

**ZAP SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2014-0459C.SH **ZAP COMMISSION DATE:** June 16, 2015

PROJECT NAME: Live Oak Trails (SMART Housing)

APPLICANT: Doucet and Assoc., Inc.(Ted McConaghy)
(512) 426-9326)

OWNER: FCSW Housing (Walter Moreau)
(512) 610-4016

ADDRESS OF SITE: 8500 W. ST. HWY. 71

COUNTY: Travis

AREA: 8.92 Acres

WATERSHED: Williamson Creek (BSZ)

JURISDICTION: Full Purpose

EXISTING ZONING: PUD-MF (Ord. # 20140612-092)

PROPOSED DEVELOPMENT:

The applicant is requesting variances from environmental regulation to allow the construction of a 59-unit multifamily project that is proposed and designed to meet the SMART Housing affordability standards.. There are seven buildings proposed on this site.

DESCRIPTION OF VARIANCES:

The applicant requests the following: Approval of variance to allow:

1. Cut up to 8 feet [LDC 25-8-341]
2. Fill greater than 4 feet but less than 8 feet,[LDC 25-8-342]

STAFF RECOMMENDATION:

The findings of fact have been met and staff recommends approval with the following conditions:

Applicant will revegetate and restore tis development with native plant species.
The applicant has agreed to these conditions.

BOARD/COMMISSION ACTION:

May 20, 2015: The Environmental Board recommended approval of the variance, with the specified condition - Vote : 1-6-0-0-0

June 16, 2015: Zoning and Platting Commission

ZONING AND PLATTING COMMISSION ACTION: June 16, 2015

ENVIRONMENTAL REVIEW STAFF: Michael McDougal
Michael.Mcdougal@austintexas.gov

PHONE: 512-974-6380

CASE MANAGER: Lynda Courtney
Lynda.Courtney@austintexas.gov

PHONE: 512-974-2810

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ENVIRONMENTAL BOARD MOTION 201500520 005a

Date: May 20, 2015

Subject: Live Oak Trails SP-2014-0459C.SH

Motion By: James Schissler

Second By: Marisa Perales

RATIONALE:

Whereas, the applicant has met the findings of fact,

Therefore, the Environmental Board of the City of Austin recommends approval of the variance to allow cut up to 8 feet and full up to 8 feet.

Staff Conditions: Staff has worked with the Applicant to design a site plan layout that minimizes the area of grading in excess of 4 feet. Staff will require that the Applicant re-vegetate and restore this development with native plant species as a condition of the variance.

VOTE 1-6-0-0-0

Recuse: Deegan

For: Maxwell, Neely, Perales, Schissler, Redmond, Smith

Against: None

Abstain: None

Absent: None

Approved By:

Mary Gay Maxwell, Environmental Board Chair



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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: MAY 20, 2015

**NAME & NUMBER
OF PROJECT:** LIVE OAK TRAILS
SP-2014-0459C.SH

**NAME OF APPLICANT
OR ORGANIZATION:** Doucet and Associates, Inc.
(Ted McConaghy, 512-583-2617)

LOCATION: 8500 W Hwy 71

PROJECT FILING DATE: November 14, 2014

**PDR/ENVIRONMENTAL
STAFF:** Mike McDougal, 512-974-6380
mike.mcdougal@austintexas.gov
Pamela Abee-Tauli, 512-974-1879
pamela.tauli@austintexas.gov

**PDR/
CASE MANAGER:** Michael Simmons-Smith, 512-974-1225
michael.simmons-smith@austintexas.gov

WATERSHED: Williamson Creek Watershed
Barton Springs Zone
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance (current Code) and PUD
Ordinance Number 2014-0612-092

REQUEST: Variance request as follows:
1 – Modify LDC 25-8-341(A) to allow cut up to 8 feet; and
2 – Modify LDC 28-8-342(A) to allow fill up to 8 feet.

STAFF RECOMMENDATION: Recommended with conditions.

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



ENVIRONMENTAL BOARD VARIANCE APPLICATION FORM

CO/S

PROJECT DESCRIPTION**Applicant Contact Information**

Name of Applicant	Ted McConaghy, Doucet & Associate, Inc.
Street Address	7401 Hwy. 71 W., Ste. 160
City State ZIP Code	Austin, TX 78735
Work Phone	512-583-2617
E-Mail Address	tmcconaghy@doucetengineers.com

Variance Case Information

Case Name	Live Oak Trails
Case Number	SP-2014-0459C.SH
Address or Location	8500 W. Hwy. 71, Austin, TX
Environmental Reviewer Name	Pamela Abee-Tauli, Mike McDougal
Applicable Ordinance	LDC 25-8-XXX
Watershed Name	Williamson Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input checked="" type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

May 9, 2015

Distance to Nearest
Classified Waterway

500'

Water and Waste Water
service to be provided by

Austin Water Utility

Request

The variance request is as follows (Cite code references:

Impervious cover

Existing

Proposed

square footage:

0

74,488

acreage:

0

1.71

percentage:

0

19.21

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)

Property ranges in elevation from 948' to 893' ASL. Slopes vary; most slopes are between 2-6%, with a minor escarpment with slopes exceeding 35%. Trees are primarily live oaks, small smaller (under 8") trees up to heritage (over 24"). Trees are concentrated in the central and eastern portions of the property. Geology is sandy soil over limestone outcroppings. There is a small unnamed tributary of Williamson Creek in the NE corner of the site, including a minor waterway setback for both the CWQZ and WQTZ. There is no floodplain on site. There is a wetland CEF located just north of the property, and the unnamed tributary is also considered a CEF.

Clearly indicate in what
way the proposed project
does not comply with
current Code (include
maps and exhibits)

Due to the nature of the topography, grading the site for paved access requires exceeding the 4' cut/fill limitation. See attached exhibits and maps; the exhibit shows the areas of cut or fill that exceed 4', including the exact amounts proposed.



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

February 25, 2015

Joe Grasso, P.E.
Project Engineer
Doucet & Associates, Inc.
7401-B Hwy. 71 W., Ste. 160
Austin, TX 78735

Greg Guernsey, AICP - Director
Planning and Development Review Department
City of Austin
505 Barton Springs Rd.
Austin, TX 78704

Re: Variance Request – Findings of Fact
L.D.C. Section 25-8-341/342 (Cut and Fill)
Live Oak Trails – consolidated site development permit
SP-2014-0459C.SH

Project: Live Oak Trails

Ordinance Standard: LDC 25-8-341/342 (Cut/Fill in Excess of 4')

JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? YES. *The site is encumbered by severe topographic constraints. If the site was designed to stay within the 4' cut/fill restriction, access to the upper portion of the site (to the northwest) would be eliminated. The nominal increase in cut/fill at select areas has been granted to other properties with similar constraints.*

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. *As shown on the Exhibit, the increased Cut/Fill is limited to two small paved areas. These are not located over a karst aquifer, and both of these areas drain to the water quality pond. There will be no additional environmental consequences as a result.*

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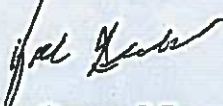
3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. YES. *The required variance is due entirely to the topographic constraints of the property. The site has been designed to minimize environmental impacts, protect downstream areas, and protect trees to greatest extent practicable.*

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES. *Water quality for the site has been designed for 'zero degradation' on the site, with retention/re-irrigation as the primary water quality control. The location, sizing, and design of the water quality control has not been impacted by the current variance request.*

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? YES. *This is not applicable; the areas that need the variance request fall outside the CWQZ or WQTZ.*

Thank you for your review of this waiver request. Please contact me or Ted McConaghy, MA, Senior Project Manager, if you have any questions.

Sincerely,



Joe Grasso, P.E.
Doucet & Associates, Inc.
TBPE Firm #3937



2-24-15



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

February 25, 2015

Joe Grasso, P.E.
Project Engineer
Doucet & Associates, Inc.
7401-B Hwy. 71 W., Ste. 160
Austin, TX 78735

Greg Guernsey, AICP - Director
Planning and Development Review Department
City of Austin
505 Barton Springs Rd.
Austin, TX 78704

Re: Variance Request
L.D.C. Section 25-8-341/342 (Cut and Fill)
Live Oak Trails – consolidated site development permit
SP-2014-0459C.SH

Mr. Guernsey:

We respectfully request a variance to the following two sections of the City of Austin Land Development Code, in association with the 'Live Oak Trails' consolidated site development permit application. The site is located at 8500 W. Hwy. 71, in the Full Purpose Jurisdiction of the City of Austin. The site is located in the Williamson Creek watershed, in the Barton Springs Zone (contributing zone.)

The subject tract has PUD-MF zoning per Case No. C814-2007-0009.01 (Ord. No. 2014-612-092). Several environmental variances were granted as part of this PUD zoning, including review and recommendations by the Environmental Review Board and Zoning and Platting Commission and final approval by the Austin City Council. During the Environmental Review Board process, the board decided to table the variance request related to Cut/Fill, preferring to review and give recommendations on this two item once the site had been fully engineered.

The following environmental variance is required for successful development of the subject tract. We have provided an Exhibit showing the areas associated with the variance requests.

- Sec. 25-8-341/342. Cut and Fill. This section of the L.D.C. limits cut and fill in excess of 4'. Due to the severe topography of the site, and the need to make the ground-floor units ADA accessible, it is not possible to grade the site to stay within the allowable cut/fill constraints.



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We will submit the 'Findings of Fact' memorandum under separate cover.

Thank you for your review of this waiver request. Please contact me or Ted McConaghy, MA, Senior Project Manager, if you have any questions.

Sincerely, .

A handwritten signature in black ink, appearing to read 'Joe Grasso'.

Joe Grasso, P.E.
Doucet & Associates, Inc.
TBPE Firm #3937



2-24-15



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MEMORANDUM

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

FROM: Mike McDougal, Environmental Review Specialist Senior
Development Services Department

DATE: May 20, 2015

SUBJECT: Live Oak Trail – SP-2014-0459C.SH

On the May 20, 2015 agenda is a request for the consideration of a variance to allow cut and fill up to 8 feet.

