

**SUBDIVISION REVIEW SHEET (VARIANCE ONLY)**

C27

**CASE NO:** C8-2014-0134.0A

**Z.A.P. DATE:** 07-07-15

**SUBDIVISION NAME:** Caswell Estates Subdivision

**AREA:** 3.06 acres

**LOT(S):** 1

**OWNER/APPLICANT:** Kenneth Caswell  
(512-587-1060)

**AGENT:** Scott Wuest  
(512-394-1900)

**ADDRESS OF SUBDIVISION:** 3336 Mt. Bonnell Rd.

**GRIDS:** G26

**COUNTY:** Travis

**WATERSHED:** Huck Slough/Lake Austin

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3

**DISTRICT:** 10

**PROPOSED LAND USE:** Single family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant is requesting a variance from LDC Section 25-8-281(B) to allow a CEF within a residential lot, and a variance from LDC Section 25-8-281(C)(1)(a) to reduce a CEF setback to 50 feet. RECOMMENDED, (see attached memorandum from Environmental Review).

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the above referenced variances only at this time. The subdivision will continue to be under review for other outstanding comments.

**STAFF RECOMMENDATION:** The staff recommends approval of the above referenced variances.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 512-974-2786



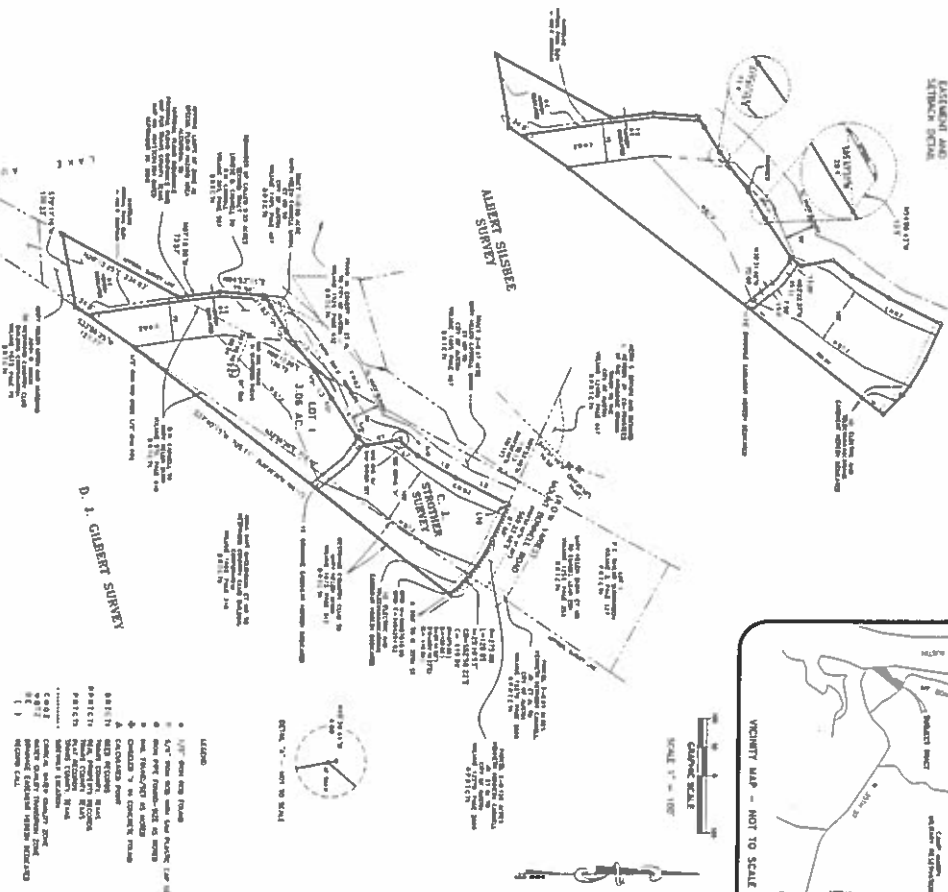
4400 Southview & Parkway  
Suite 100, Dallas, TX 75243  
Tel: 972-440-1000  
Fax: 972-440-1001  
E-Mail: info@samsurvey.com

