

**SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE REQUEST ONLY**

**CASE:** SP-2017-0032D

**ZAP COMMISSION DATE:** June 6<sup>th</sup>, 2017

**PROJECT NAME:** Settle Boat Dock

**APPLICANT:** Stephen Settle

**AGENT:** Rick Rasberry Environmental  
(Rick Rasberry)

**ADDRESS OF SITE:** 3825 Westlake Drive

**COUNTY:** Travis

**AREA:** .86 acres

**WATERSHED:** Lake Austin  
Water Supply Rural  
Drinking Water Protection Zone

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:** LA

**PROPOSED DEVELOPMENT:**

The site plan under review proposes the demolition of an existing boat dock and construction of a new boat dock in the same footprint. A portion of the stairs accessing the boat dock will also be rebuilt with this permit. The proposed boat dock is to be constructed by barge only to avoid the CEFs on-site. The dock and associated stairs are down gradient of the Critical Environmental Features.

**DESCRIPTION OF VARIANCES:**

The applicant requests the following: To allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffers (2) Canyon Rimrocks and (2) Springs.

**STAFF**

**RECOMMENDATION:**

The findings of fact have been met and staff recommends approval with the condition that the applicant will construct the proposed boat dock and stairs by barge only to avoid the CEFs on-site.

**ENVIRONMENTAL BOARD ACTION:**

**May 17<sup>th</sup>, 2017:** The Environmental Board recommended approval of the variances with the condition that staff conditions shall be added to the cover of the site plan permit set and no replacement of the stairwell outside the limits of this permit shall be permitted unless the variance application is modified or a second variance is requested. Routine maintenance of the existing stairwell is allowed provided a permit is not required from the COA. Vote: 9-1.

**ENVIRONMENTAL REVIEW STAFF:** Atha Phillips **PHONE:** (512) 974-6303  
Atha.Phillips@austintexas.gov

**CASE MANAGER:** Clarissa Davis **PHONE:** (512) 974-1423  
Clarissa.Davis@austintexas.gov

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA****COMMISSION MEETING****DATE REQUESTED:**

May 17, 2017

**NAME & NUMBER  
OF PROJECT:**SETTLE BOAT DOCK  
SP-2017-0032D**NAME OF APPLICANT  
OR ORGANIZATION:**Rick Rasberry  
(512) 970-0371**LOCATION:**

3825 Westlake Drive

**Council District:**

District # 10

**PROJECT FILING DATE:**

February 3, 2017

**WPD / ERM:**Scott Hiers, (512) 974-1916  
scott.hiers@austintexas.gov**DSD/  
CASE MANAGER:**Clarissa Davis, (512) 974-1423  
Clarissa.davis@austintexas.gov**WATERSHED:**Lake Austin  
Water Supply Rural  
Drinking Water Protection Zone**ORDINANCE:**

Watershed Protection Ordinance

**REQUEST:**

Variance request is as follows:

1. To allow the construction of a boat dock within several 150 foot Critical Environmental Feature buffers (2)Canyon Rimrocks and (2)Springs. 25-8-281(C)(2)(b).

**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:** Scott Hiers, Hydro Geologist  
Watershed Protection Department

**DATE:** April 27, 2017

**SUBJECT:** Settle Boat Dock  
Case No. SP-2017-0032D

On the May 17<sup>th</sup> agenda is a request for the consideration of a variance to allow the construction of a boat dock within several 150 foot Critical Environmental Feature buffers (2) Canyon Rimrocks and (2) Springs. [25-8-281(C)(2)(b)]

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

The property is located at 3825 Westlake Drive and consists of one lot that is .868 acres. There is an existing single family home built in 2005 and an existing boat dock that is in disrepair. Adjacent uses include single family. The topography of the lot is steep and slopes from 554' (back of house) to 492' (shoreline), a drop of 62'.

### **Watershed Data**

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. A Critical Water Quality Zone associated with Lake Austin extends onto the property. The property fronts Lake Austin, surface water drains northeast to Lake Austin.

### **Jurisdictional Data**

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

### **Trees**

No tree removal is proposed with this project but a 15.5" Spanish Oak is adjacent to the LOC and will be protected during construction.

### **Critical Environmental Features**

There are four Critical Environmental Features along with their associated buffers on site: (2) Canyon Rimrocks and (2) Springs.



**Proposed Development**

The site plan under review proposes the demolition of an existing boat dock and construction of a new boat dock in the same footprint. A portion of the stairs accessing the boat dock will also be rebuilt with this permit. The proposed boat dock is to be constructed by barge only to avoid the CEFs on-site. The dock and associated stairs are down gradient of the Critical Environmental Features.

**Variance Request from the Requirement of LDC 25-8-281(C)(2)(b)**

To allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffers (2) Canyon Rimrocks and (2) Springs.

**Conditions for Staff Approval**

The applicant will construct the proposed boat dock and stairs by barge only to avoid the CEFs on-site.

**Recommendation**

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



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

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<b>Project:</b>	<b>3825 Westlake Drive- SP-2017-0032D</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 boat dock within a Critical Environmental Feature (CEF) buffers associated with canyon rimrocks and springs.</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 already has shoreline frontage and an existing boat dock, which is similar to the adjacent properties. In addition, the City has granted similar variances to allow for the construction of new boat docks on the lake.**

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 shoreline frontage that is entirely within a critical environmental feature buffer, so there is no alternative location available on site.**

- 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 granting of this variance to allow construction of a boat dock within the standard 150-ft critical environmental feature buffer is more protective and is the least amount of deviation from code compared to the alternative of**

**reducing the critical environmental feature buffer distance to allow for the construction of the boat dock outside a newly modified, but smaller buffer area.**

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

**Yes. Construction of the boat dock will not create a significant probability of harmful environmental consequences. The construction activities will occur from the lakeside by barge down-gradient of rimrock and spring critical environmental features.**

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 to replace the existing boat dock will result in equal water quality since the proposed construction activities are occurring by barge from the lakeside. Installation of the boat dock will not result in a significant increase sediment-laden runoff or sediment discharges to the lake or impact the critical environmental features.**

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.

