



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**  
**DATE REQUESTED:** August 20, 2008

**NAME & NUMBER OF PROJECT:** Tech Ridge  
C14-2008-0076

**NAME OF APPLICANT OR ORGANIZATION:** Armbrust & Brown, LLP  
(Contact: Amanda Morrow 435-2368)

**LOCATION:** Parmer Lane at Center Lake Drive

**PROJECT FILING DATE:** March 21, 2008

**WPDR/ENVIRONMENTAL STAFF:** Mike McDougal, 974-6380  
mike.mcdougal@ci.austin.tx.us

**WPDR/ CASE MANAGER:** Sherri Sirwaitis, 974-3057  
sherri.sirwaitis@ci.austin.tx.us

**WATERSHED:** Walnut Creek Watershed (Suburban)  
Desired Development Zone

**ORDINANCE:** Limited Industrial Planned Development Agreement  
(LI-PDA)

**REQUEST:** Request to create an LI-PDA that will allow Environmental Review Staff to administratively grant an exception to allow fill up to 12 feet (LDC Section 25-8-342) during the site plan review process

**STAFF RECOMMENDATION:** Recommend approval.



## MEMORANDUM

**TO:** Betty Baker, Chairperson  
Members of the Zoning & Platting Commission

**FROM:** Mike McDougal, Environmental Review Specialist  
Watershed Protection and Development Review Department

**DATE:** August 20, 2008

**SUBJECT:** Tech Ridge LI-PDA – C14-2008-0076  
780 feet along the north side of Parmer Lane approximately 454 feet east of its intersection with McCallen Pass

### **Introduction**

Staff received a rezoning application for the above referenced case on March 21, 2008 that proposes a zoning change from the single-family residence standard lot (SF-2) district to a limited industrial planned development agreement (LI-PDA) on a 2.248 acre tract (the Subject Property).

This proposed planned development agreement would be a binding agreement between the City of Austin and the Applicant that will provide flexibility in project design and development while encouraging the use of improved site planning techniques resulting in a development with a superior design. As described in greater detail below, the Applicant is seeking an exception to the cut/fill requirement that will provide for improved water quality.

### **Description of the Subject Property**

The Subject Property is located at the intersection of Center Lake Drive and Parmer Lane. It was purchased from the Lower Colorado River Authority (LCRA) several years ago. Two large LCRA maintained transmission towers and multiple overhead electric transmission lines traverse the Subject Property. According to agreements with LCRA, no habitable structures are allowed to be constructed on the Subject Property.

Currently, the existing impervious located on the Subject Property consists of the foundation for the LCRA transmission tower. The total existing impervious cover is 0.0014 acres (62 square feet) or 0.07%. No perimeter roadway deduction is applicable.

The Subject Property is bounded by an existing regional wet pond to the north and northeast, undeveloped land (which is owned by the Applicant) to the north, Parmer Lane to the south, and Center Lake Drive to the west. It should be noted that the majority of the tracts of land that surround the Subject Property are zoned LI-PDA. Additionally, the regional pond that is located to the north and northeast was built by the Applicant in conjunction with the Parmer North Section One construction plans (C8-98-0002.1B). The regional wet pond was built to serve the surrounding properties upon build-out (including the Subject Property).

Within the Subject Property boundaries, the elevation ranges from 695 to 699 feet above mean sea level. The Subject Property slopes south toward Parmer Lane. The topography of the site is generally flat (no slopes over 15% exist on site) with an 11 foot tall ridgeline to the north. This ridgeline separates the Subject Property from the adjacent tract (and the regional wet pond) owned by the Applicant.

There is small to medium shrubbery located along the ridgeline of the Subject Property. No trees are located on the Subject Property. There is a gravel base pathway that traverses the length of the site. This pathway is used by the LCRA to service the transmission tower and power lines.

The Subject Property is located in the Walnut Creek Watershed, which is classified as a Suburban Watershed and it lies in the Desired Development Zone. The Subject Property is not located over the Edwards Aquifer Recharge Zone.

The soils identified on the Subject Property are generally moderately deep and shallow, calcareous clayey and loamy soils overlying chalk. The Subject Property is underlain by the Austin Group; characterized as light gray, soft to hard, thin to thick bedded, massive to slight nodular.

A tributary of Walnut Creek is located approximately 50 feet east of the Subject Property. The Applicant has stated that the upstream drainage area of this tributary adjacent to the Subject Property is 370 acres; classifying this tributary as a minor waterway. Based on the location of this creek, there is a Critical Water Quality Zone (CWQZ) and a Water Quality Transition Zone (WQTZ) located on the Subject Property. According to City of Austin GIS data, there is no floodplain located on the Subject Property.

No Critical Environmental Features (bluffs, canyon rimrock, caves, springs, or sinkholes as defined by the City of Austin) were identified on the Subject Property based on a June 8, 2008 report provided by Terracon Consultants. However, this report does identify a Wetland Critical Environmental Feature (Wetland CEF). City of Austin Environmental Resource Management (ERM) has also identified this Wetland CEF; located on an adjacent tract to the east. The Wetland CEF is approximately 15 to 45 feet east of the eastern lot line of the Subject Property (*no portion of the Wetland CEF is located on the Subject Property*). Based on ERM's findings and requirements, a Wetland CEF setback has been established by ERM and agreed upon by the Applicant. This setback extends 50 feet from the Wetland CEF such that a portion of the Subject Property is located within the Wetland CEF. *No development and no fill activities will occur within the Wetland CEF setback.*

The above referenced report prepared by Terracon Consultants indicates that no water wells were recorded on the Subject Property by the Texas Water Development Board. In addition, no water wells were identified during a field investigation on or within 150 feet of the Subject Property.

### **Proposed Development**

Future development plans for the Subject Property include a unified development agreement (UDA) with the adjacent properties located to the north which are currently zoned LI-PDA. Since the Subject Property is zoned SF-2, a request to rezone the Subject Property to LI-PDA will allow for a uniform zoning district of the two tracts. The proposed LI-PDA will include a portion of a parking lot proposed to be constructed on the Subject Property. This parking lot will connect to the adjacent tracts located to the north. Proposed development on the adjacent tracts will include a parking lot, hotel, office, and restaurant.

The gross site area of the Subject Property is 2.248 acres (97,922 square feet) and the net site area is 1.922 acres (83,722 square feet). The Applicant has indicated that impervious cover on the Subject Property will not exceed 40% of net site area (0.77 acres or 33,488 square feet). This amount is compliant with the impervious cover limit of 80% for commercial development within suburban watersheds.

### **Fill Exception Request**

The Applicant has requested a zoning change for the Subject Property from single-family residential (SF2) to a limited industrial planned development agreement (LI-PDA). As part of this rezoning request, the Applicant is seeking to allow the Director of the Watershed Protection and Development Review Department to administratively grant an exception to allow fill up to 12 feet (LDC Section 25-8-342) during the site plan review process.

### **Water/Wastewater**

The Subject Property is located within the City of Austin full purpose jurisdiction. Water and wastewater will not be required for the proposed parking lot to be located on the Subject Property. However, the proposed development to be located on adjacent tracts to the north will be served with City of Austin water and wastewater services.

### **Environmental Exception Requests**

The environmental exceptions requested for this project are to LDC Sections:

#### **1. Exception from LDC 25-8-342 (Fill Requirements)**

- (A) Fill on a tract of land may not exceed four feet of depth, except:
  - (1) In an urban watershed;
  - (2) In a roadway right-of-way;
  - (3) Under a foundation with sides perpendicular to the ground, or with pier and beam construction;
  - (4) For utility construction or a wastewater drain field; or
  - (5) In a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if:
    - (a) the fill is derived from the landfill operation;
    - (b) the fill is not placed in a critical water quality zone or a 100-year floodplain;
    - (c) the landfill operation has an erosion and restoration plan approved by the City; and
    - (d) all other applicable City Code provisions are met.
- (B) A fill area must be restored and stabilized.
- (C) Fill for a roadway must be contained within the roadway clearing width described in Section 25-8-322 (*Clearing For A Roadway*).

The Applicant is requesting an exemption to allow the Director of the Watershed Protection and Development Review Department to administratively grant an exception to allow fill up to 12 feet (LDC Section 25-8-342) during the site plan review process. The Subject Property will be incorporated into a unified development with the adjacent properties located to the north. Proposed under the unified development, the on-site flows from the Subject Property will be conveyed to the stormsewer system located on adjacent property owned by the Applicant; then those flows will be diverted to the regional wet pond. However, for the site to utilize the regional wet pond, 12 feet of fill is required: approximately 11 feet above the lowest elevation plus one additional foot of fill to allow positive drainage for the Subject Property and freeboard for the pond. No fill activities are proposed within the CWQZ located on the Subject Property nor are fill activities proposed within the Wetland CEF setback as established by ERM.

Since the Subject Property is at a lower elevation than the regional wet pond and also at a lower elevation than the adjacent tracts located to the north, a smaller water quality pond would be designed exclusively for, and located on, the Subject Property if the Applicant's exemption request for fill up to 12 feet is not granted. The existing regional wet pond provides superior water quality via a higher reduction in total suspended solids and chemicals than an alternative pond type (i.e., sedimentation / filtration, etc) that would be constructed on the Subject Property without the exemption for fill up to 12 feet. Therefore, the requested exemption provides a better opportunity to prevent harmful environmental consequences because it will allow the existing regional wet pond to be utilized for the Subject Property.

The Applicant's engineers have indicated that the regional wet pond has sufficient capacity to accept drainage from the Subject Property.

### **Recommendations**

Staff from the Watershed Protection and Development Review Department have worked with the Applicant to provide benefits in site development as support for the proposed exception:

- The existing wet pond has a higher reduction in total suspended solids and chemicals than other alternative pond types (i.e., sedimentation/filtration, etc) typically used for a small drainage basin providing for improved surface and ground water quality;
- The proposed design will incorporate a visually appealing (masonry/stacked masonry-type) wall that will help structurally secure the proposed fill while providing parking lot screening along Parmer Lane

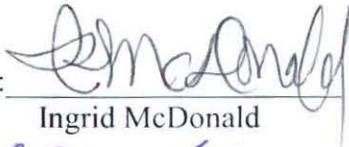
The Tech Ridge LI-PDA may be scheduled for consideration by the Zoning and Platting Commission .

If you need further details, please contact me at 974-6380.



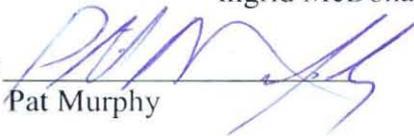
Mike McDougal, Environmental Review Specialist  
Watershed Protection and Development Review

Environmental Program Coordinator:



Ingrid McDonald

Environmental Officer:



Pat Murphy

## **FINDINGS OF FACT**

The findings of fact have historically not been provided for exemptions requested through the PDA/zoning procedure. For this reason, the findings of fact have not been supplied.

