



MEMORANDUM

TO: David Anderson, Chairperson
Members of the Environmental Board

FROM: Tom Franke, Graduate Engineer B
Watershed Protection and Development Review Dept.
Lundelius McDaniel's

DATE: February 12, 2008

SUBJECT: Lundelius McDaniel's Water Quality Retrofit Project

Description of Property and Project

The City of Austin Watershed Protection and Development Review Department is proposing a water quality retrofit project within the Williamson Creek Watershed to remove pollutants from storm runoff that drains into a significant Barton Springs Zone recharge feature. The City has acquired two tracts of land near William Cannon Boulevard and Brodie Lane through development settlements: the McDaniel tract (9.32 acres); and Lundelius tract (18.98 acres). Together the total area is 28.30 acres. Both tracts are undeveloped. There is an abandoned home site (house removed) on the Lundelius tract and a sedimentation/filtration basin that treats runoff from Brodie Lane on the McDaniel's tract.

The project site is crossed by an unnamed tributary to the Kincheon, or Dry Branch, of Williamson Creek. The total drainage area of the unnamed tributary to a feasible water quality control location on the McDaniel tract is 166.6 acres. Water quality calculations for the control are based on a watershed area of 133.7 acres, eliminating from the calculations a portion of the contributing area that is developed with storm water controls that meet Save Our Springs (SOS) Ordinance standards. The unnamed tributary's confluence with Kincheon Branch is upstream of Dry Fork Sink, a karst recharge feature to the Barton Springs Edwards Aquifer. This sink has been observed by the members of the Texas Speleological Survey and the Barton Springs/Edwards Conservation District staff to recharge the entire flow of Williamson Creek during some rain events. A dye injected into Dry Fork Sink in June 1997 was detected in Barton Springs in less than 30 hours. The total watershed tributary to the Dry Fork Sink is approximately 5,000 acres. The area that could be affected by a project on the McDaniel and Lundelius tracts represents roughly 3% of this total watershed.

Existing Topography and Geology

Land use in the watershed is primarily single family residential. Impervious cover area was determined from a digitized map of the drainage boundary and 2003 City of Austin impervious

cover information. A City of Austin Watershed Protection and Development Review Department staff-derived adjustment factor was used to account for sidewalks, driveways, and other features not included within the impervious cover polygons. Existing impervious cover area is estimated to be 26.4% of the total watershed area, or approximately 44 acres. Future land use and impervious cover percentages within the contributing drainage area are unknown. The impervious cover within the most developed portion of the drainage area is 35.0%. A future impervious level for the entire drainage area is assumed equal to that percentage.

The contributing drainage area is dominated by Denton Silty Clay, 3-5% slopes, and Tarrant Slopes, rolling. The predominant geologic formation in the contributing watershed is the Del Rio Formation, which is 15 to 50 feet thick and comprised of dark gray to olive brown, pyretic, gypsiferous, calcareous, and slowly permeable clay. Other geologic formations in the drainage area are the Georgetown Formation and the Buda Formation. The Georgetown Formation comprises 60 feet or less of dense, marly limestone deposited under marine conditions and has low porosity and permeability. The Buda Formation contains poorly bedded to nodular, hard to chalky, mudstone, 40 to 56 feet thick. The coloration is light grey to orange, and this unit has low porosity.

Vegetation

The vegetative community observed within the McDaniel and Lundelius tracts is a mix of savannah and woodland. There are large patches which are composed of woody species with dense canopies; these areas have depauperate herbaceous vegetation due to lack of sunlight penetrating the canopy. The savannah-like areas have much more dense herbaceous vegetation. Tree and large woody shrub species within the McDaniel and Lundelius tracts were primarily live oak (*Quercus virginiana* var. *fusiforma*), elm (*Ulmus* sp.), juniper (*Juniperus ashei*), honey mesquite (*Prosopis glandulosa*), Texas hackberry (*Celtis laevigata*), Chinaberry (*Melia azedarach*), gum bumelia (*Bumelia lanuginosa*), agarita (*Mahonia trifoliolata*), and Texas persimmon (*Diospyros texana*). Rare, but present on site are western soapberry (*Sapindus saponaria*), pecan (*Carya illinoensis*), red oak (*Quercus buckleyi*), Chinese tallow (*Sapium sebiferum*), privet (*Ligustrum* sp.), and hoptree (*Ptelea trifoliata*).