Property Location

Live Oak Trail (formerly called The Terrace in Oak Hill) consists of a single 8.9 acre lot. The property is located at 8500 West State Highway 71 (Exhibit 1 Driving Direction Map). Adjacent uses include undeveloped land, multi-family, government, single family, religious, and commercial such as fast food, medical, financial services, insurance, and retail (Exhibit 2 Vicinity Aerial Photograph and Site Photographs).

Watershed Data

The property is located in the Williamson Creek Watershed (Barton Springs Zone) and is located within the Edwards Aquifer Contributing Zone. Surface water generally drains southeasterly across the site (Exhibit 3 Contour Map). City of Austin GIS shows a Water Quality Transition Zone associated with Williamson Creek located on the property. This Water Quality Transition Zone generally trends east-west and is located along the southern portion of the property. In addition, a Critical Water Quality Zone and a Water Quality Transition Zone (associated with an unnamed, classified waterway) is located in the northeast corner of the property. (Exhibit 4 Critical Water Quality Zone and Water Quality Transition Zone Map). However, in accordance with PUD Ordinance Number 20140612-092, the Water Quality Transition Zone associated with Williamson Creek has been replaced with a Downstream Buffer Zone (Exhibits 5 & 6: Approved PUD Ordinance Number 20140612-092 and Current Downstream Buffer Map, respectively). The fully developed 100 year floodplain is located adjacent to the property.

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Jurisdictional Data

The property is within the City of Austin full purpose jurisdiction.

Trees / CEFs

The trees consist of mostly of live oak, cedar (ashe juniper), and cedar elm of various size (Exhibit 7 Tree Survey Map). Heritage trees are located on this property.

One wetland critical environmental feature (CEF) is located just off-site, less than 30 feet from the northern property boundary (Exhibit 8 Critical Environmental Features Map). The wetland is a small swale with obligate wetland vegetation which receives overland from the northwest. In compliance with the requirements of Environmental Criteria Manual (ECM) 1.10, the applicant has requested and received administrative approval to modify the standard 150 foot CEF setback.

Variance Request

The following variance to the Land Development Code (LDC) has been requested:

LDC 25-8-341(A) to allow cut up to 8 feet and LDC 25-8-342(A) to allow fill up to 8 feet (Exhibit 9 Cut / Fill Up 8 Feet Map).

Conditions for Staff Approval

Staff have worked with the Applicant to design a site plan layout that minimizes the area of grading in excess of 4 feet. Staff will require that the Applicant revegetate and restore this development with native plant species as a condition of the variance.

Recommendation

The Findings of Fact have been met. Staff recommends approval of the variance with the above conditions.

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Findings of Fact

A variance from LDC 25-8-341(A) is requested to allow cut up to 8 feet and from LDC 25-8-342(A) to allow fill up to 8 feet. As described in LDC Section 25-8-41, the Land Use Commission may grant a variance from a requirement after determining:

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, a large portion of the uplands area is inaccessible and undevelopable without grading in excess of 4 feet. The variance is similar to those granted other applicants who have arranged the site layout to minimize the extent of the variance.

2. The variance is not based on a condition caused by the method chosen by the Applicant to develop the property unless the development provides greater overall environmental protection than is achievable without the variance.

Yes, other site plan configurations to avoid grading in excess of 4 feet would cause greater tree impacts and creek buffer encroachment.

3. The variance 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, Staff have worked with the Applicant to minimize the area and the depth of the grading on this property.

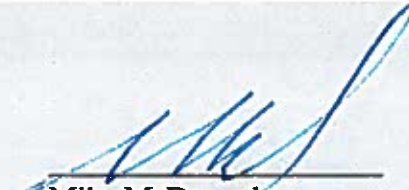
4. The variance does not create a significant probability of harmful consequences.

Yes, sufficient erosion / sedimentation control is required prior to construction activities and permanent stabilization of disturbed areas will be required. The applicants site layout works with the site topography and tree locations to minimize environmental impacts. In addition, the areas of grading in excess of 4 feet are not located over the Edwards Aquifer Recharge Zone.

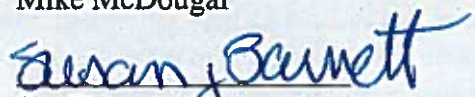
5. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes, the project development with the variance will not impact site drainage and will result in a reduction in water quality.

Environmental Review Specialist Senior:


Mike McDougal

Environmental Program Coordinator:


Sue Barnett

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Environmental Officer:



Chuck Lesniak

Exhibit 1 Driving Direction Map

C8/b

Beginning at Mopac and 45th St:

- 1 – Continue south on Mopac for 7.4 miles
- 2 – Exit State Highway 71 / US Highway 290 for 3.2 miles
- 3 – Take the slight right at the Y in Oak Hill, continue 1.5 miles; the property will be on the right

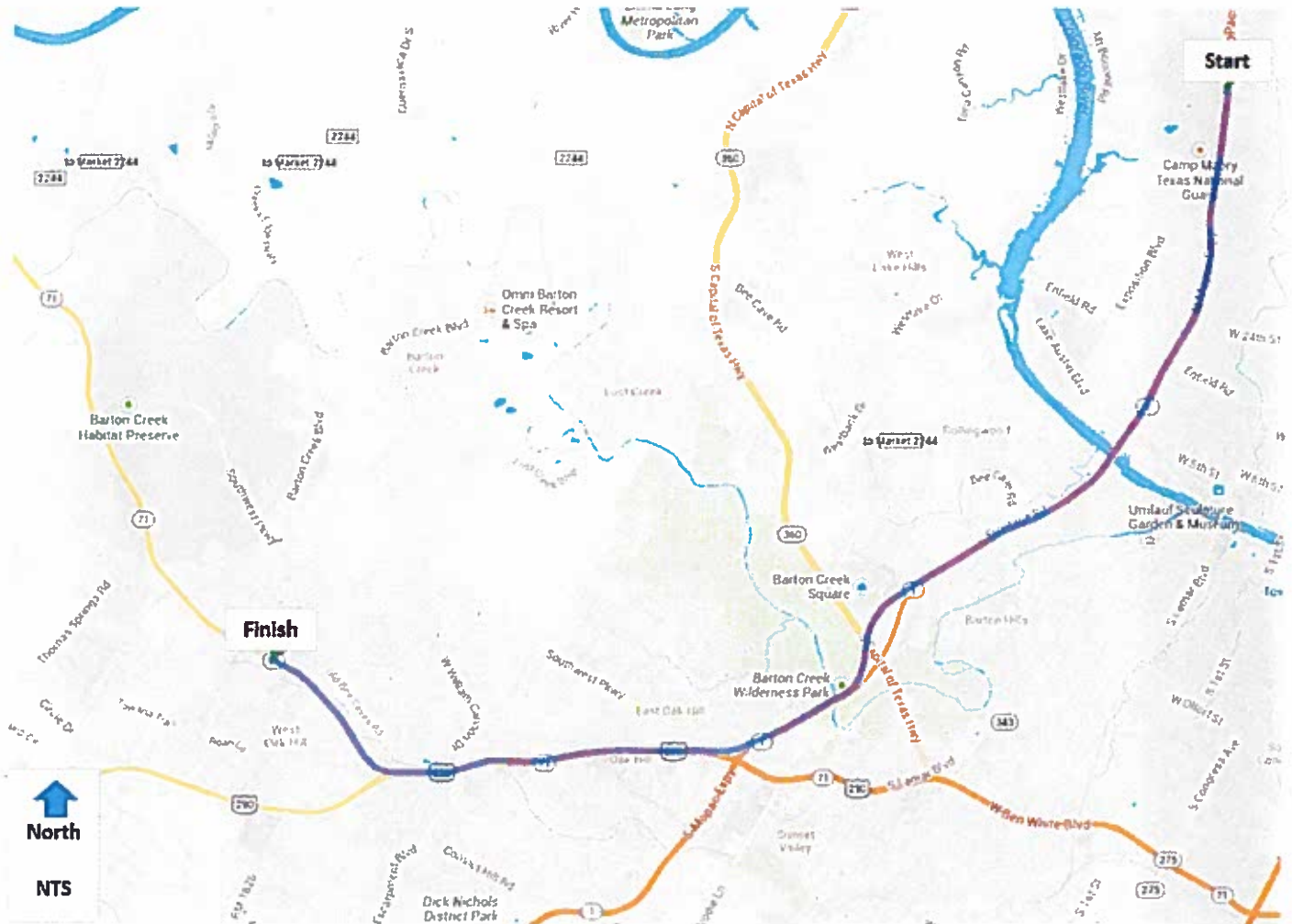
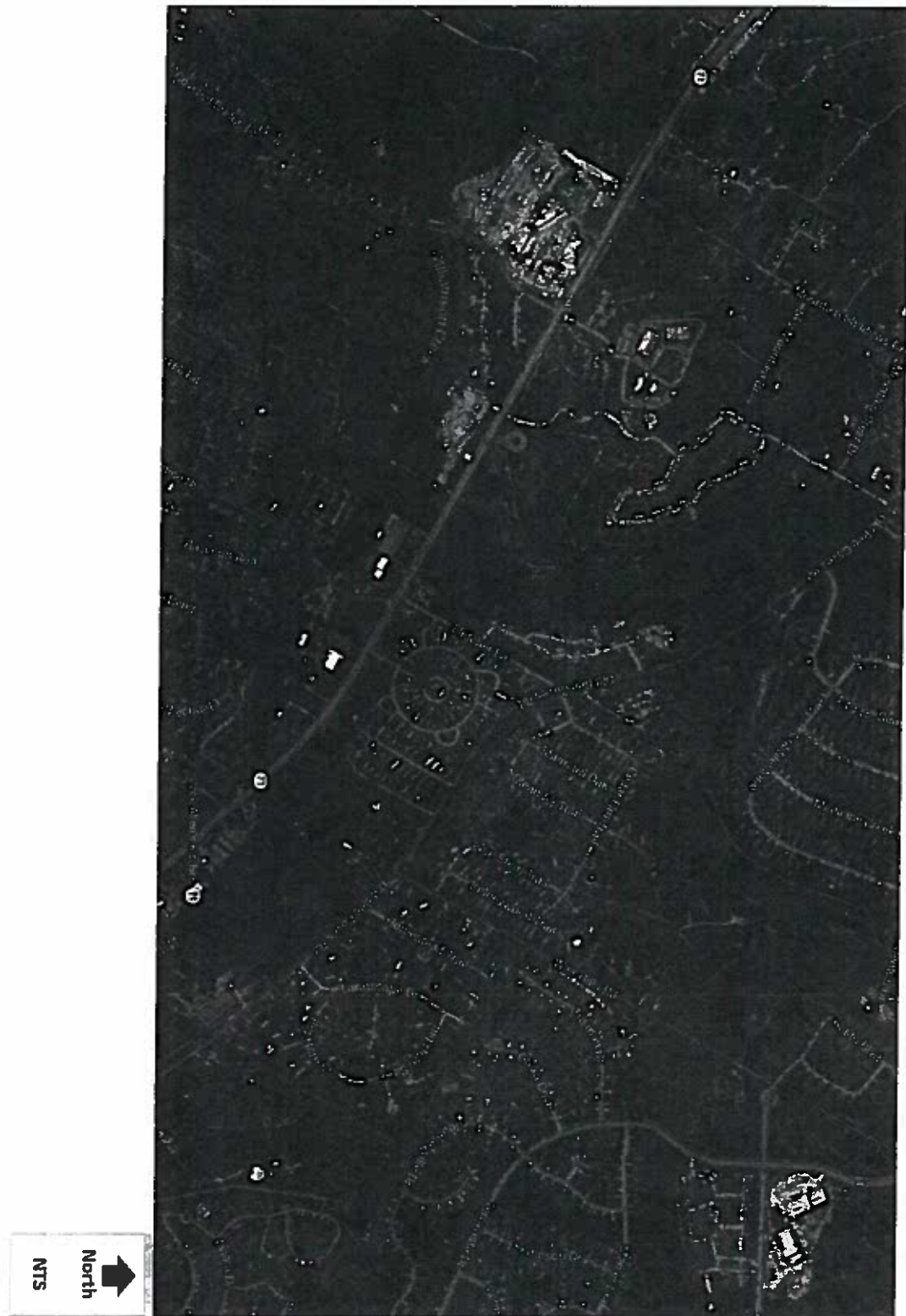