# ARMBRUST & BROWN, L.L.P.

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

AMANDA MORROW  
(512)435-2368  
amorrow@abaustin.com

March 20, 2008

Greg Guernsey  
City of Austin  
Neighborhood Planning and Zoning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78701

Re: Tech Ridge 2 Rezoning Application (the "Project")

Dear Mr. Guernsey:

This firm represents and this letter is written on behalf of the applicant of the above referenced Project. It is our client's intent to rezone 2.248 acres of land located along east Parmer Lane, in Austin, Texas 78753, also known as Tech Ridge 2 (the "Property"). The rezoning request is to change the base zoning district from Single Family-Two ("SF-2") to Light Industrial Services Planned Development Agreement ("LI-PDA"). The proposed site development regulations for the Property are similar to the regulations and restrictions approved for the adjacent LI-PDA zoning case number C14-99-2012.

The Property was purchased from the Lower Colorado River Authority several years ago, which currently contain several overhead electric transmission lines that traverse the Property. The property is located along Parmer Lane which is classified as a major arterial. The current zoning of the Property is SF-2, which allows for residential development. The surrounding property in the area is predominately zoned for light industrial and commercial use.

The site plan proposed by the applicant indicates the placement of a small section of the parking lot over a portion of Property. Since the land development code does not allow parking for commercial uses to be located on property zoned for single family use, a rezoning application has been requested. Additionally, variance from Section 25-8-341 and 25-8-342 to allow an administrative cut and fill of up to twelve (12") feet has been requested with this application.

**ARMBRUST & BROWN, L.L.P.**

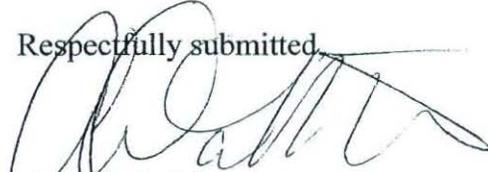
Page 2

The zoning request from SF-2 to LI-PDA is consistent with the surrounding zoning districts within the area and provides our client the ability to incorporate the Property into the proposed unified development as shown on the proposed site plan.

Pursuant to Section 25-2-441 of the Land Development Code, a copy of the proposed site development regulations for the Property are attached for your review

Thank you for your time and consideration. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amanda L. Morrow', written over a horizontal line.

Amanda L. Morrow  
Land Development Consultant



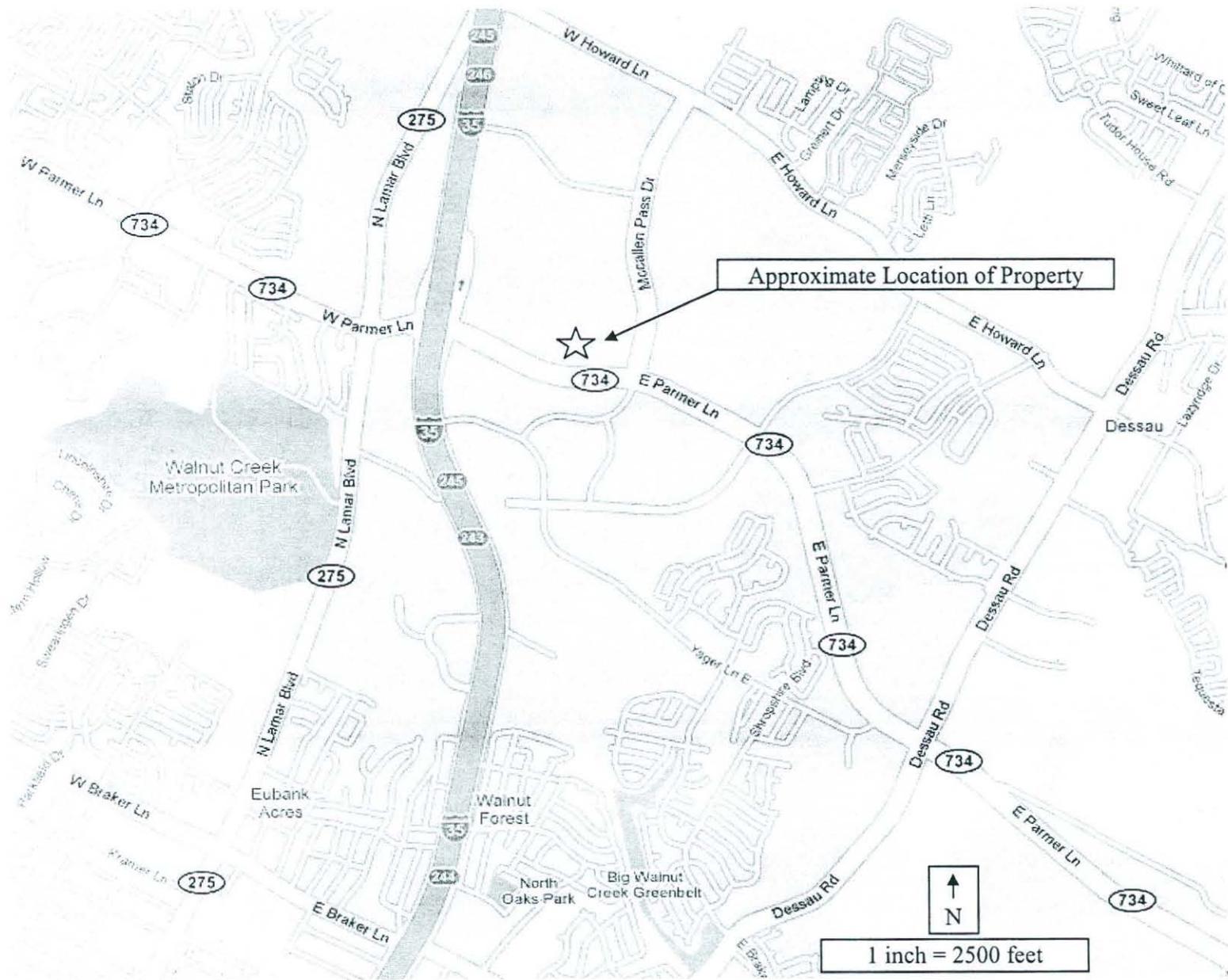
Subject Tract

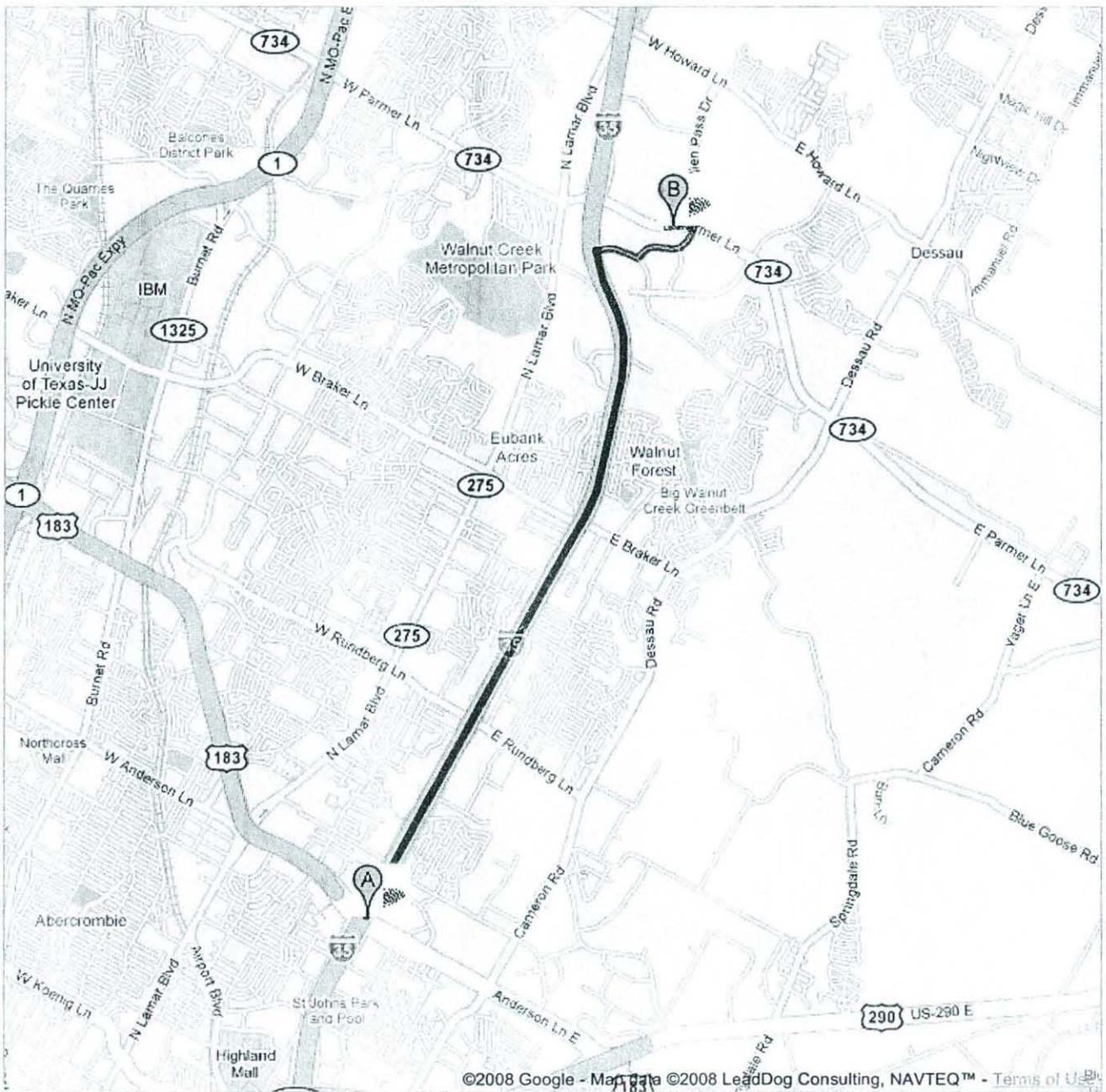
CENTER LAKE DR

W. PARKER LN

E. PARKER LN

W. CALLEN PASS





 **I-35 N**

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- |   |                                  |
|---|----------------------------------|
| 1. Head <b>northeast</b> on <b>I-35 N</b><br>About 5 mins   | go <b>4.6 mi</b><br>total 4.6 mi |
| 2. Take exit <b>245</b> toward <b>FM-734/Parmer Ln</b>  | go <b>0.2 mi</b><br>total 4.8 mi |
| 3. Merge onto <b>I-35 N</b>   | go <b>190 ft</b><br>total 4.8 mi |
|  4. Turn <b>right</b> at <b>Canyon Ridge Dr</b><br>About 1 min | go <b>0.3 mi</b><br>total 5.1 mi |
|  5. Turn <b>left</b> at <b>Mccallen Pass Dr</b><br>About 1 min | go <b>0.5 mi</b><br>total 5.6 mi |
|  6. Turn <b>left</b> at <b>E Parmer Ln</b><br>About 1 min      | go <b>0.1 mi</b><br>total 5.7 mi |