Two species of cacti—pencil cactus (*Opuntia leptocaulis*), prickly pear (*Opuntia* sp.)—were present, as well as twist-leaf yucca (*Yucca rupicola*). Net-vein milkvine (*Matelea reticulata*), dewberry (*Rubus trivialis*), and cow itch vine (*Cissus* sp.) are common vines—mostly along the ground—while greenbriar (*Smilax bona-nox*) and mustang grape (*Vitis mustangensis*) were most commonly seen growing on the trunks and branches of trees.

The most dominant grasses are Johnsongrass (*Sorghum halepense*), Virginia wild rye (*Elymus virginicus*), and Texas wintergrass (*Nassella leucotricha*). While southwestern bristlegass (*Setaria scheelei*), bermudagrass (*Cynodon dactylon*), silver bluestem (*Bothriochloa laguroides* ssp. *torreyana*), and perennial ryegrass (*Lolium perenne*) are all fairly common on the site. Common curly-mesquite (*Hilaria belangeri*), Hall's panicum (*Panicum hallii* var. *hallii*), threeawn (*Aristida* sp.), rescuegrass (*Bromus catharticus*), and little bluestem (*Schizachyrium scoparium* var. *scoparium*) are all present, though not in abundance. Other herbaceous species observed on the tracts were Wright's pavonia (*Pavonia lasiopetala*), beggar's lice (*Torilis arvensis*), noseburn (*Tragia* sp.), wild petunia (*Ruellia nudiflora*), Mexican hat (*Ratibida columnifera*), horse herb (*Calypocarpus vialis*), prairie-tea (*Croton monanthogynus*), mealy blue sage (*Salvia farinacea*), poison ivy (*Toxicodendron radicans*), silver leaf nightshade (*Solanum elaeagnifolium*), frog fruit (*Phyla nodiflora*), horsemint (*Monarda citriodora*), rain lily (*Cooperia pedunculata*), Indian blanket (*Gaillardia pulchella*), dayflower (*Commelina erecta* var. *erecta*),

wood sorrel (*Oxalis* spp.), Texas thistle (*Cirsium texanum*), Texas lantana (*Lantana urticoides*), gaura (*Gaura* sp.), marvel-of-Peru (*Mirabilis jalapa*), frostweed (*Verbesina virginica*), ponyfoot (*Dichondra* sp.), and two flower milkvine (*Matelea biflora*).

Critical Environmental Features

A significant area on this proposed project site is designated "Priority Woodlands". As defined by the City of Austin Land Development Code, there are no springs, seeps, wetlands, bluffs, canyon rimrock, caves, or faults, within 150' of the project area. However, the William Cannon Sinkhole (Dry Fork Sink) which has been identified by the City of Austin is roughly a third of a mile downstream and constitutes a significant recharge feature.

Amendment Request

1. To amend the SOS ordinance section 25-8-514(B) to allow the construction of water quality facilities within the Critical Water Quality Zone (CWQZ)

The applicant proposes to build a partial sedimentation/biofiltration pond and vegetative filter strips within the CWQZ of Williamson Creek.

Justification – As previously mentioned, the unnamed tributary's confluence with Kincheon Branch is upstream of Dry Fork Sink, a karst recharge feature to the Barton Springs Edwards Aquifer. This sink has been observed by the members of the Texas Speleological Survey and the Barton Springs/Edwards Conservation District staff to recharge the entire flow of Williamson Creek during some rain events. A dye injected into Dry Fork Sink in June 1997 was detected in Barton Springs in less than 30 hours. [The proposed improvements will result in environmentally superior conditions than what exist, including pollutant attenuation to Barton Creek and Barton Springs Pool.]

