-bike Trail / SPC-2010-0367C

Variance Requests: Variance from LDC 25-8-341 – To allow cut up to a maximum of 8 feet.  
Variance from LDC 25-8-342 – To allow fill up to a maximum of 16 feet.  
Variance from LDC 25-8-392 – To allow construction in a Critical Water Quality Zone (CWQZ).

### **Project Area Description**

The proposed development will involve the construction of a 7.3 mile concrete hike-and-bike trail, 10 feet wide with 2 foot shoulders on each side. The project is located within 5 different watersheds- Boggy, Fort Branch, Tannehill Branch, Walnut, and Decker Creek Watersheds. Boggy, Fort Branch, and Tannehill Branch Watersheds are classified as Urban, whereas Walnut and Decker Creek Watersheds are classified as Suburban. The entire project is located in the Desired Development Zone.

The trail will be constructed to meet the American Association of State Highway and Transportation Officials (AASHTO) design criteria for a 20-mile per hour design speed for bicycles while accommodating existing site constraints like structures, roadways, bridges, railroads, fences, and creeks. The proposed alignment was walked numerous times by City of Austin Public Works and Parks and Recreation Department staff to determine the best route to avoid significant trees, riparian areas, and critical environmental features.

The majority of the trail will be on existing City of Austin property. The remaining sections will be located on the MoKAN right-of-way and Capital Metro right-of-way. The City will be purchasing one tract of land near Shelton Road for the trail. The trail will begin near the intersection of Johnny Morris Road and Daffan Lane. PARD

proposes to construct a 50 space parking lot at this trailhead. From the trailhead, the trail will follow Walnut Creek and the MoKAN right-of-way heading south to the Capital Metro rail near Delwau Lane, and then turn west to follow Boggy Creek. The trail will then terminate at Govalle Park, which is located at 5200 Bolm Road. Along this route, the trail will cross four roadways- Loyola Lane, FM 969, Ed Bluestein Boulevard, and Jain Lane. All of these road crossings will be under existing roadway bridges.

The majority of the trail is located on a public right-of-way and therefore does not have limits on impervious cover, and therefore does not need to have calculations for impervious cover. The parking lot constructed by PARD does require impervious cover calculations. The net site area for the parking lot is 0.22 acres (9,583.2 square feet). The parking lot impervious cover is proposed at 0.11 acres (4,791.6 square feet), or 50% of the tract's net site area.

### **Vegetation, CEFs, and Slopes**

The site varies from long stretches of grassy prairies to heavily wooded, riparian areas. The majority of trees onsite are Cedar Elm, Burr Oak, Live Oak, Pecan, Hackberry, American Elm, Cedar, and Mesquite. Numerous invasive Chinaberry trees are also located along the trail. Soils in the vicinity of the trail are characteristic of Texas Blackland Prairie Group- Houston Black-Heiden-Wilson. These soils are described as "The Heiden series consists of soils that are well drained and very slowly permeable ..They are deep, weathered shale. These soils are on nearly level to moderately steep uplands. Slopes are mainly 3 to 8 percent but range from 0.5 to 20 percent." (<http://www2.ftw.nrcs.usda.gov/osd/dat/H/HEIDEN.html>)

There are 3 wetland Critical Environmental Features (CEFs) along the trail layout that have been reviewed by the Environmental Resource Management staff. They are called CEF 1, CEF 2, and CEF 3 in the plans, and are roughly 2,400 square feet, 35,200 square feet, and 18,000 square feet in size respectively. The first 2 CEF's are adjacent to the trail and will have impacts within their buffers by the trail construction. These impacts will be mitigated through wetland plantings adjacent to the CEFs. CEF 3 will be removed by the trail construction and mitigated in the Landscape Plans through enhanced wetland plantings in the remaining CEFs.

The majority of the trail will be on slopes of less than 15%. Slopes greater than 15% are encountered at all creek and tributary crossings. A large section of the trail will need to cross a continuous area of slopes greater than 25%. This area of the trail will be constructed as a boardwalk on piers.

### **Waterways**

The trail is designed to follow the 2 major waterways of Walnut Creek and Boggy Creek. The trail will cross Walnut Creek, Fort Branch Creek, Tannehill Branch Creek, and numerous tributaries connecting to these creeks. About 80% of the trail follows Walnut Creek. The southern half of this distance is on the west side of the creek and the northern

half is on the east side of the creek. There will be one crossing of Walnut Creek itself with a bridge that will span the creek. Another span bridge will be built to cross Walnut Creek Tributary #3. The remaining roughly 20% of the trail will follow Boggy Creek and cross both Fort Branch Creek and Tannehill Branch Creek as the trail heads west to the trailhead at Govalle Park. Fort Branch Creek will be crossed with a new span bridge and Tannehill Branch Creek will be crossed by retrofitting an existing span bridge. Another existing bridge at Boggy Creek Tributary #1 will be rebuilt to accommodate the trail.

Many pipe or box culvert crossings of the numerous tributaries of the above mentioned creeks will be required for this project. Thirteen of these crossings will require cut and/or fill over 4 feet. Three of these culverts will be in the CWQZ, culverts 4, 5, and 6. None of the major creeks along this project will have pipe or box culverts, but instead will be crossed with span bridges.

#### **Water/Wastewater Report**

No water or wastewater service is proposed with this site plan.

#### **Variance Request**

The variances being requested for this site plan are as follows:

Variance from LDC 25-8-341 to allow cut up to a maximum of 8 feet.

Variance from LDC 25-8-342 to allow fill up to a maximum of 16 feet.

Variance from LDC 25-8-392 to allow construction in a Critical Water Quality Zone (CWQZ).

#### **Recommendations**

The findings of fact have been met for these variance requests. Staff recommends approval of these variances with the following conditions:

1. Areas of cut and fill will be constructed with no greater than a 3:1 slope or be structurally contained.
2. All 3:1 slopes will be covered with erosion control matting approved by the Environmental Inspector.
3. Revegetate all disturbed areas within the CWQZ with COA specification 609S for seeding and planting.
4. Revegetate all areas of fill with slopes over 20% with COA specification 604S.

If you need further details, please feel free to contact me at 974-3410.

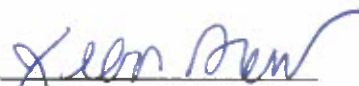


Brad Jackson, Environmental Review Specialist Senior  
Planning and Development Review Department

Environmental Program Coordinator:

  
Ingrid McDonald

Environmental Officer:

  
\_\_\_\_\_  
Jean Drew

## **Similar Cases**

### **Walnut Creek Bike Trail Improvements/ SPC-2007-0364C**

Walnut Creek Watershed, which is classified as Suburban.  
Desired Development Zone.

A portion of this project was located over the northern Edwards Aquifer Recharge Zone. The trail was constructed along Walnut Creek, a classified major waterway. There was critical water quality zone (CWQZ), water quality transition zone (WQTZ), 100 year floodplain, and critical environmental features (CEFs) located along the trail.

### **Variances from Land Development Code**

The variances required by this project were to:

1. Encroach on CEF setbacks (LDC 25-8-281(C)(2)(b));
2. Fill up to 11 feet (LDC 25-8-342); and
3. Develop in the CWQZ (LDC 25-8-392)

### **Recommendations:**

Staff recommended the variances with the following conditions:

1. Revegetate all disturbed areas within the CWQZ with COA specification 609S for seeding and planting.
2. Revegetate all areas with significant slopes with COA specification 604S.
3. Provide only native/drought tolerant plants from the COA's GrowGreen guide for all landscaping and mitigation trees.
4. Provide an overall mitigation rate of 35% for all trees proposed to be removed.

