PLANNING COMMISSION SITE PLAN
ENVIRONMENTAL VARIANCE REVIEW SHEET

CASE NUMBER: SP-2011-0037D (R1) **ZAP COMMISSION DATE**: 2-2-2016

ADDRESS: 13500 Pecan Drive

COUNCIL DISTRICT: 6

WATERSHED: Lake Austin

AREA: 57.75 Acre lot—Boat dock 640 sf

EXISTING ZONING: LA (Ltd. Purpose)

PROJECT NAME: Hart Residence

PROPOSED USE: Residential boat dock

AGENT: PSCE, Inc.
12710 Research Bv., Suite 390
Austin, TX 78759
(512) 238-6422

APPLICANT: Mark Hart
201 W. Main Street Ste. 1800
Ft. Worth, TX 76102

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
CAPITOL VIEW: Not in View Corridor
SUMMARY STAFF RECOMMENDATION: Recommended.
ENVIRONMENTAL BOARD ACTION: 11-18-2015, Recommend w/ Conditions, 6-5
(See Motion 20151118007a, Included)
VARIANCE REQUEST: To allow construction of a third access, from the boat dock to the boat house, variance from LDC 25-8-261
CASE MANAGER: Lynda Courtney, 974-2810

PROJECT INFORMATION:

EXIST. ZONING: LA (Ltd. Purpose)
SITE AREA.: 57.75 acre lot/ 640 sf LOC
EXIST. IMP. CVRG.: 3.07%
REQUIRED PARKING: NA
EXIST. USE: Residential w/ dock
MAX. IMPERV. CVRG.: 20%
PROPOSED IMPERV. CVRG.: 3.31%
PROVIDED PARKING: NA
PROP. USE: Residential w/ dock

SUMMARY COMMENTS ON SITE PLAN:

The applicant proposes construct a new third access (aerial) to the boat dock which requires a variance from 25-8-261. Environmental Commission recommended the request on 11-18-2015 by a 6-5 vote, with the following conditions:

1. The aerial access boat ramp must be constructed to ADA standards;
2. The decking of the aerial access must be constructed of pervious material;
3. Any trimming of the 24" sycamore tree adjacent to the aerial access must be trimmed under the supervision of a certified arborist;
4. Feasibility study must consist exclusively of environmental impacts to determine deviation from City Code. (Study is to determine that construction from the existing dock with installation of a lift at the boat house has more of an environmental impact than the construction of the aerial ramp)

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER:	**SP-2011-0037D(R1)**		
REVISION #:	**1**	UPDATE:	**U4**
CASE MANAGER:	**Michael Simmons-Smith**	PHONE #:	**512-974-1225**
PROJECT NAME:	**Hart Residence**		
LOCATION:	**13500 PECAN DR Bldg DOCK**		
SUBMITTAL DATE:	**September 10, 2015**		
REPORT DUE DATE:	**September 24, 2015**		
FINAL REPORT DATE:	**September 16, 2015**		

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):
It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is September 26, 2015.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):
You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:
An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 1 copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:
Planner 1 : Thomas Sievers
Environmental : Atha Phillips

Environmental Review - Atha Phillips - 512-974-6303

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Update 4 9/16/2015

EV 1-EV 2 Cleared.

EV 4 A Land Use Commission variance from LDC 25-8-261(C) is required. Please submit a request letter that identifies the scope of the variance and addresses the findings of fact per LDC 25-8-41(A). Pay variance fee of $1430 for each variance and the one time notification fee of $250.64 through intake. Contact staff to discuss proposed variance and determine information needed to assess and present the variance request. It does not appear to be "necessary access" and would not meet the findings of fact.
Update 1 Comment pending.
Update 2 The COA does not believe this meets the definition of necessary access but is acknowledging the request by the applicant for a variance. Please submit the letter identified above and pay the fees.
Update 3 Pending EV commission and BOA adjustment.
Update 4 Please submit the letter requesting the variance and pay the fee. The variance application will need to be returned to staff by September 28 and the EV Commission date will be October 21st.

EV 5 Cleared.

EV 6 If requesting a variance please provide an Environmental Resource Inventory.
Update 1 Comment pending.
Update 2 Comment pending.
Update 3 Comment pending.
Update 4 Comment pending.

EV 7 Cleared.

Update 1 New Comments
EV 8-EV 9 Cleared.

Flood Plain Review - Henry Price - 512-974-1275

Comments cleared.

End of Report.

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

Commission Meeting Date Requested:	November 18, 2015
Name & Number of Project:	Hart Residence SP-2011-0037D(R1)
Name of Applicant or Organization:	Phil Moncada, (512) 474-7377
Location:	13500 Pecan Drive
Project Filing Date:	September 17, 2014
DSD/Environmental Staff:	Atha Phillips, 974-6303 atha.phillips@austintexas.gov
DSD/ Case Manager:	Lynda Courtney lynda.courtney@austintexas.gov
Watershed:	Lake Austin (Water Supply Rural), Drinking Water Protection Zone
Ordinance:	Watershed Protection Ordinance
Request:	1) A variance to 25-8-261 to allow the construction of third access to an existing boat dock, which is not allowed in a CWQZ.
Staff Recommendation:	Deny.
Reasons for Recommendation:	The findings of fact have not been met.

MEMORANDUM

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

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

DATE: October 27, 2015

SUBJECT: Hart Residence – SP-2011-0037D(R1)

On your November 18, 2015 agenda is a request for consideration and recommended approval of one variance to allow a third point of shoreline access within a Critical Water Quality Zone.

Description of Property
The subject property is a 57.75 acre legal lot located in the Lake Austin and Harrison Hollow 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 legal lot has not been platted and is located within the Full Purpose, Limited Purpose Planning Jurisdiction, as well as the 2-mile ETJ and the lot is zoned LA. According to Travis County Appraisal District records, the existing residence was constructed between 1981 and 1982. The site has an existing boat dock that was permitted in 2011 and a boat ramp that was given an exemption for repair in 2010. The site has two existing shoreline access points which include stone steps and a boat ramp.

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 512 feet msl at the guest cottage, an elevation change of 19.2 feet. The type of soil located on this site were identified in the Environmental Resource Inventory as Hardeman series which consists of deep, well drained soils that developed over alluvium. The slope vegetation contains many existing native trees, (Hackberry, Sycamore, Ashe Juniper, Honey Mesquite and Pecan) and the ground cover consists of Bermuda, St. Augustine, Mustang Grape and Johnson grass. There is a wetland plant community that consists of Emory's Sedge, American Germander, Spike Rush and Water Pennywort.