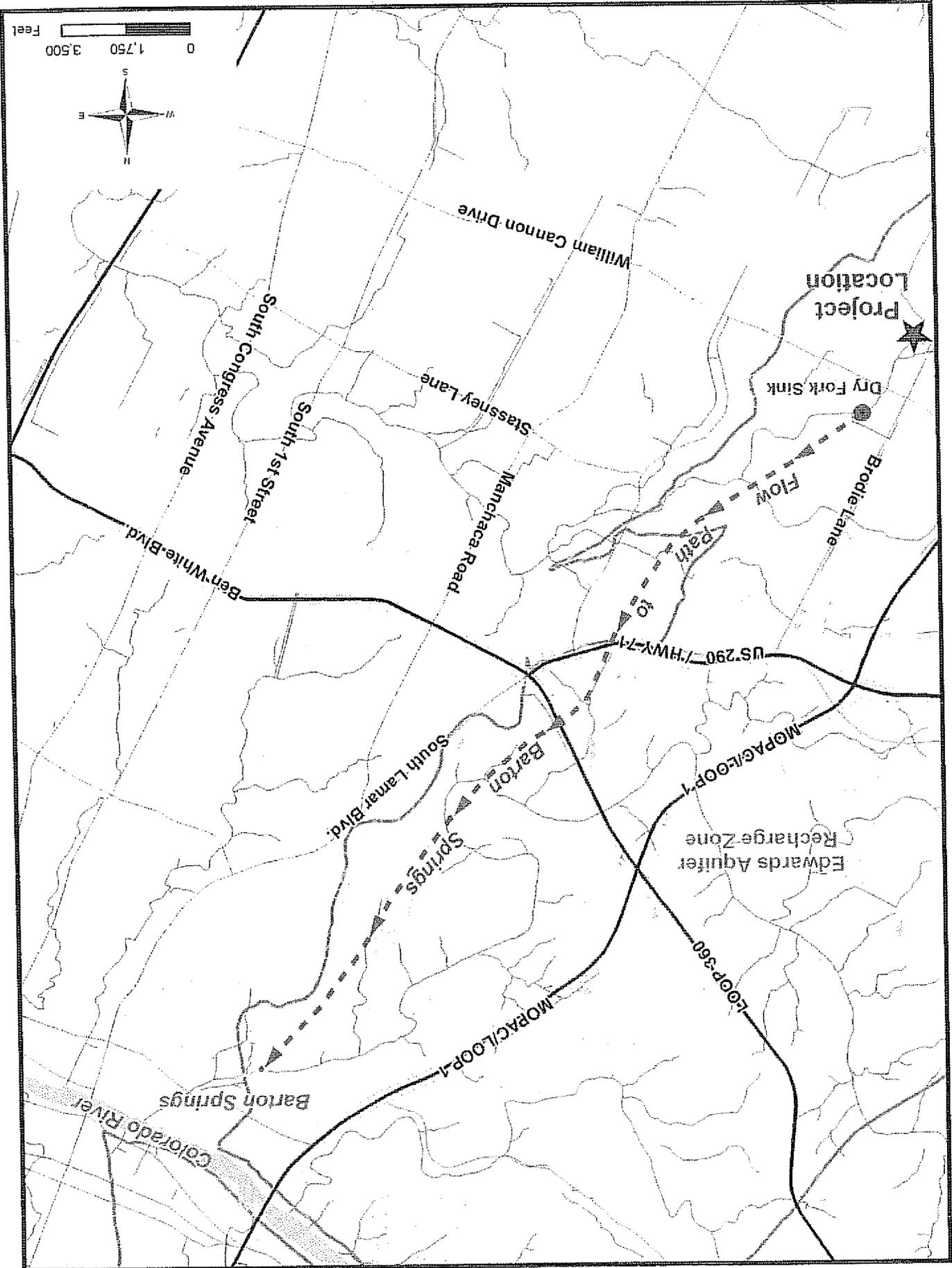
The City of Austin Watershed Protection and Development Review Department is proposing a water quality retrofit project within the Williamson Creek Watershed to remove pollutants from storm runoff that drains into a significant Barton Springs Zone recharge feature. The City has acquired two tracts of land near William Cannon Boulevard and Brodie Lane through development settlements: the McDaniel tract (9.32 acres); and Lundelius tract (18.98 acres). Together the total area is 28.30 acres. Both tracts are undeveloped. There is an abandoned home site (house removed) on the McDaniel's tract and, a sedimentation/filtration basin that treats runoff from Brodie Lane on the Lundelius tract.