Exhibit 2 Vicinity Aerial Photograph and Site Photographs

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COOK TX

LOOKING EAST



LOOKING NORTH EAST



LOOKING NORTH WEST



LOOKING WEST



SPH-1

TERRACE IN OAK HILL
8500 W. HWY 71
AUSTIN, TX 78746

SITE PHOTOS
CASE NO: C814-2007-009.01

DOUCET & ASSOCIATES
7401 S. Highway 71, Suite 100
Austin, Texas 78746, Phone: (512) 463-2400
www.doucetandassociates.com
New England Number 272

A topographic map of the study area. The map shows a road on the left with a '11' mile marker. A red boundary outlines the study area. Contour lines are labeled with elevations such as 892, 900, 908, 916, 924, 932, 940, 948, 956, 964, 972, 980, 988, 996, 1004, 1012, 1020, 1028, 1036, 1044, 1052, 1060, 1068, 1076, 1084, 1092, 1100, 1108, 1116, 1124, 1132, 1140, 1148, 1156, 1164, 1172, 1180, 1188, 1196, 1204, 1212, 1220, 1228, 1236, 1244, 1252, 1260, 1268, 1276, 1284, 1292, 1300, 1308, 1316, 1324, 1332, 1340, 1348, 1356, 1364, 1372, 1380, 1388, 1396, 1404, 1412, 1420, 1428, 1436, 1444, 1452, 1460, 1468, 1476, 1484, 1492, 1500, 1508, 1516, 1524, 1532, 1540, 1548, 1556, 1564, 1572, 1580, 1588, 1596, 1604, 1612, 1620, 1628, 1636, 1644, 1652, 1660, 1668, 1676, 1684, 1692, 1700, 1708, 1716, 1724, 1732, 1740, 1748, 1756, 1764, 1772, 1780, 1788, 1796, 1804, 1812, 1820, 1828, 1836, 1844, 1852, 1860, 1868, 1876, 1884, 1892, 1900, 1908, 1916, 1924, 1932, 1940, 1948, 1956, 1964, 1972, 1980, 1988, 1996, 2004, 2012, 2020, 2028, 2036, 2044, 2052, 2060, 2068, 2076, 2084, 2092, 2100, 2108, 2116, 2124, 2132, 2140, 2148, 2156, 2164, 2172, 2180, 2188, 2196, 2204, 2212, 2220, 2228, 2236, 2244, 2252, 2260, 2268, 2276, 2284, 2292, 2300, 2308, 2316, 2324, 2332, 2340, 2348, 2356, 2364, 2372, 2380, 2388, 2396, 2404, 2412, 2420, 2428, 2436, 2444, 2452, 2460, 2468, 2476, 2484, 2492, 2500, 2508, 2516, 2524, 2532, 2540, 2548, 2556, 2564, 2572, 2580, 2588, 2596, 2604, 2612, 2620, 2628, 2636, 2644, 2652, 2660, 2668, 2676, 2684, 2692, 2700, 2708, 2716, 2724, 2732, 2740, 2748, 2756, 2764, 2772, 2780, 2788, 2796, 2804, 2812, 2820, 2828, 2836, 2844, 2852, 2860, 2868, 2876, 2884, 2892, 2900, 2908, 2916, 2924, 2932, 2940, 2948, 2956, 2964, 2972, 2980, 2988, 2996, 3004, 3012, 3020, 3028, 3036, 3044, 3052, 3060, 3068, 3076, 3084, 3092, 3100, 3108, 3116, 3124, 3132, 3140, 3148, 3156, 3164, 3172, 3180, 3188, 3196, 3204, 3212, 3220, 3228, 3236, 3244, 3252, 3260, 3268, 3276, 3284, 3292, 3300, 3308, 3316, 3324, 3332, 3340, 3348, 3356, 3364, 3372, 3380, 3388, 3396, 3404, 3412, 3420, 3428, 3436, 3444, 3452, 3460, 3468, 3476, 3484, 3492, 3500, 3508, 3516, 3524, 3532, 3540, 3548, 3556, 3564, 3572, 3580, 3588, 3596, 3604, 3612, 3620, 3628, 3636, 3644, 3652, 3660, 3668, 3676, 3684, 3692, 3700, 3708, 3716, 3724, 3732, 3740, 3748, 3756, 3764, 3772, 3780, 3788, 3796, 3804, 3812, 3820, 3828, 3836, 3844, 3852, 3860, 3868, 3876, 3884, 3892, 3900, 3908, 3916, 3924, 3932, 3940, 3948, 3956, 3964, 3972, 3980, 3988, 3996, 4004, 4012, 4020, 4028, 4036, 4044, 4052, 4060, 4068, 4076, 4084, 4092, 4100, 4108, 4116, 4124, 4132, 4140, 4148, 4156, 4164, 4172, 4180, 4188, 4196, 4204, 4212, 4220, 4228, 4236, 4244, 4252, 4260, 4268, 4276, 4284, 4292, 4300, 4308, 4316, 4324, 4332, 4340, 4348, 4356, 4364, 4372, 4380, 4388, 4396, 4404, 4412, 4420, 4428, 4436, 4444, 4452, 4460, 4468, 4476, 4484, 4492, 4500, 4508, 4516, 4524, 4532, 4540, 4548, 4556, 4564, 4572, 4580, 4588, 4596, 4604, 4612, 4620, 4628, 4636, 4644, 4652, 4660, 4668, 4676, 4684, 4692, 4700, 4708, 4716, 4724, 4732, 4740, 4748, 4756, 4764, 4772, 4780, 4788, 4796, 4804, 4812, 4820, 4828, 4836, 4844, 4852, 4860, 4868, 4876, 4884, 4892, 4900, 4908, 4916, 4924, 4932, 4940, 4948, 4956, 4964, 4972, 4980, 4988, 4996, 5004, 5012, 5020, 5028, 5036, 5044, 5052, 5060, 5068, 5076, 5084, 5092, 5100, 5108, 5116, 5124, 5132, 5140, 5148, 5156, 5164, 5172, 5180, 5188, 5196, 5204, 5212, 5220, 5228, 5236, 5244, 5252, 5260, 5268, 5276, 5284, 5292, 5300, 5308, 5316, 5324, 5332, 5340, 5348, 5356, 5364, 5372, 5380, 5388, 5396, 5404, 5412, 5420, 5428, 5436, 5444, 5452, 5460, 5468, 5476, 5484, 5492, 5500, 5508, 5516, 5524, 5532, 5540, 5548, 5556, 5564, 5572, 5580, 5588, 5596, 5604, 5612, 5620, 5628, 5636, 5644, 5652, 5660, 5668, 5676, 5684, 5692, 5700, 5708, 5716, 5724, 5732, 5740, 5748, 5756, 5764, 5772, 5780, 5788, 5796, 5804, 5812, 5820, 5828, 5836, 5844, 5852, 5860, 5868, 5876, 5884, 5892, 5900, 5908, 5916, 5924, 5932, 5940, 5948, 5956, 5964, 5972, 5980, 5988, 5996, 6004, 6012, 6020, 6028, 6036, 6044, 6052, 6060, 6068, 6076, 6084, 6092, 6100, 6108, 6116, 6124, 6132, 6140, 6148, 6156, 6164, 6172, 6180, 6188, 6196, 6204, 6212, 6220, 6228, 6236, 6244, 6252, 6260, 6268, 6

A topographic map of the study area. The map shows a road on the left with a '11' mile marker. A red boundary outlines the study area. Contour lines are labeled with elevations such as 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000. A north arrow is in the top right corner, pointing towards the top right of the map.