DATE: 08/11/11

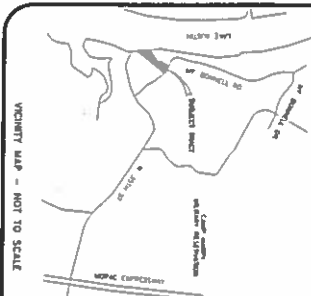
# CASWELL ESTATES

SHEET 1  
OF 2

CASE NO. CA-2014-01324



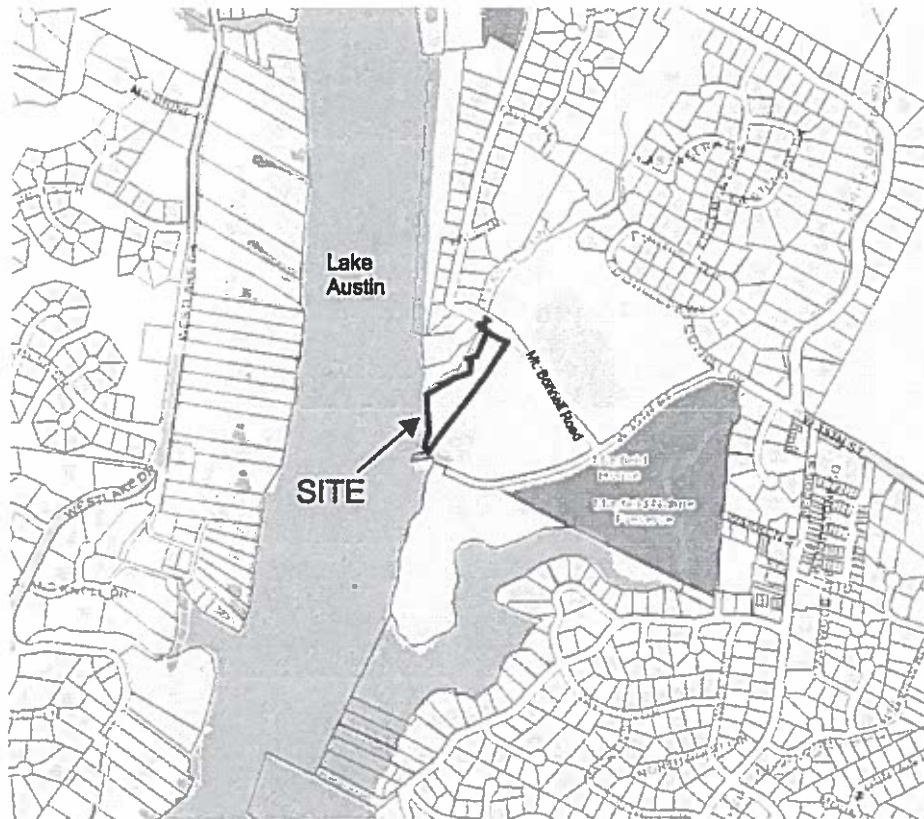
EXISTING AND  
PROPOSED EASEMENTS



VICINITY MAP - NOT TO SCALE

- Legend
- 1. 1/2" = 1' Scale
  - 2. 1/4" = 1' Scale
  - 3. 1/8" = 1' Scale
  - 4. 1/16" = 1' Scale
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Location Map  
3336 Mount Bonnell Road





**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING  
DATE REQUESTED:** JUNE 17, 2015

**NAME & NUMBER  
OF PROJECT:** CASWELL ESTATES  
C8-2014-0134.0A

**NAME OF APPLICANT  
OR ORGANIZATION:** Wuest Group  
(Scott Wuest, PE 512-394-1900)

**LOCATION:** 3336 Mount Bonnell Dr

**PROJECT FILING DATE:** July 16, 2014

**WPD/ENVIRONMENTAL  
STAFF:** Sylvia Pope, P.G. 512-974-3429  
sylvia.pope@austintexas.gov

**PDR/  
CASE MANAGER:** Don Perryman, 512-974-2786  
don.perryman@austintexas.gov

**WATERSHED:** Huck's Slough Watershed and Lake Austin Watershed  
Water Supply Suburban  
Drinking Water Protection Zone

**ORDINANCE:** Watershed Protection Ordinance (current Code)

**REQUEST:** Variance requests are as follows:  
1 - To allow a CEF within a residential lot [LDC 25-8-281(B)] and  
2 - To reduce a CEF setback to 50 feet [LDC 25-8-281(C)(1)(a)]

**STAFF RECOMMENDATION:** Recommended with conditions.

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



## ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Kenneth Kennedy Caswell, Jr. and Claire Caswell Cunningham
Street Address	c/o Charlie Quisenberry – 515 Congress Avenue, Ste. 2325
City State ZIP Code	Austin, Texas 78701
Work Phone	Cell: 512 587-1060
E-Mail Address	cquisenberry@edge-re.com

#### Variance Case Information

Case Name	Caswell Estates Subdivision
Case Number	C8-2014-0134.0A
Address or Location	3336 Mt. Bonnell Road
Environmental Reviewer Name	Mike McDougal
Applicable Ordinance	CWO - Current Code
Watershed Name	Huck's Sough and Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input 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

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The Property is located along Lake Austin and has been unplatted to date. Current code regulations require that a CEF not be located on a residential lot. However, the lot has been used since the early 1900's as a residential use, long before the CEFs were discovered and regulated. Therefore, a variance to the regulation to allow for CEFs to be located on a residential lot is requested.
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## **FINDINGS OF FACT**

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

Include an explanation with each applicable finding of fact.