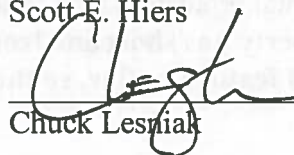
*N/A*

Hydrogeologic Reviewer:



Scott E. Hiers

Environmental Officer:



Chuck Lesniak

Date: May 8, 2017

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

**SETTLE BOAT DOCK**

**3825 WESTLAKE DRIVE  
SP-2017-0032D**

***Scott Hiers***

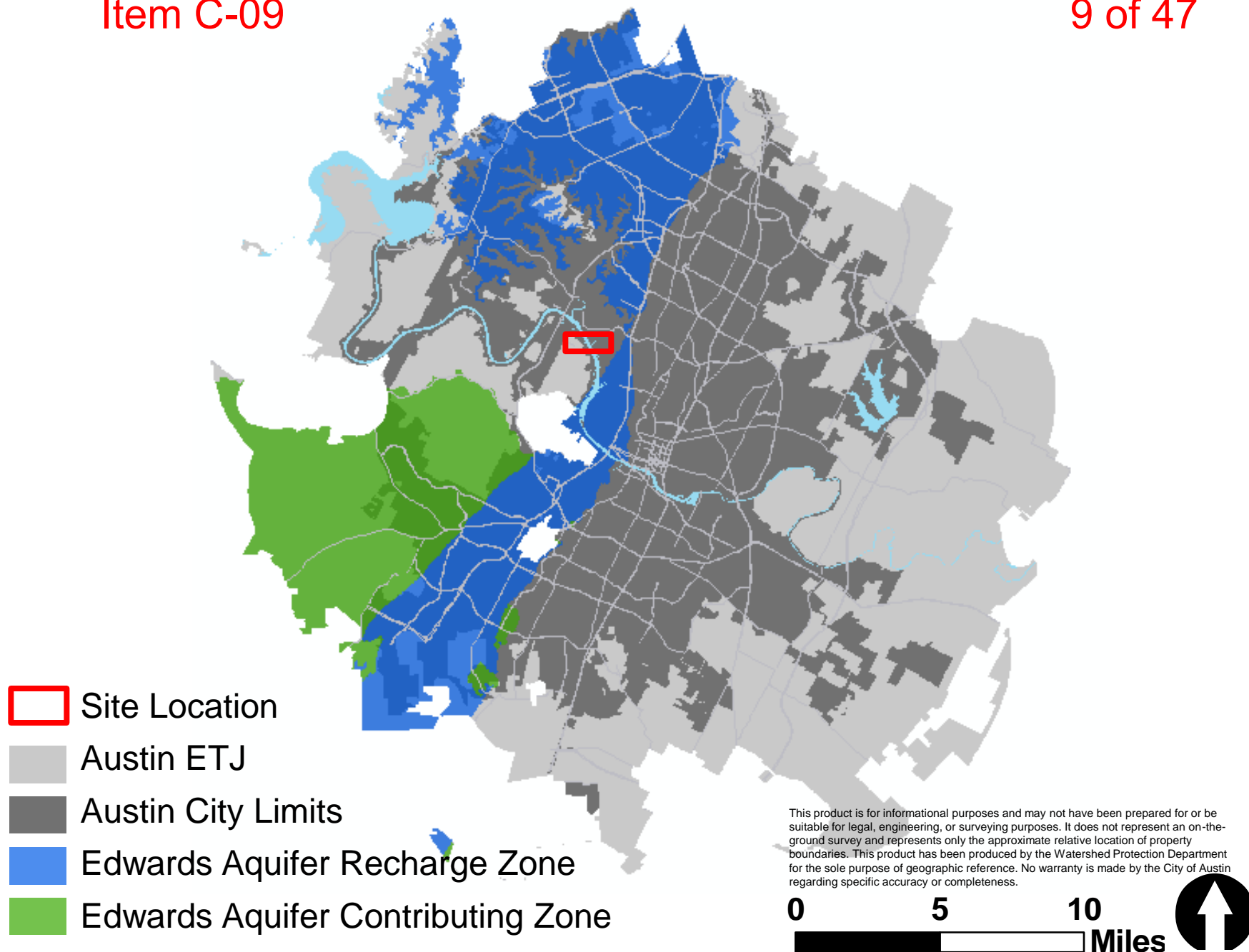
***Hydrogeologist***

***Watershed Protection Department***

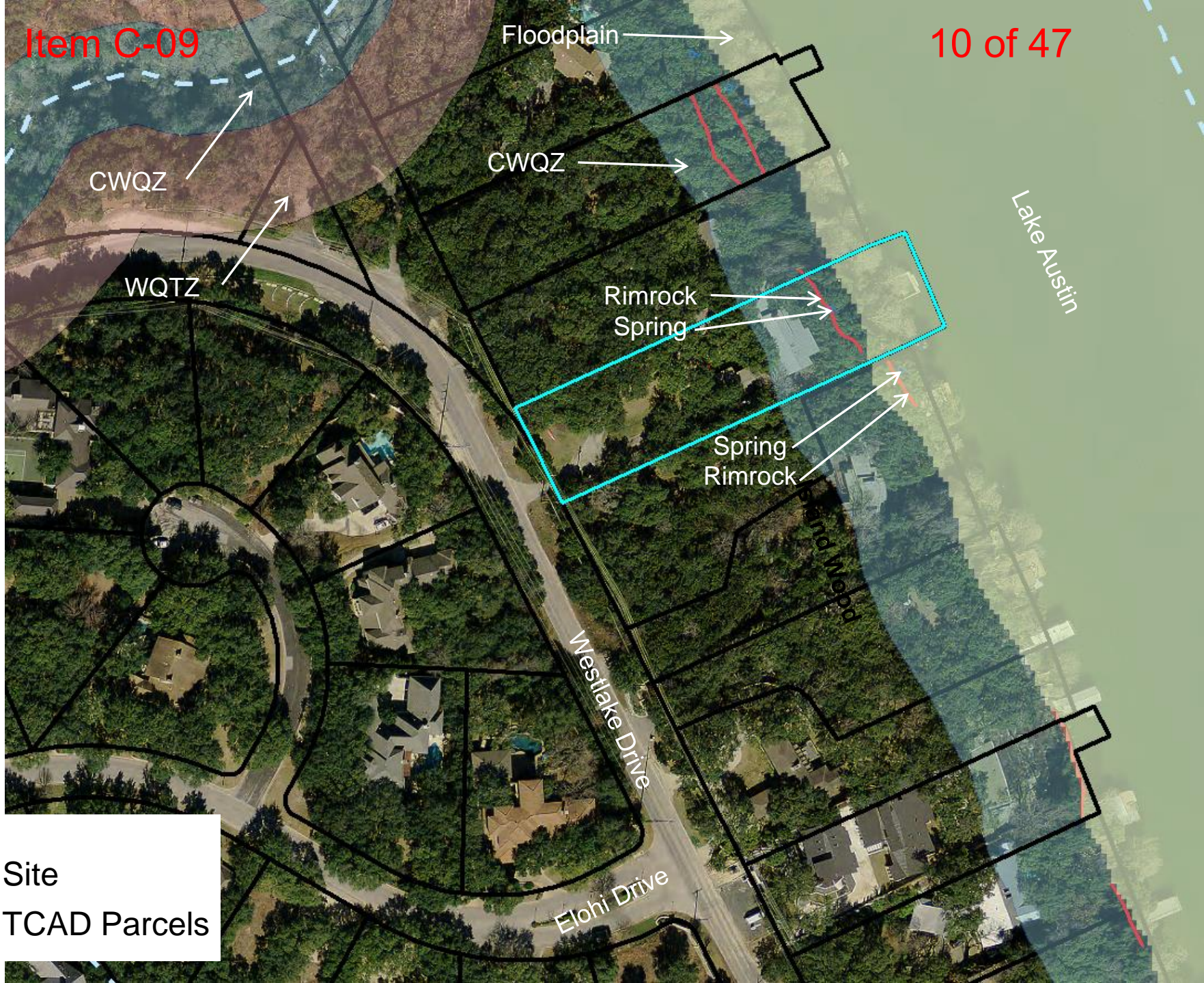
***Atha Phillips, RLA***

***Environmental Program Coordinator***

***Development Services Department***







CWQZ

