



## **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

### **COMMISSION MEETING**

#### **DATE REQUESTED:**

MAY 3, 2017

#### **NAME & NUMBER OF PROJECT:**

BULKHEAD FOR 2200 LAURANNE LANE  
SP-2016-0420D

#### **NAME OF APPLICANT OR ORGANIZATION:**

Bruce S. Aupperle, P.E.  
512-329-8241

#### **LOCATION:**

10088 Circlevue Dr., Austin, TX 78733

#### **Council District:**

District 10

#### **PROJECT FILING DATE:**

September 14, 2016

#### **WSD / ERM:**

Scott Hiers, 512-974-1916  
Scott.hiers@austintexas.gov

#### **DSD/ENVIRONMENTAL STAFF:**

Pamela Abee-Taulli, 512-974-1879  
pamela.abee-taulli@austintexas.gov

#### **DSD/ CASE MANAGER:**

Katie Wettick, 512-974-3529  
katie.wettick@austintexas.gov

#### **WATERSHED:**

Lake Austin  
Water Supply Rural  
Drinking Water Protection Zone

#### **ORDINANCE:**

Watershed Protection Ordinance

#### **REQUEST:**

Variance request is as follows:  
1. Variance from 25-8-281(C)(2)(b) Critical Environmental Features, to allow construction of a bulkhead and shoreline stabilization within a Critical Environmental Feature (CEF) buffer for a canyon rimrock.

#### **STAFF**

#### **RECOMMENDATION:**

Recommend approval with conditions.

#### **REASONS FOR**

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



## MEMORANDUM

**TO:** Chair Marisa Perales and Members of the Environmental Commission

**FROM:** Pamela Abee-Taulli, Environmental Review Specialist Senior  
Development Services Department

**DATE:** May 3, 2017

**SUBJECT:** Bulkhead for 2200 Lauranne Lane  
Case No. SP-2016-0420D

On the May 5th agenda is a request for the consideration of a variance to allow construction of a bulkhead and shoreline stabilization within a Critical Environmental Feature (CEF) buffer for a canyon rimrock [LDC 25-8-281(C)(2)(b)].

### **Property Location and Existing Condition**

The project site is a lakefront, 3.4 acre, cul-de-sac lot in the Rio Robles Subdivision about 1 mile north of the intersection of Weston Lane and Bee Cave Road. The front two-thirds of the lot slopes to the northeast at about a 7% grade, providing the setting for the owner's main house, guest house and pool. The ground slopes steeply behind the main house beginning about elevation 580 feet, to the shoreline of Lake Austin (492.8'), at about a 65% grade.

A rimrock and a seep have been identified on that slope. A small area of wetland plants exists on the shoreline consisting of a Cypress tree, elephant ears and maidenhair fern. The shoreline is experiencing active and worsening erosion caused by the wave action on Lake Austin, and the erosion is threatening the trees on the banks of the shoreline.

Through the construction of a tiered, natural stone, wall system, the project will evenly spread and increase infiltration of runoff flowing down the slope. The lakeside wall will stabilize the shoreline in order to save the trees on the bank.

### **Watershed Data**

A Critical Water Quality Zone associated with Lake Austin extends onto the property (Memo Exhibit 1 – Critical Water Quality Zone and Topography Map). The property is located within the Lake Austin Watershed, which is classified as a Drinking Water Protection and Water Supply Rural Watershed. The property is not located within the Edwards Aquifer Recharge Zone. The property fronts Lake Austin, and surface water drains northwest to Lake Austin.

### **Jurisdictional Data**

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

**Trees / CEFs**

A bluff and seep CEF are located (B-1 and S-1) below the on-site residence; and a wetland CEF (W-1) is located near the existing boat dock along the bank of Lake Austin. Additionally, there are two non-CEF voids (C-1 and C-2) in the northeastern portion of the site. (Please see Exhibit 2, Appendix B of applicant's packet.)

There are 9 trees within the limits of construction: one Heritage cypress (32 inches); 4 pecans and two cypresses between 8 and 19 inches; and two 6-inch pecans. No trees are proposed for removal.

**Proposed Development**

The proposed project, consisting of tiered, limestone and riprap walls, is downhill of and within the 150' setback of the rimrock and seep. The project is necessary to stop erosion along the bank that is threatening multiple trees and is designed to protect the trees. At the point closest to the rimrock and seep, the wall is 111 feet downhill from the CEF.

**Variance Request from the Requirement of LDC 25-8-453(B)(1)**

LDC 25-8-281(C)(2)(b) prohibits construction within a critical environmental feature buffer zone. The applicant is seeking a variance to allow construction of a bulkhead and shoreline stabilization within the critical environmental feature buffer for the canyon rimrock.