**Project: Caswell Estates Subdivision (C8-2014-0134.OA)**

**Ordinance: Comprehensive Watershed Ordinance – Huck's Slough and Lake Austin (Suburban)**

**A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**YES - Strict application of the requirement would result in the property being undevelopable without a reduction in the CEF setback. The existing structure was built in the early 1900's. A 150 foot CEF setback not only encroaches in the existing development area, but largely covers the site and prevents renovation and/or redevelopment of the structure. The property is restricted by Huck's Slough, which affects the property and setbacks differently than similarly situated properties.**

The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**YES – The proposed variance is unique to the site given the proximity to Huck's Slough and the CEFs were recently discovered despite the existing development.**

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

**N/A – no new development is currently proposed in the CWQZ or the WQTZ.**

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

**N/A – no new development is currently proposed in the CWQZ or the WQTZ.**

**\*\*Variance approval requires all above affirmative findings.**

Edwards Aquifer Contributing Zone	Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Abutting Lake Austin and Huck's Slough
Water and Waste Water service to be provided by	City of Austin
Request	<p>The variance request is as follows (Cite code references):</p> <p><b>LDC 25-8-281(C)(1)(a) - to reduce the Critical Environmental Feature (CEF) setback to 50 feet instead of 150 feet radius for canyon rimrock, R1, and spring, S4.</b></p>

Impervious cover square footage:	Existing <u>10,019 sf</u>	Proposed <u>0 sf</u>
acreage:	<u>0.23 acres</u>	<u>0 acres</u>
percentage:	<u>27.7%</u>	<u>0%</u>
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)	<p>The Property is currently developed with a single family house, accessory structure and associated drive. A portion of the house is located in the Lake Austin CWQZ. The dominant species on the site consists of Ashe juniper, plateau live oak, Texas oak, chinaberry, Texas mountain laurel, Chinese privet, poison ivy, flameleaf sumac and violet ruellia.</p> <p>The site ranges in elevation from approximately 490 to 520 feet above mean sea level, with the site sloping northwest towards Huck's Slough and west towards Lake Austin. As mapped by FEMA, portions of the site along Huck's Slough and adjoining Lake Austin are mapped as Zone X(shaded) and the remainder of the site is mapped as Zone X (unshaded).</p> <p>The site is underlain by the Speck-Tarrant Association, which consists of shallow, stony, loamy soils and very shallow, stony clay soils overlying limestone. ("Soil Survey of Travis County, Texas", USDA SCS, 1974).</p>	

**development. No additional development or redevelopment can be allowed on the property without a reduction in the standard CEF setback.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**YES – The proposed variance is unique to this property and is the minimum needed to allow for development and/or redevelopment on the property to allow for a reasonable use.**

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

**YES - The requested CEF setback reduction does not create a harmful environmental consequence as the CEFs will be protected by a 50 foot setback and a proposed masonry wall, which will deter existing drainage flows into the CEFs.**

**Additionally, the following mitigation measures will be taken as detailed in the request letter:**

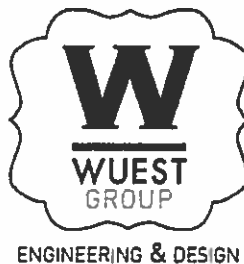
- 1) A masonry wall will be constructed around the CEF buffer; and
  - 2) Existing and native landscaping will be protected in the CEF buffer.
2. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**YES –any proposed development on the site that requires water quality controls will be required and met for current code.**

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

**N/A – no new development is currently proposed in the CWQZ or the WQTZ.**



April 27, 2015

Mr. Rodney Gonzales, Director  
Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Re: Caswell Estates Subdivision – Austin, Texas  
Variance Request #1 to 25-8-281(B) (CEF on residential lot)

Dear Mr. Gonzales:

Please accept this letter on behalf of the owner and applicant to formally request a variance from the City of Austin Land Development Code Section 25-8-281(B), to allow for CEFs to be located on an existing residential lot.

The property is located at 3336 Mount Bonnell Road and consists of 3.01 acres located in the Huck's Slough and Lake Austin, Water Supply Suburban watersheds. The tract is currently developed with an existing single family residence, accessory structure and associated driveway.

The property has been unplatted to date, but with the application to plat the property, a canyon rimrock and a springs CEF were discovered. As noted above, the property has a residential house, which has been in existence since the early 1900's. Therefore, it is necessary to ask for a waiver of the requirement to not allow CEFs on the residential lot as the lot has already been established and constructed as a residential lot long before the CEF was discovered and regulated.

The required findings of fact per Chapter 25-8-41 are attached with the application. The following are the mitigation measures for the proposed variance, which include:

- 1) Masonry Wall: A masonry wall will be constructed around the CEF buffer, which will deter existing drainage flows into the CEFs; and
- 2) Native Landscaping: Existing and native landscaping will be protected in the CEF buffer.

Please do not hesitate to contact me should you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott M. Wuest'.

Scott M. Wuest, P.E.  
Owner  
Firm Registration # 15324  
cc: Charlie Quisenberry



## MEMORANDUM

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

**FROM:** Sylvia Pope, P.G., Hydrogeologist  
Watershed Protection Department

Mike McDougal, Environmental Review Specialist Senior  
Development Services Department

**DATE:** June 17, 2015

**SUBJECT:** Caswell Estates – C8-2014-0134.0A

On the June 17th, 2015 agenda is a request for the consideration of two variances to allow a Critical Environmental Feature (CEF) to be located within a residential lot [LDC 25-8-281(B)] and to reduce a CEF setback to 50 feet [LDC 25-8-281(C)(1)(a)].

### **Property Location**

The property is located at 3336 Mount Bonnell Drive (Exhibit 1 Location Map and Exhibit 2 Site Aerial). Adjacent uses include single family, commercial (Westwood Country Club), the Mayfield Nature Preserve, the Albert R. Davis Water Treatment Plant, Laguna Gloria Museum, and school facilities.