CWQZ

WQTZ

Rimrock  
Spring

Spring  
Rimrock

Lake Austin

Westlake Drive

Elohi Drive






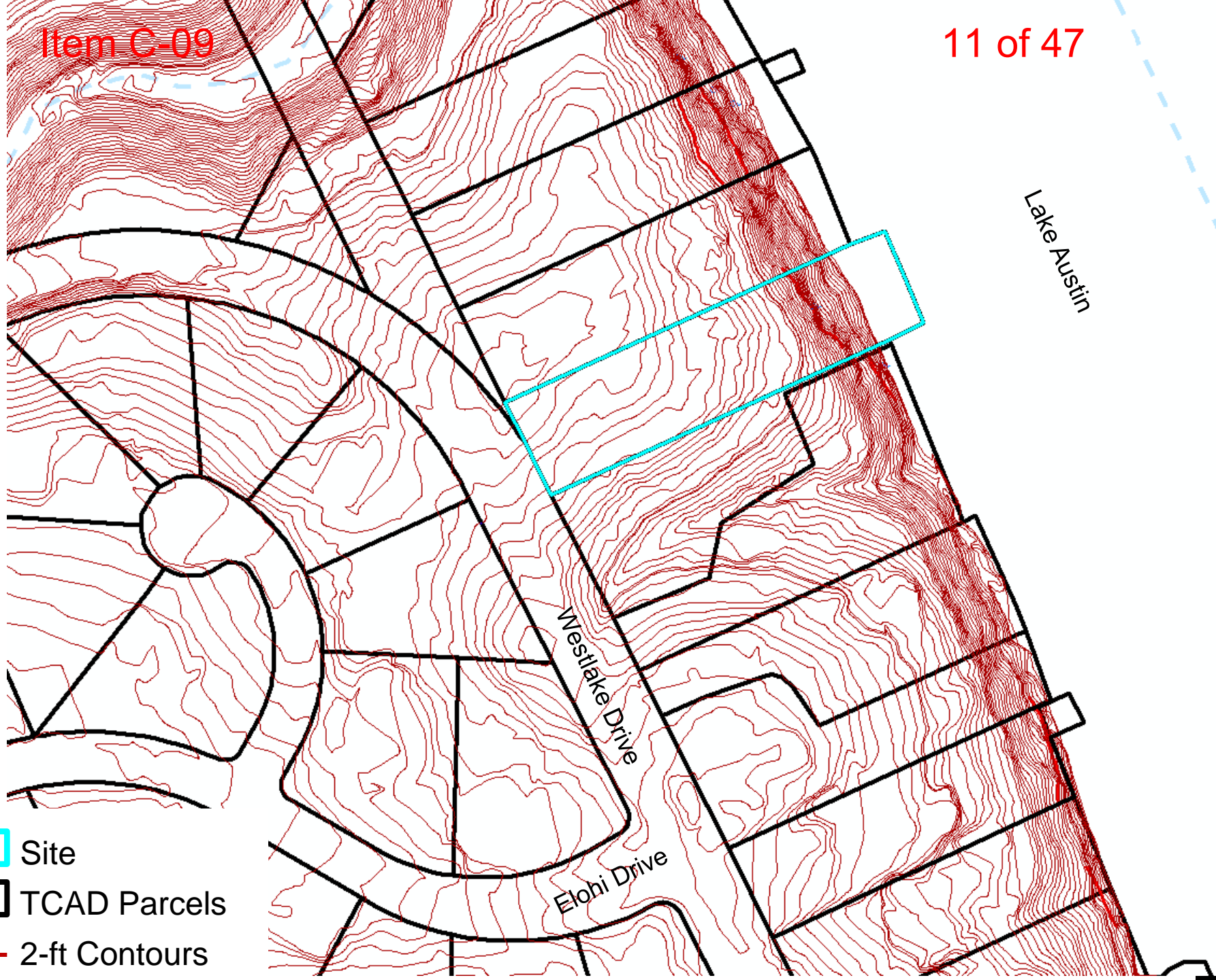
Site



TCAD Parcels



-  Site
-  TCAD Parcels
-  2-ft Contours



Lake Austin

Westlake Drive

Elohi Drive

# PROPERTY DATA





- Lake Austin Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Limited Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- (2) Rimrock and (2) Spring Critical Environmental Features present on site or within 150 feet
- Council District 10