 **E Parmer Ln**

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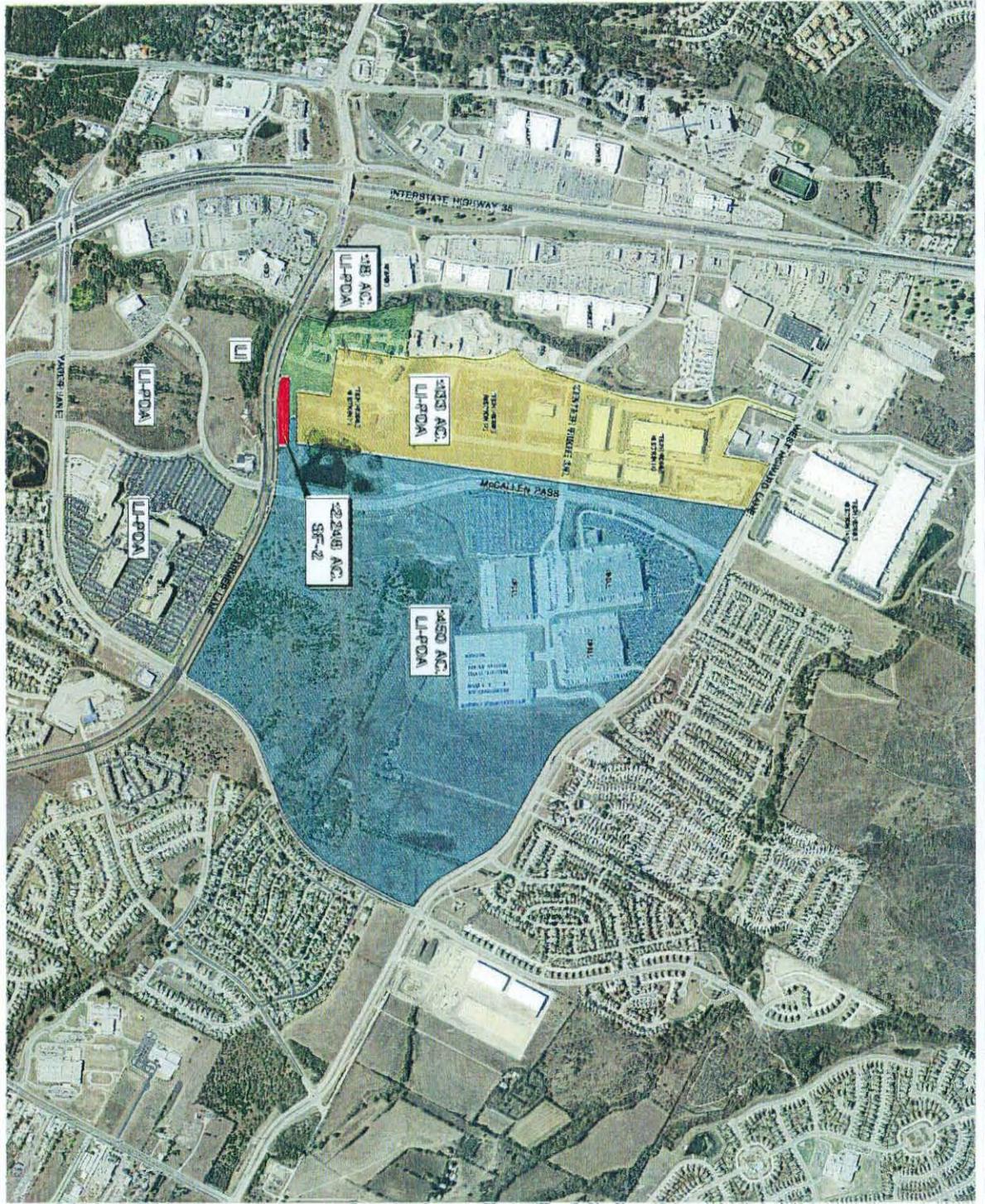
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2008 LeadDog Consulting, NAVTEQ™









LEGEND

[Red Box]	2248 AC. SF-2
[Blue Box]	3430 AC. U-PDA
[Yellow Box]	4333 AC. U-PDA
[Green Box]	318 AC. U-PDA

NOTES: Shading is intended to show zoning boundaries only. It is not intended to show property lines or other information. The information shown on this map is for informational purposes only. It is not intended to be used as a legal document.



**EXH**  
SHEET

PLOTTING SCALE: 1" = 1'  
DATE PLOTTED: 08/06/08  
FILE: 3725-37.00 (LIVE OAK - GOTTESMAN)  
DRAWN BY: DAZ  
DESIGNED BY: RSG  
REVIEWED BY: JEG  
PROJECT NO.: 725-37.00

**TECHRIDGE**

**LIVE OAK - GOTTESMAN**

**ZONING EXHIBIT**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 East 25th Street, Suite 600  
Austin, Texas 78761  
Tel: (512) 508-0441 Fax: (512) 508-4325  
Bury+Partners, Inc. ©Copyright 2008

10/15/00 11:00 AM



**EXH**  
SHEET

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 06/06/00  
 FILE: H:\2000\2000\725\725.DWG  
 DRAWN BY: GAE  
 DESIGNED BY: RKG  
 REVISIONS BY: RKG  
 PROJECT NO.: 725-27.00

**TECHRIDGE SECTION ONE**  
**906 WEST HOWARD LANE**  
  
**LIVE OAK GOTTESMAN**

**CUT-FILL EXHIBIT**

**Bury Partners**  
 ENGINEERING SOLUTIONS  
 801 East Sixth Street, Suite 800  
 Austin, Texas 78701  
 Tel: (512) 222-8111 Fax: (512) 222-8225  
 BuryPartners, Inc. ©Copyright 2000



PROPOSED	DESCRIPTION
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	0'-4' FILL
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	4'-6' FILL
<span style="display:inline-block; width:15px; height:10px; background-color:lightred;"></span>	6'-8' FILL
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	8'-10' FILL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>	10'-12' FILL
<span style="display:inline-block; width:15px; border-bottom:1px dashed black;"></span>	CRITICAL ENVIRONMENTAL FEATURE (CEF)
<span style="display:inline-block; width:15px; border-bottom:1px dashed red;"></span>	50' CEF SETBACK
<span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span>	CENTER LINE OF CREEK

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 521 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 259-0011 Fax: (512) 259-0025  
 Bury+Partners, Inc. Copyright 2008

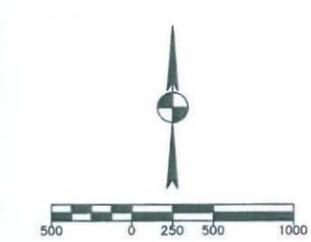
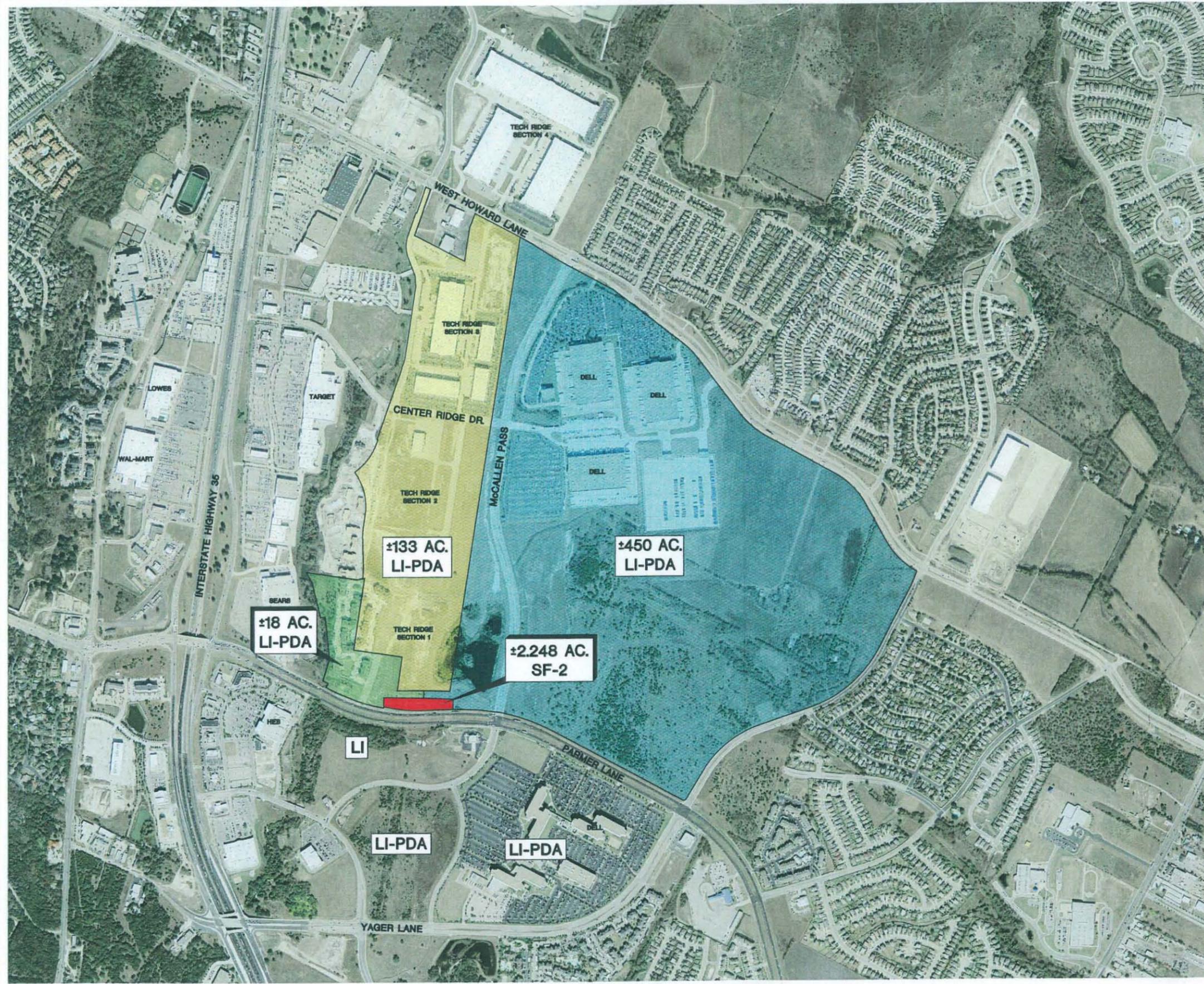
**CUT-FILL EXHIBIT**

