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**PLANNING COMMISSION
SITE PLAN VARIANCE REQUEST REVIEW SHEET**

CASE: SP-2015-0202DS

PLANNING COMMISSION DATE: August 25, 2015

PROJECT NAME: Caven Boat Dock

ADDRESS OF SITE: 2806 Scenic Drive

COUNCIL DISTRICT: 10

APPLICANT: Caven Hubbard Scott Jr Trust

AGENT: Moncada Consulting (Phil Moncada)

AREA: 0.47 acres

WATERSHED: Taylor Slough North (Water Supply Rural)

WATERSHED ORDINANCE: Watershed Protection Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant proposes to construct a boat dock.

EXISTING ZONING:

The site is zoned SF-3-NP, and is within the West Austin Neighborhood Group planning area.

DESCRIPTION OF VARIANCES:

To allow the construction of a boat dock within a 150-foot Critical Environmental Feature buffer (Canyon Rimrock) 25-8-281(C)(2)(B)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval. The Findings of Fact have been met.

This item was heard by the Environmental Board on August 5, 2015 and recommended 11-0.

Staff recommends the variance.

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 0.47 acre

EXIST. ZONING: SF-3-NP

MAX. BLDG. COVERAGE : 40%

MAX. IMPERV. CVRG.: 45%*

ALLOWED F.A.R.: N/A

HEIGHT: 35'

REQUIRED PARKING: N/A

PROPOSED ACCESS: Lake Austin or Scenic Drive

***Depends on slope gradient**

PROP. BUILDING CVR: N/A

PROP. IMP. CVRG.: N/A

PROPOSED F.A.R.: N/A

PROP. HEIGHT: N/A

PROVIDED PARKING: N/A

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SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to build a boat dock to replace the existing dock, which will be demolished. Access will be via an existing staircase. Slope range on the site, which is improved with a single-family residence, exceeds 35% and topography ranges from 492.8' to 542.95'. The house and stairs were built prior to requirements regarding Critical Environmental Feature buffers and Canyon Rimrock protection. No construction on the rimrock is proposed.

Similar docks and dock access points have been approved and constructed at nearby properties. The boat dock will comply with all regulations of the Land Development Code prior to permit issuance.

Environmental:

The site is located within the Taylor Slough North watershed, which is classified as a Watersupply Rural Watershed. There is a Canyon Rimrock Critical Environmental Feature (CEF) located approximately between contours 499.36 and 505.58. The project is located within the Critical Water Quality Zone of Lake Austin, which is a 75-foot buffer from the 492.8 feet shoreline elevation. The proposed dock is allowed by code within the Critical Water Quality Zone. No endangered species were identified in the Environmental Resource Inventory.

PLANNING COMMISSION ACTION:

SURROUNDING CONDITIONS:

Zoning/ Land Use

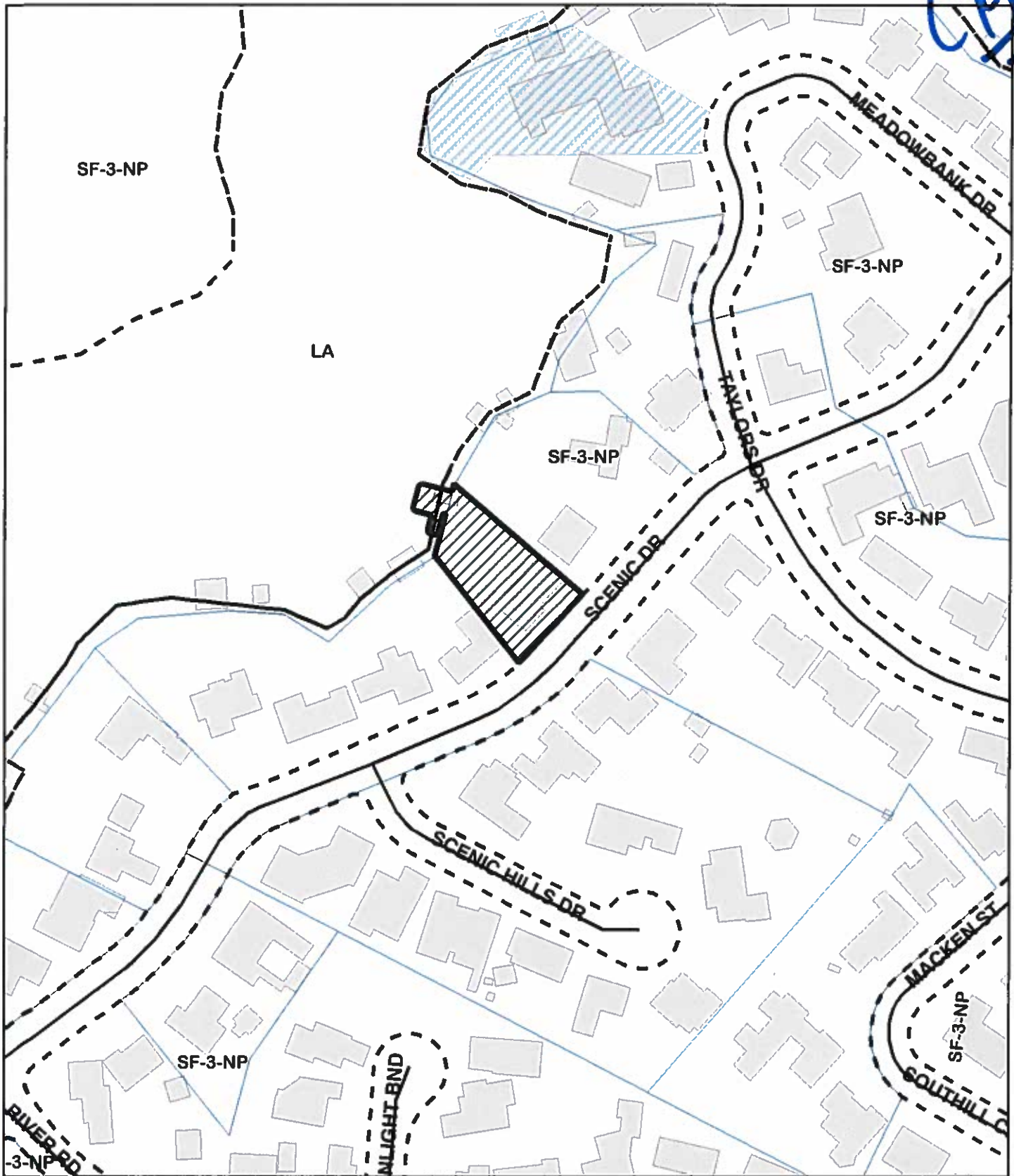
North: SF-3-NP (Single-family residential)

South: LA (Lake Austin)

East: SF-3-NP (Single-family residential)

West: SF-3-NP (Single-family residential)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Scenic Drive	65'	25'	City Collector



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

0 80 160 320 Feet

CASE#: SP-2015-0202DS
ADDRESS: 2806 Scenic Dr
CASE NAME: Caven Boat Dock
MANAGER: Christine Barton-Holmes



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Christine Barton-Holmes



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ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

**Board Meeting
Date Requested:** August 5, 2015

**Name & Number
of Project:** Caven Boat Dock
SP-2015-0202DS

**Name of Applicant
or Organization:** Caven Hubbard Scott Jr Trust
Phil Moncada, (512) 474-7377

Location: 2806 Scenic Drive

Project Filing Date: May 4, 2015

**WPD/ERM
Staff:** Sylvia Pope, 974-3429
Sylvia.Pope@austintexas.gov

**DSD/Environmental
Staff:** Atha Phillips, 974-6303
atha.phillips@austintexas.gov

**DSD/
Case Manager:** Christine Barton-Holmes, 974-2788
Christine.Barton-Holmes@austintexas.gov

Watershed: Taylor Slough North (Water Supply Suburban),
Drinking Water Protection Zone

Ordinance: Watershed Protection Ordinance

Request: 1) To allow the construction of a boat dock within a 150 foot Critical
Environmental Feature buffer (Canyon Rimrock/Bluff). 25-8-281(C)(2)
(B).

Staff Recommendation: Approve.

**Reasons for
Recommendation:** The findings of fact have been met.



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MEMORANDUM

TO: TBD, Chair and Members of the Environmental Commission

FROM: Atha Phillips, Environmental Review Specialist Senior
Development Services Department

DATE: July 15, 2015

SUBJECT: 2806 Scenic Drive – SP-2015-0202DS

On your August 5, 2015 agenda is a request for consideration and possible recommendation for one variance to allow the construction of a boat dock within a 150 foot Critical Environmental Feature (Canyon Rimrock/Bluff) buffer 25-8-281 (C) (2) (B).

Description of Property

The subject property is a .47 acre platted lot located in the Taylor Slough North Watershed, is classified as Water Supply Rural, and is located in the Drinking Water Protection Zone. According to City of Austin GIS, the site is not located over the Edwards Aquifer Recharge Zone. The subdivision, Herman Brown Addition No. 2, Section 1, was recorded in 1958. The property is located within the Full Purpose Planning Jurisdiction and the lot is zoned SF-3-NP. According to Travis County Appraisal District records, the existing residence was constructed in 1962. The site has an existing dock that is proposed to be demolished and replaced.