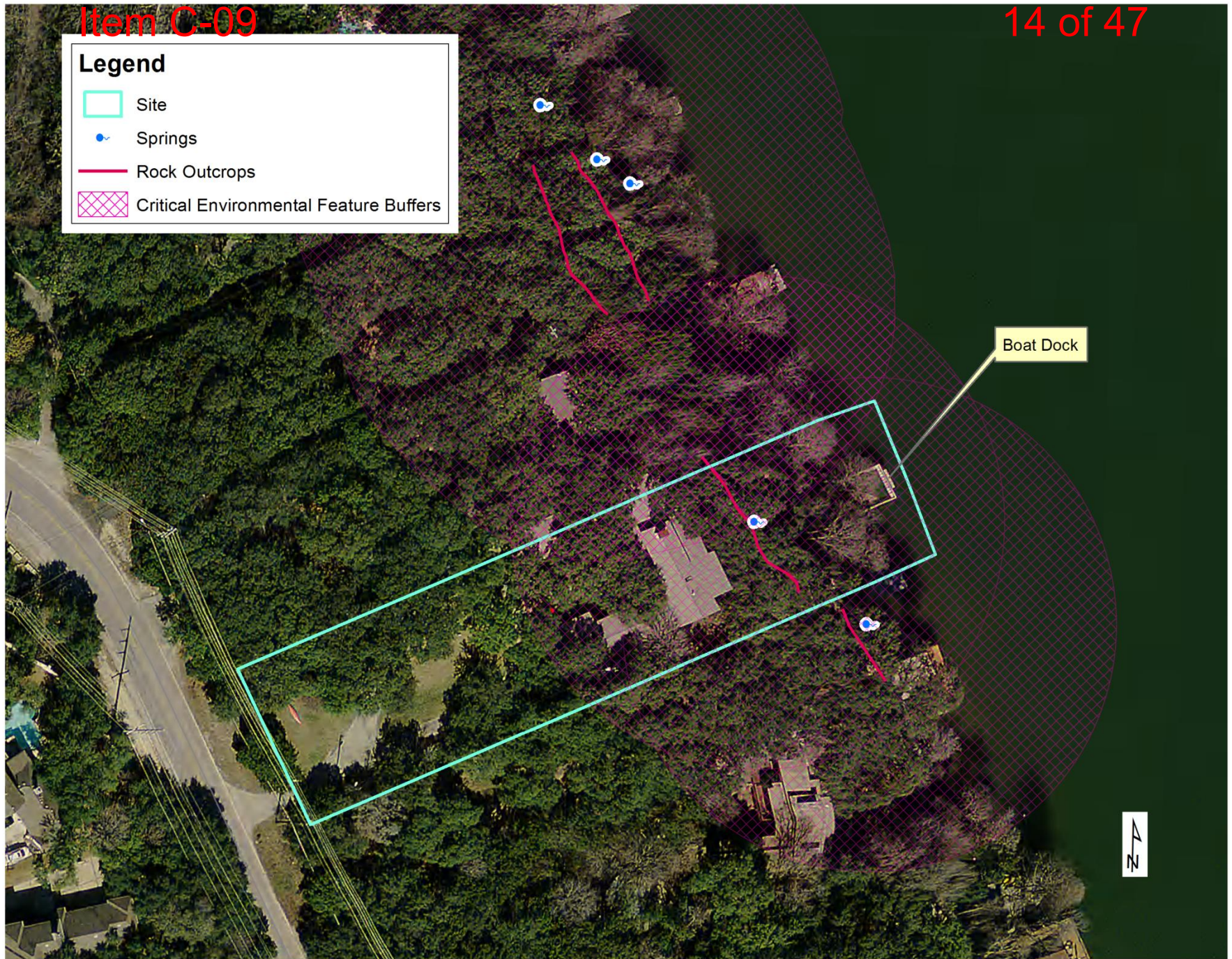


## **BACKGROUND**

The project is proposing to demolish an existing boat dock and build a new boat dock within the same foot print. The proposed boat dock is within the buffer of a rimrock critical environmental feature or CEF.

**Legend**

-  Site
-  Springs
-  Rock Outcrops
-  Critical Environmental Feature Buffers

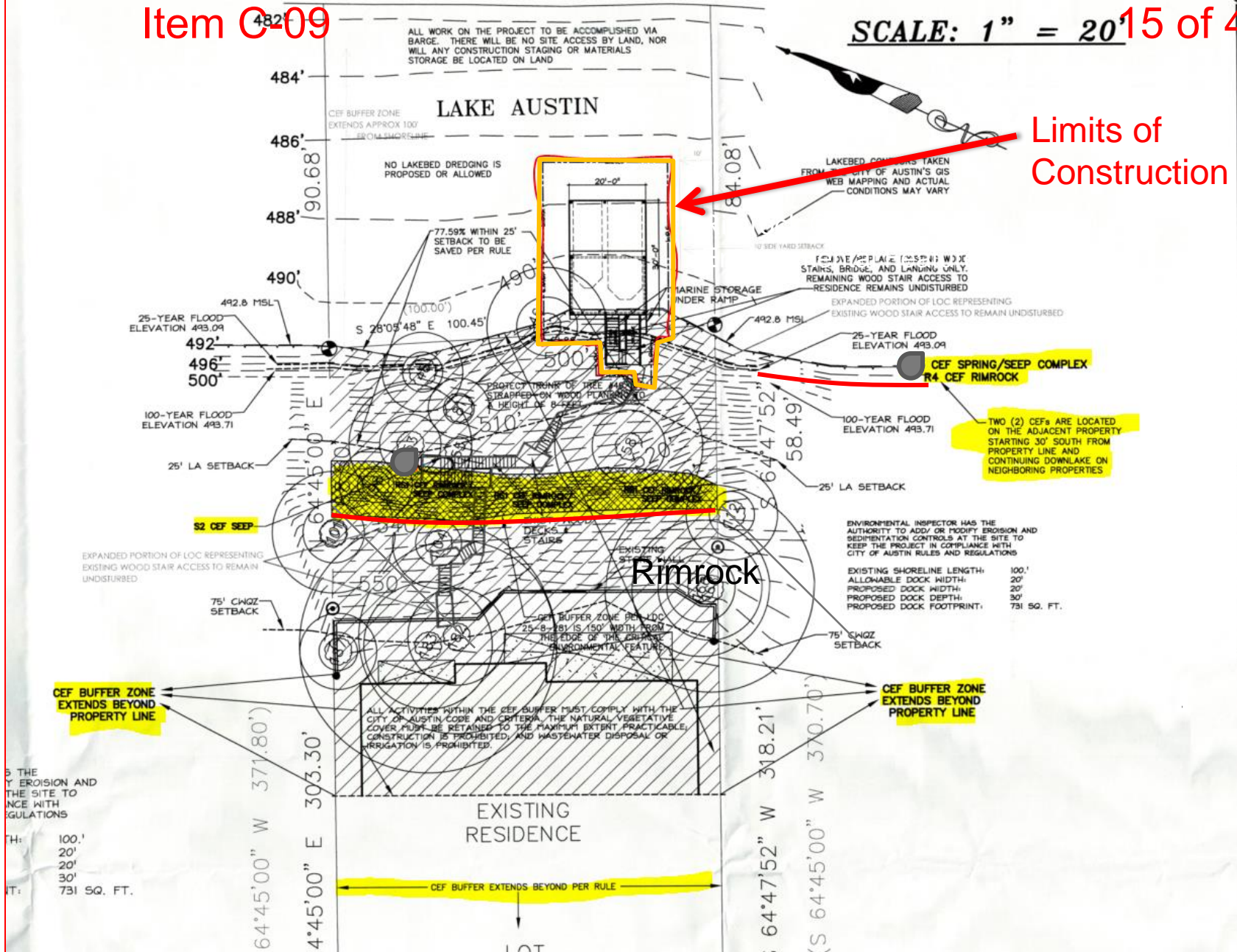




Item C-09

SCALE: 1" = 20'

