



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: SEPTEMBER 7, 2016

**NAME & NUMBER
OF PROJECT:** OVERLOOK AT SPICEWOOD SPRINGS
SPC-2015-0317C

**NAME OF APPLICANT
OR ORGANIZATION:** Lawrence Hanrahan, PE
512-402-6878

LOCATION: 4920 Spicewood Springs Rd

PROJECT FILING DATE: July 14, 2015

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

**PDR/
CASE MANAGER:** Christine Barton-Holmes, 512-974-2788
christine.barton-holmes@austintexas.gov

WATERSHED: Bull Creek Watershed
Water Supply Suburban
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance (current Code)

REQUEST: Variance request is as follows:
To reduce the Critical Environmental Feature (CEF) buffers
of 2 canyon rimrocks (RR-1 and RR-2) from the standard
150-foot distance; the proposed buffer width for RR-1 is 50
feet and for RR-2 is 106 feet.
LDC 25-8-281(C)(1)(a)

STAFF RECOMMENDATION: Recommend approval with conditions.

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



ENVIRONMENTAL BOARD VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Scott Taylor
Street Address	8917 Old Lampasas Trail #28
City State ZIP Code	Austin, Texas 78750
Work Phone	512-619-1846
E-Mail Address	taylor@tierra-concepts.com

Variance Case Information

Case Name	Overlook at Spicewood Springs
Case Number	SP-2015-0317C
Address or Location	4920 Spicewood Springs, Austin, Texas 78759
Environmental Reviewer Name	Mike McDougal
Applicable Ordinance	Current code
Watershed Name	Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Northern Edwards Segment <input 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	365' (from building to minor waterway)
Water and Waste Water service to be provided by	City of Austin
Request	<p>Variance from LDC Sec. 25-8-281(C)(1)(a) to reduce the standard 150' buffers for Critical Environmental Features canyon rimrock RR-1 to 50 feet and canyon rimrock RR-2 to 106 feet.</p> <p>Please refer to the slope map: The area upslope of RR-2 does not meet ECM 1.10.4.A.1 criteria for which an administrative variance could be granted (slopes exceed 15%)</p>

Impervious cover	Existing	Proposed
square footage:	_____	<u>21,362</u>
acreage:	_____	<u>.49</u>
percentage:	_____	<u>11.2%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The property consists of 24.39 acres, with about an acre of land that is accessible from Spicewood Springs Road and which contains contiguous slopes of slopes less than 15%. The remainder of the property contains other areas of slopes less than 15%, but these areas are difficult to access due to intervening steep slopes. The site is within the Bull Creek watershed, with Tributary 2.1.2 to Bull Creek bisecting the site. The elevation of the subject site ranges from approximately 694 feet to 825 feet above mean sea level. Tributary 2.1.2 becomes a minor waterway on the site, with accompanying CWQZ and WQTZ. Dominant vegetation species include Plateau live oak, Ashe juniper, Saw greenbrier, Virginia creeper, and native grasses. There are no heritage trees on the area proposed for development. The site lies within the Fredericksburg Group, Upper Glen Rose and Edwards Limestone. The site contains several critical environmental features within Tributary 2.1.2 and along the slopes to the tributary.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and	Variance to reduce CEF buffer zone for Canyon Rimrock RR-1 and RR-2.
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exhibits)	
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FINDINGS OF FACT

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

Include an explanation with each applicable finding of fact.

Project: Overlook at Spicewood Springs

Ordinance: Current Code (Section 25-8-281(C)(1)(a))

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 It is common for property located in the Bull Creek Watershed with steep topography to have geological conditions that contain critical environmental features (“CEF”) such as rimrock. It is also common for properties with limited buildable area because of topographic conditions which have known CEFs to receive a variance to reduce the required 150 foot buffer zone from the CEF. In this case there are two canyon rimrock features (RR-1 & RR-2) located downslope of the proposed development: (i) a 52 foot long rimrock (RR-1) located approximately 60 feet downslope of the building, and (ii) an 81 foot long rimrock (RR-2) located approximately 117 feet downslope of the nearest proposed structure. The building is located within the 150 foot buffer zone of both CEFs.

Without the requested variance, the property is unbuildable.

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 has a single readily-accessible area of about an acre that contains slopes less than 15% that are suitable for development; however this is also the area where the canyon rimrock is located downslope. Other site constraints that affect the placement of the building are (i) a requirement for safe sight distance at the access point to the site and (ii) the remainder of the site consisting of floodplain, CWQZ, WQTZ, CEFs, and steep slopes. Because of

the site constraints, a portion of the building is located within 60 feet of RR-1 and 117 feet of RR-2.

- 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 Given the site's limited buildable area due to its steep topography and other site constraints (see (a) above), the placement of the building cannot be altered without creating a greater environmental impact.

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

Yes In the case of canyon rimrocks, the preservation method consists of minimizing concentrated flows from the development across the feature. For this development the applicant proposes that during construction, water filled traffic barriers will be placed along the limits of construction ("LOC") to divert the majority of the storm water runoff away from the CEFs. In addition, a filter sock will be placed on the downstream side of the water filled traffic barriers in the event small amounts of runoff percolate through the barriers. Any final disturbed slopes steeper than 4:1 upstream of the CEFs will be overlain with erosion control matting to assist in the revegetation process to minimize erosion. Any disturbed areas that drain to the CEFs will be revegetated with native plants and grasses in accordance with City of Austin Specification 609S (Native Grasslands Seeding and Planting).

After construction is complete the drainage areas to the CEF will consist of a small non-impervious sheet flow area due to the fact the entire developed area will be captured by the roof drains and inlets which will then be diverted to the water quality facility. Discharge from the water quality facility will be at a location that is not upstream of the CEFs.

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

Yes Runoff from impervious surfaces will be captured and routed to the water quality pond. Runoff from Spicewood Springs Road, currently uncontrolled sheet flow, will be routed around RR-1 but, due to the length and location of RR-2, flow from Spicewood Springs Road (conveyed via storm sewer) will be flowing over RR-2. Discharge from the storm system will be spread prior to release over the site. Discharge from all developed portions of the site will be diverted around RR-1 and RR-2, and will be directed to the water quality pond.



May 4, 2016

CE 15002

Commissioners
City of Austin Environmental Commission
505 Barton Springs Road
Austin, TX 78704

RE: Overlook at Spicewood Springs
SP-2015-0317C
Request for Variance [LDC Sec. 25-8-281(C)(1)(a)]

Dear Commissioners:

Please consider this request for a variance from the City of Austin Land Development Code Sec. 25-8-281(C)(1)(a), which prescribes a 150-foot buffer from the edge of a critical environmental feature (CEF). Attached is a Variance Application Form and exhibits which describe in more detail the reasons for our request.

