



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE REQUESTED: August 1, 2018

NAME & NUMBER OF PROJECT: Schwausch Boat Dock
SP-2018-0128D

NAME OF APPLICANT OR ORGANIZATION: Rick Rasberry

LOCATION: 3335 Far View Drive

COUNCIL DISTRICT: 10

PROJECT FILING DATE: March 22, 2018

DSD/ENVIRONMENTAL STAFF: Atha Phillips, Environmental Program Coordinator
(512)974-1232, atha.phillips@austintexas.gov

WPD/HYDROGEOLOGIST STAFF: Saj Zappitello, Environmental Scientist
(512)974-1977, Sarah.Zappitello@austintexas.gov

WATERSHED: Slaughter Creek

ORDINANCE: Watershed Protection Ordinance

REQUEST: Variance request is as follows:
1. Critical Environmental Features [LDC 25-8-281(C)(2)(b)]
To allow construction of a tram and boat dock within a critical environmental feature buffer

STAFF DETERMINATION: Staff does not recommend the variance.

REASONS FOR DETERMINATION: Findings of fact have not been met.



Development Services Department
Staff Recommendations Concerning Required Findings

Project: **Schwausch Boat Dock – SP-2018-0128D**
Address: **3335 Far View Drive**
Ordinance Standard: **Land Development Code Section 25-8-281(C)(2)(b)**
Variance Request: **To allow construction of a tram and boat dock within a standard 150-foot width Critical Environmental Feature buffer which encompasses 3 Canyon Rimrocks.**

Include an explanation with each applicable finding of fact.

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 available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

No, although trams have been permitted in the past under different, earlier development regulations, current code updated by Ordinance 20140626-113 dated June 26, 2014 clarified that only non-mechanized access is allowed. Other permits granted, such as that located at 3337 Far View Drive, were approved before the current ordinance went into effect. The property at 70 Pascal was granted a BOA exception and has since experienced significant unforeseen environmental issues.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

No, the topography on this site makes the shoreline inaccessible. Trams permitted under older regulations have had problems with revegetation on the steep slopes, injured workers, and slope failure in several instances.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

No, access down the vertical cliff is not a reasonable use of the property due to the extreme slope of the shoreline.

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

No, recent projects have shown the failure of erosion controls and revegetation on steep slopes leading to increased sediment loads and pollutants in Lake Austin.

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

No, the water quality after granting a variance to build a tram in this location would be lower. Recent projects have shown the failure of erosion controls and revegetation on steep slopes leading to increased sediment loads and pollutants in Lake Austin, and the slope is such that it is not feasible to prevent erosion and sedimentation.

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), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

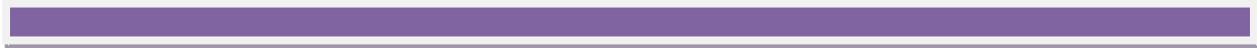
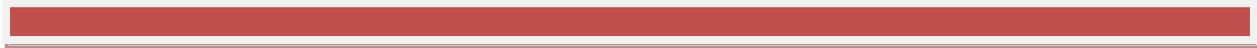
- 1. The criteria for granting a variance in Subsection (A) are met;
N/A
- 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
N/A
- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
N/A

Staff Recommendation: Not recommended.

Environmental Scientist: Scott Hiers Date: 07/25/18
Environmental Reviewer: Altha Phillips Date: 7/25/2018
Environmental Officer: Chloe Date: 7/25/2018



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM



PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Rick Rasberry (Agent for Mark Schwausch)
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	Schwausch Boat Dock
Case Number	SP-2018-0128D
Address or Location	3335 Far View Drive
Environmental Reviewer Name	Atha Phillips
Environmental Resource Management Reviewer Name	Saj Zappitello
Applicable Ordinance	Watershed Protection Ordinance
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 proposed dock/access 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 develop a boat dock and pedestrian access within 150' of any CEF Rimrock Buffer Zone, LDC 25-8-281(C)(2)(b) & Construction in the CWQZ [25-8-261]

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)	Please see the attached Environmental Resource Inventory (ERI) and associated site geotechnical evaluation report performed by MLAW Forensics, INC.	

<p>Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)</p>	<p>COA staff contend that the proposed residential boat dock and pedestrian access are prohibited from development in the CWQZ and CEF Buffer Zone.</p>
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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: Schwausch Boat Dock

Ordinance: Watershed Protection

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 available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes, there are at least fourteen (14) similarly situated properties on Lake Austin that have received approval from the City to develop a boat dock and/or pedestrian access structures within a CEF Buffer and CWQZ, examples as follows:

- 1. 3307 Far View Drive (SP-2011-0279D)
- 2. 3311 Far View Drive (SP-2011-0242D)
- 3. 3319 Far View Drive (SP-2010-0015DS)
- 4. 3337 Far View Drive (SP-2014-0135D)
- 5. 3825 Westlake Drive (SP-2017-0032DS)
- 6. 3811 Westlake Drive (SP-2016-0185DS)

7. 3909 Westlake Drive (SP-2015-0232DS)
8. 3715 Westlake Drive (SP-2014-0182D)
9. 2806 Scenic Drive (SP-2015-0202DS)
10. 70 Pascal Lane (SP-2014-0144D)
11. 2415 Big Horn Drive (SP-2014-0212DS)
12. 2908 Scenic Drive (SP-2013-0295DS)
13. 3213 Smoky Ridge (SP-2012-0366DS)
14. 5 Humboldt Lane (SP-2013-0133D)

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

No, the variance is required by rule. However, the proposed construction designs and methodologies have been proven on several neighboring properties -- and which would provide for a greater overall environmental protection to the slopes/CEFs, than would stair building a pedestrian access to the dock.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes, the proposed boat dock and mechanized pedestrian access are the minimum departure from the terms of the ordinance necessary to avoid deprivation of pedestrian access safety privileges enjoyed by other adjoining and neighboring properties at 3307 Far View Drive, 3327 Far View Drive, 3311 Far View Drive, 3319 Far View Drive, and 3337 Far View Drive.

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

No, the proposed construction of a boat dock and mechanized pedestrian access does not create a significant probability of harmful environmental consequences. Tram posts will be installed no closer than 1-foot downslope and 2 feet upslope of the canyon rimrock. Additionally, a March 18, 2018 comprehensive site geotechnical evaluation report performed by MLAW Forensics, Inc. concluded that the proposed mechanized pedestrian access "installation techniques and equipment will not cause splitting or damage to the Glen Rose formation or the Canyon Rimrock (other than holes for the footings)".

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

No structural water quality controls are required with the residential boat dock development, but City approved temporary erosion controls will be installed during construction and any/all disturbed areas within the limits of construction will be restored in accordance with the City's Environmental Criteria Manual for native revegetation.

- 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), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes, all of the findings of fact in Subsection (A) have been met.

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

Yes, any denial of the requested variance to develop a boat dock and pedestrian access on the owner's 4.25-acre legal parcel would effectively leave the owners' without any reasonable economic use of the entire property.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes, at least five (5) other similarly situated properties on Far View Drive enjoy a boat dock with associated mechanized pedestrian access appurtenances.

**Variance approval requires all above affirmative findings.



Exhibits for Commission Variance

- Aerial photos of the site **(PROVIDED WITH ATTACHED ERI)**
- Site photos **(PROVIDED WITH ATTACHED ERI)**
- Aerial photos of the vicinity **(PROVIDED WITH ATTACHED ERI)**
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- 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. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. **(NO CUT/FILL PROPOSED)**
- Site plan showing existing conditions if development exists currently on the property **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- 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 **(ATTACHED)**
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. **(PROVIDED WITH ATTACHED ERI/SITE PLAN)**
- An Environmental Resource Inventory pursuant to ECM 1.3.0 **(if required by 25-8-121)**
(ATTACHED)
- Applicant’s variance request letter **(ATTACHED)**



June 13, 2018

Responsible Director

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Request for Approved Variance LDC 25-8-281(C)(2)(b) Construction Within a CEF Buffer Zone, Schwausch Boat Dock , SP-2018-0128D, 3335 Far View 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 and pedestrian access 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 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 development pursuant to LDC 25-2-963(D)(8) and LDC 25-8-281(B), we are requesting that the Land Use Commission accept the referenced site plan application and supporting documents as presented.