Limits of Construction



**LAKE AUSTIN**

**BOAT DOCK & SHORELINE PERMITS**

RICK RASBERRY, CESSWI  
2510 CYNTHIA COURT  
LEANDER, TX 78641  
(512) 970-0371  
WWW.RICKRASBERRY.COM

DRAWINGS BY:

www.robsanders  
designer.com

N.C.B.D.C.

NATIONAL COUNCIL OF  
BOAT DOCK DESIGNERS

ROB SANDERS  
CERTIFICATION NO. 44-029

SETTLE  
BOAT DOCK





Spring/Seep






























Spring/Seep –  
Adjacent to site





Spring/Seep –  
Adjacent to site

## **LDC 25-8-281(C)(2)(B)**

Prohibits construction within a Critical Environmental Feature (CEF) buffer. The standard CEF buffer distance is 150-feet, which is measured from the crest of the rimrock CEF and the buffer encircles the rimrock feature. Spring CEF buffers are measured from the spring orifice and extend radially out a 150-feet.

# VARIANCE REQUEST

Allow construction boat dock within the 150-foot buffer for (2) Rimrocks and (2) Spring CEFs.

## Similar Cases:

Yes, there are other variances that have been granted for construction of boat dock within a CEF buffer.

# **VARIANCE RECOMMENDATION**

**Approval of variance with following condition:**

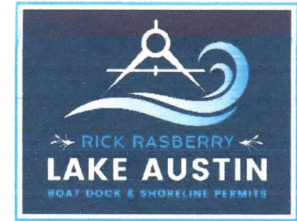
- All construction is to occur from the lakeside by barge.

## **Reasons for Recommendation:**

- The findings of fact have been met.
- Construction is occurring downgradient of Critical Environmental Features and over the lake.

**QUESTIONS?**





March 28, 2017

Director of Development Services Department

EXHIBIT B1 OF 8

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Request for Approved Variance LDC 25-8-281(C)(2) Rimrock Critical Environmental Feature, Boat Dock Remodel, SP-2017-0032D, 3825 Westlake Drive on Lake Austin, TX

Dear Director:

On behalf of the Owners of the referenced property I am requesting approval to allow for the proposed boat dock remodel improvements to occur within any defined 150' Critical Environmental Feature (CEF) Buffer Zone that might exist on the residential lot as purported by COA Staff. LDC 25-8-281(C)(2) prohibits construction within the 150' CEF Buffer Zone.

The existing residential lot/property has been fully developed with a single-family residence and accessory boat dock for several decades. The proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access*.

LDC 25-8-281(B) states that "a residential lot may not include a critical environmental feature or be located within 50 feet of a critical environmental feature." In light of the approved grandfathered single family residence and dock development pursuant to LDC 25-2-963(D)(8) and LDC 25-8-281(B), we previously petitioned Staff to accept the referenced site plan application and supporting documents excluding specific delineation of the supposed Rimrock CEF(s) since the existing and longstanding residential lot conditions would arguably not qualify as a CEF by rule definition.

The property Owners disagree with the Staff findings claiming that the proposed dock remodel improvements would command Commission(s) variance approval, and would further contend that any lawful rule variance conditions should be approved administratively by "the Director" for the grandfathered dock remodel. However, the Owners have agreed to take whatever action is demanded by COA to avoid delays with anticipation for reasonable and timely application processing of the dock remodel plans and applications.

EXHIBIT B2 OF 8

Director of Development Services Department

Request for Approved Variance LDC 25-8-281(C)(2) Rimrock CEF, SP-2017-0032D

March 28, 2017

Page 2

It should be noted that the property Owners are seeking no special privilege to remodel the boat dock and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development, and as provided. The proposal would result in promoting ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for Site Plan would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable use.

Please let me know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Rasberry", with a stylized, flowing script.

Ricky "Rick" Rasberry, CESSWI

March 28, 2017

EXHIBIT B3 OF 8



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Rick Rasberry (Agent for Owners Stephen & Lynne Settle)
Street Address	2510 Cynthia Ct
City State ZIP Code	Leander, TX 78641
Work Phone	512-970-0371
E-Mail Address	rick@rickrasberry.com

#### Variance Case Information

Case Name	Settle Boat Dock
Case Number	SP-2017-0032D
Address or Location	3825 Westlake Drive
Environmental Reviewer Name	Atha Phillips
Environmental Resource Management Reviewer Name	Scott Hiers
Applicable Ordinance	Chapter 25-8-281(C)(2)(b)
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	Proposed boat dock remodel is on a classified waterway
Water and Waste Water service to be provided by	No water or wastewater service provided to boat dock
Request	Approval to remodel dock within 150' of any CEF Rimrock Buffer Zone, LDC 25-8-281(C)(2)(b)

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 residential lot up gradient (above 492.8 msl) of the proposed dock includes slope ranging from 5% to greater than 35%, with topography ranging from 492.8 to 565.0 msl. An existing dock with pedestrian access stairs have been developed on the property for several decades. The proposed site plans delineate four (4) CEFs on the residential property purported by COA. One rimrock/seep complex at about elevation 538-ft (msl), one seep and near the base of rimrock/seep complex and 7-ft west of tree 55, a spring/seep complex at about elevation 494-ft along the shoreline on the adjacent property to south, about 30-ft south of the southern property line; and one rimrock also on the adjacent property. All four (4) CEFs demarcated on the proposed plans are either up gradient of the proposed dock remodel or are several feet away on the neighboring property.</p>	

Clearly indicate in what way the proposed project	COA staff contend that the proposed dock remodel construction would be prohibited by rule 25-8-281(C)(2)(b). Maps, plans,
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does not comply with current Code (include maps and exhibits)	pictures, and Environmental Resource Inventory included with this application as applicable 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: Settle Boat Dock

Ordinance: No. 20140626-113 & LDC 25-8-261(C)(2)(b)

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, other similarly situated property with approximately contemporaneous development approved by COA would include these issued site development permits, as follows: SP-2016-0185DS, SP-2015-0202DS, SP-2014-0212DS, SP-2013-0504DS, & SP-2014-0182DS

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 proposed dock remodel would be sited in the same location as the existing non-conforming boat dock which has existed for several decades. All work would be performed via barge and would involve no disturbance to any CEFs. Additionally, the proposed dock remodel would bring the site into compliance with current codes and ordinances.