Background

The Overlook at Spicewood Springs is a proposed 12,000 square foot office building with associated parking and utilities. Parking is in a two-level garage to minimize impervious cover and to limit development to areas of relatively flat slopes. Total impervious cover on the 24.39-acre site is 21,362 square feet, proposed on approximately one acre of contiguous area containing relatively flat slopes. The area proposed for development is the only area that is suitable for development, given the topography of the remainder of the site, the presence of CEFs, and a tributary to Bull Creek which bisects the property.

There are two CEFs (canyon rimrock, labeled RR-1 and RR-2) less than 150 feet downslope of the area proposed for development. The request is to reduce the setbacks to 50 feet and 106 feet, respectively, measured from the CEF to the nearest area within the limits of construction.

Reasons for Request

The area proposed for the office is the single readily-accessible, flat portion of the site that abuts Spicewood Springs Road. The remainder of the site consists of floodplain, CWQZ, WQTZ, CEFs, and steep slopes, and/or presents access challenges from Spicewood Springs Road.

The building footprint was designed to maximize the CEF setbacks to the greatest extent feasible. A 150-foot setback for RR-1 would extend to the right of way of Spicewood Springs Road, rendering the site undevelopable.



PRINCIPALS:
LAWRENCE M. HANRAHAN, P.E.
ANDY CARTER, P.E.

Attached is an exhibit showing the proposed CEF setbacks for RR-1 and RR-2, reduced to 50 feet for RR-1 and 106 feet for RR-2. Also attached is an exhibit showing 150-foot setbacks for both, indicating that the site is rendered undevelopable without the requested setbacks.

Thank you for your consideration of this request, and please let us know if you have any questions.

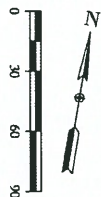
Sincerely,

A handwritten signature in blue ink, appearing to read "Lawrence M. Hanrahan, P.E.", written over a horizontal line.

Lawrence M. Hanrahan, P.E.
Project Manager
CIVILE, LLC
TPBE # F-15581

Attachments

Existing CEF Setbacks Exhibit
Proposed CEF Setbacks Exhibit



TOPOGRAPHIC MAP - EXISTING CEE BUFFER	Job No.			
	Scale Date - AS SHOWN			
	Scale Vert	NONE		
	Drawing By	CONCHALEZ		
	Designed By	CARTER		
	Reviewed By	MANRAN		

SHEET NO
01 of 01

PRELIMINARY PLANS
FOR PROJECT REVIEW
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES
Prepared By/Or Under
Direct Supervision Of
Michael A. Carter, Jr., P.E.
Texas Registration
No. 94780 On
Date Shown Below

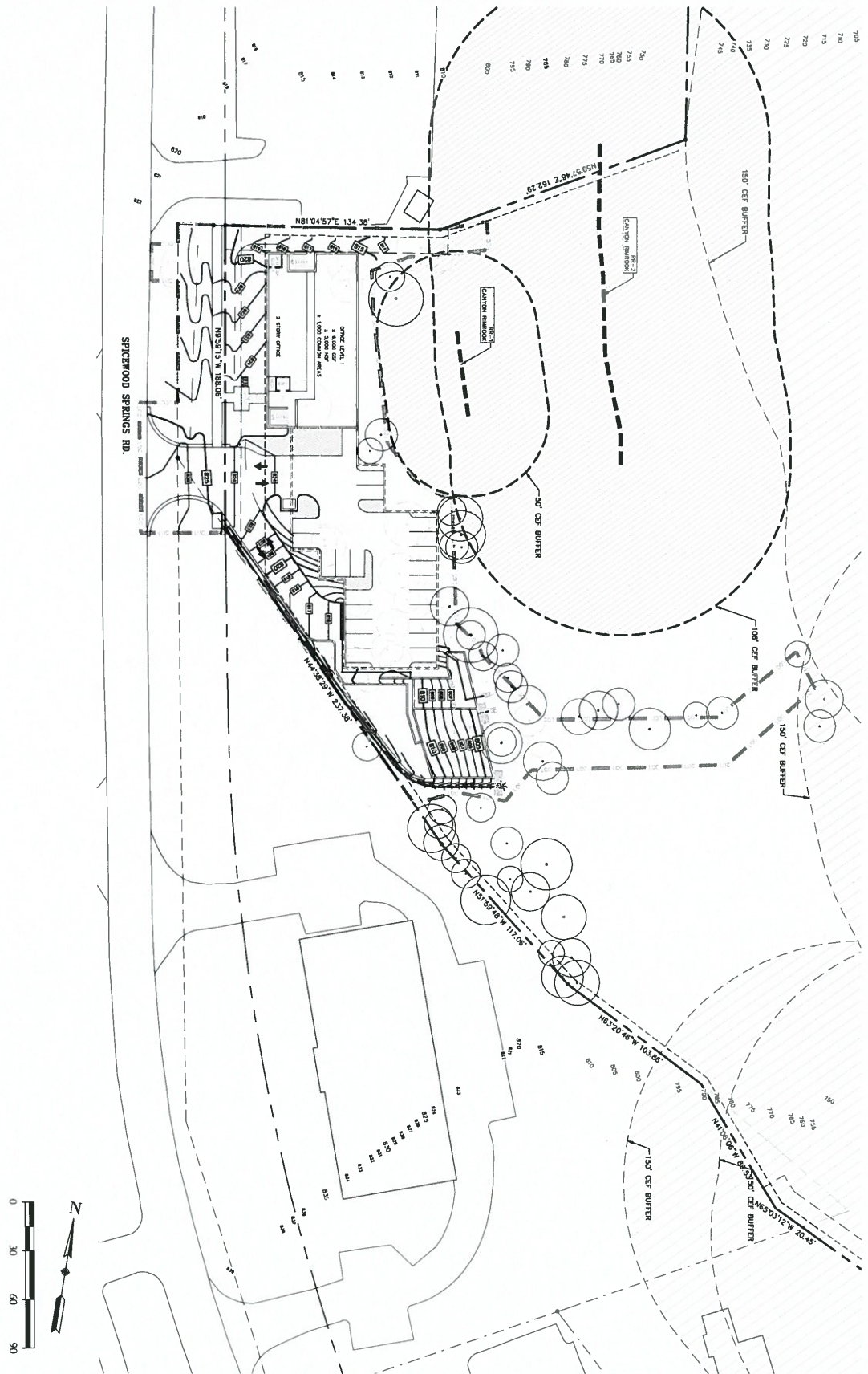
OVERLOOK AT SPICEWOOD SPRINGS
Site Development Plans
4920 Spicewood Springs Road
Austin, Texas

TOPOGRAPHIC MAP - EXISTING CEF BUFFER

CIVILE, LLC
8200 N. MOPAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

Civile

TEXAS REGISTERED ENGINEERING FIRM F-15581



SP-2015-0317C

01 of 01

TOPOGRAPHIC
MAP - PROPOSED
CLIFF BURGER

Job No	No	User	Qty	Remarks
Scale (Title) : AS SHOWN				
Scale (View) : NONE				
Drawn By : HODWOOD				
Designed By : CARTER				
Reviewed By : HANRAHAN				

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

Prepared By/Or Under
Direct Supervision Of
Michael A. Carter, J., P.E.
Texas Registration
No. 04780 On
Date Shown Below.