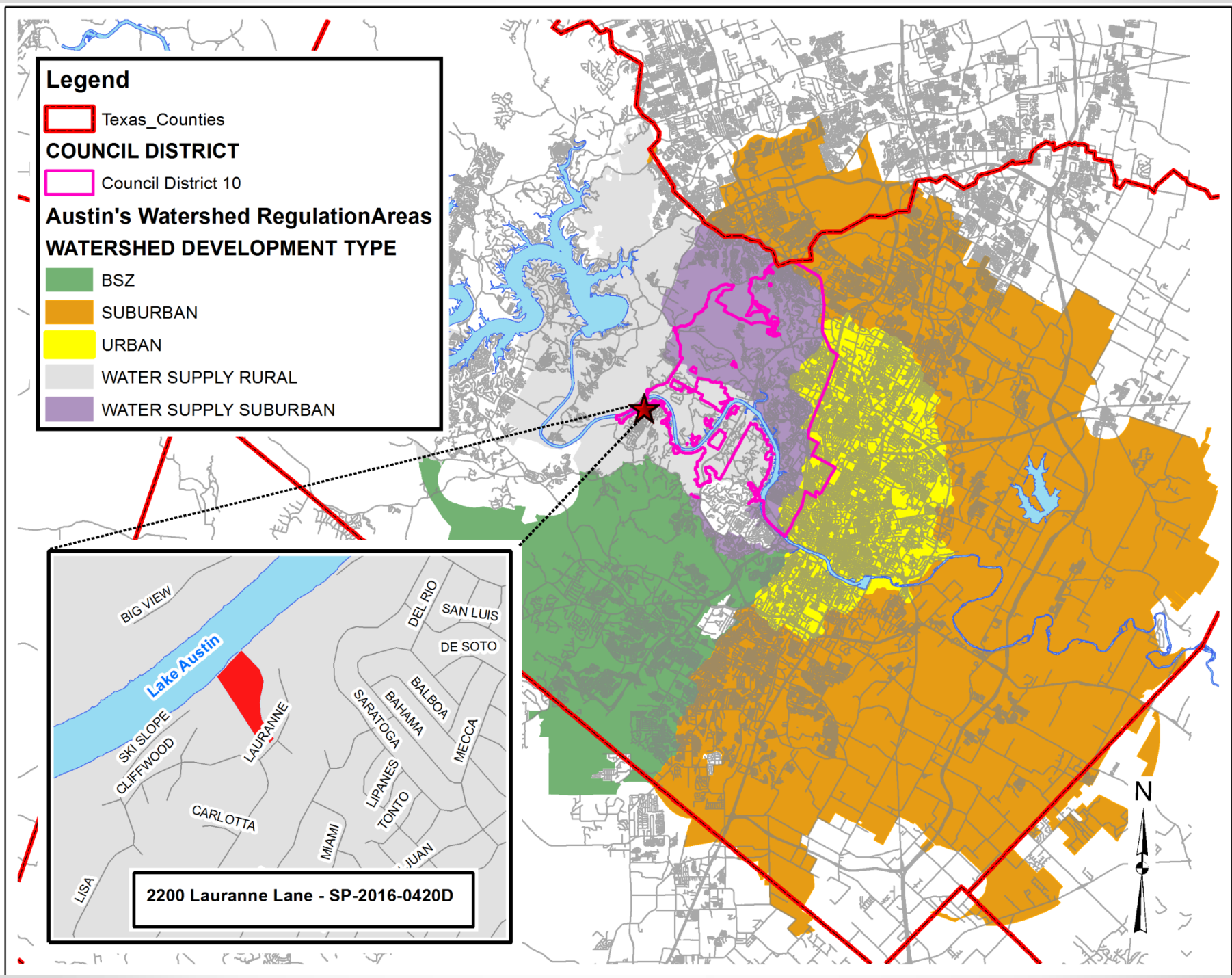
**Conditions for Staff Approval**

All work will be done from the lake, by barge.

**Recommendation**

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











*Exhibit 1*  
*CWQZ & Topography*  
*Bulkhead for 2200 Lauranne Ln.*  
*SP-2016-0420D*

**Legend**

-  Critical Water Quality Zone
-  2-ft. Contours





**Planning and Development Review Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

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<b>Project:</b>	<b>2200 Lauranne Lane- SP-2016-0420D</b>
<b>Ordinance Standard:</b>	<b>Land Development Code Section 25-8-281(C)(2)(b)</b>
<b>Variance Request:</b>	<b>To allow construction of a bulkhead and shoreline stabilization within a Critical Environmental Feature (CEF) buffer for a canyon rimrock.</b>

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**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. The property has shoreline frontage that is eroding along Lake Austin. The proposed project will stabilize the shoreline and prevent further erosion and the loss of land due to wave action. No additional land capture will occur as a result of this stabilization project and similar bulkhead and stabilization projects have occurred along the Lake Austin. In addition, the property has a boat dock and shoreline access, similar to the adjacent properties.**

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 construction of bulkhead and shoreline modification is a typical construction activity for shoreline properties along the lake to prevent the loss of land and provide greater environmental protection for the lake.**

- 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 construction of bulkhead and shoreline modifications is in accordance with City code and criteria and it will prevent additional loss of land and sediment discharges into the lake.**

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

**Yes. The construction of a bulkhead and shoreline stabilization will not create a significant probability of harmful environmental consequences. The construction activities will occur from the lakeside by barge about 90-ft down gradient of rimrock critical environmental feature. In addition, the shoreline area will be revegetated in accordance with City code and criteria.**

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

**Yes. Construction activities for the bulkhead and shoreline stabilization project will result in at least equal or greater water quality, because the proposed construction activities are occurring by barge from the lakeside, about 90-ft down gradient from the base of rimrock critical environmental feature. The installation of bulkhead and shoreline revegetation will greatly reduce bank erosion and result in no significant increase in sediment-laden runoff or sediment discharges to the lake.**

- 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.

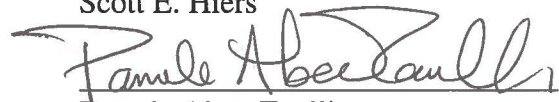
*N/A.*

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Hydrogeologic Reviewer:

  
\_\_\_\_\_  
Scott E. Hiers

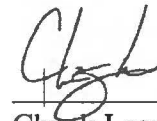
Environmental Reviewer:

  
\_\_\_\_\_  
Pamela Abee-Tauli

Environmental Program Coordinator:

  
\_\_\_\_\_  
Sue Barnett

Environmental Officer:

  
\_\_\_\_\_  
Chuck Lesniak

Date: March 28, 2017

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



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Todd and Maria Shepler
Street Address	2200 Lauranne Lane
City State ZIP Code	Austin, TX 78746
Work Phone	512-458-2141
E-Mail Address	tshepler@gmail.com

#### Variance Case Information

Case Name	Bulkhead for 2200 Lauranne Lane
Case Number	SP-2016-0420D
Address or Location	2200 Lauranne Lane
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Scott Hiers -- Hydrogeologist Brent Bellinger -- Wetland Biologist
Applicable Ordinance	LDC 25-8-281(C)(2)(a)
Watershed Name	Lake Austin
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	The property is on the shoreline of Lake Austin
Water and Waste Water service to be provided by	Travis Co. WCID No. 18 (water); septic (wastewater)
Request	The variance request is as follows (Cite code references:  LDC 25-8-281(C)(2)(a) Construction Within a CEF Buffer

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
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 owner's variance request letter is attached as Exhibit 1. The project site is a lakefront, 3.4 acre, cul de sac lot in the Rio Robles Subdivision about 1 mile north of the intersection of Weston Lane and Bee Cave Road. The front two-thirds of the lot slopes to the northeast at about a 7% grade providing the setting for the owner's mainhouse, guesthouse and pool. The ground slopes steeply behind the mainhouse beginning about elevation 580' to the shoreline of Lake Austin (492.8') at about a 65% grade. A rimrock and a seep have been identified on that slope. A tram transverses the slope from the house ending at the dock on the shore. The site is landscaped near the houses; strewn with large boulders and rocks amid native vegetation down the slope; and vegetated with several Pecan and Cypress trees along with native vegetation on the shoreline. A small area of wetland plants exists on the shoreline consisting of a Cypress tree, elephant ears and maidenhair fern. The ERI is attached as Exhibit 2. The shoreline is experiencing active and worsening erosion caused by the wave action on Lake Austin, and the erosion is threatening the trees on the banks of the shoreline. Through the construction of a tiered, natural stone, wall system, the project will evenly spread and increase infiltration of runoff flowing down the slope. The lakeside wall will stabilize the shoreline in order to save the trees on the bank.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project, consisting of tiered, limestone and riprap walls, is downhill of and within the 150' setback of a rimrock and seep. The Lake Austin shoreline project is necessary to stop erosion along the bank that is threatening multiple trees, and it is designed to protect the trees. At the point closest to the rimrock and seep, the wall is 111 feet downhill from the CEF. Exhibit 3 contains the Site Plan sheet for the proposed project, Bulkhead for 2200 Lauranne Lane.
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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:

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 ☐ No Attached as Exhibit 4 is a "Summary of variances granted and denied under Sections 25-8-41" that has been edited to show variance applications and their outcome for LDC-25-8-281(C)(1)(a). All variance applications applying only to that section of code were approved.

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 ☐ No The Sheplers project stabilizes the shoreline; so the project has to take place on the shoreline. They have no control over the fact that the shoreline is within 150' of the rimrock and seep.

- 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/No      The project is as close to the waters edge as possible while still maintaining a cut/fill less than 4 ft. It's benefits are two-fold: slowing down and evenly spreading overland flow into the lake thus promoting infiltration and providing protection for the trees on the banks of Lake Austin.

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

☒ Yes/No      The proposed project will benefit the environment by improving the quality and quantity of runoff entering the lake and preventing further erosion of the shoreline. By slowing down the overland flow, the water will have greater infiltration, and the water that does flow into the lake will have been filtered by the landscape plantings along the tiers.