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

Yes, the proposed boat dock remodel would bring the site into compliance with current codes and ordinances. Any denial of the proposed boat dock remodel would be construed as a deprivation of a privilege given to other property owners and would effectively deny the owner a reasonable use of the property.

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

Yes, all work would be performed by barge and would have no significant probability of harmful environmental consequences.

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

Yes, removal of the existing wooden dock structure and replaced with modern day components would result in equal to, or greater water quality effect.

- 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;

Yes, conditions outlined in Section B are not applicable to boat docks.

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

Yes, conditions outlined in Section B are not applicable to boat docks.

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

Yes, conditions outlined in Section B are not applicable to boat docks.

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



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 &amp; 1.10.0

*Exhibit A1 of 11  
PR*

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: Settle Boat Dock
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): Prop 123448/Geo 0127090119
3. ADDRESS/LOCATION OF PROJECT: 3825 Westlake Drive
4. WATERSHED: Lake Austin

## 5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone\* (See note below) ..... ☐ YES ☒ NOEdwards Aquifer Contributing Zone\* ..... ☐ YES ☒ NOEdwards Aquifer 1500 ft Verification Zone\* ..... ☐ YES ☒ NOBarton Spring Zone\* ..... ☐ YES ☒ NO

\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... ☐ YES\*\* ☒ NO  
If yes, then check all that apply:

- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

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

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

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

8. There is a total of 4 (#'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):



Exhibit A 2 of 11  
12/2

2 (#s) Spring(s)/Seep(s)      \_\_\_\_\_ (#s) Point Recharge Feature(s)      \_\_\_\_\_ (#s) Bluff(s)  
2 (#s) Canyon Rimrock(s)      \_\_\_\_\_ (#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)
Tarrent (TeE), 5-18% Slopes	C	<1
Tarrent (TeF), 18-40% Slopes	C	<1

**\*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.

Exhibit A 3 of 11  
RR**Description of Site Topography and Drainage** (Attach additional sheets if needed):

The fully developed residential shoreline lot on Lake Austin upland of the site slopes significantly from the residence and drains naturally in sheet flow directly into the Lake Austin Waterway.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Glen Rose	Upper Glen Rose	No Member

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

The fully developed residential lot on the shoreline of Lake Austin upland of the site is mostly large rock with compacted soil. Part of the shoreline and an area upslope of the shoreline are composed of a rim rock outcropping and spring/seep complexes labeled and delineated on the plans.

**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>\_\_\_\_ (#) wells present on the project site and the locations are shown and labeled  
<sup>0</sup>\_\_\_\_ (#s) The wells are not in use and have been properly abandoned.  
<sup>0</sup>\_\_\_\_ (#s) The wells are not in use and will be properly abandoned.  
<sup>0</sup>\_\_\_\_ (#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 fully developed residential lot is predominantly native shrubs, hedges, weeds, and range plants within the 25' LA Setback Area.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Live Oak	Quercus virginiana
Elm	Ulmus americana
Spanish Oak	Quercus falcata

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
Honeysuckle	Lonicera spp.
Lantana	Lantana urticoides
Turk's cap	Malvaviscus arboreus var. drummondii
Muscadine grape	Vitis rotundifolia
Yucca	Yucca spp.
Agarita	Mahonia trifoliolata

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

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

**NO HYDROPHYTIC VEGETATION WITHIN LOC**

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

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) ☒ NO ONSITE SEWAGE SYSTEM

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: January 3, 2017  
Date(s)

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

Rick Rasberry, CESSWI

512-970-0371

Print Name

**Rick Rasberry**

Digitally signed by Rick Rasberry  
Date: 2017.03.26 12:53:25 -05'00'

Telephone

rick@rickrasberry.com

Signature

Lake Austin Boat Dock & Shoreline Permits

Email Address

March 26, 2017 (Revised Per COA-ERM)

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).