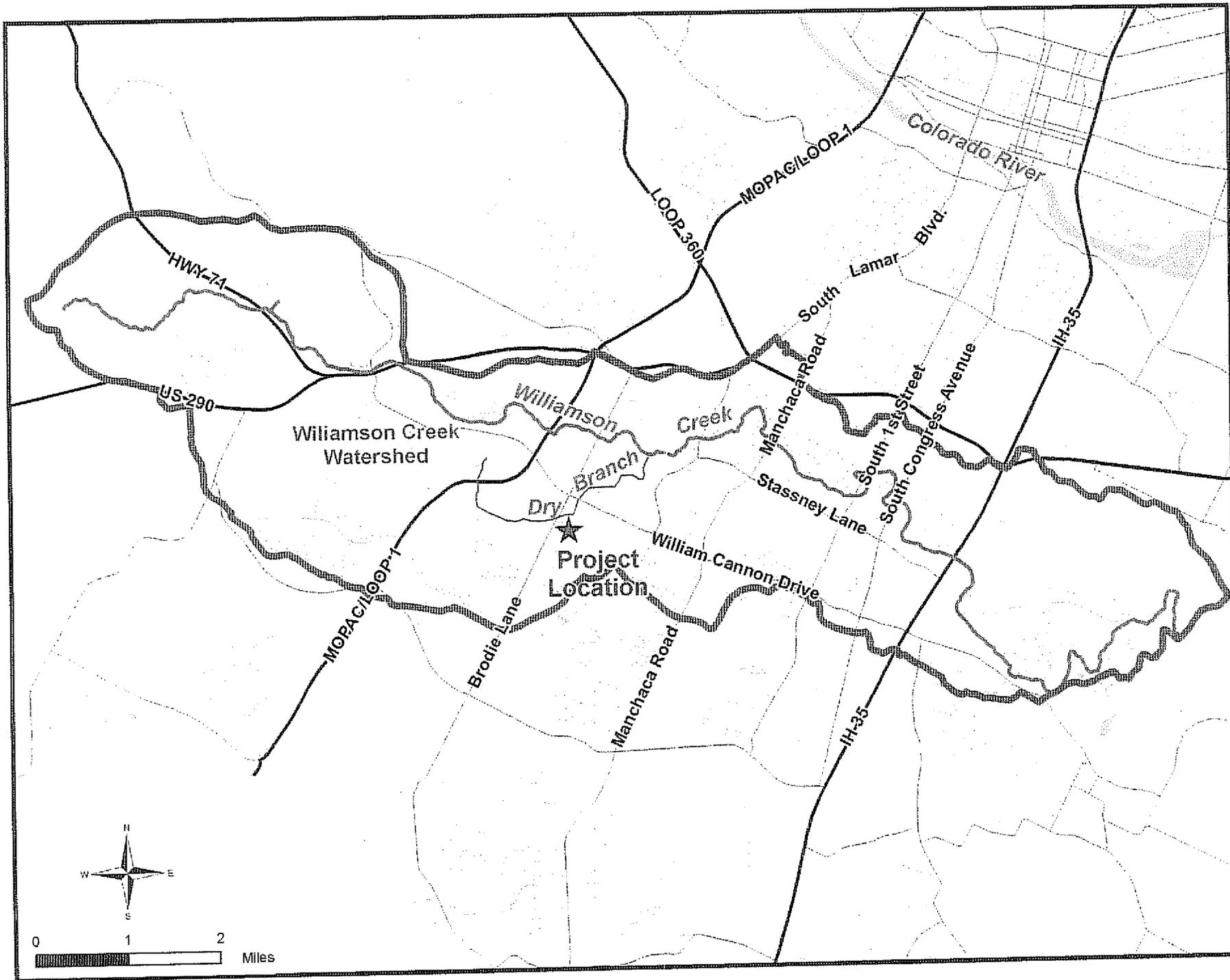
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The location of the pond in the Critical Water Quality Zone is required in order to capture and treat the runoff from this tributary. Section 25-8-514 of the Save Our Springs Initiative prohibits pollution control structures within the CWQZ of watersheds contributing to Barton Springs; therefore, a site specific amendment to the Save Our Springs Initiative is required for this project.