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      The proposed project will improve the quality and quantity of runoff entering the lake and prevent further erosion of the shoreline causing silt deposits in the lake.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Section 25-8-482 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

NOT APPLICABLE

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

Yes/No      [summary of basis for determination]

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

Yes/No      [summary of basis for determination]

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

Yes/No      [summary of basis for determination]

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

## Exhibits for Commission Backup and/or Presentation

- Aerial photos of the site (backup and presentation) Exhibit 5
- Site photos (backup and presentation) Exhibit 6
- Aerial photos of the vicinity (backup and presentation) Exhibit 7
- 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) N/A
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation) N/A
- Site plan showing existing conditions if development exists currently on the property (presentation only) Exhibit 8
- 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) Exhibit 3
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation) Exhibit 3
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only) Exhibit 2
- Applicant’s variance request letter (backup only) Exhibit 1

## LIST OF EXHIBITS

<u>EXHIBIT NO.</u>	<u>NAME OF EXHIBIT</u>
1	APPLICANT'S VARIANCE REQUEST LETTER
2	ENVIRONMENTAL RESOURCE INVENTORY
3	SITE PLAN
4	SUMMARY OF VARIANCE REQUESTS
5	AERIAL PHOTO OF SITE
6	PHOTOS OF SITE
7	AERIAL PHOTOS OF THE VICINITY
8	EXISTING CONDITIONS OF SITE

EXHIBIT 1  
APPLICANT'S VARIANCE REQUEST LETTER

Date: April 2, 2017

To: Mr. Joe Pantalion  
Director, Watershed Protection Department  
City of Austin

From: Todd & Maria Shepler  
2200 Lauranne Lane  
Austin, Texas 78733

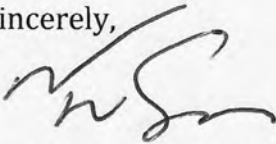
Re: Variance Request

Dear Mr. Pantalion,

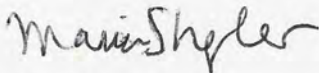
We would like to request a variance for construction within the 150-foot critical environmental feature (CEF) buffer. We have previously secured a site plan for our dock on June 25<sup>th</sup>, 2012, and built it in 2012-2013. The dock underwent final approval by the City of Austin on January 9<sup>th</sup>, 2014. We are now working on securing a plan to protect our eroding shoreline.

We purchased our home on Thanksgiving Day on November 22<sup>nd</sup>, 2012. Some of the reasons we purchased the property include the natural beauty of Lake Austin and the beautiful large trees along the shoreline and hillside. Since we have lived at our home, we have noticed severe and escalating erosion of our shoreline due to the waves caused by heavy traffic of boats that create large wakes. The shoreline surrounding many of the large bald cypress trees has now eroded, threatening their survival. We are requesting a variance to construct a bulkhead that can protect the remaining shoreline from further erosion and to protect the trees, as well as blend in with the natural beauty that attracted us to this property in the first place.

Sincerely,



Todd R. Shepler, MD



Maria C. Shepler, MD

EXHIBIT 2

ENVIRONMENTAL RESOURCE INVENTORY

# City of Austin Environmental Resource Investigation and Functional Assessment of Floodplain Health

**Lauranne Residence  
2200 Lauranne Lane  
Austin, Travis County, Texas**

October 21, 2015

Terracon Project No. 96157569



**Prepared for:**

Aupperle Company  
Austin, Texas

**Prepared by:**

Terracon Consultants, Inc.  
Austin, Texas

terracon.com

**Terracon**

Environmental



Facilities



Geotechnical



Materials

October 21, 2015



Mr. Bruce Aupperle, P.E.  
Aupperle Company  
10088 Circlevue Drive  
Austin, Texas 78733

Office: (512) 329-8241  
Cell: (512) 422-7838  
Email: bruceaupperle@me.com

Re: City of Austin Environmental Resource Investigation (ERI)  
Lauranne Residence  
2200 Lauranne Lane  
Austin, Travis County, Texas  
Terracon Project No. 96157569

Dear Mr. Aupperle:

Terracon Consultants, Inc. (Terracon) is pleased to provide this City of Austin (COA) Environmental Resource Investigation (ERI) prepared for the above-referenced site.

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

Sincerely,  
**Terracon Consultants, Inc.**

A blue ink signature of Arthur D. Potts, written in a cursive style.

Arthur D. Potts  
Project Environmental Scientist

A blue ink signature of Hilary D. Johns, P.G., written in a cursive style.

Hilary D. Johns, P.G.  
Manager – Environmental Services



## 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: Lauranne Residence
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 129281
3. ADDRESS/LOCATION OF PROJECT: 2200 Lauranne Lane
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)
 

Edwards Aquifer Recharge Zone* (See note below) .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer Contributing Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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:
 

<input type="checkbox"/> (1) The floodplain modifications proposed are necessary to protect the public health and safety;
<input type="checkbox"/> (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a <b>functional assessment</b> of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
<input checked="" type="checkbox"/> (3) The floodplain modifications proposed are necessary for development allowed in the critical water <b>quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.</b>
<input type="checkbox"/> (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 <b>functional assessment</b> 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 3 (#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):

1 (#'s) Spring(s)/Seep(s)      - (#'s) Point Recharge Feature(s)      1 (#'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)
Brackett Series - BID	B	0 to 1.00
Tarrant Series - TdF	B	0 to 0.50

**\*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):*

Based on a review of the USGS Austin West, Texas topographic map, the site ranges in elevation from approximately 500 to 640 feet above sea level, and slopes steeply to the north towards Lake Austin which forms the northern site boundary.

During the site investigation, no additional surface waters were observed on-site. A bluff and seep CEF (B-1 and S-1) were observed below the on-site residence and a wetland CEF (W-1) was observed near the existing boat dock along the bank of Lake Austin. Additionally, two non-CEF voids (C-1 and C-2) were observed in the northeastern portion of the site. The identified features are mapped on Exhibit 2 in Appendix B.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg Group	Glen Rose	-

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

According to the Geologic Atlas of Texas, the site is underlain by the Glen Rose Formation (Kgr), which consists of limestone, dolomite, and marl in alternating resistant and recessive beds, forming stair-step topography. The upper part [Kgr (u)] is separated from the lower part [Kgr (l)] by a Corbula bed (limestone with abundant Corbula harveyi fossils) that is up to five feet thick. Marine megafossils are common throughout, though less so in the relatively thinner bedded, more dolomitic upper part. The upper part is typically heavily weathered, frequently resulting in numerous springs and seeps.

No evidence of faulting was observed on the site and none is shown on the available published geologic maps of the area. Additionally, a review of aerial photographs did not reveal lineations, which typically indicate the presence of faulting. No caves, sinkholes, karst features, or significant solution cavities were observed on the site during Terracon's field assessment.

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

There are <sup>0</sup>\_\_\_\_(s) wells present on the project site and the locations are shown and labeled  
 \_\_\_\_\_(s)The wells are not in use and have been properly abandoned.  
 \_\_\_\_\_(s)The wells are not in use and will be properly abandoned.  
 \_\_\_\_\_(s)The wells are in use and comply with 16 TAC Chapter 76.  
 There are <sup>0</sup>\_\_\_\_(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):*

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

Continued in Appendix A...