***The Southern Walnut Creek Hike-and-bike Trail that is currently seeking variances is a major component of an overall trail system that will eventually connect this related case Walnut Creek Bike Trail Improvements site in north Austin with Govalle Park.***



**Planning & Development Review Department**  
**Staff Recommendations Concerning Required Findings**  
**Of Fact**

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<b>Application Name:</b>	<b>Southern Walnut Creek Hike-and-bike Trail</b>
<b>Application Case No:</b>	<b>SPC-2010-0367C</b>
<b>Code Reference:</b>	<b>Land Development Code Section 25-8-341 Cut Requirements</b>
<b>Variance Request:</b>	<b>To allow cut up to 8 feet for the development of a hike-and-bike trail.</b>

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**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes.** Considering the length of the site, and the requirement to cross numerous creeks and tributaries, the variance is necessary to develop the trail according to AASHTO design and safety constraints. Variances to change the topography are common in this area of the City of Austin.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. In order to develop the site with a linear hike-and-bike trail, the site topography must be adjusted to allow the trail to circumnavigate rugged terrain and remain on City of Austin property.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes.** The proposed cut is the minimum change necessary to construct the hike-and-bike trail. The route was closely scrutinized to avoid significant environmental features and slopes.

c) Does not create a significant probability of harmful environmental consequences; and

**Yes.** This variance does not create a significant probability of harmful environmental consequences. The trail will be constructed in phases so the area of disturbance is kept to a reasonable size at any one time. Erosion matting will be used in the areas of steep slopes.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes.** The proposed project will result in water quality that is at least equal to the water quality achievable without the variance through the installation of erosion controls. The use of the trail will also involve only bike and foot traffic, which will have a minimal impact on the environment.

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

**Yes.**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

**Yes.**

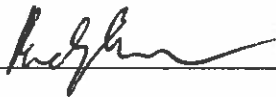
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

**Yes.**

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Reviewer Name: Brad Jackson

Reviewer Signature: \_\_\_\_\_



Date: May 9, 2011

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*Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).*



**Planning & Development Review Department**  
**Staff Recommendations Concerning Required Findings**  
**Of Fact**

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<b>Application Name:</b>	<b>Southern Walnut Creek Hike-and-bike Trail</b>
<b>Application Case No:</b>	<b>SPC-2010-0367C</b>
<b>Code Reference:</b>	<b>Land Development Code Section 25-8-342 Fill Requirements</b>
<b>Variance Request:</b>	<b>To allow fill up to 16 feet for the development of a hike-and-bike trail.</b>

---

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes.** Considering the length of the site, and the requirement to cross numerous creeks and tributaries, the variance is necessary to develop the trail according to AASHTO design and safety constraints. Variances to change the topography are common in this area of the City of Austin.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. In order to develop the site with a linear hike-and-bike trail, the site topography must be adjusted to allow the trail to circumnavigate rugged terrain and remain on City of Austin property.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes.** The proposed cut is the minimum change necessary to construct the hike-and-bike trail. The route was closely scrutinized to avoid significant environmental features and slopes.

c) Does not create a significant probability of harmful environmental consequences; and

**Yes.** This variance does not create a significant probability of harmful environmental consequences. The trail will be constructed in phases so the area of disturbance is kept to a reasonable size at any one time. Erosion matting will be used in the areas of steep slopes.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes.** The proposed project will result in water quality that is at least equal to the water quality achievable without the variance through the installation of erosion controls. The use of the trail will also involve only bike and foot traffic, which will have a minimal impact on the environment.

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

**Yes.**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

**Yes.**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

**Yes.**

---

Reviewer Name: Brad Jackson

Reviewer Signature: \_\_\_\_\_



Date: May 9, 2011

---

*Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).*



**Planning & Development Review Department**  
**Staff Recommendations Concerning Required Findings**  
**Of Fact**

---

<b>Application Name:</b>	<b>Southern Walnut Creek Hike-and-bike Trail</b>
<b>Application Case No:</b>	<b>SPC-2010-0367C</b>
<b>Code Reference:</b>	<b>Land Development Code Section 25-8-392 Critical Water Quality Zone.</b>
<b>Variance Request:</b>	<b>To allow construction in the Critical Water Quality Zone for the development of a hike-and-bike trail.</b>

---

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes.** Numerous linear projects, like utility lines and trails, require variances to cross or run parallel to creeks within Critical Water Quality Zones (CWQZ).

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. Since the project is linear in nature, it is only feasible that the project follow existing creeks so it is not required to frequently cross private property and necessitate the acquisition of numerous and expensive easements.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes.** The proposed construction in the CWQZ is the minimum change necessary to construct the hike-and-bike trail. The route of the trail was designed to avoid the CWQZ as much as possible.

c) Does not create a significant probability of harmful environmental consequences; and

**Yes.** This variance does not create a significant probability of harmful environmental consequences. The trail will be constructed in phases so the area of disturbance is kept to a reasonable size at any one time. The use of the trail will also involve only bike and foot traffic, which will have a minimal impact on the environment.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes.** The proposed project will result in water quality that is at least equal to the water quality achievable without the variance through the installation of aggressive erosion controls. The use of the trail will also involve only bike and foot traffic, which will have a minimal impact on the environment. In addition, this project encourages the use of bicycles over automobile usage, which will result in superior water quality for the city overall.

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

**Yes.**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

**Yes.**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

**Yes.**

---

Reviewer Name: Brad Jackson

Reviewer Signature: \_\_\_\_\_



Date: May 9, 2011

---

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



May 9, 2011

Chairperson Mary Gay Maxwell and Board Members  
Environmental Board  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Southern Walnut Creek Hike and Bike Trail  
Environmental Board Agenda

Dear Chairperson Maxwell and Board Members:

Please accept this letter as our request to be placed on the May 18, 2011 agenda of the Environmental Board meeting for the three request variances. Below is a description of the Project.

**Description**

The Southern Walnut Creek Hike and Bike Trail is a new trail from Govalle Park north to Daffan Lane at Johnny Morris Road. The trail is approximately 7.3 miles in length and 10 feet wide with foot shoulders. The entire trail will be constructed of concrete. There will be five (5) bridges and 14 culvert crossings on the trail. Parking lots will be provided at both ends of the trail. New parking lots will be constructed at the north trailhead located on Daffan Lane near Johnny Morris Road and at the Austin Tennis Center located at 7800 Johnny Morris Road. The existing parking lot at Govalle Park will be utilized on the south end for trail users. Existing parking at Davis White Northeast Park may also be utilized by trail users.

This trail is a significant part of the overall master plan for the Walnut Creek Trail System. Ultimately, the Walnut Creek Trail System will be a 16-mile concrete trail from Balcones District Park in NW Austin to Govalle Park in East Austin. The majority of the funding for the trail comes from the U.S. Department of Transportation and is administered by the Texas Department of Transportation. The project is managed by the City of Austin Public Works Department and Parks and Recreation Department.



## Variance Request

There are three (3) variances being requested.

1. Section 25-8-341 Cut Requirements
2. Section 25-8-342 Fill Requirements
3. Section 25-8-392 Construction within the Critical Water Quality Zone

Cut and Fill in excess of four (4) feet are proposed at the following locations.