### **Watershed Data**

The 3.01 acre property is located within the Huck's Slough Watershed and the Lake Austin Watershed (both are classified as Water Supply Rural) and is located within the Edwards Aquifer Recharge Zone. Surface water generally drains from east to northwest, west, and southwest, and south (Exhibit 3 Existing Conditions Map). City of Austin GIS shows a Critical Water Quality Zone associated with Lake Austin as well as a Critical Water Quality Zone and a Water Quality Transition Zone associated with Huck's Slough. Huck's Slough is located immediately west of the property (Exhibit 4 Critical Water Quality Zone and Water Quality Transition Zone Map).

### **Jurisdictional Data**

The property is within the City of Austin full purpose jurisdiction and is zoned SF-3.



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

---

<b>Project:</b>	Caswell Subdivision, 3336 Mt. Bonnell Road – C8-2014-0134.0A
<b>Ordinance Standard:</b>	Land Development Code Section 25-8-281(B)
<b>Variance Request:</b>	To allow a single family residential lot to include or be located within 50 feet of two Critical Environmental Features (1 canyon rimrock and a spring).

---

**Justification:**

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes. This property has not been platted to date. The existing home was built in the early 1900's, prior to regulations requiring the identification or the protection of Critical Environmental Features. There are properties on Lake Austin that were previously platted that also have Critical Environmental Features, such as canyon rimrock or springs. Owners of these properties have sought variances to reduce the required Critical Environmental Feature (CEF) buffer width for boat dock construction or lake access. However, there are no other known cases in the vicinity where an owner had to obtain a variance for a CEF buffer for subdivision approval.**

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes. The applicant is platting the lot and there are two Critical Environmental Features (CEFs), a canyon rimrock and a spring, located at the western portion of the lot. The existing single family residential tract includes the CEFs. A second variance for this subdivision application seeks to establish a 50-foot wide CEF buffer that is compatible with existing structures and established vegetation. The inclusion of the CEFs within the single family lot is unavoidable due to the size of the tract and existing constraints.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;



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

---

<b>Project:</b>	<b>Caswell Subdivision, 3336 Mt. Bonnell Road – C8-2014-0134.0A</b>
<b>Ordinance Standard:</b>	<b>Land Development Code Section 25-8-281(C)(1)(A)</b>
<b>Variance Request:</b>	<b>To reduce the standard 150-foot width Critical Environmental Feature (1 canyon rimrock and a spring) buffer to 50 feet.</b>

---

**Justification:**

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:**

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes. This property has not been platted to date. The existing home was built in the early 1900's, prior to regulations requiring the identification or the protection of Critical Environmental Features. There are properties on Lake Austin that were previously platted that also have Critical Environmental Features, such as canyon rimrock or springs. Owners of these properties have sought variances to reduce the required Critical Environmental Feature (CEF) buffer width for boat dock construction or lake access. However, there are no other known cases in the vicinity where an owner had to obtain a variance for a CEF buffer for subdivision approval.**

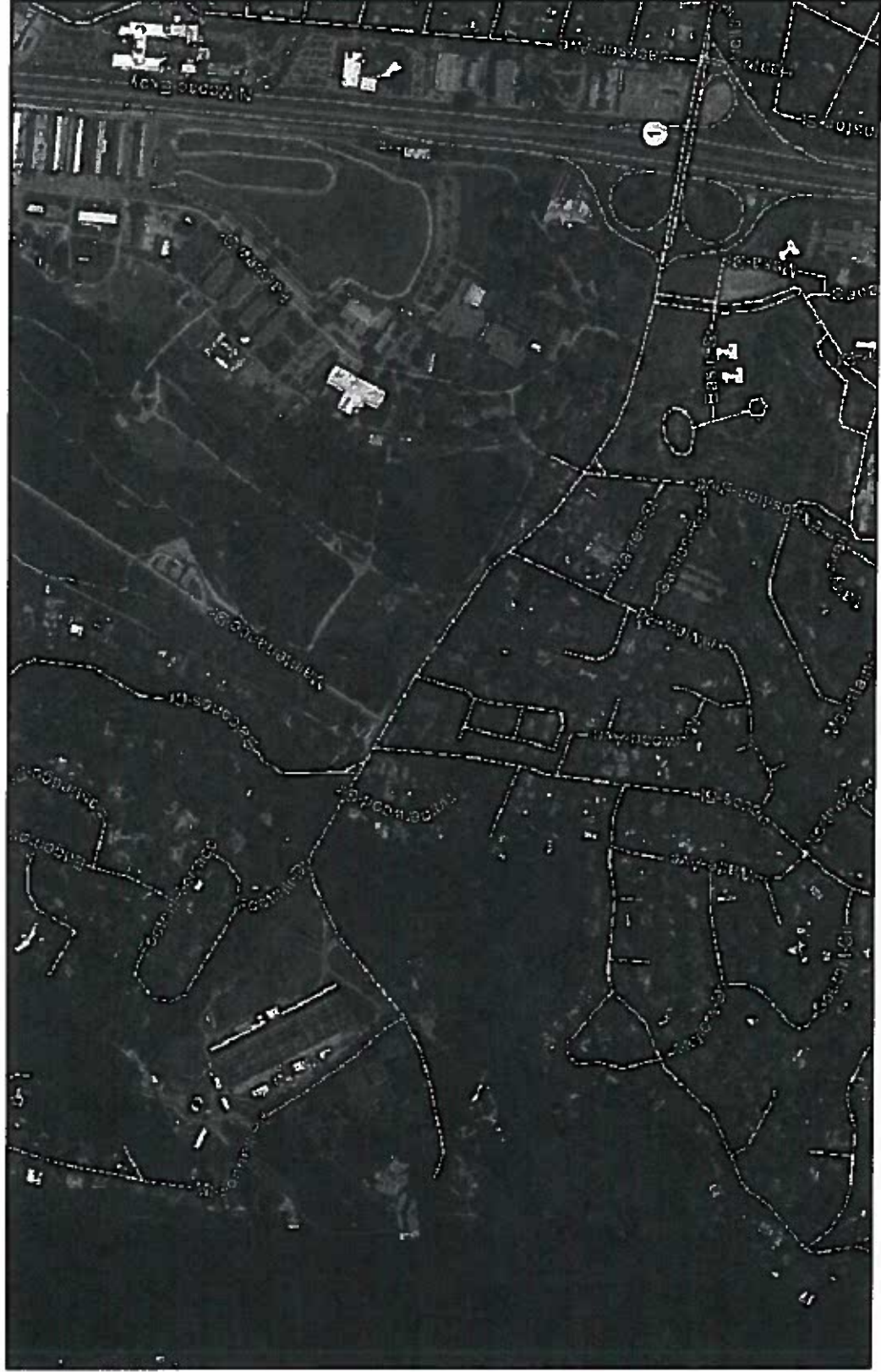
2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes. The applicant is platting the lot and there are two Critical Environmental Features (CEFs), a canyon rimrock and a spring, located at the western portion of the lot. Establishing a CEF buffer of 150 feet will encompass most of the lot and all of the existing structures. Therefore, the applicant seeks a 50-foot wide CEF buffer that is compatible with existing structures and established vegetation.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Exhibit 1 - Location Map

