ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING DATE REQUESTED:	MAY 6, 2015
NAME & NUMBER OF PROJECT:	SUNFIELD PLANNED UNIT DEVELOPMENT C814-2014-0083
NAME OF APPLICANT OR ORGANIZATION:	Coats Rose, PC John Joseph – Phone (512) 541-3593
LOCATION:	1901 Turnersville Road
PROJECT FILING DATE:	May 22, 2014
PDR/ENVIRONMENTAL STAFF:	Jim Dymkowski, 974-2707 james.dymkowski@austintexas.gov
PDR/ CASE MANAGER:	Wendy Rhoades, 974-7719 wendy.rhoades@austintexas.gov
WATERSHED:	Onion, Rinard, and Plum Creek Watersheds (Suburban) Desired Development Zone
ORDINANCE:	Watershed Protection Ordinance (WPO - current Code)
REQUEST:	Review and consider for recommendation the proposed Planned Unit Development environmental code exception as requested.

1. Modify 25-8-42(D)(4) (*Administrative Variances*); for a variance described in Paragraph (B)(6) the cut or fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction.

STAFF RECOMMENDATIONS: RECOMMEND FOR APPROVAL.

REASONS FOR RECOMMENDATION: THE PROPOSED PUD IS ENVIRONMENTALLY SUPERIOR TO THE DEVELOPMENT THAT COULD OTHERWISE BE BUILT UNDER CURRENT APPLICABLE REGULATIONS.

MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Jim Dymkowski, Environmental Review Specialist Senior
Development Services Department

DATE: May 6, 2015

SUBJECT: Summary of Environmental Exception Requested by the Sunfield Planned Unit Development - C814-2014-0083

This summary is being provided to the Environmental Board as a supplement to the overall Planning and Development Review recommendations for the Sunfield PUD. After numerous site visits and discussions with the applicant, the following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, requested exception to the environmental code requirements, and the proposed environmental superiority exhibited in the PUD. Staff recommends approval of the project based on our finding that the proposed project is environmentally superior to what could be built without the PUD.

Description of Property

The PUD is located in the Onion, Rinard, and Plum Creek Watersheds. These watersheds are classified as Suburban. It is within the Desired Development Zone, and has already been annexed into the City of Austin limited purpose zoning jurisdiction. Prior to this PUD submittal, the entire PUD land area was reviewed and approved as a municipal utility district (MUD) with a predominately industrial and commercial use land plan. The current PUD land plan as well as concurrent revisions to the MUD proposes more single and multifamily uses with some commercial uses and additional open space areas required by current code. The PUD is not within the Edward's Aquifer Recharge or contributing zones.

Historically, this site was used for agriculture and still has some remnant ranch buildings on it. The PUD area is approximately 482.5 acres and is situated at the highpoint of all three watersheds within the PUD. With this location there are four minor classified waterways within the PUD boundaries. They consist of two unnamed tributaries of Rinard Creek to the north and two unnamed tributaries of Plum Creek to the south.

Per current code, buffer setbacks of 100 feet from the centerline of the creeks for the Critical Water Quality Zone are established on these waterways.
The PUD is not asking for any increases to the current code allowable impervious cover. In a Suburban Watershed the following impervious cover based on a gross site area calculation are allowed;

DESCRIPTION	ALLOWABLE % of gross site area
SF lots (> 5750 SF)	50%
SF lots (< 5750 SF)	55%
MF	60%
Commercial	80%

Existing Topography/Soil Characteristics/Vegetation

The site elevations range from 788-680 feet above mean sea level. The topography is characterized by moderate sloping hillside mainly from east to west across the property with those areas closest to the four tributaries sloping toward those waterways. Of the roughly 482.5 acre PUD area there are only 8.7 acres of slopes between 15-25%, 1.7 acre of slopes between 25-35%, and 0.64 acres of slopes greater than 35%.

The soils on the property are predominantly silty clay in nature. The plant communities within the PUD area are considered grassland/prairie/savanna species. The vegetation consists of mixed native and introduced grasses resulting from years of agricultural use keeping the site devoid of most woody vegetation. Trees are sporadic onsite mostly mesquite internally and some Hackberry along the perimeter fence lines.

Critical Environmental Features/Endangered Species

The 2014 environmental resource inventory identified eight critical environmental features within the subject area. These are all wetland features and consist of the existing stock ponds and those isolated wetland features found within the minor classified waterways. The PUD proposes current code buffering 150 feet or enhancement of these features if converted to a water quality feature.

Water/Wastewater

Water and wastewater service will be provided by the City of Austin. The environmental resource inventory identified one Texas Water Board Monitoring Device on an old well near the ranch buildings at the north side of the property closets to Turnersville Road.

Description of Project

The Project contains approximately 482.5 acres of mixed use development including:

- 222.6 acre of standard single family development
- 80.9 acres of multifamily and single family residential style development
- 18.3 acres of commercial development
- Approximately 136 acres of parks and open space.
- A fire station and reservoir site.

Environmental Code Exception Request
The one exception requested with the PUD is:

1. Modify 25-8-42(D) (4) (*Administrative Variances*); for a variance described in Paragraph (B) (6) the cut or fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction.

PUD Conditions for Environmental Superiority:

1. Restores currently degraded Critical Water Quality Zones along all classified waterways.

   - The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.
2. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.
3. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.
4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.
5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
6. Additional open space, 23.4 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

Recommendations
Staff recommends approval of the environmental superiority of the proposed PUD and the exceptions to the Land Development Code sections as defined in the PUD documents because:

- It will provide critical water quality zone riparian restoration greater than the current code requirement for all degraded areas within the waterways even if that section is not being modified by adjacent construction.

- It will use preferred water quality methods (i.e. wet ponds) that provide a greater overall pollutant removal than the minimum code required sedimentation filtration method and green water quality controls (i.e. rain gardens) for tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
- It will exceed current commercial landscape requirements by providing additional trees to be planted along pedestrian trail sections and by using the full lot size of all multifamily and commercial lots to calculate the streetyard tree planting requirement.
- It will be providing for public and private parkland amenities exceeding standard requirement outside of the areas already included in the critical water quality zone, floodplain, and critical environmental feature buffer areas.

Environmental Reviewer: Jim Dymkowski

Environmental Program Coordinator: Sue Barnett

Environmental Officer: Chuck Lesniak

Date: April, 27, 2015

Sunfield PUD - C814-2014-0083
Driving directions

Austin City Hall, TX 78704

Get on I-35 S from W Riverside Dr and S IH 35 Frontage Rd for (2.1 mi)

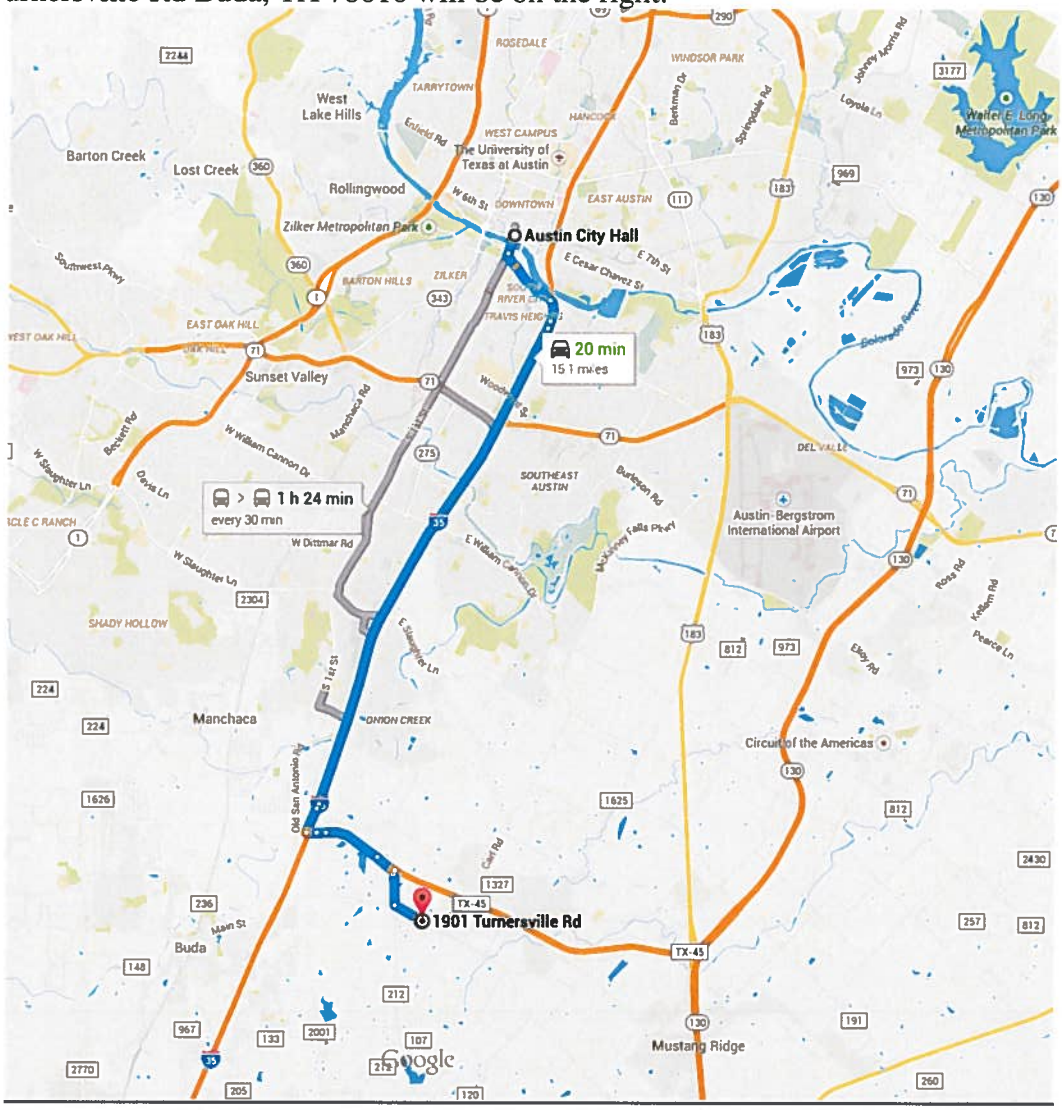
Follow I-35 S to S IH 35 Frontage Rd. Take exit 223 from I-35 S for (9.5 mi)

Get on TX-45 Toll for (0.8 mi)

Continue on TX-45 Toll to Turnersville Rd N. Take the North Turnersville Road exit from TX-45 Toll for (1.4 mi)

