

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

CU

**CASE:** SP-2014-0459C.SH **ZAP COMMISSION DATE:** July 7, 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 cancelled due to bad weather

**July 7, 2015**

**ZONING AND PLATTING COMMISSION ACTION:** July 7, 2015

C11/2

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

**PHONE:** 512-974-6386

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

**PHONE:** 512-974-2810



C4/3

**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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/4

**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

CV/h

### 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 [tmconaghy@doucetengineers.com](mailto:tmconaghy@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 ☐ Urban ☐ Suburban ☐ Water Supply Suburban  
☐ Water Supply Rural ☒ Barton Springs Zone  
Edwards Aquifer Recharge Zone ☐ Barton Springs Segment ☐ Northern Edwards Segment  
☒ Not in Edwards Aquifer Zones  
Edwards Aquifer Contributing Zone ☒ Yes ☐ 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.



011  
7401B Highway 71 West, Suite 200  
Austin, TX 78723  
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')

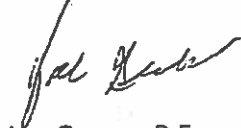
**JUSTIFICATION:**

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.*

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 78775  
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', is written over a horizontal line.

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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12

### **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.*

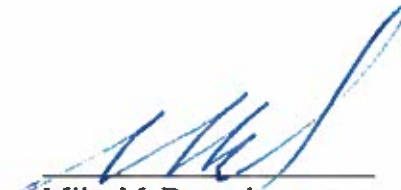
4. The variance does not create a significant probability of harmful consequences.

*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.

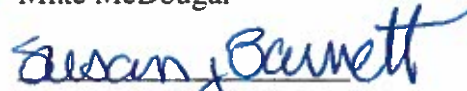
*Yes, the project development with the variance will not impact site drainage and will result in a reduction in water quality.*

Environmental Review Specialist Senior:

  
Mike McDougal

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Environmental Program Coordinator:

  
Sue Barnett

Environmental Officer:

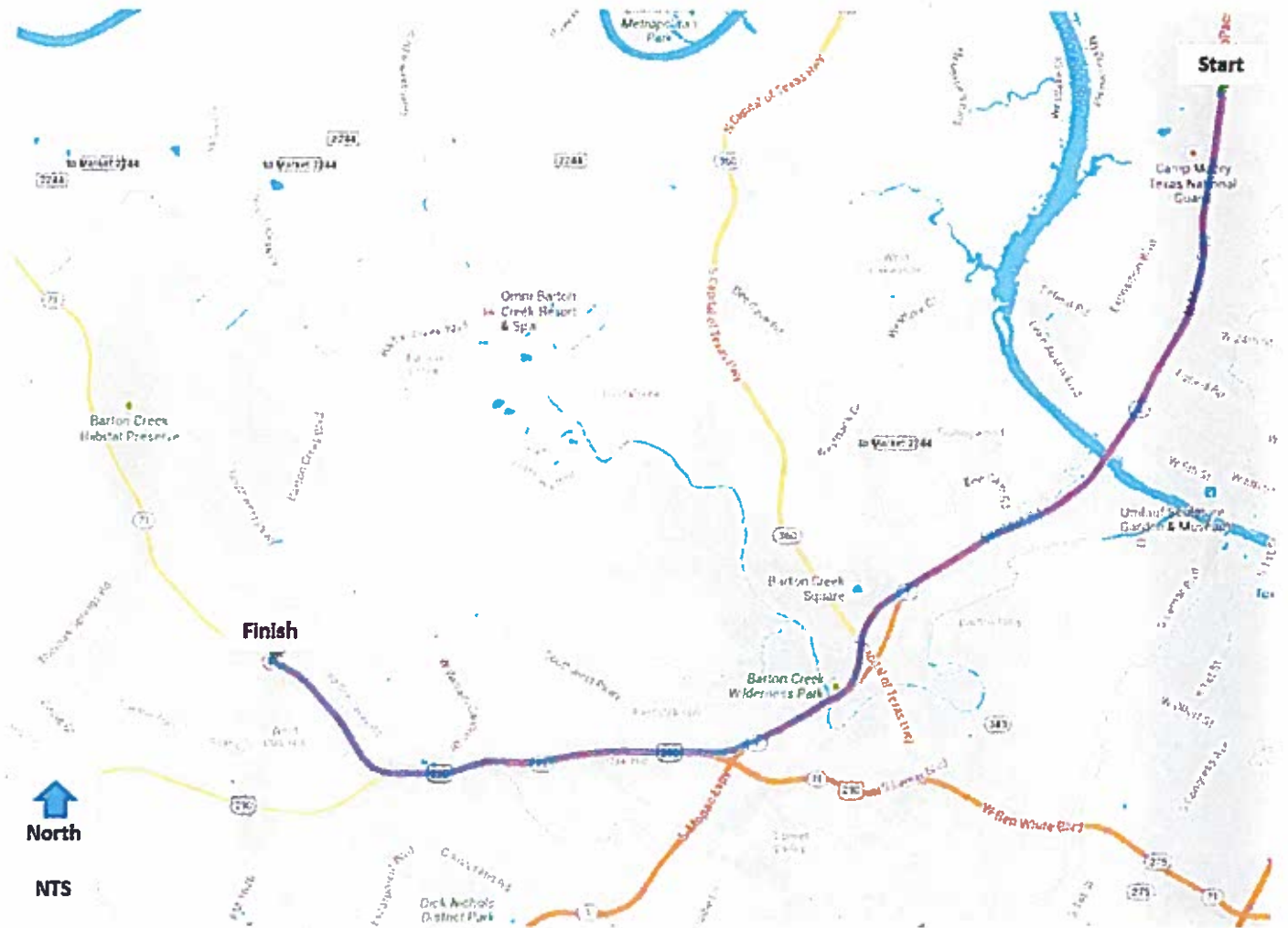
  
Chuck Lesniak

## Exhibit 1 Driving Direction Map

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Beginning at Mopac and 45<sup>th</sup> St:

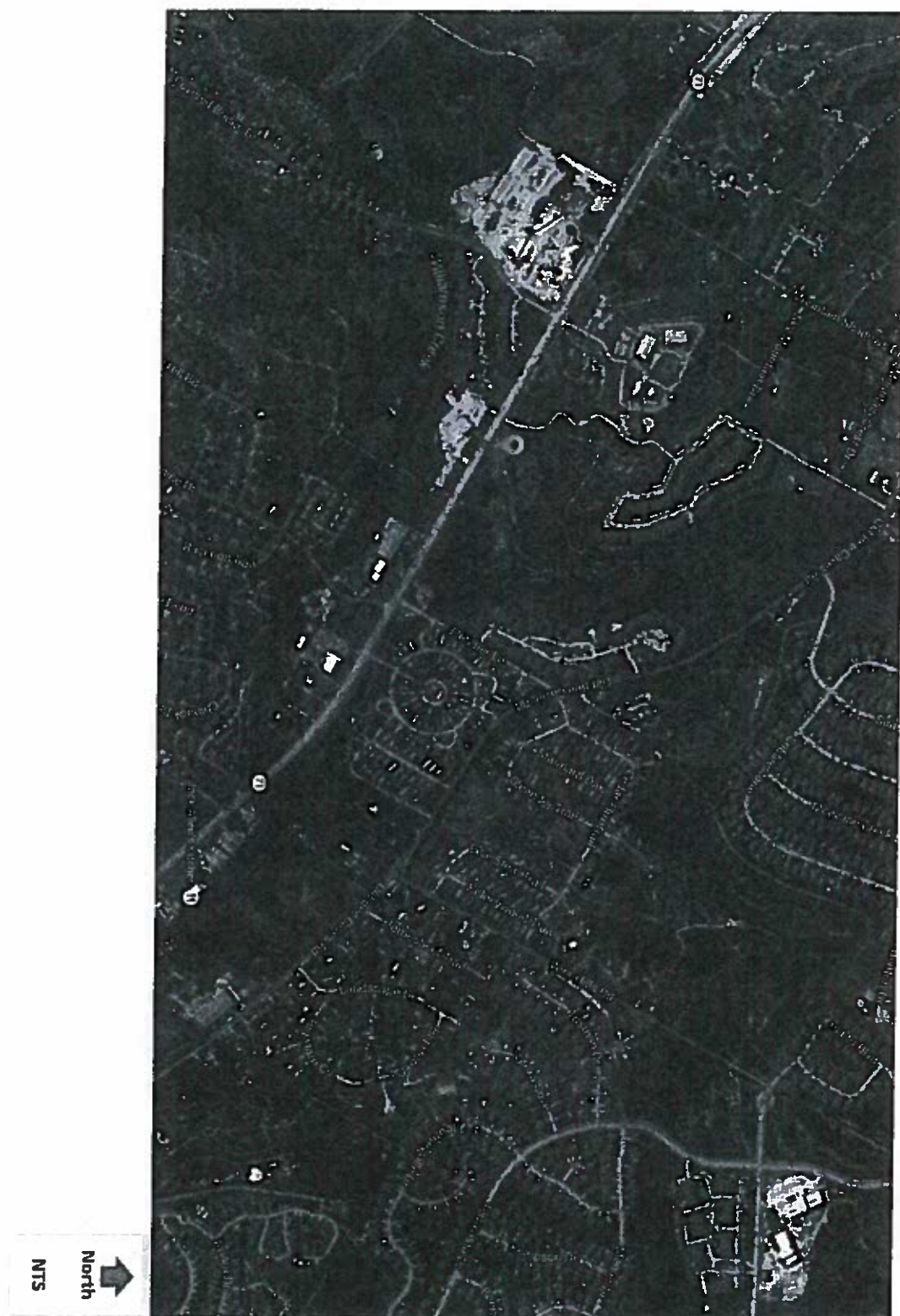
- 1 – Continue south on Mopac for 7.4 miles
- 2 – Exit State Highway 71 / US Highway 290 for 3.2 miles
- 3 – Take the slight right at the Y in Oak Hill, continue 1.5 miles; the property will be on the right





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16

Exhibit 2 Vicinity Aerial Photograph and Site Photographs





~~SPH-1~~

SPH-1

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

SITE PHOTOS  
CASE NO: C814-2007-009.01

**DM** **POUCET**  
& ASSOCIATES  
Civil Engineering, Planning, Surveying, Mapping  
7401 E. 89thway 71 W. Suite 140  
Austin, Texas 78746, Phone: (512) 883-3400  
www.dmpoucetandassociates.com  
New England Office: 978



LOOKING EAST



LOOKING NORTH EAST

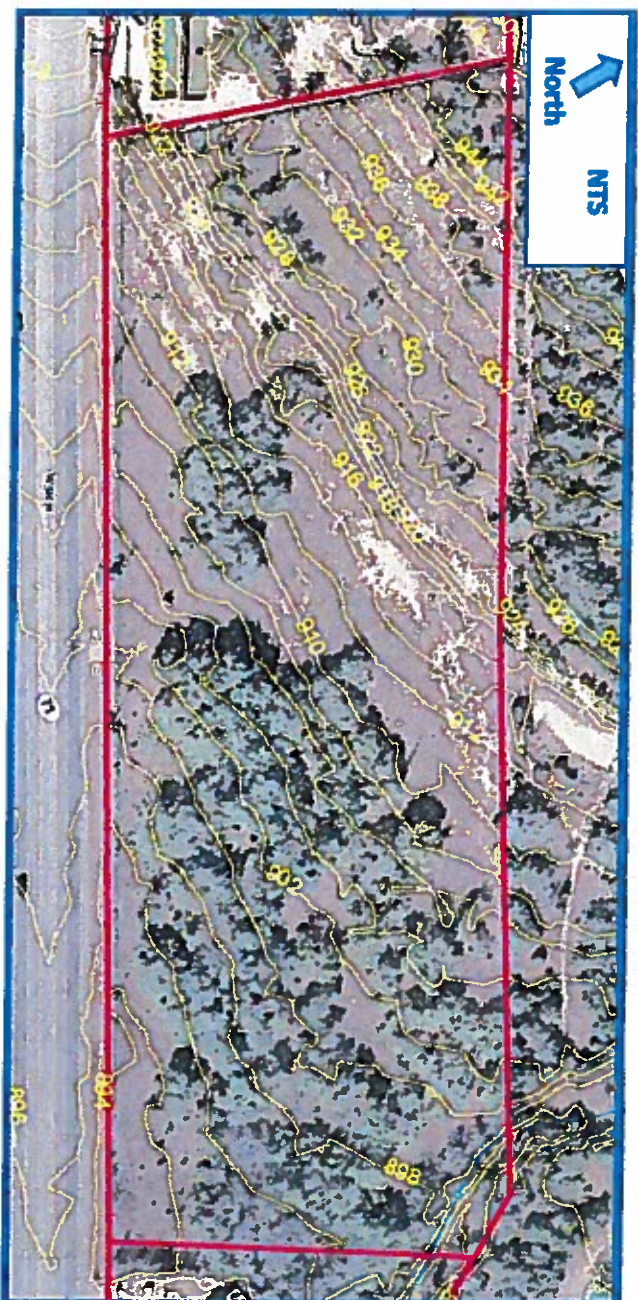


LOOKING NORTH WEST



LOOKING WEST

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**EXHIBIT 3**  
**CONTOUR MAP**

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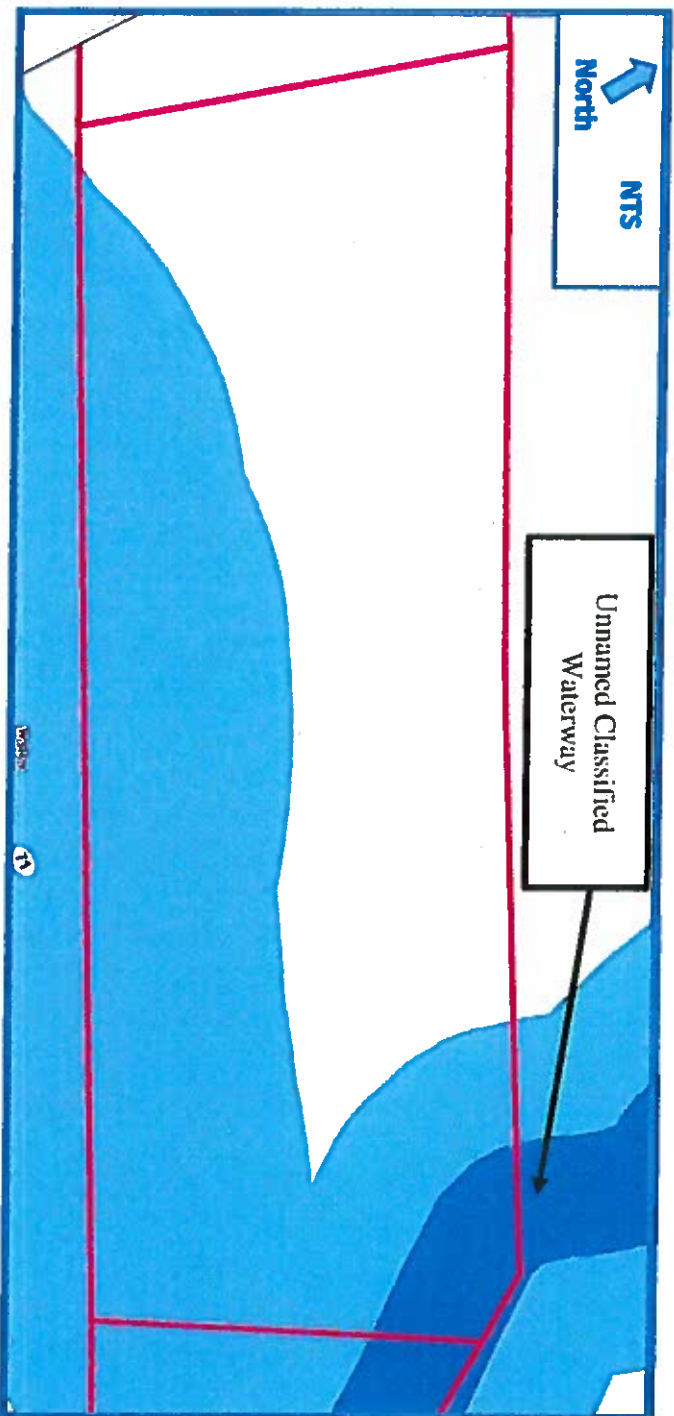