Additionally, the proposed variance improvements meet the "Findings of Fact" conditions established by LDC 25-8-41 (see attached Exhibit A) and is a minimum departure from the code requirement necessary to allow for a reasonable economic use of the entire property.

Responsible Director

Request for Approved Variance LDC 25-8-281(C)(2)(b)

June 13, 2018

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It should be noted that the property Owners are seeking no special privilege to develop a 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 Permit as presented would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable economic use of the entire 4.25-acre property.

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,

Rick Rasberry

Ricky "Rick" Rasberry, CESSWI

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Planning Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: Schwausch Boat Dock (3335 Far View Dr)

Prepared By: Owner's Agent Rick Rasberry with Lake Austin Boat Dock & Shoreline Permits (6/13/18)

Ordinance Standard: Watershed Protection Ordinance -- *Construction within a CEF buffer [LDC 25-8-281(C)(2)(b)]*

JUSTIFICATION:

- A. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? YES

There are at least fourteen (14) similarly situated properties on Lake Austin that have received approval from the City to develop a boat dock and/or pedestrian access structures within a CEF Buffer, examples as follows:

1. 3307 Far View Drive (SP-2011-0279D)
2. 3311 Far View Drive (SP-2011-0242D)
3. 3319 Far View Drive (SP-2010-0015DS)
4. 3337 Far View Drive (SP-2014-0135D)
5. 3825 Westlake Drive (SP-2017-0032DS)
6. 3811 Westlake Drive (SP-2016-0185DS)
7. 3909 Westlake Drive (SP-2015-0232DS)
8. 3715 Westlake Drive (SP-2014-0182D)
9. 2806 Scenic Drive (SP-2015-0202DS)
10. 70 Pascal Lane (SP-2014-0144D)
11. 2415 Big Horn Drive (SP-2014-0212DS)
12. 2908 Scenic Drive (SP-2013-0295DS)
13. 3213 Smoky Ridge (SP-2012-0366DS)
14. 5 Humboldt Lane (SP-2013-0133D)

Watershed Variances - Findings of Fact

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- B. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? YES

The proposed boat dock and mechanized pedestrian access are the minimum departure from the terms of the ordinance necessary to avoid deprivation of pedestrian access safety privileges enjoyed by other adjoining and neighboring properties at 3307 Far View Drive, 3327 Far View Drive, 3311 Far View Drive, 3319 Far View Drive, and 3337 Far View Drive.

The proposed construction of a boat dock and mechanized pedestrian access does not create a significant probability of harmful environmental consequences. Tram posts will be installed no closer than 1-foot downslope and 2 feet upslope of the canyon rimrock. Additionally, a March 18, 2018 comprehensive site geotechnical evaluation report performed by MLAW Forensics, Inc. (attached as Exhibit B) concluded that the proposed mechanized pedestrian access "installation techniques and equipment will not cause splitting or damage to the Glen Rose formation or the Canyon Rimrock (other than holes for the footings)".

- C. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. YES

At least five (5) other similarly situated properties on Far View Drive enjoy a boat dock with associated mechanized pedestrian access appurtenances.

- D. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES

No structural water quality controls are required with the residential dock development, but City approved temporary erosion controls will be installed during construction and any/all disturbed areas within the limits of construction will be restored in accordance with the City's Environmental Criteria Manual for native revegetation.

- E. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? YES

Any denial of the requested variance to develop a boat dock and pedestrian access on the owner's 4.25-acre legal parcel would effectively leave the owners' without any reasonable economic use of the entire property.

March 18, 2018

E-MAIL

Mark Schwausch
1915 Kirby Drive
Houston, Texas 77019

Re: Geotechnical Evaluation
3335 Far View Drive – Schwausch Residence
Austin, Texas 78730
Engineer's Job #1419000150.9000

Dear Mr. Schwausch:

At your request, MLAW Forensics, Inc. has performed a geotechnical evaluation of the footing establishment conditions for the proposed tram at the referenced address. Our evaluation included the following:

- January 30, 2018 site visit.
- A review of site geology.
- A review of footing installation techniques and equipment with Austin Dock & Tram.
- A review of topographic survey information prepared by Diamond Surveying, Inc. The on-the-ground survey has been supplemented by the Texas Natural Resources Information System.
- A review of construction plans for the tram structural components by Marine Innovations, Inc. The plans were received on March 2, 2018.
- Observations of the tram at 3337 Far View in operation. While in operation, no significant vibrations were felt and no soil, rock or vegetation movement was observed as a result of the tram operation.

The site consists of a steep slope of the Glen Rose limestone extending to Lake Austin. The Glen Rose consists of alternating hard to soft limestone which is generally stable at the slopes found at this site and no major slope instability is anticipated. It should be noted that the geologic conditions for the proposed site is similar to those at 3307, 3311, 3319 and 3337 Far View Drive which had trams of similar construction installed by Austin Dock & Tram.

On January 30, 2018, MLAW Forensics and Austin Dock & Tram personal visited the site and hiked the proposed tram path. During this visit, three rimrock Critical Environmental Features (CEF) were observed. The CEFs are as follows:

CR-1 – The top of this rimrock feature begins at approximately elevation 720 ft. and extends to approximately elevation 665 ft. (elevations were provided by Austin Dock & Tram based on field measurements). CEF 1 may be two independent rimrock features. Since an insufficient area was observed between the two features to accommodate the City of Austin's footing setback requirements, this should be considered a single feature for purposes of the tram support. Minor indications of groundwater seepage were observed at this feature.

CR-2 – The top of this rimrock feature begins at approximately elevation 585 ft. and extends to approximately elevation 575 ft. Indications of groundwater seepage were observed at this feature.

CR-3 – The top of this rimrock feature begins at approximately elevation 545 ft. and extends to approximately elevation 533 ft. Indications of groundwater seepage were also observed at this feature.

Austin Dock & Tram reported that no footings would be placed within the CEFs or the required City of Austin setbacks. Outside of these CEF and setbacks, the footing installation techniques and equipment to be utilized by Austin Dock & Tram will reportedly include the following:

- To penetrate the soil overlying the limestone, the steel pipe footings will be advanced with a hydraulic impact driver (similar to one used for sign post installations) to refusal.
- To penetrate into the limestone, the steel pipe footings will be installed with a 3 1/8" tungsten carbide tipped non-impact drill. The pipe footings will be grouted into the limestone using a cementitious grout.

Based on the observed rock conditions along the tram path and experience, the support footings should be designed as follows:

- a. Footings established a minimum of 1 foot into intact limestone should be designed using an allowable end bearing of 4,000 PSF or an allowable side friction of 750 PSF for the penetration depth greater than 1 foot. The intact portion of the Glen Rose is capable of supporting much higher loads than these and therefore these recommendations are considered conservative and sufficient for the lightly loaded footings anticipated as a result of the tram.
- b. Loose boulders were observed at several locations along the proposed tram path. Due to their possible instability, the proposed tram path should avoid these loose boulders. Further, the tram footings should not be supported on boulders or be located at fractures.
- c. Footings established in soil should be designed using an allowable end bearing value of 2,000 PSF or an allowable skin friction of 500 PSF for the penetration depth greater than two feet.

Conclusions:

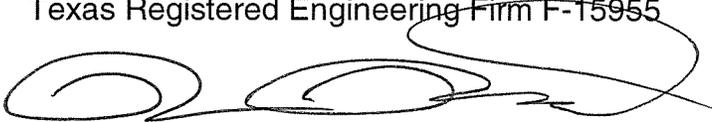
The following conclusions and recommendations are my opinions and are based on my education and experience in the design and investigation of similar type of structures on similar soil conditions. Should additional information become available, I reserve the right to revise opinions and conclusions if warranted:

1. The proposed tram footing installation techniques and equipment discussed above will not cause splitting or damage to the Glen Rose formation or to the Canyon Rimrock (other than the placement of holes for the footings).
2. Based on observations of the tram at 3335 Far View, the proposed tram will not cause vibrations sufficient to damage the rock or move soil.
3. Because of natural processes, movement of the existing boulders and creation of new boulders should be expected. The proposed tram footing installation techniques and equipment will not accelerate the movement or creation.
4. Upon clearing of the proposed tram path, MLAW Forensics should re-inspect the site.

Sincerely,

MLAW
FORENSICS, INC.