Critical Environmental Features/CWQZ
There is a Wetland Critical Environmental Feature (CEF) located 500' south of the proposed development. No endangered species were identified in the Environmental Resource Inventory.

Project Background
The site plan under review was submitted on September 17, 2014 and proposes the construction of aerial boardwalk from the second floor of the existing boat dock to a guest cottage.

explore modifying 2nd access.

Development Services Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Project: **Hart Residence – SP-2011-0037D(R1)**

Ordinance Standard: **Land Development Code Section 25-8-261**

Variance Request: **A variance to 25-8-261 to allow the construction of third access point to an existing boat dock, which is not allowed in a CWQZ.**

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.
No, the requirement would not deprive the applicant of a privilege of property given to similarly situated property owners. The applicant is currently able to access the boat dock through two points of existing access, consisting of a boat ramp and stone steps. No similar variances have been granted in the past.

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;
   No, the variance is specifically triggered by how the applicant has chosen to develop the property. There are currently two points of existing shoreline access to the boat dock, the applicant could choose to remove the existing boat ramp and stone steps used for access and restore and revegetate the disturbed area within the Critical Water Quality Zone. This restoration would eliminate the need for a CWQZ variance entirely.

   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;
   No, the variance is not the minimum change necessary to allow reasonable use of the property. Minimum change could be to retrofit an existing access and maintain the existing two points of access; instead the applicant is proposing a new shoreline access, which would be a third point of access.

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

Environmental Code Variance Request

A variance is requested for construction not allowed in a Critical Water Quality Zone (CWQZ). Per 25-8-261(C), boat docks and necessary access and appurtenances are allowed in a CWQZ along Lake Austin. Since this property already contains two shoreline access points, the applicant does not wish to remove, staff does not find the addition of a third access meets the intent of "necessary shoreline access".

Recommendation

Staff recommends denial of the environmental variance because the Findings of Fact (enclosed herein) have not been met.

ENVIRONMENTAL COMMISSION MOTION 20151118 007a

Date: November 18, 2015

Subject: Hart Residence SP-2011-0037D(R1)

Motion By: Hank Smith **Second By:** Mary Gay

RATIONALE:

Whereas, the proposed aerial access to the board ramp provides significant accessibility to the boat dock that is not currently provided by existing access; and

Whereas, the environmental impact within the Critical Water Quality Zone is minimal.

Therefore, the Environmental Commission recommends approval of the request for a variance to 25-8-261 to allow construction of a third access to an existing boat dock in the form of an aerial ramp if a feasibility study determines that construction from the existing boat dock to the boat house and the installation of a lift at the boat house has more of an environmental impact than the aerial ramp, with the following conditions:

1. The aerial access boat ramp must be constructed to ADA standards.
2. The decking of the aerial access must be constructed of pervious material.
3. Any trimming of the 24" sycamore tree adjacent to the aerial access must be trimmed under the supervision if a certified arborist.
4. Feasibility study must consist exclusively of environmental impacts to determine deviation from City Code.

VOTE 6-5-0-0

Recuse: None

For: Thompson, Maxwell, Gooch, B. Smith, H. Smith, Creel

Against: Grayum, Moya, Neely, Maceo, Perales

Abstain: None

Absent:

Approved By:

Marisa Perales, Environmental Commission Vice Chair

POLICY INTERPRETATION

Code or Manual reference number: 25-8-261(C)(1) A dock, bulkhead or marina, and necessary access and appurtenances, are permitted in a critical water quality zone subject to compliance with Chapter 25-2, Subchapter C, Article 12 (Docks, Bulkheads, and Shoreline Access).

Description: Staff Interpretation of Necessary Shoreline Access within a CWQZ along Lake Austin

Issue Summary:

Construction within a CWQZ is prohibited, except as allowed per section 25-8-261. Per this section, necessary shoreline access is allowed within a CWQZ. After a code change in 2010 requiring shoreline access to be permitted with a site plan, staff began interpreting necessary access to include a single pathway from the residence to the shoreline.

Fact Summary/ Background:

Shoreline access is defined in 25-2-1172(D) to mean "improvements constructed to provide a means of approaching the shoreline such as stairs, lifts, trams, incline elevators or escalators." With the requirement to include shoreline access on an approved site plan, per ordinance 20101209-075, staff must be able to consistently apply the same method of determining what "necessary access" means. Given the need to balance environmental protection with the ability of a property owner to safely access to the shoreline of Lake Austin and Lady Bird Lake, staff must be able to reasonably and fairly apply the same standards to all applicants wishing to construct shoreline access on properties located along these lakes.

Interpretation:

For each lot located along Lake Austin or Lady Bird Lake, one route and means of access is deemed to be "necessary access" and thus allowable within a Critical Water Quality Zone without a variance from 25-8-261(C)(1). A route of access represents the minimum area of land disturbance required to construct a single means of access, a stair, pathway, steps, elevator, or tram, from the shoreline to a dock. Should a second means of access be requested by a homeowner, it must be contained within the limit of disturbance of the primary means of access. A secondary route of access is not strictly necessary and would require an environmental variance from 25-8-261(C)(1) if the inclusion of the second means of access increases disturbance in the CWQZ. Further, the amount of disturbance within the CWQZ should be limited to the amount that is strictly necessary to construct the proposed shoreline access.

Rationale:

Applicants may choose from a variety of methods to access the shoreline, ranging from stairs, pathways, steps and trams. Therefore, the code allows significant flexibility in design choices for shoreline access that will fit a variety of needs. If an applicant wishes to construct a tram, the applicant can include stairs in the same footprint of the tram. Thus a second route of access (i.e. a separate set of steps) is not strictly necessary. Similarly, if an applicant wishes to construct a golf cart path to access the shoreline, a secondary set of stairs is not necessary.