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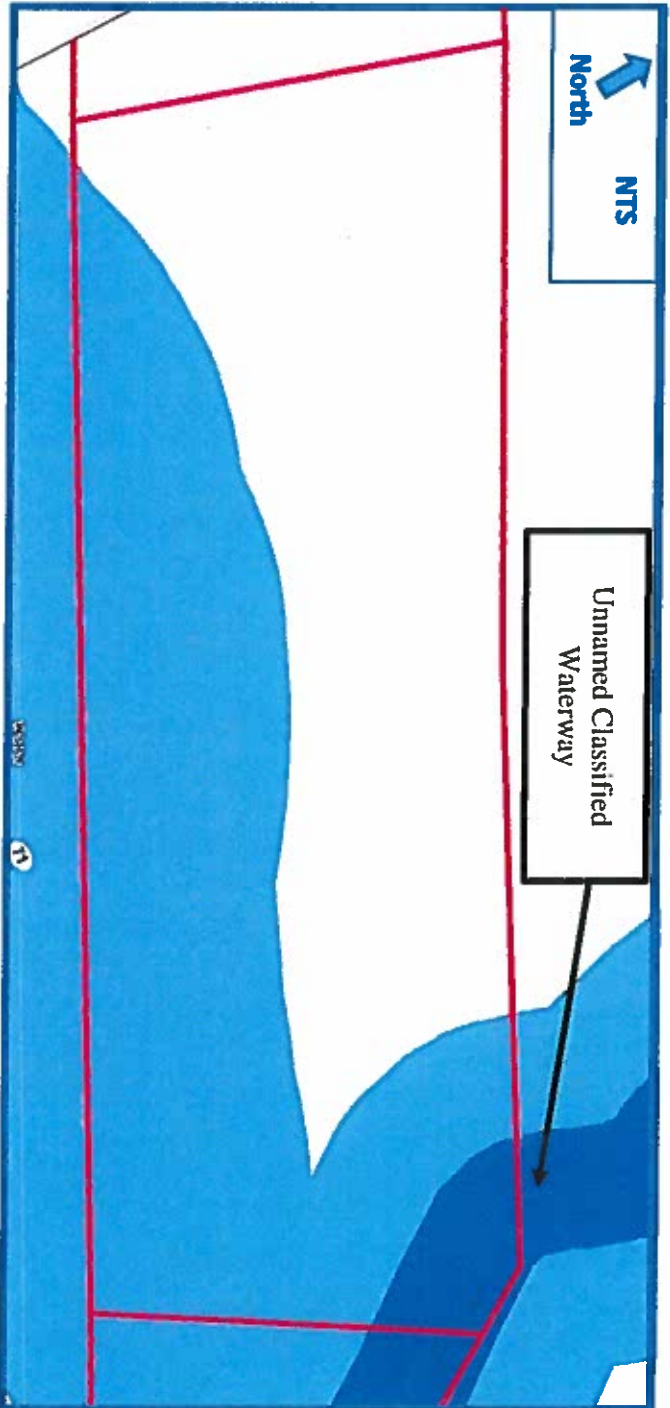


EXHIBIT 4 CWQZ AND WQTZ MAP

ORDINANCE NO. 20140612-092

CO/JP

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY RENAMED THE TERRACE AT OAK HILL LOCATED AT 8500 STATE HIGHWAY 71 WEST IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Terrace at Oak Hill Planned Unit Development (the "Terrace PUD") is comprised of approximately 8.92 acres of land located generally at 8500 State Highway West more particularly described as follows:

An 8.92 acre tract of land, more or less, out of the Augustine Bowles Survey No. 93 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property").

PART 2. Terrace at Oak Hill PUD (formerly named the West 71 Office Park PUD) was approved on July 26, 2007, under Ordinance No. 20070726-104.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on approximately 8.92 acres of land, described in Zoning Case No. C814-2007-0009.01, on file at the Planning and Development Review Department and locally known as 8500 State Highway 71 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 4. This ordinance, together with the attached Exhibit C, is the land use plan for the Terrace PUD created by this ordinance. The Terrace PUD shall conform to the limitations and conditions set forth in this ordinance and in the Terrace at Oak Hill planned unit development land use plan. If any discrepancies between this ordinance and the Land Use Plan arise, this ordinance and any amendments prevail. Except as otherwise specifically provided by this ordinance and land use plan, all other rules, regulations, and ordinances of the City apply to the PUD.



PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- | | |
|------------|--|
| Exhibit A: | Legal description |
| Exhibit B: | Zoning map |
| Exhibit C: | Land Use Plan |
| Exhibit D: | Grow Green Native and Adapted Landscape Plants |
| Exhibit E: | Invasive Species/Problem Plants |

PART 6. Land Use and Site Development Regulations.

See Sheets C-1 and C-2 of Exhibit C, the Land Use Plan for additional land use and site development regulations.

- A. Except as otherwise provided in this ordinance, the Property is subject to multifamily residence limited density (MF-1) district permitted uses, conditional uses, and site development regulations.
- B. The maximum square footage for all uses shall be a total of 60,000 square feet.
- C. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 0.75:1.
- D. Development of the Property shall not exceed 62 residential units.
- E. Development of the Property shall not exceed an average density of 7 residential units per acre.
- F. A site or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, would generate traffic that exceeds 2,000 trips per day.

PART 7. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5, (*Planned Unit Developments*) of City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations:

- A. Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) is modified to waive the 10 acre PUD requirement.

C9/22

- B. Section 25-2-492 (*Site Development Regulations*) is modified to limit the maximum building coverage to 10% of the site.
- C. Section 25-8-482 (*Water Quality Transition Zone*) is modified to allow a 3.57 acre portion of the Property associated with Williamson Creek and identified on the Land Use Plan to be classified as Uplands Zone. See Exhibit C, Sheet C-3.
- D. Sections 25-8-301 (*Construction of a Roadway or Driveway*) and 25-8-302 (*Construction of a Building or Parking Area*) are modified to allow for construction on slopes with a gradient between 15 percent and 35 percent with the following delineations:
 - 1. this allowance does not include areas associated with building foundation or water quality/detention ponds, areas already permitted by Code, or preclude future administrative variance requests for cut-and-fill for swales and drainage ditches;
 - 2. impervious cover on slopes from 15 percent to 25 percent shall be limited to 0.11 acres (4,792 square feet) and on slopes from 25 percent to 35 percent shall be limited to 0.07 acres (3,049 square feet); and,
 - 3. the location of the additional impervious cover is generally depicted on Exhibit C, Sheet C-5.

PART 8. Environmental.

- A. For each site plan application filed for commercial, industrial, mixed use, multifamily residential or open space areas for the PUD, the developer shall submit an integrated pest management (IPM) plan that complies with Sections 1.6.9.2(D) and (F) of the Environmental Criteria Manual to the Director of the Planning and Development Review Department for approval of the plan.
- B. All trails within the PUD shall be constructed with permeable materials.
- C. At the time an application for approval of a site plan is submitted for development of the Property or any portion of the Property, a landscape plan shall be submitted to the Planning and Development Review Department for

C 9/23

review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "D". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "E", may not be used.

- D. The limits of the northeast critical water quality zone and water quality transition zone, as established in City Code Sections 25-8-92 (A) and (B) (*Critical Water Quality Zones Established*) and as described in Exhibit C, Land Use Plan, Sheets C-3 and C-4, are based on City of Austin GIS data as of April 1, 2014.
- E. The location of the downstream buffer area described in Exhibit C, Land Use Plan, Sheet C-6, is approximate and may be modified as necessary to accommodate the final site layout.
- F. The minimum allowable downstream buffer area is 3.75 acres.
- G. The downstream buffer area shall remain undeveloped, except for the following:
 - water quality facilities
 - detention facilities
 - drainage facilities
 - utility connections
 - utility crossings
 - permeable trails.

PART 9. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.


CO 24

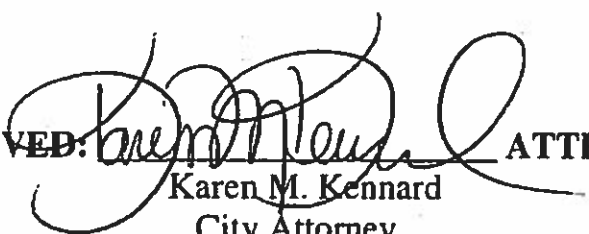
PART 10. This ordinance takes effect on June 23, 2014.

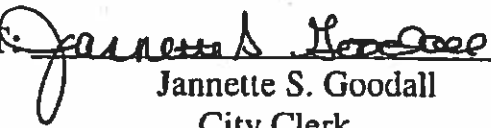
PASSED AND APPROVED

June 12, 2014

§
§
§


Lee Leffingwell
Mayor

APPROVED: 
Karen M. Kennard
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

CO
25

**8.921 ACRES
AUGUSTINE BOWLES SURVEY NO. 93**

A DESCRIPTION OF 8.921 ACRES OF LAND (APPROXIMATELY 388,600 SQ. FT.) OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS 7.9 ACRES OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND AND 1.0 ACRE OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2047, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO MICHAEL B. KNEPP BY TAX RESALE DEED, DATED OCTOBER 28, 2003 AND RECORDED IN DOCUMENT NO. 2003254026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.921 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right-of-way line of State Highway 71 (150' right-of-way), being at the southwest corner of the said 8.921 acre tract, and being also at the southeast corner of Lot 1, Southwest Trails, a subdivision of record under Document No. 200000300 of the Plat Records of Travis County, Texas, from which a concrete highway monument found in the north right-of-way line of State Highway 71, at engineer's centerline station 1719+86.53, bears North 82°00'40" West, a distance of 841.63 feet;

THENCE North 15°28'33" East departing said right-of-way line, along the common line of the 8.921 acre tract and said Lot 1, at a distance of 0.83 feet passing a 1/2" rebar found, and continuing for a total distance of 380.93 feet to a 1/2" rebar found in the south line of Lot 3, Southwest Trails, at the northwest corner of the 8.921 acre tract, being the northeast corner of said Lot 1, from which another 1/2" rebar found bears South 50°13'26" West, a distance of 0.34 feet;

THENCE along the north line of the 8.921 acre tract, being in part, the south line of said Lot 3, and in part, the south line of a 19.687 acre tract described in a Warranty Deed to Central Texas/ SWA Mutual Housing Corporation recorded under Document No. 2001001683 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. South 61°59'36" East, a distance of 1042.18 feet to a 1/2" iron pipe found;
2. South 25°43'11" East, a distance of 60.68 feet to a 1/2" iron pipe found at the north corner of a 0.996 acre tract described in a Certificate Regarding Mergers to 7-Eleven recorded in Document 2013011903 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 22°20'58"

Exhibit A

00/20

West, a distance of 0.81 feet;

