



## **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**MEETING DATE REQUESTED:** October 4, 2017

**NAME & NUMBER OF PROJECT:** Holdsworth Center Planned Unit Development  
C814-2017-0024

**OWNER:** R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)

**AGENT:** Armbrust & Brown, PLLC (David Armbrust)

**LOCATION:** 4907 RM 2222 Road

**PROJECT FILING DATE:** March 2, 2017

**WATERSHED PROTECTION DEPARTMENT STAFF:** Andrea Bates, 974-2291  
andrea.bates@austintexas.gov

**PLANNING AND ZONING CASE MANAGER:** Wendy Rhoades, 974-7719  
wendy.rhoades@austintexas.gov

**WATERSHED:** Lake Austin watershed (Water Supply Suburban)  
Drinking Water Protection Zone

**ORDINANCE:** Watershed Protection Ordinance (current Code)

**REQUEST:** Review and consider for recommendation the environmental aspects of the proposed Planned Unit Development (PUD), including code modifications and environmental superiority.

**STAFF RECOMMENDATION:** Recommended with conditions.



## MEMORANDUM

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

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** September 28, 2017

**SUBJECT:** Holdsworth Center Planned Unit Development – C814-2017-0024

This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department analysis for the Holdsworth Center Planned Unit Development (PUD). This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that provide environmental superiority. Staff finds that the proposed development is environmentally superior to what could be built without the PUD under otherwise applicable regulations, as required by City code<sup>1</sup>.

### **Description of Property**

The Holdsworth Center PUD consists of approximately 44.2 acres of land located in northwest Austin, on RM 2222 east of Loop 360 (see Attachment A: Location Map). The property is currently zoned Lake Austin residence (LA). The site is used as agricultural land and includes an abandoned residential building and a few outbuildings.

The Holdsworth Center PUD site is located in the Lake Austin watershed, which is classified as Water Supply Suburban and is within the Drinking Water Protection Zone. The site is not within the Edwards Aquifer recharge or contributing zones. The property has approximately 1,900 feet of frontage along Lake Austin, which is protected by a 100-foot wide critical water quality zone (CWQZ) (see Attachment B: Critical Water Quality Zone and Floodplain).

### ***Existing Topography/Soil Characteristics/Trees***

The site contains a steep wooded hillside adjacent to RM 2222, which transitions to a gently sloped meadow and riparian zone along the lake. Elevations range from approximately 490 to 660 feet above mean sea level. Slopes range between zero and 15 percent on the majority of the

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<sup>1</sup> Chapter 25-2, Subchapter B, Article 2, Division 5, Section 1.1.

property but increase to over 35 percent on the hillside. The property has unconsolidated gravel, sand, silt, and clay soils.

The property contains a large number of trees, including 111 heritage trees and 71 protected trees. Most of the heritage trees are located at the base of the hillside and along the shoreline of Lake Austin (see the applicant's Exhibit F: Heritage Trees). Predominant tree species on the site include live oak, pecan, and bald cypress.

### ***Critical Environmental Features***

An Environmental Resource Inventory (ERI) of the project site was prepared by Horizon Environmental Services in February 2017 (see Attachment D: Applicant's Environmental Resource Inventory). The ERI identified seven critical environmental features (CEFs) within the PUD site: four canyon rimrocks, one bluff, one seep, and one wetland. Current code requires a 150-foot buffer zone for each CEF. The PUD proposes to modify the buffers for all of the CEFs as illustrated on the applicant's Exhibit E: Critical Environmental Feature Buffers. The PUD designates a CEF buffer replacement area, requires revegetation of some disturbed areas, and proposes wetland mitigation to minimize the impacts of the CEF buffer reductions.

### **Project Description**

The proposed project is a non-profit retreat center dedicated to training and leadership development for the leaders of Texas public school districts. Uses include meeting facilities, dormitories for up to 250 invitees, common area dining facilities, administrative offices, recreational facilities, one permanent residence for Holdsworth Center staff, parking facilities, three boat docks, and open space. See the applicant's Exhibit C: Land Use Plan for a conceptual site layout.