Initiated by: Liz Johnston **Date:** November 20, 2014

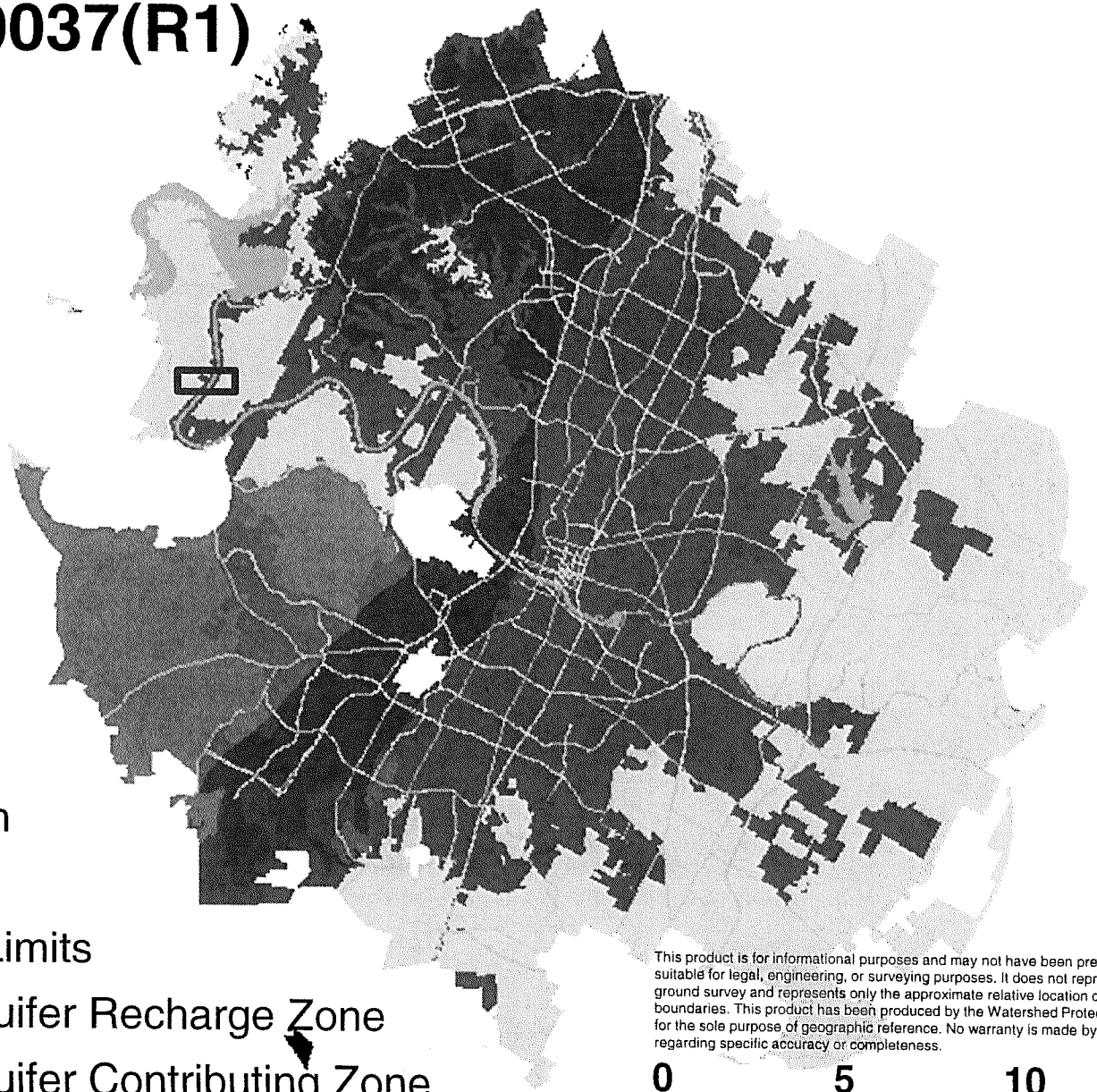
Supervisor: Susan J Barnett **Date:** 11-24-14

Division Manager: C/C **Date:** 11-21-2014

Department Manager: _____ **Date:** _____

Acknowledged: _____ **Date:** 11/24/2014

SP-2011-0037(R1)



