



ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING**  
**DATE REQUESTED:** November 19, 2008

**NAME & NUMBER OF PROJECT:** 2301 E. Riverside Drive / SP-2008-0188C

**NAME OF APPLICANT OR ORGANIZATION:** UTE Consultants  
(Joan Ternus, P.E. 583-2634)

**LOCATION:** 2301 E. Riverside Drive

**PROJECT FILING DATE:** April 15, 2008

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

**WPDR/ CASE MANAGER:** Nikki Hoelter, 974-2863  
nikki.hoelter@ci.austin.tx.us

**WATERSHED:** Town Lake (Urban)  
Desired Development Zone

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

**REQUEST:** Variance request is as follows:  
1. To allow construction in a Critical Water Quality Zone (LDC Section 25-8-261) for construction of a wet pond within an existing channel draining to Lady Bird Lake.

**STAFF RECOMMENDATION:** Recommended for consent.

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



## MEMORANDUM

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

**FROM:** Brad Jackson, Senior Environmental Reviewer  
Watershed Protection and Development Review Department

**DATE:** November 25, 2008

**SUBJECT:** 2301 E. Riverside Drive(SP-2008-0188C)  
2301 E. Riverside Drive (corner of E. Riverside and Willow Creek Drive)

Variance Request: Variance from LDC 25-8-261 to allow construction in the Critical Water Quality Zone to construct a wetpond within an existing channel draining to Lady Bird Lake.

The applicant is proposing to construct a regional wetpond within a drainage channel that to treat approximately 110 acres of drainage upstream from the site. The channel conveys runoff to Lady Bird Lake approximately 3,500 feet downstream from the site.

### Description of Project Area

This 4.46 acre site (gross site area) is situated in Travis County, in the COA full purpose jurisdiction, on East Riverside Drive at the southeast side of the intersection of E. Riverside Drive and Willow Creek Drive. The site is in the Desired Development Zone and located within the Town Lake Watershed. The site is not located over the Edwards Aquifer Recharge Zone. There is only one drainage channel that enters the site roughly in the middle of the western property line and travels along the property line to the northern border of the site. There is no existing development on this site. Topographically, the site slopes moderately upward to the south from an elevation of 485 feet at Riverside Dr to 540 feet at the southeast corner of the site.

The proposed development will have 2.67 acres of impervious cover, which is 59.6% of the gross site area of 4.46 acres. Allowable impervious cover for the site as required by Zoning is 80% of net site area for the 3 acres zoned LR-V-CO-NP and 70% for the 1.46 acres zoned LO-CO-NP. Both zoning areas are below their allowable impervious cover when looked at individually with 54.67% for the area zoned LR-V-CO-NP and 59.57% for the area zoned LO-CO-NP.

## Vegetation

According to the Soil Survey of Travis County, the site contains clays of Hydrologic Soil Group D. The site is moderately vegetated with brush-weed-grass mixtures and numerous cedar elm, cedar, ash, hackberry and willow trees. Approximately 360 inches of trees are proposed for removal to construct the wetpond. The geology at this site is characterized by deep clay and chalky limestone soils underlain by the Ozan Formation (Ko) "lower taylor marl".

## Critical Environmental Features/Endangered Species

The drainage channel was determined to contain a wetland critical environmental feature(CEF) by Scott Hiers of the City of Austin's ERM staff. Wetland specie plants, including black willow, flatsedge and dwarf palmetto were found in the northern portion of the channel on the property. Full mitigation for the conversion of the channel into a wetpond will be accomplished with replanting of wetland vegetation.

## Water/Wastewater

The project will receive water and wastewater service from Austin Water Utility.

## Variance Requests

The variances being requested by this project are as follows:

### 1. Variance from City Code Section 25-8-261- Allowing construction in a Critical Water Quality Zone.

On November 5, 2008, the applicant requested a variance to LDC 25-8-261 for construction of a regional wetpond in a Critical Water Quality Zone.

## Similar Cases

The following project requested a variance to 25-8-261 to retrofit an existing detention pond in the Critical Water Quality Zone for water quality controls. The Environmental Board approved the project on consent on July 6, 2005.

*Boggy Creek Oak Springs Water Quality Pond (SPC-05-0006C) requested a variance from LDC 25-8-261 for construction in the Critical Water Quality Zone. There were no conditions associated with this variance.*

## Staff Recommendations for 2301 E. Riverside Drive(SP-2008-0188C)

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

**Conditions**

Staff recommends granting the variance with the following condition:

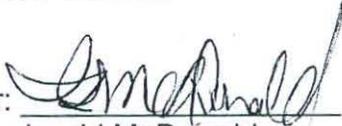
1. The applicant will enter into a Community Facility Contract to ensure the wetpond is built to treat runoff from offsite in excess of the amount required for development of the site.

If you have any questions or need additional information, please feel free to contact me at 974-3410.



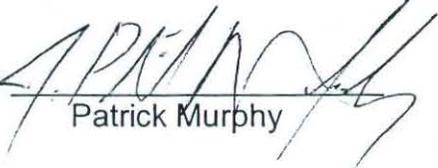
Brad Jackson, Senior Environmental Reviewer  
Watershed Protection and Development Review

Environmental Program Coordinator:



Ingrid McDonald

Environmental Officer:



Patrick Murphy



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

---

**Application Name:** 2301 E. Riverside Drive  
**Application Case No:** SP-2008-0188C  
**Code Reference:** Land Development Code Section 25-8-261,  
Critical Water Quality Zone Development.