### **Requested Environmental Code Modifications**

The following summarizes the proposed modifications to environmental requirements (please see the applicant's Exhibit B-1: Code Modification Table for additional details):

- **25-2-897, Accessory Uses for a Principal Civic Use** – The code is silent on whether a dock is a permitted accessory use for a civic use. The PUD modifies the code to allow construction of up to three docks on the property. Each dock shall be permitted a single means of access from the shoreline through the CWQZ.
- **25-2-1176(A), Site Development Regulations for Docks, Marinas, and Other Lakefront Uses** – One dock may have two slips with mechanical lifts and may extend up to 60 feet from the shoreline, instead of up to 30 feet as allowed by code. The other two docks shall not have mechanical equipment and may extend up to 45 feet from the shoreline. The maximum footprint for the three docks in aggregate shall be 3,900 square feet.
- **25-8-341, Cut Requirements** – The cut requirements are modified to allow cuts up to ten feet of depth for the proposed access drive, as shown on the applicant's Exhibit C: Land Use Plan.

- **25-8-281, Critical Environmental Features** – The buffer zones for the rimrocks, bluff, seep, and wetland CEFs are modified as shown on the applicant’s Exhibit F: Critical Environmental Feature Buffers.

### **Proposed Environmental Superiority Elements**

The project is proposing to provide the following environmental superiority elements (please see the applicant’s Exhibit B: Holdsworth Center Superiority Table for additional details):

1. The PUD will provide at least 24.29 acres of open space, or 55 percent of the tract. The Tier 1 open space requirement for the proposed land use is 20 percent of the tract. The open space is comprised of 20.21 acres of protected natural features, including the CWQZ, CEF buffers, and Hill Country Roadway (HCR) buffer, plus an additional 4.08 acres of land that would otherwise be developable.
2. The PUD will exceed the minimum code requirements for landscaping as follows:
  - a. All planted trees shall be native species selected from Environmental Criteria Manual (ECM) Appendix F: Descriptive Categories of Tree Species;
  - b. All tree plantings shall use Central Texas seed stock;
  - c. All planted landscape materials shall be selected from ECM Appendix N: City of Austin Preferred Plant List or the Grow Green Native and Adapted Landscape Plants guide; and
  - d. Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area. (For the purposes of this requirement, the calculation of the total required landscape area shall not include the street yard or HCR buffer.)
3. The PUD will provide superior water quality controls by meeting the beneficial use standard currently proposed in CodeNEXT. Runoff from the 95<sup>th</sup> percentile rainfall event shall be retained and beneficially used on-site through practices that infiltrate, evapotranspire, or harvest and use rainwater.
4. The PUD will use only green water quality controls, as described in ECM Section 1.6.7, to treat 100 percent of the required water quality volume. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. The project will utilize a minimum of three different types of green water quality controls. However, biofiltration ponds may only be used if constructed with natural materials, including earthen berm slopes, and approved by the Watershed Protection Department.
5. The project will provide water quality controls for a minimum of 10 acres of the 17.5-acre untreated, developed offsite area identified in the applicant’s Exhibit I: Drainage Area Map – Proposed Conditions.
6. The PUD will limit impervious cover to 8.8 acres (20 percent of gross site area), which is two percent below the maximum that would otherwise be allowed by code (9.8 acres, or 22 percent of gross site area).