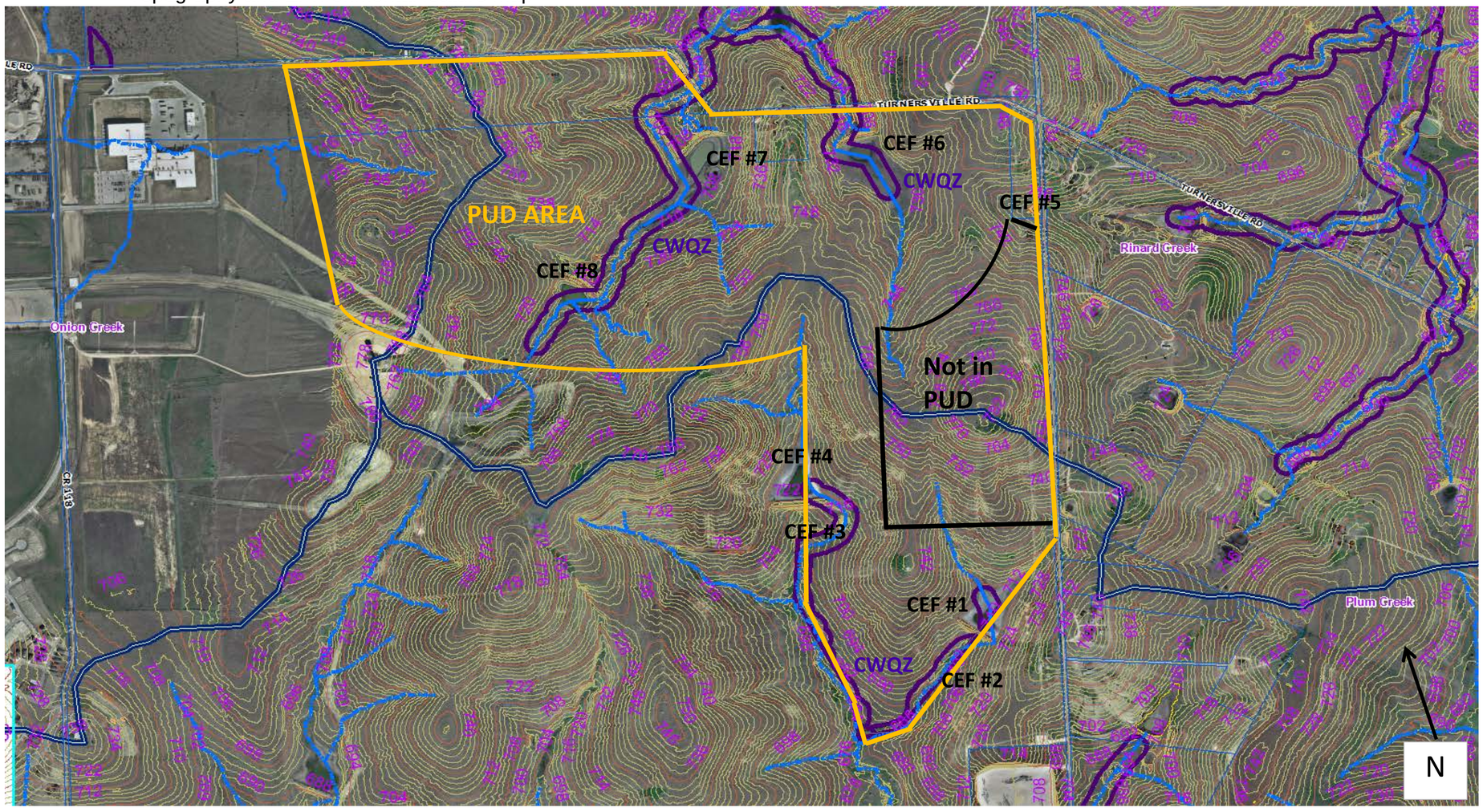
Drive to Turnersville Rd for (1.2 mi)

1901 Turnersville Rd Buda, TX 78610 will be on the right.



Sunfield PUD
C814-2014-0083
Existing Conditions and Surrounding Development

70 Pascal Lane
SP-2014-0144DS
Topography and Environmental feature map



Sunfield PUD
C814-2014-0083
Site Photos

Both photos are PUD land area looking south into property

Sunfield PUD
C814-2014-0083
Site Photos

Example of existing critical water quality zone riparian area on one of the minor classified waterways

Example of wetland critical environmental feature

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PAMELA MADERE

pmadere@coatsrose.com
Direct Dial
512.541.3594

April 22, 2015

VIA HAND DELIVERY
Jim Dymkowski
Planning and Development Review Department
City of Austin
505 Barton Springs; 4th Floor
Austin, TX 78704

RE: Sunfield PUD (Case No. C814-2014-0083); Environmental Board PUD Exception Request Application

Dear Mr. Dymkowski:

On behalf of our clients, A&M Option 541, LLC and 2428 Partners, LLC (the "Applicants"), we formally submit to you our Environmental Board PUD Exception Request Application for the above-referenced project. The property on which the PUD will be placed is approximately 482.5 acres located south of Austin in the extra-territorial jurisdiction and is located in the city's desired development zone. It is largely located in Travis County; however, approximately 65.4 acres are in northern Hays County. The property is contained within Sunfield MUD #2 which was annexed for limited purposes on May 1, 2006. The property is currently zoned I-RR.

The PUD proposes a mix of uses such as single-family, multifamily, commercial, parkland, and significant amounts of parkland and open space. The Applicant is also dedicating 2.5 acres (more than what is required by the Applicant's Consent Agreement with the City of Austin) for a Fire/EMS station. The PUD is, among numerous other benefits, reducing impervious cover by approximately 106 acres, providing over 4,000 trees, transforming the ponds to sustain habitat, and will prepare a Riparian Restoration Plan demonstrating the existing conditions and the restoration plan. The PUD benefits the area economically by providing affordable housing, recreation facilities, employment, and consumer/public services in a single planned environment

In summary, the objective of the PUD is to allow for the creation of a more flexible, sustainable, walkable and environmentally friendlier community than would be feasible with conventional zoning. The proposed PUD will provide development far superior to development that would

occur under the existing approved land plan (which in large part is a mix of industrial and commercial uses) or conventional zoning and subdivision requirements. The PUD complies with all Tier One requirements and numerous Tier Two requirements as shown on the attached Exhibit "A".

Please contact me at (512) 541-3594 or pmadere@coatsrose.com if you have any questions.

Sincerely,

Pamela Madere

Sunfield PUD - C814-2014-0083
Basis for Superiority and Recommendation

Item	Code Requirement	PUD Proposal/Superiority
TIER 1		
General	**PUD: Tier 1A** • Meet the objectives of City Code **PUD: Tier 1B** • Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations	1. Located near the Regional Center of the Image Austin Comprehensive Plan. 2. Providing for environmental, community, design and regional goals that meet or exceed Code standards and encourages high quality mixed use in the Desired Development Zone with a public facility and open space. 3. Providing for preservation of the natural and historical environment, encouraging high quality development extensive open space areas. 4. Provides for a mixed-use project.
Open Space	**PUD: Tier 1C** • Provide open space at: 10% Residential 15% Industrial 20% Commercial	1. Providing for parkland amenities at the increased parkland amount for MUD/PID Superiority - 10 x No. of Residents x Units. (57.4 acres required for MUD, 29.0 acres per standard requirement; 57.5 acres provided) 2. Meets the requirements for open space (36.6 acres required; 136.1 acres provided including parkland) 3. Parks with amenities and trail system to be owned, operated, and maintained by municipal utility district. Parks and trails will be accessible to the public.
Green Building Program	**PUD: Tier 1D** • Comply with the City Planned Unit Development Green Building Program	1. Providing for 2-Star Green Building or comparable green building standard outside of Austin Energy service area.
Neighborhood Plans and Historic	**PUD: Tier 1E** • Be consistent with neighborhood plans, historic and surrounding uses.	1. The proposed design meets the requirements of compatibility with adjacent land uses and preserving historic features and monuments.
Compatibility		1. Proposed land use ties in with overall Sunfield community and development to the south and west.

EXHIBIT
"A"

Environmental	**PUD Tier 1F** • Provide for environmental preservation	1. Providing Critical Water Quality Zone setbacks for waterways as applicable. 2. Providing for compliance with the Commercial Landscape Ordinance, which applies to irrigation, landscaping and use of innovative water management options such as directing stormwater to on-site uses (e.g., landscaping) and rainwater harvesting, etc. 3. Utilizing and enhancing existing agricultural ponds to create stormwater features to serve the development. Wet ponds maintained by municipal utility district. 4. Integrated Pest Management Plan (IPM) plan to be provided in Desired Development Zone when not required.
Public Facilities	**PUD Tier 1G** • Provide for public facilities and services	1. Utilizing Austin Water Utility as the retail water provider. 2. Extending approximately 4.3 miles of 24 inch water line to this development along Turnersville Road and IH 35. The design will adhere to the proposed sizing and route of infrastructure noted in the current Austin Water Utility Service Extension Request No. 3469 will design and construct the improvements in accordance with the City's Utility Criteria Manual. 3. Dedicating 5.0 acre site and easements for the construction of a water reservoir to serve the Sunfield PUD and surrounding properties. 4. The water line extension, reservoir site, and improvements will help create a new "Far South Pressure Zone" for Austin Water Utility to service the surrounding properties. 5. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. 6. Donation of a 2.5 acre fire station site, which supports the 2-net buildable acre requirement by Austin Fire Department
Landscaping	**PUD Tier 1H** • Exceed minimum landscaping requirements in City Code	1. Applying City of Austin Preferred Plant list where required. 2. Providing additional landscape buffers throughout the community; 3. For commercial and multi-family tracts, the entire lot will be treated as street yard for the purposes of tree requirements.

Connectivity	**PUD Tier 1I** • Provide appropriate transportation connections and mitigate impacts	1. Main Street will be extended to Turnersville Road. 2. Five foot bike lanes will be provide along entry roads. These bike lanes will connect to other bike lanes existing or proposed within the overall Sunfield community and connect to bike lanes outside of the community. 3. Providing a network of trails throughout the development and provide connectivity to the overall Sunfield development and existing transportation infrastructure. 4. Commit to contact Capital Metro periodically about transit services
Gated Roadways	**PUD Tier 1J** • Gated Roadways Prohibited	1. Gated roadways will be prohibited in Sunfield PUD.
Architectural, historical, cultural and archaeological areas	**PUD Tier 1K** • Protect areas of significance	1. Architectural, historical, cultural, or archaeological areas will be preserved where applicable.
PUD Size and Uniqueness	**PUD Tier 1L** • Minimum10 acre size unless special issues	1. The PUD encompasses 483 acres.
ADDITIONAL		
Commercial Design Standards	**PUD Additional Tier** • Comply with CDS • Comply with Core Transit Corridor if in Urban Area • Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.	1. The commercial and mixed use sections of the PUD will comply with Suburban Standards of Subchapter E.

