



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

DATE: April 6, 2022

NAME & NUMBER OF PROJECT:

Lot 1 Block A Srivathanakul Subdivision Project Assessment

NAME OF APPLICANT OR ORGANIZATION:

Janice Srivathanakul

LOCATION:

101 Lago Verde Dr

COUNCIL DISTRICT:

District 10 and ETJ

ENVIRONMENTAL REVIEW STAFF:

Mike McDougal, Environmental Policy Program Manager
Development Services Department
512-974-6380
mike.mcdougal@austintexas.gov

WATERSHED:

Harrison Hollow Watershed and Lake Austin Watershed, Water Supply
Rural, Drinking Water Protection Zone

REQUEST NO. 1:

A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]

REQUEST NO. 2:

A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C)]

STAFF RECOMMENDATION

NO. 1: Staff recommends approval of the variance with the conditions

STAFF RECOMMENDATION

NO. 2: Staff recommends approval of the variance with the conditions



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Lot 1 Block A Srivathanakul Subdivision Project Assessment
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary LDC 25-8-453(B)(1) / LDC 30-5-453(B)(1) to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre

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.

Yes – The property must be platted in order to improve the existing structure. Other nearby owners have been permitted to subdivide tracts and construct homes along Lake Austin.

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;

Yes – The applicant proposes to provide a septic system in accordance with current standards that will be located further from Lake Austin than the current septic system. This would provide greater overall environmental protection than is achievable without the variance. In addition, the applicant will preserve heritage trees (this is not required in the COA ETJ); revegetate disturbed areas with within the Critical Water Quality Zone with native plants and seeding; capture rainfall with a cistern to reduce pollutant runoff from impervious cover; and minimize construction disturbance within the Lake Austin Critical Water Quality Zone by constructing the addition to the existing house outside of the Critical Water Quality Zone.

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

Yes – The Water Supply Rural watershed classification establishes a minimum lot size and a minimum density. Specifically, lots must be at least 0.75 acres in size and, on average, there must be 2 acres for each unit. This requirement is infeasible for the proposed one lot subdivision. The applicant proposes a one lot subdivision with one unit; the quantity of units cannot be decreased. There is no land available for purchase to increase the lot size to fulfill this requirement. The request to create a one lot subdivision is the minimum deviation from Code necessary to allow a reasonable use of the property.

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

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

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

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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 Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

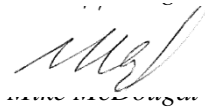
1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed construction will be in accordance with the buildability exhibit to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin.
5. The upgraded septic system will be located further away from lake than the existing septic system.

Environmental Reviewer
(DSD)



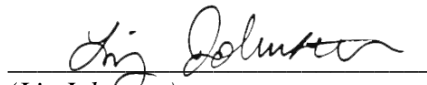
_____ Date 2-17-2022

Environmental Review
Manager (DSD)



_____ Date 2-17-2022

Deputy Environmental
Officer (WPD)


(Liz Johnston)

_____ Date 03/09/2022



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Lot 1 Block A Srivathanakul Subdivision Project Assessment
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary LDC 25-8-452(C) to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands

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.

Yes – The property must be platted in order to improve the existing structure. Other nearby owners have been permitted to subdivide tracts and construct home along Lake Austin.

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;

Yes – The applicant proposes to provide a septic system in accordance with current standards that will be located further from Lake Austin than the current septic system. This would provide greater overall environmental protection than is achievable without the variance. In addition, the applicant will preserve heritage trees (this is not required in the COA ETJ); revegetate disturbed areas with within the Critical Water Quality Zone with native plants and seeding; capture rainfall with a cistern to reduce pollutant runoff from impervious cover; and minimize construction disturbance within the Lake Austin Critical Water Quality Zone by constructing the addition to the existing house outside of the Critical Water Quality Zone.

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

Yes – The Water Supply Rural watershed classification establishes a minimum lot size for lots that are partially located within the Critical Water Quality Zone. Specifically, single family lots partially located within the Critical Water Quality Zone must also have 2 acres located within the Water Quality Transition Zone and/or uplands. This requirement is infeasible for the proposed one lot subdivision. The applicant proposes a one lot subdivision with one unit. There is no land available for purchase to increase the lot size to fulfill this requirement. The request to create a one lot subdivision is the minimum deviation from Code necessary to allow a reasonable use of the property.

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

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

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

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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

Yes – The criteria for Subsection A (above) are met.

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

Yes – The existing single family house is not habitable for long term use. Platting the property is required in order to permit improvements to the existing house.

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

Yes – Development of this property for use other than single family is highly unlikely. The existing single family house is not habitable for long term use. Platting the property in accordance with single family plat requirements is necessary in order to permit improvements to the existing house.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

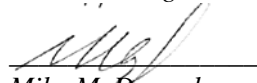
1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed construction will be in accordance with the buildability exhibit to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin.
5. The upgraded septic system will be located further away from lake than the existing septic system.

Environmental Reviewer
(DSD)


Mike McDougal

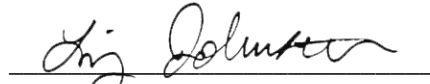
Date 2-17-2022

Environmental Review
Manager (DSD)


Mike McDougal

Date 2-17-2022

Deputy Environmental
Officer (WPD)


(Liz Johnston)

Date: 03/09/2022



January 20, 2022

Mike McDougal, Environmental Policy Program Manager
Land Use Review Division
City of Austin Development Services Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Subject: Environmental Variance Request for Srivathanakul Subdivision

Dear Mike,

Included for your use and consideration by the Environmental Board and Zoning and Platting Commission is a request for a variance from the requirements of Sections 25-8-453(B)(1) / 25-5-453(B)(1) and 25-8-452(C) / 30-5-452(C) of the Land Development Code. Specifically, a variance from the requirement that within the Uplands Zone the net site area for a single-family lot may not exceed one unit for each two acres, and a lot that lies within the Critical Water Quality Zone must also include at least two acres in a Water Quality Transition Zone or Uplands Zone. The subject property total 1.408 acres.

Currently, the subject property is unplatted and comprised of two contiguous parcels. One parcel contains a small, somewhat dilapidated dwelling unit overlooking Lake Austin. The owners want to renovate and expand the existing 780 square foot residence to create a more modern, usable, and enjoyable home. Prior to the issuance of development permits, platting is required. A subdivision application to create a one lot subdivision for single-family residential use was submitted July 26, 2021. During the subdivision review process, it was determined that although the number of dwelling units is not changing, variances to the above referenced Code sections are required.

Additional details regarding the subject property, site constraints justifying the variance, and findings of fact for which the decision to grant variances must be based are provided with the Environmental Commission Variance Application Form. Related maps, exhibits, and an Environmental Resource Inventory are also included. Thank you for your assistance with this variance request. If you have questions or require additional information, please contact me.