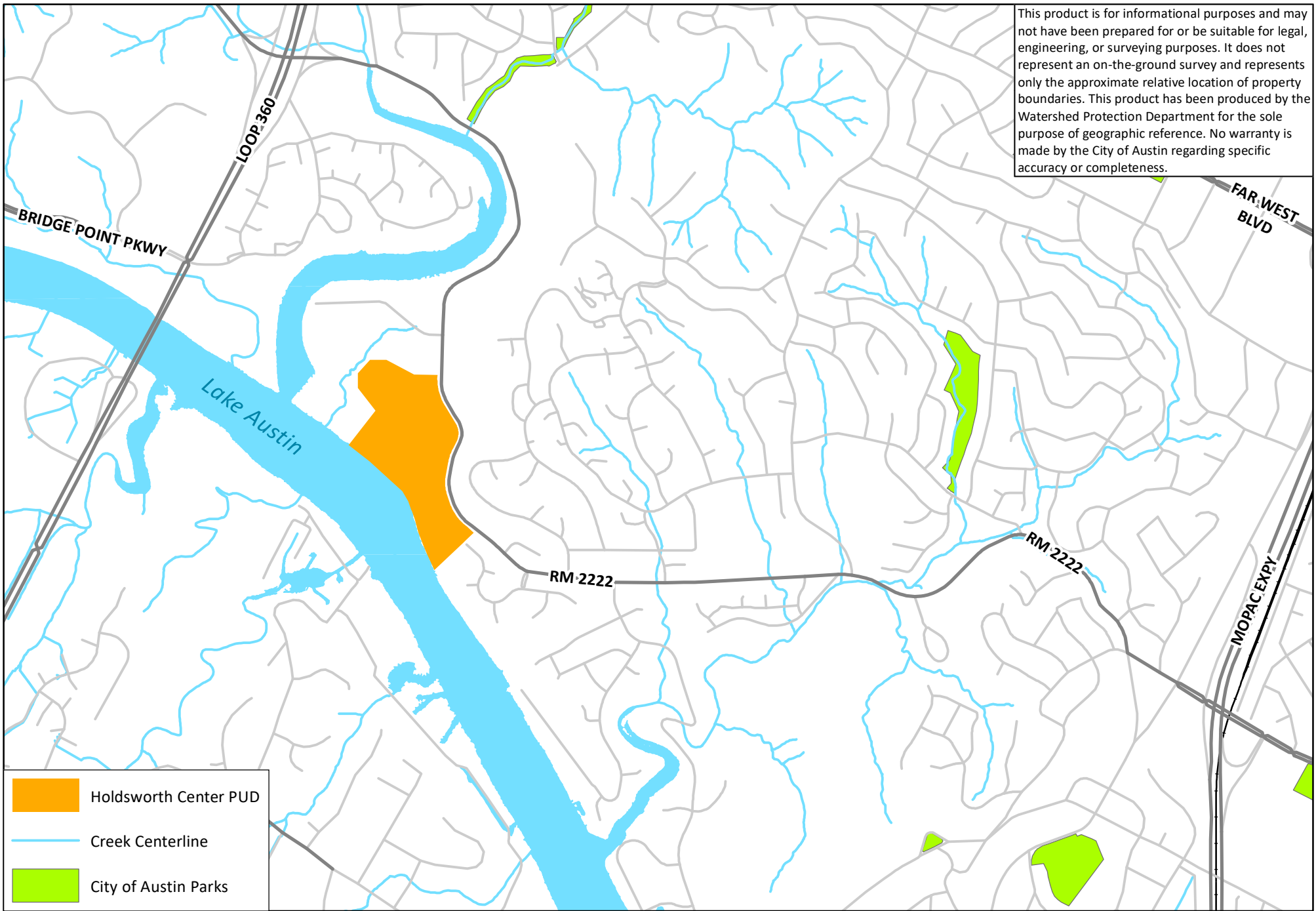
7. The PUD will restore riparian vegetation in the degraded CWQZ along Lake Austin. Restoration shall include removing invasive species, planting native species, and creating new wetland areas on the landward side of the existing levee. Please see the applicant's Exhibit J: Conceptual Mitigation Plan for additional information.
8. The PUD will preserve 100 percent of the heritage trees on site, a minimum of 75 percent of the caliper inches associated with native protected size trees, and a minimum of 75 percent of all native caliper inches (including trees six inches in diameter at breast height or larger).
9. The PUD will cluster impervious cover in a manner that preserves the top of the bluff on the east side of the property along RM 2222.
10. The PUD will use porous pavement for at least 50 percent of all paved pedestrian areas.
11. Outdoor lighting on the site will be designed to incorporate dark sky lighting techniques as described in the applicant's Exhibit D: PUD Notes, note 5.
12. The PUD will include educational signage about key environmental features of the site. The purpose of the signage is to encourage participants from across the state to take information about environmental best practices back to their school districts. The applicant has proposed to install at least three 12-inch by 12-inch signs explaining the water quality control techniques. Staff would like to see signage at all water quality controls, as well as signs explaining the riparian restoration and potentially other key features. The applicant is amenable to this request for additional signage and will coordinate with staff to refine the proposal prior to the Planning Commission hearing.
13. The PUD will provide an Austin Energy Green Building rating of three stars or above.

### **Determination**

Based on the superiority elements described above, staff finds that the proposed development is environmentally superior to what could be built without the PUD. The proposed project is a low intensity, low impact type of development that is appropriate for the environmental setting. The superiority elements preserve and enhance the site's natural features and protect the water quality of Lake Austin. Finally, the proposal leverages the educational nature of the project to promote environmental best practices at school districts throughout the state.