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
plateau live oak	<i>Quercus fusiformis</i>
hackberry	<i>Celtis laevigata</i>
cedar elm	<i>Ulmus crassifolia</i>
golden-eye	

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)*:

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
maidenhair fern	Thelypteris sp.	FAC
elephant ear	Colocasia macrorrhiza	OBL
bald cypress	Taxodium distichum	OBL

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: October 13, 2015  
Date(s)

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

Arthur D. Potts

(512) 442-1122

Print Name

Telephone

Potts, Arthur D

Digitally signed by Potts, Arthur D  
DN: cn=Potts, Arthur D, ou=General Users,  
email=adpotts@terracon.com  
Date: 2015.10.21 14:45:07 -05'00'

arthur.potts@terracon.com

Signature

Email Address

Terracon Consultants, Inc.

October 21, 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).

P.G.  
Seal

## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

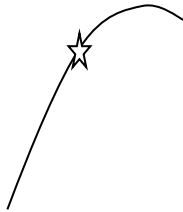
1	Project Name:	Lauranne Residence
2	Project Address:	2200 Lauranne Lane
3	Site Visit Date:	October 13, 2015
4	Environmental Resource Inventory Date:	October 21, 2015

5	Primary Contact Name:	Arthur D. Potts
6	Phone Number:	(512) 442-1122
7	Prepared By:	Arthur D. Potts
8	Email Address:	arthur.potts@terracon.com


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
			<i>coordinate</i>	<i>notation</i>	<i>coordinate</i>	<i>notation</i>	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Seep/Bluff	S-1, B-1	30.348185	N	-97.869461	W			600	20					<1
	Wetland	W-1	30.348591	N	-97.869714	W	10	3							
	Void	C-1	30.348488	N	-97.869333	W									
	Void	C-2	30.348727	N	-97.869400	W									

City of Austin Use Only CASE NUMBER:	
---	--

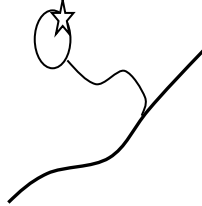
For rimrock, locate the midpoint of the segment that describes the feature.



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.**

<u>Method</u>	<u>Accuracy</u>
GPS <input type="checkbox"/>	sub-meter <input type="checkbox"/>
Surveyed <input type="checkbox"/>	meter <input type="checkbox"/>
Other <input type="checkbox"/>	> 1 meter <input type="checkbox"/>

Professional Geologists apply seal below

**APPENDIX A**  
**ADDITIONAL DISCUSSION**



**Description of Site Plant Communities *Continued...***

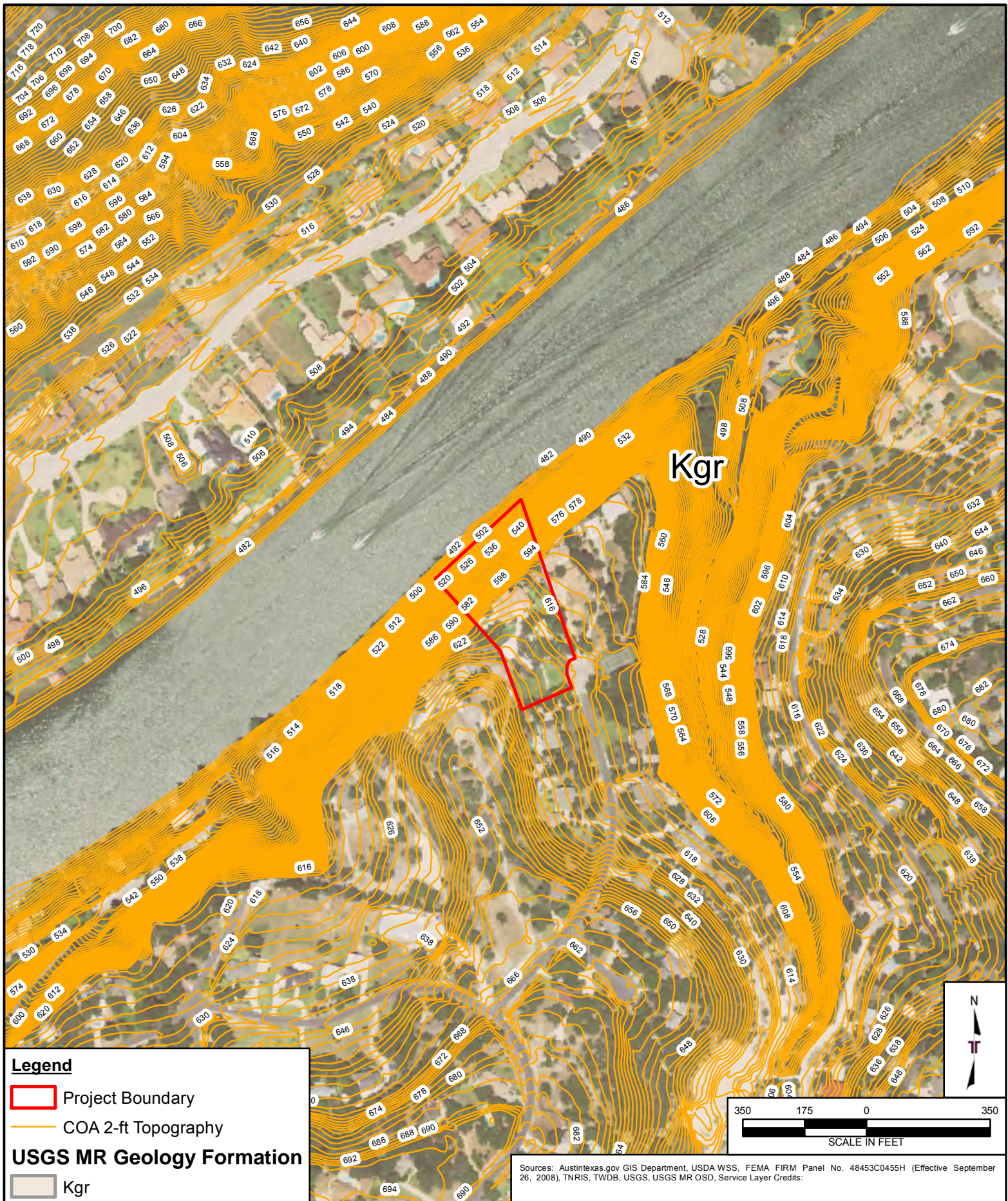
Similarly, the TPWD's *Vegetation Types of Texas* maps the site near a transitional zone between the Live Oak-Ashe Juniper Parks (26a) and Live Oak-Mesquite-Ashe Juniper Parks (26b). This vegetation type occurs primarily on level to gently rolling uplands and ridge tops or on shallow limestone soils on hills and escarpments of the Edwards Plateau. In addition to those species listed above, other dominant species associated with these vegetation types include shin oak (*Quercus havardii*), cedar elm (*Ulmus crassifolia*), flameleaf sumac (*Rhus lanceolata*), evergreen sumac (*R. virens*), agarita (*Mahonia trifoliolata*), saw greenbrier (*Smilax bona-nox*), prickly pear cactus (*Opuntia stricta*), little bluestem, curly mesquite (*Prosopis pubescens*), Texas grama (*Bouteloua rigidiseta*), and Texas wintergrass (*Stipa leucotricha*).