1. Trail 1 South
  - a. Sta 46+80 to Sta 46+95 5.0 feet max Fill
  - b. Sta 55+55 to Sta 55+90 5.0 feet max Cut
  - c. Sta 74+50 to Sta 74+60 5.0 feet max Fill
  - d. Sta 95+25 to Sta 96+15 10.0 feet max Fill at Culvert
  - e. Sta 185+80 to Sta 185+90 7.0 feet max Cut
  - f. Sta 187+15 to Sta 187+90 6.0 feet max Fill at Culvert
2. Trail 1 North
  - a. Sta 5+05 to Sta 5+40 6.0 feet max Cut
  - b. Sta 50+80 to Sta 51+20 6.0 feet max Fill
  - c. Sta 75+25 to Sta 75+50 5.0 feet max Fill at Culvert
  - d. Sta 94+00 to Sta 94+45 16.0 feet max Fill at Culvert
  - e. Sta 103+55 to Sta 104+50 5.0 feet max Fill at Culvert
  - f. Sta 107+95 to Sta 108+40 13.0 feet max Fill at Culvert
  - g. Sta 125+55 to Sta 126+45 8.0 feet max Cut

Construction within the Critical Water Quality Zone includes multiple box culverts at Station 95+76.23, labeled as "Culvert 4". The culverts are 2 – 6' x 6' reinforced concrete box culverts approximately 33 feet long with concrete end treatments. These culverts are required in order to construct the trail across an unnamed tributary of Walnut Creek.

Included as attachments are our Findings of Fact, a trail location map, an exhibit locating cuts and fills greater than 4-feet, and an exhibit showing the proposed construction within the Critical Water Quality Zone.

Should you have any questions, comments, or concerns about this project or the variances requested prior to the meeting, feel free to contact me.

Sincerely,

Frank H. Del Castillo, Jr.  
Land Entitlement Project Manager

## FINDINGS OF FACT

**Project:** Southern Walnut Creek Hike and Bike Trail

**Ordinance Standard:** Section 25-8-341 Cut Requirements

### JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

**The City of Austin will not be allowed to construct a Hike and Bike Trail along the creek for all citizens to enjoy.**

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

**The Trail was walked by City of Austin staff to assist in determining the location and minimum departure from the requirements.**

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

**No special privileges are being requested, just the construction of a trail along Walnut and Boggy Creeks.**

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? **YES**

**We are following recommendations by City of Austin staff.**

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **YES**

**Because this is a trail along the creek, there is no other reasonable use available to the property.**

A variance requires all above affirmative findings with explanations/reasons.

## FINDINGS OF FACT

**Project:** Southern Walnut Creek Hike and Bike Trail

**Ordinance Standard:** Section 25-8-342 Fill Requirements

### JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

**The City of Austin will not be allowed to construct a Hike and Bike Trail along the creek for all citizens to enjoy.**

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

**The Trail was walked by City of Austin staff to assist in determining the location and minimum departure from the requirements.**

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

**No special privileges are being requested, just the construction of a trail along Walnut and Boggy Creeks.**

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? **YES**

**We are following recommendations by City of Austin staff.**

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **YES**

**Because this is a trail along the creek, there is no other reasonable use available to the property.**

A variance requires all above affirmative findings with explanations/reasons.

## FINDINGS OF FACT

**Project:** Southern Walnut Creek Hike and Bike Trail  
**Ordinance Standard:** Section 25-8-392 Critical Water Quality Zone

### JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

**The City of Austin will not be allowed to construct a Hike and Bike Trail along the creek for all citizens to enjoy.**

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

**The Trail was walked by City of Austin staff to assist in determining the location and minimum departure from the requirements.**

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

**No special privileges are being requested, just the construction of a trail along Walnut and Boggy Creeks.**

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? **YES**

**We are following recommendations by City of Austin staff.**

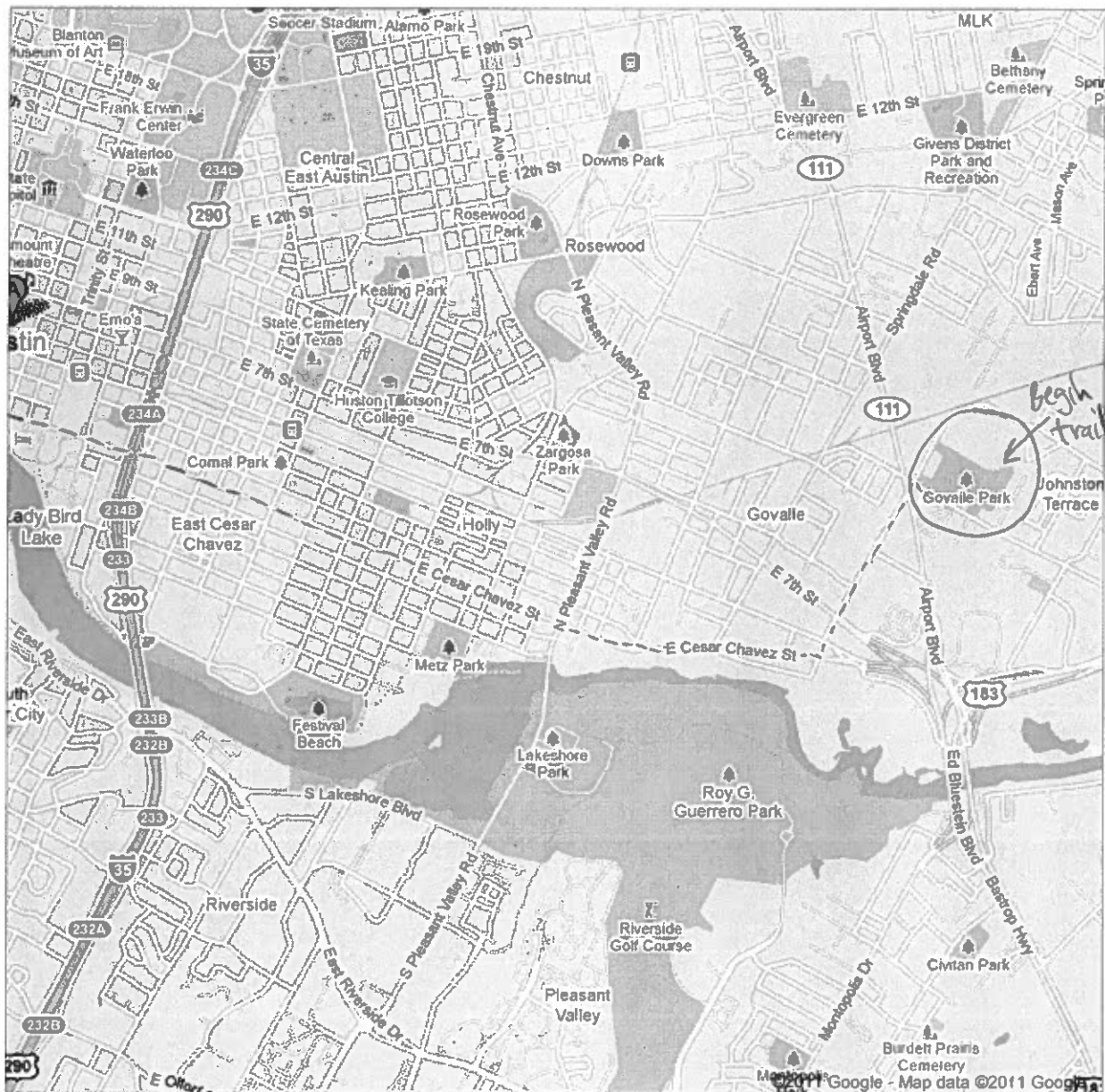
5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **YES**

**Because this is a trail along the creek, there is no other reasonable use available to the property.**

A variance requires all above affirmative findings with explanations/reasons.

Google maps

Address Austin, TX

Notes Directions to Govalle Park from  
OTC.

**Driving Directions to Southern Walnut Creek Hike-and-Bike Trail**  
**SPC-2010-0367C**

From One Texas Center, take 1<sup>st</sup> Street North to Cesar Chavez and turn right. Head east and turn left on Shady Lane. Continue North to Bolm Road and turn right, Govalle Park is on your left at the intersection of Shady Lane and Bolm Road.

The trail heads north for 7.2 miles from Govalle Park. Areas of the trail can be accessed from the street crossings of 183, FM 969, the YMCA at 183 and 51<sup>st</sup>, Loyola Lane, and Old Manor Road where the trail ends. Please see attached overall trail exhibit for scope of project.