### **Attachments**

- |   |  |
|---|--|
| A | Location Map                                 |
| B | Critical Water Quality Zone and Floodplain   |
| C | Site Photos                                  |
| D | Applicant's Environmental Resource Inventory |



**Attachment A**  
**Holdsworth Center PUD Location Map**

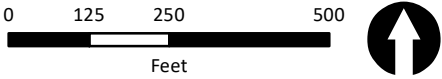




This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- Holdsworth Center PUD
- Critical Water Quality Zone
- COA 25-Year Floodplain
- COA 100-Year Floodplain

Attachment B  
Holdsworth Center PUD - Critical Water Quality Zone and Floodplain





**Attachment C**  
**Holdsworth Center PUD Site Photos**



Meadow below hillside

*Photo by Justin Garrison, Lake | Flato Architects*



Canyon rimrock CEF



**Attachment C**  
**Holdsworth Center PUD Site Photos**



Bluff CEF



Trees at base of hillside

*Photo by Justin Garrison, Lake | Flato Architects*



**Attachment C**  
**Holdsworth Center PUD Site Photos**



Trees along Lake Austin

*Photo by Justin Garrison, Lake / Flato Architects*



Riparian area along Lake Austin

*Photo by Justin Garrison, Lake / Flato Architects*



## 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: Mueller 44 Acre
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 130429
3. ADDRESS/LOCATION OF PROJECT: Off of RM 2222
4. WATERSHED: Lake Austin Watershed
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:
  - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
  - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
  - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
  - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

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

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

**\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 7 (#'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)  
4 (#'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)
Bergstrom soils and Urban Land (Bh)	B	0-5
Brackett soils and Urban land, 12 to 30% slopes (BrF)	C	0-4
Lincoln soils and Urban land (Lu)	A	0-12
Urban land and Brackett soils, 1 to 12% slopes (UuE)	C	0.2-4.6
Volente soils and Urban land, 1 to 8% slopes (VuD)	C	0.2-4.6

**\*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):*

Topographically, the site is approximately 550 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a north-to-south direction into the Colorado River.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Lower Cretaceous	Glen Rose Formation (Kgru)	Cretaceous
Recent	Quaternary Terrace Deposits (Qt)	Quaternary

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

The Property is underlain by Glen Rose Formation (Kgru) and Quaternary Terrace Deposits (Qt) (UT-BEG, 1995). The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards Aquifer. It has a maximum thickness of about 350 to 500 feet. Stair-step topography is characteristic of the upper member of the Glen Rose Limestone. The Upper Glen Rose Limestone is described as yellowish-tan, thinly bedded limestone and marl (Garner and Young, 1976). The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic, and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular, and bored, with oysters cemented onto the surface (Rose, 1972).

Quaternary high terrace deposits consist of unconsolidated gravel, sand, silt, and clay (UT-BEG, 1981 or Garner and Young, 1976).

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

There are   1  (#) 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.

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

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

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

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

The subject site is situated within the Cross Timbers vegetational area of Texas (Gould, 1975) and consisted of dense wooded vegetation.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
hackberry	Celtis laevigata
pecan	Carya illinoensis
live oak	Quercus virginiana
Ashe juniper	Juniperus ashei

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

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Bermuda grass	Cynodon dactylon

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
pecan	Carya illinoensis	FACW
spikerush	Eleocharis spp.	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: 16 October 2014 and 2 February 2017  
Date(s)

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

Greg Sherrod

512-328-2430

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone

greg\_sherrod@horizon-esi.com

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Email Address

Horizon Environmental Services, Inc.

12-23-2016

\_\_\_\_\_  
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:	Mueller 44 Ac Tract
2	Project Address:	
3	Site Visit Date:	10-16-2014 and 2-2-2017
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	Lee Sherrod
6	Phone Number:	512-328-2430
7	Prepared By:	Greg Sherrod
8	Email Address:	greg_sherrod@horizon-esi.com

[illegible]

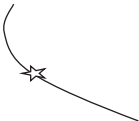
City of Austin Use Only  
CASE NUMBER:

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


Method	Accuracy
GPS	<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

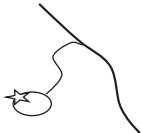
For rimrock, locate the midpoint of the segment that describes the feature.