Sincerely,

Karen Wunsch
512-202-5542



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Karen Wunsch (Masterplan)
Street Address	6500 River Place Blvd., Bldg. 7, Suite 250
City State ZIP Code	Austin, TX 78730
Work Phone	512-202-5542
E-Mail Address	karen@masterplantexas.com

Variance Case Information

Case Name	Srivathanakul Plat
Case Number	C8J-2020-0192.0A (subdivision application) 2021 2021-199553 C (project assessment application)
Address or Location	101 Lago Verde Drive
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-453(B)(1) / 30-5-453(B)(1)
Watershed Name	Lake Austin and Harrison Hollow
Watershed Classification	Water Supply Rural
Edwards Aquifer Recharge Zone	Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	No

Distance to Nearest Classified Waterway	0.0 feet
Water and Waste Water service to be provided by	LCRA - Lake Austin (water); OSSF (waste water)
Variance Request	To allow net site area density of one dwelling unit on less than 2 acres. (LDC 25-8-453 / 30-5-453)

Impervious Cover	<u>Existing Tract 1</u>	<u>Existing Tract 2</u>	<u>Proposed Lot 1</u>
square footage:	<u>1,667 SF</u>	<u>237.44 SF</u>	<u>9,817 SF</u>
acreage:	<u>.038 acres</u>	<u>.005 acres</u>	<u>.225 acres</u>
percentage:	<u>9.333%</u>	<u>.005%</u>	<u>15.98%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The topography of the site is flat to slightly sloping. Surface elevations range from approximately 502 – 572 feet above mean sea level (COA, 2015 and USGS, 1986) with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Austin. There is woodland and grassland species on the site. Woodland species include sugarberry, Texas live oak, Ashe juniper, and persimmon trees. Grassland species include Texas croton, Texas prickly pear, and little bluestem. A summary of protected trees is provided on the attached as-built survey. Some heritage trees exist on the site that will be protected per City of Austin requirements and recommendations issued by the City Arborist following an onsite meeting that occurred on 09-09-2021. No Heritage trees are proposed for removal. The site geology is described as Fluvial terrace deposits that are siliceous and coarse along the Colorado River, and beyond the Fluvial terrace deposits the site falls with the Glen Rose formation, described as limestone, dolomite, and marl subdivided into alternating resistant and recessive beds forming stairstep topography. A portion of the site is adjacent to Lake Austin, and therefore falls within the CWQZ (Critical Water Quality Zone) and City of Austin Fully Developed 100-year Floodplain of that waterway. No CEF (Critical Environmental Features) have been observed or identified on the property, but two wetland CEFs were identified within 150 feet off the property. For additional details pertaining to the general environmental characteristics of the site, please refer to the Environmental Resource Inventory prepared by Horizon Environmental Resources, Inc.</p>		

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed lot totals 1.408 acres. The lakefront tract is 0.407 acres, and the adjacent tract to the north is 1.001 acres. The owner wants to combine the two tracts into a one lot subdivision for single-family residential use (1 dwelling unit). Platting is required in order to obtain a building permit to renovate the existing dwelling unit located on the lakefront tract. No viable alternatives exist for acquiring the additional 0.592 acres or more of land required to satisfy the 2-acre minimum net site area (NSA) for a residential unit specified in Section 25-8-453(B)(1) / Section 30-5-453(B)(1). The proposed lot area of 1.408 acres does satisfy the minimum lot size requirement of ¾-acres of Section 25-8-453(B)(1) / Section 30-5-453(B)(1).			
	EXISTING		PROPOSED	
	Tract 1 NSA	0.407 acres	Lot 1	1.408 acres
	Tract 2 NSA	1.001 acres		
	Density	1 dwelling unit	Lot 1	1 dwelling unit

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: Srivathanakul Sub Lot 1 Blk A

Ordinance: Land Development Code Section 25-8-453(B)(1) / Section 30-5-453(B)(1)

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 The existing dwelling unit was constructed in early 1970s. Not surprisingly, the structure needs repairs and updating to accommodate the needs of a modern family. Similarly situated properties along Lake Austin are located within the Rio Vista Addition subdivision recorded in 1956. Many of these lots are developed with single-family residential

homes and associated improvements. On some of the nearby lots, new homes are under construction. At the time that the adjacent subdivision was platted, the subject property was configured as a single tract. Without the variance, the condition of the site will continue to deteriorate.

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;

Yes The requested variance is not necessary because of the scale, layout, construction method, or design decisions of the property owner. The variance is required because the tract totals less than 2 acres. Acquisition of additional acreage to satisfy the minimum net set area of the proposed single-family residential lot and avoid the variance process was explored. A total of five (5) tracts are contiguous with the subject property. However, incorporation of additional acreage into the proposed subdivision application is not feasible.

Please refer to the attached Tax Map Exhibit for additional details about the surrounding properties summarized below.

Parcel ID 130699 (Schmidt Investments Ltd.) – This tract is approximately 33 acres of raw land owned by a family trust that reflects the multi-generational ownership of this parcel by the Schmidt family that spans at more than five decades. Conveying any portion of this property will absolve the tract of any legal tract status as such determinations are conditioned on the tract being in the same configuration as when annexed into the jurisdiction and/or enactment of regulations. Deeds for this tract in the current configuration date back to at least October 13, 1972.

Parcel ID 132371 (Jerome & Lydia Johnson) – This property has lakeshore frontage on Lake Austin similar the subject property. However, this property is a platted lot (Lot 1, Block 1) of the Rio Vista Addition subdivision. Conveying a portion of this platted lot so that it can be incorporated into the proposed Srivathanakul Subdivision is not feasible and is impractical. The existing, platted lot is 0.686 acres. It is developed with a single-family residential

dwelling unit and associated improvements, and it does not satisfy all of the requirements of the current City of Austin and Travis County subdivision and development regulations.

Parcel ID 132369 (Jerome & Lydia Johnson) – This property is also platted (Lot 10, Block 3) as part of the Rio Vista Addition subdivision. Vacating an existing platted lot to convey to a new owner for inclusion in the Srivathanakul Subdivision is not practical or desirable for the current owners.

Parcel ID 134497 (Andrea Rorick & Gloria Coker) – This 0.9664-acre lot is platted as Lot 5, Block 4, Rio Vista Addition. The owners of this lot also own the adjoining 0.7-acre lot. Vacating this platted lot and re-subdividing it with the Srivathanakul Subdivision is not practical nor desirable for the current owners who are interested in acquiring additional acreage in order to facilitate future development goals.

Parcel ID 781893 (Christopher Layton) – Numerous attempts to contact the owner of this 0.743-acre, unplatted parcel were unsuccessful. Mrs. Srivathanakul and her real estate agent telephoned, emailed, and sent certified letters to the owner of this parcel. All communication attempts were unanswered. It is assumed that the current owner is not interested in selling this tract.

In summary, all potential avenues for acquiring additional acreage to satisfy the 2-acre minimum requirement were explored but ultimately unsuccessful. The size of tract is preventing the property from being platted not the proposed improvements.

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

Yes The existing dwelling unit was constructed decades ago. Although the owners use the structure on a limited basis for short stays, the residence is not habitable in its current condition for long-term use or as a permanent residence. To enjoy reasonable use of the property, improvements to the existing structure are required.

The current dwelling unit occupies a 0.407-acre tract. Approving this variance request will enable the owner to proceed with

platting of the subject property into a single lot, which ultimately will reduce the amount of deviation from the Code.

Currently, the net site area of the existing dwelling unit is deficient by 1.59 acres. With the requested variance, the deviation from the Code will be reduced to 0.592 acres.