**TECHRIDGE SECTION ONE  
 905 WEST HOWARD LANE  
 LIVE OAK GOTTESMAN**

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 06/06/08  
 FILE: G:\2537\EXHIBITS\25370801  
 DRAWN BY: DAZ  
 DESIGNED BY: KGG  
 REVIEWED BY: KGG  
 PROJECT NO.: 725-37.00

SHEET  
**EXH**

REMAINDER OF  
 594 ACRES  
 CORPORATION  
 734, PG. 2083



LEGEND	
DESCRIPTION	
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	CITY OF AUSTIN ORDINANCE #980430-P DIRECTOR OF W.P.D.R. MAY GRANT VARIANCE UP TO 20 FEET OF CUT AND FILL
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	CITY OF AUSTIN ORDINANCE #990603-92 DIRECTOR OF W.P.D.R. MAY GRANT VARIANCE UP TO 12 FEET OF CUT AND FILL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>	CITY OF AUSTIN ORDINANCE #000518-75 DIRECTOR OF W.P.D.R. MAY GRANT VARIANCE UP TO 15 FEET OF CUT AND FILL
<span style="display:inline-block; width:15px; height:10px; background-color:red;"></span>	LCRA TRACT

NOTE:  
AERIAL SHOWN IS PROVIDED BY AERIAL NAVIGATOR  
LANDSCORP, AERIAL SHOWN WAS TAKEN NOVEMBER 2007

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)329-8011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2008

**ZONING EXHIBIT**

**TECHRIDGE**  
**LIVE OAK - GOTTESMAN**

PLOTTING SCALE: 1" = 1'  
DATE PLOTTED: 09/08/08  
FILE: 6:\V2537\EXHIBITS\72537E\72537E.dwg  
DRAWN BY: DAZ  
DESIGNED BY: KEG  
REVIEWED BY: JEG  
PROJECT NO.: 725-37.00

SHEET  
**EXH**



ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING**  
**DATE REQUESTED:** August 20, 2008

**NAME & NUMBER OF PROJECT:** COLINA VISTA DUPLEX DEVELOPMENT  
SP-06-0411C(R1)

**NAME OF APPLICANT OR ORGANIZATION:** Bury & Partners, Inc.  
(Contact: Benjamin Gammie (512) 328-0011)

**LOCATION:** 9716 FM 2222 Road

**PROJECT FILING DATE:** July 3, 2008

**WPDR/ENVIRONMENTAL STAFF:** Craig Carson, 974-7690  
craig.carson@ci.austin.tx.us

**WPDR/ CASE MANAGER:** Lynda Courtney, 974-2810  
lynda.courtney@ci.austin.tx.us

**WATERSHED:** West Bull Creek (Water Supply Suburban)  
Drinking Water Protection Zone

**ORDINANCE:** Comprehensive Watershed Ordinance (current Code)  
**REQUEST:** Variance requests are as follows:  
1. To allow construction of buildings on slopes greater than 25% [LDC Section 25-8-302(B)].

**STAFF RECOMMENDATION:** Recommend approval.

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



## MEMORANDUM

**TO:** Betty Baker, Chairperson  
Members of the Zoning and Platting Commission

**FROM:** Craig Carson, Senior Environmental Reviewer  
Watershed Protection and Development Review Department

**DATE:** August 20, 2008

**SUBJECT:** Colina Vista Duplex Development [SP-06-0411C(R1)]  
9716 FM 2222 Road

Variance Request:

Variance from LDC 25-8-302(B) – Construction of buildings on slopes greater than 25%.

### **Description of Project Area**

This is a 33.07 acre tract of undeveloped land which is located at 9716 FM 2222. This site is located in the West Bull Creek Watershed, which is classified as Water Supply Suburban. Topographically, the site ranges from approximately 870 to 1026 feet above mean sea level. The applicant is currently conveying 11.21 acres of this tract, the ravine area along the southern edge of the property, to Travis County as Preserve Area. Additionally, the applicant contributed \$360,000.00 for purchase of additional off-site Preserve Area.

The original owner applied for a commercial project called "2222 Research Park" (SP-03-0483B), but it was withdrawn. The tract was then sold to the applicant and permitted as "Colina Vista" (SP-06-0411C) for residential use. Both plans used the same topographic base file. This base file consisted of on-the-ground survey data prepared by professional surveyors for all areas of the project, but was terminated at the bluff line of the edge of the southern most ravine. In order to create a complete the topographic base for the entire site, the survey was supplemented with City of Austin aerial 2-foot contours for the ravine area that was actually surveyed.

The site was cleared of vegetation as permitted by March 15, 2008, to comply with the U.S. Fish & Wildlife 10-A permit that accompanied this tract. As the contractor established control and staked the roadway alignments, they noticed that there were topographic discrepancies

along the southern bluff line. An on-the-ground survey was completed and it was found that the bluff line was 20 to 40 feet into the site in some areas as compared to the permitted topography. As a result, approximately 11 duplex units located along this bluff line were actually located on slopes over 25%. The case has been re-submitted as a revision showing the topographic changes. As a result, the applicant needs a variance to construct on slopes over 25% to complete the project.

In discussions with staff, the applicant has re-aligned the roadway and buildings along this bluff line to minimize construction on slopes over 25%. This has reduced the square footage of buildings on slopes over 25% from 20,061 square feet to 10,752 square feet, a reduction of approximately 53%. Additionally, the approved plan allowed for terracing and the placement of approximately 4,270 cubic yards of fill along the top of this bluff to allow construction of these duplex units. As part of the revision, the applicant is now proposing to construct these duplex units with pier and beam construction, thus eliminating the need for the terracing and fill. This will also greatly reduce the impact to this steep slope. The applicant will use enhanced erosion controls while the project is being constructed which will ensure erosion and sedimentation doesn't impact the Preserve Area. Lastly, the applicant has moved a flow spreader located along this bluff line topographically higher along the bluff line, which also has less impact on the sloped area.

### **Vegetation**

The site is located within the Live oak –Ashe juniper woodlands vegetation region of Texas. The vegetation is characterized as woodland with a low percentage of grassy openings. Tree species are dominated by Ashe juniper, Live oak, Texas oak, Cedar elm, and Hackberry. Shrub species include bumelia, Texas persimmon, Yaupon, Wafer ash, and American beautyberry. Woody vines include wild grapevine and greenbriar. Herbaceous species include Virginia creeper, twistleaf yucca, prairie verbena, wood sorrel, yellow columbine, and cedar sage. Grassy areas are dominated by silvery bluestem, little bluestem, threeawn, buffalograss, and various herbs and forbs. The upland tree species are dominated by Ashe juniper with occasional live oak, and shin oak.

Canyon areas along the eastern and southern edges of the property have higher diversity and structure in the overstory. Within the canyon areas, Ashe juniper is dominant, but Texas Oak, Cedar elm, Hackberry, and Live Oak become more prevalent.

### **Critical Environmental Features**

A June 2, 2005 Escarpment Environmental report indicates that one unrecorded water well, one potential karst feature, and four rimrock features were located on this tract of land. The Escarpment Environmental report stated that after further investigation, the potential karst feature does not meet the City of Austin's definition of a Critical Environmental Feature (CEF). According to the applicant, the water well is now properly abandoned according to State requirements. The four rimrock features are all located within the 11.21 acre area designated as Preserve Area. The applicant is in the process of conveying this Preserve Area to Travis County. City Environmental Resource Management (ERM) staff concur with the findings of this report.

## Water/Wastewater

Water and wastewater will be provided by the City of Austin.

## Variance Requests

### 1. Variance from City Code Section 25-8-302(B)- Construction on slopes > than 25%.

As stated earlier, after this project was permitted by the City of Austin, the contractor noticed that there were topographic discrepancies along the southern bluff line. An on-the-ground survey was completed and it was found that the bluff line was 20 to 40 feet into the site in some areas as compared to the permitted topography. As a result, approximately 11 duplex units located along this bluff line are actually located on slopes over 25%. The applicant has re-submitted a revision showing these topographic changes. As a result, the applicant needs a variance to construct on slopes over 25% to complete the project.

## Similar Cases

The following projects had similar construction issues related to construction on slopes (one under LDC 25-8-301 and one under LDC 25-8-302):

Cold Water Garden Homes (SP-04-0287D) requested variances from LDC 25-8-301 (Construction on slopes) and 25-8-341 and 25-8-342 (Cut/fill in excess of 4 feet). The EV Board recommended approval on 9/15/04 by a vote of 8-0-0-0, with the following conditions:

1. All disturbed areas are to be revegetated with a native and naturalized landscaping;
2. Structural containment of driveways is required to stabilize cuts and prevent erosion;
3. An IPM plan to be provided by restrictive covenant;
4. Tree replacement is provided at a minimum of 25% with Class one trees;
5. A Conservation Easement will be dedicated for all undeveloped portions of the tract. Metes and Bounds of the easement will be determined by staff in coordination with the applicant; and
6. If the applicant has not already done so, the applicant will obtain a letter from U.S. Fish & Wildlife Service or the Balcones Canyonlands Conservation Plan regarding participation in BCCP.