TIER 2		
Open Space	**PUD Tier 2** • Provide at least 10% above the requirement	1. 10% additional open spaces provided within the development (38.6 acres required; 136.1 total acres provided)
Environmental / Drainage	**PUD Tier 2** • Provide various environmental options	1. Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement. 2. Restores currently degraded Critical Water Quality Zones along all classified waterways. - The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan. 3. Tree plantings use Central Texas native seed stock and with adequate soil volume. 4. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land. 5. For single family residitnteial lots, require threes trees to be planted per lot. 6. For commercial and multifamily sites, treat the entire lot as streetyard for the purposes of tree requirements. 7. Implementation of species diversity in any landscaping or revegetation requirement, using no more than 25% of any one species. 8. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use

		restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's or CEF buffers. 9. Use wet ponds instread of seditation filtration ponds for water quality controls.
Community Amenities	**PUD Tier 2** • Provide for various community services and amenities	1. Providing a community center to serve residents. 2. Donation of a 2.5 acre fire station site, which supports the 2-net buildable acre requirement by Austin Fire Department 3. Providing a network of trails throughout the community. These trails will also be provided adjacent to the proposed amenity ponds. 4. Parks/open space will be within 1/2 mile of any proposed residence. 5. A minimum of three trees selected from the City's appropriate species list will be provided on each residential lot. 6. Applicant has agreed to provide 10% at 60% of MFI for rental units, deed restricted for 40years. Applicant has agreed to provide 10% at 80% of MFI for owner-occupied. 7. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land. 8. Recycling services will be requested from the City of Austin or a contractor acceptable to the City of Austin.
Transportation	**PUD Tier 2** • Provide bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	1. Providing a trail and bicycle network throughout the community that connects to the existing and proposed trail system within the overall Sunfield community. 2. Provide connectivity between the proposed trails and other trail systems. 3. Bike lanes will be proposed along the main entry roads. 4. Main Street will be constructed up to Turnersville Road. 5. Bicycle parking for amenity center(s) and mixed-use/commercial meeting City Code requirements. 6. Install ADA-compliant pedestrian/bicycle connectivity across Main Street to provide connectivity to parks and other destinations without crossing major roads within the project.

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PAMELA MADERE

pmadere@coatsrose.com
Direct Dial
512.541.3594

April 22, 2015

VIA HAND DELIVERY
Jim Dymkowski
Planning and Development Review Department
City of Austin
505 Barton Springs; 4th Floor
Austin, TX 78704

RE: Sunfield PUD (Case No. C814-2014-0083); Environmental Variance Request

Dear Mr. Dymkowski:

On behalf of our clients, A&M Option 541, LLC and 2428 Partners, LLC (the "Applicants"), we formally submit to you our request for one environmental exception to the Sunfield PUD:

1. Sec. 25-8-42(D)(4) is amended to state. "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction."

The proposed Sunfield PUD is environmentally superior to what is currently required by the Land Development Code, and includes the following environmental superiority items:

1. Restores currently degraded Critical Water Quality Zones along all classified waterways. The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. The Zone 2 functional

assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.

2. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.

3. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.

4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ's, CEF buffers, or floodplain.

5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.

6. Additional open space, 23.4 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

Please contact me at (512) 541-3594 or pmadere@coatsrose.com if you have any questions.

Sincerely,

Pamela Madere

ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Coats Rose; Attn: Pamela Madere
Street Address	901 S. Mopac, Building 1, Suite 500
City State ZIP Code	Austin, TX 78746
Work Phone	(512) 541-3594
E-Mail Address	pmadere@coatsrose.com

Variance Case Information

Case Name	Sunfield PUD
Case Number	C814-2014-0083
Address or Location	1901 Turnersville Rd.
Environmental Reviewer Name	Jim Dymkowski
Applicable Ordinance	N/A
Watershed Name	Rinard, Plum, and Onion
Watershed Classification	☐Urban X Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No

Distance to Nearest Classified Waterway	
Water and Waste Water service to be provided by	COA
Request	The variance request is as follows (Cite code references: 25-8-42(D)(4) - Modified to state, "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for stormwater pond construction."

Impervious cover	Existing	Proposed
square footage:	Undeveloped	11,322,550.8
acreage:	482.5 Acres	259.93
percentage:	N/A - Undeveloped	55%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	Sunfield PUD is a 482.5 acre tract located at the southwest corner of Turnersville Road and the proposed extension of Main Street. The elevations on the property range from 788' MSL to 680' MSL. The site consists of native grasslands with few trees. There is existing floodplain and CWQZ located just south of Turnersville Road. See attached ERI prepared by ACI Consultants for additional information regarding existing CEF's and geology on site.	

Clearly indicate in what way the proposed project does not comply with	The exception with the PUD is requesting that Section 25-8-42(D)(4) will be amended to state "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a

current Code (include maps and exhibits)	gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of proposed ponds within 100 feet of a classified waterway for storm water pond construction."

FINDINGS OF FACT – NOT APPLICABLE SINCE THIS IS FOR A PUD

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 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/No [summary of justification for determination]

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/No [summary of basis for determination]

   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/No [summary of basis for determination]

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

Yes/No [summary of basis for determination]

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

Yes/No [summary of basis for determination]

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 criteria for granting a variance in Section A are met;

Yes/No [summary of basis for determination]

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

Yes/No [summary of basis for determination]

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

Yes/No [summary of basis for determination]

**Variance approval requires all above affirmative findings.

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

N

W E

S

0 400' 800'

GRAPHIC SCALE 400'

LEGEND

PROPERTY BOUNDARY

TURNERSVILLE ROAD

NORTH TURNERSVILLE ROAD

MAIN STREET

EXISTING DETENTION AND WATER QUALITY FACILITY

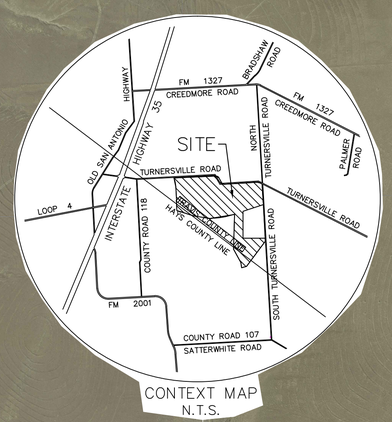
EXISTING PHASE 2 SECTION 4

EXISTING PHASE 1

93.206 ACRES

TRAVIS COUNTY

HAYS COUNTY



CONTEXT MAP
N.T.S.

Kimley»Horn

10415 Morado Circle, Building I, Suite 300
Austin, Texas 78759
TEXAS REGISTRATION # 928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

SUNFIELD PUD
AUSTIN, TX

AERIAL EXHIBIT

Scale:	AS SHOWN
Designed by:	BP
Drawn by:	KB
Checked by:	BP
Date:	APRIL 2015
Project No.	064404005

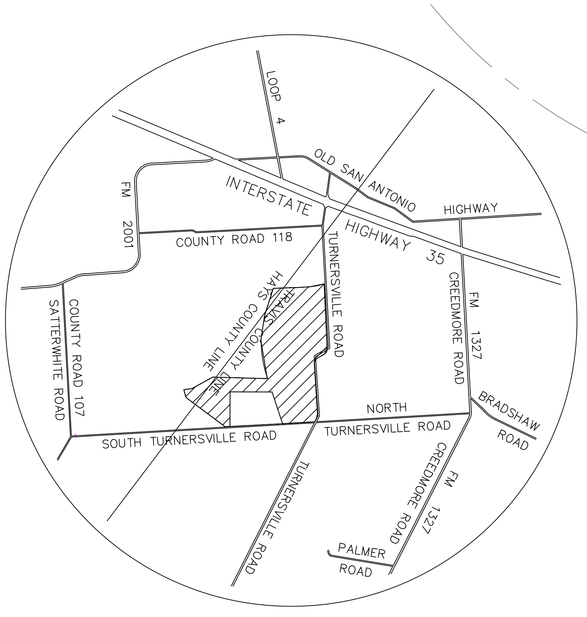
SHEET 1 OF 1

FILE: K:\AUS_Civil\064404005 Sunfield PUD\Submittals\2015-04-09 Update #1\AERIAL PHOTOS.dwg
XREFS: MeadorTopo-3-1-13 xAERIAL-2007 pud binary
IMAGES: BUDA-NEA1.sid BUDA-NEA2.sid BUDA-NEA3.sid BUDA-NEA4.sid BUDA-NEB1.sid BUDA-NEB3.sid BUDA-NEC1.sid BUDA-NEC2.sid BUDA-NEC4.sid BUDA-NED1.sid BUDA-NED3.sid BUDA-NWE2.sid BUDA-NWE4.sid BUDA-NW02.sid BUDA-NW04.sid BUDA-SEA1.sid BUDA-SEA2.sid BUDA-SEB1.sid BUDA-SW02.sid
LAYOUT: ZONING EXHIBIT PLOT DATE: 4/22/2015 8:35am PLOTTED BY: carter.coleman

LEGEND

- CWQZ
- CREEK CENTERLINE
- COA 100 YR FLOODPLAIN
- COA 25 YR FLOODPLAIN
- CEF (WETLAND)
- CEF BUFFER
- ROADS
- HIKE AND BIKE TRAIL