OVERLOOK AT SPICEWOOD SPRINGS

Site Development Plans
4920 Spicewood Springs Road
Austin, Texas

TOPOGRAPHIC MAP - PROPOSED CEF BUFFER

CIVILE, LLC
8200 N. MOFAC EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

CivilE

TEXAS REGISTERED ENGINEERING FIRM F-15581



MEMORANDUM

TO: Members of the Environmental Commission

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

DATE: September 7, 2016

SUBJECT: Overlook at Spicewood Springs
Case No. SPC-2015-0317C

On the September 7th agenda is a request for the consideration of a variance to reduce the standard 150-foot Critical Environmental Feature (CEF) buffer width to 50-feet for one canyon rimrock, RR-1, and 106-feet for a second canyon rimrock, RR-2 [LDC 25-8-281(C)(1)(a)].

Property Location

The property is located at 4920 Spicewood Springs Road (Exhibit 1 – Aerial Photographs). Adjacent uses include single family, multi-family, office, medical, and retail uses.

Watershed Data

The approximately 24.4 acre property is located within the Bull Creek Watershed, which is classified as a Water Supply Suburban Watershed. Portions of the property are located within the Edwards Aquifer Recharge Zone (Exhibit 2 – Recharge Zone Map). Surface water generally drains from: from the west side of the property easterly toward the center of the property; from the east of the property westerly toward the center of the property; and from the center of the property northward (Exhibit 3 – Contour Map). A Critical Water Quality Zone and a Water Quality Transition Zone are located along a tributary of Bull Creek within the property (Exhibit 4 – Waterway Map). No construction is proposed within the Critical Water Quality Zone nor within the Water Quality Transition Zone. In addition, the applicant proposes to tie-in to an existing City of Austin wastewater utility main where the main is: located within the uplands zone; located outside a Critical Environmental Feature buffer; and to minimize impacts to tree critical root zones (Exhibit 5 – Proposed Construction Overall View).

Jurisdictional Data

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

Trees / CEFs

The subject site consists of heavy woodlands with a thick understory. The dominant tree species include: Ashe juniper; Shin oak; Plateau live oak; Saw greenbrier; and Virginia creeper. There

are fourteen (14) Critical Environmental Features (CEFs) onsite and two (2) offsite, as listed in Exhibit 6 – CEF Worksheet and as shown in Exhibit 7 – CEF Map. Site photos are provided in Exhibit 8 – Site Photos.

Two of the sixteen CEFs are the subject of this variance request. Canyon rimrock RR-1 is 5 feet in height and 52 feet in length. This outcrop is at the base of the Dolomitic member of the Edwards Group and is considered the edge of the Recharge Zone, at this location. Canyon rimrock RR-2 is 8 to 10 feet in height and 200 feet in length and is within the Walnut Formation.

Proposed Development

The proposed development consists of a two story office with associated improvements including an access drive to the right-of-way and a parking garage. The proposed construction is limited to approximately 1.15 acres. The proposed impervious cover is 0.5 acres, the total allowable impervious cover is 3.03 acres.

Variance Request from the Requirement of LDC 25-8-281(C)(1)(a)

LDC 25-8-281(C)(1)(a) establishes the standard CEF buffer width as 150 feet from the edge of the critical environmental feature. The applicant is requesting a variance:

- To reduce the buffer for canyon rimrock number RR-1 to 50 feet; and
- To reduce the buffer for canyon rimrock number RR-2 to 106 feet.

(Exhibit 5 – Proposed Construction Overall View and Exhibit 7 – CEF Map)

Environmental Criteria Manual (ECM) Requirements for Bluff or Canyon Rimrock Buffer Reduction, Section 1.10.4.A.1

This section of the ECM establishes the requirement that upgradient slopes do not exceed 15% and the average slope does not exceed 10%, when evaluating a request to reduce the standard 150 feet CEF buffer width. The site characteristics associated with canyon rimrock RR-1 meet the criteria to be eligible for an administrative variance to reduce the CEF buffer to 50 feet.

However, canyon rimrock RR-2 does not meet the criteria due to slopes that are greater than 15% that are located downslope of canyon rimrock RR-1 and upgradient of RR-2. The applicant chose to combine the variance request to reduce the CEF buffer of RR-1 with the Land Use Commission variance request to reduce the CEF buffer of RR-2 rather than request an administrative review. For this reason, the Environmental Commission and the Zoning and Platting Commission are evaluating this combined variance request.

Conditions for Staff Approval

The applicant will provide “Jersey” barriers in addition to silt fence along the downslope portion of the Limit of Construction. This will offer structural reinforcement to silt fence; silt fence will reduce transport of sediment beyond the Limit of Construction. Also, mulch logs will be placed downslope of the “Jersey” barrier in the area upslope of canyon rimrock RR-1 as an additional measure to capture sediment.

Recommendation

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



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

Project:	Overlook at Spicewood Springs 4920 Spicewood Springs Rd. - SPC-2015-0317C
Ordinance Standard:	Land Development Code Section 25-8-281(C)(1)(a)
Variance Request:	To reduce the standard 150-foot width Critical Environmental Feature buffers to 50 feet (canyon rimrock RR-1) and 106 feet (canyon rimrock RR-2).

Justification:

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

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

Yes. There are similarly situated properties on Spicewood Springs Road that have constructed buildings at a distance less than 150 feet from a similar rock outcrop and one recent variance to reduce a Critical Environmental Feature (CEF) buffer for a canyon rimrock. The recent variance was for the Spicewood Office Plaza, Case No. SP-2013-0018C.

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. Other site constraints limit the area suitable for construction to approximately 1 acre out of 24.4 acres. These constraints include: steep slopes, 12 other onsite CEFs, floodplain, Critical Water Quality Zone, Water Quality Transition Zone, building setbacks, location of water quality controls, utility easements and driveway placement to access Spicewood Springs Road. Therefore, the 12,000 square foot office building with associated parking and utilities are proposed in the relatively flat area located immediately upslope of the canyon rimrock CEF RR-1.

According to Section 1.10.4.A.1 of the Environmental Criteria Manual (ECM), the site characteristics associated with canyon rimrock RR-1 meet the criteria to be eligible for an administrative variance to reduce the CEF buffer to 50 feet. However, canyon rimrock RR-2 does not meet the criteria due to slopes that are greater than 15% that are located downslope of canyon rimrock RR-1 and upgradient of RR-2.

- 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 existing conditions, such as other 14 onsite Critical Environmental Features and steep slopes, constrain site development such that the proposed site design is limited to the area upslope of canyon rimrock CEF RR-1. Approximately 1 acre of the 24.4-acre tract has gentle to moderate slopes where an office building and associated infrastructure may be placed. Adjacent tracts are similarly developed on this ridge and parallel to the north side of Spicewood Springs Road. The variance to reduce the CEF buffers for RR-1 and RR-2 is the minimum change necessary to allow reasonable use of the property.