Site Location

Austin ETJ

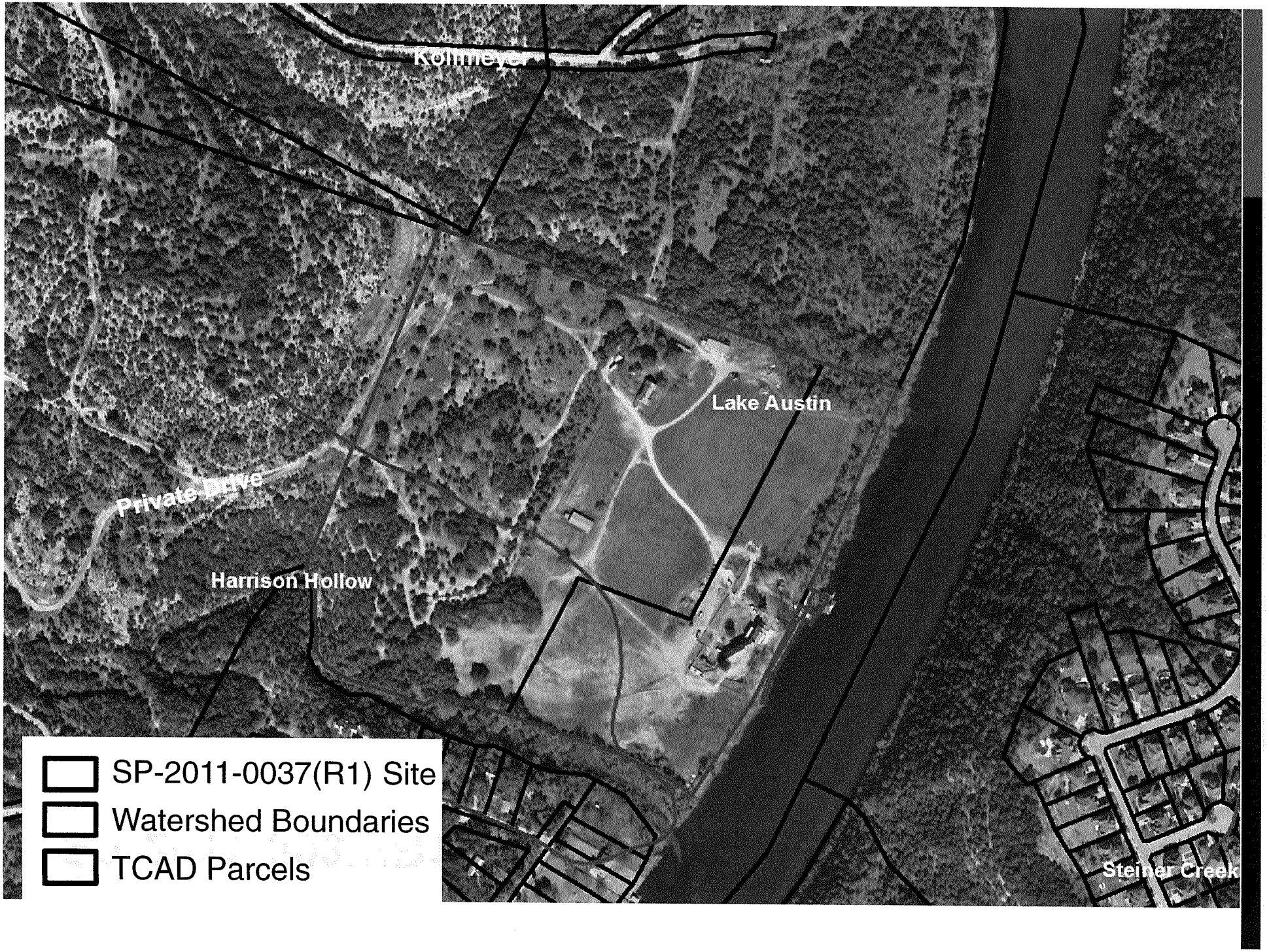
Austin City Limits

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

0 5 10 Miles


Kollmeyer
Lake Austin
Private Drive
Harrison Hollow
Steiner Creek
SP-2011-0037(R1) Site
Watershed Boundaries
TCAD Parcels

Lake Austin
Kallmeyer
Harrison Hollow
SP-2011-0037(R1) Site
Watershed Boundaries
TCAD Parcels
2-ft Contours

October 14, 2015

ENVIRONMENTAL BOARD VARIANCE APPLICATION

Sir/ Madam,

This correspondence is being submitted as a request for a variance from Section 25-8-261 of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request, 25-8-261, is to allow a secondary access to the existing boat dock by means of aerial boardwalk. 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 had very steep topography and a secondary residence that requires direct access to sundeck. Aerial boardwalk will span floodplain and would minimize disturbance. Neither the Code nor written guidance from the City of Austin limits shoreline access to a single form of access. To the contrary, Shoreline Access is defined in the plural. The variance sought by the applicant is to Staff interpretation of the word "necessary" to mean only one. The variance approval we believe is a 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,

Phil Moncada

Mr. Phil Moncada

Moncada Consulting

October 14, 2015

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	MSMJIM LAM LLC
Street Address	13500 Pecan Dr
City State ZIP Code	Austin, Texas 78703
Work Phone	817-602-7810
E-Mail Address	

Variance Case Information

Case Name	HART RESIDENCE
Case Number	SP-2011-0037D(R1)
Address or Location	13500 Pecan Dr
Environmental Reviewer Name	Atha Phillps
Applicable Ordinance	Sec. 25-8-261
Watershed Name	Lake Austin
Watershed Classification	☐Urban ☐ Suburban ☐Water Supply Suburban X Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment X Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	Approximately 0.70 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is to allow a secondary aerial access that leads to an existing boat dock.

October 5, 2015

Impervious cover	Existing	Proposed
square footage:	13,620 s.f.	13,620 s.f.
acreage:	2,515,720.68 s.f.	2,515,720.68 s.f.
percentage:	0.54%	0.54%

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 ramp and boat dock that access Lake Austin. The slope range in this area exceeds 35% and topography ranges from 492.80 – 509. The site has a CEF wetland at the water's edge that is located over 250 L.F. from dock.
Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project is requesting a secondary access to boat dock. Staff interpretation is that necessary access means one way to get on dock.

October 14, 2015

FINDINGS OF FACT

As required in LDC Section 25-8-261. 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: HARTS RESIDENCE

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-261 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 access are not subject to the more restrictive LA zone requirements. Restricting construction of a secondary access on this lot would deprive applicant of safe access to the lake and their existing boat dock. The lot contains a steep hill located above the shores of Lake Austin. The proposed boardwalk will span the steep slope and floodplain and provide a necessary safe access to the sundeck and the existing boat dock. Other properties on Lake Austin, even in the LA Zone, with steep hills have been granted variances to provide shoreline access facilities

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 stairs (the rough equivalent of 2 flights of stairs) that were built into the slope in 1970's are no longer feasible as access to the shore line and boat dock for the residents and their friends, relatives and acquaintances. The applicants created no condition through changes to the property that mandate approval of the walkway. The applicants have parents and guest that are now in their 70's. The applicants, relatives and invitees can no longer safely negotiate 2 flights of stairs in order to enjoy the beneficial use their property. To deny the walkway is to deny them access to their property.

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;

October 5, 2015

Yes. The applicant is not encroaching on CEF setback. The applicant will span the slopes and floodplain. The applicant proposes to install a mesh raised walkway that will permit light and rain to the undergrowth to preclude any possible erosion and maintain vegetation.

c) Does the variance create a significant probability of harmful environmental consequences;

Yes. No harmful environmental impact.

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. The resulting water quality will be the same as achievable without the variance. In addition, walkway will span floodplain area and minimize disturbance. The mesh walkway will allow sunlight and water to permeate this area.