The proposed lot satisfies all other site and lot requirements of the Code including:

MINIMUM REQUIRED	PROVIDED AS PROPOSED	EXISTING CONDITIONS
0.75-acre lot in Uplands Zone	1.408 acres	0.31 acres
1 dwelling unit per site in Uplands Zone	1 dwelling unit per site	1 dwelling unit per site
1-acre lot in LA District	1.408 acres	0.407 acres
1 dwelling unit per lot in LA District	1 dwelling unit per lot	1 dwelling unit per legal tract

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

Yes Approving the variance does not create a significant probability of environmental consequences. Granted, the applicant ultimately plans to renovate the existing structure by adding additional square footage and a second level. However, the proposed expansion will not increase the footprint of the existing home within the CWQZ. The proposed addition is completely within the Upland Zone. In addition, the proposed improvements will also include a new, modern replacement of the homes original OSSF, with a drain field that is located further from the lake. A rainwater collection system and rain barrels will collect water for irrigation of the property including the native species landscaping that was installed with the shoreline stabilization improvements permitted in 2016. Enclosed garage parking will reduce the potential for stormwater run-off of auto-related contaminants compared to existing conditions. A cistern rainwater collection system is

proposed in conjunction with the residential permit application. The modernization of the site and improvements using present day technology provides environmental protections that offset the potential impact of the increased impervious cover. Admittedly, these factors are not easily quantified nor are the impacts directly comparable.

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

Yes Water quality will be at least equal to if not better than the water quality achievable without the variance. If the variance is granted, the subdivision application may proceed. Upon recordation of the newly platted lot, the owner may submit development applications for permits to construct proposed improvements including a new OSSF system and enclosed garage parking.

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 (Restrictions on 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 The property is adjacent to Lake Austin. However, none of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

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

Yes Without the variance, the property cannot be platted as a separate lot. If not platted, no construction permits may be issued, and the property will continue to deteriorate. None of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

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

Yes The variance requested is the minimum deviation required to allow for the subdivision application to proceed. Other sections of the code require a minimum lot size of $\frac{3}{4}$ -acre and density of 1 unit per acre, which are satisfied as proposed. Establishing the subject property as a legal lot

January 27, 2022

enables the property owner to pursue building and site improvements that allow for reasonable, personal use of this lakefront property.

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

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- 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.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- 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
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Karen Wunsch (Masterplan)
Street Address	6500 River Place Blvd., Bldg. 7, Suite 250
City State ZIP Code	Austin, TX 78730
Work Phone	512-202-5542
E-Mail Address	karen@masterplantexas.com

Variance Case Information

Case Name	Srivathanakul Plat
Case Number	C8J-2020-0192.0A (subdivision application) 2021 2021-199553 C (project assessment application)
Address or Location	101 Lago Verde Drive
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-452(C) / 30-5-452(C)
Watershed Name	Lake Austin and Harrison Hollow
Watershed Classification	Water Supply Rural
Edwards Aquifer Recharge Zone	Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	No

Distance to Nearest Classified Waterway	0.0 feet
Water and Waste Water service to be provided by	LCRA - Lake Austin (water); OSSF (waste water)
Variance Request	Allow for the expansion of a single-family residential dwelling unit on a lot that lies partially within a critical water quality zone but does not constitute at least two acres in a water quality transition zone or upland zone.

Impervious Cover	<u>Existing Tract 1</u>	<u>Existing Tract 2</u>	<u>Proposed Lot 1</u>
square footage:	<u>1,667 SF</u>	<u>237.44 SF</u>	<u>9,817 SF</u>
acreage:	<u>0.038 acres</u>	<u>0.005 acres</u>	<u>0.225 acres</u>
percentage:	<u>9.333%</u>	<u>0.005%</u>	<u>15.98%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The topography of the site is flat to slightly sloping. Surface elevations range from approximately 502 – 572 feet above mean sea level (COA, 2015 and USGS, 1986) with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Austin. There is woodland and grassland species on the site. Woodland species include sugarberry, Texas live oak, Ashe juniper, and persimmon trees. Grassland species include Texas croton, Texas prickly pear, and little bluestem. A summary of protected trees is provided on the attached as-built survey. Some heritage trees exist on the site that will be protected per City of Austin requirements and recommendations issued by the City Arborist following an onsite meeting that occurred on 09-09-2021. No Heritage trees are proposed for removal. The site geology is described as Fluvial terrace deposits that are siliceous and coarse along the Colorado River, and beyond the Fluvial terrace deposits the site falls with the Glen Rose formation, described as limestone, dolomite, and marl subdivided into alternating resistant and recessive beds forming stairstep topography. A portion of the site is adjacent to Lake Austin, and therefore falls within the CWQZ (Critical Water Quality Zone) and City of Austin Fully Developed 100-year Floodplain of that waterway. No CEF (Critical Environmental Features) have been observed or identified on the property, but two wetland CEFs were identified within 150 feet of the property in 2009. Wetland vegetation identified in 2009 was removed by carp released into Lake Austin by the City of Austin. Additional details pertaining to the general environmental characteristics of the site, are described in the Environmental Resource Inventory prepared by Horizon Environmental Resources, Inc.</p>		

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed lot totals 1.408 acres. The lakefront tract is 0.407 acres, and the adjacent tract to the north is 1.001 acres. The owner wants to combine the two tracts into a one lot subdivision for single-family residential use (1 dwelling unit). Platting is required in order to obtain a building permit to renovate the existing dwelling unit located on the lakefront tract. The property lies primarily within the Upland Zone. A small portion at the southern edge of the property is within the CWQZ of Lake Austin, and a small portion at the northern edge of the property is within the WQTZ of Harrison Hollow. No viable alternatives exist for acquiring the additional acreage to satisfy the requirement that at least two acres be located within the WQTZ or Upland Zone.			
	EXISTING		PROPOSED	
	Tract 1	0.407 acres	Lot 1	1.408 acres
	Tract 2	1.001 acres		
	Density	1 dwelling unit	Lot 1	1 dwelling unit

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: Srivathanakul Sub Lot 1 Blk A

Ordinance: Land Development Code Section 25-8-452(C)

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 The existing dwelling unit was constructed in early 1970s. Not surprisingly, the structure needs repairs and updating to accommodate the needs of a modern family. Similarly situated properties along Lake Austin are located within the Rio Vista Addition subdivision recorded in 1956. Many of these lots are developed with single-family residential

homes and associated improvements. At the time that the adjacent subdivision was platted, the subject property was configured as a single tract. Without the variance, the condition of the site will continue to deteriorate.

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;

Yes The requested variance is not necessary because of the scale, layout, construction method, or design decisions of the property owner. The variance is required because of the tract size. Although the current owner acquired the tract in two separate transactions, the two properties were conjoined from approximately 1964 to 2008. Acquisition of additional acreage to satisfy the minimum lot area requirements and avoid the variance process was explored. A total of five (5) tracts are contiguous with the subject property. However, incorporation of additional acreage into the proposed subdivision application is not feasible.

Please refer to the attached Tax Map Exhibit for additional details about the surrounding properties summarized below.

Parcel ID 130699 (Schmidt Investments Ltd.) – This tract is approximately 33 acres of raw land owned by a family trust that reflects the multi-generational ownership of this parcel by the Schmidt family that spans at more than five decades. Conveying any portion of this property will absolve the tract of any legal tract status, as such determinations are conditioned on the tract being in the same configuration as when annexed into the jurisdiction and/or enactment of regulations. Deeds for this tract in the current configuration date back to at least October 13, 1972.