VICINITY MAP



SHEET 1 OF 1

SUNFIELD PUD

CITY OF AUSTIN
HAYS/TRAVIS COUNTY, TEXAS

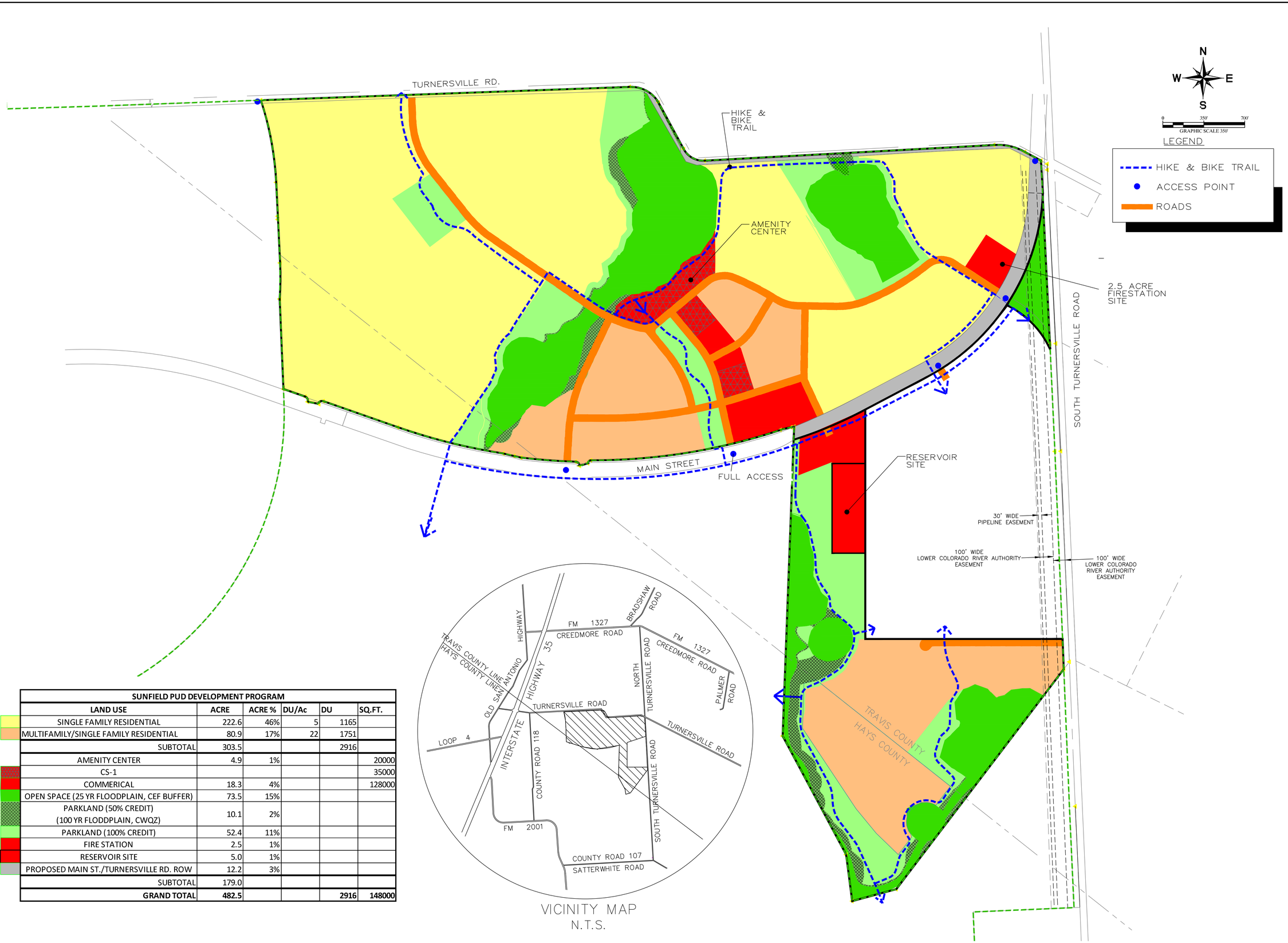
ENVIRONMENTAL MAP

KHA PROJECT	064404014
DATE	APRIL 2015
SCALE:	AS SHOWN
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	SS

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY



VICINITY MAP
N.T.S.

SUNFIELD PUD DEVELOPMENT PROGRAM					
LAND USE	**ACRE**	**ACRE %**	**DU/Ac**	**DU**	**SQ.FT.**
SINGLE FAMILY RESIDENTIAL	222.6	46%	5	1165	
MULTIFAMILY/SINGLE FAMILY RESIDENTIAL	80.9	17%	22	1751	
SUBTOTAL	303.5			2916	
AMENITY CENTER	4.9	1%			20000
CS-1					35000
COMMERICAL	18.3	4%			128000
OPEN SPACE (25 YR FLOODPLAIN, CEF BUFFER)	73.5	15%			
PARKLAND (50% CREDIT) (100 YR FLODDPLAIN, CWQZ)	10.1	2%			
PARKLAND (100% CREDIT)	52.4	11%			
FIRE STATION	2.5	1%			
RESERVOIR SITE	5.0	1%			
PROPOSED MAIN ST./TURNERSVILLE RD. ROW	12.2	3%			
SUBTOTAL	179.0				
GRAND TOTAL	**482.5**			**2916**	**148000**

No.	REVISIONS	DATE	BY

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TBPE REG. # F-928 TBPLS Firm No. 928

KHA PROJECT 064404014
DATE APRIL 2015
SCALE: AS SHOWN
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: SS

SUNFIELD PUD LAND PLAN

SUNFIELD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET 1 OF 1

C814-2014-0083

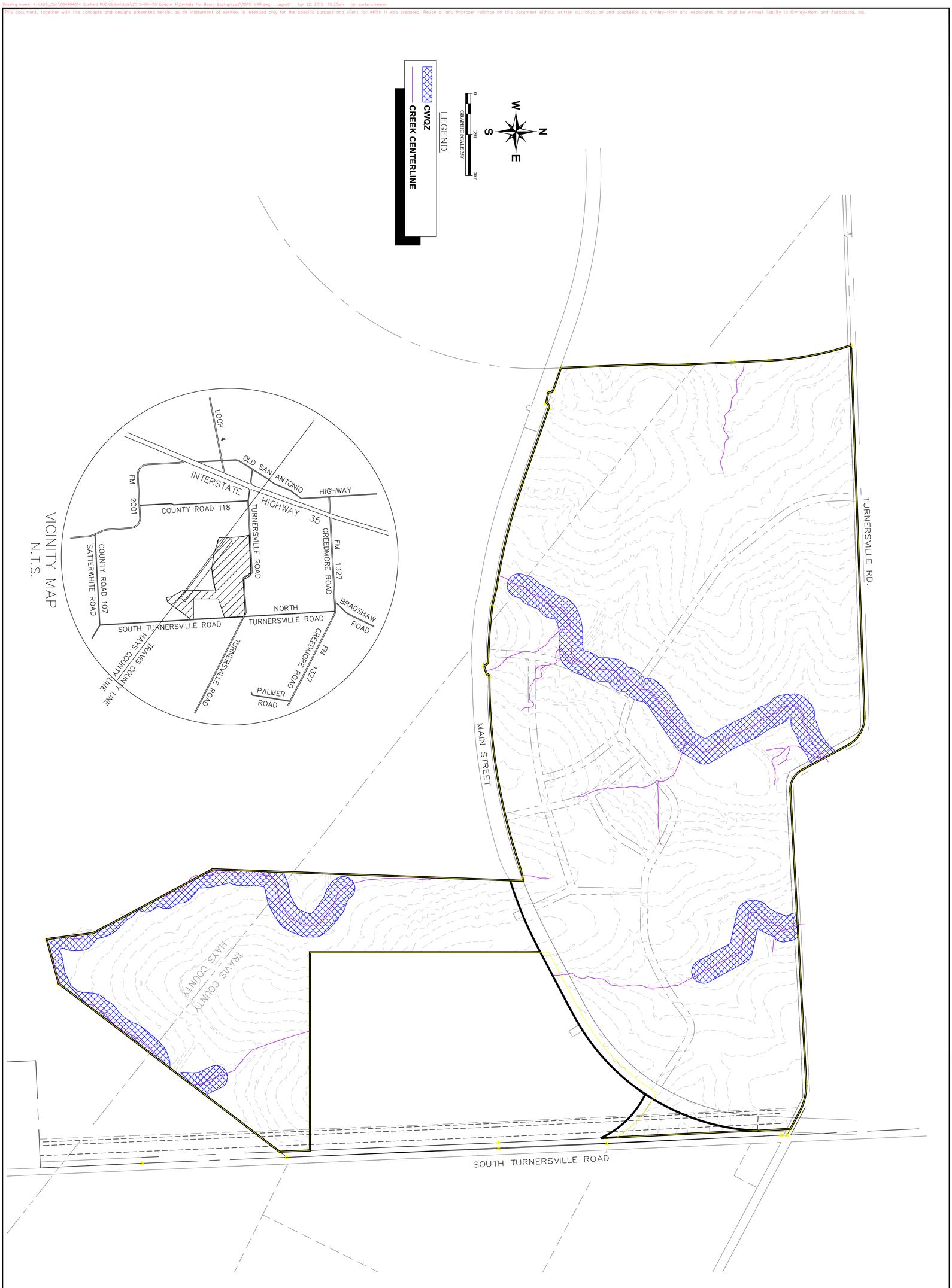

EXHIBIT
EX-05

SUNFIELD PUD

CITY OF AUSTIN
HAYS/TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP
25' CONTOURS

KHA PROJECT	064404014
DATE	APRIL 2015
SCALE:	AS SHOWN
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	SS

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

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CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR THE 575-ACRE SUNFIELD TRACT

Travis and Hays Counties, Texas

Submitted to:

Coats Rose
901 South Mopac
Building 1, Suite 500
Austin, Texas 78746

By:

aci consulting
1001 Mopac Circle
Austin, Texas 78746

aci Project No.: 19-11-092A

September 2014

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

The ERI is required for projects that meet one or more of the criteria listed in (LDC) Section 25-8-121(A), Title 30-5-121(A).

1. SITE/PROJECT NAME: 575-Acre Sunfield Tract

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 717759, 839824, 839820

3. ADDRESS/LOCATION OF PROJECT: Bound by Turnersville Road in Travis and Hays Counties, Texas

4. WATERSHED: Onion Creek, Rinard, and Plum Creek watersheds

5. THIS SITE IS WITHIN THE *(Check all that apply)*

   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☒No
   Edwards Aquifer Contributing Zone* ..... ☐YES ☒No
   Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☒No
   Barton Spring Zone* ..... ☐YES ☒No
   **(as defined by the City of Austin – LDC 25-8-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ☒NO
   If yes, then check all that apply:

   ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*

   ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or*

   ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.***

   ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐YES*** ☒NO

   *****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 8 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

_____ (#'s) Spring(s)/Seep(s) _____ (#'s) Point Recharge Feature(s) _____ (#'s) Bluff(s)

_____ (#'s) Canyon Rimrock(s) 8 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide)*:

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined)*:

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed)*:

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Altoga silty clay, 3 to 6 percent slopes (AgC2)	B	5
Heiden clay, 1 to 3 percent slopes (HeB)	C	4
Heiden clay, 3 to 5 percent slopes (HeC2)	C	5
Heiden clay, 5 to 8 percent slopes, eroded (HeD2)	C	5
Houston Black Clay, 3 to 5 percent slopes (HnB)	C	8+

*Soil Hydrologic Groups Definitions *(Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

According to the Buda USGS 7.5-minute topographic quadrangle, the elevation of the subject area ranges from approximately 694 to 785 feet above mean sea level. The subject area includes a mix of very gently rolling hills bisected by low-lying tributaries and associated agricultural stock ponds.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Taylor Group	Pecan Gap Chalk (Kpg)	(Not Available)
Taylor Group	Ozan (Sprinkle) (Ko)	(Not Available)

Brief description of site geology *(Attach additional sheets if needed)*:

According to Barnes (1974), the surface geology of the subject area is comprised of Pecan Gap Chalk (Kpg) and Ozan Formation (locally named Sprinkle Formation, "lower Taylor marl," Ko).

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 1 (#) wells present on the project site and the locations are shown and labeled

___ (#'s)The wells are not in use and have been properly abandoned.

___ (#'s)The wells are not in use and will be properly abandoned.

___ (#'s)The wells are in use and comply with 16 TAC Chapter 76.

There are ___ (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

Plant communities within the subject area are considered grassland/prairie/savanna species. The vegetation consists of mixed native or introduced grasses and forbs on grassland sites or mixed herbaceous communties resulting from clearing of woody vegetation.