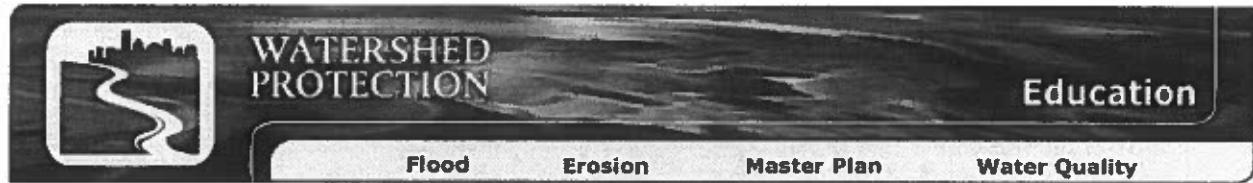
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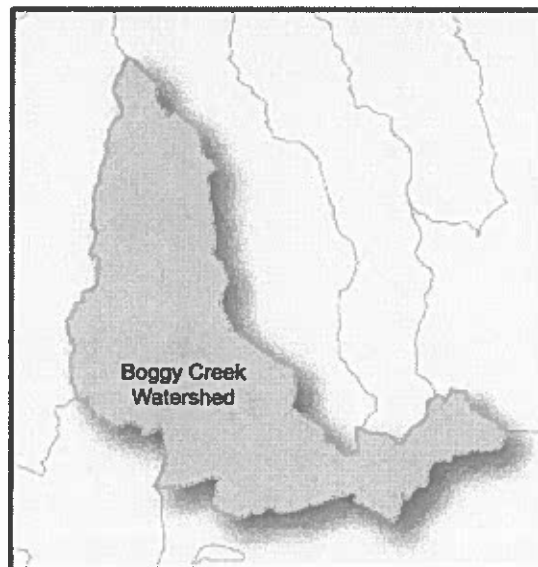
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### Austin's Watersheds



[Fast Facts](#)  
[Environmental Creek Assessments](#)  
[Photo Gallery](#)

#### Fast Facts

Population	2000: 23,372	
	2030: 35,728	
Creek Length	8 miles	
Drainage Area	6 square miles	
Drains To	Colorado River below Town Lake	
Well Known Sites	Oakwood Cemetery, Zaragoza Park, Johnston High School, Garza High School, Kealing Middle School	
Land Use	Residential	34%
	Business	15%
	Civic	7%
	Parks	4%
	Roadways	26%
	Undeveloped	14%

### Watershed Facts

- Several miles of Boggy Creek have been channelized with cement, changing the character of the creek from narrow and winding to wide, straight and shallow.
- Areas that have not been channelized have extremely eroded banks with debris and trash in the creek channels.
- In response to citizen complains, City investigators find an average of 78 pollution problems each year in Boggy Creek. Sewage is the most common problem, followed by petroleum and then trash.
- In 1994, residents in the Boggy Creek watershed won a major environmental victory, shutting down polluting tank farms in their neighborhoods.
- A major project by the U.S. Army Corps of Engineers provided 100-year floodplain protection to 1700 homes in 1984
- Fecal coliform levels were above the recreational state limit in 2000

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### Creek Assessments

#### Environmental

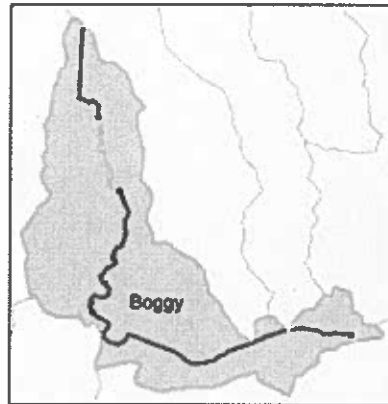
Index	Score	Category	Notes
<b>Overall Score</b>	58	Fair	Boggy ranks 31 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	57	Fair	Water quality is average
<b>Sediment Quality</b>	88	Excellent	PAHs are very low, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	63	Good	During dry weather conditions, bacteria is usually not a threat
<b>Aesthetics</b>	63	Good	Lots of litter present, slight offensive odors, algae covers 10-20% of creek, some of the creek bed is dry
<b>Habitat</b>	49	Marginal	Increased sediment deposition, cover is insufficient, major channel alteration, buffer zone is small
<b>Aquatic Life</b>	30	Poor	Benthic macroinvertebrate community is poor; diatom community is poor

- Aquatic life impacted by habitat loss from channel alteration, erosion and sedimentation.
- Austin Clean Water Program is working on rehabilitation of wastewater lines that may be the cause of periodically elevated bacteria.
- Channel modifications may have resulted in impacts downstream of U.S. 183.

- Erosion downstream of extensive channelization reducing bank stability and causing sedimentation.

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Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality	
● Monitoring Sites	■ Marginal
■ Excellent	■ Poor
■ Very Good	■ Bad
■ Good	■ Very Bad
■ Fair	■ No Score

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### Photo Gallery



Boggy Creek at Delwau Lane



Boggy Creek at Delwau Lane



Boggy Creek at Delwau Lane



Boggy Creek at Delwau Lane



Boggy Creek at Airport Road



Boggy Creek at Nile Street

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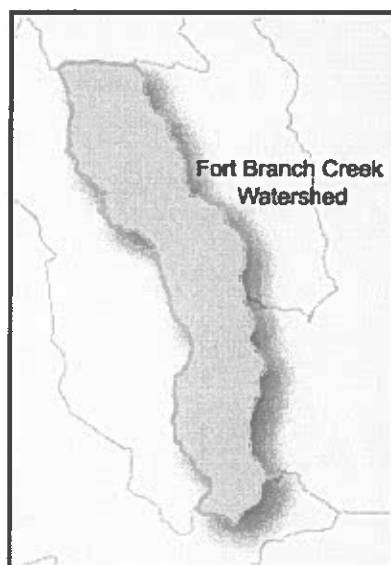
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### Austin's Watersheds

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#### Fast Facts

<b>Population</b>	2000: 16,796
	2030: 19,659
<b>Creek Length</b>	6 miles
<b>Drainage Area</b>	3 square miles
<b>Drains To</b>	Colorado River below Town Lake through Boggy Creek
<b>Well Known Sites</b>	Springdale Park, Pecan Springs Park, Reagan High School Blanton, Harris, Pecan Springs and Norman Elementary Schools
<b>Land Use</b>	Residential 46%
	Business 10%
	Civic 6%
	Parks 2%
	Roadways 19%
	Undeveloped 18%

### Watershed Facts

- Fort Branch was named after Fort Colorado, an old U.S. Army post that was built near this branch of Boggy Creek
- Fort Branch winds five miles through East Austin before flowing into Boggy Creek near Johnson High School.
- It has the lowest impervious cover (paved or built surfaces) percentage of Austin's urban creeks.
- In response to citizen complaints, investigators find an average of 24 pollution problems each year in Fort Branch. Sewage is the most common problem, followed by petroleum and trash.
- Overall, water quality is fair to good.