EXHIBIT 4  
CWOZ AND WQTZ MAP

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**ORDINANCE NO. 20140612-092**

CLW

**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.

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**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.

CH/24

- 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



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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.

$$C \frac{1}{2} \frac{1}{2}$$

June 12, 2014

www.ck12.org

Lee Jeffery

Lee Leffingwell  
Mayor

**APPROVED:**

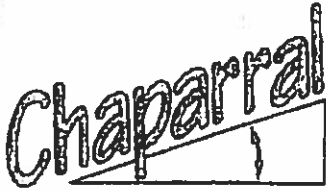
VED:  A  
Karen M. Kennard  
City Attorney

Karen M. Kennard  
City Attorney

**ATTEST:**

Jannette S. Goodall  
City Clerk

**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

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**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 62°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**

CH  
1/20


West, a distance of 0.81 feet;

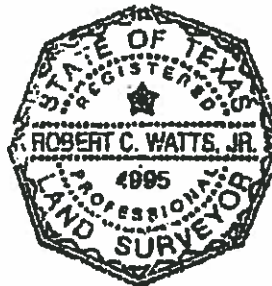
**THENCE** South 28°41'58" West, along the east line of the 8.921 acre tract, being the northwest line of the said 0.996 acre tract, at a distance of 335.12 feet passing a 1/2" iron pipe found, and continuing for a total distance of 335.39 feet to a calculated point in the north right-of-way line of 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°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°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°00'40" West, a distance of 658.46 feet to the **POINT OF BEGINNING**, containing 8.921 acres of land, more or less.

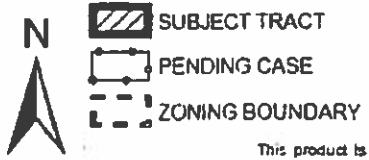
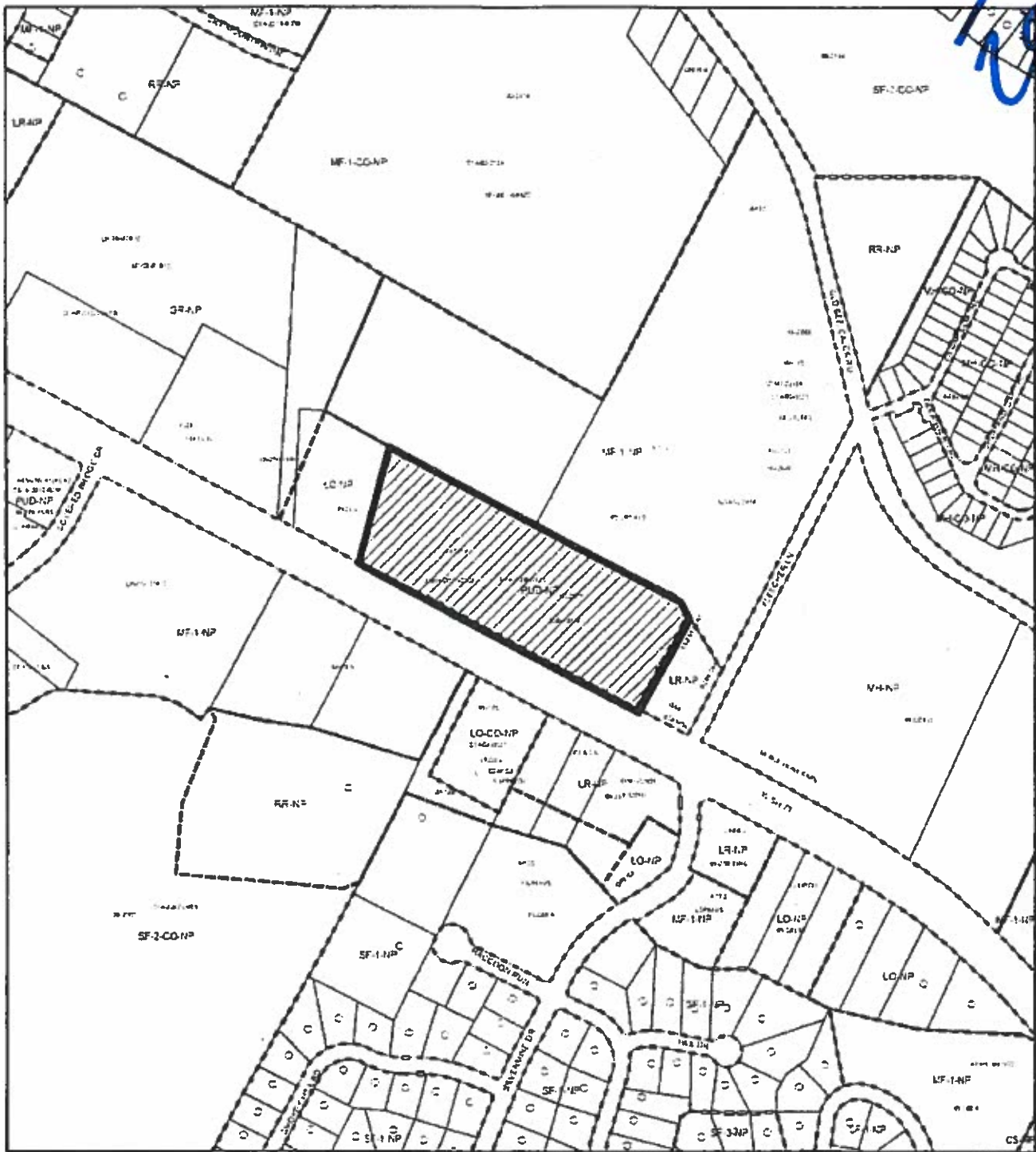
Surveyed on the ground April 11, 2013. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network.