- The proposed pond will be located in a relatively remote area that gets little use by the public. Additional landscaping will further minimize visual impact. The approximately 1.0 acre pond site and approximately 6.0 acres vegetative filter strip area will be fenced as a safety measure and to reduce existing unauthorized dumping issues. It is estimated that construction will last 196 days and will occur during the summer months, beginning in July 2008.
- • Benefits
 - [Treatment of stormwater runoff prior to discharge into unnamed tributary of Kincheon Branch and Dry Fork Sink, a karst recharge feature to the Barton Springs Edwards Aquifer] **NO OTHER AREA AVAILABLE FOR CONST. OF THIS POND.**
- Impacts
 - Loss of trees
- Mitigation Strategy
 - Erosion/sedimentation controls
 - Tree mitigation
- Environmental Board presentation
- Planning Commission
- City Council
- Drainage area to pond – 166.6 acres (133.7 acres untreated)
- Impervious cover - 35%
- Capture volume - 0.2 inches
- Water Quality volume – 98,819 cubic ft
- Surface area of pond – 56,482 sq ft
- Total area of vegetative filter strips – 259,711 sq ft
- Treatment of runoff with sedimentation/biofiltration pond and vegetative filter strips
- Current SOS ordinance prohibits WQ treatment facilities in CWQZ of Barton Creek.

If you have any questions or need additional information, please contact;
Tom Franke - 974-1882 / tom.franke@ci.austin.tx.us