Texas Registered Engineering Firm F-15955



Dean R. Read, P.E.



Case No.: _____ <i>(City use only)</i>
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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: Schwausch Boat Dock and Pedestrian Access
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): Prop 522257/Geo 0139340921
3. ADDRESS/LOCATION OF PROJECT: 3335 Far View Drive
4. WATERSHED: Lake Austin

5. THIS SITE IS WITHIN THE *(Check all that apply)*
- | | | |
|--|------------------------------|--|
| Edwards Aquifer Recharge Zone* <i>(See note below)</i> | <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 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)* :

____ (#'s) Spring(s)/Seep(s) ____ (#'s) Point Recharge Feature(s) ____ (#'s) Bluff(s)
 3 (#'s) **Canyon Rimrock/Seep Complex (CRSC 1-3)**

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):

NOT REQUIRED

- 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.

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

The fully developed residential shoreline lot on Lake Austin 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 is mostly large rock with compacted soil. The proposed site plan delineates the areas identified by Dean Read, P.E. of MLAW Forensics, Inc. in his March 18, 2018 Geotechnical Report for each of the three (3) canyon rimrock seep complexes labeled as "CRSC 1-3".

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

There are $\frac{0}{0}$ (#) wells present on the project site and the locations are shown and labeled $\frac{0}{0}$ (#'s) The wells are not in use and have been properly abandoned.
 $\frac{0}{0}$ (#'s) The wells are not in use and will be properly abandoned.
 $\frac{0}{0}$ (#'s) The wells are in use and comply with 16 TAC Chapter 76.
 There are $\frac{0}{0}$ (#'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 fully developed residential lot is predominantly native shrubs, hedges, weeds, and range plants.

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
Cedar	Juniperus ashei
Hackberry	Celtis occidentalis

There is grassland/prairie/savanna on site Within LOC YES NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Big Bluestem	Andropogon gerardi
Lantana	Lantana urticoides
Turk's cap	Malvaviscus arboreus var. drummondii
Begger's Lice	Desmodium spp.
Yucca	Yucca spp.
Poison Ivy	Toxicodendron radicans

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
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) NOT APPLICABLE

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 18 , 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

Telephone

Rick Rasberry

Digitally signed by Rick Rasberry
Date: 2018.03.19 10:46:59 -05'00'