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

**Variance approval requires all above affirmative findings.

October 5, 2015

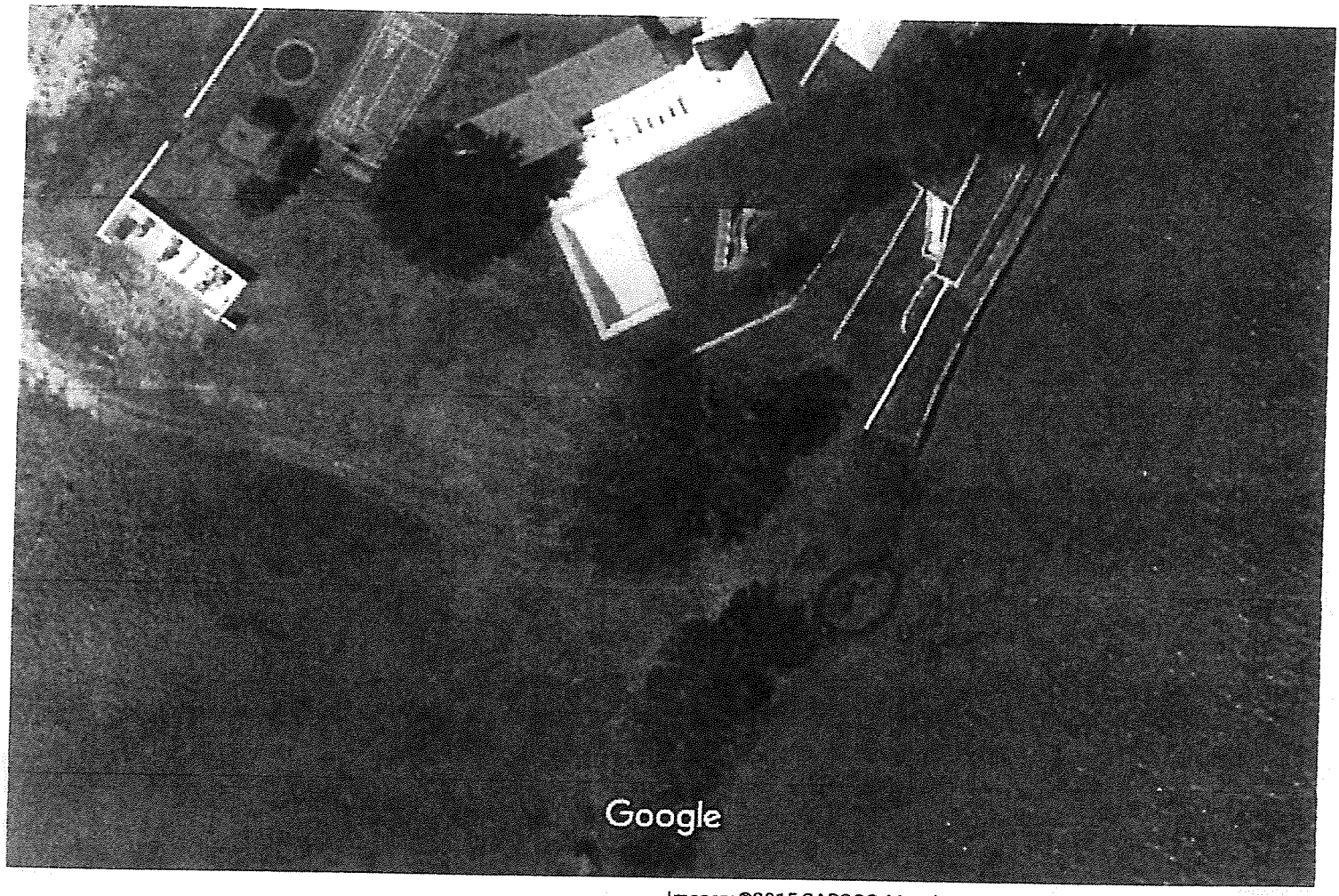
Exhibits for Board Backup and/or Presentation

Please attach and paginate.

X Aerial photos of the site (backup and presentation)

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

Google Maps 13500 Pecan Dr




DEVELOPMENT WEB MAP
13500 PECAN DR
Layers
Grids
City Grid
MAPSCO Grid
Elevation Contours
Contours Year 2012
Contours Year 2003

Address

Description

13500 PECAN DR

AUSTIN LTD

Council District 6

County: TRAVIS

Map Grid: MA30

Property Website

Hyperlinks

Zoning Profile

Details

Address

13500 PECAN DR

Annexations - Click Below

05/06/1982 - LTD

Property Profile - Click Below

0134570119

Buildings and Units - Click Below

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

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: HART RESIDENCE

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 130707

3. ADDRESS/LOCATION OF PROJECT: 13500 PECAN

4. WATERSHED: LAKE AUSTIN RURAL WATERSUPPLY

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 ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 1 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

_____ (#'s) Spring(s)/Seep(s) _____(#'s) Point Recharge Feature(s) _____(#'s) Bluff(s)
_____ (#'s) Canyon Rimrock(s) 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)
HARDEMAN HaE	A	0" - 36"

Soil Hydrologic Groups Definitions *(Abbreviated)

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

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

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

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

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

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

SITE IS FAIRLY FLAT AND SLOPES RAPIDLY TOWARDS LAKE AUSTIN BEHIND RESIDENCE. EXISTING RETAINING WALLS REDUCE SHEET FLOW VELOCITY.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
FREDERICKSBERG	GLEN ROSE	Kcgrl

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

GLEN ROSE FORMATION IS PREDOMINANTLY A LIMESTONE AND YEILDS SMALL TO MODERATE QUANTITIES OF WATER. THE GLEN ROSE IS DIVIDED INTO UPPER AND LOWER MEMBERS. CHARACTERS OF THE ROCK DESCRIPED IS PREDOMINANTLY LIMESTONE, WITH SAND, GRAVEL, CONGLOMERATE, SANDSTONE, SILTSTONE AND SHALE.

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

There are 0 (#) wells present on the project site and the locations are shown and labeled

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

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

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

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

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

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

COVERAGE INCLUDES NATIVE GRASSES THAT INCLUDE BERMUDA, JOHNSON GRASSES, AND SOME ST. AUGUSTINE. ALSO OBSERVED NUMBEROUS MUSTANG GRAPE VINES ON SITE AS WELL.

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

Woodland species	
Common Name	Scientific Name
HACKBERRY	CELIT occidenalis
SYCAMORE	PLATANUS occidentails
ASHE JUNIPER	JUNIPERUS ashe 1
HONEY MESQUITE	PROSOPIS glandulosa
PECAN	CARYA illinoiensis

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
BERMUDA	CYNODON dactylon
JOHNSON GRASS	

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

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
EMORY'S SEDGE	CAREX emoryl	Y
AMERICAN GERMANDER	TEUCRIUM canadense	Y
SPIKE RUSH	ELEOCHARIS SP	Y
WATER PENNYWORT	HYDROCOTYL	Y

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:

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: MARCH 24TH, 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	Telephone
Phil Moncada	MONCADATAZ@SBCGLOBAL.NET
Signature	Email Address
MONCADA ENTERPRISES LLC	9-22-15
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).

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

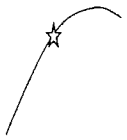
1	Project Name:	HART RESIDENCE
2	Project Address:	13500 PECAN DR
3	Site Visit Date:	3-24-15
4	Environmental Resource Inventory Date:	9-22-15

5	Primary Contact Name:	PHIL MONCADA
6	Phone Number:	512-627-8815
7	Prepared By:	PHIL MONCADA
8	Email Address:	MONCADATAZ@SBCGLOBAL.NET

9	FEATURE TYPE (Wetland,Rimrock, Bluffs,Recharge Feature,Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	WETLAND		97.918566		30.357203		10'	10'							

City of Austin Use Only CASE NUMBER:	