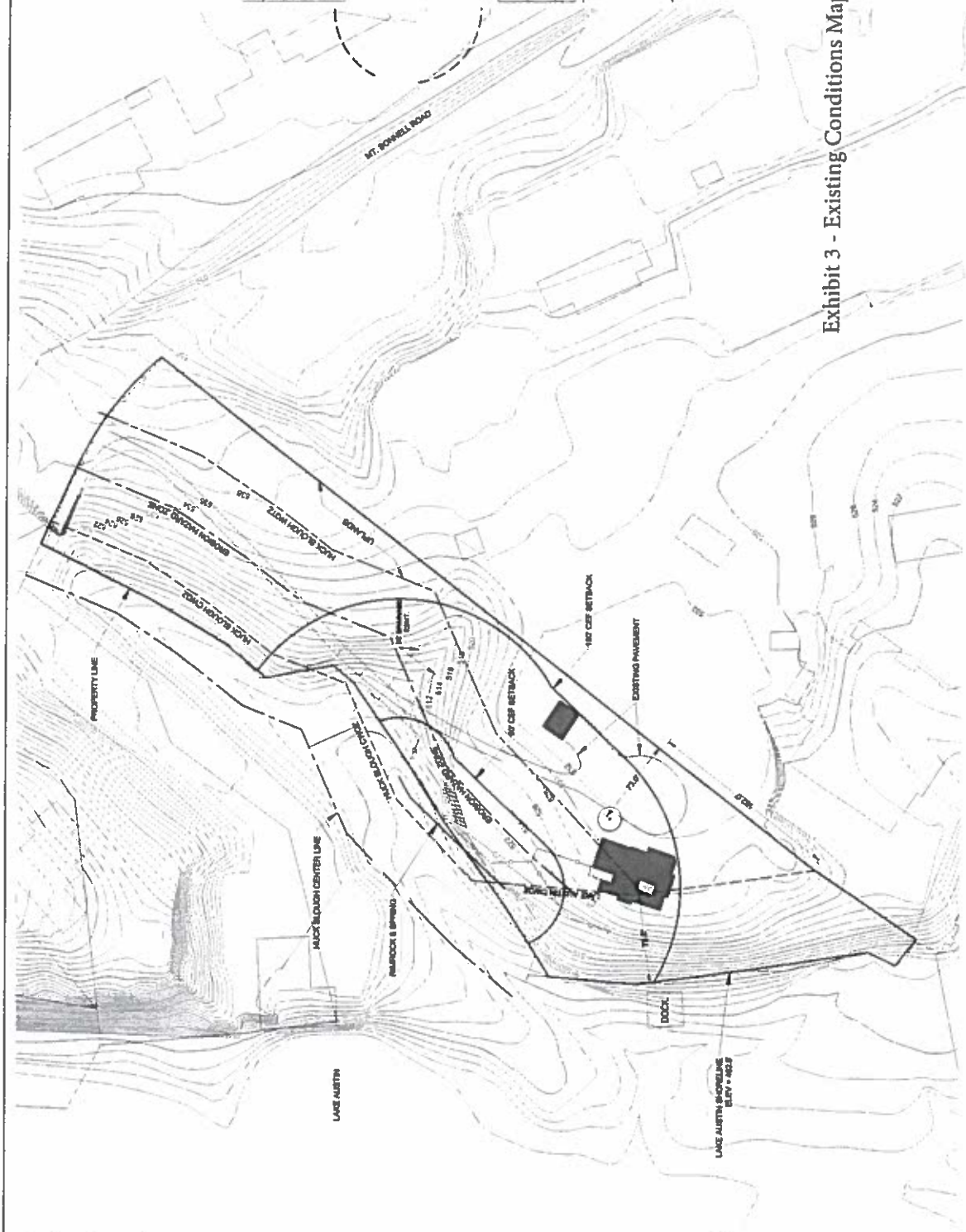


LOCATION MAP AERIAL  
CASWELL ESTATES



ENGINEERING & DESIGN

FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512)394-1900



### Exhibit 3 - Existing Conditions Map

**CASWELL ESTATES**

WELLES ON LORON DAN  
HAE'ATS

950

LEGEND	
---	DRAINAGE AREA
---	CWQZ
---	WQTZ
---	TIME OF CONCENTRATION

[illegible]

**EXISTING CONDITIONS**  
CASWELL ESTATES  
3336 MT. BONNELL ROAD



**ENGINEERING & DESIGN**

FROM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512) 394-1900  
SHEET

2007 S 1<sup>ST</sup> STREET, SUITE 103

AUSTIN, TEXAS 78704

(512) 394-1911

SHEETS

1  
B  
1

## Exhibit 5

# City of Austin Environmental Resource Inventory

**Caswell Estates**

**Austin, Travis County, Texas**

February 12, 2015

Terracon Project No. 96147465



**Prepared for:**

Wuest Group  
Austin, Texas

**Prepared by:**

Terracon Consultants, Inc.  
Austin, Texas

terracon.com

# Terracon

Environmental

Facilities

Geotechnical

Materials

February 12, 2015



Mr. Scott M. Wuest, PE  
2007 South 1<sup>st</sup> Street, Suite 103  
Austin, Texas 78746

Telephone: (512) 394-1900  
Cell: (512) 789-5018  
Email: jangil@wuestgroupptx.com

Re: Critical Environmental Feature and Hydrogeologic Portions of the City of Austin Environmental Resource Inventory  
3336 Mount Bonnell Road  
Austin, Travis County, Texas  
Terracon Project No. 96147465

Dear Mr. Wuest:

Terracon Consultants, Inc. (Terracon) is pleased to provide this critical environmental feature (CEF) and hydrogeologic report portion of the City of Austin (COA) Environmental Resource Inventory (ERI).

The results of our consulting services are solely the professional opinion of Terracon based on the site conditions documented and observed at the time of the field assessment. It should be noted that some CEFs may be seasonal or ephemeral, indicating that their presence/absence and condition are dependent on various weather conditions (including rainfall) and other changes in the surrounding ecosystem. Terracon is not liable for ephemeral and/or seasonal CEFs that are exposed or created after Terracon's field assessment. Additionally, Terracon's opinion is based on the most current regulations; therefore, changes in regulations