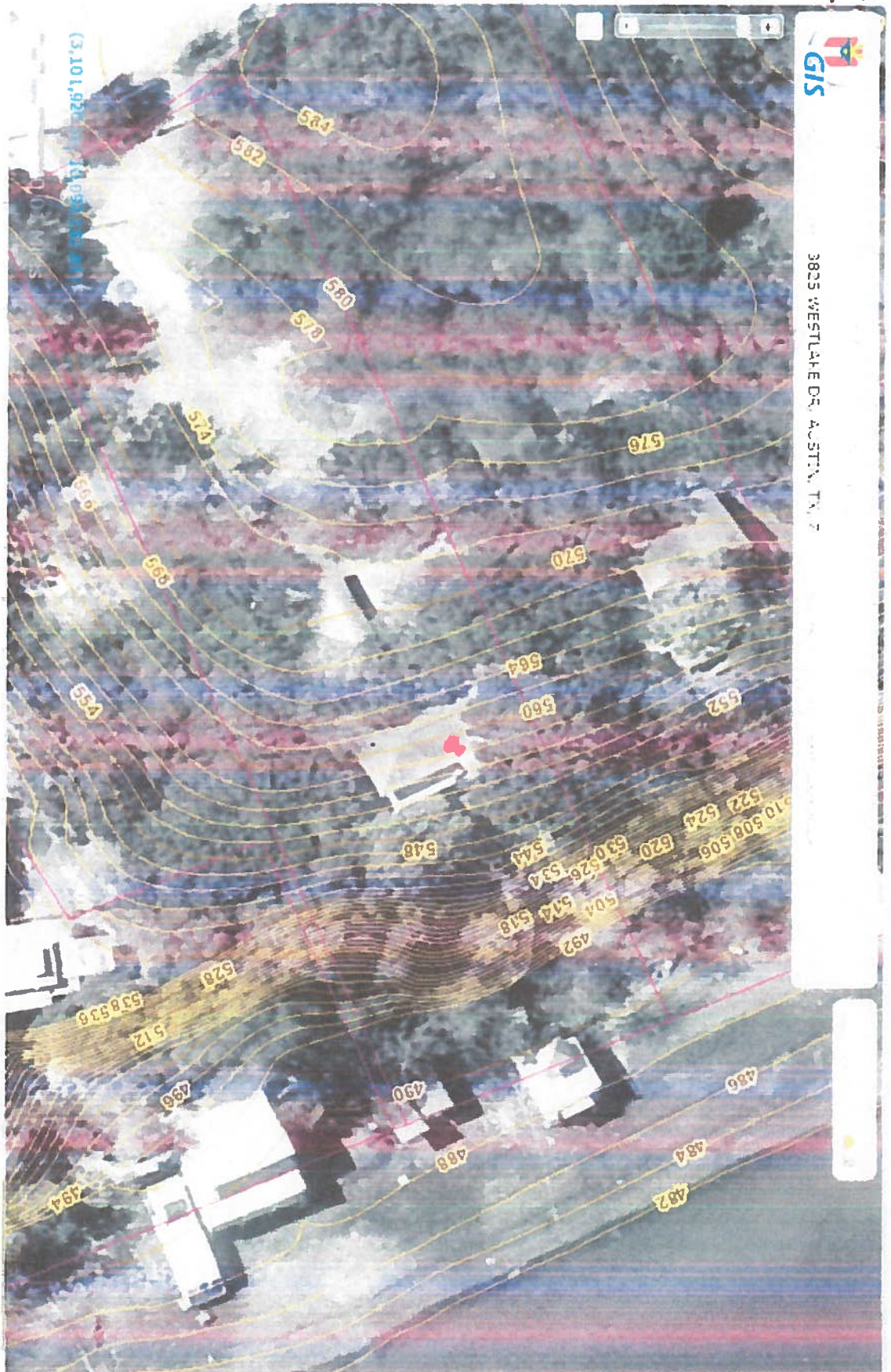




1997 Black / White

Exhibit D7 of 10  
A8 of 11

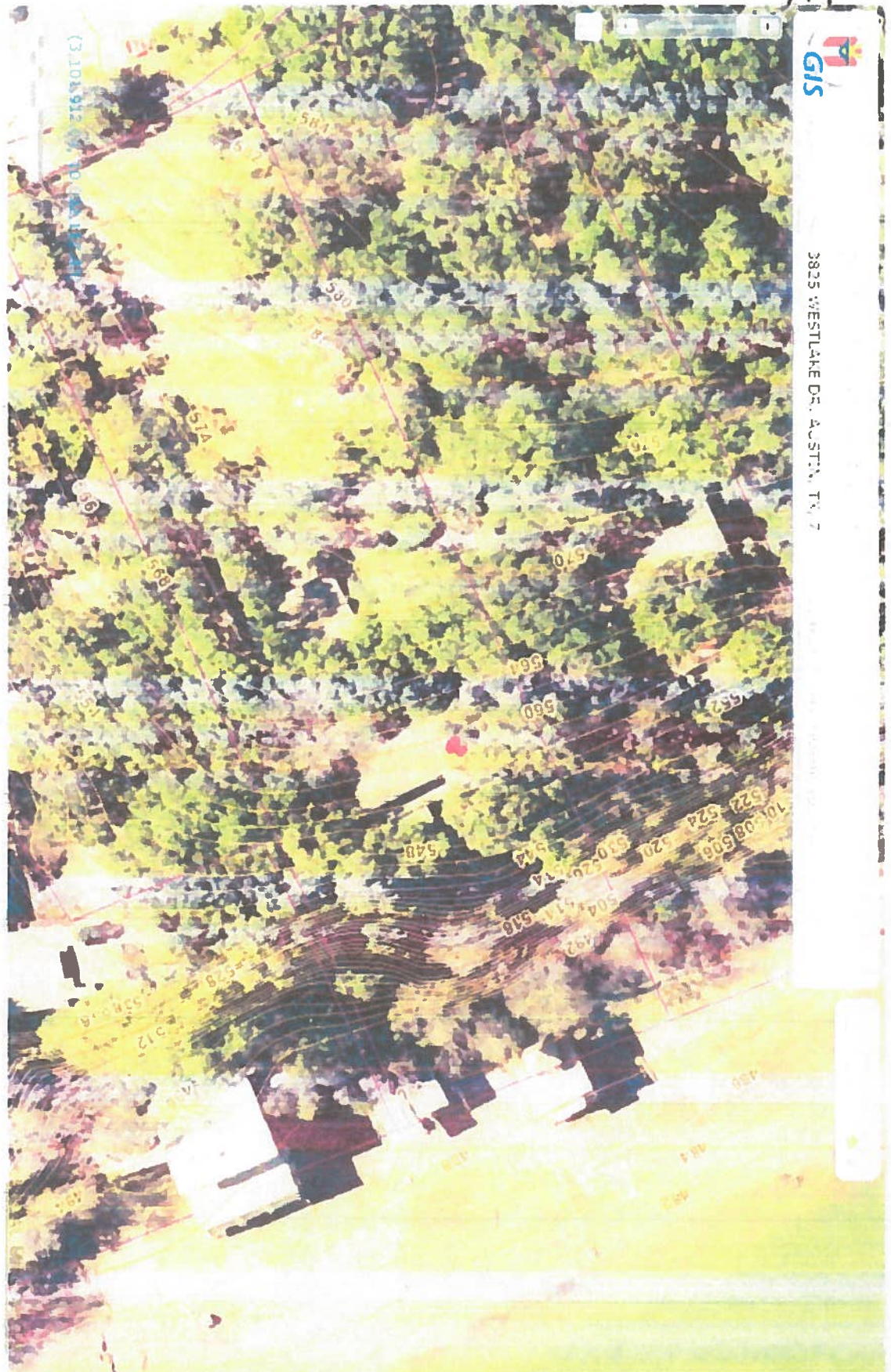
129





2003 True Color

Exhibit DB of 10  
A9 of 11  
rpr





2012 True Color

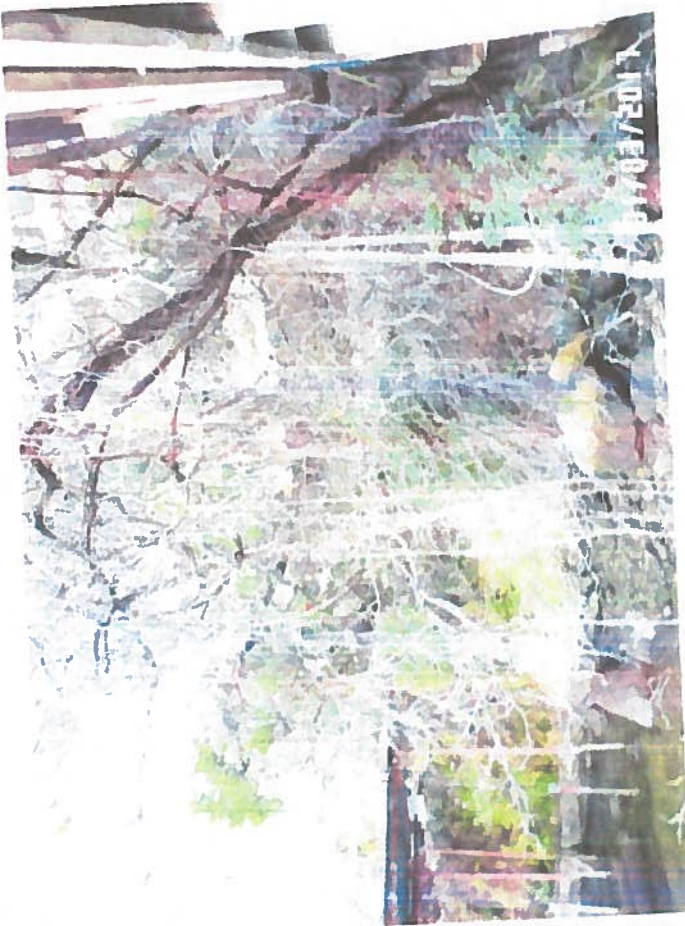
Exhibit D9 of 10  
A10 of 11  