**Variance Request:** To allow construction in a Critical Water Quality Zone.

---

**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. The variance will not be providing a special privilege to the applicant. The variance will be providing the benefit of increased water quality for the neighborhood and so would be considered a benefit to similarly situated property.*

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 variance has been chosen by the owner of the property to specifically provide greater overall environmental protection.*

- 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 wetpond has been sized to handle over 100 acres upstream and has been reviewed by city staff to ensure it meets water quality objectives. The City of Austin plans to benefit from the wetpond and, in turn, reimburse the applicant for a portion of the cost to construct it if certain performance measures are met.*

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

*Yes. The wetpond will provide increased pollution abatement in an area of Austin with limited space for stormwater quality treatment facilities. In addition, the floodplain delineation will approximately equal the floodplain area before construction of the pond.*

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

*Yes. Water quality is expected to improve significantly on account of granting the variance.*

**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:** *November 12, 2008*

---

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

## FROM APPLICANT

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: 2301 East Riverside – Regional Wet Pond  
Town Lake Watershed, Urban Watershed  
SP-2008-0188C

Ordinance Standard: LDC 25-8-261

### 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 – This site is unique as it is one of the very few undeveloped properties in this portion of the Town Lake Watershed, a watershed with very little existing water quality controls. Working with City of Austin Environmental Resource Management Stormwater Treatment and Stream Restoration Staff, we have determined that by constructing an in-line wet pond, this site will be able to treat approximately 100 acres of upstream runoff, currently flowing into Lady Bird Lake untreated.**

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 creek running through this site is currently under deplorable conditions with stagnant water and trash strewn about. With the construction of this efficiently shaped wet pond, the owner will be able to utilize the remaining portion of his land, treat the runoff from his development, as well as treat the runoff from the upstream developments. Although there are wetland plants identified on this property, the construction of a wet pond is an accepted way to mitigate these plants.**

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 – The approval for an environmental variance for construction of a regional wet pond in a CWQZ has been granted in the past. There are not many undeveloped pieces of land in this area; and, there are even fewer**

**with the ability to provide much needed water quality treatment for the existing developments.**

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 – The cost of property in this area means that the owner (in conjunction with the City of Austin) would not be able to construct a wet pond in the Upland zone, thus, he would not be able to provide water quality treatment to the currently 100+ acres of upstream development.**

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

**N/A – Not applicable, as the proposed project is not located within the BSZ.**

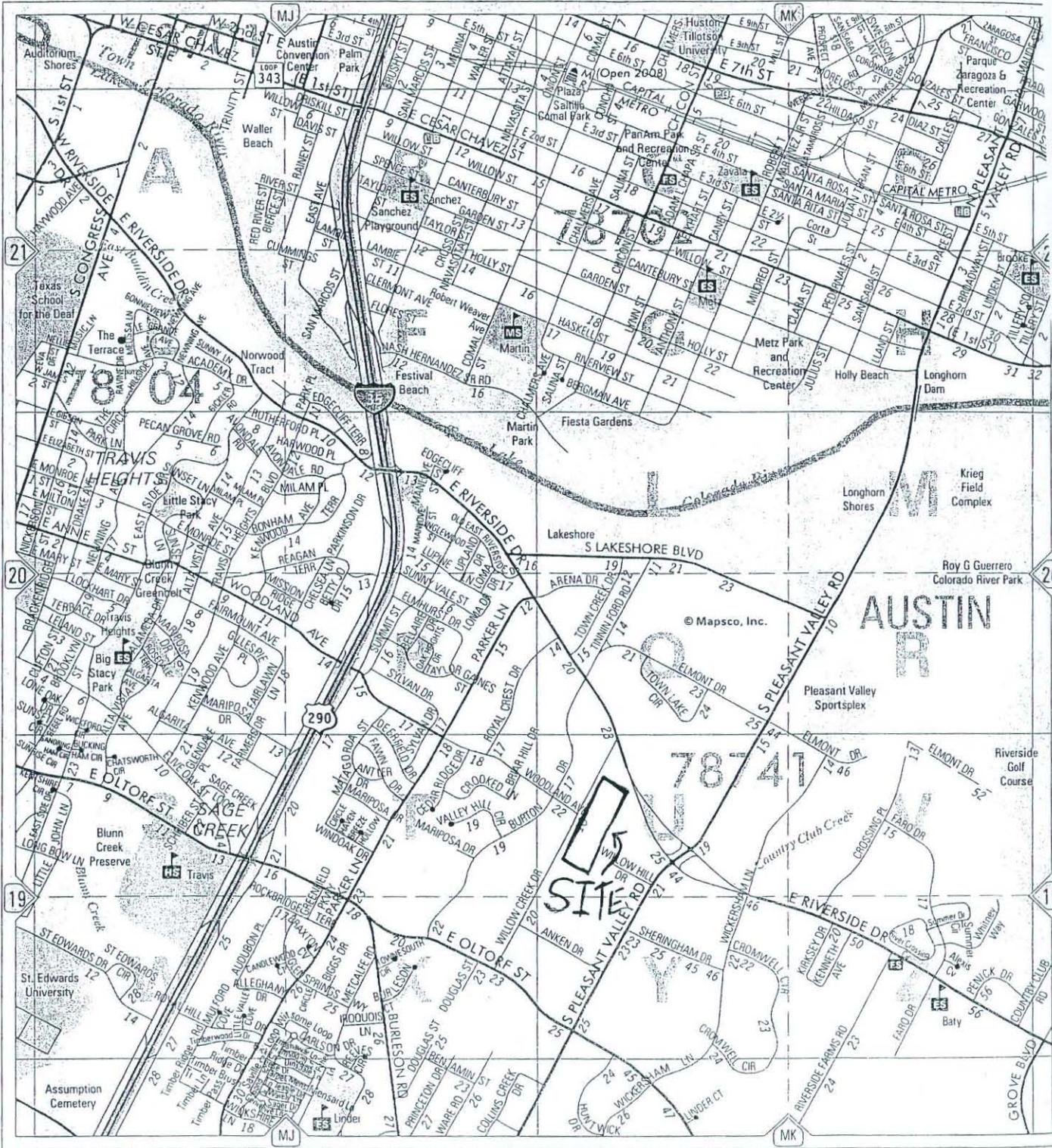
Item 4a  
Part 2

**Driving Directions to 2301 East Riverside Drive.**

From One Texas Center, take Barton Springs Road east towards Riverside Drive. Turn right onto Riverside Drive and head east. At Willow Creek Drive turn right. The site will be at the corner of Riverside and Willow Creek on the left from Willow Creek.