Parcel ID 132371 (Jerome & Lydia Johnson) – This property has lakeshore frontage on Lake Austin similar the subject property. However, this property is a platted lot (Lot 1, Block 1) of the Rio Vista Addition subdivision. Conveying a portion of this platted lot so that it can be incorporated into the proposed Srivathanakul Subdivision is not feasible and is impractical. The existing, platted lot is 0.686 acres. It is developed with a single-family residential

dwelling unit and associated improvements, and it does not satisfy all of the requirements of the current City of Austin and Travis County subdivision and development regulations.

Parcel ID 132369 (Jerome & Lydia Johnson) – This property is also platted (Lot 10, Block 3) as part of the Rio Vista Addition subdivision. Vacating an existing platted lot to convey to a new owner for inclusion in the Srivathanakul Subdivision is not practical or desirable for the current owners.

Parcel ID 134497 (Andrea Rorick & Gloria Coker) – This 0.9664-acre lot is platted as Lot 5, Block 4, Rio Vista Addition. The owners of this lot also own the adjoining 0.7-acre lot. Vacating this platted lot and re-subdividing it with the Srivathanakul Subdivision is not practical nor desirable for the current owners who are interested in acquiring additional acreage in order to facilitate future development goals.

Parcel ID 781893 (Christopher Layton) – This property is unplatted and totals 0.743 acres. Acquisition of this tract would satisfy the density requirements of 25-8-453(B)(1), thus eliminating the need for a variance from that section of the Code. However, it would not satisfy the requirements of 25-8-452(C) that requires at least two acres within the WQTZ or Uplands Zone because that section of Code is based on net site area not gross site area.

In summary, all potential avenues for acquiring additional acreage to satisfy the Code requirements and avoid the variance request process were explored but ultimately unsuccessful. The size of tract is preventing the property from being platted not the design of the proposed improvements.

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

Yes The existing dwelling unit was constructed decades ago. Although the owners use the structure on a limited basis for short stays, the residence is not habitable in its current condition for long-term use or as a permanent residence. To enjoy reasonable use of the property, improvements to the existing structure are required.

The current dwelling unit occupies a 0.407-acre tract. Approving this variance request will enable the owner to proceed with platting of the subject property into a single lot, which ultimately will reduce the amount of deviation from the Code.

Currently, the net site area of the existing dwelling unit is deficient by 1.59 acres. With the requested variance, the deviation from the Code will be reduced to 0.592 acres.

The proposed lot satisfies all other site and lot requirements of the Code including:

MINIMUM REQUIRED	PROVIDED AS PROPOSED	EXISTING CONDITIONS
0.75-acre lot in Uplands Zone	1.408 acres	0.31 acres
1 dwelling unit per site in Uplands Zone	1 dwelling unit per site	1 dwelling unit per site
1-acre lot in LA District	1.408 acres	0.407 acres
1 dwelling unit per lot in LA District	1 dwelling unit per lot	1 dwelling unit per legal tract

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

Yes Approving the variance does not create a significant probability of environmental consequences. Granted, the applicant ultimately plans to renovate the existing structure by adding additional square footage and a second level. However, the proposed expansion will not increase the footprint of the existing home within the CWQZ. The proposed addition is completely within the Upland Zone. In addition, the proposed improvements will also include a new, modern replacement of the homes original OSSF, with a drain field that is located further from the lake. A rainwater collection system and rain barrels will collect water for irrigation of the property including the native species landscaping that was installed with the shoreline stabilization improvements permitted in 2016. Enclosed garage parking will reduce the potential for stormwater run-off of auto-related contaminants compared to

existing conditions. A cistern rainwater collection system is proposed in conjunction with the residential permit application. The modernization of the site and improvements using present day technology provides environmental protections that offset the potential impact of the increased impervious cover. Admittedly, these factors are not easily quantified nor are the impacts directly comparable.

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

Yes Water quality will be at least equal to if not better than the water quality achievable without the variance. If the variance is granted, the subdivision application may proceed. Upon recordation of the newly platted lot, the owner may submit applications for permits to construct proposed improvements including a new OSSF system and enclosed garage parking.

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 (Restrictions on 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 The property is adjacent to Lake Austin. However, none of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

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

Yes Without the variance, the property cannot be platted. If not platted, no construction permits may be issued, and the property will continue to deteriorate. None of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

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

Yes The variance requested is the minimum deviation required to allow for the subdivision application to proceed. Other sections of the code require a minimum lot size of $\frac{3}{4}$ -acre and density of 1 unit per acre, which are

January 27, 2022

satisfied as proposed. Establishing the subject property as a legal lot enables the property owner to pursue building and site improvements that allow for reasonable, personal use of this property.

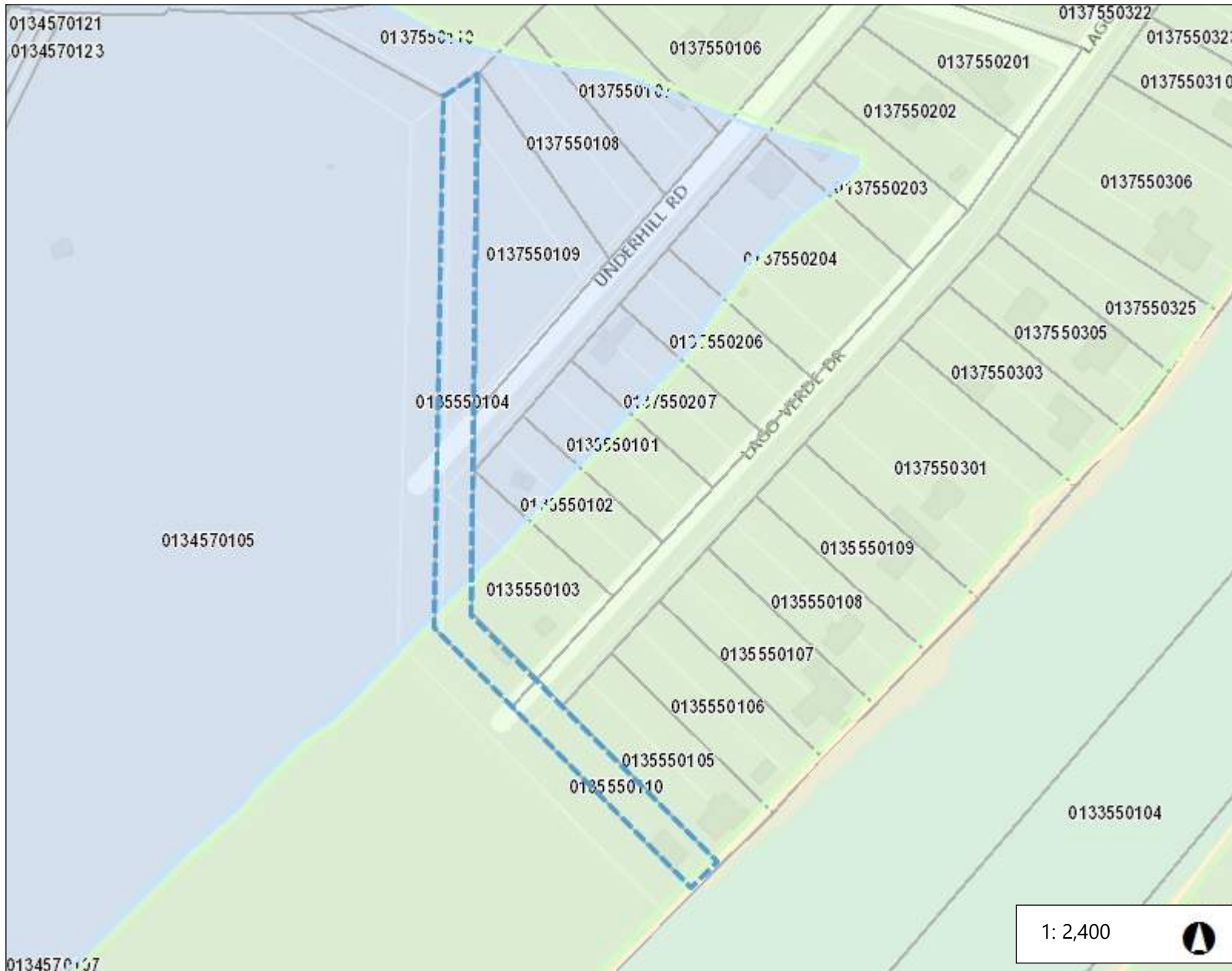
****Variance approval requires all above affirmative findings.**