DRY
(KINGHEON)
BRANCH
WILLAMSON
CREEK

LUNDEBUS

PROPOSED
WATER
QUALITY
POND

Palsano Trail

McDANIEL

Palsano Trail

Harper's Ferry Lane

Brodie Lane

James Anders Street

Clydesdale Drive

Longview Road

DRAINAGE AREA
TO PROPOSED
WATER QUALITY
POND

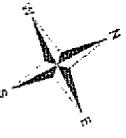
EXISTING
RETENTION/
IRRIGATION
BASIN

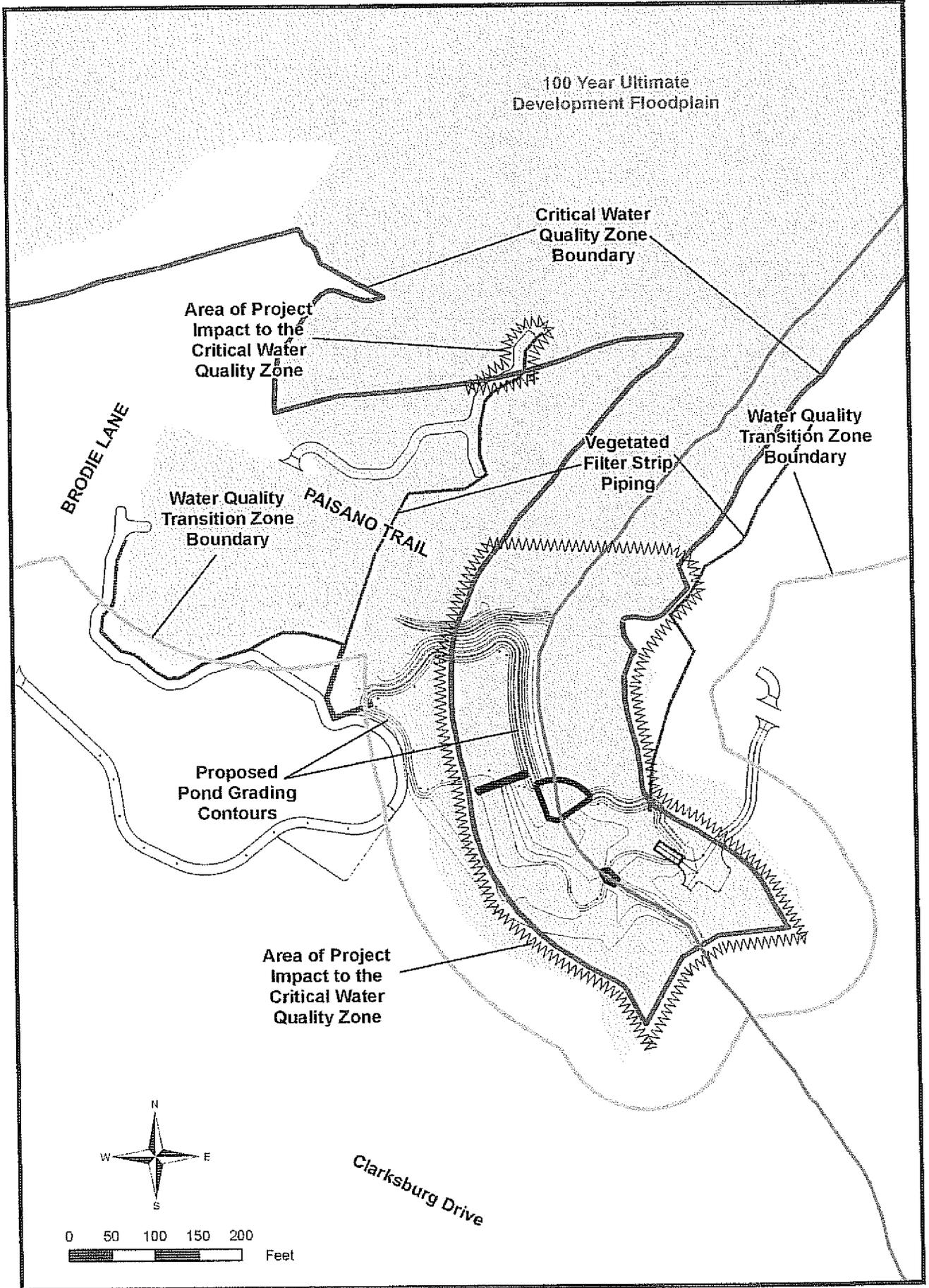
BELLA VISTA
APARTMENTS
DEVELOPED
AREAS

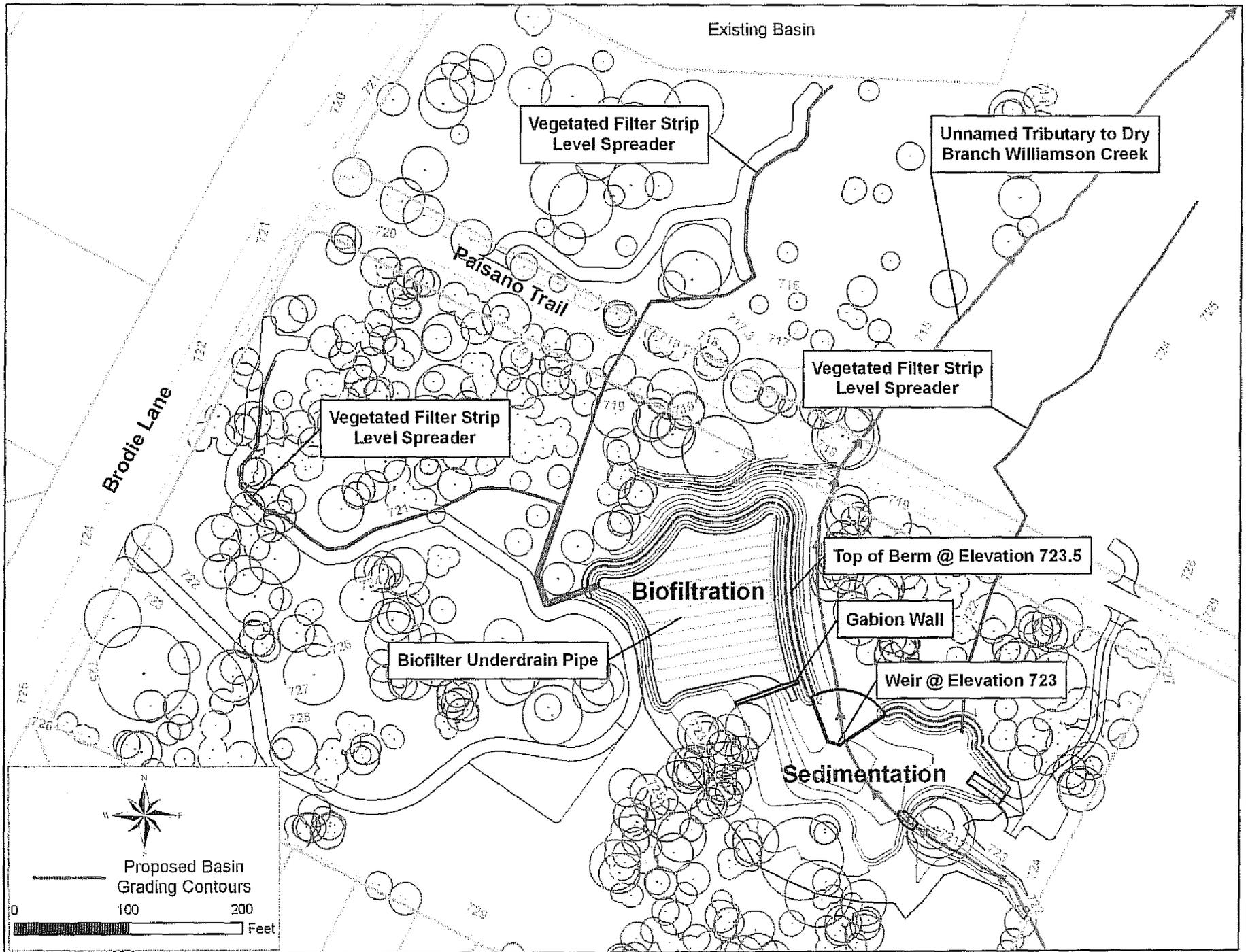
EXISTING
DEVELOPED
AREA
(RESIDENTIAL)

EXISTING
DETENTION
BASIN

BELLA VISTA
APARTMENTS
OPEN AREA







02/14/08 Council -- WPDRD Agenda Items

02/15/08

Council Date	Item #	RCA	Staff Recom. (if applicable)	Council Action	Council Meeting Attendee(s)	Follow-Up including Rules, Ordinances, etc. (if applicable)
02/14/08	22-31	Public Works 10 Onion Creek Buyouts			Mapi Vigil	3 of these will be postponed due to new grant
02/14/08	50	Watershed Protection and Development Review Authorize negotiation and execution of a ten year Interlocal Agreement with the Texas AgriLife Extension Service of Texas A&M University for analyses of landscaping product toxicity in an amount not to exceed \$3,000 for the first twelve months, with an up to 5% increase allowed for each subsequent year and for the 12-month extension option, for a total amount not to exceed \$42,620.			Kathy Shay	