Existing Topography/Soil Characteristics/Vegetation

According to City of Austin GIS, the lot elevation ranges from the Lake Austin shoreline at 492.8 feet mean sea level (msl), to approximately 542.95 feet msl at the front of the lot, an elevation change of 50.15 feet. The type of soils located on this site were identified in the Environmental Resource Inventory as Tarrant Series which consists of very shallow, stony soil, overlying limestone and Urban Land Brackett which consists of shallow to paralithic bedrock and well drained soils. The slope vegetation contains many existing native trees, (Live Oak, Cedar Elm, Bald Cypress) and the understory consist of Virginia Creeper, Poison Oak, Poison Ivy, Monkey Grass and St. Augustine. There is a wetland plant community that consists of Elephant Ears, Button Bush, Hardstem Bullrush, and False Nettle. The site does contain a Canyon Rimrock/Bluff Critical Environmental Feature located between contours 499.36 and 505.58 that run north to south through the property.

Critical Environmental Features/CWQZ

There is a Canyon Rimrock/Bluff Critical Environmental Feature (CEF) located approximately between contours 499.36 and 505.58. The project is located within the Critical Water Quality Zone of Lake Austin, which is a 75 foot buffer from the 492.8 feet shoreline elevation. The proposed dock is

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allowed by code within the Critical Water Quality Zone. No endangered species were identified in the Environmental Resource Inventory.

Project Background

The site plan under review was submitted on May 4, 2015 and proposes the demolition of existing boat dock and construction of a new boat dock.

Environmental Code Variance Request

According to 25-8-281 (C) (2) (B), construction is prohibited within the 150 CEF buffer. The requested variance is to allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock/Bluff).

Recommendation

Staff recommends approval of the environmental variance because the Findings of Fact (enclosed herein) have been met.



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**Development Services Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project: 2806 Scenic Drive – SP-2015-0202DS

Ordinance Standard: Land Development Code Section 25-8-281(C) (2) (B)

Variance Request: To allow construction of a boat dock within a canyon rimrock/bluff Critical Environmental Feature (CEF) buffer.

Findings:

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, there are other properties with frontage along Lake Austin that have canyon rimrock. The existing home and stairs were built prior to regulations which would require protection of a canyon rimrock CEF. There have been similar variances granted to allow docks within a canyon rimrock CEF buffer.
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 property owner is replacing the boat dock. No disturbance of the canyon rimrock CEF is proposed. There will be disturbance downslope of the canyon rimrock at a distance of 34 feet or greater.
 - 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, there is an existing boat dock and this application is for the replacement of it.
 - c) Does not create a significant probability of harmful environmental consequences; and
Yes, the boat dock construction will not disturb the canyon rimrock CEF.

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3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
Yes, the area within the limits of construction will be revegetated with the native species in order to prevent erosion.

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 above criteria for granting a variance are met;

N/A.

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

N/A.

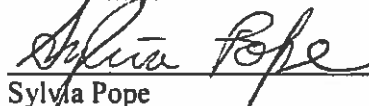
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

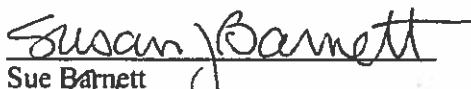
Environmental Reviewer:


Atha Phillips

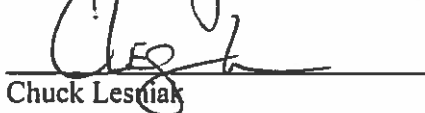
Hydrogeologist Reviewer:


Sylvia Pope

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: July 15, 2015

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

June 15, 2015



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ENVIRONMENTAL BOARD VARIANCE APPLICATION

Sir/ Madam,

This correspondence is being submitted as a request for a variance from Section 25-8-281(C)(2) of the City of Austin Land Development Code for Site Plan Application SP-2014-0165DS to allow the construction of a boat dock within the Critical Environmental Feature buffer. We are not proposing any work in this area since the access to the dock is existing. The stairs that are already in place will be maintained so there will be only a single access to the dock upon completion of this project.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as the site has very steep topography and proposed boat dock will be constructed where the existing non-conforming boat dock is located and will be demolished. The variance approval we believe is minimum departure of the Land Development Code and the approval of the variance will not create significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Respectfully,

A handwritten signature in black ink that reads "Phil Moncada".