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- 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.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- 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
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



Property Profile



Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

Tax Map Exhibit

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Property Profile



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Legend

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TCAD Parcels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
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- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

Aerial Image

Site Photos from Homeowner
Srivathanakul Plat



Site Photos from Homeowner
Srivathanakul Plat



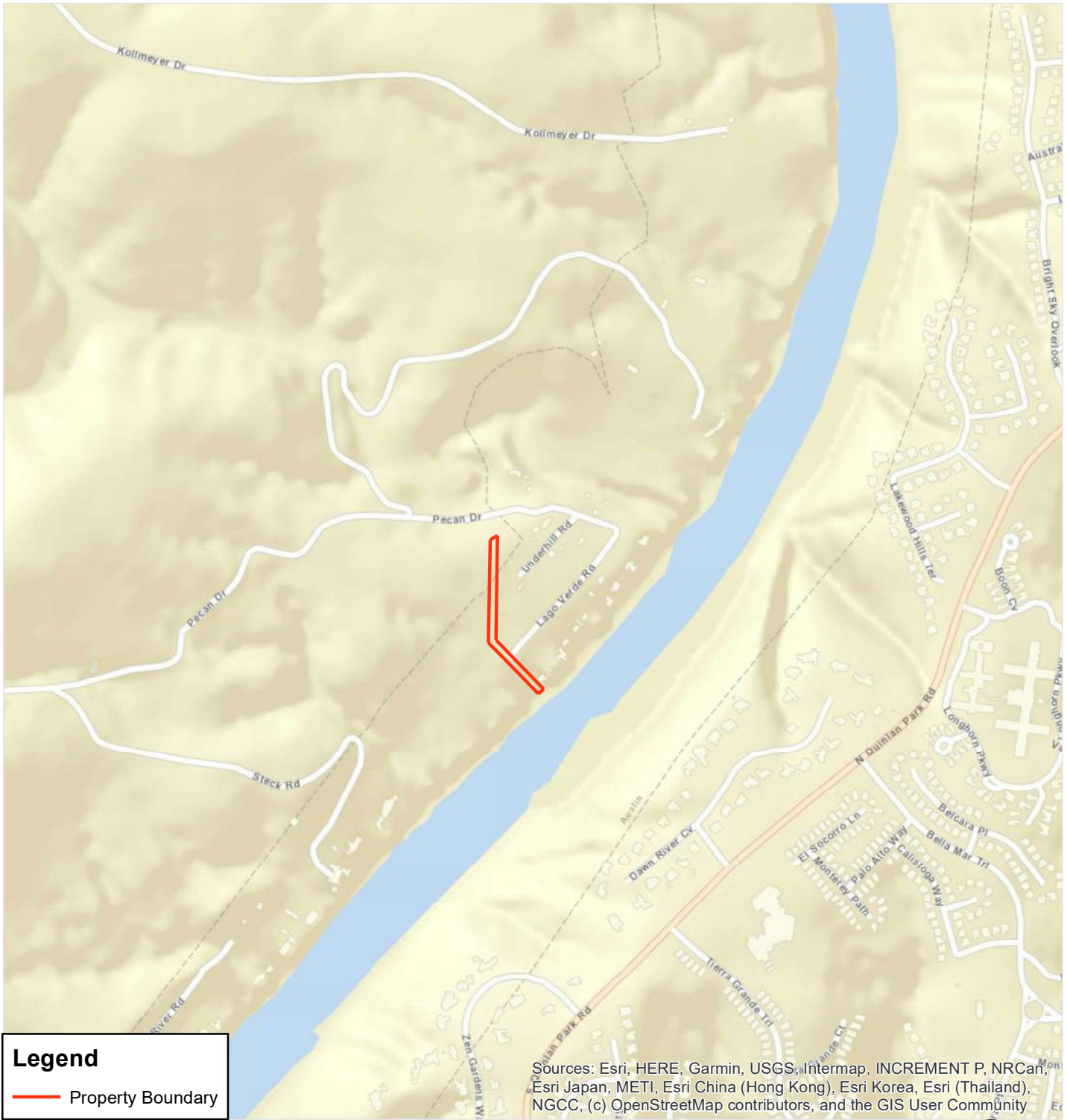
Site Photos from Homeowner
Srivathanakul Plat