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



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

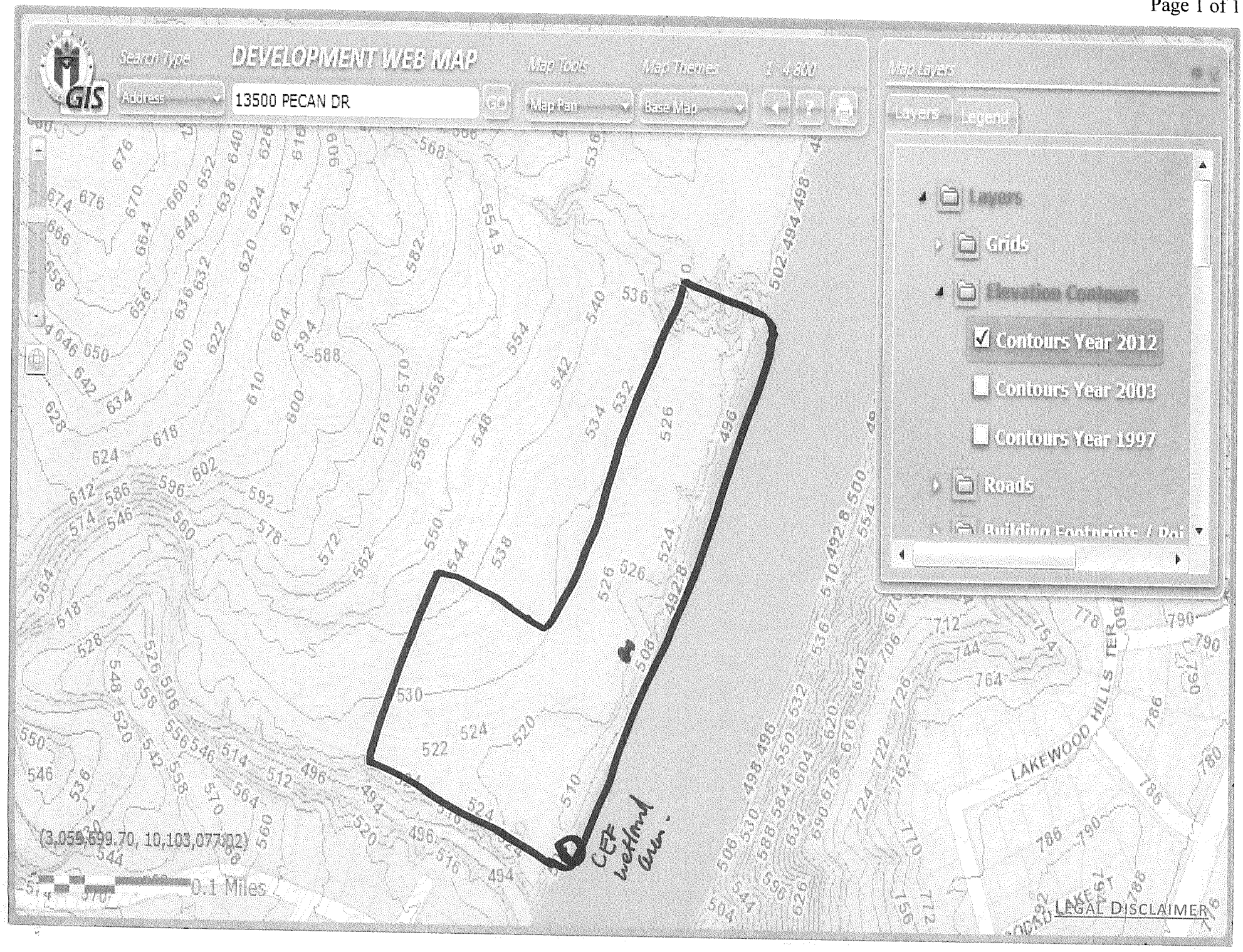
For a spring or seep, locate the source of groundwater that feeds a pool or stream.

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

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

Professional Geologists apply seal below


DEVELOPMENT WEB MAP
Search Type
Address
13500 PECAN DR
GO
Map Tools
Map Pan
Map Themes
2012 True Color
1 : 4,800
Map Layers




DEVELOPMENT WEB MAP
Search Type
Address
13500 PECAN DR
GO
Map Tools
Map Pan
Map Themes
2012 True Color
1 : 600
Map Layers
Layers
Legend
Layers
Grids
Elevation Contours
Contours Year 2012
Contours Year 2003
Contours Year 1997
Roads


DEVELOPMENT WEB MAP
Search Type:
Address
13500 PECAN DR
GO
Map Tools:
Map Pan
Map Themes:
1997 Black/White
1" = 400'
Map Layers
Layers
Legend
Layers
Grids
City Grid
MAPSCO Grid
Elevation Contours
Roads
Building Footprints / Poi
Review Cases
Wetland Area
Item C-06
33 of 43

Google Maps 13500 Pecan Dr

Imagery ©2015 CAPCOG, Map data ©2015 Google 20 ft

USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

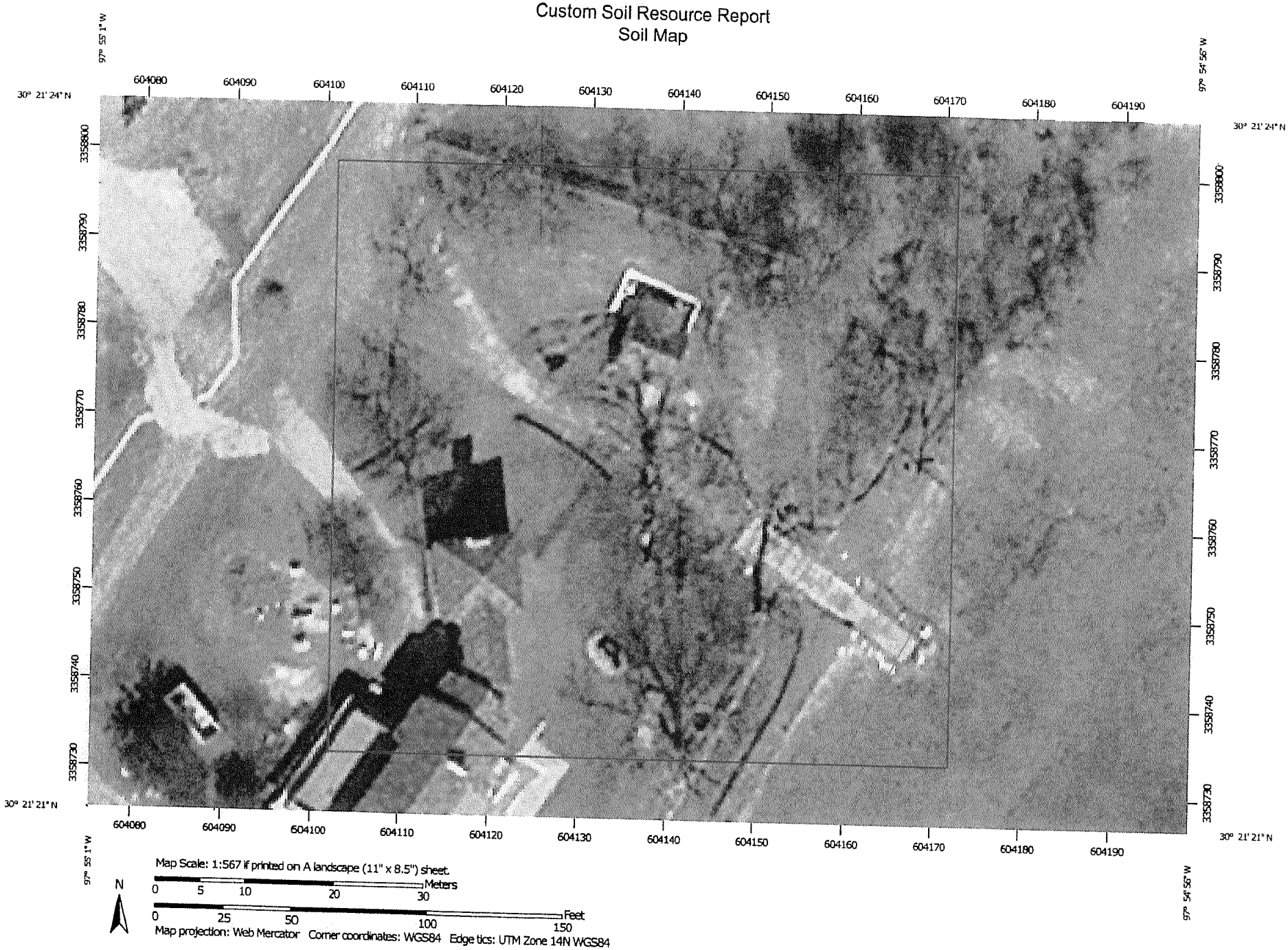
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Travis County, Texas