The majority of the site consists of maintained landscaping and much of the Ashe juniper has been removed from the site. Dominant species observed on-site include plateau live oak (*Quercus fusiformis*), cedar elm, hackberry (*Celtis laevigata*) and golden-eye (*Viguiera dentata*). Overall canopy cover is an estimated 40 percent. Additionally, a small wetland area was observed along the bank of Lake Austin and species present included maidenhair fern (*Thelypteris sp.*), elephants ear (*Colocasia esculenta*), and bald cypress (*Taxodium distichum*).

## **APPENDIX B**

### **EXHIBITS**





Project Mgr:	AP
Drawn By:	JDC
Checked By:	AP
Approved By:	HJ

Project No.	96157569
Scale:	AS SHOWN
File No.:	96157569
Date:	October 9, 2015

**Terracon**  
 Consulting Engineering and Scientist  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

### Site Specific Geologic Map with 2-ft Topography

Lauranne Residence  
 2200 Lauranne Lane  
 Austin, Travis County, TX

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EXHIBIT

1





Project Mngn:	AP	Project No.	96157569
Drawn By:	JDC	Scale:	AS SHOWN
Checked By:	AP	File No.:	96157569
Approved By:	HJ	Date:	October 9, 2015

**Terracon**  
Consulting Engineering and Scientist  
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
PH. (512) 442-1122 FAX. (512) 442-1181

Site 2014 Historic Aerial Photo and CEFs
Lauranne Residence 2200 Lauranne Lane Austin, Travis County, TX
32

EXHIBIT
2





Project Mng:	AP
Drawn By:	JDC
Checked By:	AP
Approved By:	HJ

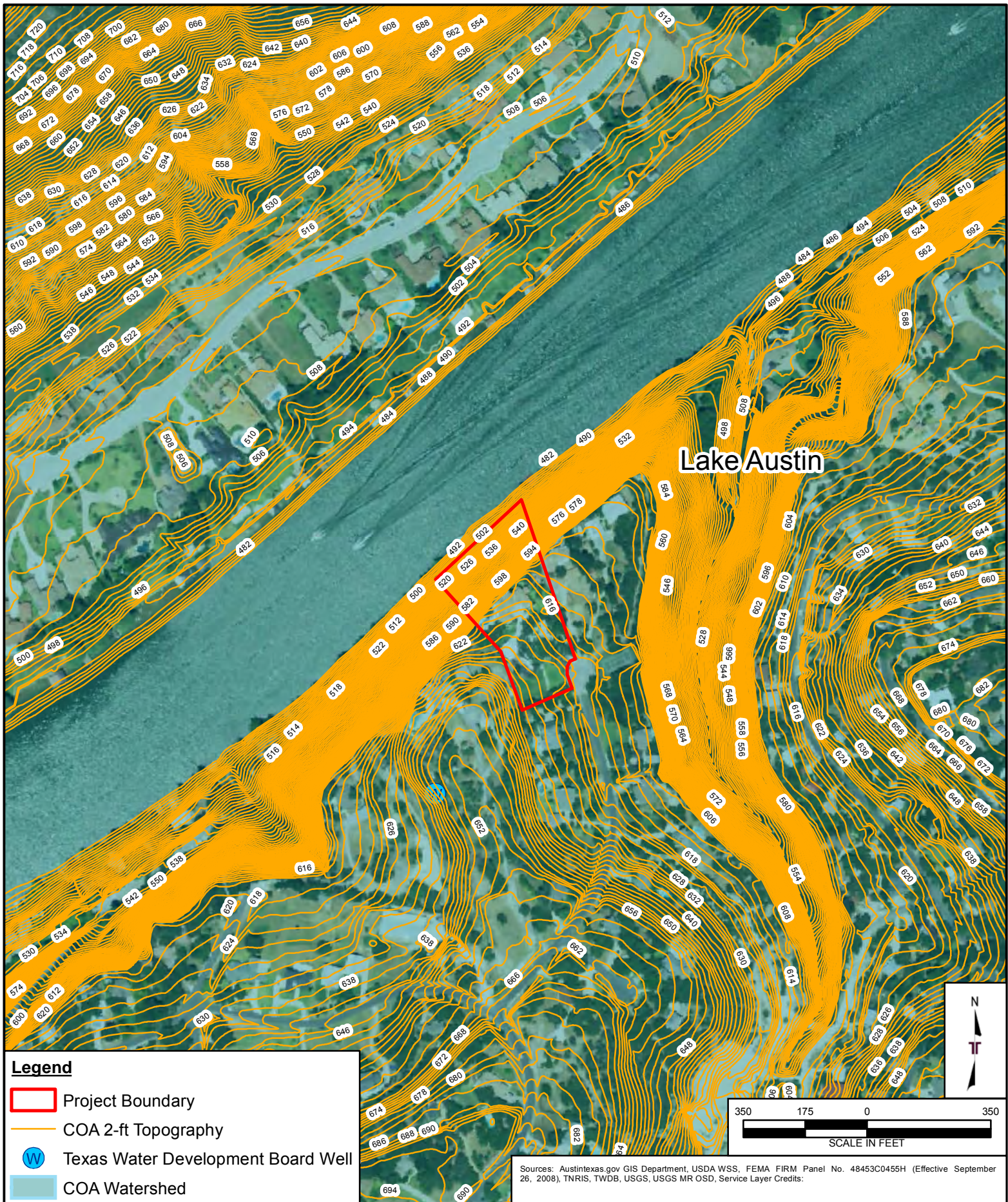
Project No:	96157569
Scale:	AS SHOWN
File No.:	96157569
Date:	October 9, 2015

**Terracon**  
 Consulting Engineering and Scientist  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

Site Soil Map
Lauranne Residence 2200 Lauranne Lane Austin, Travis County, TX
33

EXHIBIT
3





Project Mgr:	AP
Drawn By:	JDC
Checked By:	AP
Approved By:	HJ

Project No:	96157569
Scale:	AS SHOWN
File No.:	96157569
Date:	October 9, 2015

**Terracon**  
Consulting Engineering and Scientist  
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
PH. (512) 442-1122 FAX. (512) 442-1181