CONTINUED ON MAP 585



CONTINUED ON MAP 614

CONTINUED ON MAP 645

CONTINUED ON MAP 616



COPYRIGHT 1993, 2007 by MAPSCO INC. - ALL RIGHTS RESERVED



Search

Find!

Options Select a service

Select a map

Directory | Departments | FAQ | Links | Site Map | Help | Contact Us

Watershed Protection  
Development Review

Education

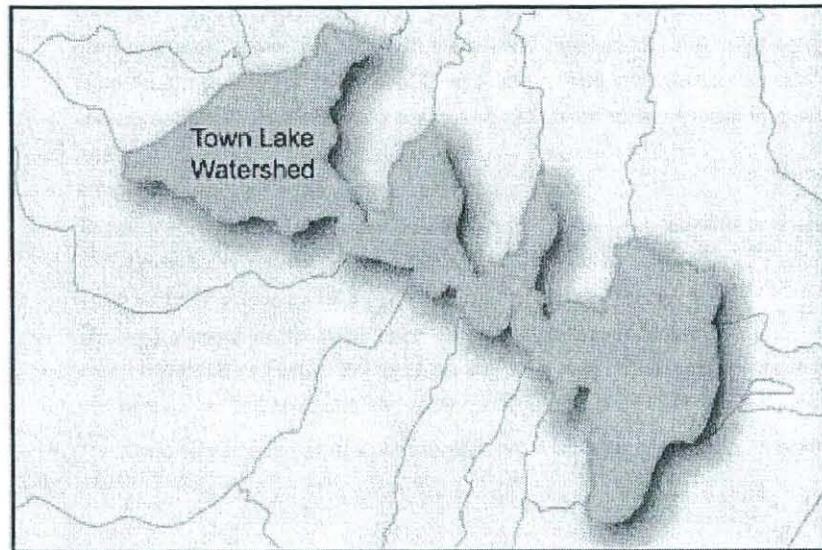
Flood

Erosion

Master Plan

Water Quality

### Austin's Watersheds



[Fast Facts](#)

[Photo Gallery](#)

[Environmental Creek Assessments](#)

#### Fast Facts

**Population** 2000: 30,436  
2030: 43,954

**Creek Length** 5.4 miles

**Drainage Area** 7 square miles

**Drains To** Gulf of Mexico

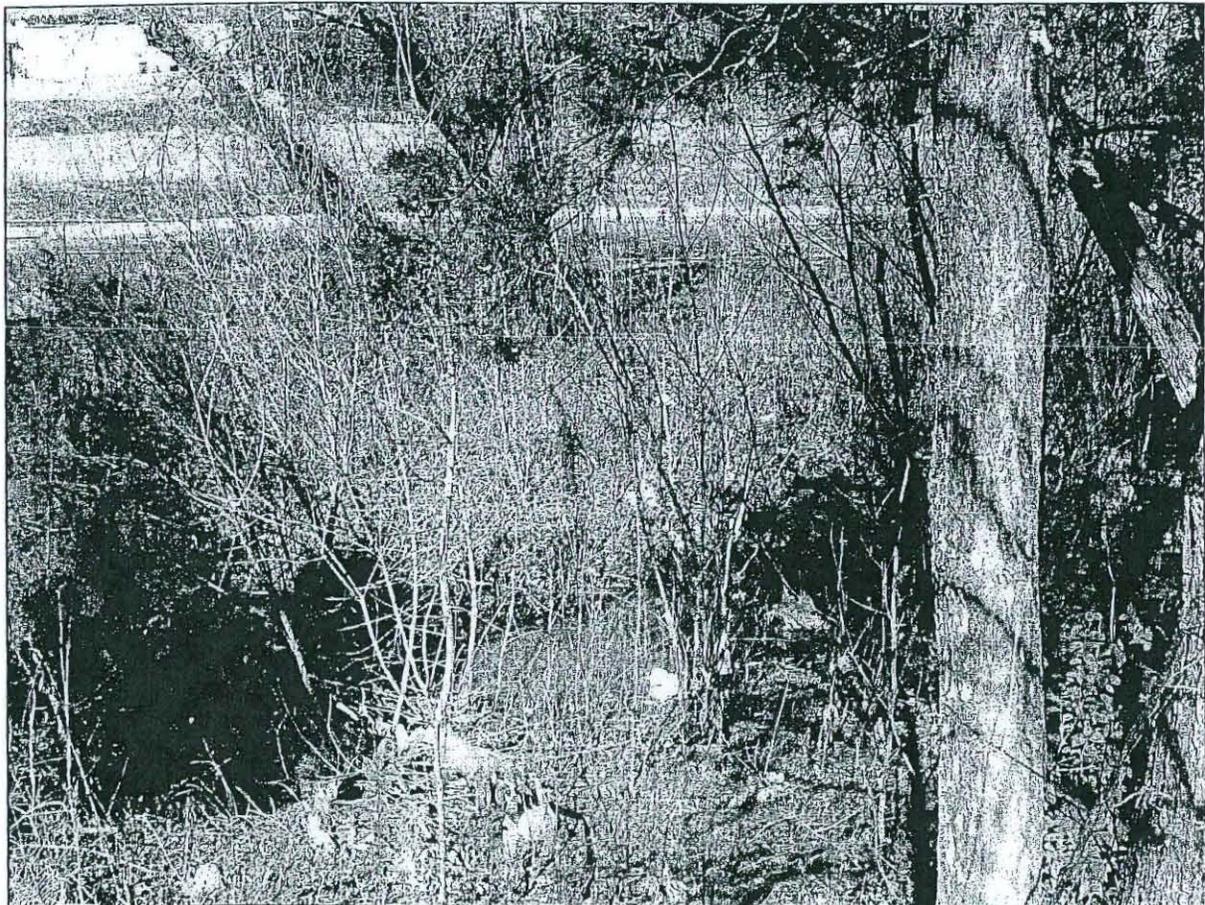
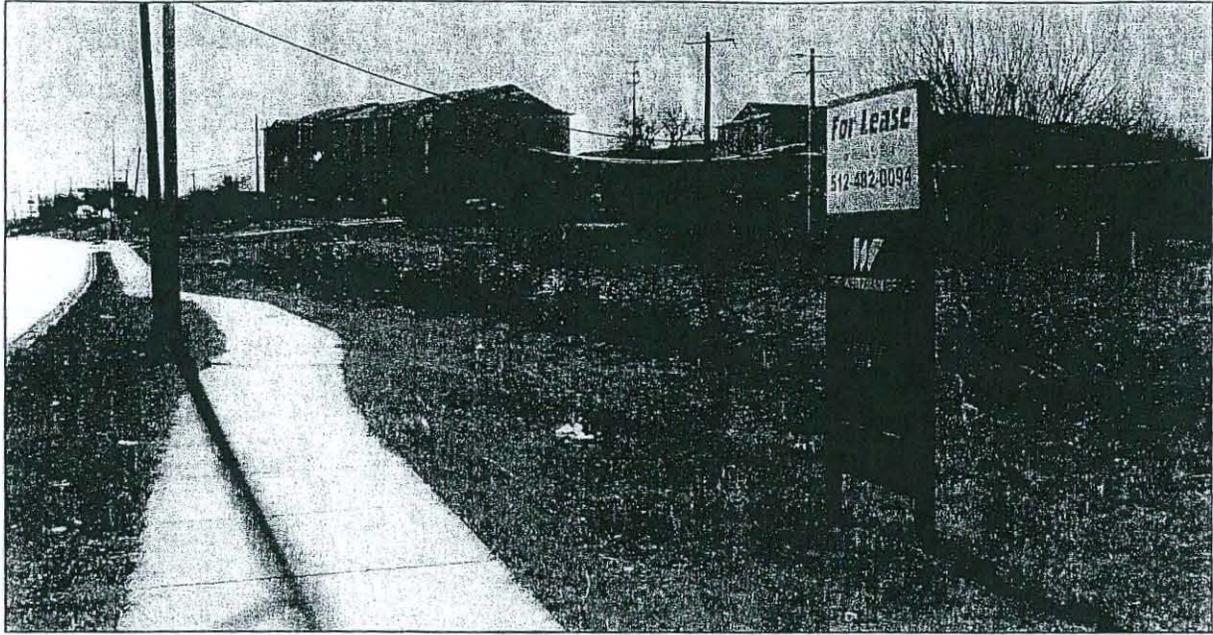
The Capitol, Pan Am, Sanchez and Comal Park, Auditorium Shores, Town Lake Hike and Bike Trail, Town Lake