Mr. Phil Moncada

Moncada Consulting

June 15, 2015

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PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Caven Hubbard Scott Jr Trust
Street Address	2806 Scenic Dr
City State ZIP Code	Austin, Texas 78703
Work Phone	832-941-5763
E-Mail Address	scaven@atlantictrust.com

Variance Case Information

Case Name	Caven Boat Dock
Case Number	SP-2015-0202DS
Address or Location	2806 Scenic Dr.
Environmental Reviewer Name	Atha Phillips
Applicable Ordinance	Sec. 25-8-281(C)(2)
Watershed Name	Taylor Slough North
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" 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
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Approximately 0.70 miles
Water and Waste Water service to be provided by	Austin Water Utility

Request

The variance request is as follows, Sec. 25-8-281(C)(2), is modify the standard 150-foot width CEF buffer in order to allow the construction of a new boat dock to place the existing, non-conforming structure in place. Wetland Mitigation proposed for shoreline. Proposed CEF Buffer setback will average 34 L.F.

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Impervious cover	Existing	Proposed
square footage:	4427	4427
acreage:	20,488	20,488
percentage:	22%	22%
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)	The site consists of a single family residence with an existing staircase and boat dock that access Taylor Slough North. The slope range in this area exceeds 35% and topography ranges from 492.80 – 542.95. The site has rimrock that spans the majority of the rear portion of the lot and a CEF wetland at the water's edge. We are proposing a new boat dock to be constructed in the same location of the existing boat dock. We will not be proposing any construction on or near rimrock and since the rock staircase is existing and will be maintained. We will also provide wetland mitigation for shoreline with this proposed development.	
Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project encroaches on a C.E.F. (Rimrock) as it relates to maintaining the 150 foot buffer required by Code. The buffer set back will be reduced to 34 L.F.	

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FINDINGS OF FACT for Section 25-8-281(C)(1)(a)

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: Caven Boat Dock

Ordinance:

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

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

Yes. The lot is zoned SF-3 and contains a single family house. SF-3 zoned lots along water's edge are not subject to the more restrictive LA zone requirements. The lot contains a steep hill located along Taylor Slough of Lake Austin. The proposed dock will replace the non-conforming existing boat dock that has been in existence since 1962. Other properties on Lake Austin, even in the LA Zone, with steep hills have been granted variances to provide reduction of CEF buffer setbacks.

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 project is not based on a condition caused by the method chosen to develop the property. The residence is located at the top of an existing, naturally-occurring hillside. The rimrock is an existing geological feature. In addition, a planting mitigation plan will provide greater environmental protection by planting low growing shade tolerant plants to restore shoreline in area impacted by dock construction. The plan is to demolish the existing boat dock then proceed with building a new boat dock to replace the existing non-conforming dock and will bring it into compliance with current rules.

- 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 applicant has worked with staff to prepare plans that will minimize impact to the CEF (Canyon Rimrock) by maintaining a 34 L.F. buffer. Access to the dock will be by existing staircase that will not be disturbed.

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

Yes. The proposed construction of a boat dock does not create a significant probability of harmful environmental consequences. The applicant has agreed to restore and revegetate any disturbance adjacent to the shoreline with native plants.

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

Yes. No structural water quality is required for single family residential structures per code. The resulting water quality will be equal or greater, as achievable without the variance, with the wetland plants proposed for the project. In addition, the variance is associated with Rimrock setback distance.

- 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

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

N/A

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

N/A

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

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

1. SITE/PROJECT NAME: CAVEN BOAT DOCK
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 120911
3. ADDRESS/LOCATION OF PROJECT: 2806 SCENIC DRIVE
4. WATERSHED: TAYLORS SLOUGH NORTH - URBAN WATERSHED
5. THIS SITE IS WITHIN THE (Check all that apply)
Edwards Aquifer Recharge Zone* (See note below) ☐ YES ☒ No
Edwards Aquifer Contributing Zone* ☐ YES ☒ No
Edwards Aquifer 1500 ft Verification Zone* ☐ YES ☒ No
Barton Spring Zone* ☐ YES ☒ No
**(as defined by the City of Austin - LDC 25-8-2 or City Code 30-5-2)*

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... ☐ YES** ☒ NO
If yes, then check all that apply:
☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.
☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a functional assessment of floodplain health.