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### Creek Assessments

#### Environmental

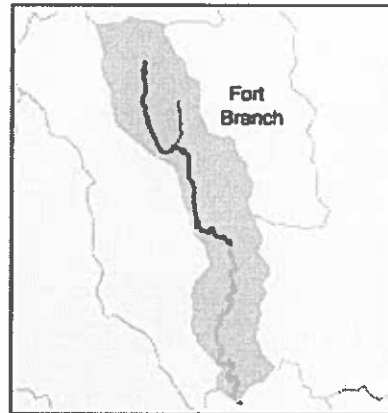
Index	Score	Category	Notes
<b>Overall Score</b>	55	Fair	Fort Branch ranks 38 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	51	Fair	Water quality is average, suspended solids are high
<b>Sediment Quality</b>	78	Very Good	PAHs are low, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	63	Good	During dry weather conditions, bacteria is usually not a threat
<b>Aesthetics</b>	71	Good	Lots of litter present, slight offensive odors, some of the creek bed is dry
<b>Habitat</b>	44	Marginal	Increased sediment deposition, cover is insufficient, some channel alteration, bank stability is marginal, bank vegetation is marginal, buffer zone is too small
<b>Aquatic Life</b>	20	Bad	Benthic macroinvertebrate community is bad; diatom community is bad

- Development near creek banks and with limited controls resulted in poorer channel and riparian conditions than later regulated development.
- Large sections of creek completely channelized.
- Preliminary Engineering for flood, erosion, stream restoration, and water quality retrofits completed recently and several Capital Improvement
- Projects were recommended in the mid-reach of the watershed.

- Unstable, sandy substrate limit aquatic life habitat.

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Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality	
● Monitoring Sites	■ Marginal
■ Excellent	■ Poor
■ Very Good	■ Bad
■ Good	■ Very Bad
■ Fair	■ No Score

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### Photo Gallery



Fort Branch Creek at Glen Crest Drive



Fort Branch Creek at Glen Crest Drive



Fort Branch Creek at  
North Boggy Creek



Fort Branch Creek at  
Single Shot Drive

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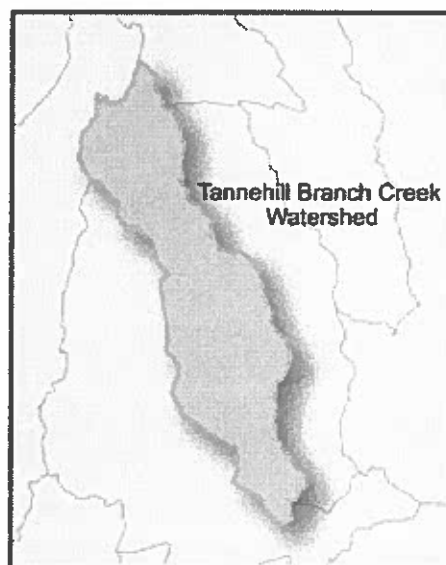
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### Austin's Watersheds

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#### Fast Facts

Population	2000: 13,976	
	2030: 24,742	
Creek Length	7 miles	
Drainage Area	4 square miles	
Drains To	Colorado River below Town Lake through Boggy Creek	
Well Known Sites	Morris Williams Golf Course, Bartholomew Park, Highland Mall, Robert Mueller Airport	
Land Use	Residential	23%
	Business	17%
	Civic	3%
	Parks	11%
	Roadways	38%
	Undeveloped	10%

## Watershed Facts

- Like the larger Boggy Creek, Tannehill Branch has had serious flooding and erosion problems.
- In response to citizen complaints, investigators find an average of 37 pollution problems each year in Tannehill Branch. Sewage is the most common problem, followed by petroleum then trash.
- Elevated nutrient and bacteria levels in 2000\*(2001 Water Watchdogs EII Phase 1 Watersheds Report (monitoring conducted in 2000))
- Trash and debris are a consistent problem
- The monitoring site at Highland Mall has the worst water quality in the creek; but water quality improves further downstream\*.(2001 Water Watchdogs EII Phase 1 Watersheds Report (monitoring conducted in 2000))
- Tannehill maintains more baseflow than other streams in the transitional zone from the Edwards Plateau to the Blackland Prairie ecoregions.

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## Creek Assessments

### Environmental

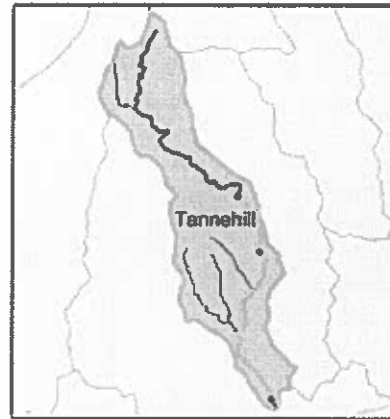
Index	Score	Category	Notes
<b>Overall Score</b>	62	Fair	Tannehill Branch ranks 24 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	65	Good	Water quality is above average
<b>Sediment Quality</b>	75	Good	PAHs are high, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	76	Very Good	During dry weather conditions, bacteria is not a threat
<b>Aesthetics</b>	65	Good	Litter is very bad, no odor, some of the creek bed is dry
<b>Habitat</b>	50	Marginal	Increased sediment deposition, major channel alteration, bank stability is marginal, bank vegetation is marginal, buffer zone is small
<b>Aquatic Life</b>	39	Marginal	Benthic macroinvertebrate community is poor; diatom community is marginal

- Austin Clean Water Program is working on rehabilitation of wastewater lines that may be the cause of phosphorous and odor.
- Channel restoration and erosion control project in Bartholomew Park may benefit watershed habitat.
- Robert Mueller Airport Redevelopment may impact water quality and hydrology.

- Water quality scores improved in Tannehill more than other watersheds in the City.

[Learn More](#)

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Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality	
● Monitoring Sites	■ Marginal
■ Excellent	■ Poor
■ Very Good	■ Bad
■ Good	■ Very Bad
■ Fair	■ No Score

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### Photo Gallery



Tannehill Creek at Bartholomew Park



Tannehill Creek upstream  
of Boggy Creek



Tannehill Creek at Desirable Drive



Tannehill Creek at Lovell Drive

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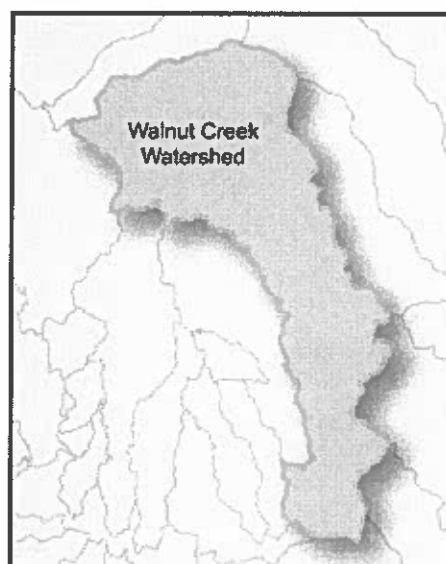
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## Austin's Watersheds

[Fast Facts](#)[Environmental Creek Assessments](#)[Photo Gallery](#)

### Fast Facts

#### Population

2000: 93,934

2030: 133,387

#### Creek Length

22.34 miles

#### Drainage Area

43.53 square miles

#### Drains To

Colorado River below Town Lake

#### Well Known Sites

Jourdan Bachman Pioneer Farm, ACC Northridge Campus, LBJ, McNeil, and Connally high Schools, Motorola, Walnut Creek Park, Scofield Farms, North Austin Medical Center, Seton Northwest

#### Land Use

Residential	25%
Business	13%
Civic	3%
Parks	4%

Roadways	15%
Undeveloped	40%

### Watershed Facts

- This beautiful creek has five seeps and springs and thirteen caves, and is home to the golden-cheeked warbler and black -capped vireo
- The watershed crosses over from the Northern Edwards Aquifer and flows east to the rich soils of the Blackland Prairie region.
- The Walnut Creek greenbelt connects six major corporations, a college campus, and 12 neighborhoods along a 14.3 mile route
- In response to citizen complaints, investigators find an average of 72 pollution problems per year. Petroleum is the most common problem, followed by sediment.
- Walnut is the largest developed watershed in Austin and is characteristic of the transitional zone between Edwards Plateau and Blackland Prairie ecoregions