Two Foot Topography and Wells

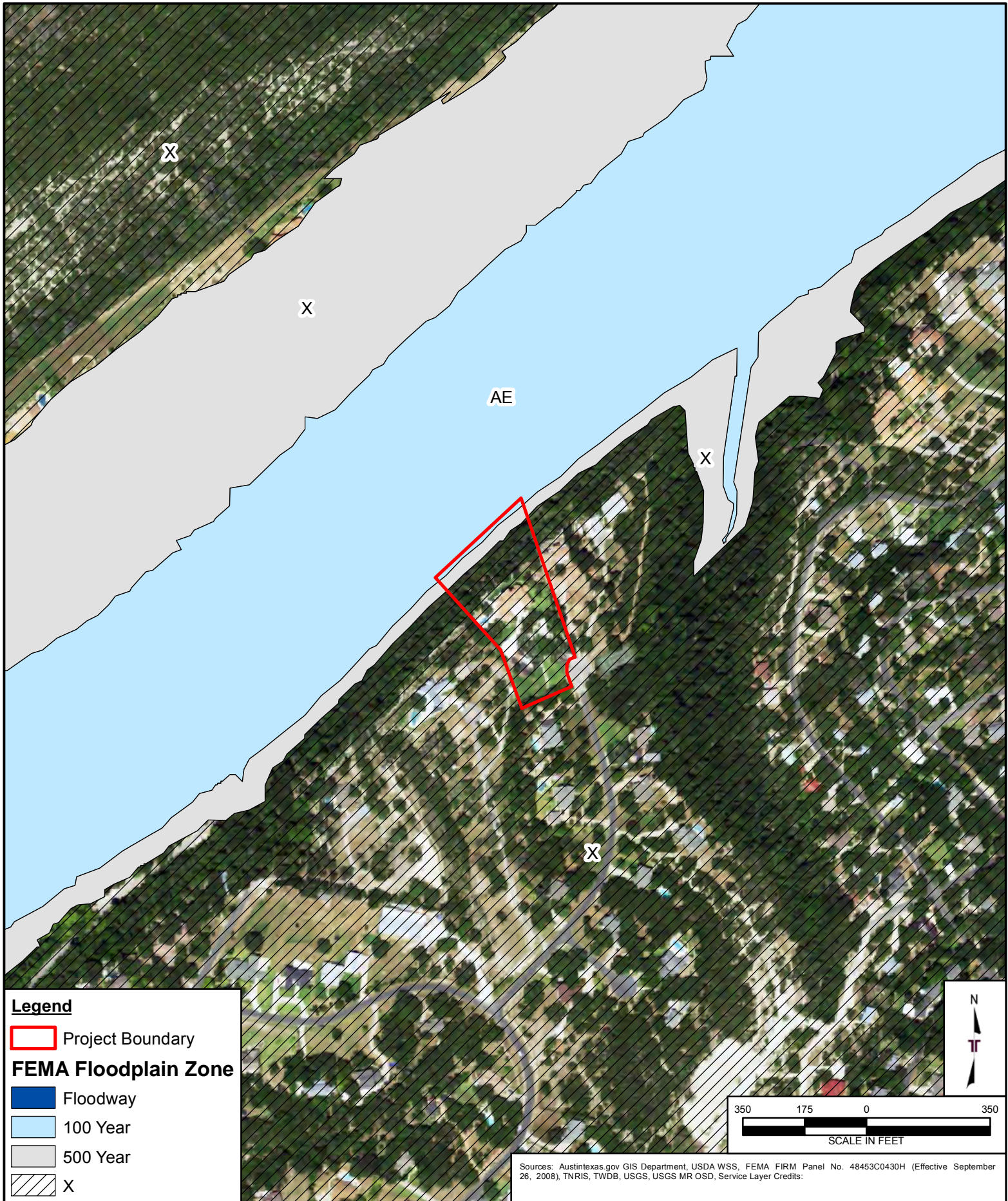
Lauranne Residence  
2200 Lauranne Lane  
Austin, Travis County, TX

34

EXHIBIT

4





Project Mngnr:	AP
Drawn By:	JDC
Checked By:	AP
Approved By:	HJ

Project No.	96157569
Scale:	AS SHOWN
File No.:	96157569
Date:	October 9, 2015

**Terracon**  
**Consulting Engineering and Scientist**  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

FEMA Floodplain Map
Lauranne Residence 2200 Lauranne Lane Austin, Travis County, TX
35

EXHIBIT
5





**Legend**

Project Boundary

COA Water Quality Creek Buffers

Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No. 48453C0430H (Effective September 26, 2008), TNRIS, TWDB, USGS, USGS MR OSD, Service Layer Credits:

Project Mngn:	AP	Project No:	96157569
Drawn By:	JDC	Scale:	AS SHOWN
Checked By:	AP	File No.:	96157569
Approved By:	HJ	Date:	October 9, 2015

**Terracon**  
**Consulting Engineering and Scientist**  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

Water Quality Zones
Lauranne Residence 2200 Lauranne Lane Austin, Travis County, TX
36

EXHIBIT
6



**APPENDIX C**  
**SITE PHOTOGRAPHS**



**Photo 1** S-1/B-1 seep and bluff CEF



**Photo 2** W-1 wetland CEF





**Photo 3** C-1 non-CEF void



**Photo 4** C-2 non-CEF void

**APPENDIX D**  
**FUNCTIONAL ASSESSMENT OF FLOODPLAIN HEALTH**

## Scoring: Zone 1 – Floodplain Health

Site/Project Name: Lauranne Residence

Transect Number: A

Date: 9/19/2015 Time: 10:30 am

Staff (if applicable): ADP and JDC

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
<b>Gap Frequency</b> <i>A visual assessment of the number of gaps in vegetation.</i>	0 - 20% of area has visual gaps in vegetation	20% - 40% of area has visual gaps in vegetation	40 - 60% of area has visual gaps in vegetation	> 60% of area has visual gaps in vegetation	1
<b>Large Woody Debris</b> <i>An evaluation of the amount of large woody debris.</i>	7 or more pieces of large woody debris	5 - 6 pieces of large woody debris	3 - 4 pieces of large woody debris	2 or less pieces of large woody debris	1
<b>Soil Compaction</b> <i>An assessment of the bulk density of the soil.</i>	0 - 200 pounds per square inch	201 - 400 pounds per square inch	401 - 600 pounds per square inch	> 600 pounds per square inch	3
<b>Structural Diversity</b> <i>An evaluation of the canopy and understory vegetation.</i>	> 65% canopy; or > 50% canopy and > 50% understory	51 - 65% canopy; or 0 - 50% canopy and > 40% understory	31 - 50% canopy; or 0 - 30% canopy and > 30% understory	0 - 30% canopy; or 0 - 15% canopy and 0 - 30% understory	3
<b>Tree Demography</b> <i>An assessment of the age class distribution of all canopy tree species.</i>	Canopy tree species are present in all 4 age classes	Canopy tree species are present in 3 of 4 age classes	Canopy tree species are present in 2 of 4 age classes	Canopy tree species are present in only 1 age class or no trees	2

**Zone 1 Score:** 10

**Assessed Condition (Circle One)**

**Excellent: 18 - 20**

**Good: 13 - 17**

**Fair: 8 - 12**

**Poor: 5 - 7**

## Field Sheet: Zone 1 – Floodplain Health

Site/Project Name: Lauranne Residence

Date: 9/19/2015 Time: 10:30 am

Transect Number: A

Staff (if applicable): ADP and JDC

### Gap Frequency

Number of 1 meter gaps: 70

Percent of Transect: 70 %

### Large Woody Debris

Number of Large Woody Debris Pieces: 1

### Soil Compaction

Plot 1 (5 meters)	Plot 2 (50 meters)	Plot 3 (95 meters)
#1: <u>300</u> psi #2: <u>350</u> psi #3: <u>350</u> psi Average for Plot 1: <u>330</u> psi	#1: <u>300</u> psi #2: <u>400</u> psi #3: <u>350</u> psi Average for Plot 2: <u>350</u> psi	#1: <u>350</u> psi #2: <u>300</u> psi #3: <u>200</u> psi Average for Plot 3: <u>300</u> psi

Average for All Sample Plots: 327 psi

### Structural Diversity

Plot 1 (5 meters)	Plot 2 (50 meters)	Plot 3 (95 meters)
Canopy: <u>30</u> % Understory: <u>50</u> %	Canopy: <u>20</u> % Understory: <u>60</u> %	Canopy: <u>40</u> % Understory: <u>60</u> %

Average for All Sample Plots: Canopy: 30 % Understory: 57 %

### Tree Demography

Plot 1 (5 meters)	Plot 2 (50 meters)	Plot 3 (95 meters)
Number of Age Classes: <u>2</u>	Number of Age Classes: <u>2</u>	Number of Age Classes: <u>2</u>