**Well Known Sites** Metropolitan Park, Deep Eddy Pool, Mathews Elementary, Austin High School, O Henry, Sanchez, Metz, Zavala, Blackshear, and Martin Middle Schools

Residential 36%

2301 E. Riverside

# WILLOW CREEK REGIONAL WET POND



## Common Variance Requests & Logical Methods for their Evaluation

Variance Request	Requirements	Intent	Mitigation Measures	Typical Examples
<b>1. Cut &amp; Fill</b>	<ul style="list-style-type: none"> <li>a) Max. 4 feet cut &amp; fill allowed (except unlimited under buildings or within ROW).</li> <li>b) Must restore &amp; stabilize cut &amp; fill areas.</li> <li>c) Up to 8-ft. administrative variance allowed in DDZ if not located on a slope gradient &gt;15% or &lt;100 feet of classified waterway.</li> <li>d) Administrative variances given for stormwater facilities (e.g., flood &amp; WQ structural controls).</li> </ul>	<ul style="list-style-type: none"> <li>a) Maintain slope stability.</li> <li>b) Prevent loss of site character.</li> <li>c) Minimize site disturbance.</li> <li>d) Protect surface &amp; groundwater quality by minimizing sediment discharges.</li> </ul>	<ul style="list-style-type: none"> <li>a) Structural containment (retaining walls).</li> <li>b) Restoration &amp; revegetation.</li> <li>c) Terracing.</li> <li>d) Minimum setback from significant features.</li> <li>e) Limit depth and/or height.</li> <li>f) Reduce IC (e.g., reduced parking).</li> <li>g) Enhanced erosion &amp; sedimentation controls (see below for more detail).</li> <li>h) Reduced footprint of disturbance.</li> <li>i) Preserve trees and/or natural areas not already required to preserve.</li> <li>j) Meet Landscaping Ordinance for projects in the ETJ.</li> </ul>	Roadways, driveways, parking, level building slab, floodplain & drainage modifications.
<b>2. Construction on Steep Slopes</b>	<ul style="list-style-type: none"> <li>a) No roadway or driveway on slope &gt;15% unless necessary for primary access to &gt;2 acres with gradient of &lt;15% or building sites for at least 5 residential units.</li> <li>b) No buildings/parking structures on slope &gt;25% or parking areas on slope &gt;15%.</li> <li>c) Building/parking structure OK on slope 15-25% if terraced, vegetation restored, &lt;10% footprint on slopes &gt;15%.</li> </ul>	<ul style="list-style-type: none"> <li>a) Maintain slope stability.</li> <li>b) Protect fragile environments.</li> <li>c) Prevent concentration of runoff.</li> <li>d) Reduce erosion &amp; sedimentation.</li> </ul>	<ul style="list-style-type: none"> <li>a) Structural containment (retaining walls).</li> <li>b) Restoration &amp; revegetation.</li> <li>c) Terracing.</li> <li>d) Enhanced erosion &amp; sedimentation controls: <ul style="list-style-type: none"> <li>- Place temporary erosion basins off-line unless designed as a dam (i.e., not located in natural draws/channels).</li> <li>- Require site plan to phase clearing &amp; grading, with temporary stabilization.</li> <li>- Require spoils to be hauled off-site or stored away from concentrated flow.</li> <li>- Require more robust perimeter controls (e.g. filter fabric-encased gabions); superior to silt fencing.</li> </ul> </li> <li>e) Preserve trees and/or natural areas not already required to preserve.</li> <li>f) Meet Landscaping Ordinance for projects in the ETJ.</li> </ul>	Similar to cut & fill (e.g., buildings, parking); more common in western watersheds with steep slopes.
<b>3. Stream Buffers (CWQZ &amp; WQTZ)</b>	<ul style="list-style-type: none"> <li>a) CWQZ: dev't prohibited (except fences, parks, trails, docks, etc.). Utility lines may cross CWQZ (Director approval needed in BSZ). Street crossings in CWQZ limited (except Urban wsheds). Limits vary with wshed (e.g., BSZ, WS Rural) &amp; waterway classification (major, intermed., minor). No variances to CWQZ in BSZ (SOS).</li> <li>b) WQTZ: 30% IC allowed in Suburban &amp; 18% in WS Sub. wsheds: few variances requested. In BSZ &amp; WS Rural wsheds, WQTZ same as CWQZ (except SFR OK if min. lot size 2 ac. &amp; max. density 1 unit/3 ac.); WQTZ variances possible in BSZ (is</li> </ul>	<ul style="list-style-type: none"> <li>a) Keep development out of harm's way.</li> <li>b) Preserve function &amp; character of riparian zones.