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### Creek Assessments

#### Environmental

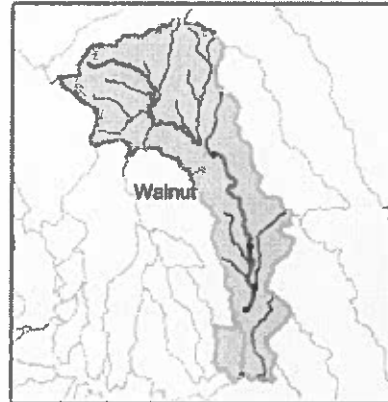
Index	Score	Category	Notes
<b>Overall Score</b>	71	Good	Walnut ranks 10 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	61	Fair	Water quality is average
<b>Sediment Quality</b>	75	Good	PAHs are high, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	77	Very Good	During dry weather conditions, bacteria is not a threat
<b>Aesthetics</b>	76	Very Good	Some litter is present, no odor, water is slightly cloudy
<b>Habitat</b>	65	Good	Some embeddedness, some channel alteration, bank vegetation is marginal
<b>Aquatic Life</b>	69	Good	Benthic macroinvertebrate community is very good; diatom community is fair

- Contact recreation scores improved in Walnut more than other watersheds in the City.
- Healthy aquatic life communities supported by perennial flow.
- Portions of Walnut are listed on the State Water Quality Inventory as being of concern for bacteria and nutrient enrichment.

- Sediment deposition may result from increasing development in combination with native soil characteristics.

[Learn More](#)

[How to Help](#)



Environmental scores are based on a full range of chemical, biological, and physical assessments.



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## Photo Gallery



Walnut Creek at the  
SP Railroad Bridge



Walnut Creek at Lamar Boulevard

[Click here for more information about Walnut Creek History](#) (City of Austin is not responsible for any content on the linked page)

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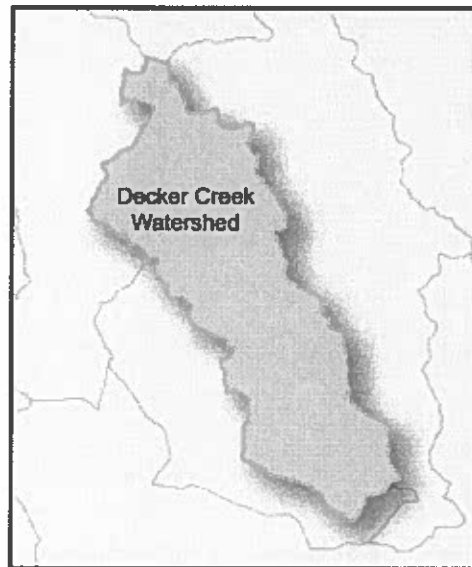
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PROTECTION

Education

[Flood](#)[Erosion](#)[Master Plan](#)[Water Quality](#)

### Austin's Watersheds

[Fast Facts](#)[Environmental Creek Assessments](#)[Photo Gallery](#)

#### Fast Facts

<b>Population</b>	2000: 3,156	
	2030: 12,341	
<b>Creek Length</b>	12 miles	
<b>Drainage Area</b>	17 square miles	
<b>Drains To</b>	Colorado River east of Town Lake	
<b>Well Known Sites</b>	Travis County Expo Center, Bluebonnet Hill Golf Course,	
	Blueberry Elementary school, Hornsby-Dunlap Elementary School, Lake Walter E. Long Metropolitan Park (Decker Lake)	
<b>Land Use</b>	Residential	16%
	Business	3%
	Civic	1%
	Parks	20%

Roadways	5%
Undeveloped	44%

### Watershed Facts

- As a reward for James Gilleland's army service, he received a bounty certificate for land, which he later sold to his neighbor, Isaac Decker.
- Decker Creek begins a mile east of Austin in eastern Travis County and runs southeast for ten miles to its mouth on Gilleland Creek.
- The creek was dammed in 1967 to form Decker Lake; the reservoir was renamed the Walter E. Long Lake in 1978; it is currently used primarily to cool the generators at the Long Power Plant.
- In response to citizen complaints, investigators find an average of five pollution spills each year in Decker Creek; the most common spill type is sewage, followed by petroleum and sediment.
- Indian grass prairie preserve is located along Decker Lake maintained by City of Austin preserves system.
- Decker Creek is a typical Blackland Prairie stream.

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### Creek Assessments

#### Environmental

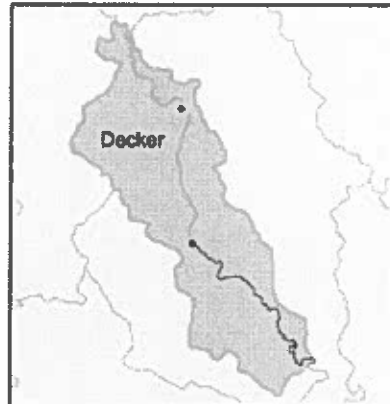
Index	Score	Category	Notes
<b>Overall Score</b>	65	Good	Decker ranks 18 out of 46 watersheds in overall quality
<b>Water Chemistry</b>	62	Fair	Water quality is average, ammonia is high, suspended solids are high
<b>Sediment Quality</b>	93	Excellent	PAHs are very low, herbicides/pesticides are very low, metals are very low
<b>Recreation</b>	93	Excellent	During dry weather conditions, bacteria is not a threat
<b>Aesthetics</b>	67	Good	Lots of litter present, no odor, water is very cloudy
<b>Habitat</b>	56	Fair	Increased sediment deposition, cover is insufficient, some channel alteration
<b>Aquatic Life</b>	21	Bad	Benthic macroinvertebrate community is fair, diatom community is poor

- Poor aquatic life scores result from habitat alteration, presence of pollution-intolerant diatom species suggest healthy community.
- Water pumped from Colorado River used to fill Decker Lake, and the

downstream dam alters the hydrology of the lower portion of Decker creating marsh like conditions.

[Learn More](#)

[How to Help](#)



Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality	
● Monitoring Sites	■ Marginal
■ Excellent	■ Poor
■ Very Good	■ Bad
■ Good	■ Very Bad
■ Fair	■ No Score

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### Photo Gallery



Decker Creek at Lindell Lane



Decker Creek at Lindell Lane

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## **EXHIBITS**

Southern Walnut Creek Hike and Bike Trail / SPC-2010-0367C

Please find attached exhibits:

1. Cut and Fill Exhibit
2. Overall Aerial Exhibit
3. Sheets 150 – 152 from plans showing Drainage Areas and CWQZs.



MATCHLINE ~  
TRIS STA 115+00

MATCHLINE ~ TRIN STA 40+00

Area	Trail Identifier	Areas Exceeding Four Feet of Cut or Fill			Notes
		Begin STA	End STA	Cut or Fill	
1	TR15	46+80	46+95	Fill	5
2	TR15	55+55	55+90	Cut	5
3	TR15	74+50	74+60	Fill	5
4	TR15	95+25	98+15	Fill	10
5	TR15	185+80	185+90	Cut	7
6	TR15	187+15	187+30	Fill	6
7	TR1N	5+05	5+40	Cut	6
8	TR1N	50+80	51+20	Fill	6
9	TR1N	75+25	75+50	Fill	5
10	TR1N	94+00	94+45	Fill	16
11	TR1N	103+55	104+50	Fill	5
12	TR1N	107+95	108+40	Fill	13
13	TR1N	123+55	124+45	Cut	8