Average for All Sample Plots: 2





**Legend**

**PopUpInfo**

⊗ Transect Plot Location

▭ Project Boundary

Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No. 48453C0455H (Effective September 26, 2008), TNRS, TWDB, USGS, USGS MR OSD, Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User

Project Mngr:	AP	Project No:	96157569
Drawn By:	JDC	Scale:	AS SHOWN
Checked By:	AP	File No.:	96157569
Approved By:	HJ	Date:	October 9, 2015

**Terracon**  
**Consulting Engineering and Scientist**  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

**FAFH Map**

Lauranne Residence  
 2200 Lauranne Lane  
 Austin, Travis County, TX

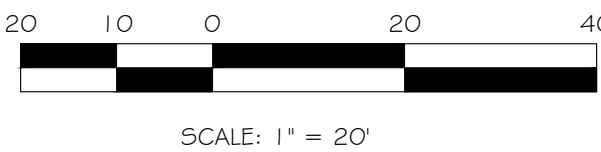
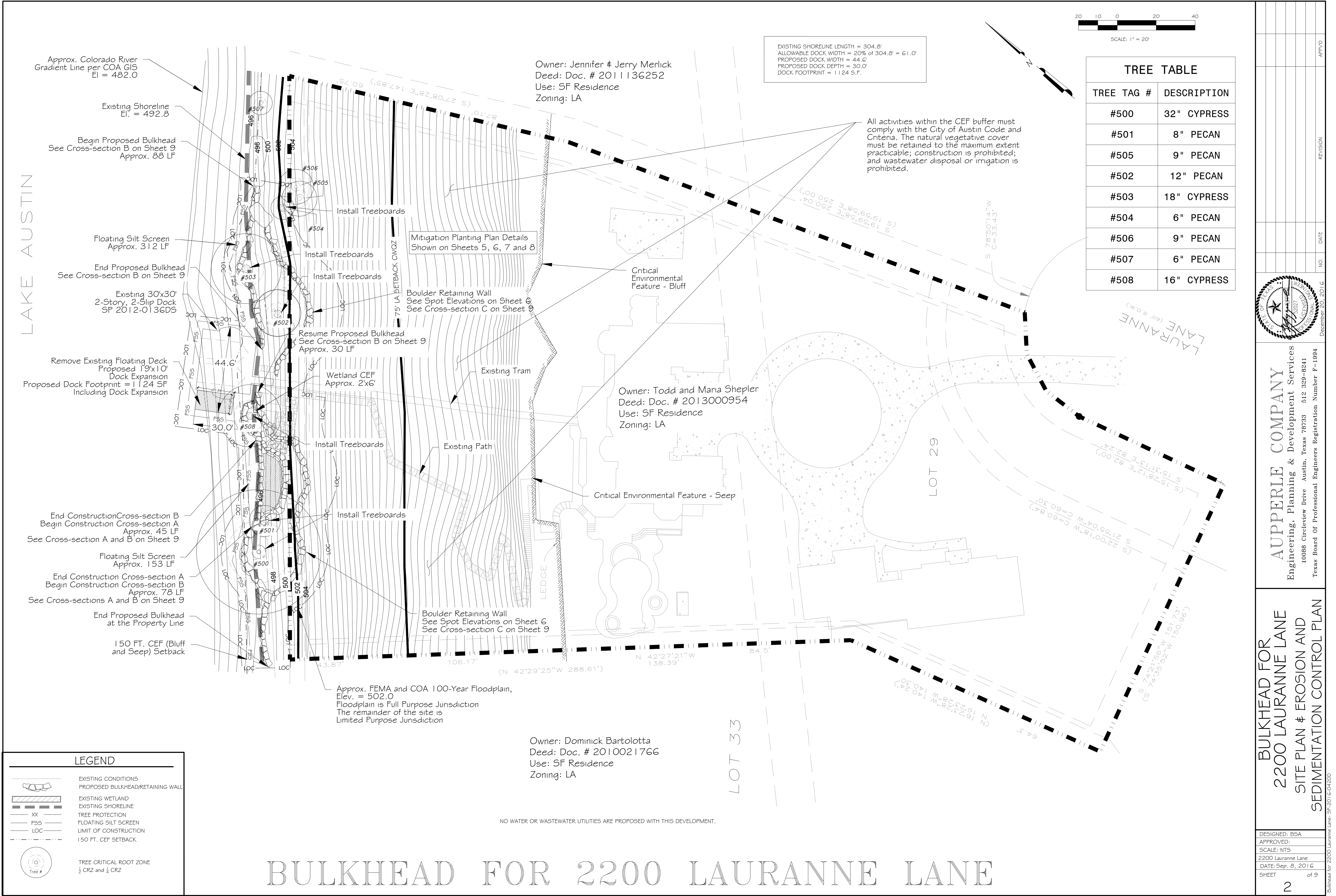
43

**EXHIBIT**

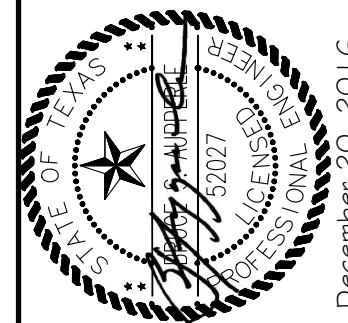
7

EXHIBIT 3  
SITE PLAN  
BULKHEAD FOR 2200 LAURANNE LANE





TREE TABLE	
TREE TAG #	DESCRIPTION
#500	32" CYPRESS
#501	8" PECAN
#505	9" PECAN
#502	12" PECAN
#503	18" CYPRESS
#504	6" PECAN
#506	9" PECAN
#507	6" PECAN
#508	16" CYPRESS



AUPPERLE COMPANY  
Engineering, Planning & Development Services  
10088 Circleview Drive Austin, Texas 78733 512 329-8241  
Texas Board of Professional Engineers Registration Number F-1994

BULKHEAD FOR  
2200 LAURANNE LANE  
SITE PLAN & EROSION AND  
SEDIMENTATION CONTROL PLAN

DESIGNED: BSA  
APPROVED:  
SCALE: NTS  
2200 Laurant Lane  
DATE: Sep. 8, 2016  
SHEET 2 of 9

EXHIBIT 4

"SUMMARY OF VARIANCES GRANTED AND DENIED UNDER SECTION 25-8-41"

EDITED VERSION

Summary of variances granted and denied under Sections 25-8-41 (Land Use Commission Variances)