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



4-18-13

CL  
1A



1" = 400'

**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.



# Multi-Family

Maximum Multi-Family & Accessory  
Accessory Units Per Acre  
Maximum Number of Residential Units

60,000 SF  
7,000  
62

## The Terrace in Oak Hill

Impervious Cover Calculations

By code: 4.22 acres  
Add: 3.57 acres  
Subtotal: 7.79 acres  
MO12: 0.75 acres (remaining MO12)  
CWO2: 2.38 acres  
Total: 8.92 acres (Cost Site Area)

Net Site Area:  
8.92 acres

0-15% 7.47 ac ± 100%  
15-25% 0.25 ac ± 40%  
25-35% 0.06 ac ± 20%  
35% 0.01 ac ± 0%  
Subtotal: 7.79 ac 7.58 ac (Net Site Area)

## Open Space Area:

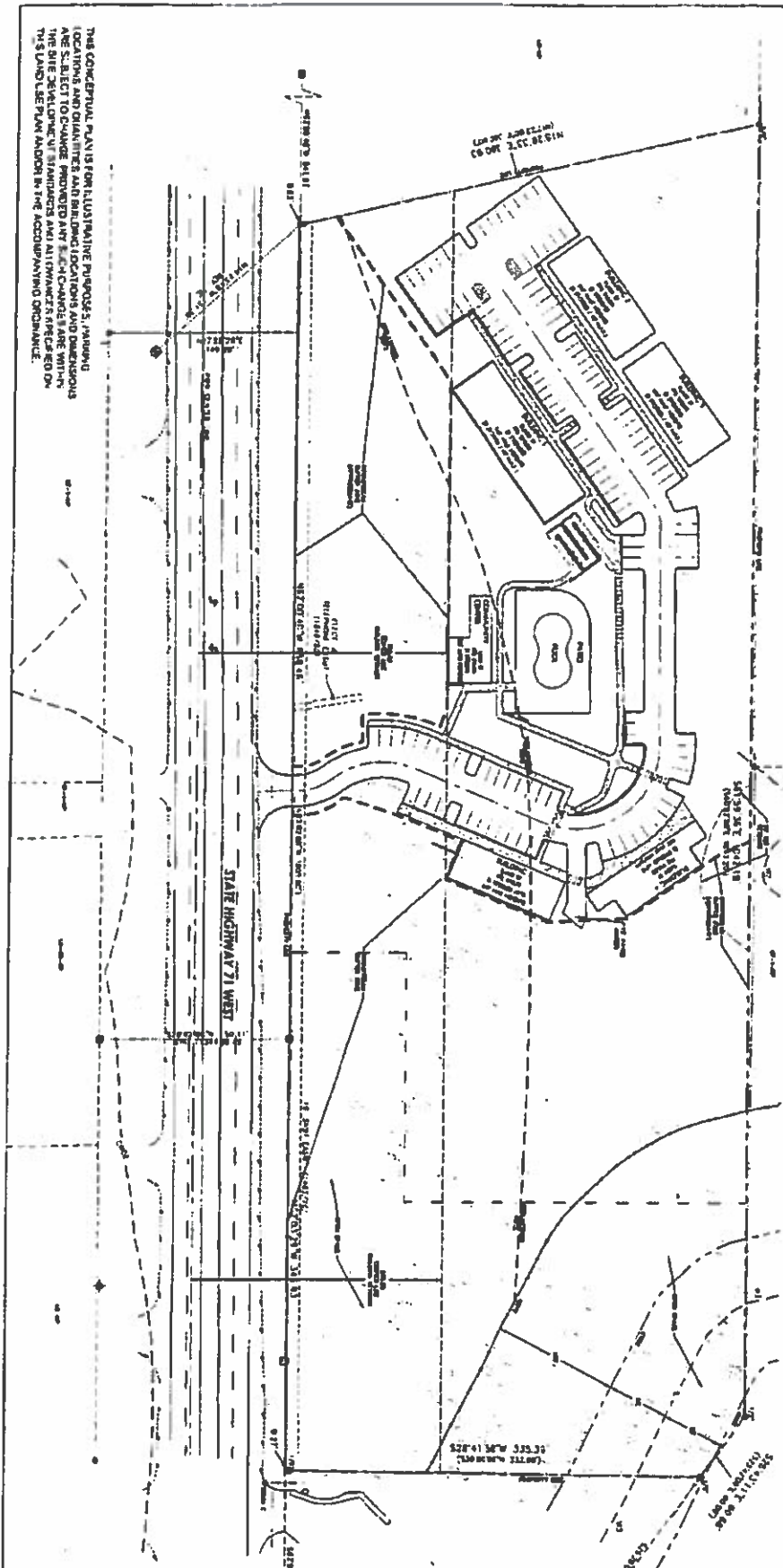
Downstream Buffer Zone: 2.26 ac  
Net Site Area: 3.75 ac  
Allowable Impervious Cover on Net Site Area: 0.25%  
7.58 ac

## Site Data:

Minimum setbacks:  
• Front Yard - 25 ft  
• Side Yard - 5 ft  
• Rear Yard - 10 ft  
Maximum Building Coverage: 10%  
Maximum Building Height: 10 ft  
Maximum Floor Area Ratio: 75/1



Legend  
CWO2 - to be retained  
MO12 - to be retained  
MO12 - 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.  
7601 S Hwy 71, Suite 100  
Austin, TX 78739  
Phone: (512) 963-2000 Fax: (512) 963-2001  
TDD: 963-2002  
www.doucet-associates.com



# NOTES

1. DETENTION OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 700 RESIDENTIAL GALLONS 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 PARL MUST BE PERMEABLE SURFACE. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER AREA. TRAILS ARE CONSTRUCTED OF PERMEABLE MATERIAL INSTALLED OVER NON-COMPACTED BASE.
5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.6 TRANSPORTATION APPENDIX A OF THE CITY OF AUSTIN L.D.C.
6. TOTAL PERCENTAGE COVER ON SLOPES FROM 15%-35% WILL NOT EXCEED 0.8 ACRES.
7. THE LIMITS OF THE NORTHEAST COWE NOTE AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2004.

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

P.U.D. NOTES  
CASE NO. - CB14-2007-000901

**DA** Doucet & Associates, Inc.  
1401 G. Way, 71 West, Suite 142  
Austin, TX 78731  
Phone: (512) 343-2888 Fax: (512) 343-3401  
Toll Free: 1-800-343-2888  
www.doucetassociates.com

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| BY   | 1 |
| REV  | 1 |
| DATE | 1 |
| BY   | 1 |
| REV  | 1 |
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| REV  | 1 |
| DATE | 1 |
| BY   | 1 |
| REV  | 1 |

CH  
32

STATE HIGHWAY 71 WEST

R.O.W.

PROPERTY LINE

WQZ TO BE RECLASSIFIED  
(ORIGINAL PUD)

WQZ TO BE RECLASSIFIED  
(NEW PUD)

WQZ  
(ORIGINAL PUD)

WQZ  
(NEW PUD)

DIFFERENCE  
0.20 AC

DIFFERENCE  
0.23 AC  
(10,000 SF)