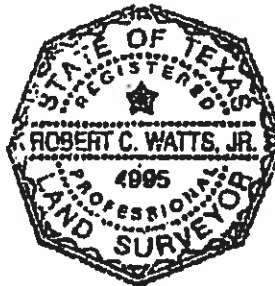
THENCE South $28^{\circ}41'58''$ West, along the east line of the 8.921 acre tract, being the northwest line of the said 0.996 acre tract, at a distance of 335.12 feet passing a 1/2" iron pipe found, and continuing for a total distance of 335.39 feet to a calculated point in the north right-of-way line of State Highway 71, from which a concrete highway monument found in the north right-of-way line of State Highway 71, at engineer's centerline station 1745+61.69, bears South $62^{\circ}03'29''$ East, a distance of 729.21 feet;

THENCE with the north right-of-way line of State Highway 71, being the south line of the 8.921 acre tract, the following two (2) courses and distances:

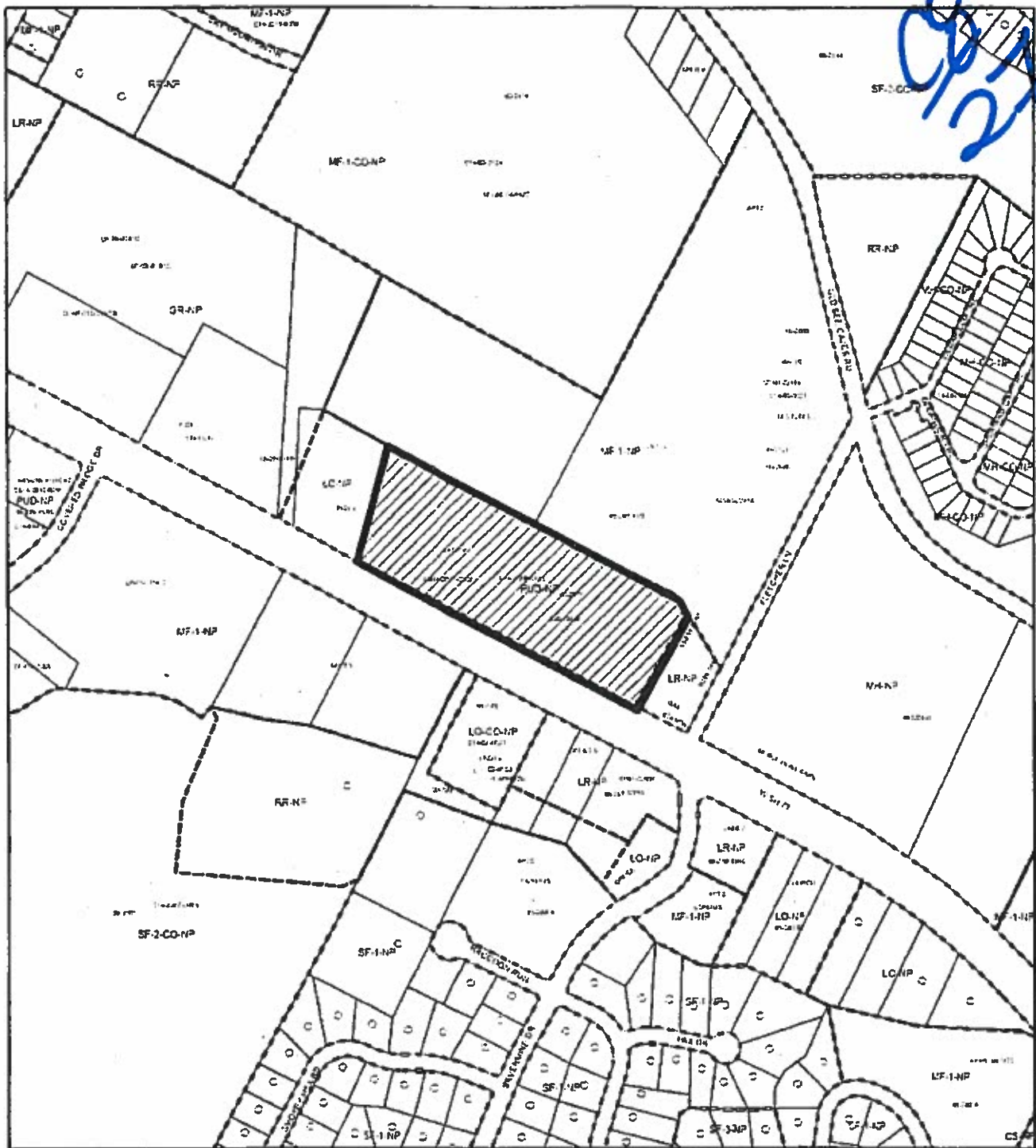
1. North $62^{\circ}03'29''$ West, a distance of 345.93 feet to a concrete highway monument found at engineer's centerline station 1734+68.49;
2. North $62^{\circ}00'40''$ West, a distance of 658.46 feet to the **POINT OF BEGINNING**, containing 8.921 acres of land, more or less.




Surveyed on the ground April 11, 2013. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network.

Robert C. Watts, Jr.
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4-18-13


$$1'' = 400'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C814-2007-0009.01

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B

Multi-Family

Maximum Multi-Family & Affordable
Accessory Dwelling Units Footage
Maximum Number of Residential Units

60,000 SF
7.00
02

The Terrace in Oak Hill

Impervious Cover Calculations

By Code:	Upland
Address:	4.22 acres
Sublot:	1.57 acres
W012:	0.75 acres (remaining W012)
CM02:	0.38 acres
Total:	6.92 acres (Gross Site Area)

Net Site Area:

Shaded:	Net Site Area	
0-15%	7.47 ac ± 100%	7.47 ac
15-25%	0.75 ac ± 40%	0.10 ac
25-35%	0.06 ac ± 20%	0.01 ac
35%	0.01 ac ± 0%	0.00 ac
Subtotal:	7.79 ac	7.58 ac (Net Site Area)

Open Space Area:

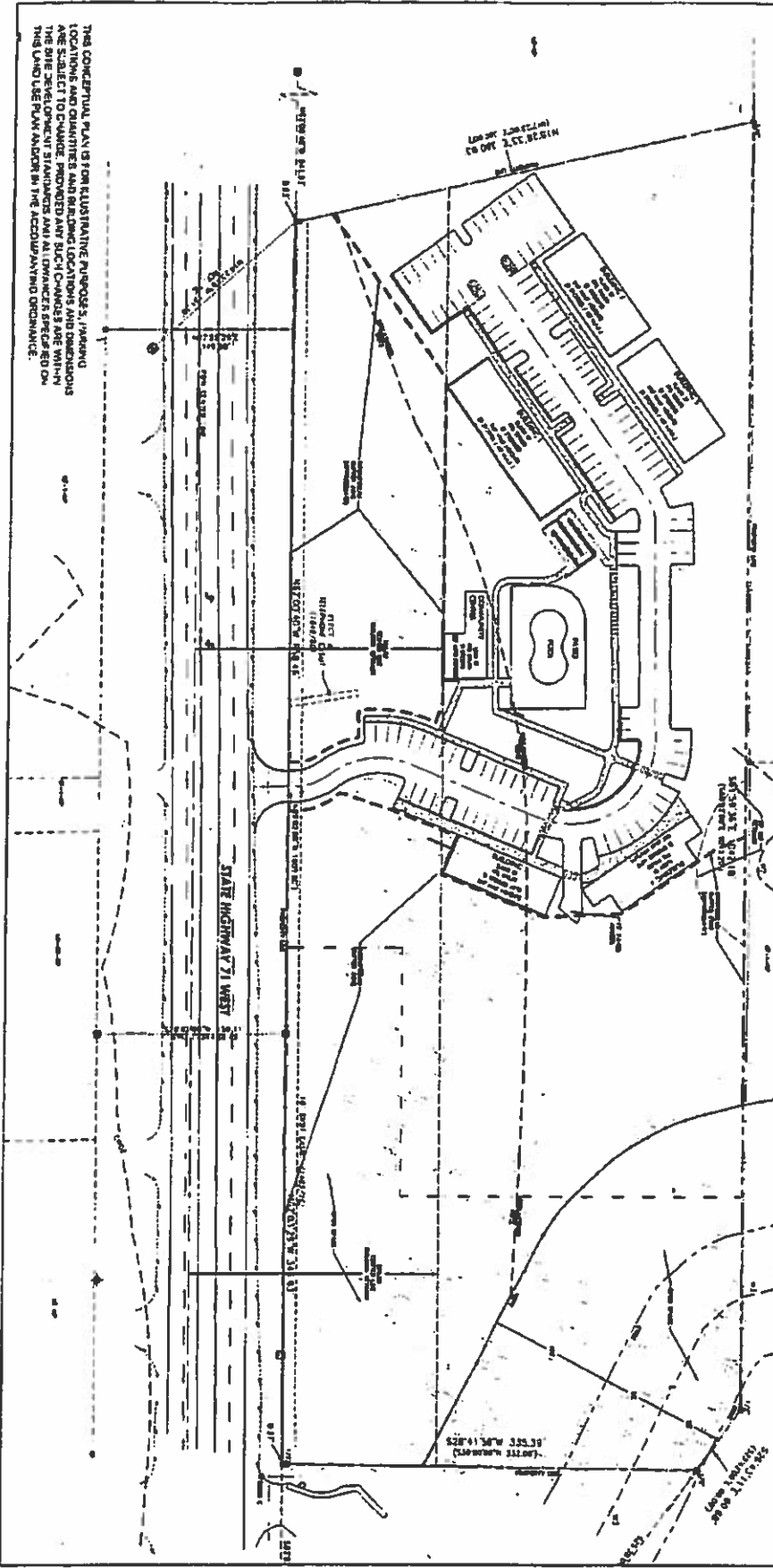
Downstream Buffer Zone	2.26 ac
Net Site Area	3.75 ac
Attestable Impervious Cover on Net Site Area 0252	7.58 ac
	90 ac

Site Data:

- Maximum Sublot:
 - Front Yard - 25 ft
 - Side Yard - 5 ft
 - Rear Yard - 10 ft
- Maximum Building Coverage: 102
- Maximum Building Height: 40 ft
- Maximum Floor Area Ratio: 75/1