</li> <li>c) Filter pollutants (esp. effective in undisturbed land in riparian soils).</li> </ul>	<ul style="list-style-type: none"> <li>a) Grant public access easement for public trail.</li> <li>b) Headwaters protection (buffer &amp; protect smaller streams not protected by current code).</li> <li>c) Native landscaping (Grow Green plant list, Integrated Pest Management plan, waste-water or stormwater irrigation limits).</li> <li>d) Reduce NSA IC.</li> <li>e) Ensure infiltration volume is maintained (compensate on other areas of site for lost buffers).</li> <li>f) Erosion Hazard Zone (technical setback defined by erosive potential of channel).</li> <li>g) Preserve trees and/or natural areas not already required to preserve.</li> <li>h) Meet Landscaping Ordinance for projects in the ETJ.</li> </ul>	CWQZ variances occasional for driveway crossings or encroachments to allow "reasonable use", utility lines, reduction of floodplain area, redirect drainage ways. Very few WQTZ variances requested (except in BSZ).

## Common Variance Requests & Logical Methods for their Evaluation

Variance Request	Requirements	Intent	Mitigation Measures	Typical Examples
<b>4. CEF Setbacks</b>	<p>a) CEFs include: bluffs, canyon rimrocks, caves, sinkholes, springs, &amp; wetlands.</p> <p>b) Protected by 150-300 ft. buffer; must be protected from runoff through drainage patterns and/or special controls. SFR lots may not include or be within 50 ft. of CEF.</p> <p>c) Administrative variances are allowed if all characteristics of the CEF are preserved.</p> <p>d) Wetlands may be mitigated.</p>	<p>a) Preserve biologic, hydrogeologic, &amp; aesthetic integrity of unique environmental features.</p>	<p>a) Increased CEF setbacks on another part of the site (e.g., linear stream setbacks where CWQZ does not exist).</p> <p>b) Stormwater attenuation: slow or divert runoff around feature.</p> <p>c) Off-site CEF protection.</p> <p>d) Native landscaping (Grow Green plant list, IPM plan, irrigation limits).</p> <p>e) Prohibit underground storage tanks or require tertiary containment.</p> <p>f) Constructed wetlands (e.g., wet prairie with 609S plants in detention pond) or wet pond to replace lost wetlands.</p> <p>g) Headwaters protection (buffer &amp; protect smaller streams not protected by current code) or increased CWQZ.</p> <p>h) Preserve trees and/or natural areas not already required to preserve.</p> <p>i) Meet Landscaping Ordinance for projects in the ETJ.</p>	<p>Driveways, utility lines, drainage modifications.</p>
<p><b>5. Impervious Cover (IC);</b></p> <p><b>Density;</b></p> <p><b>Net Site Area (NSA)</b></p>	<p>a) Net site area IC &amp; density limits for all watershed classifications except Urban.</p> <p>b) Urban watersheds use zoning IC limits only.</p> <p>c) IC allowed in WQTZ for Suburban watersheds (30%) and WS Suburban (18%).</p> <p>d) Variances not allowed for SOS IC limits.</p> <p>e) Boundary street IC deductions in all but Urban watersheds (impact greatest in WS watersheds); IC deducted from site if road IC higher than site IC limit.</p>	<p>a) Minimize runoff &amp; maximize infiltration to protect quality &amp; quantity of surface &amp; groundwater.</p> <p>b) Limits established based on sensitivity of watershed and impact on drinking water.</p> <p>c) Conserve open space.</p>	<p>a) Increase capacity/size and/or upgrade type of structural controls (esp. innovative Low Impact Development controls). [ECM 1.6.7]</p> <p>b) Acquire off-site lands to mitigate overall IC.</p> <p>c) Treat previously untreated off-site areas.</p> <p>d) Prohibit harmful land uses (e.g., service stations, auto repair, etc.).</p> <p>e) Increased creek setbacks.</p> <p>f) Native landscaping (Grow Green plant list, IPM plan, irrigation limits).</p> <p>g) Porous pedestrian/bike surfaces.</p> <p>h) Porous pavement for net additional IC (non-recharge ONLY).</p> <p>i) Clustered IC with undisturbed soils/vegetation.</p> <p>j) Increased creek buffers and headwaters protections.</p> <p>k) Preserve trees and/or natural areas not already required to preserve.</p> <p>l) Meet Landscaping Ordinance for projects in the ETJ.</p>	<p>Increased amount of impervious cover or density; boundary street impacts; sites with little or no NSA.</p>