rick@rickrasberry.com

Signature

Email Address

Lake Austin Boat Dock & Shoreline Permits

March 19, 2018

Name of Company

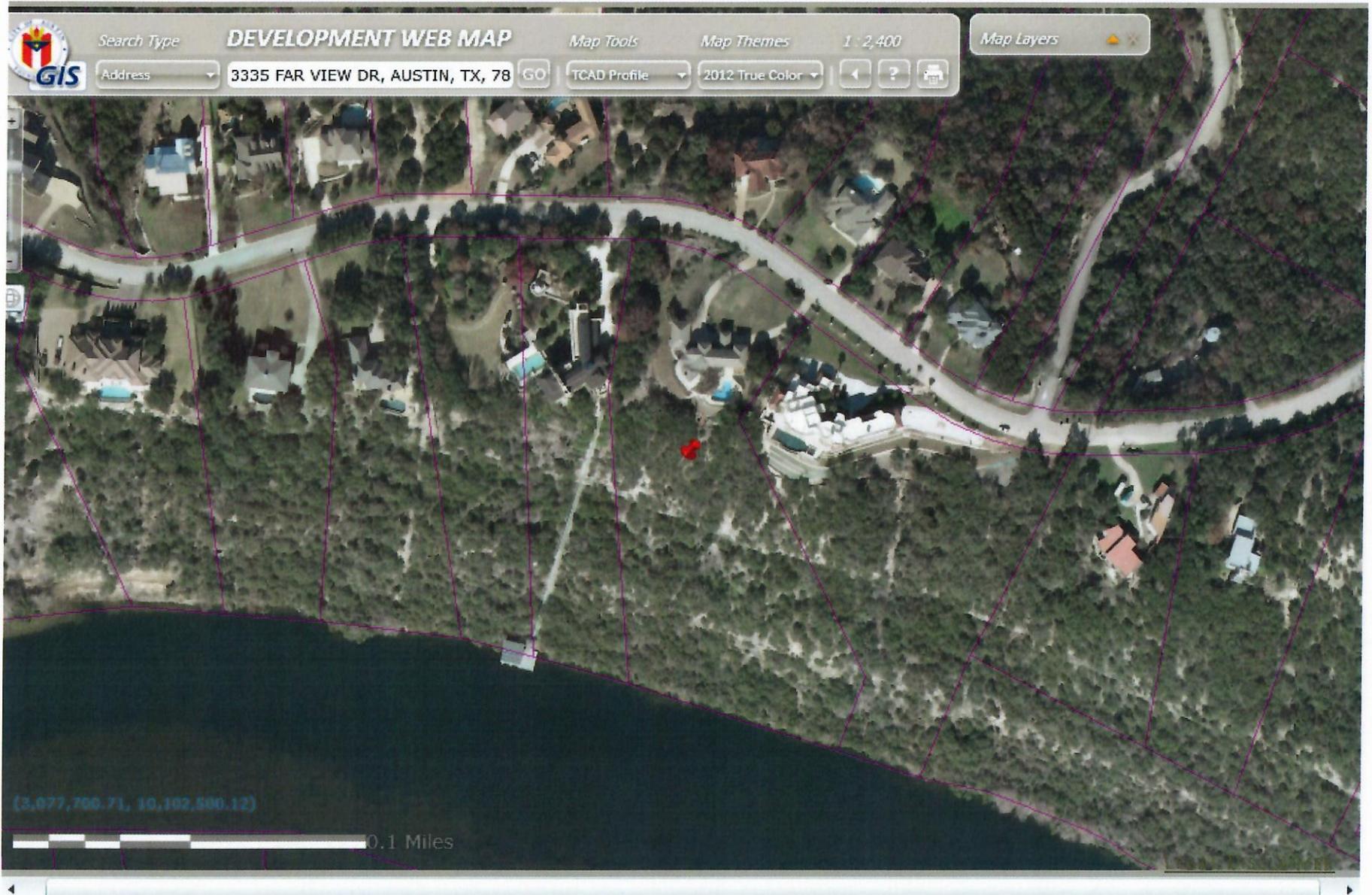
Date

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

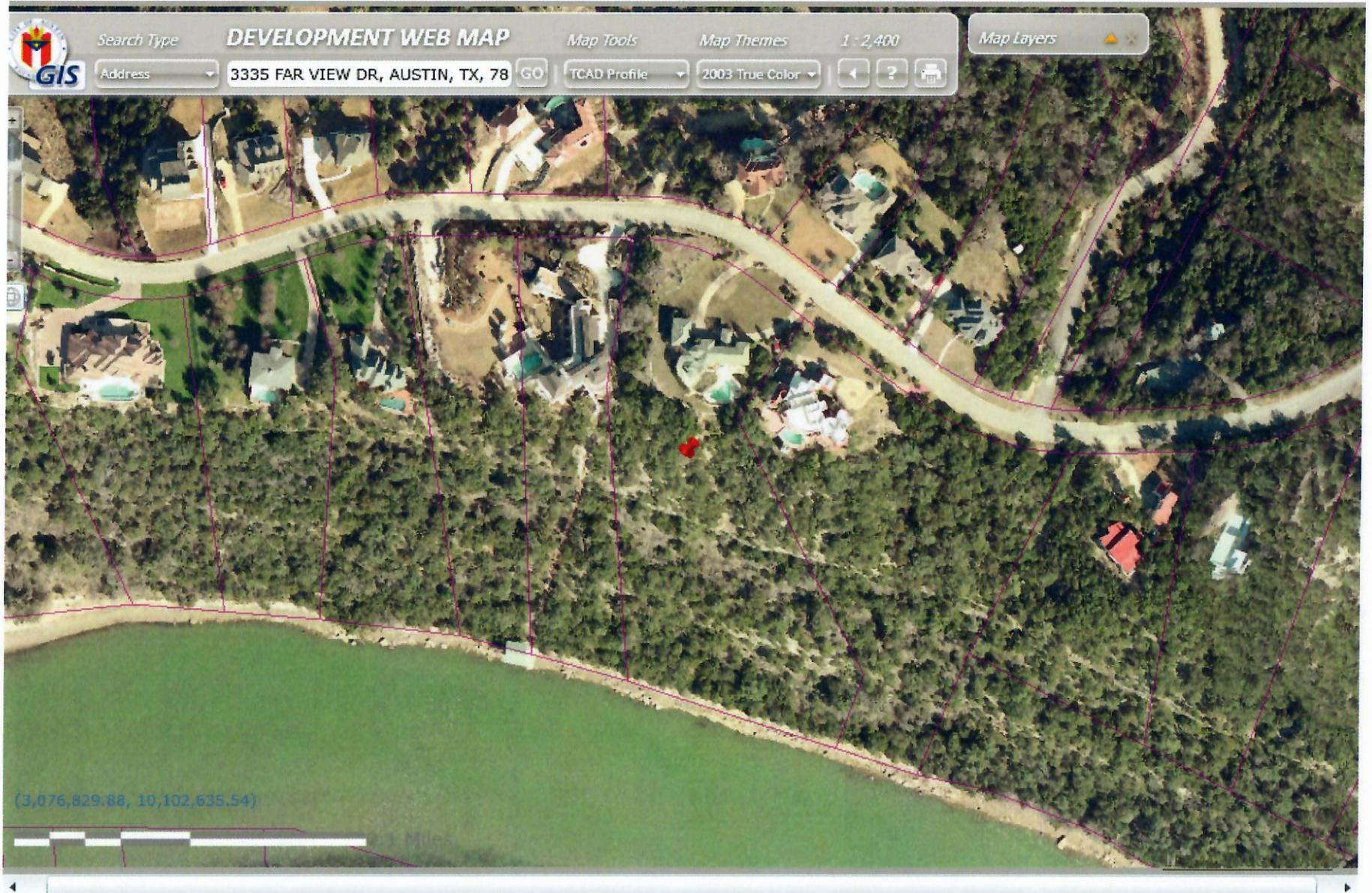
2012 TRUE COLOR

EXHIBIT E7-12



2003 TRUE COLOR

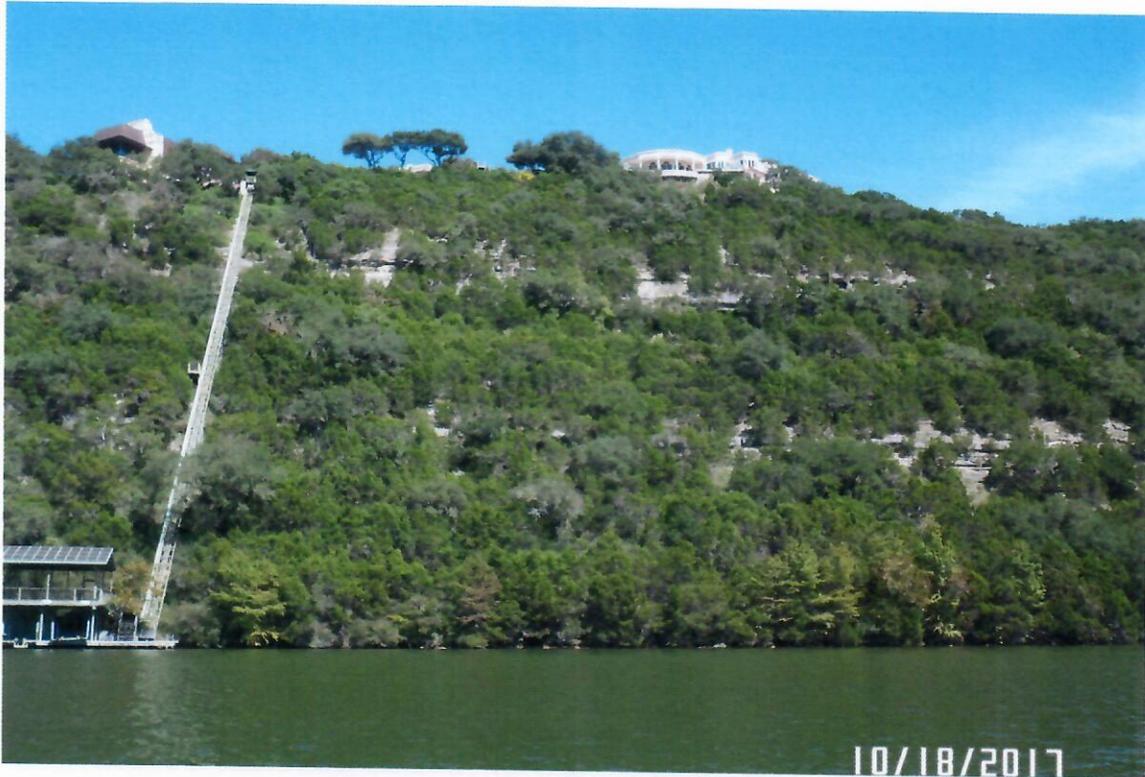
EXHIBIT E8-12

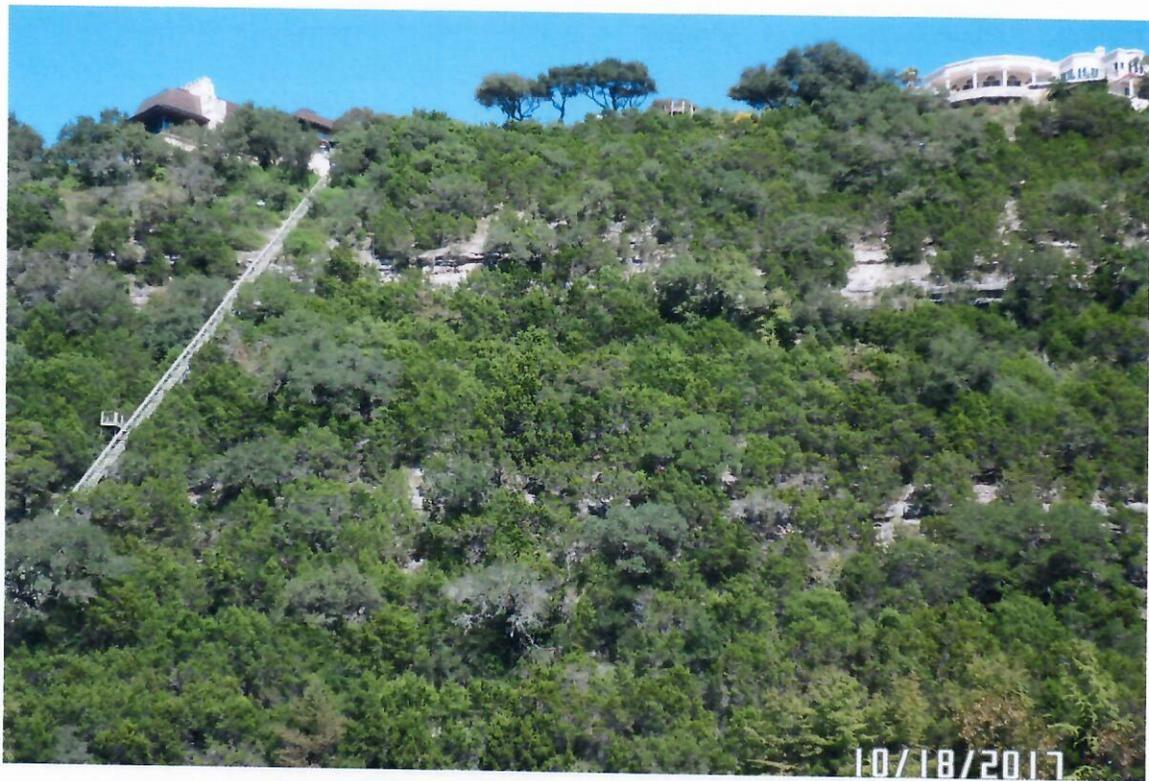
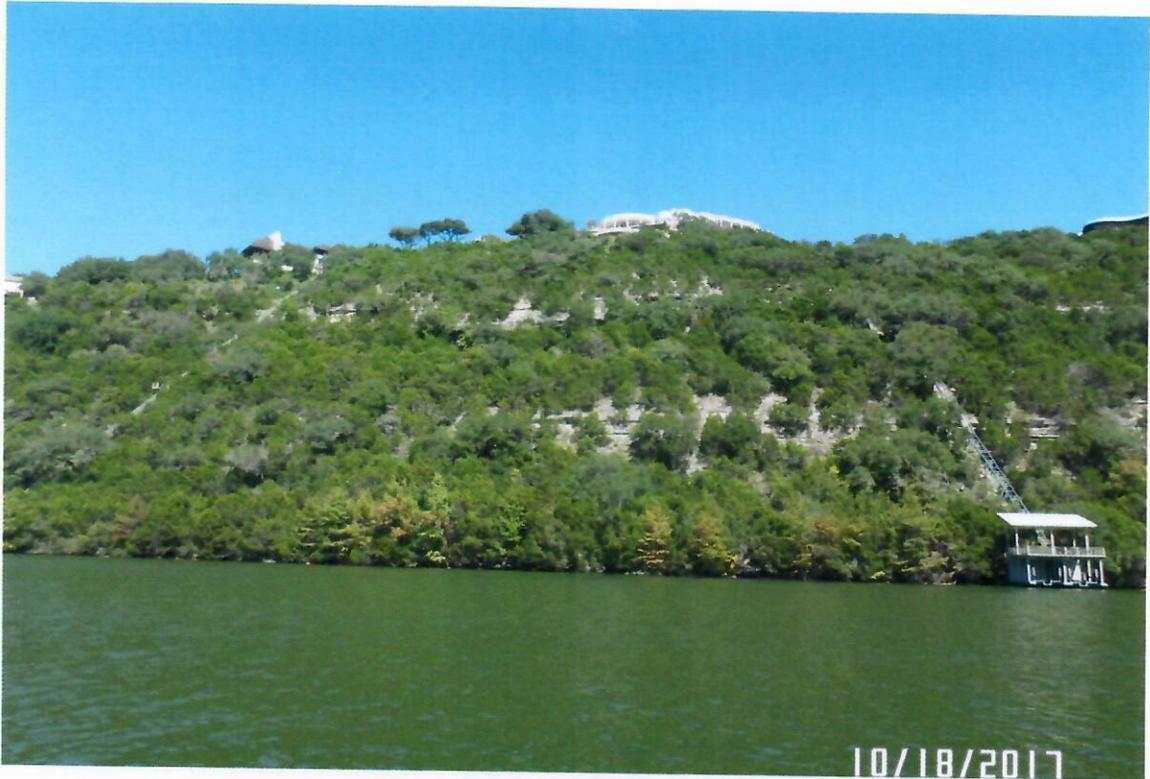