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

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

***If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM 1.5 and Appendix X for forms and guidance).

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed DESCRIPTION of the CEF(s), color PHOTOGRAPHS, the CEF WORKSHEET and provide DESCRIPTIONS of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

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____ (#'s) Spring(s)/Seep(s) ____ (#'s) Point Recharge Feature(s) ____ (#'s) Bluff(s)
 1 ____ (#'s) Canyon Rimrock(s) 1 ____ (#'s) Wetland(s)

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

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

All ERI reports must include:

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

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness			
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	
Tarrant	D	.5 - 1.0	<p>*Soil Hydrologic Groups Definitions (Abbreviated)</p> <p>A. Soils having a <u>high</u> infiltration rate when thoroughly wetted.</p> <p>B. Soils having a <u>moderate</u> <u>infiltration</u> rate when thoroughly wetted.</p> <p>C. Soils having a <u>slow</u> infiltration rate when thoroughly wetted.</p> <p>D. Soils having a <u>very slow</u> <u>infiltration</u> rate when thoroughly wetted.</p> <p>**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.</p>
Urban Land and Brackett	D	.5 - 1.5	

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

The site consists of a single family residence with an existing staircase and boat dock that access Taylor Slough North. The slope range in this area exceeds 35% and topography ranges from 492.80 – 542.95. The site has rimrock that spans the width of the lot. We are requesting to reduce the canyon rimrock CEF buffer from 150 L.F. to 34 L.F.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Edwards	Person	Leached Collapsed

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

1996 GEOLOGIC FRAMEWORK AND HYDROGEOLOGIC CHARACTERISTICS OF THE EDWARDS AQUIFER OUTCROP (BARTON SPRINGS SEGMENT), NORTHEASTERN HAYS AND SOUTHWESTERN HAYS AND SOUTHWESTERN TRAVIS COUNTIES, TEXAS BY TED A. SMALL, JOHN A. HANSON, AND NICO M. HAUWERT. THE LITHOLOGY OF THE LEACHED AND COLLAPSED MEMBERS, UNDIVIDED, GENERALLY CONSISTS OF LIGHT-GRAY TO LIGHT-TAN WACKESTONE WITH LESSER AMOUNTS OF VARIABLY BURROWED MUDSTONE, GRAINSTONE, AND CRYSTALLINE LIMESTONE; CHERT LENSES ARE COMMON AS WELL.

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

There are $\frac{0}{0}$ (#) wells present on the project site and the locations are shown and labeled
 $\frac{0}{0}$ (#s) The wells are not in use and have been properly abandoned.
 $\frac{0}{0}$ (#s) The wells are not in use and will be properly abandoned.
 $\frac{0}{0}$ (#s) The wells are in use and comply with 16 TAC Chapter 76.
 There are $\frac{0}{0}$ (#s) wells that are off-site and within 150 feet of this site.

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

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

ST. AUGUSTINE LAWN, MONKEY GRASSES, VIRGINIA CREEPER, POISON OAK, POISON IVY, IVY

There is woodland community on site ☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
LIVE OAK	QUERCUS VIRGINIANN
CEDAR ELM	ULMAS CRASSIFOLIA
BALD CYPRESS	TAXODIUM DISTICHUM

There is grassland/prairie/savanna on site ☐ YES ☒ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ☒ YES ☐ NO (Check one).

If yes, list the dominant species in table below (next page):

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Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
ELEPHANT EARS	COLOCAISA ESCIELATA	
BUTTON BUSH	CEPHALANTHUS OCCIDENTALIS	
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS	
BALD CYPRESS	TAXODIUM DISTICHUM	
	BOHEMERIA CYLINDRICA	

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☐ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

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

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

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

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

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Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

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

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

Date(s) ERI Field Assessment was performed: APRIL 2, 2015
Date(s)