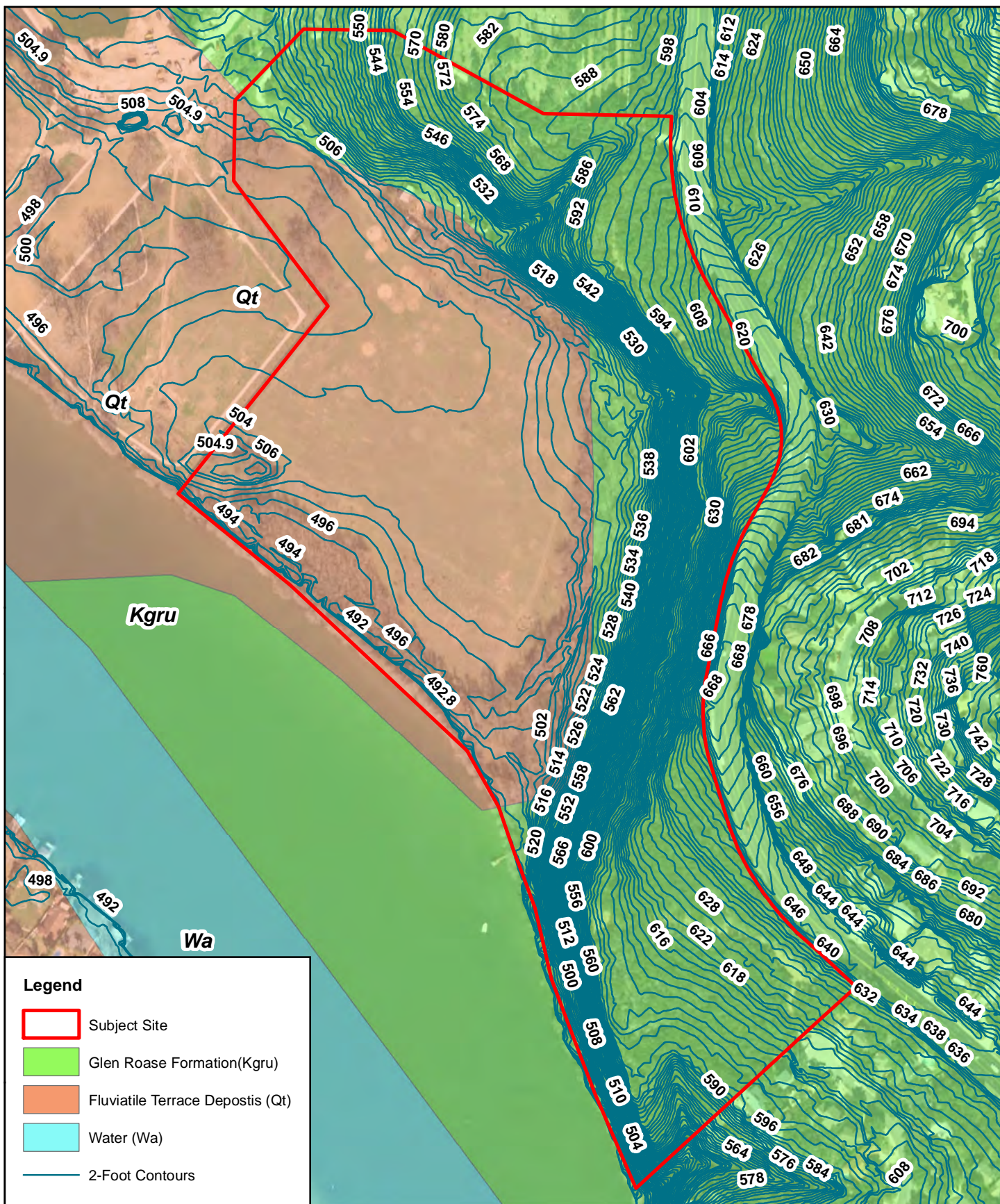
For wetlands, locate the approximate centroid of the feature and the estimated area.



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







### Legend

- Subject Site
- Glen Roase Formation(Kgru)
- Fluviatile Terrace Deposits (Qt)
- Water (Wa)
- 2-Foot Contours

**Horizon**  
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	UT-BEG, 1981; COA, 2012; TNRIS, 2015

**Figure 1**  
Site Specific Geologic Map  
Mueller 44 Acre Tract  
Located off RM 2222  
East of Capital of Texas Highway  
Austin, Travis County, Texas