1997 BLACK/WHITE

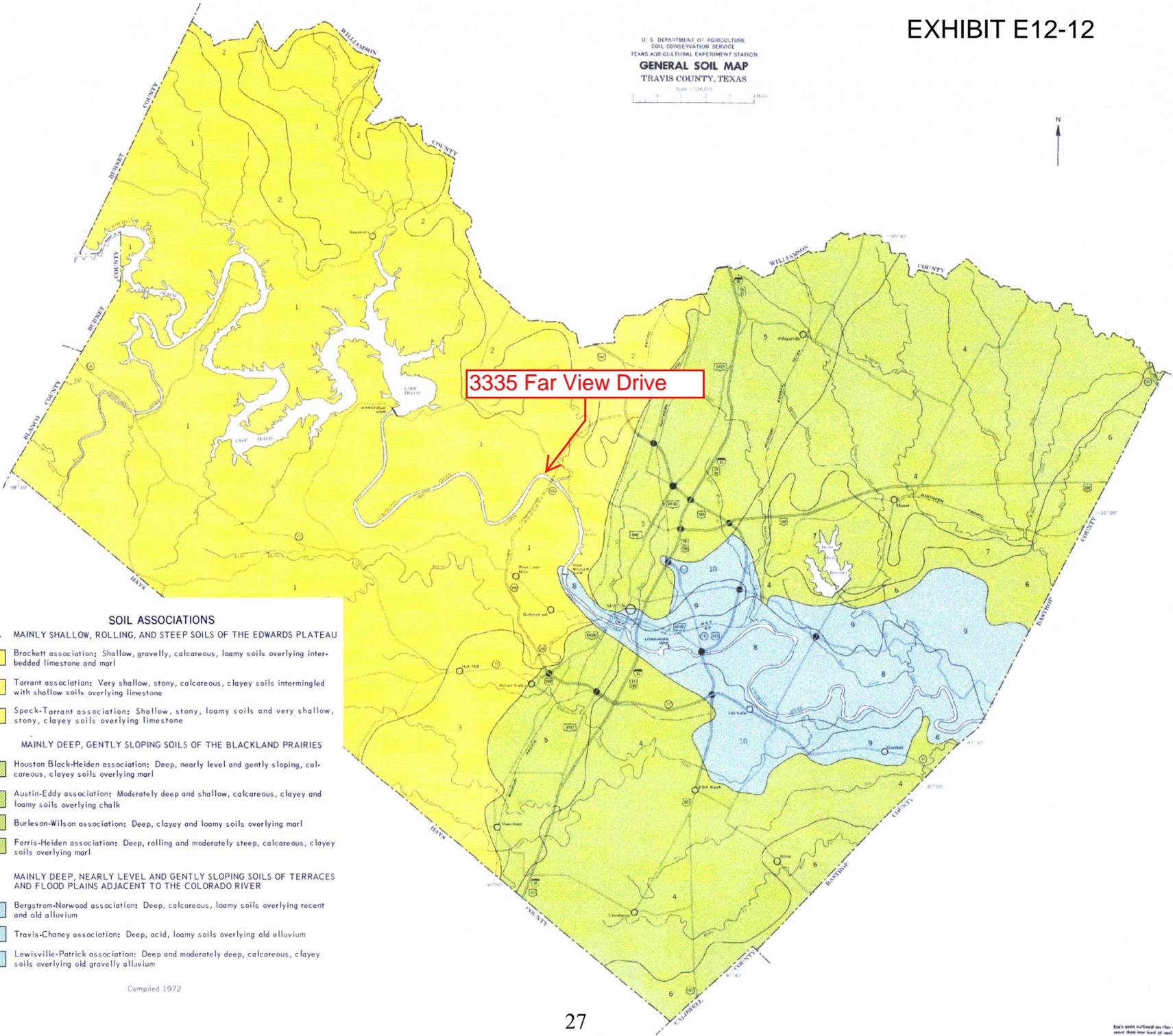
EXHIBIT E9-12







U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
TEXAS AGRICULTURAL EXPERIMENT STATION
GENERAL SOIL MAP
TRAVIS COUNTY, TEXAS



SOIL ASSOCIATIONS

MAINLY SHALLOW, ROLLING, AND STEEP SOILS OF THE EDWARDS PLATEAU

- 1 Brackett association: Shallow, gravelly, calcareous, loamy soils overlying interbedded limestone and marl
- 2 Tarrant association: Very shallow, stony, calcareous, clayey soils intermingled with shallow soils overlying limestone
- 3 Speck-Tarrant association: Shallow, stony, loamy soils and very shallow, stony, clayey soils overlying limestone

MAINLY DEEP, GENTLY SLOPING SOILS OF THE BLACKLAND PRAIRIES

- 4 Houston Black-Heiden association: Deep, nearly level and gently sloping, calcareous, clayey soils overlying marl
- 5 Austin-Eddy association: Moderately deep and shallow, calcareous, clayey and loamy soils overlying chalk
- 6 Burleson-Wilson association: Deep, clayey and loamy soils overlying marl
- 7 Ferris-Heiden association: Deep, rolling and moderately steep, calcareous, clayey soils overlying marl

MAINLY DEEP, NEARLY LEVEL AND GENTLY SLOPING SOILS OF TERRACES AND FLOOD PLAINS ADJACENT TO THE COLORADO RIVER

- 8 Bergstrom-Norwood association: Deep, calcareous, loamy soils overlying recent and old alluvium
- 9 Travis-Chaney association: Deep, acid, loamy soils overlying old alluvium
- 10 Lewisville-Patrick association: Deep and moderately deep, calcareous, clayey soils overlying old gravelly alluvium

Compiled 1972

Each unit outlined on this map consists of more than one kind of soil. This map is for general planning purposes. It is not to be used for decisions on the use of specific lands.