MATCHLINE ~ TRIS STA 115+00

CUT &amp; FILL EXHIBIT

CITY OF AUSTIN, TEXAS  
PLANS AND RECREATION DEPARTMENT

MANAGING ACCOUNTING  
700 E. LAMAR BL. 9TH FL.  
AUSTIN, TX 78704

512) 974-6100 FAX: 974-7239

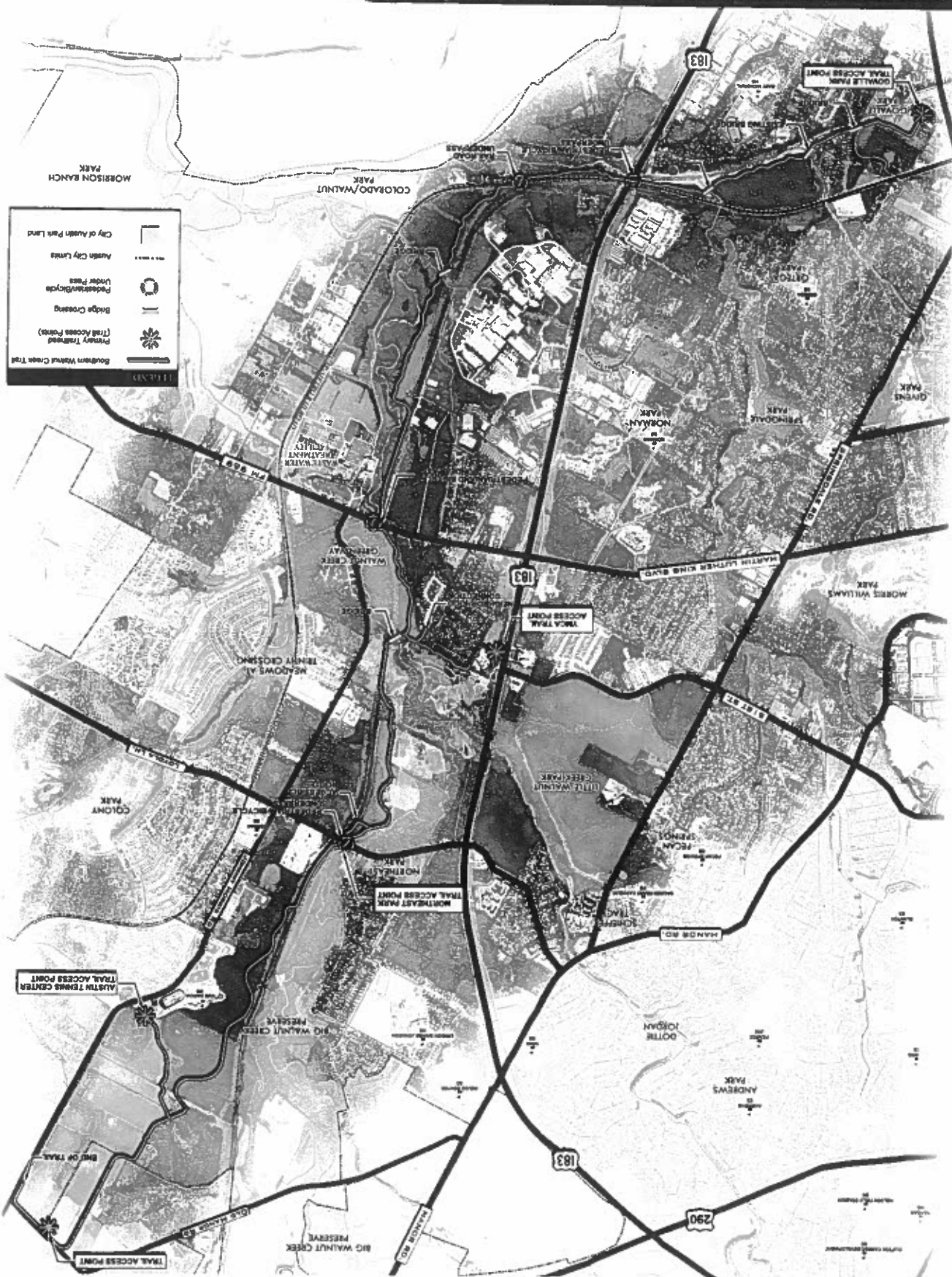


# HALFF

4030 WEST BRAMER LANE, SUITE 430  
AUSTIN, TEXAS 78759-5356  
TEL (512) 252-0104  
FAX (512) 252-0141

AUSTIN, TEXAS  
(April 2011)

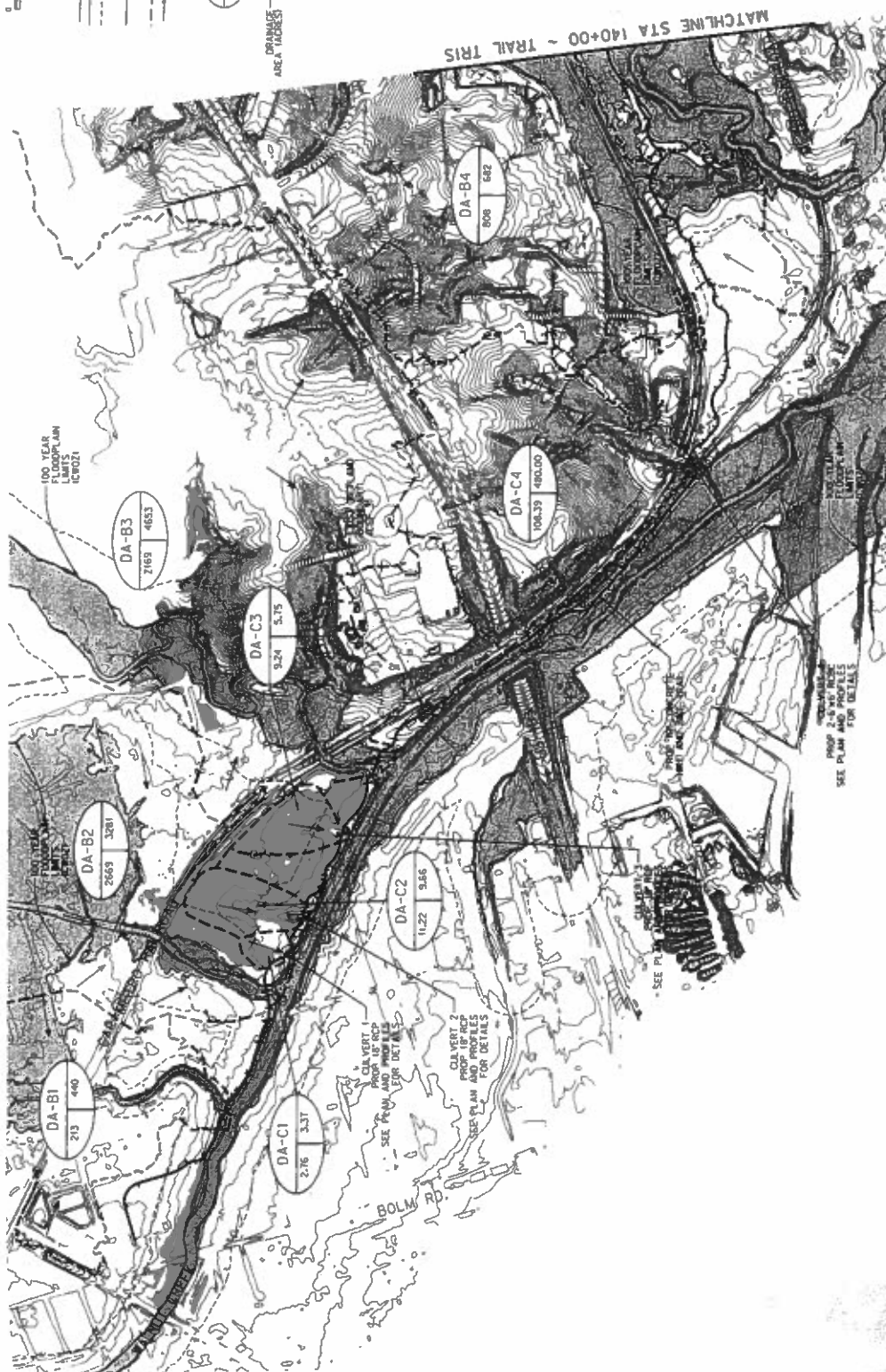
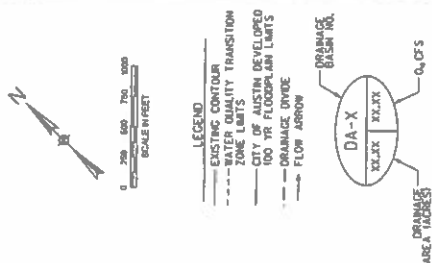
## SOUTHERN WALNUT CREEK HIKE AND BIKE TRAIL