Alexan at Vaught Ranch (SP-05-1499D) requested variances from LDC 25-8-341 and 342 (Cut/fill over 4 feet), LDC 25-8-302(A) (Construction of a building or parking structure on slopes over 25%), and LDC 25-8-261(E) (A utility line may cross a Critical Water Quality Zone). Staff recommended granting the variance to LDC 25-8-261(E), but certain parts of the findings of facts for the other variances couldn't be met and therefore staff did not recommend granting the variance for construction on slopes or exceeding cut/fill limits. The EV Board recommended conditional approval on 5-3-06 by a vote of 7-2-00, with the following conditions

1. The entry way into the site from FM 2222 shall be by way of a bridge structure in order to minimize the impact that the crossing has on the creek;

2. All parking for the project except for 15 surface parking spaces shall be structured parking which will minimize the footprint of the construction;
3. All structured parking for the project will be wrapped with residential units;
4. Water quality pond discharge shall be by overland sheet flow rather than direct discharge into the waterways;
5. An Integrated Pest Management Program shall be implemented;
6. Coal tar based sealants shall be prohibited;
7. There shall be no development on the remaining portions of the tract;
8. Landscaping and tree planting shall be submitted and approved as part of the site plan documents. Landscaping and trees shall principally be native plants and trees;
9. The applicant will restore disturbed areas with 609.S standard specifications;
10. The applicant will provide tree mitigation for Class 1 trees removed to develop the site;
11. The applicant will work with City of Austin staff (Watershed Engineering) to provide stream bank stabilization and erosion hazard mitigation;
12. The applicant will participate in the BCCP Program to address endangered species issues;
13. The applicant will provide light shielding per neighborhood agreement/restrictive covenant;
14. Participation in traffic issues per neighborhood agreement/restrictive covenant;
15. Native planting coordination per neighborhood agreement/restrictive covenant;
16. Screen road from FM 2222 per neighborhood agreement/restrictive covenant;
17. Comprehensive Neighborhood Agreement and Restrictive Covenant;
18. The applicant shall adopt and implement an advanced environmental management plan during construction which will limit construction area, provide redundant erosion and sedimentation control facilities, provide innovative erosion and sedimentation control management practices and provide a third party independent inspector to monitor erosion and sedimentation controls. In addition, the permanent storm water run-off control facilities will be installed in a timeframe allowing these facilities to function to receive storm water run-off from the construction site.

### **Board Conditions:**

1. Rainwater captures facility to irrigate site landscaping.

### **Recommendations**

Staff recommends approval of the variance request because the findings of fact have been met.

### **Conditions**

Staff recommends granting the variances with the following conditions:

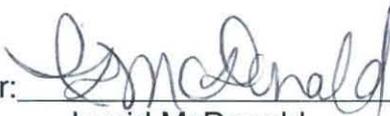
- 1 All disturbed areas associated with the re-alignment of the duplex units along the southern ravine shall be revegetated with City of Austin 609-S specification;
- 2 Mitigate 100% for all trees being removed to due to the plan revisions necessary to minimize construction on slopes over 25%. All trees used for mitigation will be Class I native trees;

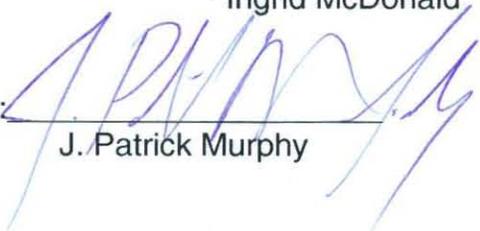
- 3 Implement a City approved Integrated Pest Management Plan;
- 4 Any fill greater than 4 feet that is associated with construction of the duplex units along the southern ravine will be structurally contained;
- 5 Employ pier and beam construction for the duplex units along the southern ravine.

If you have any questions or need additional information, please feel free to contact me at 974-2711.



Craig Carson, Environmental Review Specialist  
Watershed Protection and Development Review

Environmental Program Manager:   
Ingrid McDonald

Environmental Officer:   
J. Patrick Murphy



**Watershed Protection and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

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**Application Name:** Colina Vista Duplex Development  
**Application Case No:** SP-06-0411C(R1)  
**Code Reference:** Land Development Code Section 25-8-302(B) Construction of a Building or Parking Area  
**Variance Request:** To allow construction of buildings on slopes greater than 25%.

---

**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. Given the circumstances and revisions to the current plan, the property construction is not dissimilar to construction on development on similarly situated developments that have had similar approved variance requests.*

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. Once the permit was issued and the applicant began surveying the site, discrepancies between the City of Austin topography (which is allowed to be used by City Code) and actual surveyed topography appeared. As a result of these discrepancies, when the development was laid out, approximately 11 duplex units located along the southern edge of the development were on slopes greater than 25%. In order to minimize impacts to the slope, and provide better environmental protection, the applicant has re-designed the roadway and duplex units adjacent to this slope to minimize construction on slopes over 25%. In order to further minimize construction on the slope, the applicant has revised the plan to construct the units along this slope with pier and beam construction. Under the approved permit, the applicant was going to build a retaining wall along the edge of this slope to build these units on. This would have required approximately 4,270 cubic yards of fill that would have been placed at the top of this slope and been a major potential source for sedimentation. Lastly, the applicant has moved a flow spreader located on this same slope up topographically from where it was originally approved. This means that the construction of the flow spreader will not impact as much of the slope. In making these revisions*

*this same slope up topographically from where it was originally approved. This means that the construction of the flow spreader will not impact as much of the slope. In making these revisions the applicant has provided greater overall environmental protection for the natural area below these duplex units.*

- 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. Although these topographic discrepancies have created the need for this variance, the applicant has revised the proposed development to remove as much development on slopes over 25% as much as possible. Initially, there was approximately 20,061 square feet (0.46 acres) of buildings on slopes over 25%. After the applicant's revisions, there now is approximately 10,752 square feet (0.25 acres) of buildings of slopes over 25%, a reduction of approximately 53%. This reclaims approximately 16,390 square feet (0.376 acres) of the natural slope back from the approved and permitted version of the plan.*

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

*Yes. The applicant's design has minimized the construction of the duplex units on slopes greater than 25%. Additionally, the use of pier and beam construction will decrease impacts to this slope. Lastly, enhanced erosion controls will be in place to ensure the environment is protected from erosion.*

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 applicant's latest revisions to minimize impacting slopes over 25% and to replace large terraced and filled areas at the top of this slope with pier and beam construction will provide overall better environmental protection than building the project as originally designed. The limited construction on slopes greater than 25% should not impact water quality.*

**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;

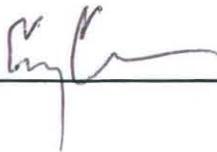
*Not applicable.*

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

*Not applicable.*

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

*Not applicable.*

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

Date: August 20, 2007

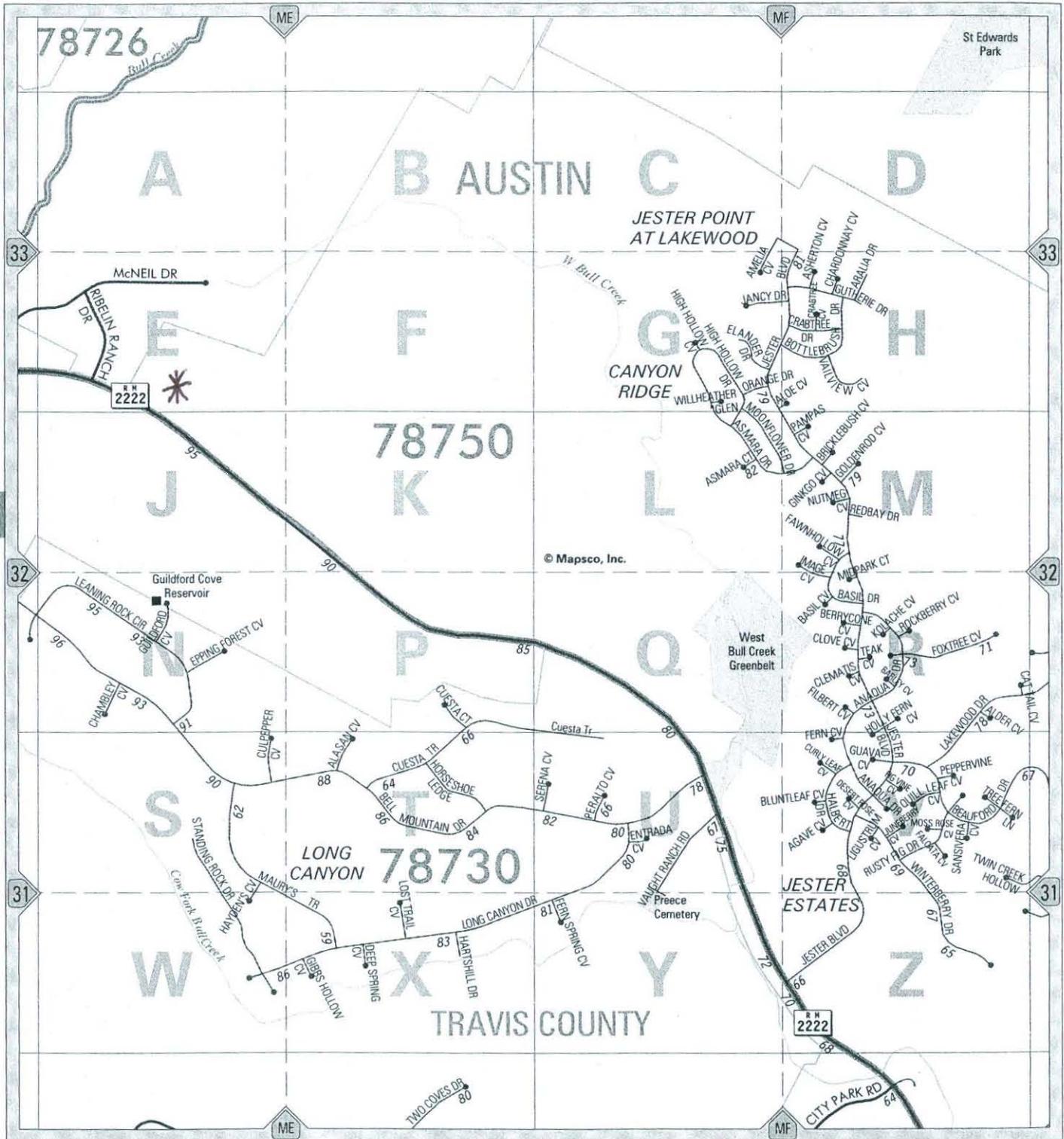
*Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).*

## Directions to Colina Vista Duplex Development

Head west on FM 2222 past the Capitol of Texas Highway (Loop 360). Continue west approximately 2.4 miles on FM 2222 (past City Park Road and Bell Mountain Drive, which are both on the left side of FM 2222), the site is on the right side of the road (9716 FM 2222).