CLASSIFIED WATERWAY (UNION)  
WILLIAMSON CREEK

**AREA OF WQZ**  
 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.)

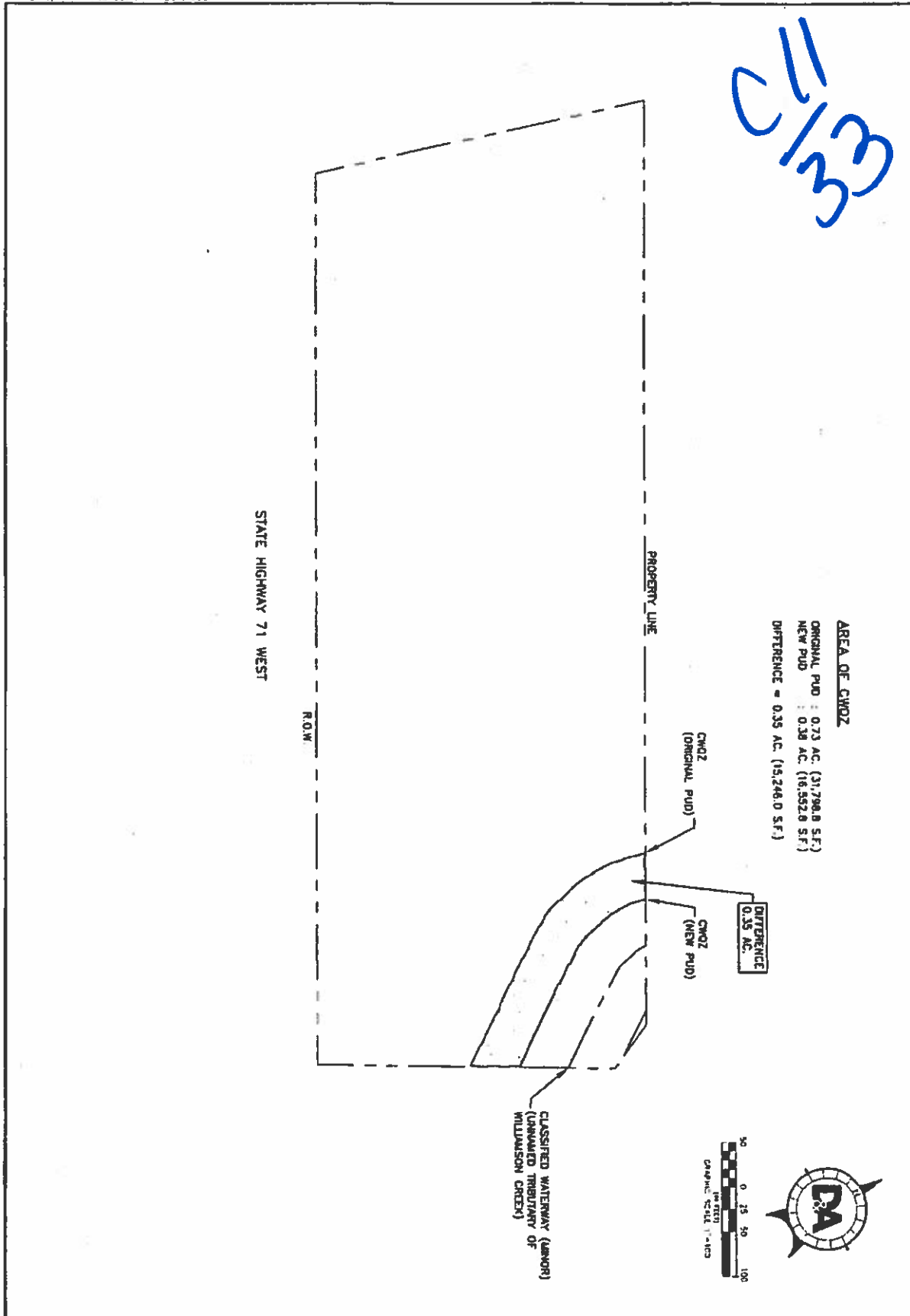
**AREA OF WQZ TO BE RECLASSIFIED**  
 ORIGINAL PUD : 3.34 AC. (145,490 S.F.)  
 NEW PUD : 3.57 AC. (155,480 S.F.)  
 DIFFERENCE = .23 AC. (10,000 S.F.)



|  |   |  |   |
|--|---|--|---|
| SHEET<br>3<br>OF 4<br>Project No:<br>0393-0001 | THE TERRACE IN OAK HILL<br>8500 S.H. 71 W<br>AUSTIN, TX 78735 | PUD ZONING EXHIBIT<br>WQZ AREAS (EXISTING & PROPOSED)<br>TO BE RECLASSIFIED<br>CASE #C814-2007-0009.01 | <b>DA DOUCET &amp; ASSOCIATES</b><br>Civil Engineering Planning Surveying Mapping<br>7801 S. Highway 71 W. Suite 110<br>Austin, Texas 78725. Phone: (512) 853-2480<br>www.doucetandassociates.com<br>Firm Registration Number: 2927 |
|--|---|--|---|



C11/33



AREA OF CWQZ  
 ORIGINAL PUD : 0.73 AC. (31,790.8 S.F.)  
 NEW PUD : 0.38 AC. (16,552.0 S.F.)  
 DIFFERENCE = 0.35 AC. (15,246.0 S.F.)

DIFFERENCE  
 0.35 AC.

CWQZ  
 (ORIGINAL PUD)

CWQZ  
 (NEW PUD)

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

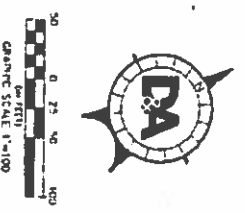
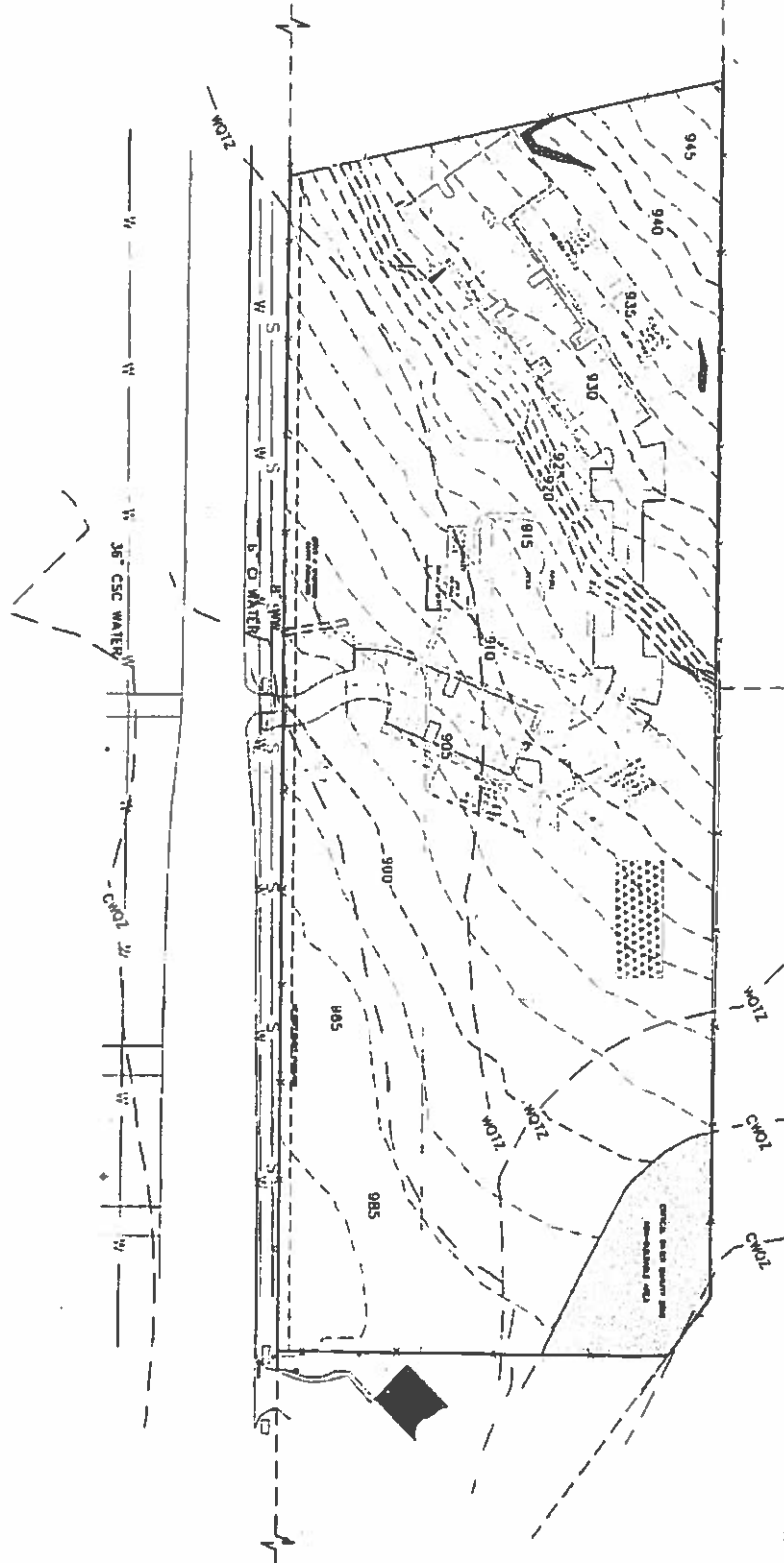