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

PHIL MONCADA

512-627-8815

Print Name

Phil Moncada

Telephone

MONCADATAZ@SBCGLOBAL.NET

Signature

Email Address

MONCADA CONSULTING

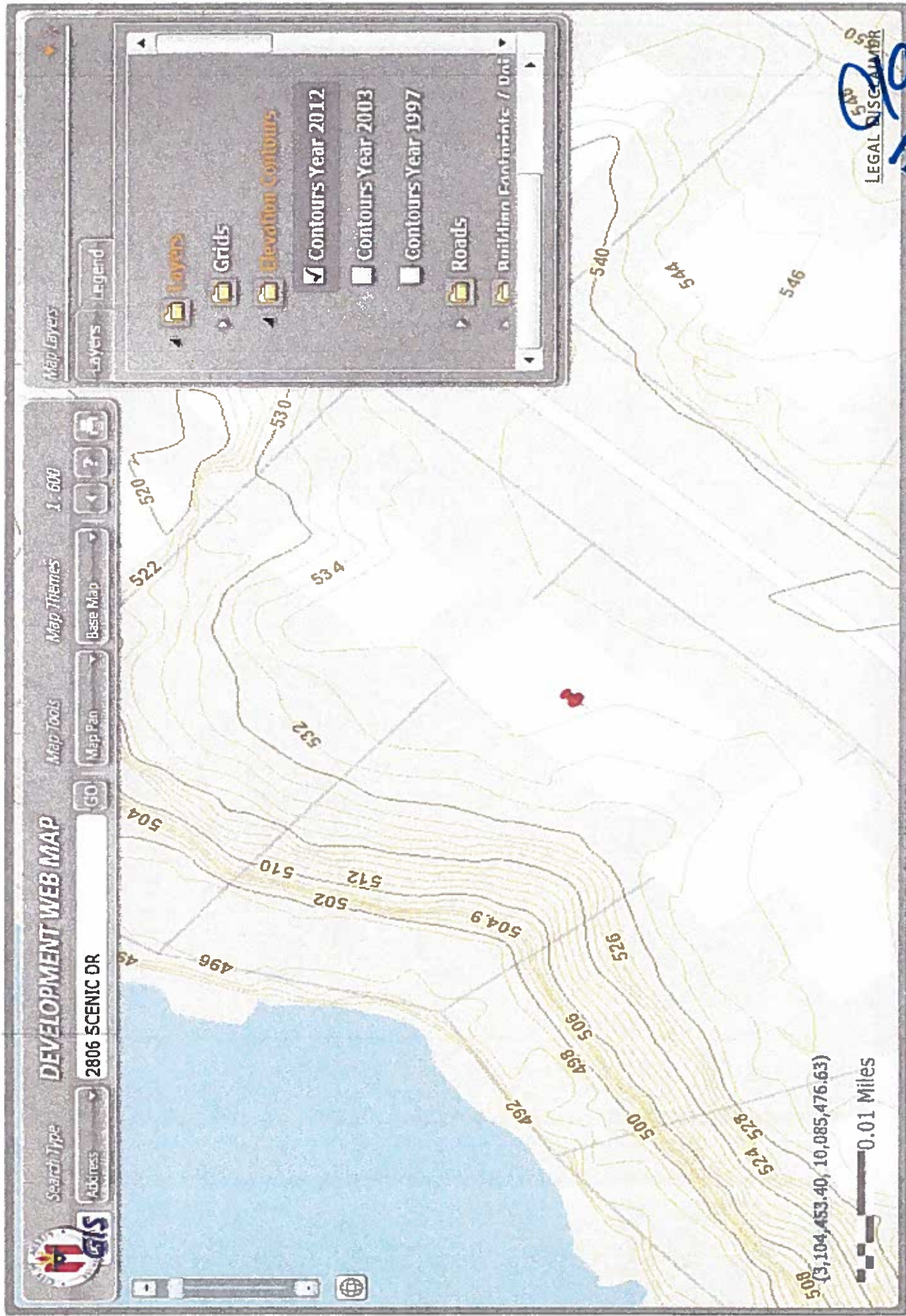
June 5, 2015

Name of Company

Date

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

Seal



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LEGAL DISCLAIMER

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City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	CAVEN BOAT DOCK
2	Project Address:	2806 SCENIC DRIVE
3	Site Visit Date:	APRIL 2, 2015
4	Environmental Resource Inventory Date:	June 5, 2015


5	Primary Contact Name:	PHIL MONCADA
6	Phone Number:	512-827-8815
7	Prepared By:	PHIL MONCADA
8	Email Address:	MONCADATAZ@SBCGLOBAL.NET

[illegible]


Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

City of Austin Use Only
CASE NUMBER:


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



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



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



Method	Accuracy
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GPS ☐ sub-meter ☐
 Surveyed ☐ meter ☐
 Other ☐ > 1 meter ☐

Professional Geologists apply for

Professional Geologists apply seal below

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Travis County, Texas**

2806 Scenic Dr

C19
/b
v



Custom Soil Resource Report Soil Map



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Map Unit Legend

Travis County, Texas (TX453)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TeF	Tarrant soils and Urban land, 18 to 40 percent slopes	1.5	51.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.4	48.3%
Totals for Area of Interest		2.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

Custom Soil Resource Report

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intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Travis County, Texas

TeF—Tarrant soils and Urban land, 18 to 40 percent slopes

Map Unit Setting

National map unit symbol: f66d
Elevation: 0 to 4,000 feet
Mean annual precipitation: 8 to 60 inches
Mean annual air temperature: 54 to 73 degrees F
Frost-free period: 180 to 310 days
Farmland classification: Not prime farmland