CONTINUED ON MAP 463

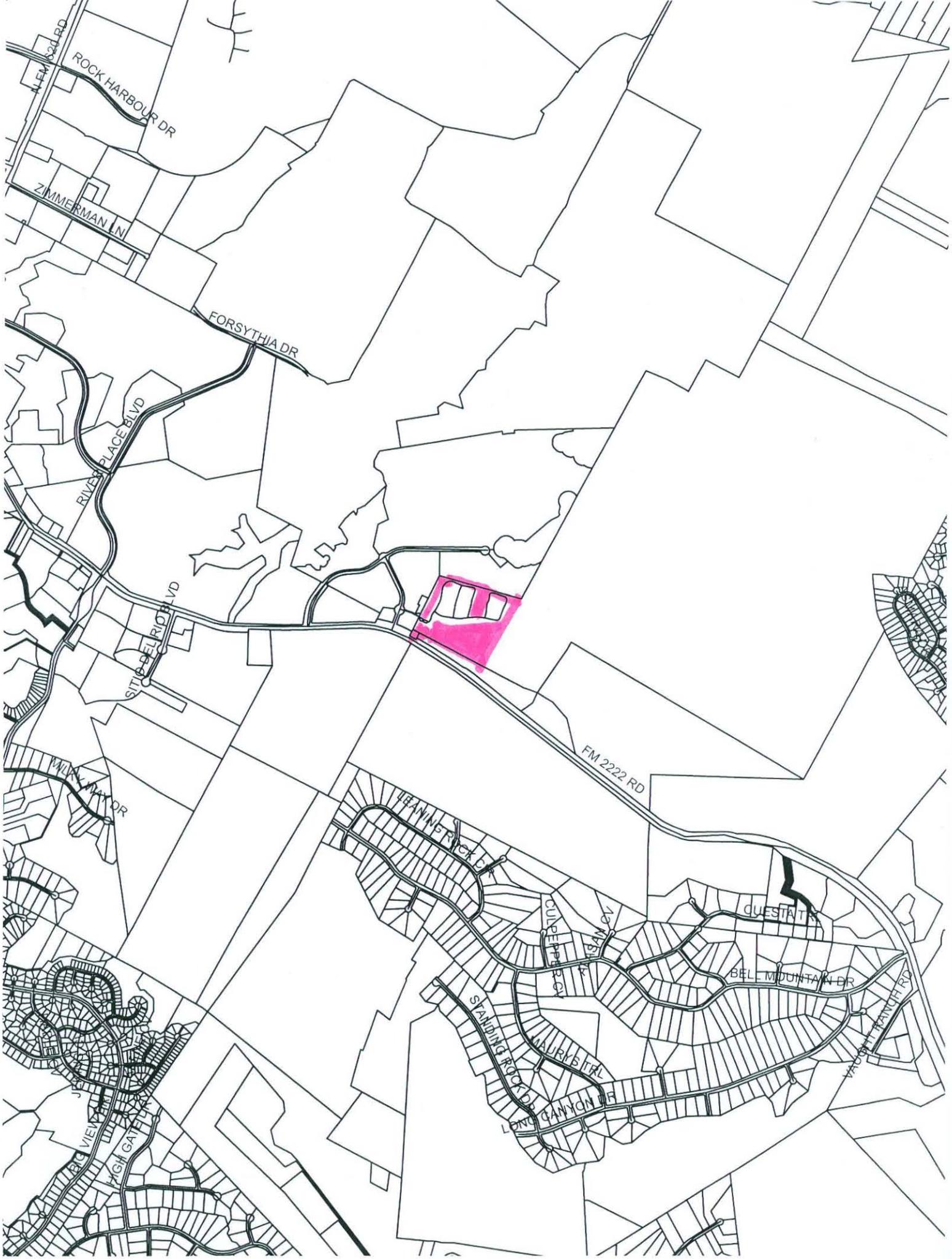


CONTINUED ON MAP 492

CONTINUED ON MAP 523

CONTINUED ON MAP 494





ROCK HARBOUR DR

ZIMMERMAN LN

FORSYTHIA DR

RIVER PLACE BLVD

SITE BEL RIO RD

FM 2222 RD

MEANWATER DR

CUPEPERA CV

SANCTUARY

QUESTA TR

BELL MOUNTAIN DR

WINDY LAUNCH RD

STANDING ROCK DR

LAUREL BITL

CANYON DR

HIGH GATEWAY

ERIC VIEW

July 3, 2008

Ms. Lynda Courtney, Case Manager  
Ms. Ingrid McDonald, Environmental Reviewer  
City of Austin  
Watershed Protection and Development Review  
505 Barton Springs Road, Fourth Floor  
Austin, Texas 78704

Re: Variance Request  
Colina Vista Duplex Development  
9716 FM 2222  
Austin, Texas 78730  
City of Austin Case No. SP-06-0411C

Dear Staff:

As an agent for D.R. Horton Homes, Bury+Partners, Inc. is requesting a variance from Section 25-8-302 of the City of Austin Land Development Code for the above-referenced project. This adopted code section defines the requirements for construction of a building or parking area as related to slopes.

**Justification:**

The following arguments can be made in favor of allowing D.R. Horton to proceed with the current permitted site plan design and grant the variance to the code sections defined above:

The grading design of the subject site as currently permitted is based upon on-the-ground topography from Carson and Bush Professional Surveyors as well as City of Austin two (2)-foot aerial contours. Working with J.C. Evans Construction during the site clearing process, it was determined that the location of the ravine as depicted on the combined existing topography plan differed from the actual field location. The utilization of City two (2)-foot topography, while accepted under code, did not accurately represent the ravine due in part to the dense tree cover in the area. The bluff line encroaches approximately 20 to 40 feet into the site as compared to the permitted topography. This encroachment affects the foundation of 11 duplex units which overlook the bluff.

Our proposed solution will utilize a pier and beam foundation method to suspend the home foundation over the existing slope. The homes will maintain their current location on plan.

BURY+PARTNERS, INC.  
221 West Sixth Street, Suite 600  
Austin, Texas 78701

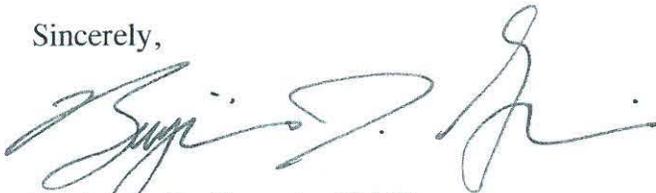
TEL (512) 328-0011  
FAX (512) 328-0325

Our office has worked with Danze-Davis Architects and MLA Labs, Inc. to integrate a comprehensive architectural and structural design specific the home sites in question. As stated in the Environmental Criteria Manual, Section 25-8-302.B, several measures must be taken to ensure adequate protection of any disturbed slopes. Bury+Partners, Inc. proposes to implement the City's 609-S native plant seeding mix to reestablish native upland vegetation. A permanent turf reinforcement matting will be incorporated into the slope for additional stability.

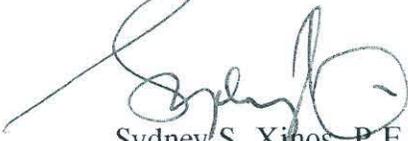
This proposed plan will allow D.R. Horton to eliminate approximately 505 linear feet of six (6)-foot high rock retaining wall and the associated 12,800 cubic yards of fill material that had previously been incorporated into the permitted grading scheme. Due to the slope encroachment, it is no longer feasible or aesthetically appealing to fill the site and allow for slab-on-grade construction. The proposed pier and beam construction will be less invasive and incorporate the natural slope into presenting the rear yard hill country views.

Please accept this letter along with an associated cut and fill exhibit included in this update package as our formal request for a variance. We thank you for your favorable consideration of this request. If you should have any questions or require additional information, do not hesitate to contact our office at 328-0011.

Sincerely,



Benjamin D. Gammie, E.I.T.



Sydney S. Xinos, P.E., R.P.L.S.  
Principal



Enclosure: Watershed Variances – Findings of Fact

## Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Planning Commission must make the following findings of fact (include an explanation with each applicable finding of fact):

Project: Colina Vista Duplex Development

Ordinance Standard: Section 25-8-302

### 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/NO

*Though the LDC does permit utilization of the City of Austin two (2)-foot aerial topography drawings for site plan permitting, the circumstances on this site lead to the topography not being accurate in the mesa to ravine transition area. This resulted in a permitted plan with initiated site construction in need of a variance to construct a limited number of structures over slopes.*

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/NO

*Only approximately 3.0% of the proposed development is in need of the subject variance request. The nature of the variance is significantly mitigated by the proposed limited portion being constructed over slopes versus constructed on the slopes, thus preserving the existing land form. D.R. Horton wishes to maintain site layout and building locations as previously approved. Home construction along the bluff line will now be less invasive by utilizing a suspended pier and beam construction over the existing slope, whereas the original approved plan called for a rock retaining wall and significant fill material to be placed under the home foundations. In all other regards, the proposed project strictly complies with the City of Austin codes and regulations.*

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

*The site has been designed to create a cohesive civil development in accordance with all City of Austin design criteria. No special privileges are being requested. Furthermore, the project has allocated 11.8 acres of land to be dedicated as preserve (Golden Cheek Warbler habitat) as per the U.S. Fish & Wildlife 10-a permit necessary for development of this property.*

4. 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/NO

*This site does not contain any CWQZ or WQTZ land.*

5. For variances in the Barton Springs Zone, in addition to the above findings, the following additional finding must be included: Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES/NO

*This site is not located in the Barton Springs Zone.*

2 June 2005

**Environmental Assessment Compliance Report  
in Accordance with the City of Austin Land Development Code  
(Section 25-8-121)**

**RE: 32.76-acre Tumbleweed property, 9716 RR 2222, Austin, Travis County, Texas.  
Escarpment Job #050016-EA**

**1.0 PURPOSE**

This purpose of this report is to provide an assessment of environmental impacts of the proposed development on the above-referenced property as required by the City of Austin Land Development Code. Escarpment conducted the field reconnaissance on 29 April and 20 May 2005. Escarpment spent a minimum of 18 person hours on-site in the field evaluating the site and surrounding area, and completed the assessment process by conducting a review of the existing literature. This assessment includes a review for any potential critical environmental features.