## Common Variance Requests & Logical Methods for their Evaluation

### Appropriateness (Findings of Fact)

---

#### *Findings for Land Commission Variances:*

- (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;
- (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;
  - (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; and
  - (c) does not create a significant probability of harmful environmental consequences; and
- (3) Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

#### *Additional Findings for Stream Buffers:*

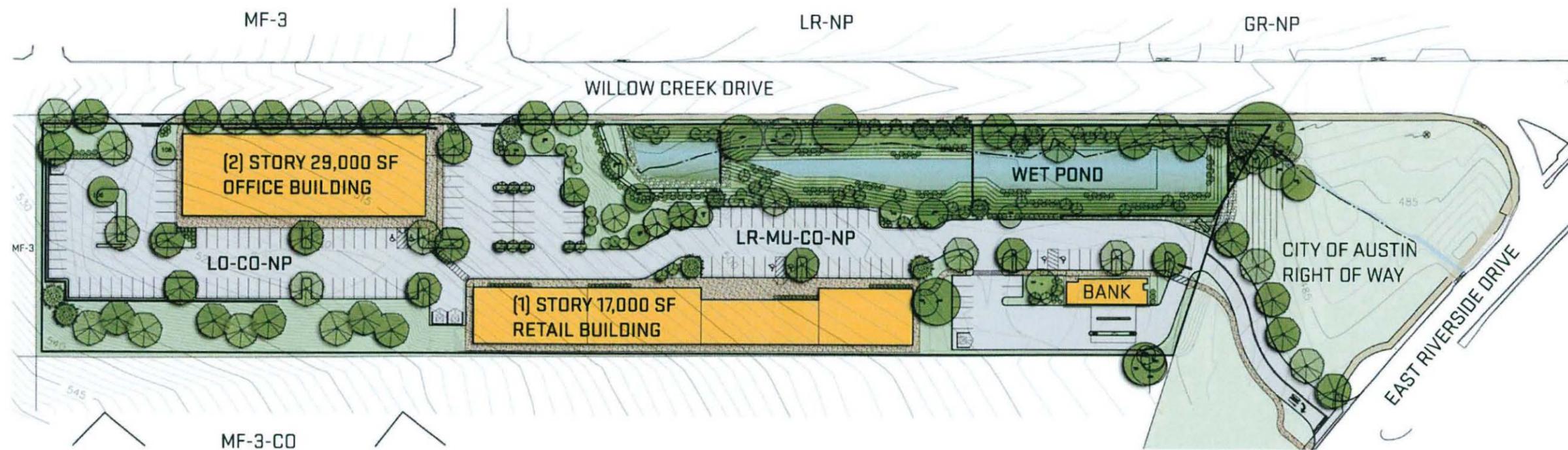
- (4) The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
- (5) The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

### Glossary

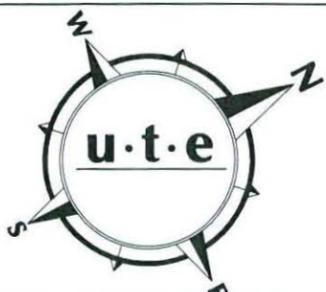
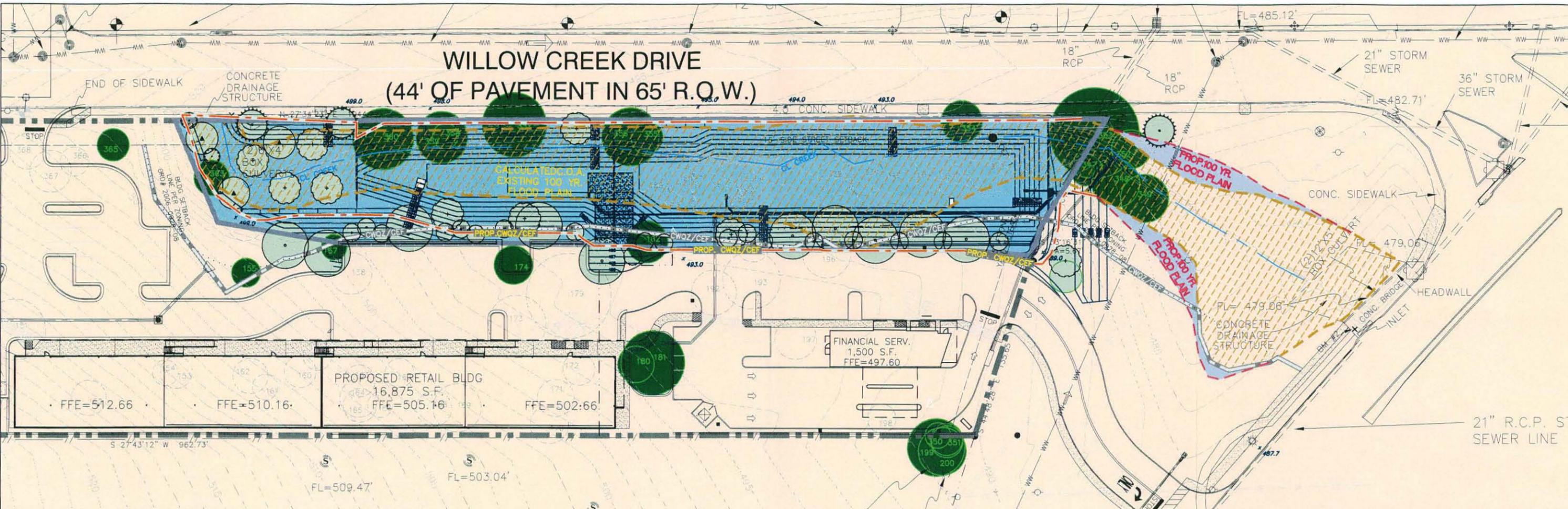
---