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

Yes. The proposed buffers will preserve the native vegetation in the areas upslope of canyon rimrock CEFs RR-1 and RR-2; thus, reducing erosion and preserving the characteristics of the CEFs. Temporary erosion and sedimentation controls will be used to minimize concentrated flows that may occur during construction. Runoff from impervious cover, such as the roof and paved surfaces, will be directed to storm water control measures.

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

Yes. Protection of canyon rimrock CEFs was initiated with the Comprehensive Watersheds Ordinance (1986) as a means of reducing erosion and preventing transport of sediment into creeks, rivers and lakes. Establishing CEF buffers reduces the potential for erosion and provides a land area where sediment may settle out of runoff. The only runoff that will occur in the area upslope of RR-1 and RR-2 will be rainfall generated within the CEF buffers. Roof and pavement runoff will be directed to stormwater control measures. Existing offsite runoff from pavement will be directed away from RR-1. Therefore, the water quality achievable with the variance is at least equal to the existing conditions.

- 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.

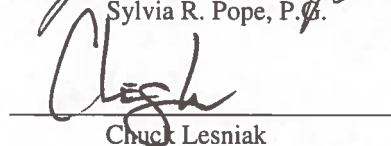
Staff Conditions associated with this Variance. (Please note that these are reflected on the most recent update of the site plan.)

1. Install additional temporary erosion and sedimentation control measures at the upslope perimeter of a 50-foot CEF buffer for canyon rimrock CEF RR-1. These measures include "Jersey" barriers and mulch socks placed downslope of the "Jersey" barriers.

Hydrogeologist Reviewer:


Sylvia R. Pope, P.G.

Environmental Officer:


Chuck Lesniak

Date: 8/31/2016

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

Overlook at Spicewood Springs, Case No. SPC-2015-0317C Critical Environmental Features near proposed building

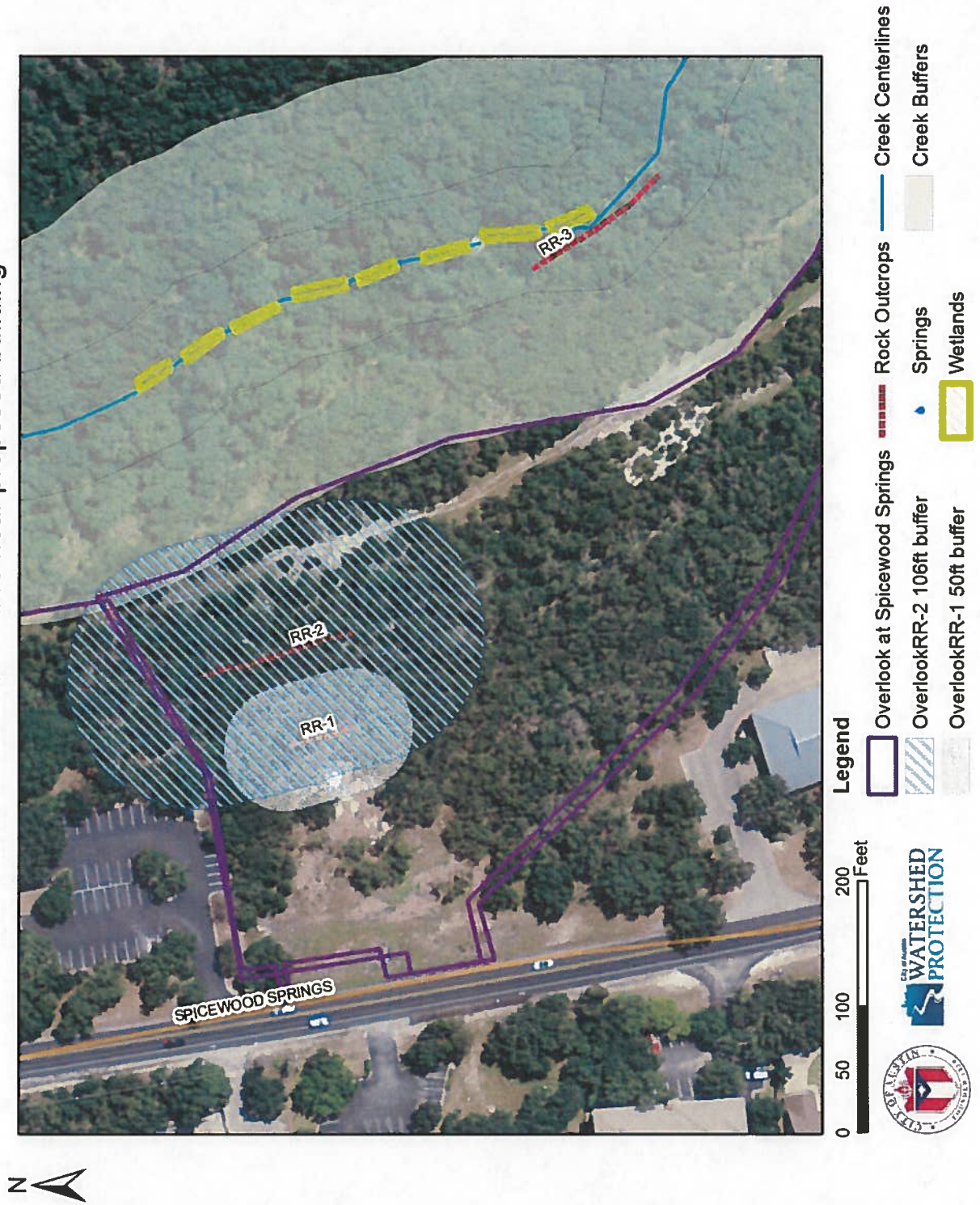
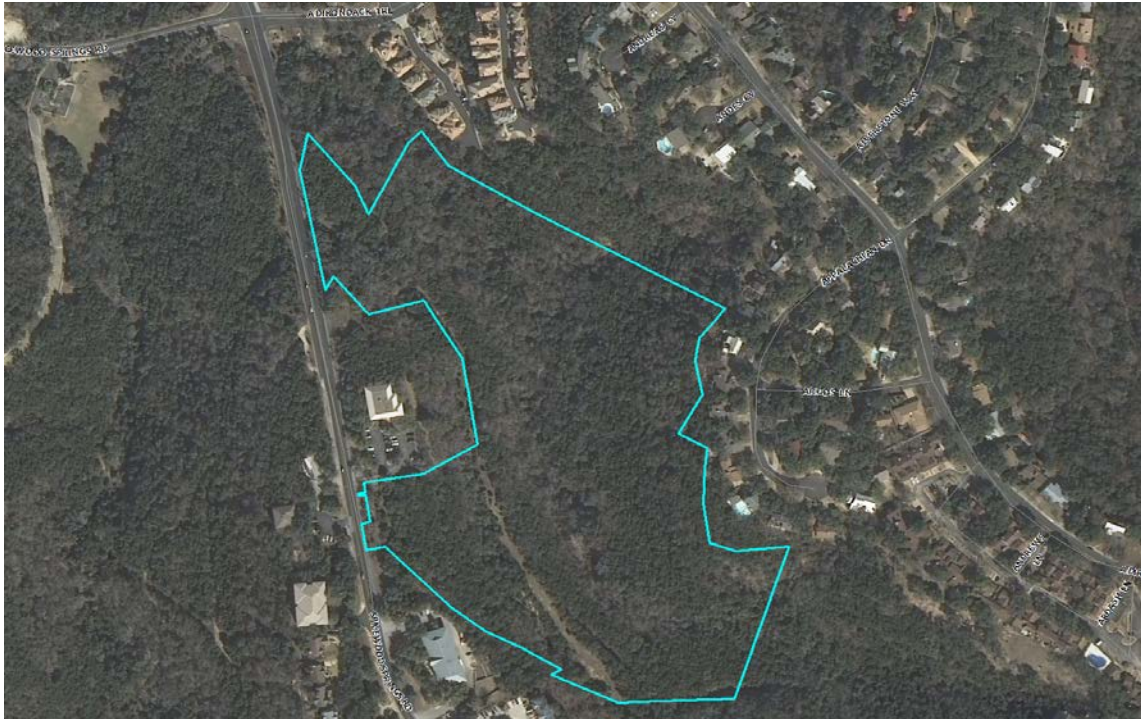
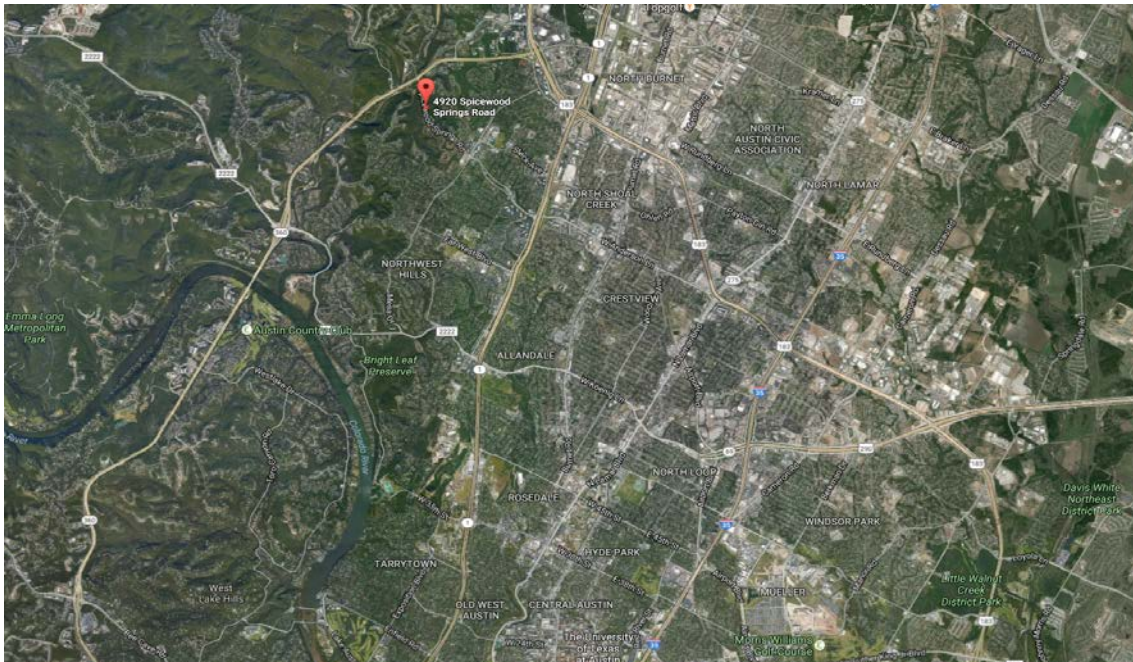