02/14/08	60	Item(s) to Set Public Hearing(s) Set a public hearing to consider an ordinance amending Sections 25-8-92 and 30-5-92 of the City Code relating to Critical Water Quality Zones along the shorelines of the Colorado River downstream of Town Lake. (Suggested date and time: February 28, 2008, 6:00 p.m. at Austin City Hall, 301 W. Second St., Austin, TX.)			Nancy McClintock Matt Hollon	
02/14/08	61	Item(s) to Set Public Hearing(s) Set a public hearing to consider a resolution regarding a request by Scott Talkington, the owner of property located at 5111 Airport Boulevard, for a waiver from the distance requirement of City Code, Section 4-9-4(A) which requires a minimum of 300 feet between a business that sells alcoholic beverages and a public school. (Suggested date and time: February 28, 2008, 6:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.)	TBD -- possibly support waiver if the Neighborhood agrees		Jessica King Darren Cain	
02/14/08	68	Executive Session Discuss legal issues related to a request for limited adjustment from City Code Chapter 25-8, Subchapter A, Article 12 (Save Our Springs Initiative) by Koontz-McCombs, LLC for the Encino Trace development located at 5707 Southwest Parkway. (This limited adjustment concerns development in the Barton Springs Zone.) (Private Consultation with Attorney – Section 551.071) (Related to item #74)			Pat Murphy	