Legend
Open Space
CM02 - to be retained
W012 - to be retained
Downstream Buffer



TERRACE IN OAK HILL
8500 W HIGHWAY 71
AUSTIN, TX 78746

P.U.D. LAND USE PLAN
CASE NO. - CB14-2007-0009.01

DA Doucet & Associates, Inc.
7400 S Hwy 71, Suite 100
Austin, TX 78746
Phone: (512) 982-2000 Fax: (512) 982-2421
1091 P.0127
www.doucetandassociates.com

NOTES

6/28

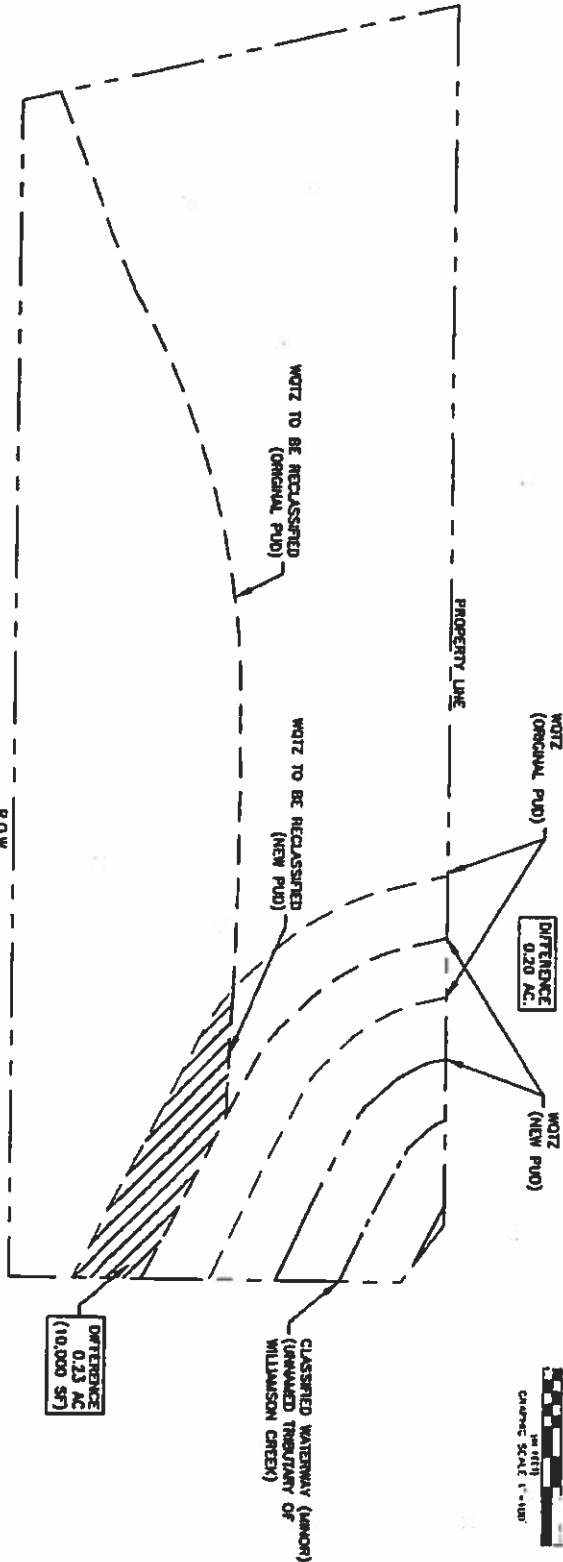
1. DETAIL OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 1.00 RESIDENTIAL UNIT PER ACRE.
2. THE LOCATION OF THE DOWNSTREAM BUFFER AREA IS APPROXIMATE AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE THE FINAL SITE LAYOUT. THE MINIMUM ALLOWABLE DOWNSTREAM BUFFER AREA IS 3.75 ACRES.
3. THE DOWNSTREAM BUFFER AREA WILL REMAIN UNDEVELOPED EXCEPT FOR THE FOLLOWING:
 - A. WATER QUALITY CONTROLS AND RETENTION FACILITIES
 - B. PERMEABLE TRAILS
 - C. DRAINAGE FACILITIES
 - D. UTILITY CONNECTIONS AND CROSSINGS
4. ALL TRAILS WITHIN THIS ROAD MUST BE PERMEABLE SURFACE. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER PROVIDED THAT THEY ARE CONSTRUCTED OF PERMEABLE MATERIAL INSTALLED OVER NON-CONCRETE BASE.
5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.8 TRANSPORTATION APPENDIX A OF THE CITY OF AUSTIN U.D.C.
6. TOTAL PERMEABLE COVER ON SLOPES FROM 15% TO 35% WILL NOT EXCEED 0.18 ACRES.
7. THE LIMITS OF THE NORTHEAST CROWD, WORK AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2014.

2 1 of 1 000-000	TERRACE IN OAK HILL 8500 W HIGHWAY 71 AUSTIN, TX 78746	P.U.D. NOTES CASE NO. - C814-2007-000901	DA Doucet & Associates, Inc. 7401 G. Perry, 71 West, Suite 102 Austin, TX 78752 Phone: (512) 343-2888 Fax: (512) 343-2401 TOLL FREE: 1-800-368-1111 www.doucetandassociates.com
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CG 2/20

STATE HIGHWAY 71 WEST

R.O.W.



AREA OF WOITZ
 ORIGINAL PUD : 0.85 AC. (41,382 S.F.)
 NEW PUD : 0.75 AC. (32,670 S.F.)
 DIFFERENCE = 0.20 AC. (8,712 S.F.)

AREA OF WOITZ TO BE RECLASSIFIED
 ORIGINAL PUD : 3.34 AC. (145,490 S.F.)
 NEW PUD : 3.57 AC. (155,490 S.F.)
 DIFFERENCE = .23 AC. (10,000 S.F.)



THE TERRACE IN OAK HILL
 8500 S.H. 71 W
 AUSTIN, TX 78735

PUD ZONING EXHIBIT
 WOITZ AREAS (EXISTING & PROPOSED)
 TO BE RECLASSIFIED
 CASE #C814-2007-0009.01

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Surveying/Mapping
 7401 R. Highway 71 W. Suite 140
 Austin, Texas 78735, Phone: (512) 863-2400
 www.doucetandassociates.com
 Firm Registration Number: 3137

SHEET
 3
 Project No.: C814-001

CO/31

STATE HIGHWAY 71 WEST

R.O.W.

PROPERTY LINE

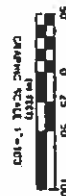
CWQZ
(ORIGINAL PUD)

CWQZ
(NEW PUD)

DIFFERENCE
0.35 AC.

AREA OF CWQZ
 ORIGINAL PUD : 0.73 AC. (31,798.8 S.F.)
 NEW PUD : 0.38 AC. (16,552.8 S.F.)
 DIFFERENCE = 0.35 AC. (15,246.0 S.F.)

CLASSIFIED WATERWAY (LIMBOR)
(UNNAMED TRIBUTARY OF
WILLIAMSON CREEK)



THE TERRACE IN OAK HILL
 8500 S.H. 71 W
 AUSTIN, TX 78735





PUD ZONING EXHIBIT
 CWQZ AREAS
 (EXISTING & PROPOSED)
 TO BE RECLASSIFIED
 CASE #CB14-2007-0009.01

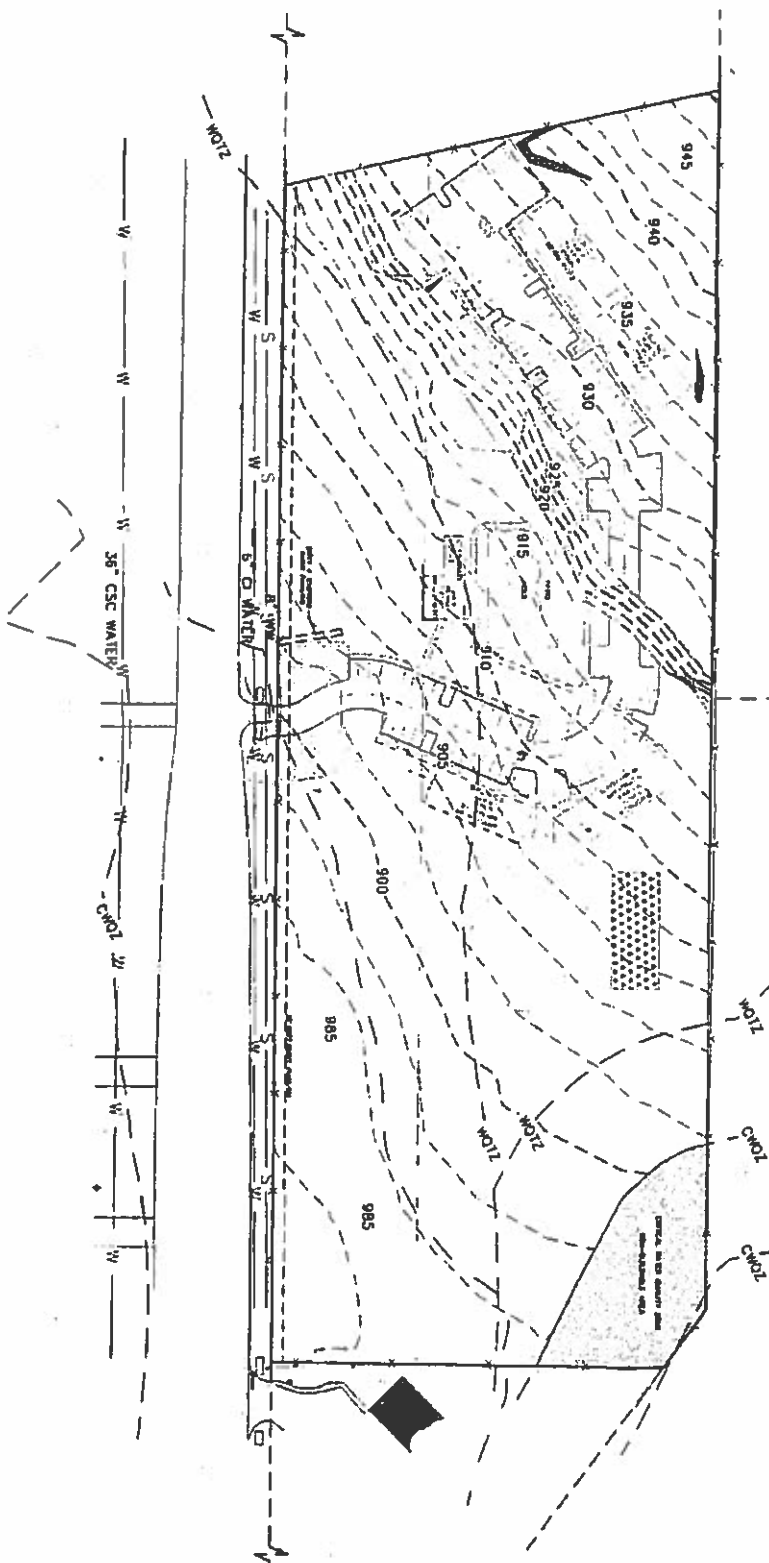
DA DOUCET & ASSOCIATES
 Civil Engineering Planning Surveying/Mapping
 7401 B Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512) 853 2400
 www.doucetandassociates.com
 Firm Registration Number: 2927