13500 Pecan Dr

September 22, 2015

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 15, Sep 29, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2011—Feb 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Travis County, Texas (TX453)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HaE	Hardeman fine sandy loam, 5 to 12 percent slopes	1.1	96.9%
W	Water	0.0	3.1%
Totals for Area of Interest		**1.2**	**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 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.

Travis County, Texas

HaE—Hardeman fine sandy loam, 5 to 12 percent slopes

Map Unit Setting

National map unit symbol: f64z
Elevation: 1,000 to 3,000 feet
Mean annual precipitation: 18 to 30 inches
Mean annual air temperature: 57 to 66 degrees F
Frost-free period: 190 to 228 days
Farmland classification: Not prime farmland

Map Unit Composition

Hardeman and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hardeman

Setting

Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Mixed loamy alluvium of quaternary age and/or loamy eolian deposits of quaternary age

Typical profile

H1 - 0 to 36 inches: fine sandy loam
H2 - 36 to 60 inches: silt loam

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: SANDY LOAM 28-40" PZ (R086AY622TX)

Minor Components

Unnamed

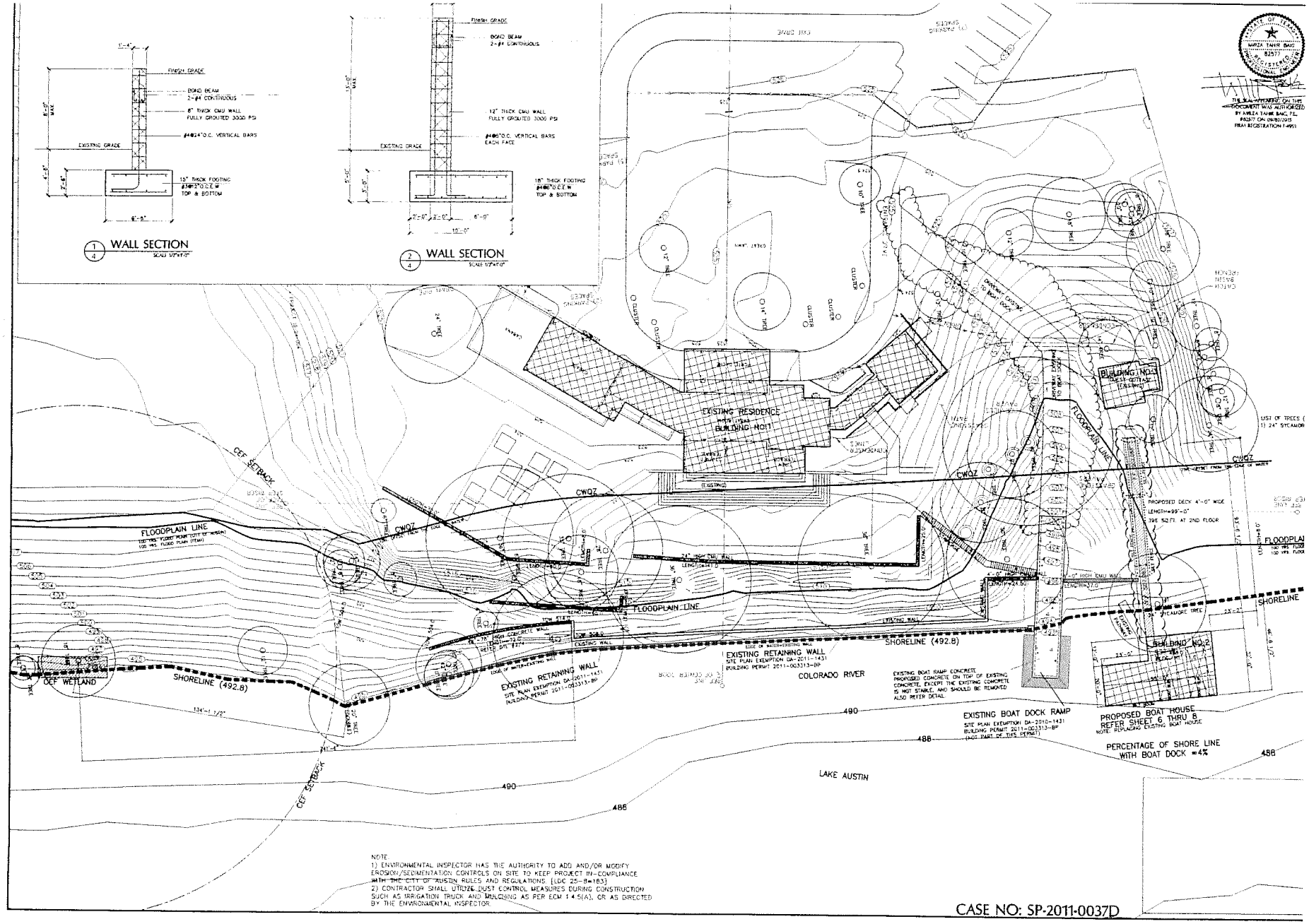
Percent of map unit: 5 percent

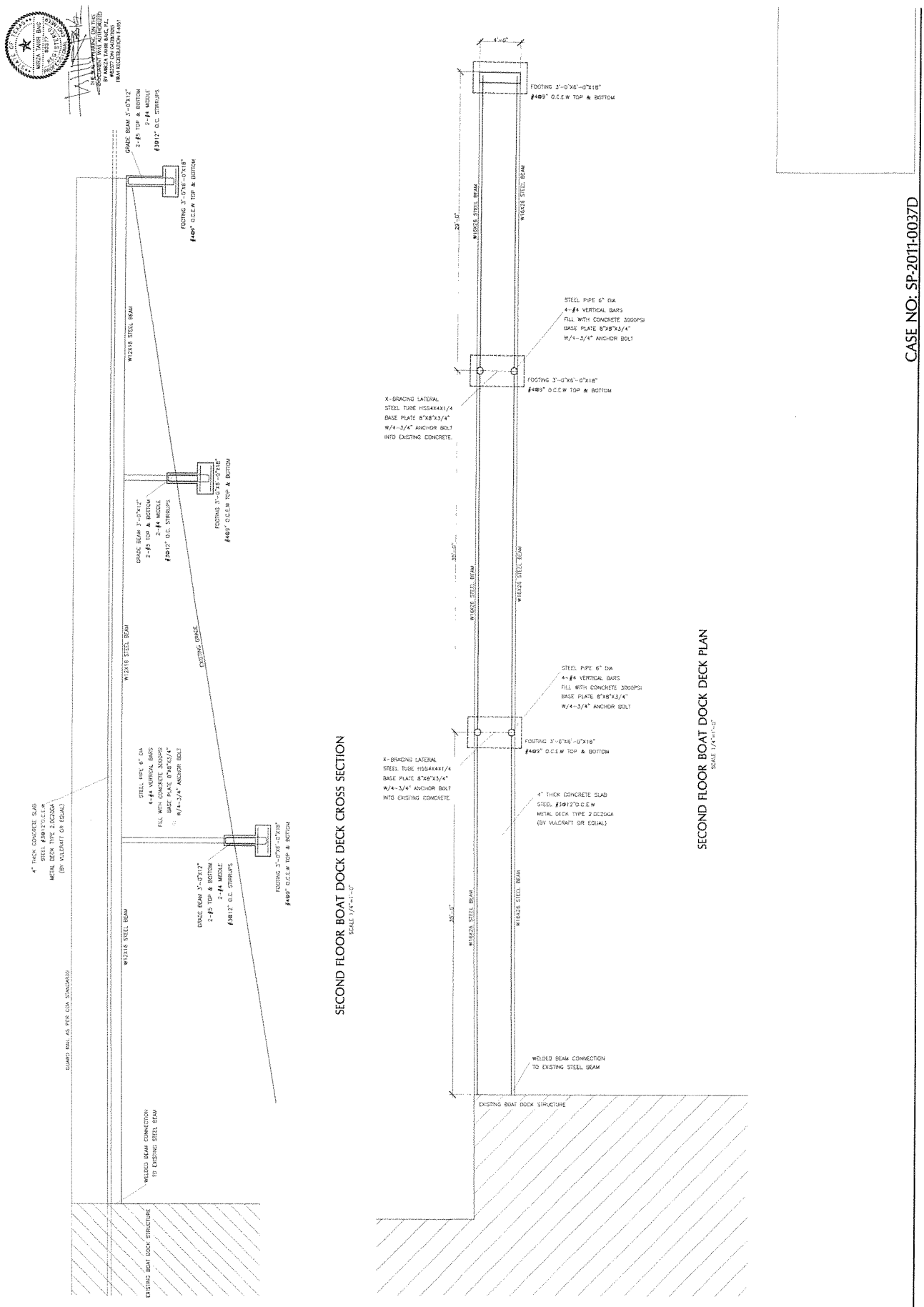
W—Water