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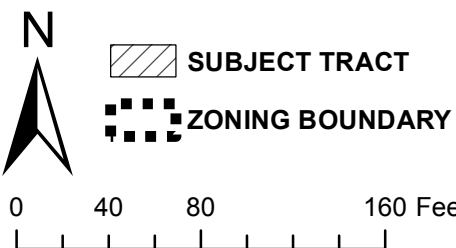
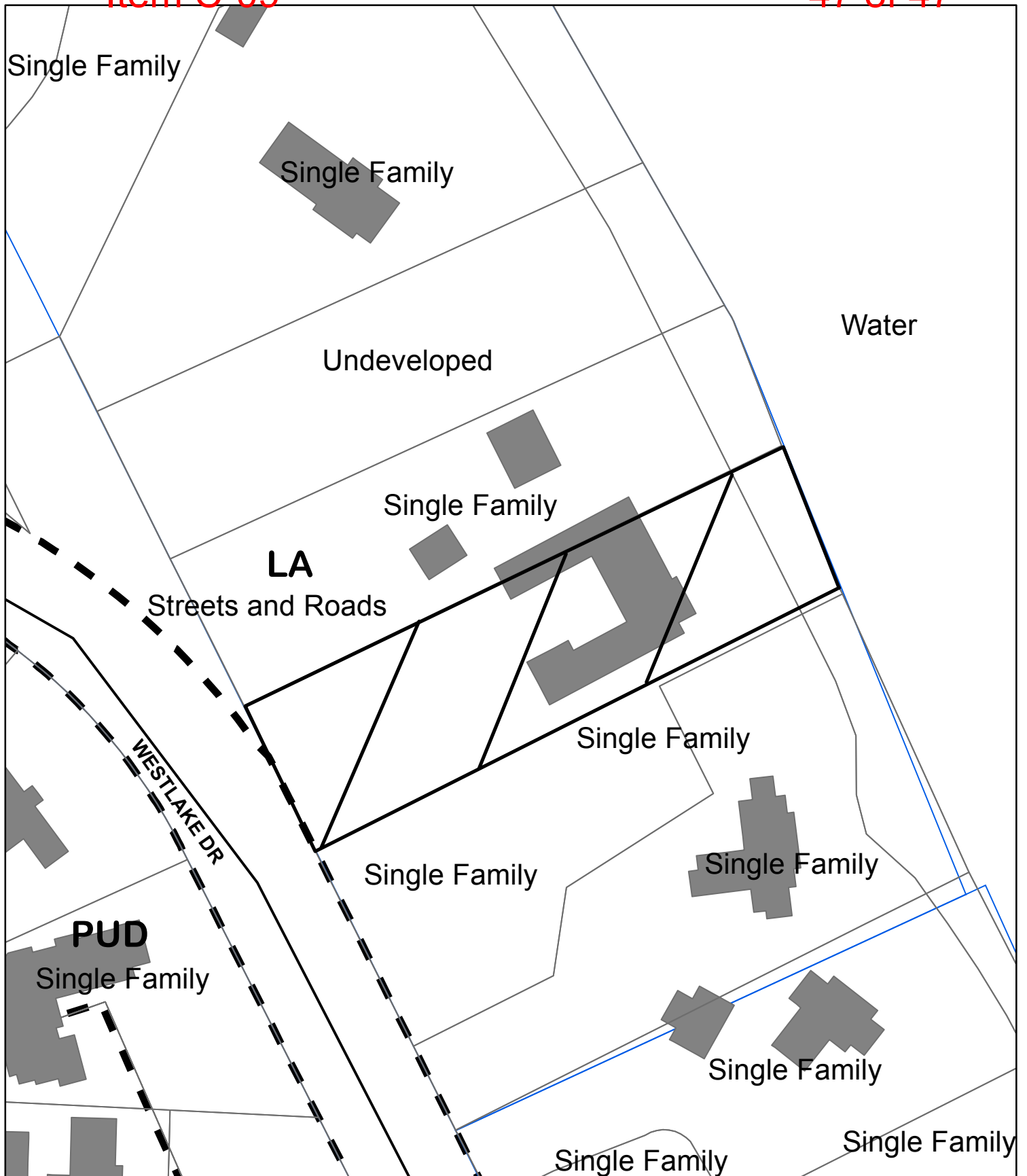


Exhibit 1010010

All of 11  
PK







CASE#: SP-2017-0032D  
 ADDRESS: 3825 Westlake Drive  
 CASE NAME: Settle Boat Dock  
 MANAGER: Clarissa Davis

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



OPERATOR: Clarissa Davis