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|---|---|--|--|
| SHEET<br>4<br>OF 4<br>Project File:<br>1231-001 | THE TERRACE IN OAK HILL<br>8500 S.H. 71 W<br>AUSTIN, TX 78735 | PUD ZONING EXHIBIT<br>CWQZ AREAS<br>(EXISTING & PROPOSED)<br>TO BE RECLASSIFIED<br>CASE #CB14-2007-0009.01 | <b>DA DOUCET &amp; ASSOCIATES</b><br>Civil Engineering Planning Surveying/Mapping<br>7401 B Highway 71 W, Suite 160<br>Austin, Texas 78735, Phone (512) 583 2600<br>www.doucetandassociates.com<br>Tim Baggett/John Harbar: 3127 |
|---|---|--|--|

*Handwritten:* 11/3/14

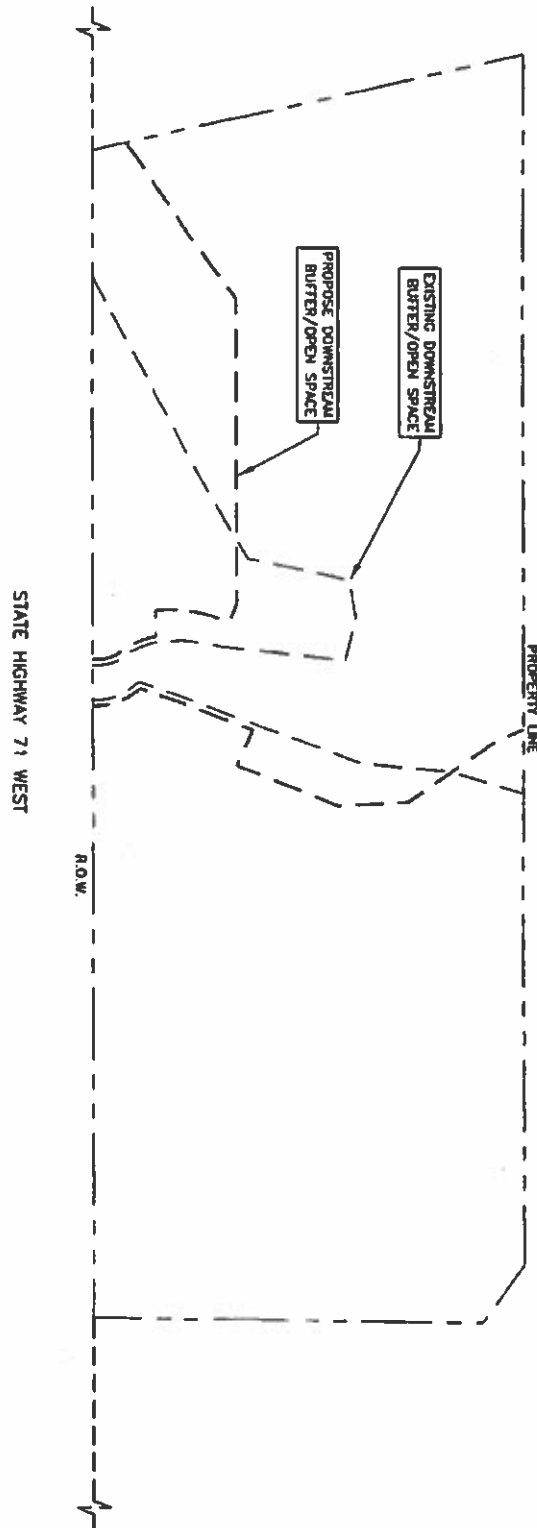
- NOTES:
1. PROPOSED IMPERVIOUS COVER ON SLOPES FROM 15% - 25% WILL NOT EXCEED 0.11 ACRES (4,782 SF)
  2. PROPOSED IMPERVIOUS COVER ON SLOPES FROM 25% - 35% WILL NOT EXCEED 0.07 ACRES (3,049 SF)

| Number | Minimum Slope | Maximum Slope | Acre S.F.  | Color |
|--------|---------------|---------------|------------|-------|
| 1      | 0%            | 15%           | 374,339.43 |       |
| 2      | 15%           | 25%           | 109,088.55 |       |
| 3      | 25%           | 35%           | 27,272.28  |       |
| 4      | 35%           | 100%          | 6,247.4    |       |



|  |  |  |  |
|--|--|--|--|
| SHEET<br><b>5</b><br>OF 6<br>Project No.: 1793-001 | <b>THE TERRACE IN OAK HILL</b><br>8500 S.H. 71 W<br>AUSTIN, TX 78735 | <b>PUD ZONING EXHIBIT</b><br>SLOPE MAP<br>#CB14-2007-0009.01 | <b>DA DOUCET &amp; ASSOCIATES</b><br>Civil Engineering, Planning, Surveying, Mapping<br>7401 B. Highway 71 W, Suite 160<br>Austin, Texas 78735. Phone: (512) 652-2100<br>www.doucetandassociates.com<br>Firm Registration Number: 3927 |
|--|--|--|--|

C11  
3/5



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



Exhibit C

|  |   |  |  |
|--|---|--|--|
| SHEET<br>6<br>Project No.:<br>1780-001 | THE TERRACE IN OAK HILL<br>8500 S.H. 71 W<br>AUSTIN, TX 78735 | PUD ZONING EXHIBIT<br>DOWN STREAM BUFFER ZONE<br>CASE #C814-2007-0009 01 | <b>DA DOUCET &amp; ASSOCIATES</b><br>Civil/Planning, Surveying/Mapping<br>7801 S Highway 71 W, Suite 140<br>Austin, Texas 78736 Phone (512) 843-1400<br>www.doucetandassociates.com<br>Firm Registration Number 3937 |
|--|---|--|--|