Map Unit Composition

Water: 100 percent

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


WALL SECTION
WALL SECTION
EXISTING RESIDENCE
BUILDING NO.1
BUILDING NO.2
BUILDING NO.3
FLOODPLAIN LINE
CWQZ
CEF SETBACK
CEF WETLAND
SHORELINE (492.8)
EXISTING RETAINING WALL
COLORADO RIVER
EXISTING BOAT DOCK RAMP
PROPOSED BOAT HOUSE
REFER SHEET 6 THRU 8
PERCENTAGE OF SHORE LINE
WITH BOAT DOCK =4%
LAKE AUSTIN
490
488
NOTE:
1) ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-181]
2) CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING CONSTRUCTION SUCH AS IRRIGATION TRUCK AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
CASE NO: SP-2011-0037D


SECOND FLOOR BOAT DOCK CROSS SECTION
SCALE 1/4"=1'-0"
SECOND FLOOR BOAT DOCK DECK PLAN
SCALE 1/4"=1'-0"
CASE NO: SP-2011-0037D
GRADE BEAM 3'-0"X12"
2-#5 TOP & BOTTOM
2-#4 MIDDLE
#3@12" O.C. STIRRUPS
FOOTING 3'-0"X6'-0"X18"
#4@9" O.C.E.W TOP & BOTTOM
W12X16 STEEL BEAM
EXISTING GRADE
4" THICK CONCRETE SLAB
STEEL #3@12"O.C.E.W
METAL DECK TYPE 2.0C20GA
(BY VULCRAFT OR EQUAL)
STEEL PIPE 6" DIA
4-#4 VERTICAL BARS
FILL WITH CONCRETE 3000PSI
BASE PLATE 8"X8"X3/4"
W/4-3/4" ANCHOR BOLT
GUARD RAIL AS PER CDA STANDARDS
WELDED BEAM CONNECTION
TO EXISTING STEEL BEAM
EXISTING BOAT DOCK STRUCTURE
X-BRACING LATERAL
STEEL TUBE HSS4X4X1/4
BASE PLATE 8"X8"X3/4"
W/4-3/4" ANCHOR BOLT
INTO EXISTING CONCRETE.
W16X26 STEEL BEAM
W16X28 STEEL BEAM
W16X36 STEEL BEAM
20'-0"
35'-0"
35'-0"
4'-0"