may require a re-evaluation of the findings of this report. It is recommended that if this report is not to be submitted promptly to the COA, an updated report (based on an additional field assessment) be prepared. We appreciate the opportunity to provide this report. Should you have any questions or require additional information, please call us at (512)442-1122.

Sincerely,  
**Terracon Consultants, Inc.**

Arthur D. Potts  
Field Environmental Scientist

Hilary D. Johns  
Manager – Environmental Services

Russ C. Ford, P.G.  
Senior Hydrogeologist

Terracon Consultants Inc. 5307 Industrial Oaks Blvd. Suite 160 Austin, TX 78735

P 512-442-1122 F 512-442-1181 [terracon.com](http://terracon.com)

Environmental

Facilities

Geotechnical

Materials

by the mid-1960s. The site has been bounded by Mount Bonnell Road or its predecessors to the north since prior to 1951.

## **2.3 Vegetation**

The site is located within the Edwards Plateau Region of Texas (Gould, 1960), and can be further described as being part of the Live Oak-Mesquite Savanna region of the Edwards Plateau physiographic province (Amos and Gehlbach, 1988). Dominant vegetation associated with this region includes Texas oak (*Quercus texana*), live oak (*Q. virginiana*), plateau live oak (*Q. fusiformis*), honey mesquite (*Prosopis glandulosa*), Indiangrass (*Sorghastrum nutans*), little bluestem (*Schizachyrium scoparium*), wild rye (*Elymus* sp.), and buffalograss (*Buchloë dactyloides*).

According to the TPWD's *Vegetation Types of Texas* maps, the site is located in an area designated as "Urban" (46). This vegetation type occurs in areas of heavy urban development which have drastically altered the local plant community. Dominant species associated with "Urban" areas include a mix of ornamental and native species.

Based on visual observations made during the field assessment, dominant species on the site consist Ashe juniper, plateau live oak, Texas oak, chinaberry (*Melia azedarach*), Texas mountain laurel (*Sophora secundiflora*), Chinese privet (*Ligustrum sinense*), poison ivy (*Toxicodendron radicans*), flameleaf sumac (*Rhus lanceolata*), and violet ruellia (*Ruellia nudiflora*). Overall canopy cover for the site is an estimated 95 percent.