0 150 300  
Feet





**Legend**

 Subject Site

**Horizon**  
Environmental Services, Inc.

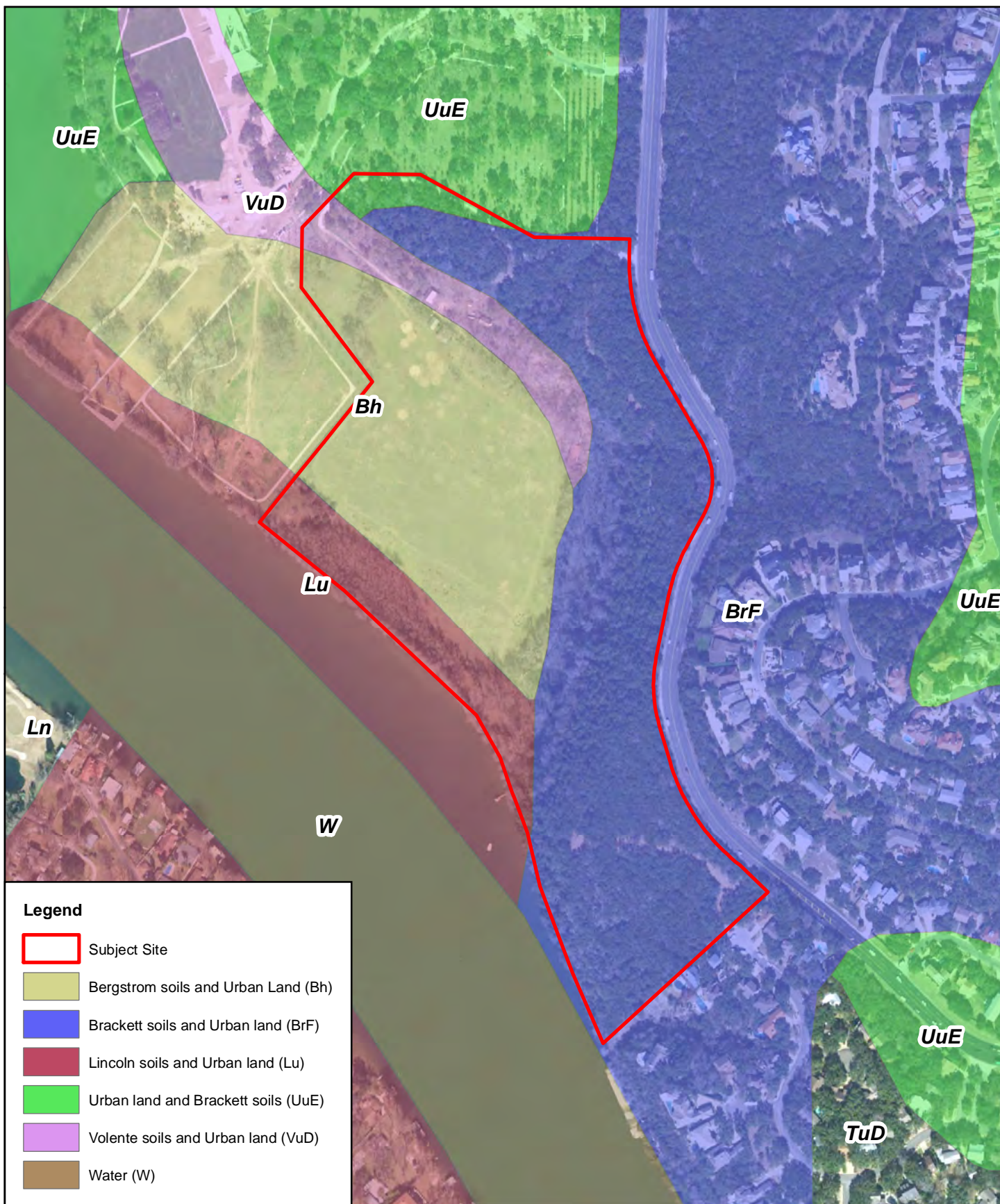
Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	USGS, 1995

**Figure 2**  
1995 Historical Photograph  
Mueller 44 Acre Tract  
Located off RM 2222  
East of Capital of Texas Highway  
Austin, Travis County, Texas



0 200 400  
Feet





**Horizon**  
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	NRCS, 2016 TNRIS, 2015

**Figure 3**  
Site Soils Map  
Mueller 44 Acre Tract  
Located off RM 2222  
East of Capital of Texas Highway  
Austin, Travis County, Texas