Site Photos from Homeowner
Srivathanakul Plat



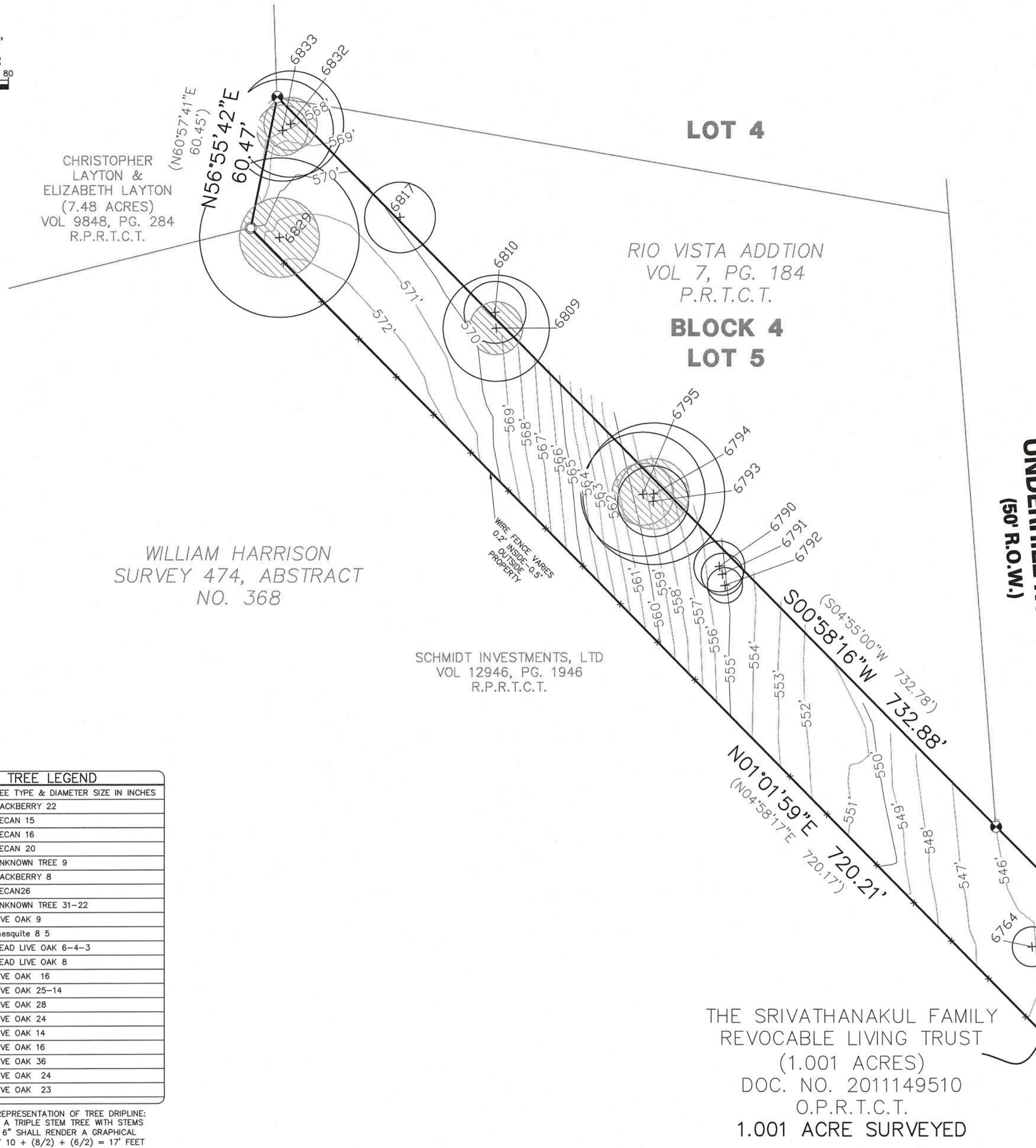
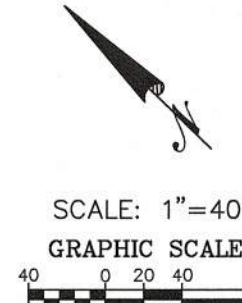
Drawing: L:\PROJECTS\SR\20001\SR\20001\GIS\Exhibits\8x11 Location.mxd



AS-BUILT, TREE LOCATION AND TOPOGRAPHIC SURVEY

Reference: Srivathanakul Address: 101 Lago Verde Drive, Austin, Texas
1.408 Acres of land, more or less, out of the William Harrison Survey 474, Abstract No. 368 in Travis County, Texas, being all of that certain (1.001 acre) tract of land and all of that certain (0.40 Acre) tract of land as conveyed to The Srivathanakul Family Revocable Living Trust, by General Warranty Deeds as recorded in Doc. No. 2011149510 and Doc. No. 2008149697, (respectively), Official Public Records, Travis County, Texas.

Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, Central Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North, VERTICAL DATUM: NAVD 88 (GEOID 12A)



LEGEND	
	1/2\"/>
	1/2\"/>
	SQUARE BOLT FOUND
	CALCULATED POINT
	RIGHT OF WAY
	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	BREAKER BOX
	AIR CONDITIONER ON TEMPORARY PAD
	SEPTIC
	PROPANE - UNDERGROUND
	ELECTRIC SWITCH
	CONCRETE
	POWER POLE AND GUY WIRE
	OVERHEAD ELECTRIC LINE
	TEMPORARY BENCHMARK 1: 800 NAIL NEAR CONCRETE WALK, ELEVATION=525.28'
	TEMPORARY BENCHMARK 2: SPIKE ON POWER POLE, ELEVATION=522.45'
	1\"/>
	NATURAL GROUND
	FINISHED FLOOR ELEVATION
	SPOT ELEVATION OR AS NOTED
	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
	PLAT RECORDS TRAVIS COUNTY TEXAS

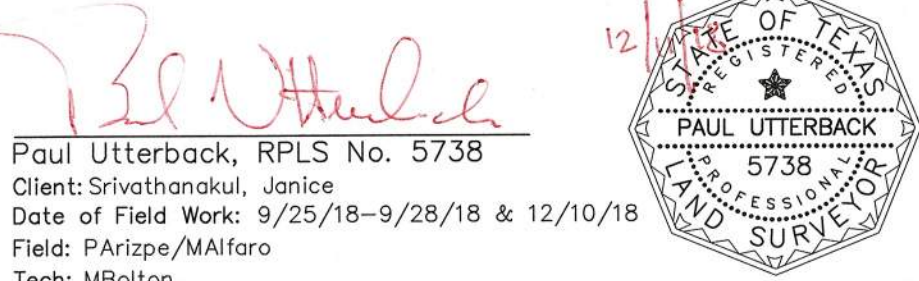
TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6001	HACKBERRY 22
6002	PECAN 15
6003	PECAN 16
6004	PECAN 20
6005	UNKNOWN TREE 9
6006	HACKBERRY 8
6007	PECAN28
6674	UNKNOWN TREE 31-22
6764	LIVE OAK 9
6790	mesquite 8 5
6791	DEAD LIVE OAK 6-4-3
6792	DEAD LIVE OAK 8
6793	LIVE OAK 16
6794	LIVE OAK 25-14
6795	LIVE OAK 28
6809	LIVE OAK 24
6810	LIVE OAK 14
6817	LIVE OAK 16
6829	LIVE OAK 36
6832	LIVE OAK 24
6833	LIVE OAK 23

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS 10', 8', & 6' SHALL RENDER A GRAPHICAL RADIUS OF 10' + (6/2) = 17' FEET