**2.0 PROJECT SETTING**

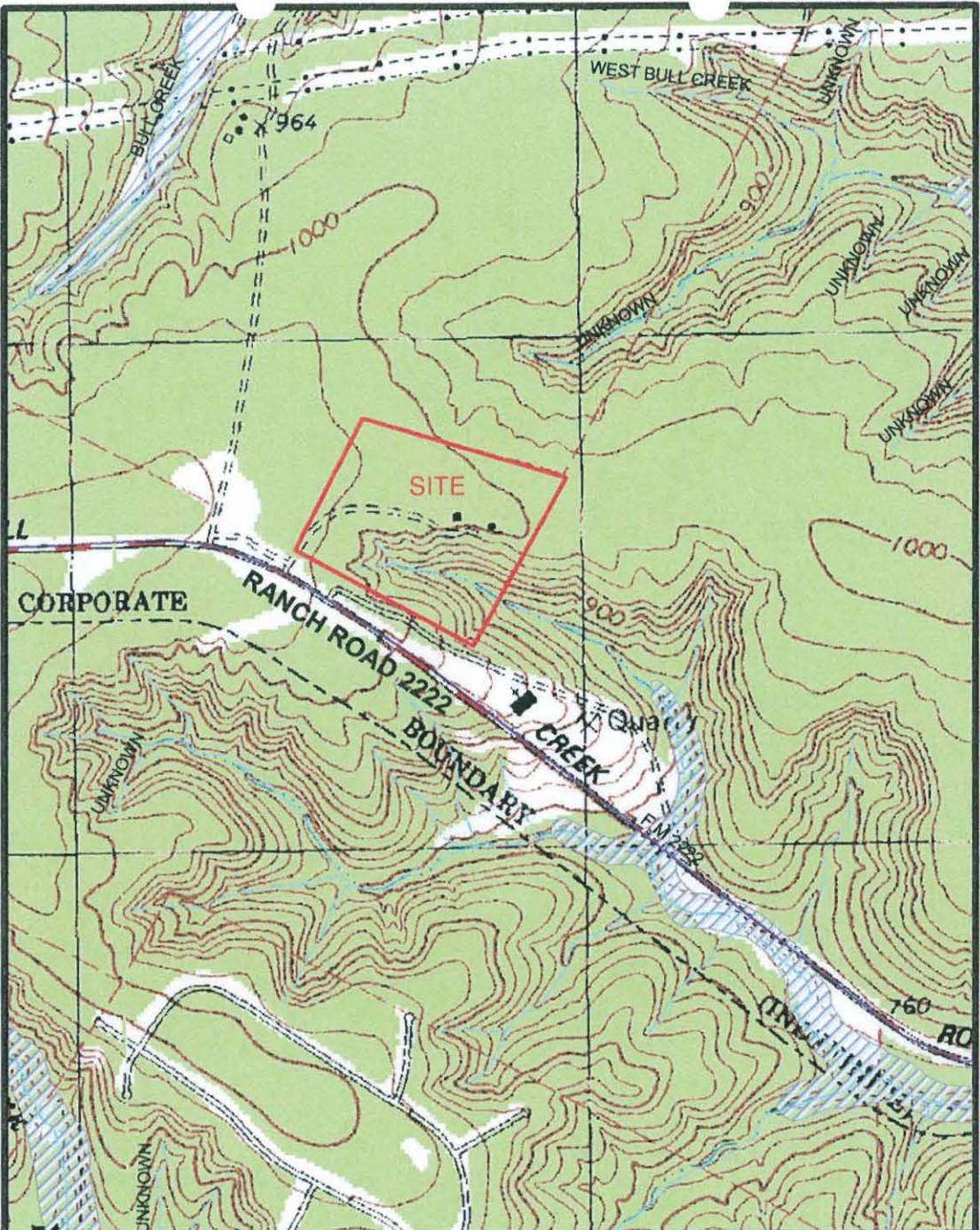
**2.1 PROJECT LOCATION**

The subject site is located approximately 2.4 miles east of the intersection of Farm-to-Market 620 and Ranch Road (RR) 2222, Austin, Travis County, Texas (Figure 1). The current use of the subject site is primarily undeveloped with two single-family houses. Surrounding land use consists of undeveloped land and single-family residential development.

**2.2 VEGETATION**

The subject site is situated within the live oak-Ashe juniper woodlands vegetation region of Texas (McMahon et al., 1984). The subject site is situated within the Edwards Plateau vegetation region of Texas (Gould, 1975). Vegetation is characterized as woodland with a low percentage of grassy openings. Tree species are dominated by Ashe juniper (*Juniperus ashei*) with plateau live oak (*Quercus fusiformis*), Texas oak (*Quercus fusiformis*), Texas oak (*Quercus buckleyi*) cedar elm (*Ulmus crassifolia*), and hackberry (*Celtis laevigata*).

E0450016-bound/05-25-05/kmw

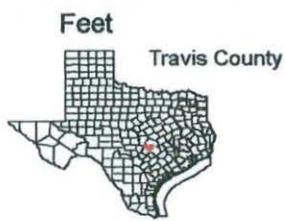


Basemap: USGS, 1988, 7.5' Topographic Jollyville, Texas Quadrangle Map.  
 Floodplain: FEMA, 1996, Q3 floodplain data.



**Legend**

-  100-year FEMA Floodplain
-  creeks
-  site boundary



**FIGURE 1**  
**SITE BOUNDARY MAP**  
**32.76-ACRE TUMBLEWEED**  
**PROPERTY**  
**RM 2222, AUSTIN**  
**TRAVIS COUNTY, TEXAS**

Shrub species include bumelia (*Bumelia lanuginosa*), Texas persimmon (*Dispyros texana*), yaupon (*Ilex vomitoria*), wafer ash (*Ptelea trifoliata*) and American beautyberry (*Callicarpa americana*). Woody vines include wild grapevine (*Vitis* sp.) and greenbriar (*Smilax* sp.). Herbaceous species include virginia creeper (*Parthenocissus quinquefolia*), twistleaf yucca (*Yucca rupicola*), prairie verbena (*Verbena bipinnatifida*), wood sorrel (*Oxalis* sp.), yellow columbine (*Aquilegia chrysantha*), and cedar sage (*Salvia roemeriana*). Grassy areas are dominated by silvery bluestem (*Bothriochloa saccharoides*), little bluestem (*Schizachyrioum scoparium*), threeawn (*Aristida* sp.), buffalograss (*Buchloe dactyloides*), and various herbs and forbs.

Upland tree species are dominated by Ashe juniper with occasional plateau live oak and shin oak and exhibit low species diversity and structure in the canopy. Canyon areas along the eastern and southern portions of the subject property exhibit higher species diversity and structure in the overstory. Within canyon areas, Ashe juniper is dominant, but Texas oak, cedar elm, hackberry, and plateau live oak become more prevalent.

### 2.3 TOPOGRAPHY AND SURFACE WATER

This site is within the Bull Creek Watershed and Suburban Zone, as classified by the City of Austin (COA, 1998). Topographically, the site ranges from approximately 870 to 1026 feet above mean sea level. Drainage on the subject site occurs primarily by overland sheet flow from 870 to 1026 feet above mean sea level. Overland sheet flow flows into an unnamed tributary to Bull Creek. None of the subject site is within the 100-year floodplain (FEMA, 1996). A review of the National Wetland Inventory maps showed no potential wetland areas on the subject site (USFWS, 1993).

2.4 SOILS

The subject site is mapped within the Brackett and Tarrant associations. As shown on Figure 3, the site is underlain by the following soil types (Soil Survey Staff, 2005).

**TABLE 1 – TABLE OF SOILS**

SOIL NAME	SOIL TYPE	SOIL DEPTH (FEET)	UNDERLYING MATERIAL	PERMEABILITY	AVAILABLE WATER CAPACITY	SHRINK-SWELL CAPACITY
Brackett soils and Rock outcrop, steep (BoF)	clay loam with gravelly limestone fragments on surface	0 to 4.0	limestone and marl	moderately slow	low	low
Tarrant and Speck soils, 0 to 2% slopes (TcA)	clay	0.3 to 1.2	hard limestone	moderately slow	low	high

2.5 EDWARDS AQUIFER ZONE

The subject site is mapped within the Edwards aquifer Recharge Zone, as mapped by the City of Austin Watershed Regulation Areas Map (COA, 1998) and within the Edwards aquifer Contributing Zone according to the TCEQ Recharge Zone Boundary Maps (TCEQ, 1996). The subject site is situated on the southern edge of the Jollyville Plateau. The Jollyville Plateau is an irregularly shaped peninsula of Edwards Limestone, roughly 5 miles across, which is contiguous with (but hydrological dissected from) the expansive northern Edwards aquifer Recharge Zone to the north and northeast. The Jollyville Plateau is a highly eroded, non-water-bearing remnant of a former water-bearing aquifer area. Erosion has resulted in a thin remnant cap (generally less than 50 feet thick) of karstified Edwards Limestone in which numerous voids are now exposed at the surface. Water entering recharge features over the Jollyville Plateau is believed to eventually drain toward Lake Travis or possibly Bull Creek in west Austin and does not appear to directly contribute recharge to the contiguous portion of Edwards aquifer.

E0450016-soils/05-25-05/kmw



Basemap: USGS, 1988, 7.5' Topographic Jollyville, Texas Quadrangle Map.  
 Floodplain: FEMA, 1996, Q3 floodplain data.