2012 TRUE COLOR

EXHIBIT 1 for SAJ



3335 FAR VIEW DRIVE CEF AND BUFFER ZONE



- Base Map
- Data Layers
- Identify
- Quick Start
- Overview
- Share Map

Search Result (100% Match)

3335 Far View Dr, Austin, Texas, 78730 (Travis County, TX)

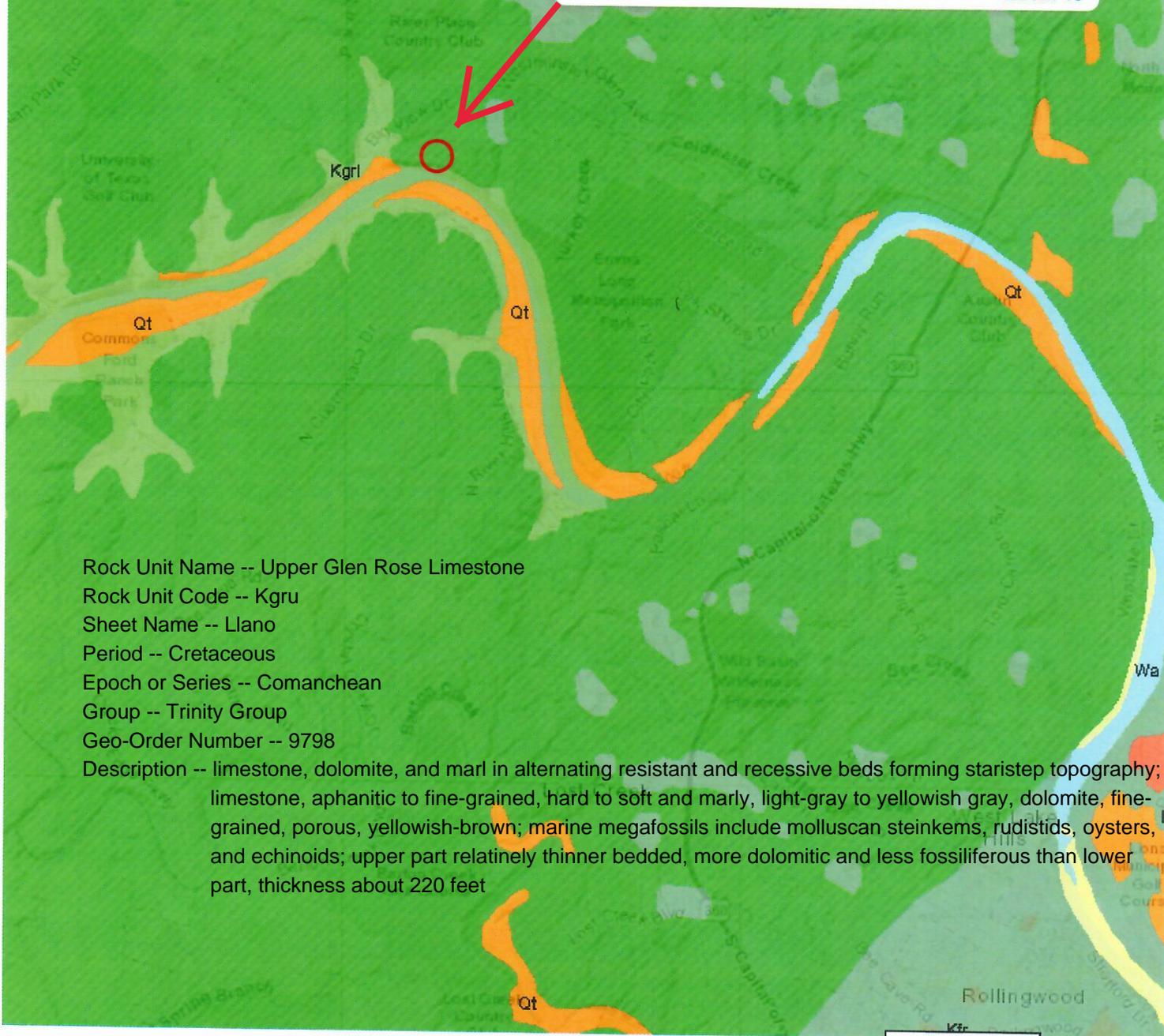
LOCATION DETAILS

Name: 3335 Far View Dr, Austin, Texas, 78730
 Category: N/A
 County: Travis County
 State: TX

LOCATION COORDINATES

Latitude: 30.35681849619177
 Longitude: -97.85615800297151
 Elevation: N/A

Zoom To



Rock Unit Name -- Upper Glen Rose Limestone

Rock Unit Code -- Kgri

Sheet Name -- Llano

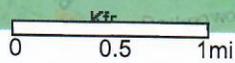
Period -- Cretaceous

Epoch or Series -- Comanchean

Group -- Trinity Group

Geo-Order Number -- 9798

Description -- limestone, dolomite, and marl in alternating resistant and recessive beds forming starstep topography; limestone, aphanitic to fine-grained, hard to soft and marly, light-gray to yellowish gray, dolomite, fine-grained, porous, yellowish-brown; marine megafossils include molluscan steinkems, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more dolomitic and less fossiliferous than lower part, thickness about 220 feet



Scale = 1 : 72,224 (30.367, -97.860)

3335 FAR VIEW DR FLOODPLAIN AND 75' CWQZ

EXHIBIT 4 FOR SAJ



Prepared by Rick Rasberry June 11, 2018



LAKE AUSTIN
BOAT DOCK & SHORELINE PERMITS
WWW.RICKRASBERY.COM
RICK RASBERY, P.E.
(817) 419-7971
1800 W. WINDY HILL
2502 WINDY HILL
FLORESVILLE, TX 78112



SCHWAMUSCH BOAT DOCK

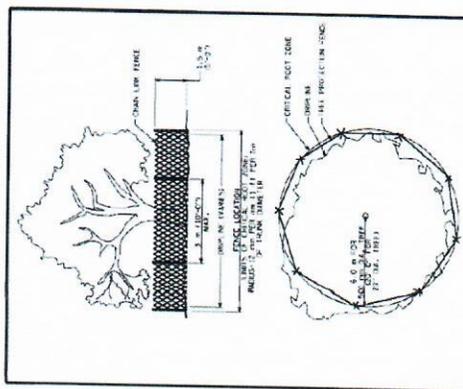
3335 FAR VIEW DRIVE
RIVER POINT SUBDIVISION
LOT 2A - CALLED 4.248 ACRES
VOLUME 92, PAGE 392
JOB NO. P17000
DRAWN BY: RRB
CHECKED BY: RRB
DATE: 05-22-18
REV:
RCS NO.
SP-018-01280
SHEET NO.
5 OF 7

TREE LIST	SIZE	TYPE	COMMENTS
417	8"	CYPRESS	
418	9"	CYPRESS	
420	12"	CYPRESS	
431	13"	LIVE OAK	
901	17"	LIVE OAK	
902	16"	LIVE OAK	
903	11"	LIVE OAK	
904	11"	LIVE OAK	
952	12"	LIVE OAK	(TO BE REMOVED W/MITIGATION)
954	12"	LIVE OAK	2 BOLES: 8", 7"
955	9"	LIVE OAK	
956	13"	LIVE OAK	
961	20"	LIVE OAK	
964	9"	CEDAR	
965	13"	CEDAR	
968	15"	CEDAR	
971	25"	HACKBERRY	
972	10"	LIVE OAK	4 BOLES: 12", 10", 9", 7"
973	10"	LIVE OAK	
974	16"	LIVE OAK	
975	14"	LIVE OAK	
976	11"	LIVE OAK	
977	8"	CEDAR	
978	11"	CEDAR	
979	9"	CEDAR	
1510	8"	SHIN OAK	