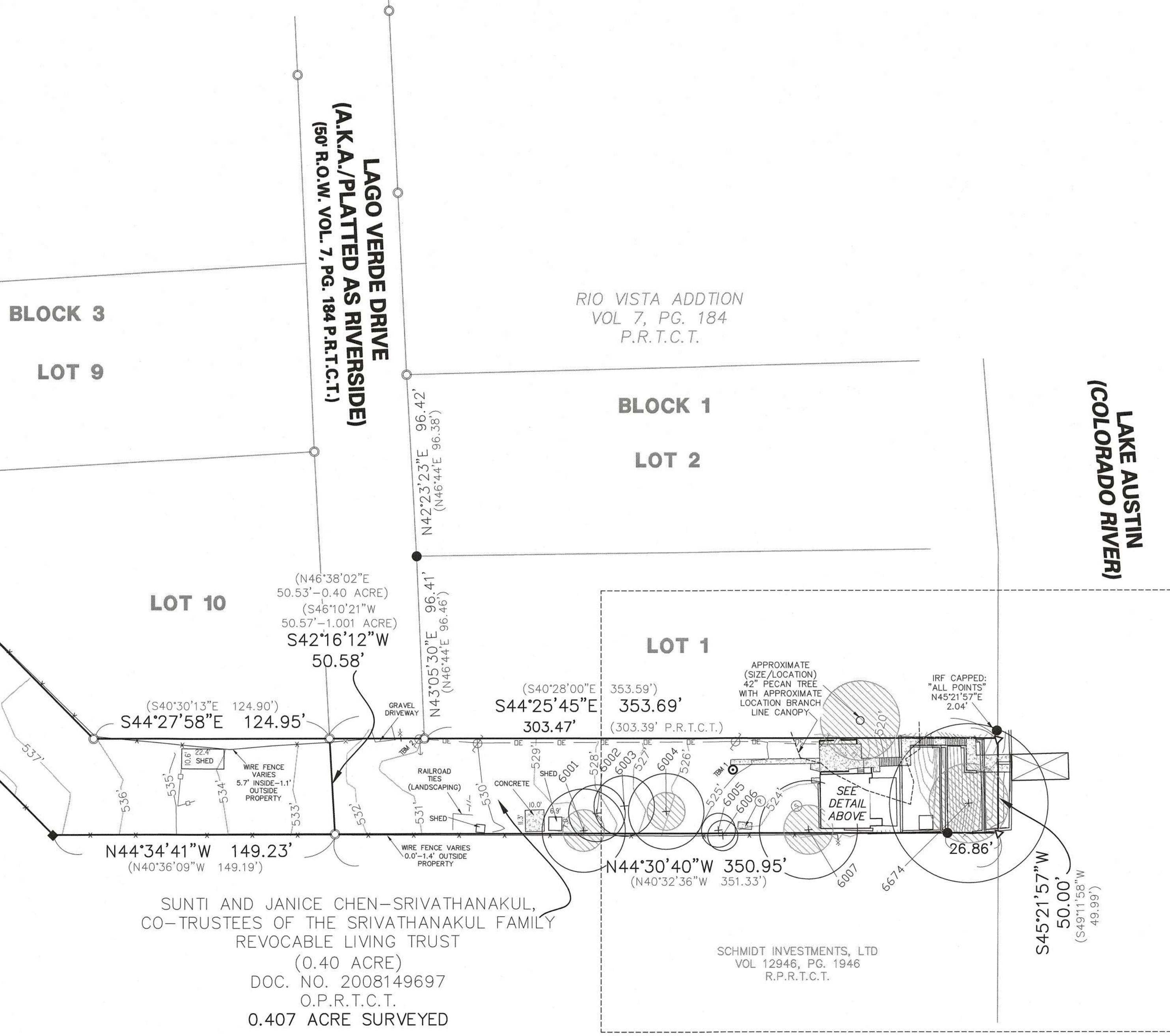
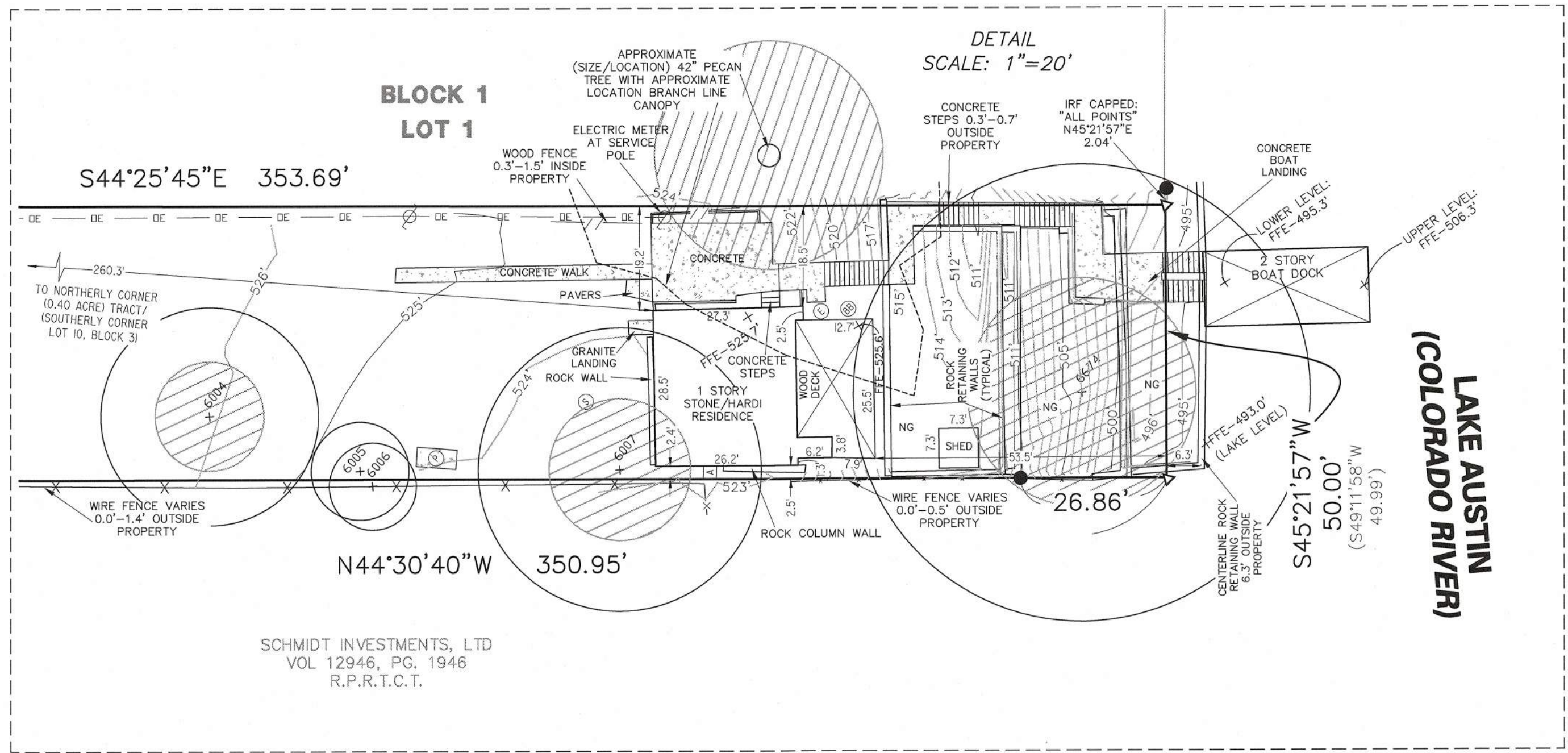
TREE IDENTIFIER	
	CALCULATED CRITICAL ROOT ZONE (TREES OVER 18\"/>
	CALCULATED DRIPLINE

Notes:
1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge.



Paul Utterback, RPLS No. 5738
Client: Srivathanakul, Janice
Date of Field Work: 9/25/18-9/28/18 & 12/10/18
Field: Parizpe/MAI/aro
Tech: MBolton
Date Drawn: 10/4/18 Revised: 12/11/18
Path: BULK\G-L\LagoVerdeDr101\Production\Drawings\DESIGN_101 LagoVerde_181002.dwg



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TREE SURVEY COMPLETED BY ATSP
SURVEYOR ON DECEMBER 10, 2018

SCHMIDT INVESTMENTS LTD
CALL 32.89 ACRES
VOL. 12946 PG. 1946
R.P.R.T.C.T.