<b>BSZ</b>	Barton Springs Zone	<b>NSA</b>	Net Site Area
<b>CEFs</b>	Critical Environmental Features	<b>ROW</b>	Right-of-Way
<b>CWQZ</b>	Critical Water Quality Zone	<b>SFR</b>	Single-Family Residential
<b>DDZ</b>	Desired Development Zone	<b>SOS</b>	Save Our Springs water quality ordinance
<b>Dev't</b>	Development	<b>WQ</b>	Water Quality
<b>ETJ</b>	5-mile Extra-Territorial Jurisdiction	<b>WQTZ</b>	Water Quality Transition Zone
<b>IC</b>	Impervious Cover	<b>WS Rural</b>	Water Supply Rural watersheds
<b>IPM</b>	Integrated Pest Management	<b>WS Suburban</b>	Water Supply Suburban watersheds
<b>MFR</b>	Multifamily Residential	<b>Wshed</b>	Watershed

Item 4a  
Maps ①



# WILLOW CREEK DRIVE (44' OF PAVEMENT IN 65' R.O.W.)



## LEGEND

-  EXISTING TREE TO REMAIN
-  PROPOSED TREES
-  TREE TO BE REMOVED
-  CREEK CENTERLINE
-  CRITICAL WATER QUALITY ZONE/CEF BUFFER ZONE
-  PROPOSED CRITICAL WATER QUALITY ZONE/CEF BUFFER ZONE
-  PROPOSED DRAINAGE EASEMENT
-  EXISTING CALCULATED 100 YR. FLOOD PLAN
-  PROPOSED CALCULATED 100 YR. FLOOD PLAN

Inches Eq. Inches				TREE LIST				Inches Eq. Inches			
156	13	13	LO	REMOVED	343	16	16	E	REMOVED		
175	16	16	LO	REMOVED	344	9	9	HB	REMOVED		
176	10	10	HB	REMOVED	345	9	9	HB			
177	21	21	W	REMOVED/PROTECTED	346	10	10	HB			
183	9,16	20	W	REMOVED/PROTECTED	347	10	10	E			
184	9	9	E	REMOVED	348	15	15	PO			
185	9	9	E	REMOVED	349	14	14	E			
186	20	10	W	REMOVED	352	12	12	E			
187	20	10	W	REMOVED	353	28	28	W			
188	9	9	E	REMOVED	354	13	13	E	REMOVED		
189	8	8	E	REMOVED	355	10	10	PO	REMOVED		
190	8	8	E	REMOVED	356	18	18	PO	REMOVED		
191	9	9	E	REMOVED	357	12,14	20	A			
195	11	11	E		358	8	8	HB			
337	15	15	PO	REMOVED	359	16	16	W			
338	11	11	PO	REMOVED	360	19	19	PO			
339	12	12	PO	REMOVED	363	11	11	LO			
340	21	21	PO	REMOVED/PROTECTED	364	12	12	W			
341	8	8	HB	REMOVED							
342	10	10	E	REMOVED							

M=Mesquite, A=Ash,  
W=Willow, C=Cedar, E=Elm,  
HB=Hackberry, PO=Post Oak,  
LO=Live Oak

Item 4a  
Maps (2)

**RENAISSANCE ENGINEERING GROUP, INC.**

1201 JUSTIN LANE  
AUSTIN, TEXAS 78757  
(512) 220-3881  
jensen@reg-inc.com email

**u.t.e. consultants, inc.**

7401 B Highway 71 West,  
Suite 200  
Austin, Texas 78735  
Phone: (512) 583-2634  
Fax: (512) 583-2601

WILLOW CREEK REGIONAL WET POND  
2301 RIVERSIDE DRIVE, AUSTIN, TX

ENVIRONMENTAL VARIANCE  
FOR CONSTRUCTION IN THE CWQZ



**Homewood Heig**

- Site Area
- TCAD
- Street
- Major



0      375      750      1,500 Miles

This map has been produced by the Watershed Protection and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding



AGENDA ITEM 51

59

MEMORANDUM

**TO:** Mayor and Council  
Environmental Board Members

**FROM:** Sue Edwards, Assistant City Manager  
Watershed Protection and Development Review Department

**DATE:** July 30, 2008

**SUBJECT:** Rosewood Dumpsite Project Update

This memo provides an update on recent activities associated with the Rosewood dumpsite remediation project and provides information recently requested by the Environmental Board.

As described in the May 21, 2008 memo to Council, the dumpsite was discovered when a bulky trash and debris cleanup was performed on City property in the Homewood Heights neighborhood in the spring of 2007. City staff found items on the property that indicated an old dumpsite existed in the area. The site was fenced and signs posted to discourage public access. The neighborhood was notified of initial findings via public notices and presentations at neighborhood association meetings. A Core Project Team was formed from staff from the Solid Waste Services Department, the Watershed Protection and Development Review Department and the Health and Human Services Department to guide an environmental assessment and possible remediation. A consultant was obtained to perform an assessment, and conduct a tree and wetland survey of the City property.

The assessment included collecting and analyzing soil samples, trenching, and soil borings. Sample results indicate elevated levels of several chemicals of concern including lead, arsenic and pesticides. The initial assessment revealed the waste material was dispersed and buried on City property with the possibility that the dumpsite boundaries may extend onto surrounding private properties. The property owners were contacted to gain access for further testing.

reviewing the assessment reports and will be designing a remediation plan and developing bid specifications for a remediation contractor.