EXHIBIT 1 - AERIAL PHOTOGRAPHS



Overlook at Spicewood Springs
SPC-2015-0317C
4920 Spicewood Spring Road

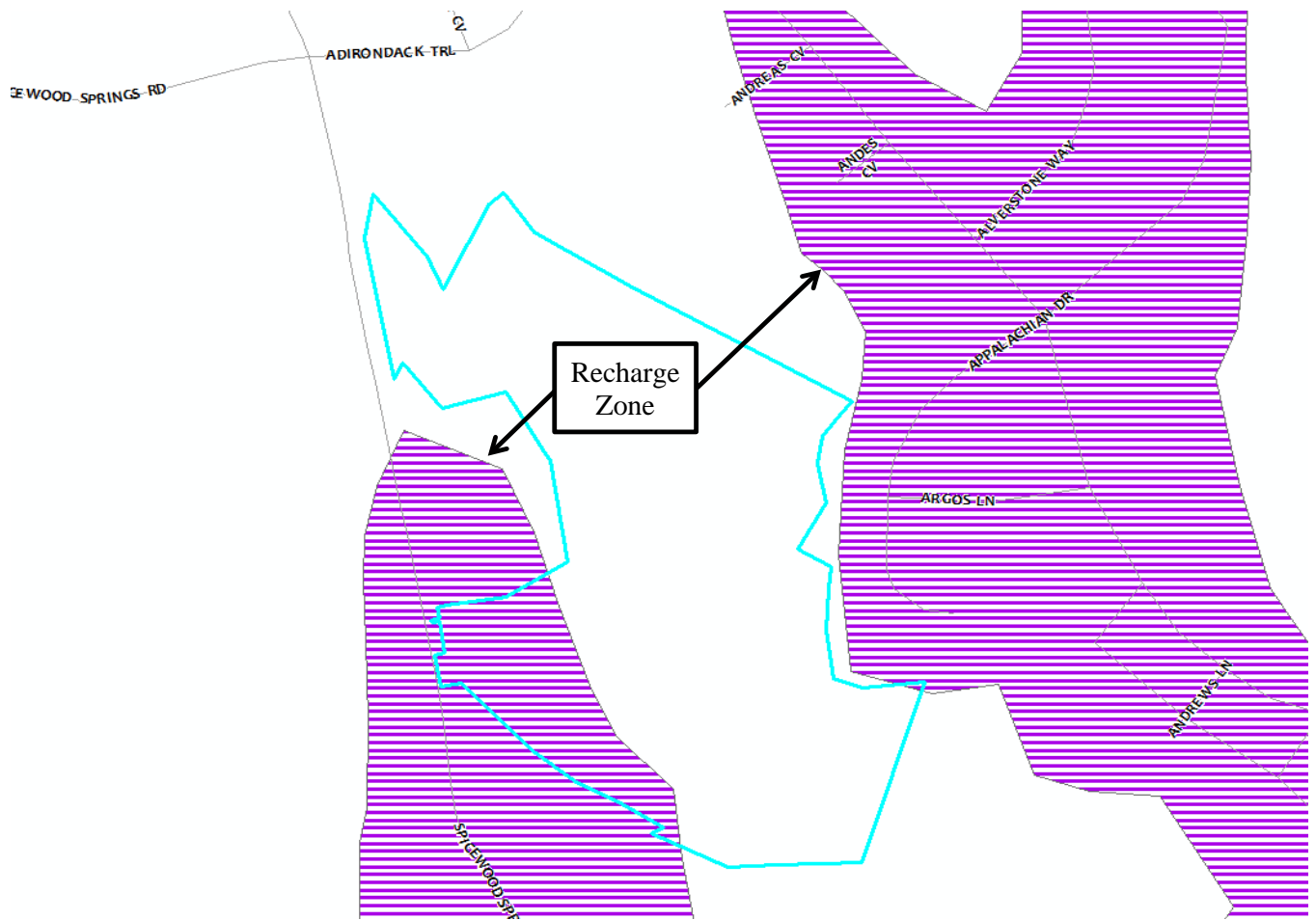
North
Not to Scale



Vicinity Map

North
Not to Scale

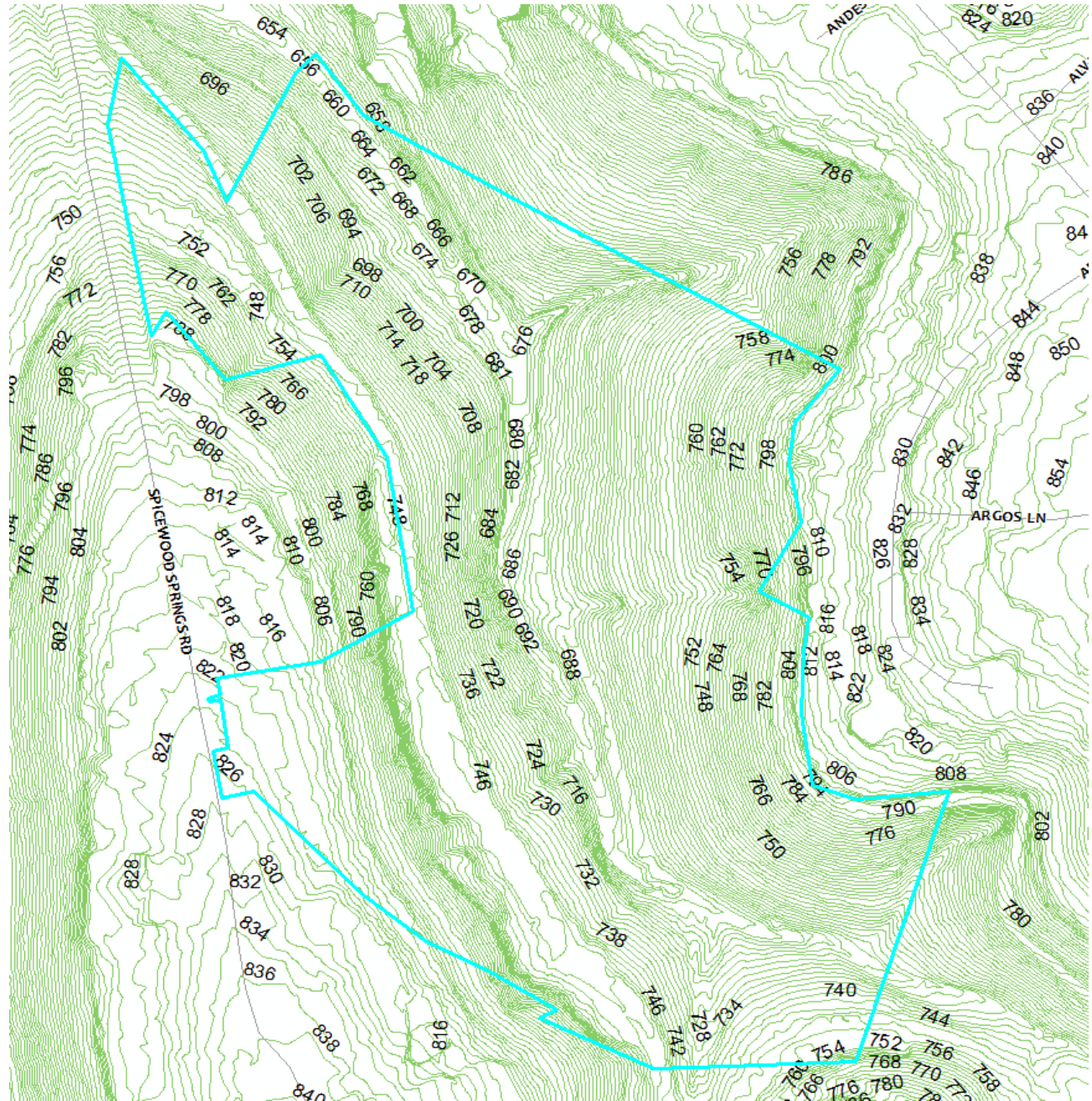
EXHIBIT 2 - EDWARDS AQUIFER RECHARGE ZONE MAP