Map Unit Composition

Tarrant, pe >44, and similar soils: 80 percent
Urban land: 15 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarrant, Pe >44

Setting

Landform: Plains
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: very stony clay
H2 - 6 to 12 inches: bedrock

Properties and qualities

Slope: 18 to 40 percent
Depth to restrictive feature: 6 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very low (about 0.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D

Description of Urban Land

Typical profile

H1 - 0 to 40 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

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AD

Hydrologic Soil Group: D

Minor Components

Unnamed

Percent of map unit: 5 percent

UuE—Urban land and Brackett soils, 1 to 12 percent slopes

Map Unit Setting

National map unit symbol: f66p

Elevation: 0 to 4,000 feet

Mean annual precipitation: 8 to 60 inches

Mean annual air temperature: 54 to 73 degrees F

Frost-free period: 180 to 310 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 40 percent

Brackett and similar soils: 35 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 40 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydrologic Soil Group: D

Description of Brackett

Setting

Landform: Ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: clay loam

H2 - 6 to 14 inches: clay loam

H3 - 14 to 48 inches: bedrock

Properties and qualities

Slope: 1 to 12 percent

Depth to restrictive feature: 6 to 20 inches to paralithic bedrock

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Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 90 percent

Gypsum, maximum in profile: 5 percent

Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: D

Minor Components

Unnamed

Percent of map unit: 25 percent



DATE: 3/20/04
DRAWING: 2004
PROJECT: 1

Q932

[illegible]



12/29/2016
12/29/2016
12/29/2016



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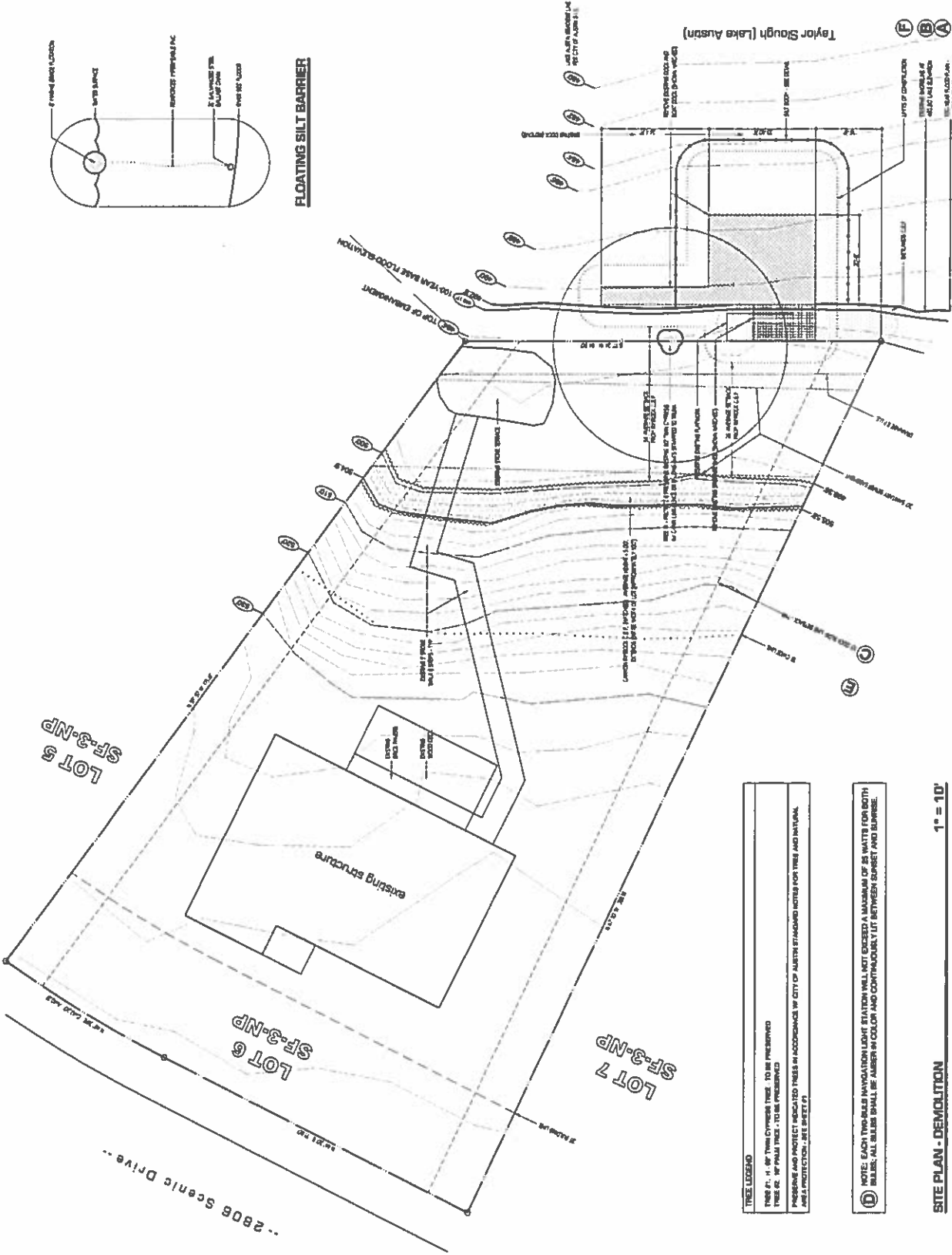
2806 Scenic Drive
Caven Boat Dock
Austin, Texas