There is woodland community on site .....☐YES ☒ NO *(Check one)*.
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name

There is grassland/prairie/savanna on site.....☒YES ☐ NO *(Check one)*.
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
honey mesquite	Prosopis glandulosa
common ragweed	Ambrosia artemisiifolia
bermudagrass	Cynodon dactylon
dallisgrass	Paspalum dilatatum
common broomweed	Amphiachyris dracunculoides
snow on the prairie	Euphorbia bicolor

There is hydrophytic vegetation on site .....☒YES ☐ NO *(Check one)*.
If yes, list the dominant species in table below *(next page)*:

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
frogfruit	Phyla nodiflora	FAC
pondweed	Potomogeton sp.	OBL
barnyardgrass	Echinochloa crus-galli	FAC
spikerush	Eleocharis sp.	FACW
annual marshelder	Iva annua	FAC
black willow	Salix nigra	FACW

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☐YES ☒ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☐ City of Austin Centralized sewage collection system

☒ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☒ NO ☐ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☒ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: September 4, 2014
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Jenny Wallgren	512-347-9000
Print Name	Telephone
J. Wallgren	jwallgren@aci-group.net
Signature	Email Address
aci consulting	September 22, 2014
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

Print Form

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List of Attachments for the

Environmental Resource Inventory Form

Question 8:

Q8-1. City of Austin Critical Environmental Features (CEF) Sheet

Question 9:

Q9-1. Site Specific Geologic Map with 2ft Topography

Q9-2. Historic Aerial Photo of the Site

Q9-3. Site Soil Map

Q9-4. Critical Environmental Features on Current Aerial with 2ft Topography

Q9-5. Well Location Map on Current Aerial with 2ft Topography

Q9-6. Critical Water Quality Zone

Question 10:

Q10-1. Surface Soils

Q10-2. Description of Site Geology

Question 11:

Q11-1. Description of Site Plant Communities

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Question 8 Attachments

City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	Sunfield 575-acre Tract	5	Primary Contact Name:	Jenny Wallgren
2	Project Address:	SW Intersection of Turnersville & N/S Turnersville	6	Phone Number:	(512) 852-3870
3	Date:	9/5/2014	7	Prepared By:	Jean Devlin
4	Environmental Assessment Date:	9/4/2014	8	CEFS Located? {yes,no} :	YES

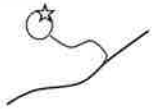
9	FEATURE TYPE {Wetland,Rimrock,Recharge Feature,Seep,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK DIMENSIONS (ft)	
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height
	wetland	WET 1	-97.78352	DD	30.079078	DD	318	500		
	wetland	WET 2	-97.785408	DD	30.077221	DD	30	30		
	wetland	WET 3	-97.787877	DD	30.081568	DD	66	66		
	wetland	WET 4	-97.78916	DD	30.083525	DD	253	713		
	wetland	WET 5	-97.781971	DD	30.090221	DD	78	68		
	wetland	WET 6	-97.787379	DD	30.091834	DD	282	753		
	wetland	WET 7	-97.792198	DD	30.091759	DD	423	997		
	wetland	WET 8	-97.795918	DD	30.088042	DD	225	501		

City of Austin Use Only WPDRD CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.



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Sunfield City of Austin Environmental Resource Inventory

Date Taken
09/04/2014

Photo #
049

Direction
Southeast

Location
N. 30.078899 W. -97.783697

Description

WET 1 is an agricultural stock pond located at the southeastern boundary of the subject area and is approximately 3.63 acres. A portion of WET 1 extends beyond the subject area. Water was present at the time of field investigations, although water levels were atypically low due to ongoing drought conditions. Vegetation associated with WET 1 includes, but is not limited to: honey mesquite (*Prosopis glandulosa*), frog fruit (*Phyla nodiflora*), annual marsh elder (*Iva annua*), and spikerush (*Eleocharis* sp.) The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 1 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

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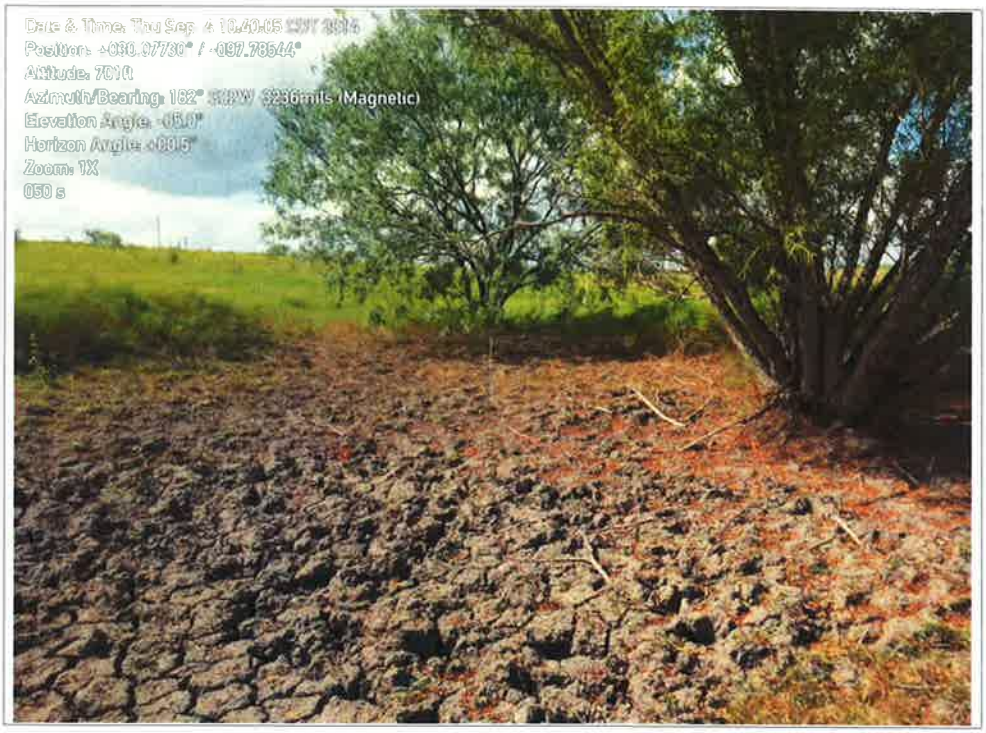
Sunfield City of Austin Environmental Resource Inventory

Date Taken
09/04/2014

Photo #
050

Direction
South

Location
N. 30.077261, W. -97.785393



Description

WET 2 is an agricultural stock pond located in the southern portion of the subject area and is approximately 0.02 acre. Water was not present during field investigations; however, the sparsely vegetated concave surface and surface soil cracks are indicative of wetland hydrology. Vegetation associated with WET 2 includes, but is not limited to: black willow (*Salix nigra*), common ragweed (*Ambrosia artemisiifolia*), barnyardgrass (*Echinochloa crus-galli*), annual marsh elder, frog fruit, common broomweed (*Amphiachyris dracunculoides*), and rough cocklebur (*Xanthium strumarium*). The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 2 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

Date Taken
09/04/2014

Photo #
052

Direction
East

Location
N. 30.081507 W. -97.787949

Description

WET 3 is an agricultural stock pond located in the southwestern portion of the subject area and is approximately 0.09 acre. Water was present during field investigations, although water levels were low due to ongoing drought conditions. Vegetation associated with WET 3 includes, but is not limited to: Pondweed (*Potomogeton* sp.), annual marsh elder, dallisgrass (*Paspalum dilatatum*), and common broomweed. The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 3 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

Date Taken
09/04/2014

Photo #
053

Direction
West

Location

N. 30.082722 W. -97.789128

Description

WET 4 is an agricultural stock pond located along the southwestern boundary of the subject area and is approximately 4.26 acres. A portion of the pond extends beyond the subject area. Water was present at the time of field investigations, although water levels were low due to ongoing drought conditions. Evidence of aquatic invertebrates was observed at WET 4. Vegetation associated with WET 4 includes, but is not limited to: spikerush, annual marsh elder, honey mesquite, snow on the prairie (*Euphorbia bicolor*), common ragweed, and common broomweed. The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 4 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

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Sunfield City of Austin Environmental Resource Inventory

Date Taken
09/04/2014

Photo #
046

Direction
East

Location
N. 30.090154 W. -97.781875

Description

WET 5 is an agricultural stock pond located along the northeastern boundary of the subject area and is approximately 0.1 acre. Water was present during field investigations, although water levels were low due to ongoing drought conditions. Vegetation associated with WET 5 includes, but is not limited to: common broomweed, annual marsh elder, frog fruit, and peppervine (*Ampelopsis arborea*). The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. An alternate setback is proposed for this feature.

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Sunfield City of Austin Environmental Resource Inventory

Date Taken
09/04/2014

Photo #
045

Direction
South

Location
N. 30.091333 W. -97.786841

Description

WET 6 is an agricultural stock pond located in the northeastern portion of the subject area and is approximately 3.35 acres. Water was present at the time of field investigations, although water levels were low due to ongoing drought conditions. Vegetation associated with WET 6 includes, but is not limited to: common broomweed, spikerush, frog fruit, and honey mesquite. The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 6 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

The depression south of WET 6 was also reviewed for wetland indicators. Water was not observed in the depression during the time of field investigations. Vegetation associated with the area consisted of predominantly facultative and upland species including, but not limited to: common broomweed, honey mesquite, and snow on the prairie. Based on field investigations, the area along the depression outside of WET 6 was determined as unlikely to be considered a City of Austin CEF wetland.

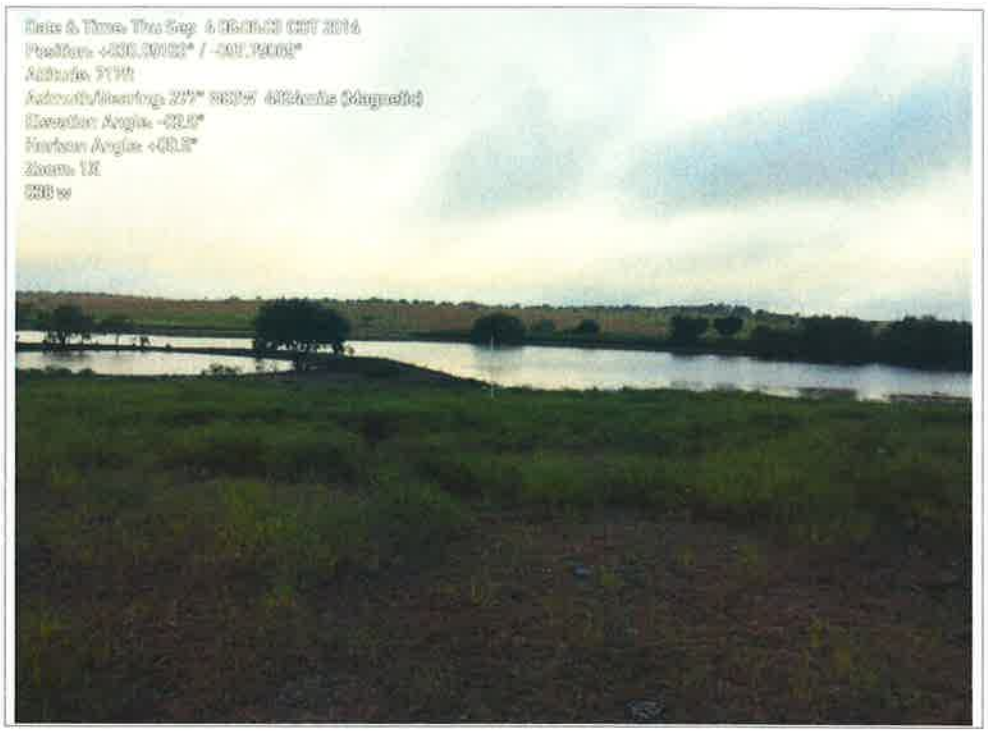
Date Taken
09/04/2014

Photo #
038

Direction
West

Location

N. 30.091226 W. -97.792236



Description

WET 7 is an agricultural stock pond located along the northern boundary of the subject area and is approximately 5.51 acres. Water was present at the time of field investigations, although water levels are atypically low due to the ongoing drought. Included in this feature is a smaller 200 foot by 130 foot bermed pond, in which water was present during the time of field investigations. Vegetation associated with WET 7 includes, but is not limited to: peppervine, spikerush, woolly croton (*Croton capitatus*), and bermudagrass. The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 7 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

The area surrounding WET 7 was also reviewed for wetland characteristics. The dominant vegetation associated with the surrounding area consisted of predominantly facultative and upland species including, but not limited to: frog fruit, common broomweed, snow on the prairie, King Ranch bluestem (*Bothriochloa ischaemum*), and bermudagrass.