Kristin Boat Dock SP-2016-0185Ds (D-10)	3811 Westlake Drive	Lake Austin, Water Supply Rural, Drinking Water Protection Zone	To allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock). LDC 25-8-281(C)(2)(b)	<a href="#">Recommended with conditions</a>		<a href="#">Recommended</a>
Gallagher Boat Dock SP-2015-0232DS (D-10)			1) To allow the construction of a boat dock, access maintenance and the installation of a new hand rail within several 150 foot Critical Environmental Feature buffers (Canyon Rimrock, Springs/Seep). 25-8-281 (C)(2)(B)	<a href="#">approved</a>		<a href="#">recommended</a>
Hart Residence SP-2011-0037D(R1) (D-6)	13500 Pecan Drive	Lake Austin (Water Supply Rural), Drinking Water Protection Zone	1) A variance to 25-8-261 to allow the construction of a third access to an existing boat dock in a Critical Water Quality Zone.	<a href="#">approved</a>		<a href="#">recommended with conditions</a>
CASWELL ESTATES C8-2014-0134.0A	3336 Mount Bonnell Dr	Huck's Slough Watershed and Lake Austin Watershed	1 – To allow a CEF within a residential lot [LDC 25-8-281(B)] and 2 – To reduce a CEF setback to 50 feet [LDC 25-8-281(C)(1)(a)]	<a href="#">approved</a>		<a href="#">recommended</a>
Far View SP-2014-0135D	3337 Far View Drive	Drinking Water Protection Zone	To modify the standard 150-foot width Critical Environmental Feature buffer in order to allow construction of a tram within a Critical Environmental Feature (rimrock and seep) buffer corridor 10 feet wide and 420 feet long that spans 2 canyon rimrocks and a seep, 25-8-281(C)(2)(b).	<a href="#">approved with conditions</a>		<a href="#">recommended with conditions</a>
70 Pascal Lane SP-2014-0144D	70 Pascal Lane	Lake Austin (Water Supply Suburban), Drinking Water Protection Zone	To allow the construction of a tram within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock/Bluff) to provide a single point of shoreline access to a proposed boat dock that is outside of the buffer. 25-8-281 (C) (2) (B).	<a href="#">approved</a>		<a href="#">recommended with conditions</a>
Iles Boat Dock SP-2014-0212DS	2415 Big Horn Dr., Bldg. BD	Lake Austin (Water Supply Suburban), Drinking Water Protection Zone	Variance to allow construction of a boat dock within a bluff Critical Environmental Feature buffer, 25-8-281(C)(2)(b).	<a href="#">approved</a>		
2908 Scenic Drive SP-2013-0295DS	2908 Scenic Drive	Lake Austin (Watershed Supply Suburban), Drinking Water Protection Zone	Feature buffer, 25-8-281(C)(2)(b).	<a href="#">approved</a>		
3961 Westlake SP-2013-044DS	3961 Westlake Drive	Lake Austin (Water Supply Rural), Drinking Water Protection Zone	To allow construction of a tram downslope of and at the distance less than 150ft from a CEF buffer, 25-8-281- ( C)(1)(a)	<a href="#">denied</a>		
3961 Westlake SP-2013-044DS	3961 Westlake Drive	Lake Austin (Water Supply Rural), Drinking Water Protection Zone	1. to allow construction of a tram downslope of and at the distance less than 150ft from a CEF buffer, 25-8-281- ( C)(1)(a) and 2. to allow construction of a second boat dock access within a CWQZ, not allowed per 25-8-261 (C ) (1)	<a href="#">denied</a>		
3213 Smoky Ridge SP-2012-0366DS	3213 Smoky Ridge	Lake Austin	LDC 25-8-281 ( C)(1)(a) to allow construction of a boat dock and associated access within a CEF buffer	<a href="#">approved with conditions</a>		
Boat Dock for 5 Humboldt Lane SP-2013-0133D	5 Humboldt Lane	Lake Austin (Water Supply Rural)	to allow construction of a boat dock and the associated access trail witin a CEF buffer LDC section 25-8-281 (C )(1)(a)	<a href="#">approved with conditions</a>		<a href="#">recommended with conditions</a>

EXHIBIT 5  
AERIAL PHOTO OF THE SITE





EXHIBIT 6  
PHOTOS OF THE SITE







EXHIBIT 7

AERIAL PHOTOS OF THE VICINITY

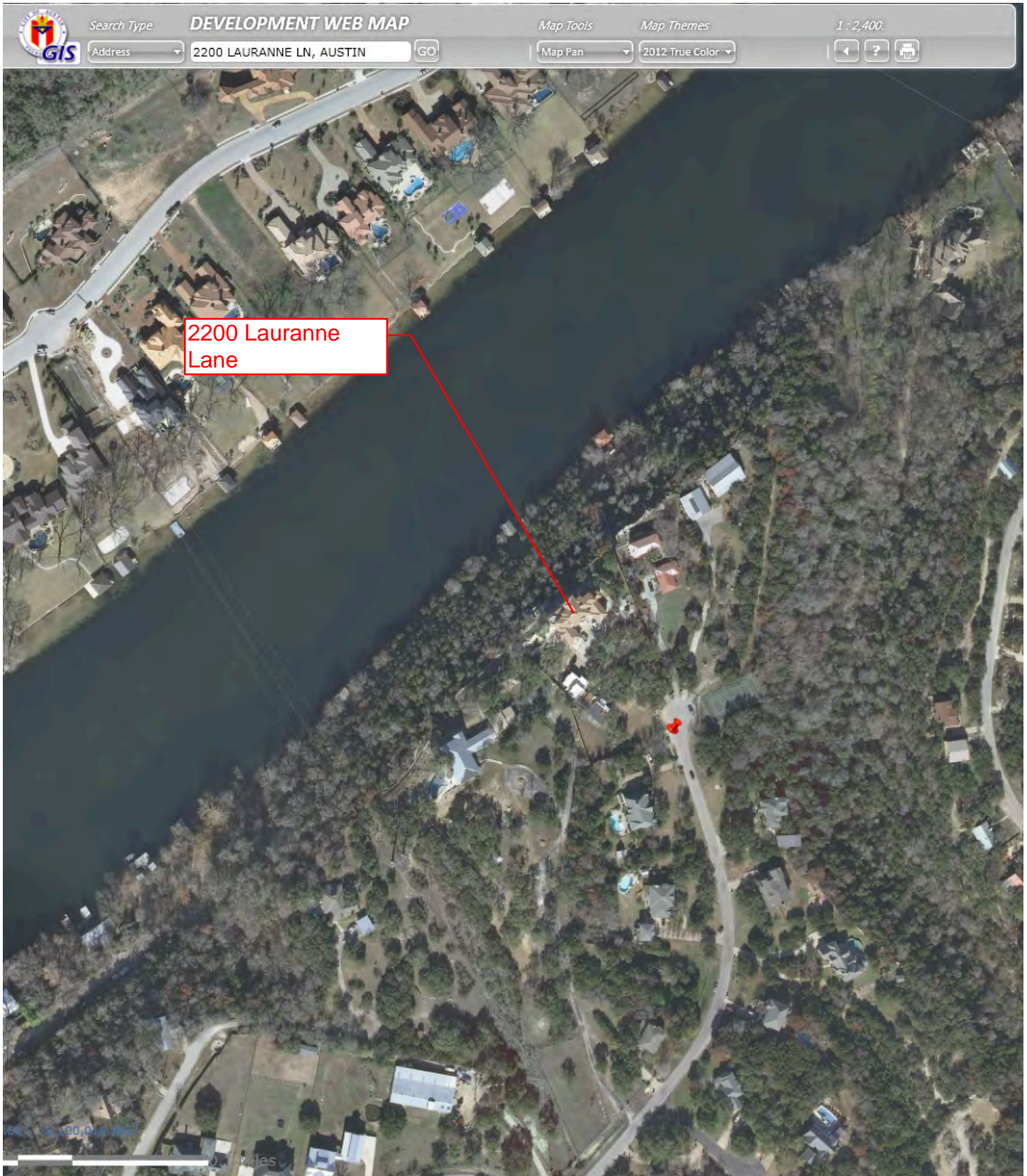


EXHIBIT 8  
EXISTING CONDITIONS ON SITE