C11/3e

## 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*

C11/3X

## Shrubs

|  |  |
|--|--|
| Abelia, Glossy <i>Abelia grandiflora</i>       | Nandina <i>Nandina domestica</i> 'Compacia   |
| Agarita <i>Berberis trifoliata</i>             | nana' 'Gulf Stream'                          |
| Agave (Century Plant) <i>Agave sp.</i>         | Oleander <i>Nerium oleander</i>              |
| American Beautyberry <i>Callicarpa</i>         | Palmetto <i>Sabal minor</i>                  |
| <i>americana</i>                               | Prickly Pear <i>Opuntia engelmannii</i> var. |
| Artemisia <i>Artemisia</i> 'Powis Castle'      | <i>lindheimeri</i>                           |
| Barbados Cherry <i>Malpighia glabra</i>        | Rose, Belinda's Dream <i>Rosa</i> 'Belinda's |
| Barberry, Japanese <i>Berberis thunbergii</i>  | Dream'                                       |
| 'Atropurpurea'                                 | Rose, Lamarne <i>Rosa</i> 'Lamarne'          |
| Basket Grass (Sacahuista) <i>Nolina texana</i> | Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'  |
| Black Dalea <i>Dalea frutescens</i>            | Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'  |
| Bush Germander <i>Teucrium fruticans</i>       | Rose, Martha Gonzales <i>Rosa</i> 'Martha    |
| Butterfly Bush <i>Buddleia davidii</i>         | Gonzales'                                    |
| Butterfly Bush, Woolly <i>Buddleia</i>         | Rose, Mutabilis <i>Rosa</i> 'Mutabilis'      |
| <i>marrubifolia</i>                            | Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'  |
| Coralberry <i>Symphoricarpos orbiculatus</i>   | Rose, Old Blush <i>Rosa</i> 'Old Blush'      |
| Cotoneaster <i>Cotoneaster sp.</i>             | Rose, Perle d'or <i>Rosa</i> 'Perle d'or'    |
| Eleagnus <i>Eleagnus pungens</i>               | Rock Rose <i>Pavonia lasiopetala</i>         |
| Esperanza/Yellow Bells <i>Tecoma stans</i>     | Rosemary <i>Rosmarinus officinalis</i>       |
| Flame Acanthus <i>Anisacanthus</i>             | Sage, Mountain <i>Salvia regia</i>           |
| <i>quadrifidus</i> var. <i>wrightii</i>        | Sage, Texas (Cenizo) <i>Leucophyllum</i>     |
| Fragrant Mimosa <i>Mimosa borealis</i>         | <i>frutescens</i>                            |
| Holly, Burford <i>Ilex cornuta</i> 'Burfordii' | Senna, Lindheimer <i>Cassia</i>              |
| Holly, Dwarf Chinese <i>Ilex cornuta</i>       | <i>lindheimeriana</i>                        |
| 'Rotunda nana'                                 | Southern Wax Myrtle <i>Myrica cerifera</i>   |
| Holly, Dwarf Yaupon <i>Ilex vomitoria</i>      | Sumac, Evergreen <i>Rhus virens</i>          |
| 'Nana'   | Sumac, Fragrant (Aromatic) <i>Rhus</i>       |
| Jasmine, Primrose <i>Jasminum mesnyi</i>       | <i>aromatica</i>                             |
| Kidneywood <i>Eysenhardtia texana</i>          | Texas Sotol <i>Dasylirion texanum</i>        |
| Lantana, Native <i>Lantana horrida</i>         | Turk's Cap <i>Malvaviscus arboreus</i>       |
| Mistflower, Blue (Blue Boneset)                | Yucca, Paleleaf <i>Yucca pallida</i>         |
| <i>Eupatorium coelestinum</i>                  | Yucca, Red <i>Hesperaloe parviflora</i>      |
| Mistflower, White (Shrubby White               | Yucca, sofileaf <i>Yucca recurvifolia</i>    |
| Boneset) <i>Ageratina havanense</i>            | Yucca, Twistleaf <i>Yucca rupicola</i>       |
| Mock Orange <i>Philadelphus coronarius</i>     |  |

C11/38

## Perennials

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

C11/39

### 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 *Calycotarpus 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 peridentata*  
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', 'Jumir', 'El Toro', 'Palis'