Overlook at Spicewood Springs
SPC-2015-0317C
4920 Spicewood Spring Road

North
Not to Scale

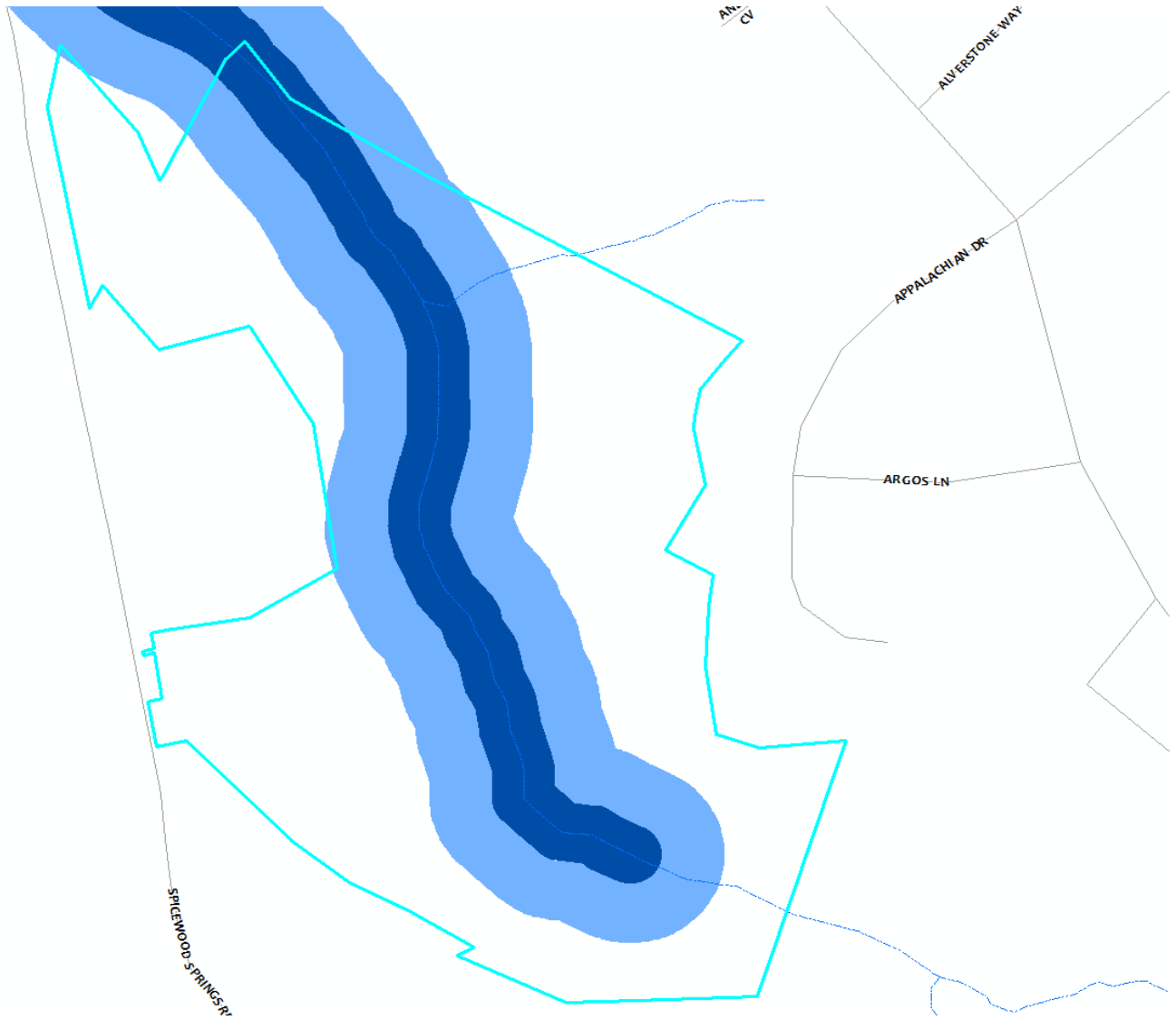
EXHIBIT 3 - CONTOUR MAP



Overlook at Spicewood Springs
SPC-2015-0317C
4920 Spicewood Spring Road

↑
North
Not to Scale

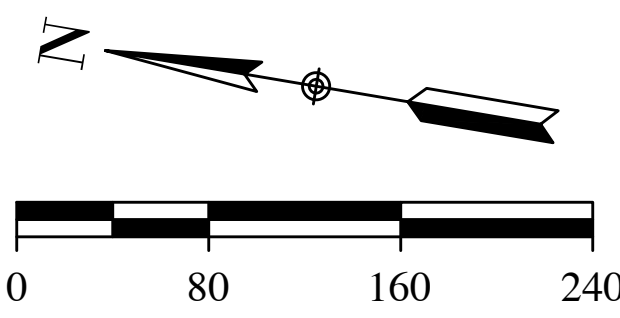
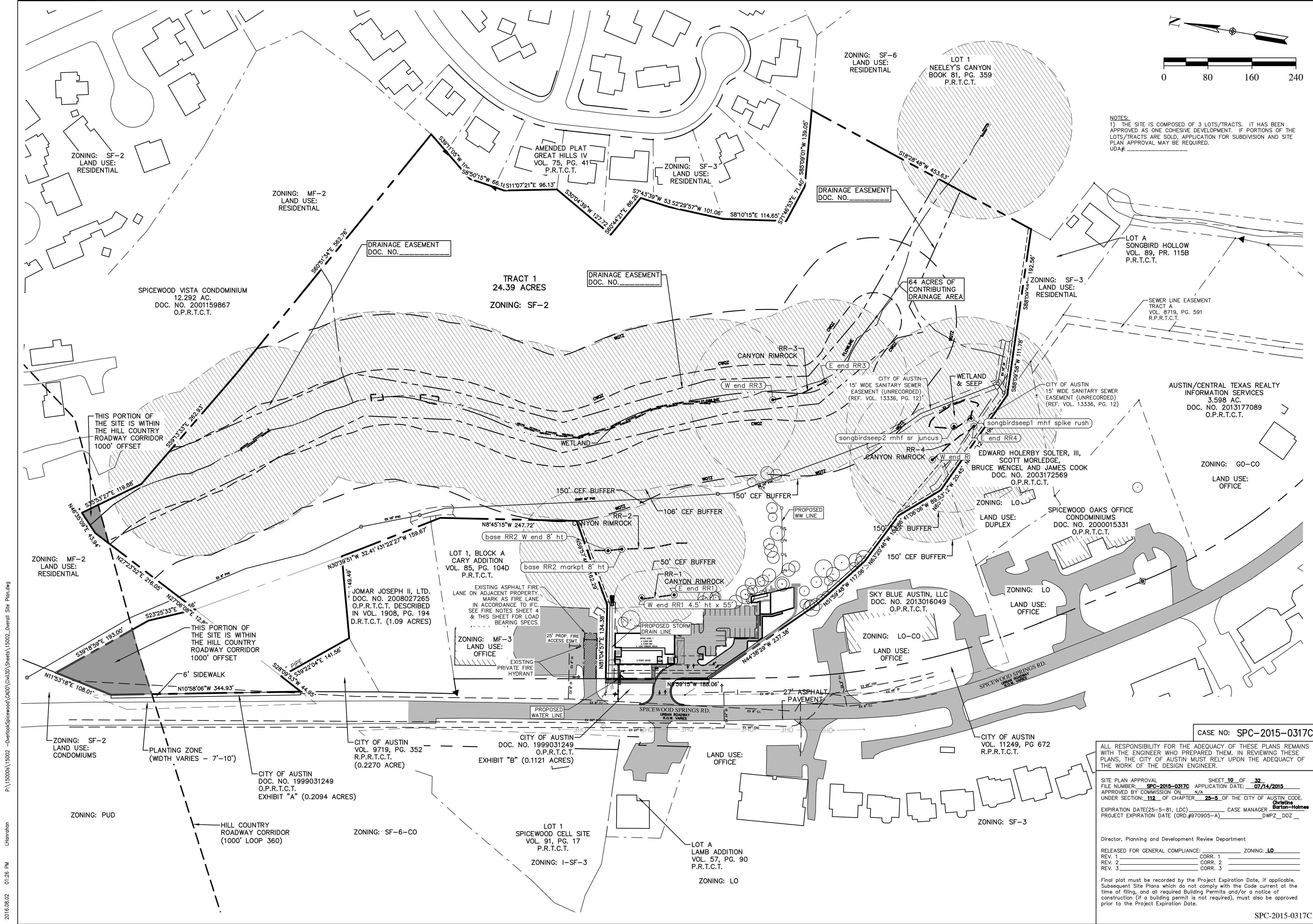
EXHIBIT 4 - WATERWAY MAP