SHEET
 4
 Project No.: 2007-0009

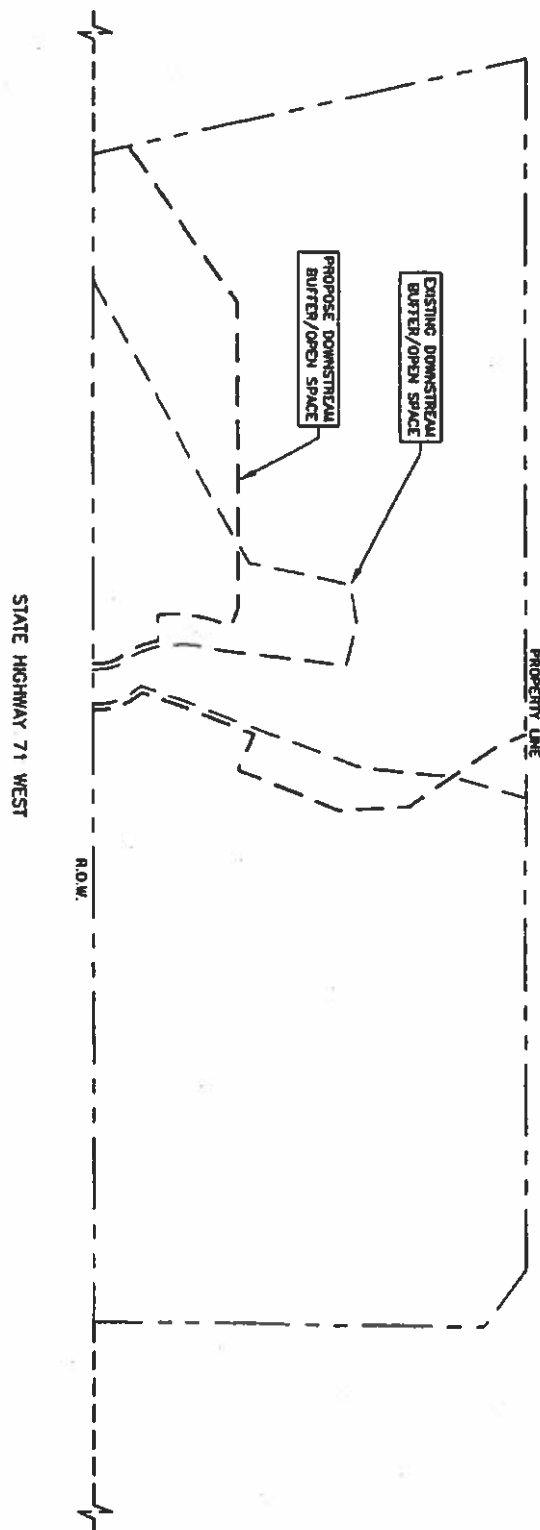
CO 32

- NOTES:
1. PROPOSED IMPERVIOUS COVER ON SLOPES FROM 15% - 25% WILL NOT EXCEED 0.11 ACRES (4,782 SF)
 2. PROPOSED IMPERVIOUS COVER ON SLOPES FROM 25% - 35% WILL NOT EXCEED 0.07 ACRES (3,048 SF)

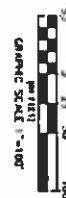
SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Acre S.F.	Color
1	0%	15%	374,139.43	
2	15%	25%	108,008.55	
3	25%	35%	27,227.28	
4	35%	100%	6,247.4	



00133



EXISTING DOWNSTREAM BUFFER/OPEN SPACE = 3.37 AC.
 PROPOSED DOWNSTREAM BUFFER/OPEN SPACE = 3.75 AC.



SHEET 6 OF 6 Project No.: 1270-001	THE TERRACE IN OAK HILL 8500 S.H. 71 W AUSTIN, TX 78735	PUD ZONING EXHIBIT DOWN STREAM BUFFER ZONE CASE #C814-2007-0009.01	DA DOUCET & ASSOCIATES Civil/Engineering Planning Surveying/Mapping 7401 E. Highway 71 W, Suite 140 Austin, Texas 78735, Phone: (512) 442-1400 www.doucetandassociates.com Firm Registration Number: 2027
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CO/131

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas *Fraxinus texensis*
Arizona Cypress *Cupressus arizonica*
Big Tooth Maple *Acer grandidentatum*
Cypress, Bald *Taxodium distichum*
Cypress, Montezuma *Taxodium mucronatum*
Elm, Cedar *Ulmus crassifolia*
Elm, Lacebark *Ulmus parvifolia*
Honey Mesquite *Prosopis glandulosa*
Oak, Bur *Quercus macrocarpa*
Oak, Chinquapin *Quercus muhlenbergii*
Oak, Southern Live *Quercus virginiana*

Oak, Escarpment Live *Quercus fusiformis*
Oak, Lacey *Quercus glaucoides*
Oak, Monterey (Mexican White) *Quercus polymorpha*
Oak, Shumard *Quercus shumardii*
Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)
Pecan *Carya illinoensis*
Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchid Tree *Bauhinia congesta*
Buckeye, Mexican *Ungnadia speciosa*
Buckeye, Rec *Aesculus pavia*
Carolina Buckthorn *Rhamnus caroliniana*
Cherry Laurel *Prunus caroliniana*
Crape Myrtle *Lagerstroemia indica*
Desert Willow *Chilopsis linearis*
Dogwood, Roughleaf *Cornus drummondii*
Escarpment Black Cherry *Prunus serotina* var. *eximia*
Eve's Necklace *Sophora affinis*
Goldenball Leadtree *Leucaena retusa*
Holly, Possumhaw *Ilex decidua*
Holly, Yaupon *Ilex vomitoria*
Mountain Laurel, Texas *Sophora secundiflora*

Persimmon, Texas *Diospyros texana*
Pistachio, Texas *Pistacia texana*
Plum, Mexican *Prunus mexicana*
Pomegranate *Punica granatum*
Redbud, Mexican *Cercis canadensis* 'mexicana'
Redbud, Texas *Cercis canadensis* var. 'texensis'
Retama Jerusalem Thorn *Parkinsonia aculeata*
Senna, Flowering *Cassia corymbosa*
Smoke Tree, American *Cotinus obovatus*
Sumac, Flameleaf *Rhus lanceolata*
Viburnum, Rusty Blackhaw *Viburnum rufidulum*
Viburnum, Sandankwa *Viburnum suspensum*

CO 1/36

Shrubs

Abelia, Glossy *Abelia grandiflora*
 Agarita *Berberis trifoliata*
 Agave (Century Plant) *Agave sp.*
 American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii*
'Atropurpurea'
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleia davidii*
 Butterfly Bush, Woolly *Buddleia marrubifolia*
 Coralberry *Symphoricarpos orbiculatus*
 Cotoneaster *Cotoneaster sp.*
 Eleagnus *Eleagnus pungens*
 Esperanza/Yellow Bells *Tecoma stans*
 Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
 Fragrant Mimosa *Mimosa borealis*
 Holly, Burford *Ilex cornuta 'Burfordii'*
 Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
 Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
 Jasmine, Primrose *Jasminum mesnyi*
 Kidneywood *Eysenhardtia texana*
 Lantana, Native *Lantana horrida*
 Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
 Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
 Mock Orange *Philadelphus coronarius*

Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
 Oleander *Nerium oleander*
 Palmetto *Sabal minor*
 Prickly Pear *Opuntia engelmannii var. lindheimeri*
 Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
 Rose, Lamarne *Rosa 'Lamarne'*
 Rose, Livin' Easy *Rosa 'Livin' Easy'*
 Rose, Marie Pavie *Rosa 'Marie Pavie'*
 Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
 Rose, Mutabilis *Rosa 'Mutabilis'*
 Rose, Nearly Wild *Rosa 'Nearly Wild'*
 Rose, Old Blush *Rosa 'Old Blush'*
 Rose, Perle d'or *Rosa 'Perle d'or'*
 Rock Rose *Pavonia lasiopetala*
 Rosemary *Rosmarinus officinalis*
 Sage, Mountain *Salvia reglia*
 Sage, Texas (Cenizo) *Leucophyllum frutescens*
 Senna, Lindheimer *Cassia lindheimeriana*
 Southern Wax Myrtle *Myrica cerifera*
 Sumac, Evergreen *Rhus virens*
 Sumac, Fragrant (Aromatic) *Rhus aromatica*
 Texas Sotol *Dasylirion texanum*
 Turk's Cap *Malvaviscus arboreus*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*
 Yucca, sofleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