## **Invasive Species/Problem Plants**

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40

### **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)

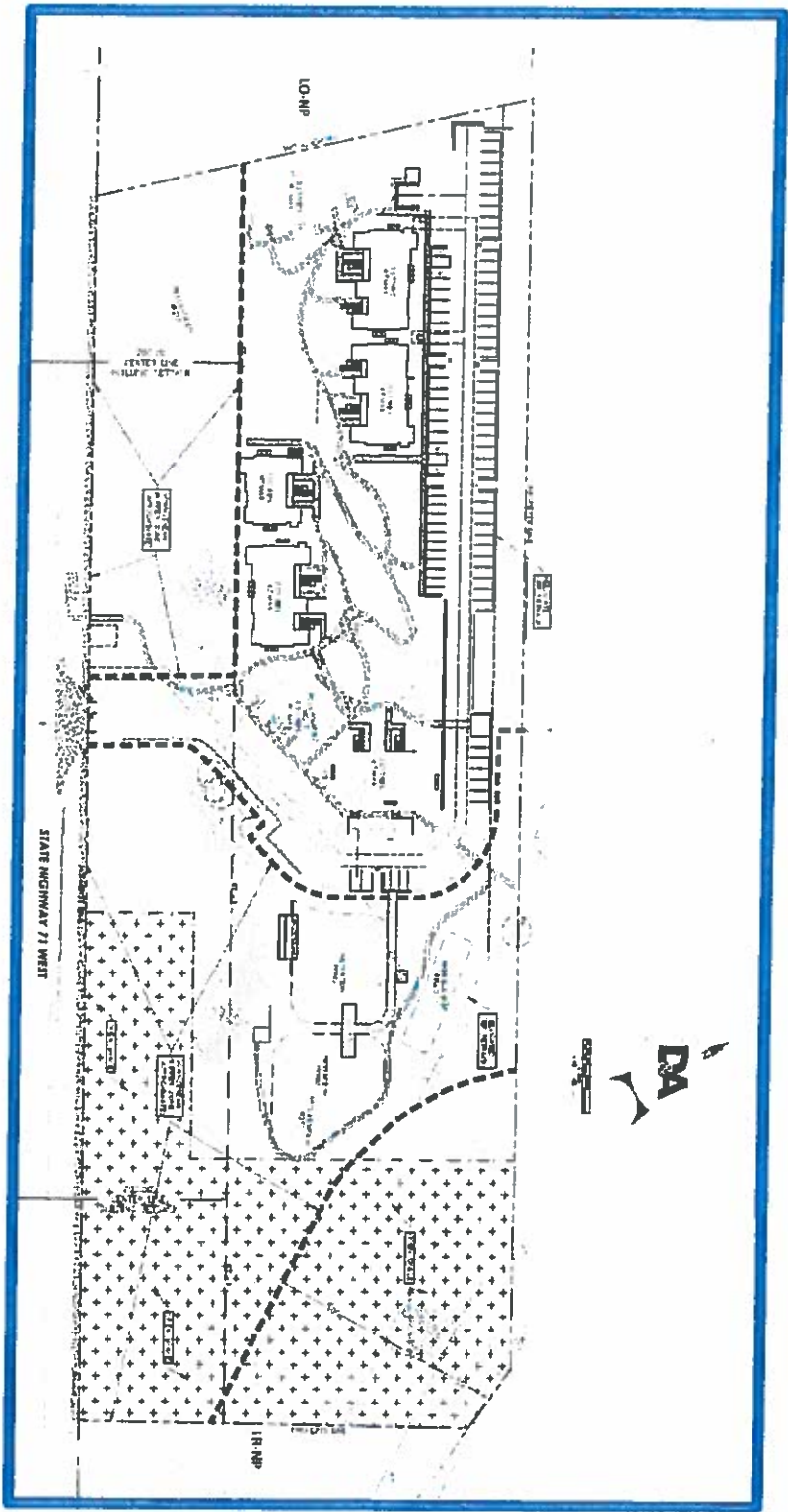
#### **PROBLEM TREES AND SHRUBS**

(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

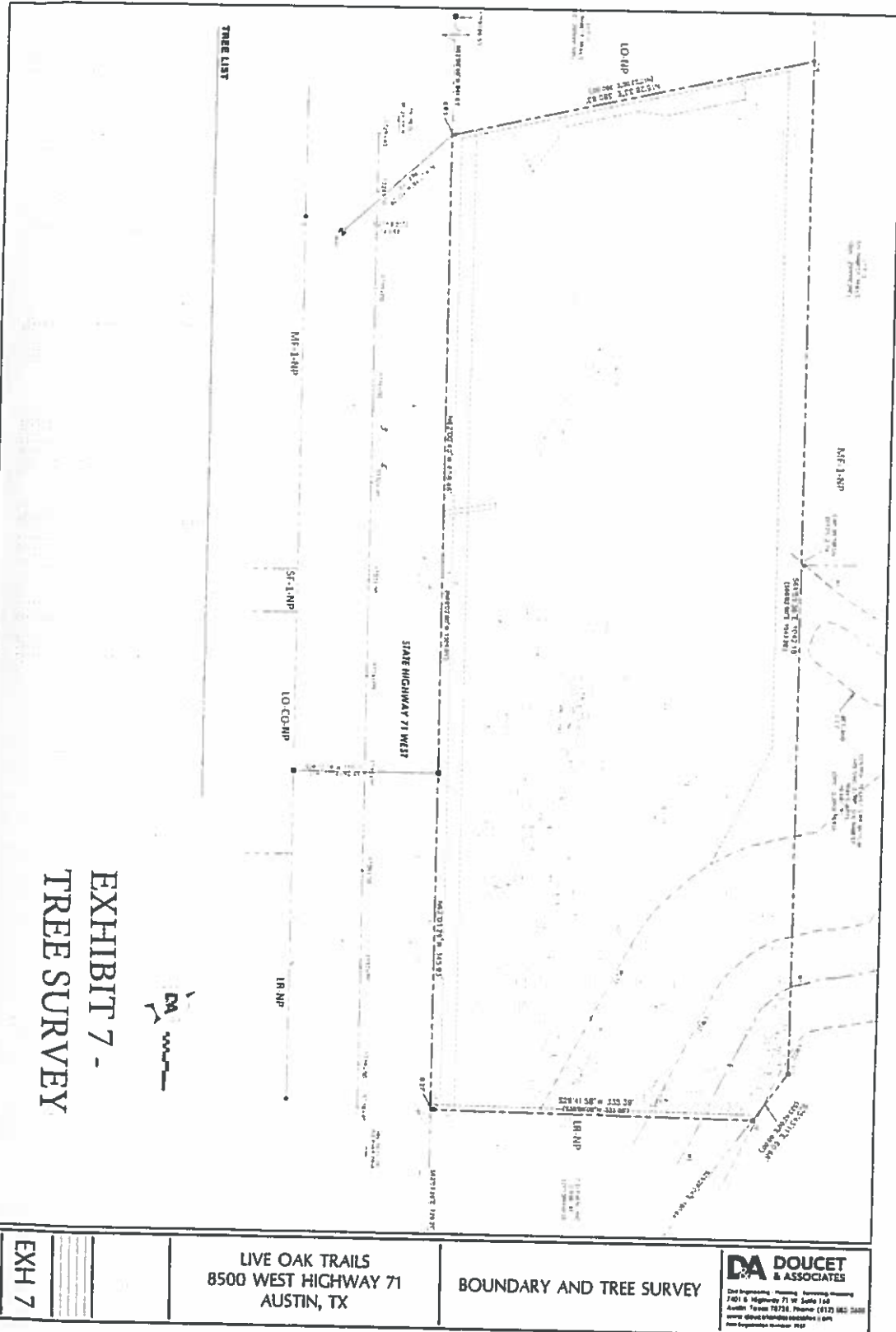


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**EXHIBIT 6**  
**CURRENT DOWNSTREAM BUFFER MAP**

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# EXHIBIT 7 - TREE SURVEY

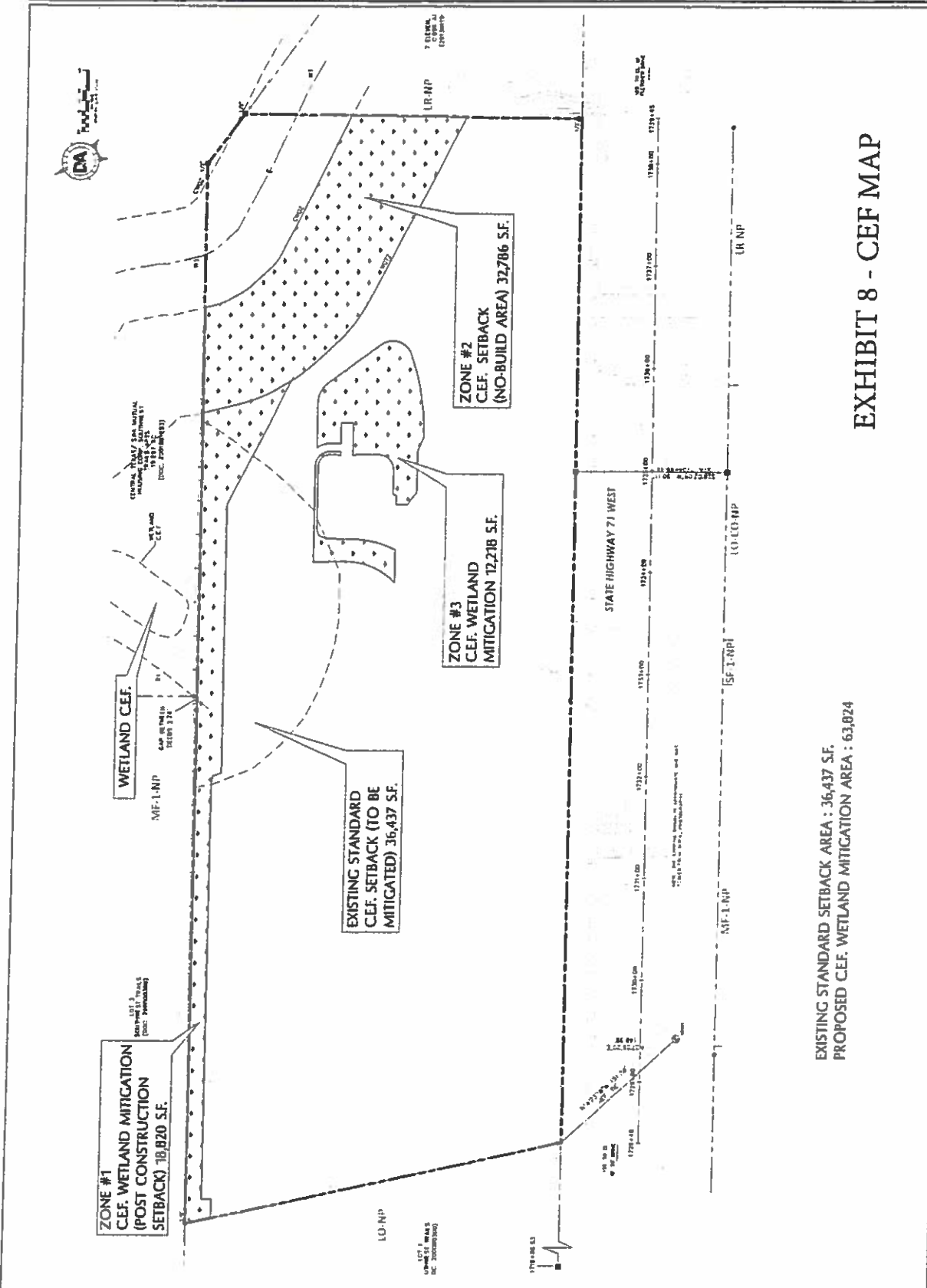
LIVE OAK TRAILS  
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AUSTIN, TX

BOUNDARY AND TREE SURVEY

**DA DOUCET & ASSOCIATES**

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EXH 7



3/13

**CUT**  
11/44

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

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

EXHIBIT 9 - CUT / FILL MAP