An area approximately 90 feet north of WET 7 appears to have formed by a leaking overflow valve off WET 7. This area is approximately 0.26 acre. Water was present during the time of field investigations. Vegetation associated with the area includes, but is not limited to: spikerush, mayflower marshpennywort (*Hydrocotyle umbellata*), common broomweed, and snow on the prairie. Although wetland vegetation was present during the time of field investigations, and the feature did not have hydric soils or the hydrology consistent with a wetland.

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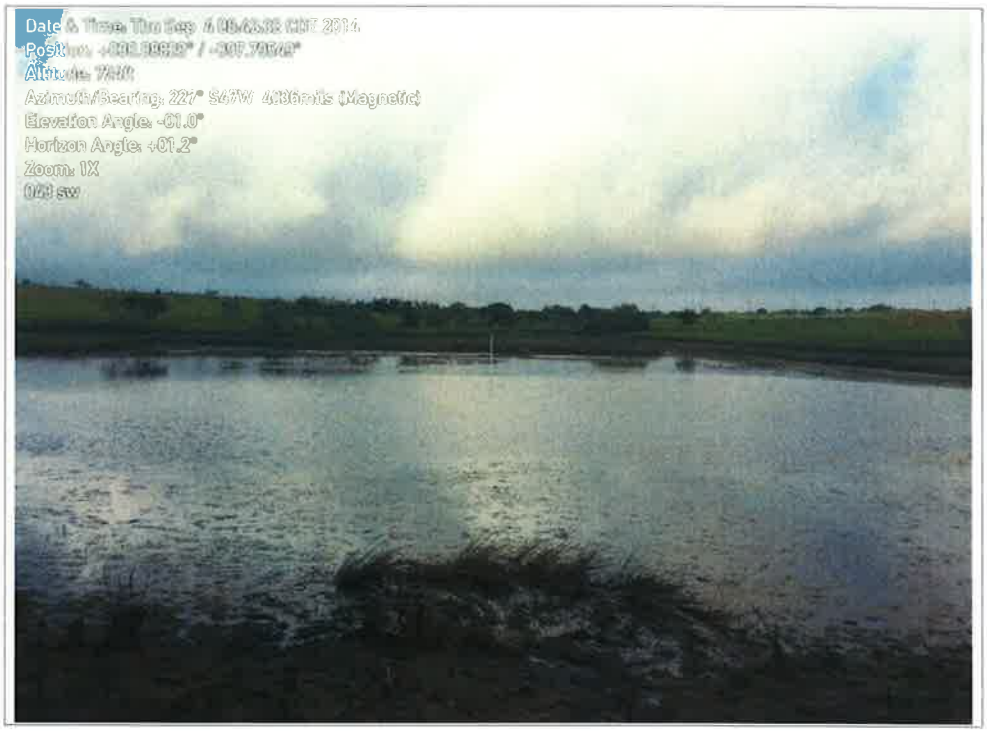
Sunfield City of Austin Environmental Resource Inventory

Date Taken
09/04/2014

Photo #
043

Direction
Southwest

Location
N. 30.087939 W. -97.795809



Description

WET 8 is an agricultural stock pond located in the northwestern portion of the subject area and is approximately 1.37 acres. Water was present at the time of field investigations, although water levels are atypically low due to the ongoing drought. Vegetation associated with WET 8 includes, but is not limited to: common broomweed, spikerush, honey mesquite, and frog fruit. Evidence of aquatic invertebrates was observed at WET 8. The fringe boundary of this pond is likely to be considered a City of Austin CEF wetland. The proposed buffer for WET 8 is 150 feet, which is considered the standard buffer for City of Austin CEFs.

The area surrounding WET 8 was also reviewed for wetland characteristics. Water was not observed in the drainage during field investigations. The vegetation associated with the drainage consisted of predominantly facultative and upland species including but not limited to: common broomweed, snow on the prairie, and honey mesquite. Based on field investigations, the area along the tributary outside of WET 8 boundaries was determined as unlikely to be considered a City of Austin CEF.

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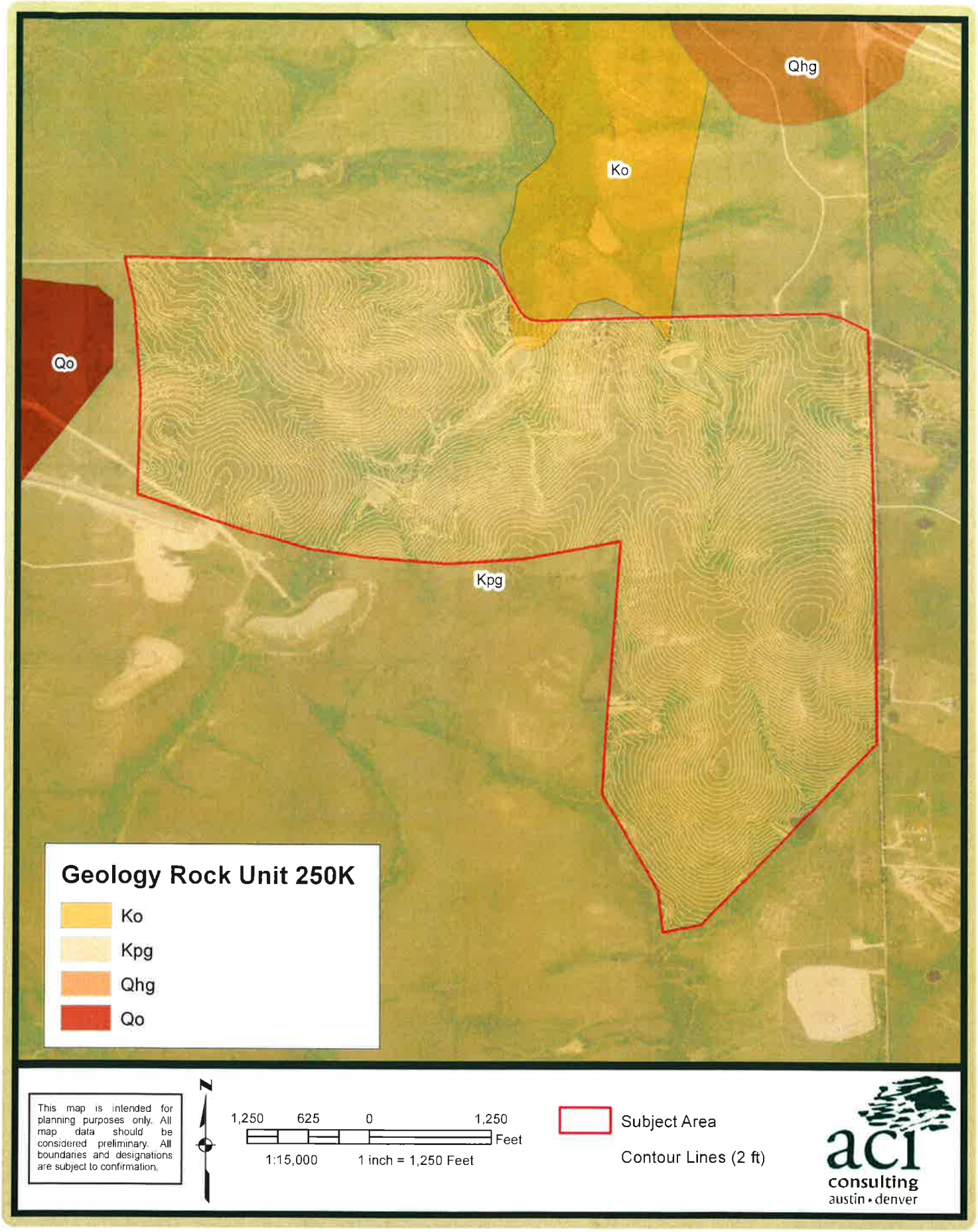

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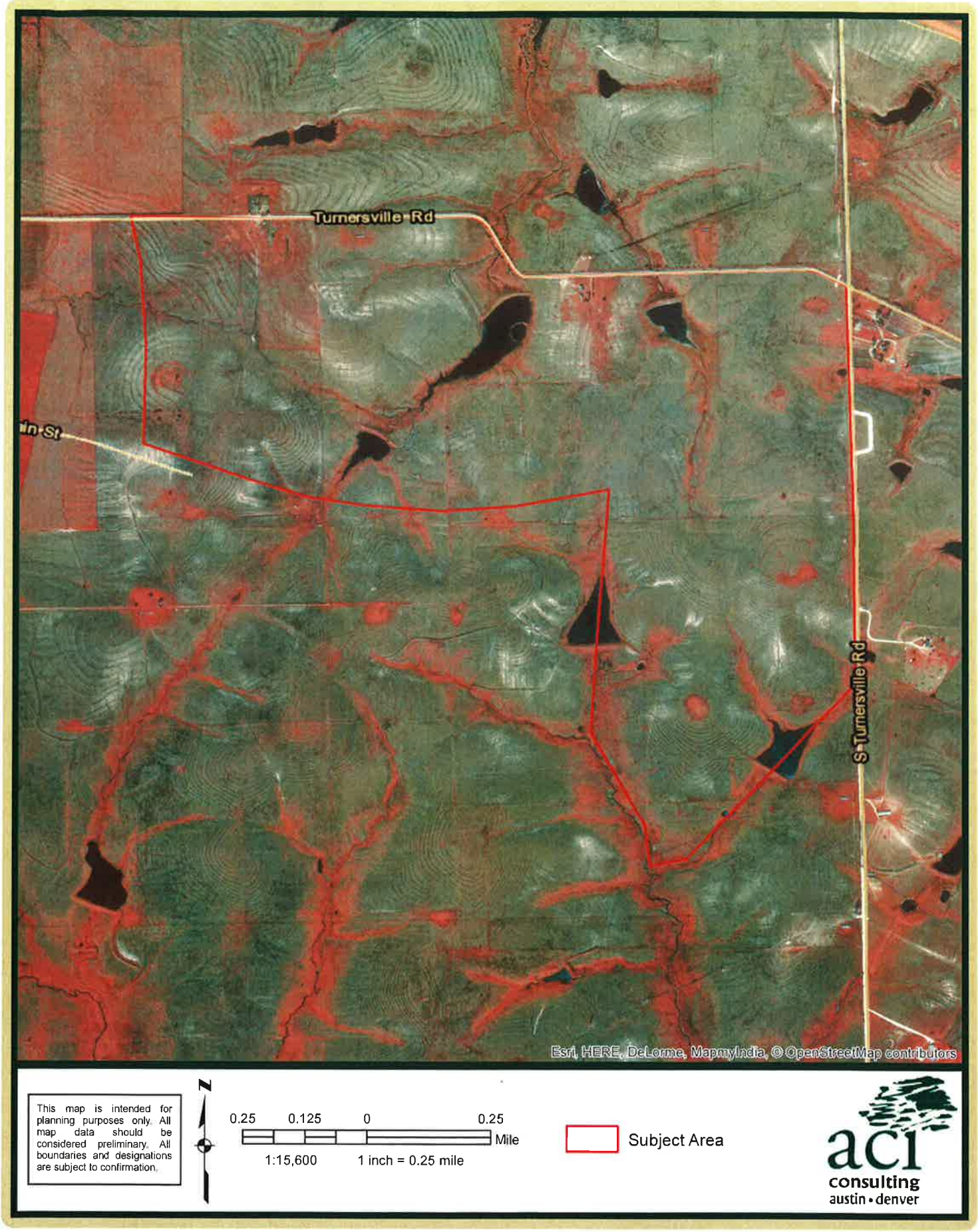
Q9-1. Site Specific Geologic Map with 2ft Topography