Overlook at Spicewood Springs
SPC-2015-0317C
4920 Spicewood Spring Road

↑
North
Not to Scale

Exhibit 5 - Proposed Construction Overall View



NOTES:
1) THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
UDA#:

CivilE
CIVILE, LLC
8200 N. MOHAWK EXPY
SUITE 250
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

TEXAS REGISTERED ENGINEERING FIRM F-15581

OVERLOOK AT SPICEWOOD SPRINGS
Site Development Plans
4920 Spicewood Springs Road
Austin, Texas

OVERALL SITE PLAN

07 JULY 2016

No.	Date	By	Revision

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL
FILE NUMBER: **SPC-2015-0317C**
APPROVED BY COMMISSIONER: **N/A**
UNDER SECTION: **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE(25-5-B1, LDC) _____ CASE MANAGER **Christine Burton-Holmes**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWP2_DDZ _____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **LO**
REV. 1 _____ CORR. 1 _____
REV. 2 _____ CORR. 2 _____
REV. 3 _____ CORR. 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2015-0317C

OVERALL SITE PLAN

SHEET NO.
10 OF **32**

EXHIBIT 6 - CEF Worksheet

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	Approximately 24-Acre Tract
2	Project Address:	4900 Spicewood Springs Road
3	Site Visit Date:	8 July 2014
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	Shannon Dorsey
6	Phone Number:	512.328.2430
7	Prepared By:	Rachel McCarter
8	Email Address:	rachel_mccarter@horizon-esi.com

[illegible]

EXHIBIT 7 - CEF Map

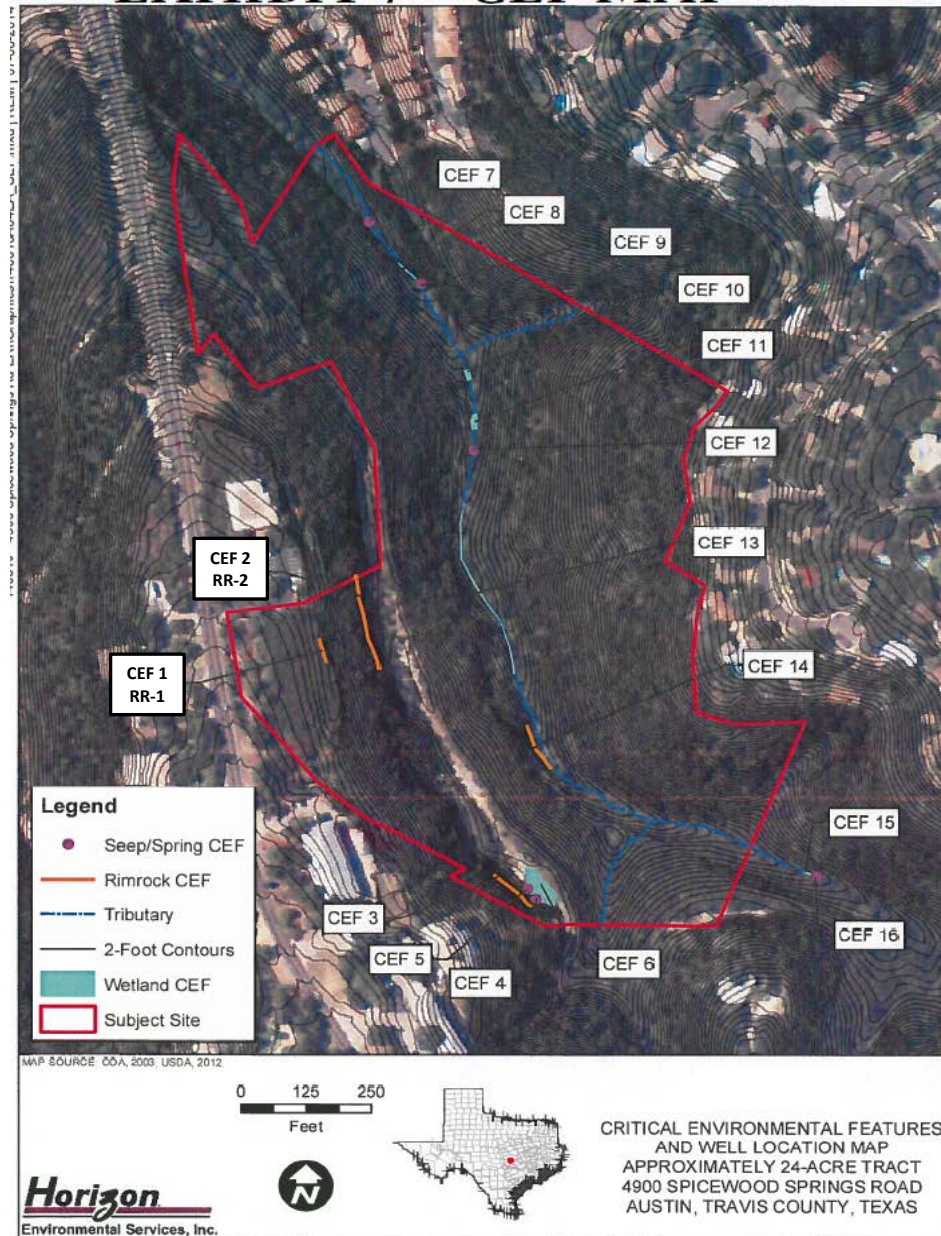


EXHIBIT 8 - SITE PHOTOS

140010 - 4900 Spicewood Springs Rd ERI\photos\Photo Pages\140010EARevised_Photos.cdr | REM | 07-14-2014



PHOTO 1
Typical view of the subject site



PHOTO 2
View of the western portion of the subject site,
along Spicewood Springs Road



PHOTO 3
View of the on-site tributary of Bull Creek



PHOTO 4
View along Rimrock
CEF 1 (RR-1)



PHOTO 5
View along Rimrock
CEF 2 (RR-2)



PHOTO 6
View of the start of Rimrock CEF 3



PHOTO 7
View of Seep CEF 4



PHOTO 8
View of Seep CEF 5



PHOTO 9
View of Wetland CEF 6



PHOTO 10
View of Seep CEF 7



PHOTO 11
View of Wetland CEF 8



PHOTO 12
View of one discharge point at Spring CEF 9



PHOTO 13
View of Wetland CEF 10



PHOTO 14
View of Seep CEF 12



PHOTO 15
View of Wetland CEF 13



PHOTO 16
View of lower Rimrock CEF 14



PHOTO 17

View of upper Rimrock CEF 14 (discharge feature located in upper left corner of photo)



PHOTO 18

View of discharge feature located in Rimrock CEF 14



PHOTO 19

View of Wetland CEF 15



PHOTO 20

View of Spring CEF 16