**HALF**  
4030 WEST BRAKER LANE, SUITE 450  
AUSTIN, TEXAS 78759-5356  
TEL (512) 252-8184  
FAX (512) 252-8141

SOUTHERN WALNUT CREEK  
 HIKE AND BIKE TRAIL  
 OVERALL DRAINAGE AREA MAP  
 TR19 STA 0+00 TO TRIN STA 140+00

SHEET NO. 150 of 372



CITY OF AUSTIN, TEXAS  
 PARKS AND RECREATION DEPARTMENT  
 MAILING ADDRESS:  
 200 S. LAVAL BLVD.  
 AUSTIN, TX 78704  
 FAX: 974-7239

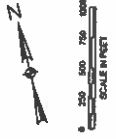


**HALFF**  
 4030 WEST BRAKER LANE, SUITE 450  
 AUSTIN, TEXAS 78759-5356  
 TEL (512) 252-8184  
 FAX (512) 252-8141

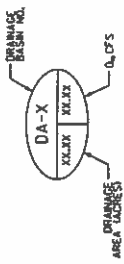
SOUTHERN WALNUT CREEK  
 HIKE AND BIKE TRAIL  
 OVERALL DRAINAGE AREA MAP  
 STA 140+00 TO STA 60+60

CASE NO. SPC-2010-0347C  
 DESIGNED BY:  
 DRAWN BY:

SHEET NO.  
**151** of **372**



- LEGEND**
- EXISTING CONTOUR
  - WATER QUALITY TRANSITION
  - WATER QUALITY TRANSITION
  - CITY OF AUSTIN DEVELOPED
  - 100 YR FLOODPLAIN LIMITS
  - DRAINAGE DYKE
  - FLOW ARROW



NOT FOR BIDDING OR CONSTRUCTION

CITY OF AUSTIN, TEXAS  
 PARKS AND RECREATION DEPARTMENT  
 MAILING ADDRESS:  
 200 S. LA MAR BLVD.  
 AUSTIN, TX 78704  
 FAX: 974-7235  
 (512) 974-6700



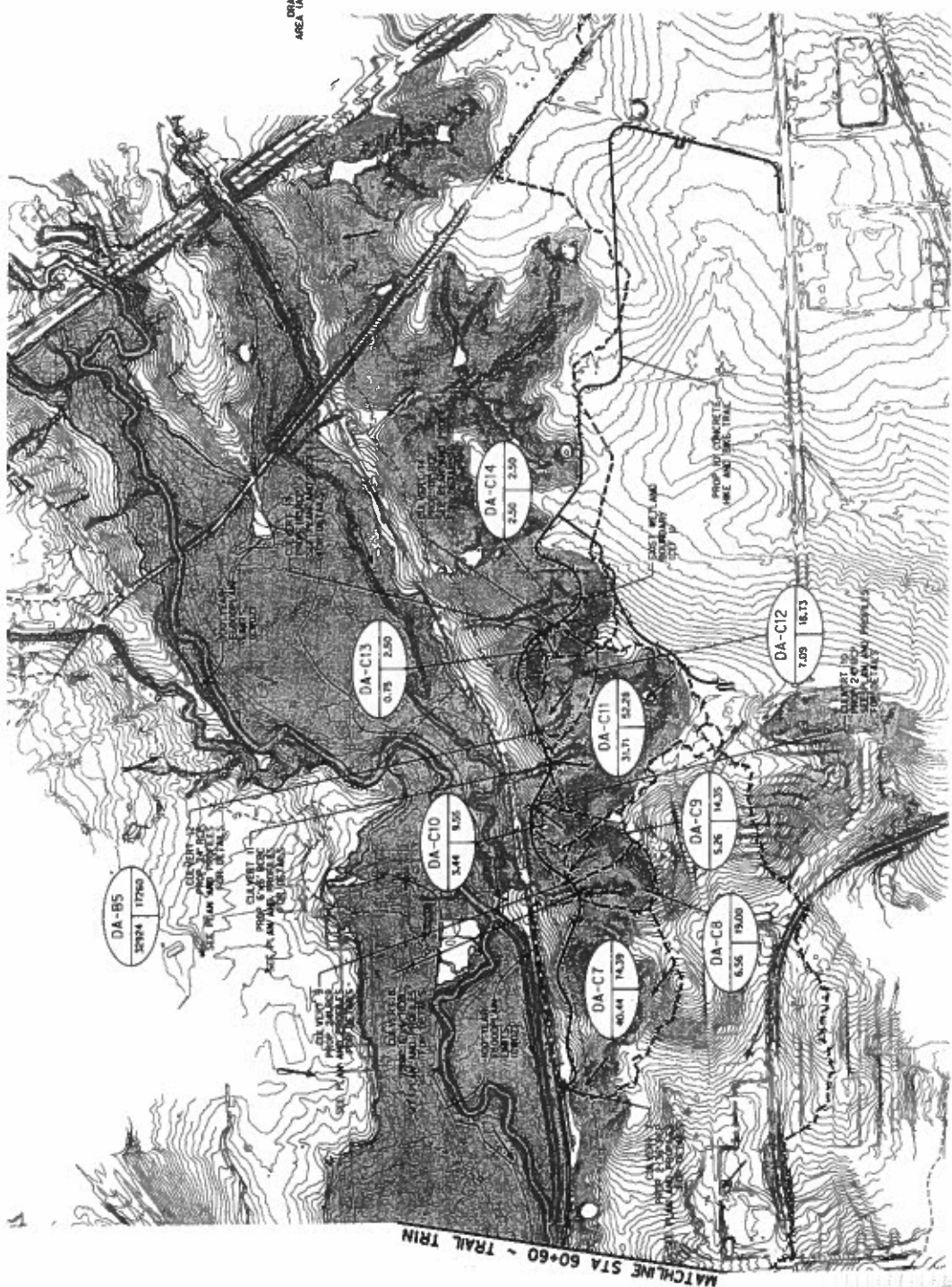
**HALFF**  
 4030 WEST BRAKER LANE, SUITE 450  
 AUSTIN, TEXAS 78759-5356  
 TEL (512) 252-8184  
 FAX (512) 252-8141

SOUTHERN WALNUT CREEK  
 HIKE AND BIKE TRAIL  
 OVERALL DRAINAGE AREA MAP  
 TWIN STA 60+00 TO TWIN STA 104+00  
 DESIGNED BY:  
 DRAFTER BY:  
 TITLE:  
 CASE NO. 010-2010-0317C

SHEET NO.  
**152** of 372



- LEGEND**
- EXISTING CONTOUR
  - STREAM CENTERLINE
  - ZONE QUALITY TRANSITION
  - CITY OF AUSTIN DEVELOPED
  - 100 YR FLOODPLAIN LIMITS
  - DRAINAGE DIVIDE
  - FLOW ARROW
  - DA-X  
XX.XX XX.XX  
DRAINAGE BASIN NO.  
AREA (ACRES)



MATCHLINE STA 60+60 ~ TRAIL TRIN

NOT FOR BIDDING OR CONSTRUCTION