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Q9-2. Historic Aerial Photo (1996) of the Site

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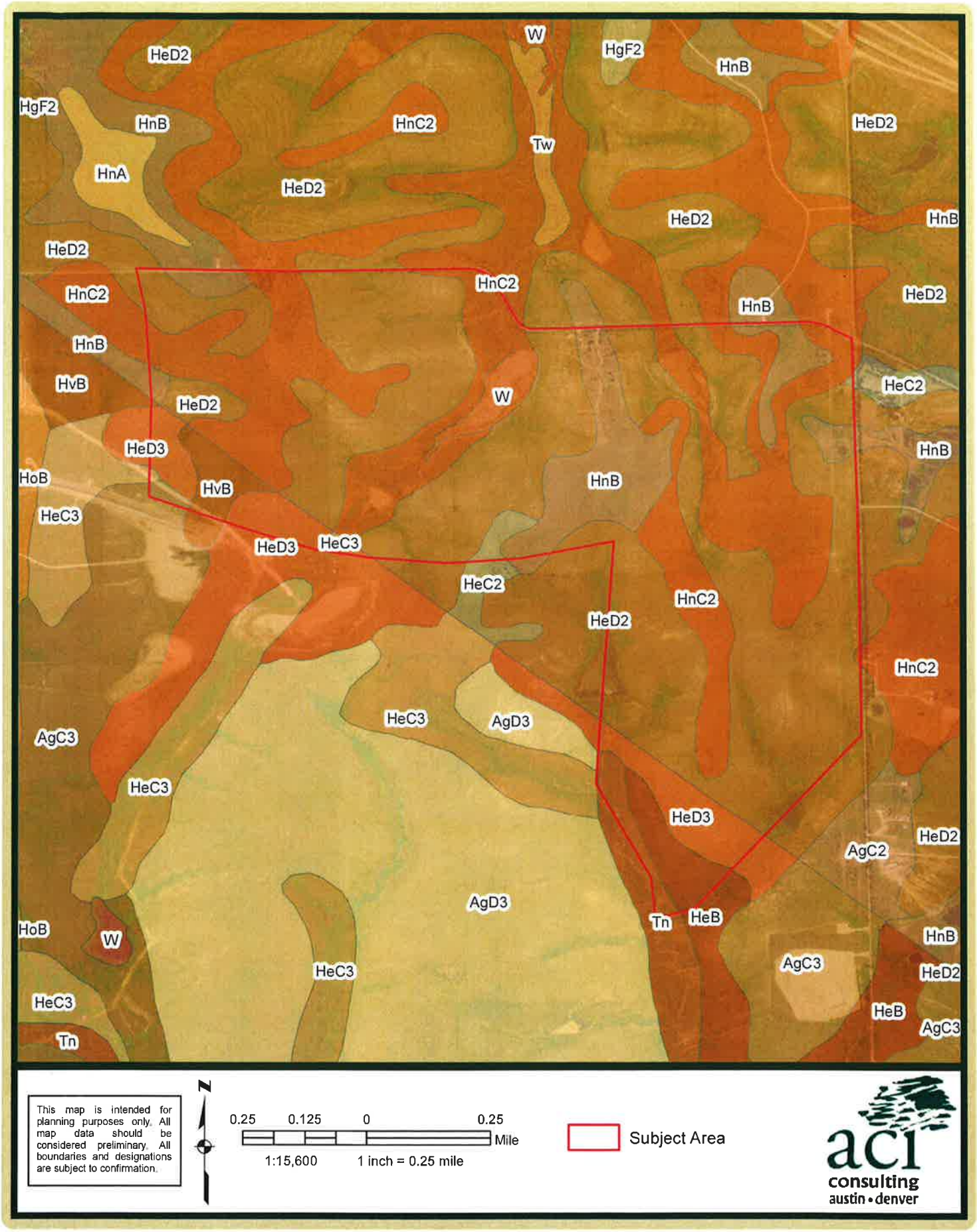

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Q9-3. Site Soil Map

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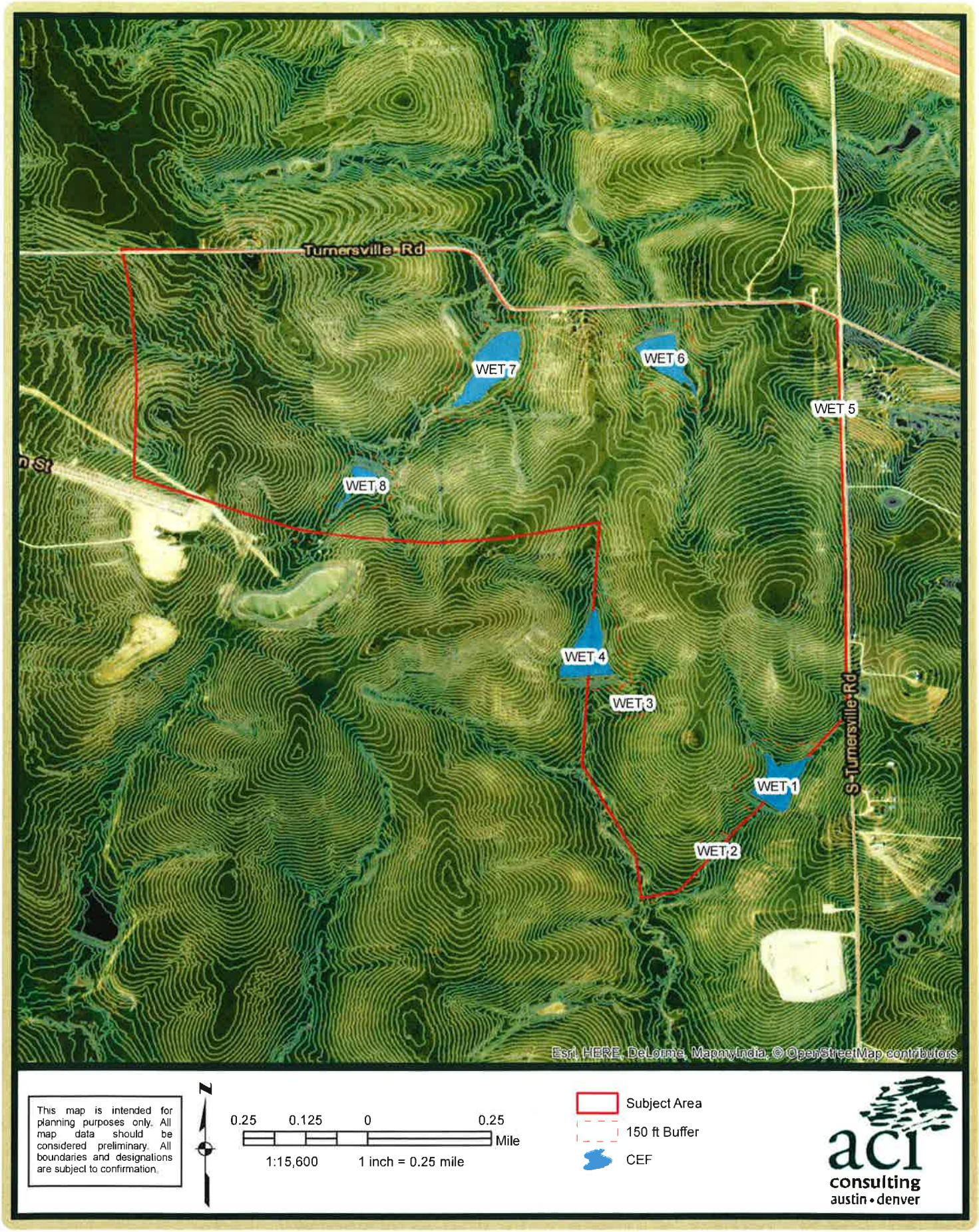