VEGETATION TABLE

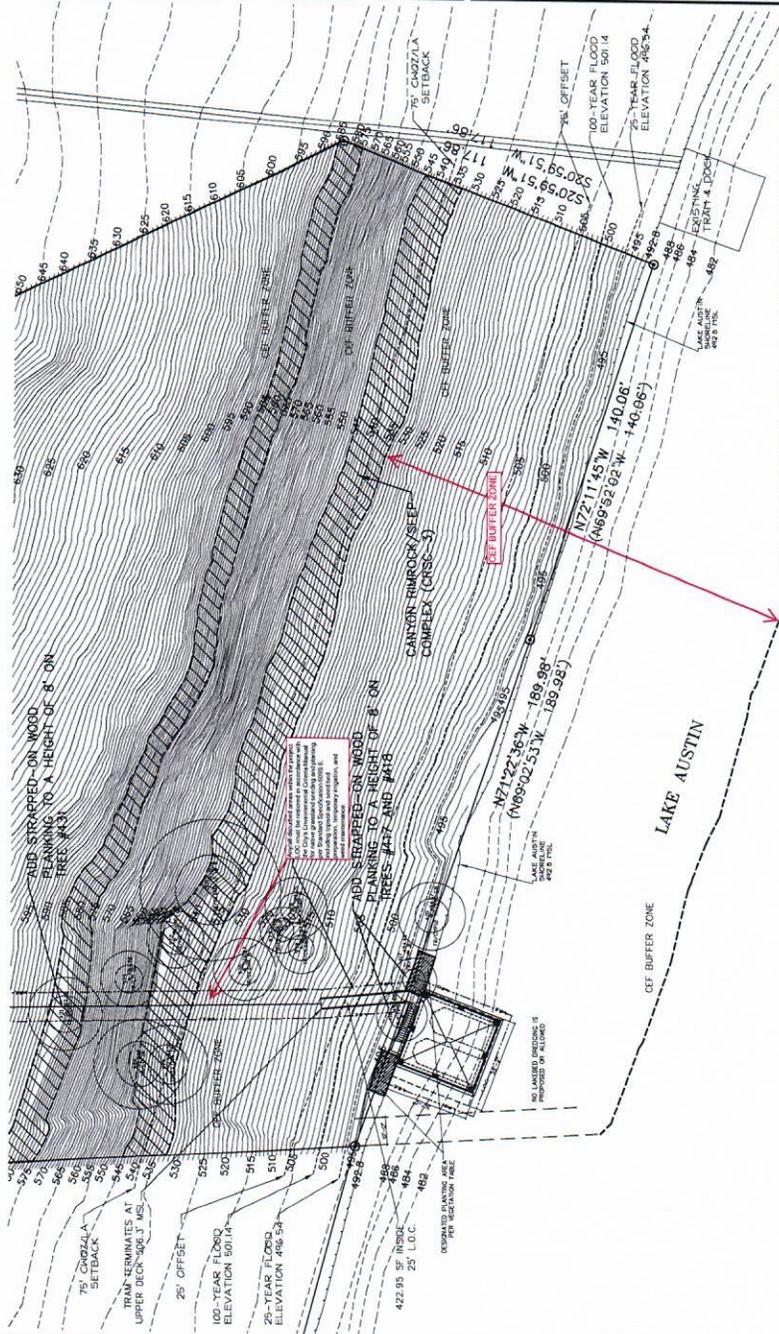
- * Plant Three (3) Five-Gallon Bald Cypress Trees
- * Plant Two (2) Dwarf Palmetto Trees
- * Plant Four (4) Texas Lantana Shrubs

610S-2 Tree Protection Fence Type A - Chain Link



LAKE AUSTIN	TREE PROTECTION FENCE
DATE: 05-22-18	TYPE: A - CHAIN LINK
PROJECT: 3335 FAR VIEW DRIVE	SCALE: 1" = 10'-0"
SHEET NO. 5 OF 7	610S-2

ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD, OR MODIFY, EROSION AND SEDIMENTATION CONTROLS AT THE SITE TO KEEP THE PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS



ENGINEER SIGNATURE AND SEAL PER CITY CODE SECTION 25-2-1173:



Jeffrey S. Swadlow, P.E.
TUCKER Engineering
10000 N. Mopac Expressway, Suite 100
Austin, TX 78753
Phone: 512-335-9700
Address: 10000 N. Mopac Expressway, Suite 100, Austin, TX 78753

BOAT DOCK SITE PLAN
SCALE: 1" = 20'



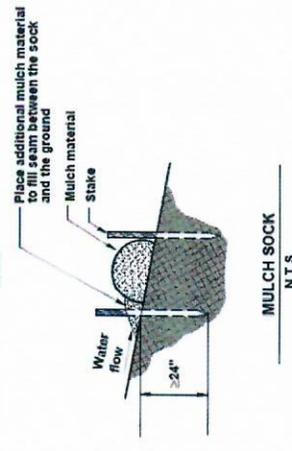
BOAT DOCK & SHORELINE PERMITS
LAKE AUSTIN
WWW.RICKRASBERY.COM
2010 CHINA COURT
SUITE 1000
DALLAS, TX 75241
(972) 251-3311



SCHWABUSCH
BOAT DOCK

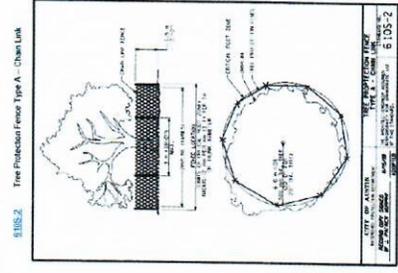
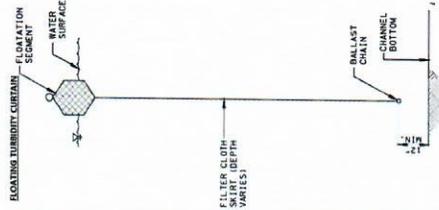
3335 FAR VIEW DRIVE
LOT 2A - CALLED 4.248 ACRES
RIVER POINTE SUBDIVISION
JOB NO. P17002
DRAWN BY: RBG
CHECK BY:
DATE: 09-22-18
REV:
NCS NO.
SP-2018-01280
SHEET NO.
6 OF 7

TYPICAL MULCH SOCK INSTALLATION
N.T.S.

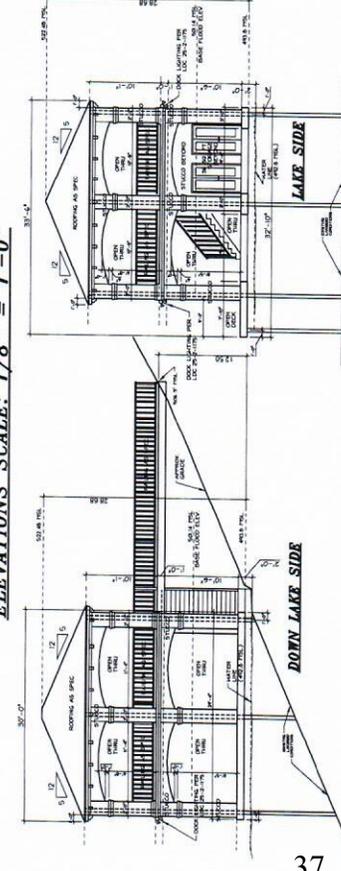
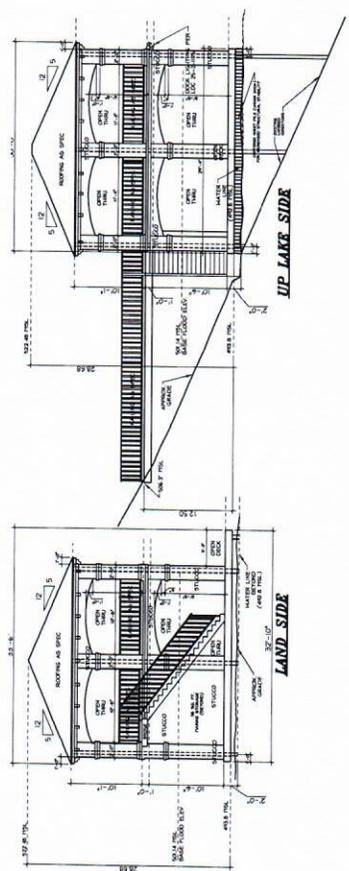
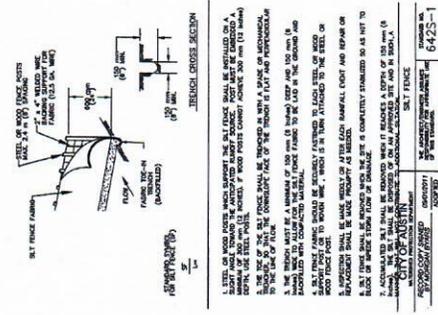


MULCH SOCK
N.T.S.