## **2.4 Topography and Surface Water**

This site is located within the Lake Austin and Huck's Slough Watersheds and is in the Suburban Zone. The site is not located within the Edwards Aquifer Recharge Zone as mapped by the City of Austin Development Web Map. Based on a review of the USGS Austin West, Texas 7.5 minute topographic map, the site ranges in elevation from approximately 490 to 520 feet above mean sea level, with the site sloping northwest towards Huck's Slough and west towards Lake Austin. Lake Austin (depicted as an impounded lake) forms the western site boundary, and Huck's Slough (depicted as an ephemeral stream) parallels the northwestern site boundary (off-site). A natural drainage channel was also observed which originates at the northeastern corner of the site and flows west into Huck's Slough. No other potential surface water bodies are depicted on or within 150 feet of the site.

As mapped by the Federal Emergency Management Agency (FEMA), portions of the site along Huck's Slough and adjoining Lake Austin are mapped as Zone X (shaded), which indicates areas of 0.2 percent annual chance flood, areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from the one percent annual chance flood. Lake Austin, to the adjoining west is mapped as Zone AE, which indicates areas where the Base Flood Elevation (water-surface elevation of the one percent annual chance flood) has been determined. The remainder of the site mapped as Zone X

**TABLE 1: SOILS**

Soil Name	Soil Type	Soil Depth (FEET)	Underlying Material	Permeability	Available Water Capacity	Shrink-Swell Capacity	Hydric*
Brackett soils and Urban land, 12 to 30 percent slopes (BrF)	Gravelly clay loam	0 to 0.8	Interbedded limestone and marl	Moderately slow	Low	Low	No
Lincoln soils and Urban land (Lu)	Loamy sand	0 to 1.4	Stratified very pale brown and brown loamy sand or sandy loam	Slow	High	Low	No
Tarrant soils and Urban Land (TeF)	Stoney, clayey	0 to 0.5	Hard limestone	Moderately slow	Low	Low	No
Urban land and Brackett soils, 1 to 12 percent slopes (UuE)	Clay loam	0 to 0.6	Soft limestone	Varies	Varies	Low	No

\*Please note that the hydric soil classification indicated above is determined by the USDA NCSS; however, localized hydric soils could be present in wetland areas (if applicable).

## 2.7 Water Wells and Other Man-made Excavations

A search was made for water wells, borings, and excavations on or within 150 feet of the site. Based on a review of Water Well Data (obtained from the Texas Water Development Board [TWDB] website), no water wells were recorded on or within 150 feet of the site; however, three springs were identified on adjoining properties to the north and south. Please refer to Section 3.0 for further discussion of the springs.

## 3.0 CRITICAL ENVIRONMENTAL FEATURES

During the site assessment, Terracon personnel observed that the shoreline along Lake Austin drops steeply into the water. As such, the abrupt landscape change does not provide adequate conditions to harbor hydrophytic vegetation, and wetland vegetation was not observed during the site assessment.

A rock outcrop was observed in the southern portion of the site. The feature exceeded 30-40 feet in length; however, due to the height of the feature, the feature does not appear to constitute a rimrock CEF as defined by the COA.