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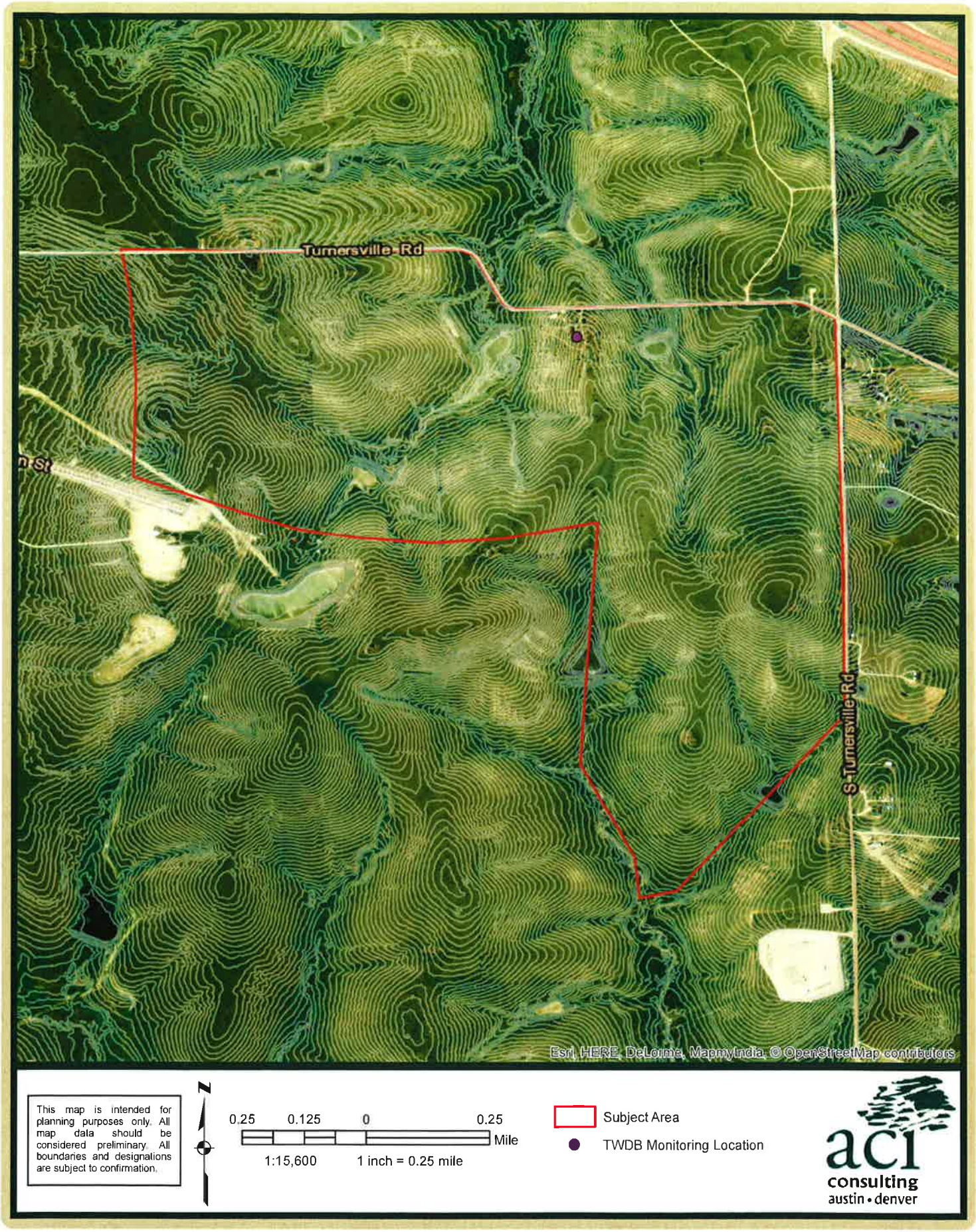
Q9-4. Critical Environmental Features on Current Aerial with 2ft Topography



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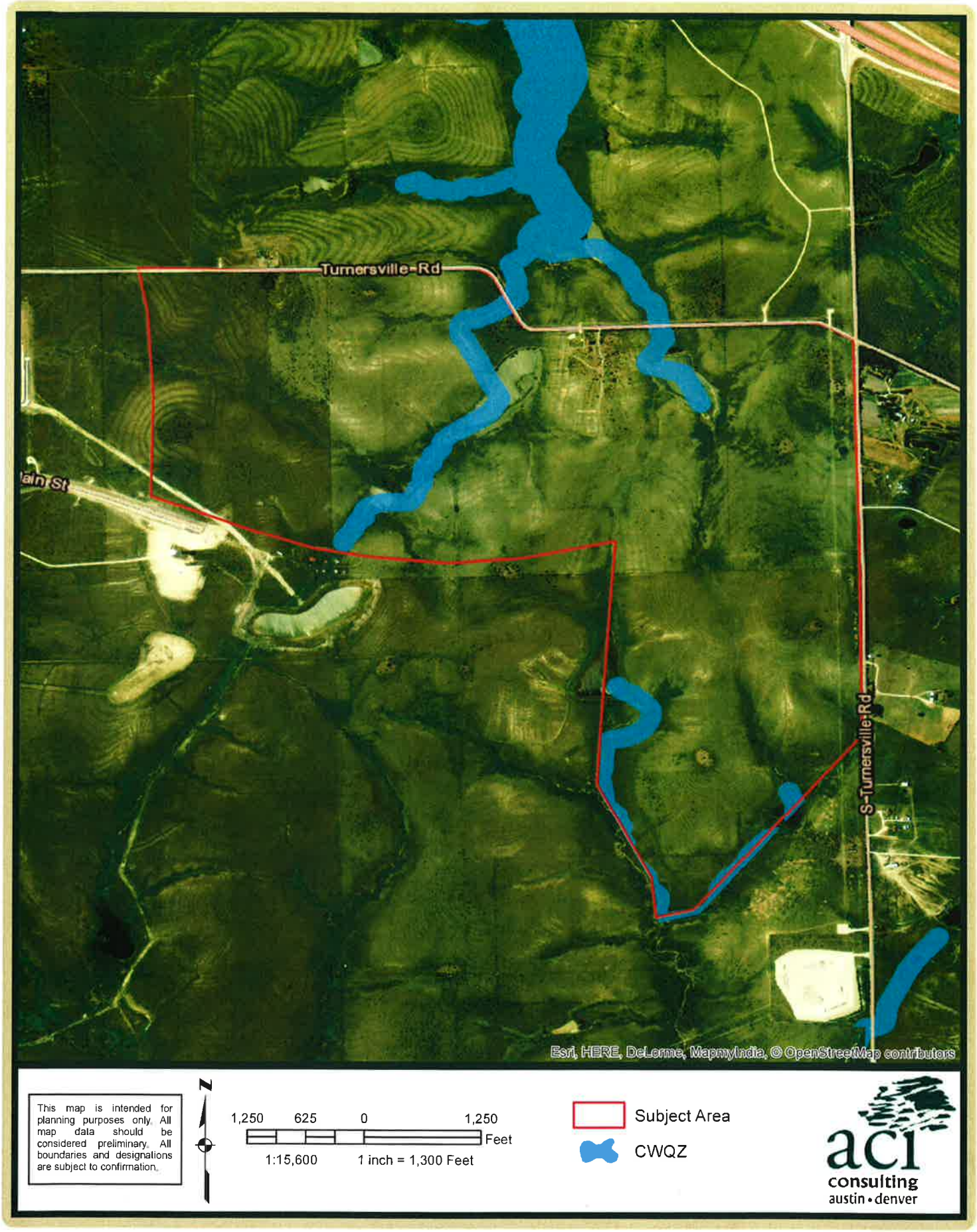
Q9-5. Texas Water Development Board Monitoring Device on Current Aerial with 2ft Topography



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Q9-6. Critical Water Quality Zone

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Q10-1. Surface Soils

Soils in this area are classified as Houston Black-Heiden association, which are described as deep, nearly level and gently sloping, calcareous, clayey soils overlaying marl (SCS 1974, 1984). Seven soil units occur within the subject area:

- Altoga silty clay, 3 to 6 percent slopes, eroded (AgC2) – This soil typically occurs as long, narrow areas paralleling major streams. The surface layer is light brownish-gray silty clay about five inches thick. The second layer consists of very pale brown silty clay loam about 24 inches thick. The third layer is pale-yellow silty clay loam approximately 60 inches in thickness. Permeability is moderate, and the available water capacity is high.
- Heiden clay, 1 to 3 percent slopes (HeB) – This soil type occupies narrow ridges or foot slopes mostly in long and narrow areas ranging in size from 30 to 100 acres. The surface layer is dark grayish-brown clay about 18 inches thick and the next layer to a depth of about 48 inches is grayish-brown clay mottled with olive yellow. This soil has moderate erosion hazard and is used mostly for crops and pastures.
- Heiden clay, 3 to 5 percent slopes, eroded (HeC2) – This soil type occupies side slopes on gently undulating topography in areas ranging from 20 to 50 acres. The surface layer is dark grayish-brown clay, and below this is mottled yellow silty clay for 60 inches. This soil consists of well-drained, deep clay soil that has a high water capacity and slow permeability.
- Heiden clay, 5 to 8 percent slopes, eroded (HeD2) – This soil is typically found on gently rolling slopes in long and narrow areas from 20 to 40 acres in size. The surface layer is dark grayish-brown clay about 14 inches thick followed by a 48 inch grayish-brown clay layer. The underlying material is 60 inches deep and consists of yellow silty clay. This soil is an erosional hazard. It consists of well-drained, deep clay soil that has a high water capacity and slow permeability.
- Houston Black clay, 1 to 3 percent slopes (HnB) – This soil typically occupies smooth ridges or foot slopes in long and narrow and irregular shaped areas. The surface layer is very dark gray clay about 24 inches thick. The following layer is dark-gray clay that goes as deep as 38 inches followed by a grayish-brown clay that extends 80 inches deep. The underlying material is 104 inches of mottled clay. This soil type is moderately well drained and slowly permeable with a low available water capacity.
- Houston Black clay, 3 to 5 percent slopes, eroded (HnC2) – This soil typically occupies long, narrow areas. The surface layer is dark gray clay about 30 inches thick. The following layer is gray clay that has yellowish mottles in the lower portion. There is a moderately severe hazard of erosion associated with this soil. The drainage is moderate and this unit is slowly permeable with a low available water capacity.
- Tinn series (Tn) – This soil consists of deep, somewhat poorly drained, nearly level clayey soils on flood plains and was formed in calcareous clayey alluvium. Soils in this series consist of calcareous, moderately alkaline, dark gray clay that are frequently flooded.

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REFERENCES

(SCS) Soil Conservation Service. 1974. Soil Survey of Travis County, Texas. United States Department of Agriculture, Texas Agriculture Experiment Station.

(SCS) Soil Conservation Service. 1984. Soil Survey of Comal and Hays Counties, Texas. United States Department of Agriculture, Texas Agriculture Experiment Station.

Q10-2. Description of Site Geology

REFERENCES

Barnes, V.E. 1974. Geologic Atlas of Texas, Austin Sheet. Bureau of Economic Geology, University of Texas at Austin.

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Q11-1. Description of Site Plant Communities

The subject area lies within "Other Native or Introduced Grasses" as noted on the Texas Parks and Wildlife "Vegetation Types of Texas" map (McMahan et al. 1984). This vegetation type generally consists of mixed native or introduced grasses and forbs on grassland sites or mixed herbaceous communities resulting from the clearing of woody vegetation. The subject area is consistent with this designation.

Typical vegetation within the subject area includes but is not limited to: mesquite (*Prosopis glandulosa*), Chinese tallow (*Triadica sebifera*), osage orange (*Maclura pomifera*), black willow (*Salix nigra*), hackberry (*Celtis reticulata*), Roosevelt weed (*Baccharis neglecta*), common ragweed (*Ambrosia artemisiifolia*), groundcherry (*Physalis* sp.), elegant gayfeather (*Liatris elegans*), bermudagrass (*Cynodon dactylon*), and various native grasses and forbs.

The subject area is located in Sector 19 of the City of Austin Biological Resource Sector Map and is not designated as priority or other significant woodlands.

REFERENCES

McMahan, C.A., R.G. Frye, and K.L. Brown. 1984. The Vegetation Types of Texas. Texas Parks and Wildlife. Austin, Texas.