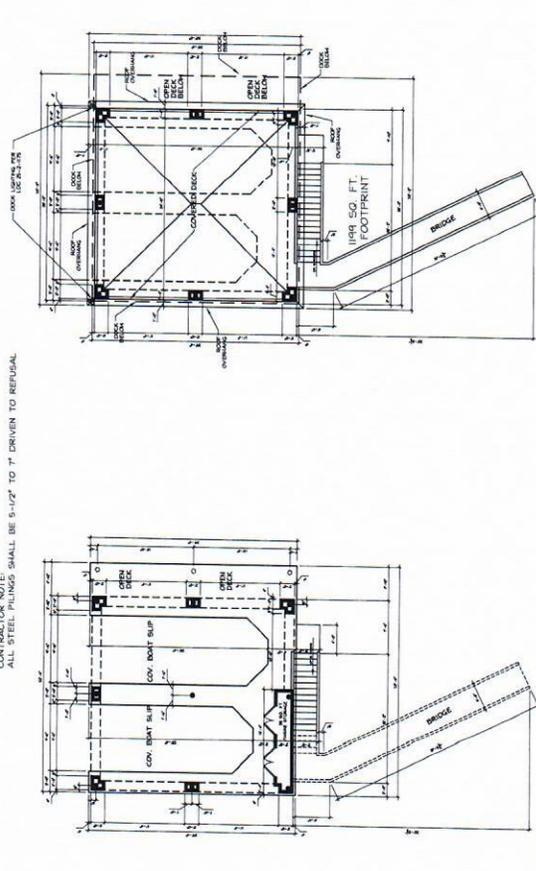
URBAN TREE ACCOUNTING TABLE
Total Appendix F tree inches surveyed: 321
Total Appendix F tree inches retained: 11
Total Non-Appendix F and invasive removed: 0
Total mitigation inches planted on site: 11
[ECM 3.5.4]



CONTRACTOR NOTE:
ALL STEEL PILING SHALL BE 5-1/2" TO 7" DRIVEN TO REFUSAL.
ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD, OR MODIFY EROSION AND SEDIMENTATION CONTROLS AT THE SITE TO KEEP THE PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS.
ALL STRUCTURAL WORK TO DOCK PERFORMED FROM BARGE.



ELEVATIONS SCALE: 1/8" = 1'-0"



UPPER LEVEL & ROOF PLAN
SCALE: 1/8" = 1'-0"

LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. IRRIGATION IS PROHIBITED.

Special Construction Techniques ECT 3.5.4(D) Prior to excavation within tree drip-lines, or the removal of trees adjacent to affected areas that are to remain, a clean cut, between the disturbed and undisturbed root areas, with a rock saw or trenching and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, mulch socks on physical and metal completed, all materials should be removed, and the mulch should be replaced to a depth of 3 inches. Perform all grading and backfilling activities slowly and a work during periods of low, not during, rain. Do not damage or remove trees or trees roots. Periodically reduce dust accumulation on the leaves, when retaining concrete adjacent to the root zone of a tree, use a portable vacuum blower. The contractor is prohibited from grading or grading for periods of time adjacent to the site.

The proposed boat dock must comply with all requirements of LDC 25-2-1174 ("Structural Requirements"), and must comply with Chapter 25-12, Article 1 (Uniform Building Code) and the Building Criteria Manual.

Permanent improvements are prohibited within the shoreline setback area (LDC 25-2-561)(B)(3).
The proposed boat dock will be at least 66% open (LDC 25-2-1174(A)(9)(B)).
If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.3, Section 5, 1]

The contractor will clean up spills that migrate onto roads a minimum of once daily. [ECM 1.4.4.4]

ENGINEER SIGNATURE AND SEAL PER CITY CODE SECTION 25-2-1173:

Office of Julie Ann, P.E.
TUCKER
Engineering
1011 Oakwood, Suite 100, Austin, TX 78703
Phone: (512) 251-7077 • Fax: (512) 251-7078



LAKE AUSTIN
BOAT DOCK & SHORELINE PERMITS
3100 CHANDLER DRIVE
ROCK HARBOR, TEXAS
74801
WWW.NICKRABBERY.COM
(512) 264-0031

www.danreynolds.com
DAN REYNOLDS
REGISTERED PROFESSIONAL ENGINEER
NO. 1188

SCHWAMUSCH BOAT DOCK

3335 FAR VIEW DRIVE
LOT 2A - CALLED 4.248 ACRES
RIVER POINTE SUBDIVISION
VOLUME 92, PAGE 292
LOT 2A - CALLED 4.248 ACRES

CB - 93 - 0188.0A

SHEET 1 of 1

I, GREGORY E. WEST, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4188,
AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF SURVEYING AND TO HEREBY CERTIFY THAT THIS PLAT COMPLETES
WITH TITLE 13 OF THE AMERICAN CITY CODE OF 1991, AS AMENDED IS TRUE AND
CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MOORE
UNDER HIS SUPERVISION ON THE GROUNDS.



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED
TO A PUBLIC SEWER SYSTEM OR TO AN INDIVIDUAL SEWER DISPOSAL SYSTEM
WHICH HAS BEEN APPROVED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED
TO A PUBLIC WATER SUPPLY.
THESE RESTRICTIONS AND/OR THE TO COMPLETE OF DEVELOPER.
HEALTH DEPARTMENT AND/OR THE TO COMPLETE OF DEVELOPER.



TRAVIS COUNTY HEALTH DEPARTMENT NOTES:
(Vol. 1967, Pg. 306 & 307, E.N.C.T.)
2) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING RIVER POINTE
SUBDIVISION (P.L. 85, 86, 87, 88) SHALL APPLY TO THIS AMENDED PLAT.
THE MINIMUM BUILDING SETBACKS FOR LOT 2A SHALL BE 30 FT. STREET FRONT
AND 10 FT. YARD FRONT (BACK).
NO PORTION OF THIS AMENDED PLAT SHALL BE USED FOR ANY PURPOSES
OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THIS PLAT.
NO PORTION OF THIS AMENDED PLAT SHALL BE USED FOR ANY PURPOSES
OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THIS PLAT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF
AUGUST, 1993, BY JACK E. OLSON AND MATTHEW J. OLSON, OWNERS OF LOT 2
AND 3, BY
Kathryn J. Olson
9000 VISTA VIEW DR.
AUSTIN, TX. 78750

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY
OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CLERK OF TRAVIS COUNTY, TEXAS,
CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT, IN THE
OFFICE OF THE COUNTY CLERK, TRAVIS COUNTY, TEXAS, THIS
DAY OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY
OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY
OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS

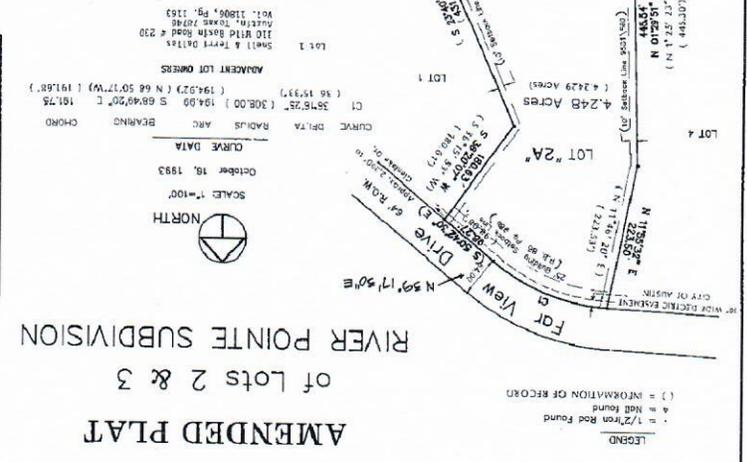
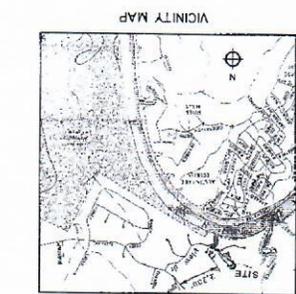
IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY
OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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OF MARCH, 1993, AT
DANA DEGENHART, COUNTY CLERK
TRAVIS COUNTY, TEXAS



MISC. FILM CODE
00089406914
Vol. 92 Page 392

LEGAL PLAT
SCALE: NONE