0 500 1,000 2,000



Feet

Travis County



**Legend**

- creeks
- site boundary

ESCARPMENT ENVIRONMENTAL



**FIGURE 2  
 SOILS MAP  
 32.76-ACRE TUMBLEWEED  
 PROPERTY  
 RM 2222, AUSTIN  
 TRAVIS COUNTY, TEXAS**

## 2.6 GEOLOGY

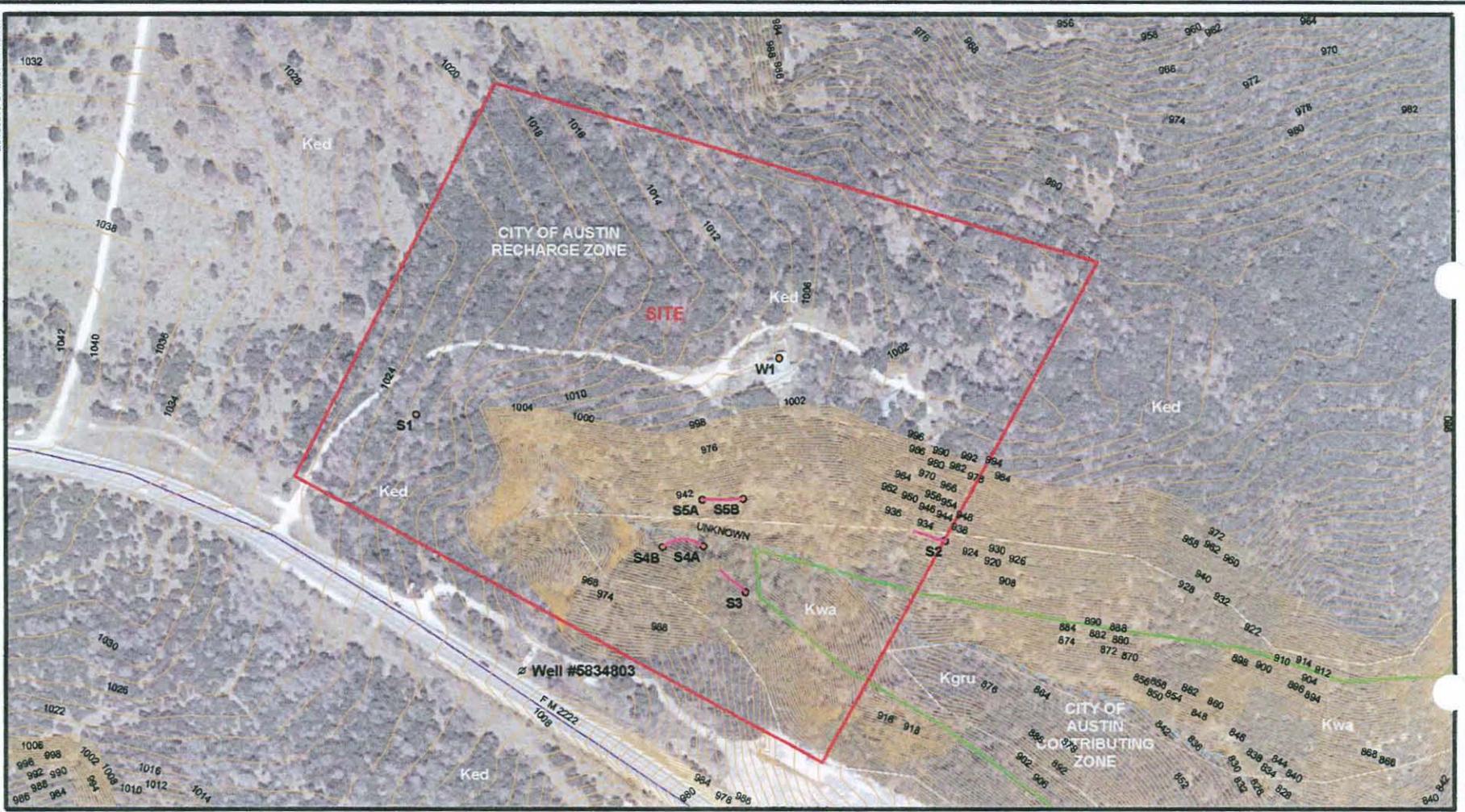
As shown on Figure 3, existing literature and field confirmation shows the site is underlain by the Edwards Limestone, Bull Creek member of the Walnut Formation, and upper member of the Glen Rose Limestone geologic formations (Proctor et al., 1981).

The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards aquifer. It has a maximum thickness of about 350 to 500 feet thick. Stair-step topography is characteristic of the upper member of the Glen Rose Limestone. The Upper Glen Rose Limestone is described as yellowish tan, thinly bedded limestone and marl (Garner and Young, 1976). The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic, and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular, and bored, with oysters cemented onto the surface (Rose, 1972).

The Walnut formation consists of 5 members of lithic subdivisions, which are (in order of deposition) the Bull Creek Limestone, Bee Cave Marl, Cedar Park Limestone, Whitestone Limestone, and Keys Valley Marl (Garner and Young, 1976). The term "Walnut formation" has traditionally been applied to the oyster shell marl and marly limestone that overlies the Upper Glen Rose Limestone and underlies the chert-bearing Edwards Formation (Rodda et al., 1970). The Bull Creek member appears to be present on the subject site and is described as hard, fine- to medium-grained, fossiliferous limestone. Each unit ranges in thickness from 30 to 40 feet. The Walnut Formation yields water where karstified, but otherwise acts as a lower confining unit. Many seeps and springs discharge from both the upper and lower contacts of this hydrogeologic subdivision in northwestern Travis and Williamson counties.

The Edwards Group Limestone is a thinly to massively bedded, hard to soft, cherty, fossiliferous, fine-grained limestone and dolomite that commonly have red clay and calcite associated with solution features, such as caves and collapsed zones. The Edwards Geologic Formation is known to form caves and voids. No faults are known to cross the subject site.

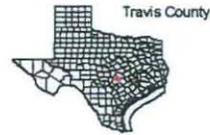
EP0450016-SFM05-25-05/km



Aerial Photograph: CAPCOG, 2002  
 Floodplain: FEMA, 1996, Q3 floodplain data.  
 Recharge Zone Boundaries: City of Austin, 1998.

**Legend**

- City of Austin Recharge Zone Boundary
- creeks
- data points
- Elevation (feet)
- rimrock
- site boundary
- Ked - Edwards Limestone
- Kwa - Walnut Formation
- Kgru - Upper Member  
Glen Rose Limestone



ESCAPMENT ENVIRONMENTAL

**FIGURE 3**  
**SITE FEATURE MAP**  
 32.76-ACRE TUMBLEWEED  
 PROPERTY  
 RM 2222, AUSTIN  
 TRAVIS COUNTY, TEXAS

## 2.7 WATER WELLS

A search was made for water wells on and within 150 feet from the subject site. A review of the records of the TCEQ and the Texas Water Development Board (TWDB) revealed no recorded water wells onsite and 2 water wells on the adjacent property to the south (along Ranch Road 2222) (TWDB, 2004). However, one unrecorded water well (W1) was identified on the subject site during the field investigation (Figure 3). TWDB State Well Number 5834802 is an unused (offsite) water well that was drilled in 1972 and is 950 feet deep with a measured water level depth of -380 feet (Hosston Formation, Trinity aquifer). TWDB State Well Number 5834803 (offsite) is an unused water well that was drilled in 1972 and is 400 feet deep with a measured water level depth of -150 feet (Upper Glen Rose Limestone, Trinity Aquifer).

Abandoned wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code (TAC), Chapter 76, effective 3 January 1999. A plugging report must be submitted (by a licensed water well driller) to the Texas Department of Licensing and Regulation, Water Well Driller's Program, Austin, Texas. If a well is intended for use, it must comply with 16 TAC § 76.

## 3.0 CRITICAL ENVIRONMENTAL FEATURES

The City of Austin definition of a critical environmental feature (CEF) includes caves, sinkholes, springs, wetlands, bluffs, canyon rimrock, water wells, riparian woodlands, and significant recharge features. Photographs are provided in Appendix A. Approximate feature locations are shown on Figure 3.

Feature S-1      Excavated Feature      NAD83: 30.39222□ -97.82917□

One potential karst feature (S-1) was found on the subject site and was subsequently excavated by Mike Warton and Associates on behalf of Horizon Environmental Services, Inc. in 1993. Feature S-1 was determined to consist of a shallow bedding plane feature that narrows to less than 2 feet wide and 6 inches high at a depth of 2 to 3 feet below the land surface. Little or no catchment area is associated with this feature. It is Escarpment's opinion that Feature S-1 does not meet the City of Austin definition of a CEF or significant recharge feature. Based on the limited subsurface extent of this feature, Escarpment concurs with Horizon's 1993 assessment of the feature and the opinion that this feature does not provide suitable habitat for federally listed endangered cave-adapted invertebrates.

A total of 4 rimrock features (S-2, S-3, S-4, and S-5) as defined by the City of Austin were found on the subject property. Canyon rimrock is defined by the City of Austin Land Development Code as a horizontal outcrop and vertical face of a hard limestone layer paralleling the side of a canyon or surrounding canyon head. Rimrock is further delimited by the presence of a steep

rock substrate (greater than 60% slope) which has a vertical extent of at least 4 feet, and which has a recognizable horizontal continuity of at least 50 feet. Around the edge of the Jollyville Plateau such features are normally encountered at the contact of the Edwards limestone and underlying strata. Elsewhere rimrock may occur locally in the upper Glen Rose Limestone and Austin Chalk.

Feature S-2 Canyon Rimrock NAD83: 30.39139□ -97.82556□

This canyon rimrock feature is about 75 feet long and ranges in height from 4 to 7 feet high.

Feature S-3 Canyon Rimrock NAD83: 30.39111□ -97.82694□

This canyon rimrock feature is about 75 feet long and ranges in height from 5 to 15 feet high.

Feature S-4 Canyon Rimrock NAD83: 30.39139□ -97.82722□  
 30.39139□ -97.82750□

This canyon rimrock feature is about 60 feet long and ranges in height from 4 to 4.5 feet high.

Feature S-5 Canyon Rimrock NAD83: 30.39167□ -97.82722□  
 30.39167□ -97.82694□

This canyon rimrock feature is about 100 feet long and ranges in height from 4 to 8 feet high.

Feature W-1 Unrecorded Water Well NAD83: 30.39250□ -97.82667□

One unrecorded water well was found on the subject site. This well appears to be in used and is located within a cinderblock structure just north of the westernmost single-family residence on the subject site (Figure 3).

For Escarpment Environmental,

*Kristin M. White*

Kristin M. White, PG<sup>1</sup>  
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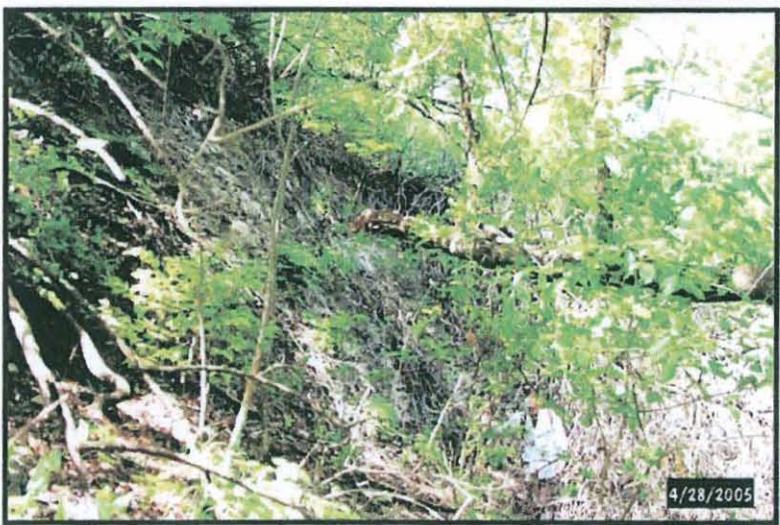
**APPENDIX A**  
**ONSITE PHOTOGRAPHS**



**PHOTO 1**  
**Feature S1 - Excavated Feature**  
**(NAD83: 30.39222 -97.82917).**



**PHOTO 2**  
**Feature S2 - Canyon Rimrock**  
**(NAD83: 30.39139 -97.82556).**



**PHOTO 3**  
**Feature S3 - Canyon Rimrock**  
**(NAD83: 30.39111 -97.82694).**

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**PHOTO 4**  
**Feature S4 - Canyon Rimrock**  
**(NAD83: 30.39139 -97.82722**  
**NAD83: 30.39139 -97.82750).**



**PHOTO 5**  
**Feature S5 - Canyon Rimrock**  
**(NAD83: 30.39167 -97.82722**  
**NAD83: 30.39167 -97.82694)**



**PHOTO 6**  
**Feature W1 - Water Well**  
**(NAD83: 30.39250-97.82667).**

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