02/14/08 Council -- WPDRD Agenda Items

02/13/08

Council Date	Item #	RCA	Staff Recom. (if applicable)	Council Action	Council Meeting Attendee(s)	Follow-Up including Rules, Ordinances, etc. (if applicable)
02/14/08	74	<p>Action on Executive Session Consider an application for a limited adjustment under Chapter 25-8, Subchapter A, Article 12, Land Development Code (SOS Initiative Ordinance) for a development project for Encino Trace located at 5707 Southwest Parkway and set a public hearing if required. (This limited adjustment concerns development in the Barton Springs Zone.) (Related to item #68)</p>			Pat Murphy	
02/14/08	95	<p>Public Hearings and Possible Actions Conduct a public hearing and consider an ordinance amending Chapter 25-4 of the City Code relating to subdivision blocks, streets, and pedestrian access (C20-07-022).</p>	Yes		George Zapalac	
02/14/08	96	<p>Public Hearings and Possible Actions Conduct a public hearing and consider an ordinance amending Chapter 25-6 of the City Code to require sidewalks for new buildings, major additions to buildings, and relocated buildings; to provide for administrative waivers from sidewalk installation requirements; and to allow a person to pay into a sidewalk fund instead of installing a sidewalk.</p>	Yes		George Zapalac	
02/14/08	97	<p>Public Hearings and Possible Actions Conduct a public hearing and consider an appeal by CWS Capital Partners, LLC, of the Planning Commission's decision to deny requested Waterfront overlay variances, under Section 25-2-713(B) of the City Code for property located at 300 E. Riverside Drive. On August 28, 2007, the Parks and Recreation Board recommended denial of the requested Waterfront Overlay variances; October 9, 2007, the Planning Commission denied the requested Waterfront Overlay variances and site plan.</p>	Deny Variance		George Zapalac	

02/14/08 Council -- WPDRD Agenda Items

02/13/08

Council Date	Item #	RCA	Staff Recom. (if applicable)	Council Action	Council Meeting Attendee(s)	Follow-Up including Rules, Ordinances, etc. (if applicable)
02/14/08	98	<p>Public Hearings and Possible Actions Conduct a public hearing and consider an appeal by CWS Capital Partners, LLC, of the Planning Commission's decision to deny requested Waterfront overlay variance, under Section 25-2-713(B) of the City Code for property located at 222 E. Riverside. The Parks and Recreation Board recommended denial of the requested Waterfront Overlay variance; The Planning Commission denied the requested Waterfront Overlay variance and site plan.</p>	Deny Variance		George Zapalac	

Additional Interest to WPDRD

02/14/08	79	<p>Public Hearings and Possible Actions C14-2007-0084 - Elm Terrace - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3215 Exposition Boulevard (Taylor Slough South Watershed) from unzoned and family residence (SF-3) district zoning to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning with conditions. First reading approved on November 29, 2007. Vote: 7-0. Applicant: Austin Elm Terrace, LP (Steve D. Buerlein). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Jorge E. Rousselin, 974-2975.</p>			Jose Guerro	
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