CB/36

Perennials

Black-eyed Susan *Rudbeckia hirta*
Bulbine *B. frutescens* or *caulescens*
Bush Morning Glory *Ipomoea fistulosa*
Butterfly Weed *Asclepias tuberosa*
Butterfly Weed 'Mexican' *Asclepias curassivica*
Cast Iron Plant *Aspidistra elatior*
Chile Pequin *Capsicum annuum*
Cigar Plant *Cuphea micropetala*
Columbine, Red *Aquilegia canadensis*
Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
Coreopsis *Coreopsis lanceolata*
Daisy, Blackfoot *Melampodium leucanthum*
Daisy, Copper Canyon *Tagetes lemmonii*
Damiantia *Crysactina mexicana*
Fall Aster *Aster oblongifolius*
Fern, River *Thelypteris kunthii*
Firebush *Hamelia patens*
Gaura *Gaura lindeheimeri*
Gayfeather *Liatris mucronata*
Gregg Dalea *Dalea greggii*
Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
Honeysuckle, Mexican *Justicia spicigera*
Hymenoxys (Four Nerve Daisy) *Tetranneuris scaposa*
Indigo Spires *Salvia 'Indigo Spires'*
Iris, Bearded *Iris albicans*
Iris, Butterfly/Bicolor (African) *Dietes sp.*
Lamb's Ear *Stachys byzantina*
Lantana *Lantana x hybrida* (many varieties)
Lantana, Trailing *Lantana montevidensis*
Marigold, Mexican Mint *Tagetes lucida*
Obedient Plant, Fall *Physostegia virginiana*
Oregano, Mexican *Poliomintha longiflora*
Penstemon *Penstemon sp.*
Phlox, Fragrant *Phlox pilosa*
Pink Skullcap *Scutellaria suffrutescens*
Plumbago *Plumbago auriculata*
Poinciana, Red Bird of Paradise, Pride of Barbados
Caesalpinia pulcherrima
Primrose, Missouri *Oenothera macrocarpa*
Purple Coneflower *Echinacea purpurea*
Ruellia *Ruellia brittoniana*
Sage, Cedar *Salvia roemeriana*
Sage, Jerusalem *Phlomis fruticosa*
Sage, Majestic *Salvia guaranitica*
Sage, Mealy Blue *Salvia farinacea*
Sage, Mexican Bush *Salvia leucantha*
Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
Sage, Russian *Perovskia atricplifolia*
Sage, Scarlet or 'Tropical' *Salvia coccinea*
Salvia, Gregg (Cherry Sage) *Salvia greggii*
Shrimp Plant *Justicia brandegeana*
Texas Betony *Stachys coccinea*
Verbena, Prairie *Verbena bipinnatifida*
Yarrow *Achillea millefolium*
Zexmenia *Wedelia texana*

C8/3A

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon glomeratus*
 Bluestem, Little *Schizachyrium scoparium*
 Fountain Grass, Dwarf *Pennisetum alopecuroides*
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calyptocarpus vialis*
 Leadwort *Plumbago Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Wooly Stemodia *Stemodia lanata*
 (*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'
 Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

C8/30

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

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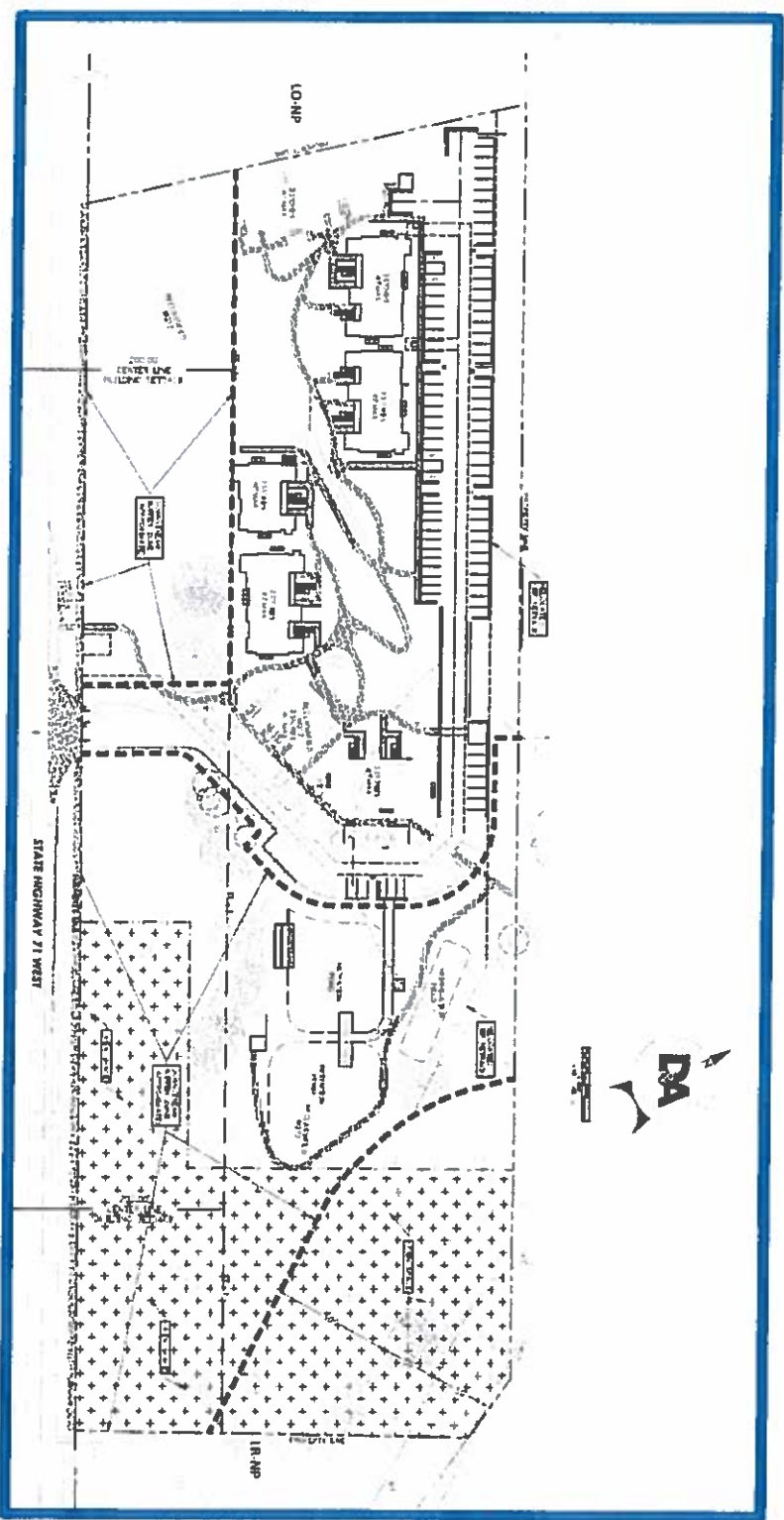


EXHIBIT 6

CURRENT DOWNSTREAM BUFFER MAP

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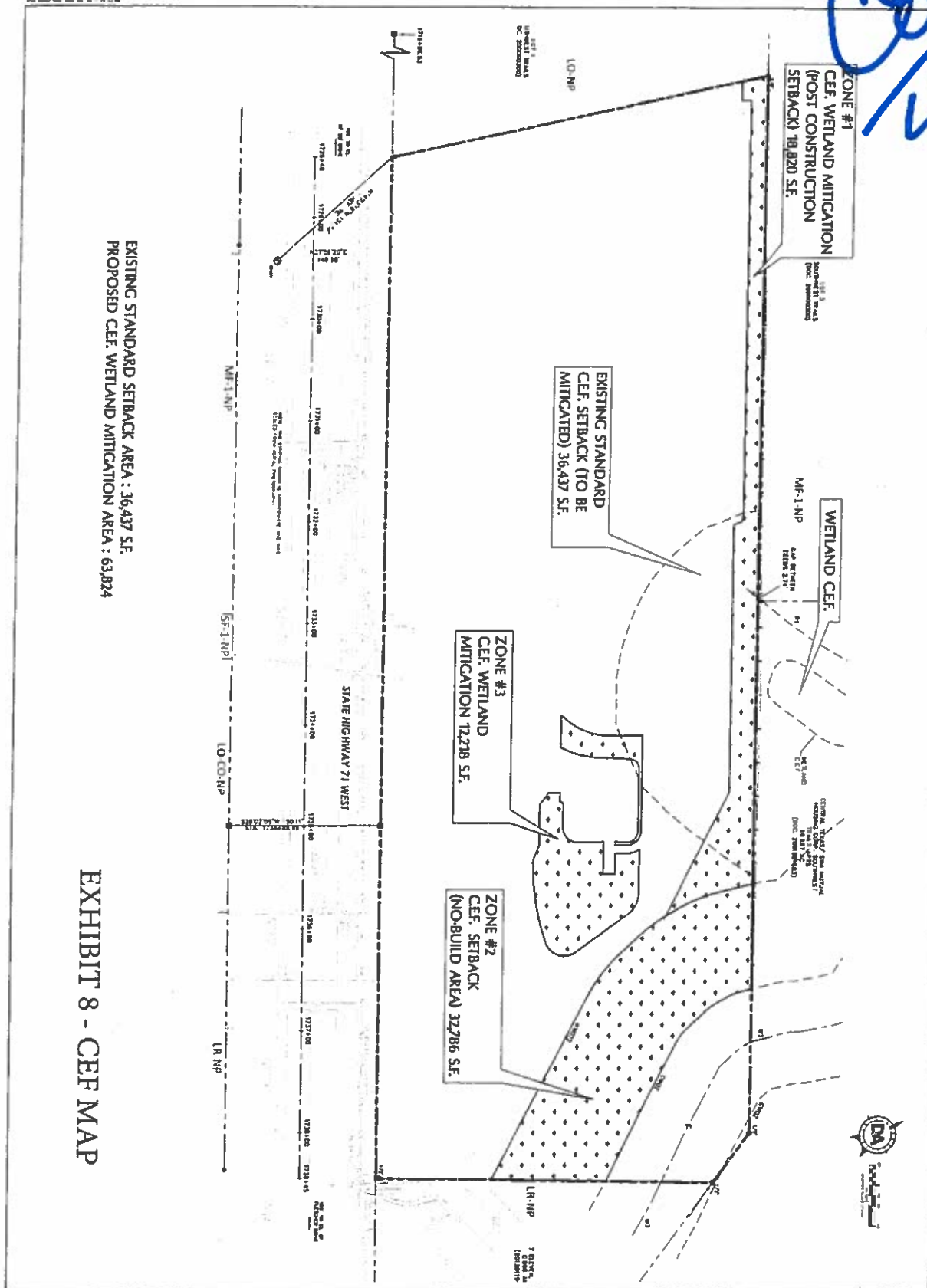


EXHIBIT 8 - CEF MAP

CO
42

CUT 4'-8" : 3,168 S.F.

MF-1-NP

FILL 4'-8" : 9,327 S.F.

ST. HIGHWAY 71 WEST

EXHIBIT 9 - CUT / FILL MAP