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Austin, Texas

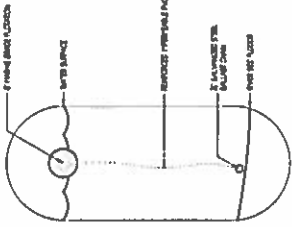
SC2020-51-020205

DATE: 12/29/2016
SHEET: 2 OF 2

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FLOATING SILT BARRIER



TREE LEGEND	
TYPE	DESCRIPTION
A	1\"/>

NOTE: EACH TREE PRESERVATION PLAN SHALL NOT EXCEED A MAXIMUM OF 25% OF THE TOTAL LOT AREA. ALL TREES SHALL BE REMOVED IN COLOR AND CONTINUOUSLY LIT BETWEEN SUNSET AND SUNRISE.

1\"/>

SITE PLAN - DEMOLITION	
DATE	12/29/2016
PROJECT	2806 SCENIC DRIVE, CAVEN BOAT DOCK, AUSTIN, TEXAS
OWNER	GENE LUCERO, ARCHITECT, INC.
DESIGNED BY	GENE LUCERO, ARCHITECT, INC.
CHECKED BY	GENE LUCERO, ARCHITECT, INC.
DATE	12/29/2016

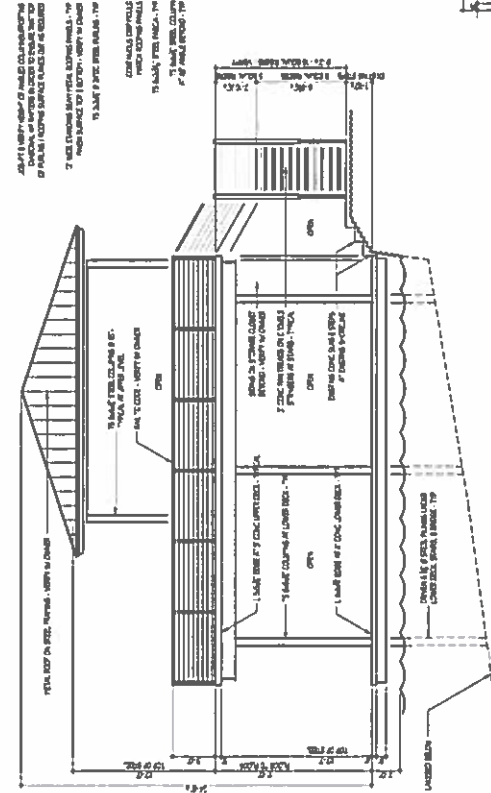
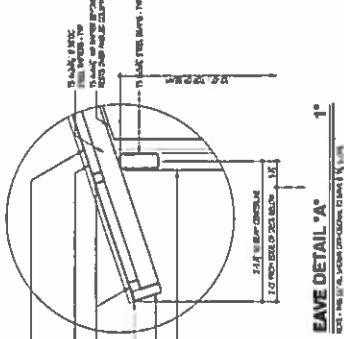
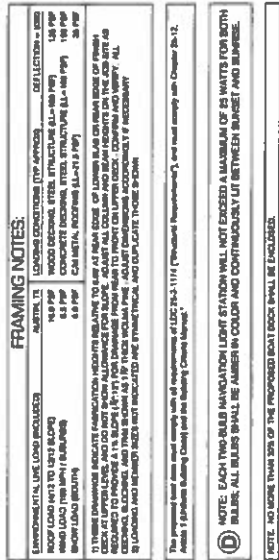
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PLAN 1/4"

LOWER LEVEL FLOOR PLAN 1/4"

UPPER LEVEL FLOOR PLAN 1/4"

LAKE ELEVATION 14'



SIDE ELEVATION