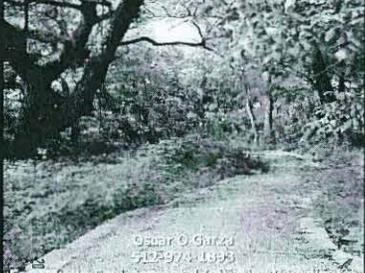
We anticipate remediation work to begin in 2009 once the remediation plan is finalized, a remediation contractor is chosen and the necessary permits secured. We will continue to keep you updated as the project progresses. Questions or concerns can be directed to the project coordinator, Oscar Garza, at 974-1893.

Sue Edwards, Assistant City Manager  
Watershed Protection and Development Review Department

Cc: Marc A. Ott, City Manager  
Victoria J. Li, Director, WPDRD  
Robert Goode, Assistant City Manager  
Willie Rhodes, Director, SWS  
David Lurie, Asst. City Manager  
Shannon Jones, Acting Director, Health and Human Services

Item 5a  
Part 2

 **Watershed Protection  
Development Review**



Oscar O. Garza  
512.597.1893  
Watershed Environmental Impact Coordinator  
Oscar.Garza@cityofaustin.net  
<http://www.cityofaustin.net/watershed/encouraged.htm>

---

---

---

---

---

---

---

---

**Rosewood Site**

- City is committed to project
- Thorough evaluation and testing was done
- Community concerns are important to us

---

---

---

---

---

---

---

---

 **Watershed Protection  
Development Review**

**Rosewood Site**

History  
Testing  
Results  
Remediation

---

---

---

---

---

---

---

---

## Rosewood Site in Homewood Heights



---

---

---

---

---

---

---

---

### Site

- Homewood Heights Neighborhood
- 2.3 acres of City owned property
- Designated for drainage purposes and park use
- Surrounded by private property
- Mostly wooded with a natural spring

---

---

---

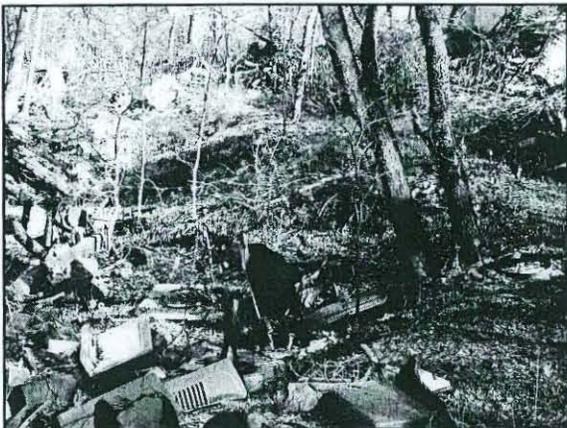
---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---

**History**

- Spring 2007 citizen's request for help with historical dumping
- Cleanup
  - 70 tons of trash and debris
  - 25 dump truck loads
  - Easter Seals

---

---

---

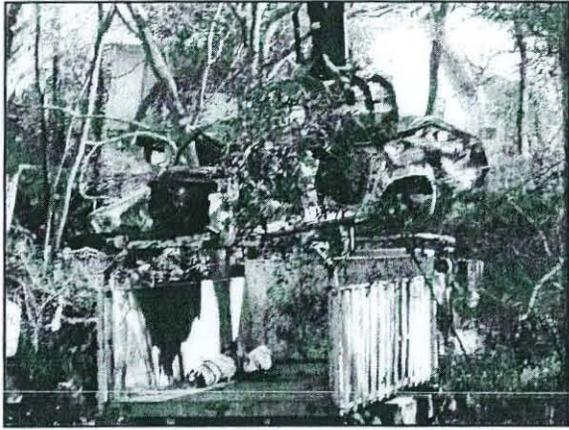
---

---

---

---

---



---

---

---

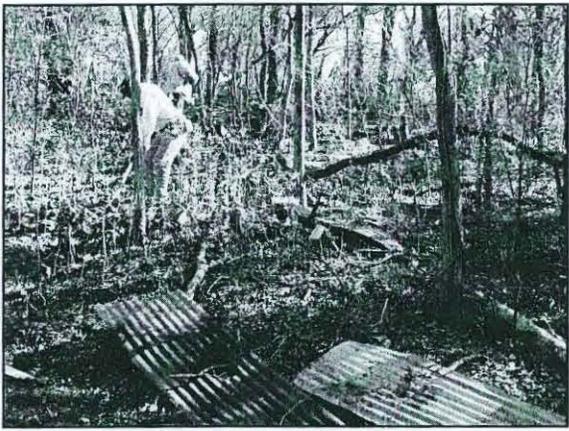
---

---

---

---

---



---

---

---

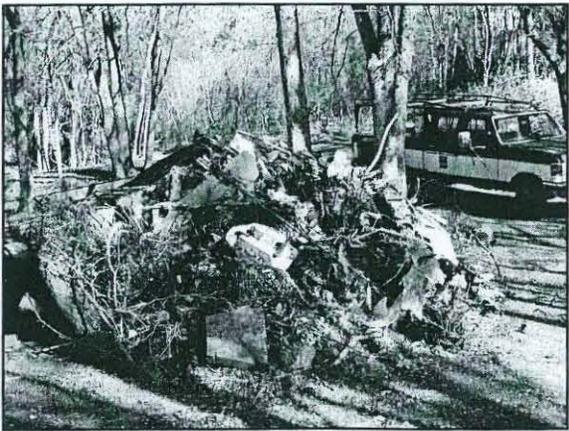
---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

---

---

---

---

---

**Material of Concern**

- Ash, melted metal and broken glass
- Possible incinerator waste
- Environmental and health concerns
- Fenced off area, posted signs and distributed public notice

---

---

---

---

---

---

---

---