0 200 400  
Feet





**Horizon**  
Environmental Services, Inc.

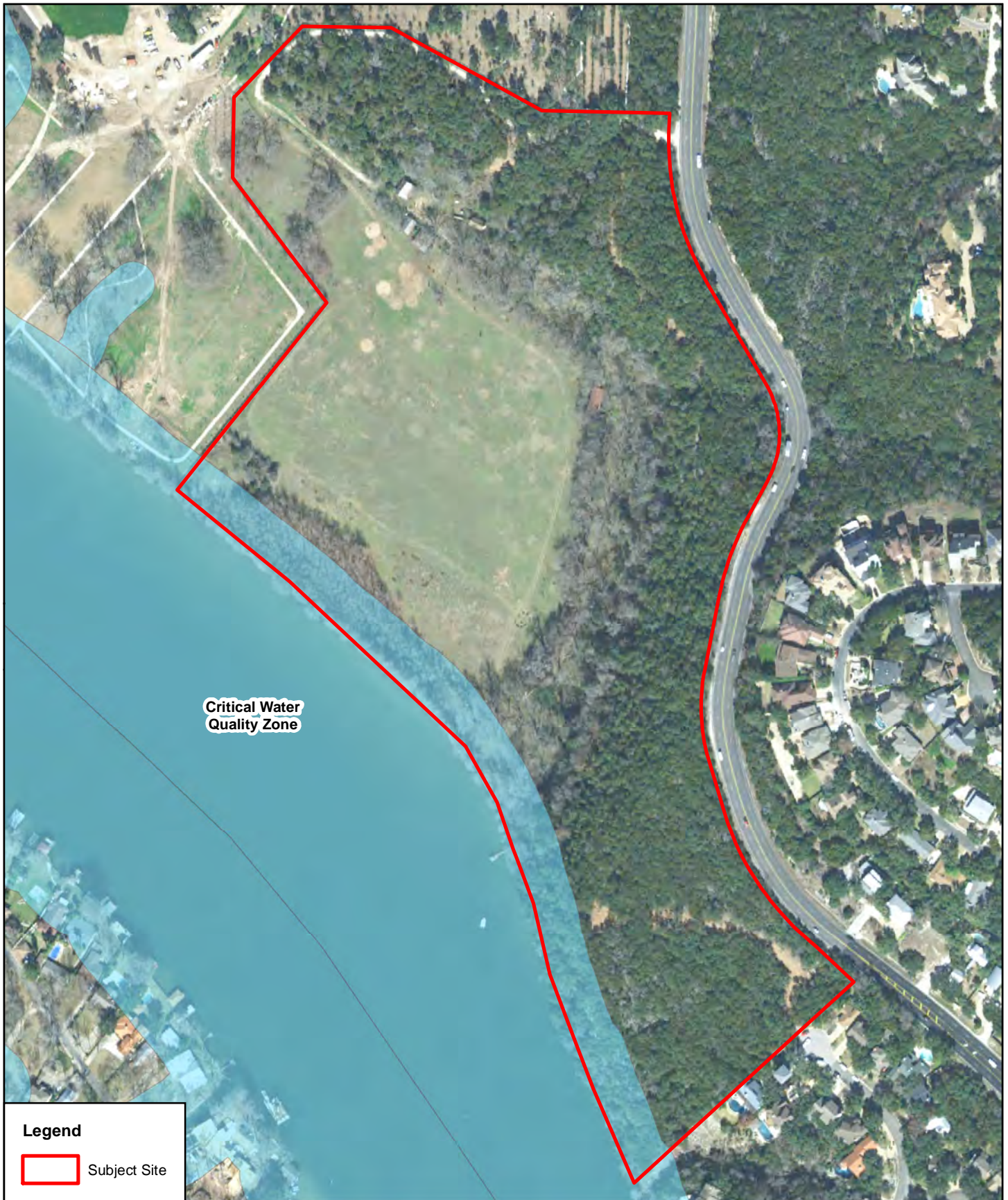
Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	TWDB, 2016 TNRIS, 2015

**Figure 4**  
Critical Environmental Features  
Mueller 44 Acre Tract  
Located off RM 2222  
East of Capital of Texas Highway  
Austin, Travis County, Texas



0 150 300  
Feet





**Legend**


 Subject Site

**Horizon**  
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	COA, 2016 TNRIS, 2015

**Figure 5**  
Critical Water Quality Zone  
Mueller 44 Acre Tract  
Located off RM 2222  
East of Capital of Texas Highway  
Austin, Travis County, Texas



0 150 300  
  
Feet