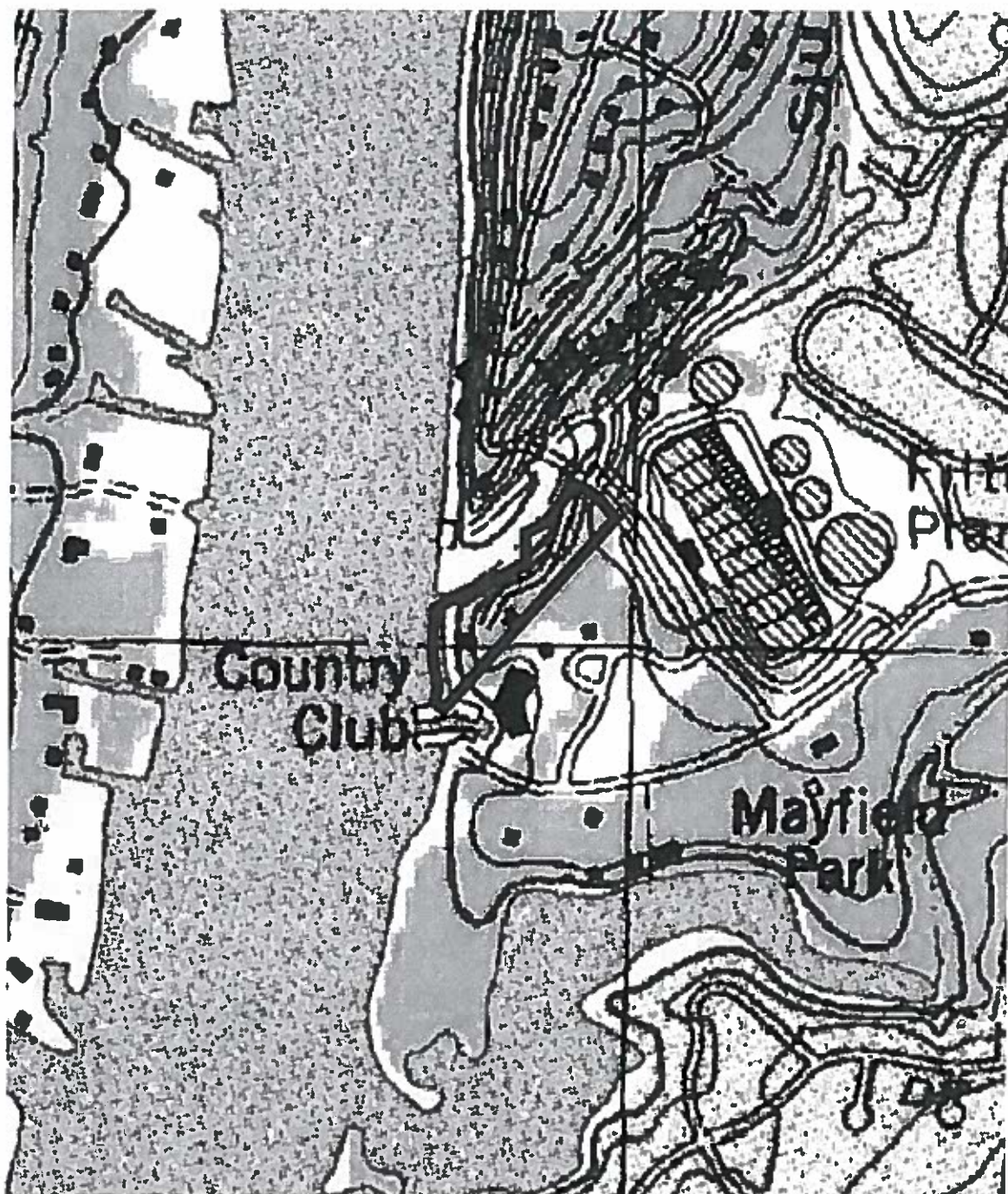
Review of the COA Development Web Map indicates that three springs are located within 150 feet of the site. Mount Bonnell Springs is located approximately 80 feet north of the site, beyond Huck's Slough, and notes indicated that the spring is located below the level of Lake Austin. Mormon

classified as a canyon rimrock CEF. Terracon recommends no setbacks from R1.

Review of available data and subsequent field investigations revealed four springs and one rimrock located within 150 feet of the site. Mount Bonnell Spring (S1) is located approximately 80 feet north of the site and is located below the level of Lake Austin. Mormon (S2) and Taylor (S3) springs are located beneath the docks at the Westwood Country Club to the adjacent south of the site. S4 is located approximately 40 feet to the northwest and on the southern bank of Huck's Slough. R1 is located approximately 20 feet northwest of the property. Additionally, all of the CEFs are all located within the CWQZ setback from Lake Austin. Terracon recommends no setback from the springs.

As discussed in Section 2.4, the COA has established a 100 foot CWQZ setback along the Lake Austin corridor and a 100 foot Water Quality Transition Zone along the corridor of Huck's Slough; however, the existing on-site residence and boat dock are constructed within the CWQZ setback. Additionally, observations indicate that structures exist within the CWQZ on many of the surrounding properties; therefore, Terracon recommends no setbacks be imposed on the site.

As noted above, Terracon did not identify evidence of significant recharge features or other voids during the field assessment; however, it should be noted that the COA has implemented Void and Water Flow Mitigation (Rule Nos. R161-08.04 through R161.08.06). If a void or cave is encountered during any future site excavation/development, construction activities should cease until a certified geologist can evaluate the feature and establish mitigation methods.



(property lines approximate)

## Austin West, Texas

1988  
USGS Topographic Quadrangle  
7.5 Minute Series

Scale: 1:24,000



## Terracon

Caswell Estates  
3336 Mount Bonnell Road  
Austin, Travis County, Texas  
Terracon Project No. 96137465

Figure 1



Photo 1 On-site residence



Photo 2 Lake Austin to the adjoining west



Photo 3 Non-CEF rock outcrop observed in southern portion of the site



Photo 4 On-site tributary to Huck's Slough

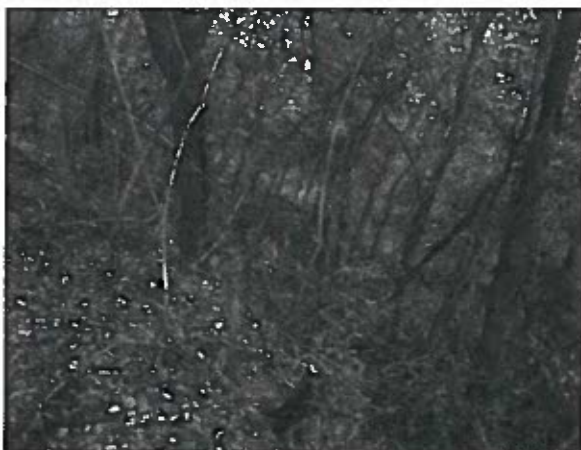


Photo 5 View towards Huck's Slough to the adjoining northwest



Photo 6 View towards Huck's Slough to the adjoining northwest