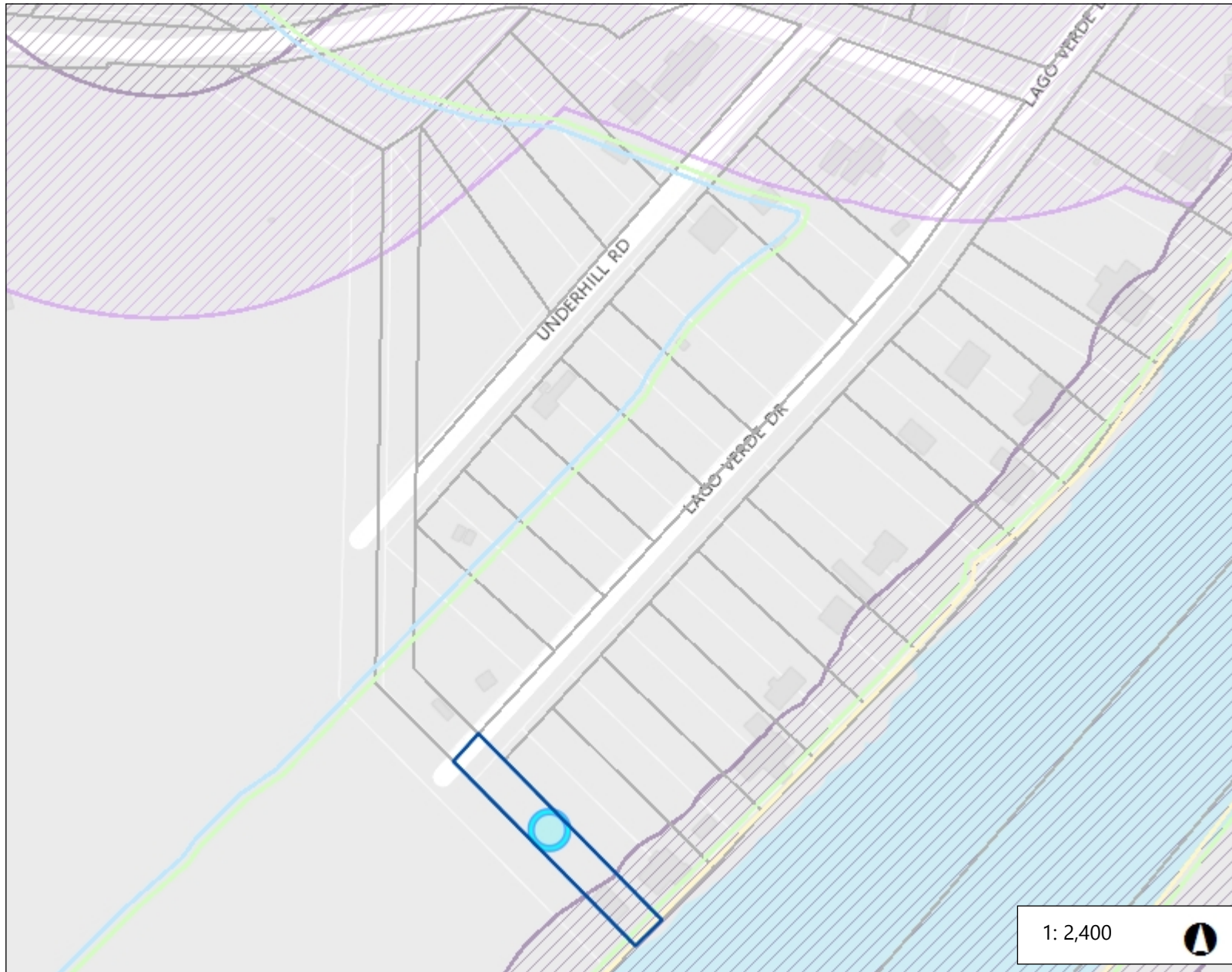
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Property Profile



Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

Creek Buffers/Waterway Setba

- Critical Water Quality Zone
- Water Quality Transition Zone

1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

Srivathanakul - Creek Buffer Areas



Property Profile



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Legend

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- 2 MILE ETJ AGRICULTURAL AGR
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TCAD Parcels

Jurisdiction

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Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO, AH)
- 100-Year (Approx-A)

FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year

Austin Watershed Regulation /

- Barton Springs Zone
- Suburban
- Urban

Notes

Environmental Map

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: 101 Lago Verde
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 132376 and 132370
3. ADDRESS/LOCATION OF PROJECT: 101 Lago Verde Road, Austin, Travis County
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)

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

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

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
If yes, then check all that apply:
 - ☐ (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 2 (#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):

0 (#s) Spring(s)/Seep(s) 0 (#s) Point Recharge Feature(s) 0 (#s) Bluff(s)
 0 (#s) Canyon Rimrock(s) 2 (#s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☒ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett - Rock outcrop-Real complex, 8-30% slopes (BoF)	D	1.2
Hardenman fine sandy loam, 2-5% slopes (HaC)	A	5.0
Gaddy loamy fine sand, 0-1% slopes, frequently flooded(Ln)	A	8.3

***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):*

Topography on the subject site is flat to slightly sloping. Surface elevations range from approximately 502 to 572 feet above mean sea level (COA, 2015 and USGS, 1986), with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Travis.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
--	Fluviatile terrace deposits (Qt)	--
--	See attachments.	--

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

Fluviatile terrace deposits (Qt) -- Terraces along streams, consist of 3 or more levels which may correspond to coastal Pleistocene units; gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces; gravel along Guadalupe River, siliceous, coarse, along Colorado River, mostly dolomite, limestone, chert, quartz, and various igneous and metamorphic rocks from the Llano region and dolomite, limestone, and chert from the Edwards Plateau; sand mostly quartz (UT-BEG, 1995).

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

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#s) The wells are not in use and have been properly abandoned.

0 (#s) The wells are not in use and will be properly abandoned.

0 (#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 located within the Cross Timbers ecological area of Texas (Gould, 1975) and Live Oak - Ashe Juniper Parks vegetational area of Texas (McMahan et al., 1984). The subject site is dominated by woodland and grassland species.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
sugarberry	Celtis laevigata
Texas live oak	Quercus fusiformis
Ashe juniper	Juniperus ashei
persimmon	Diospyros texana

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
Texas croton	Croton texensis
Texas prickly pear	Opuntia engelmannii
little bluestem	Schizachyrium scoparium

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

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: 21 December 2020
Date(s)

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

Tamura Dunbar

512-328-2430

Print Name

Telephone



tdunbar@horizon-esi.com

Signature

Email Address

Horizon Environmental Services, Inc.

27 January 2021

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

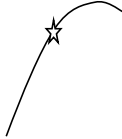
1	Project Name:	101 Lago Verde
2	Project Address:	101 Lago Verde Road, Austin, Travis County
3	Site Visit Date:	21 December 2020
4	Environmental Resource Inventory Date:	27 January 2021

5	Primary Contact Name:	Scott Flesher
6	Phone Number:	512-328-2430
7	Prepared By:	Tamura Dunbar
8	Email Address:	sflesher@horizon-esi.com


9	FEATURE TYPE {Wetland, Rimrock, Bluffs, Recharge Feature, Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland	W-1	30.350858	DD	-97.920894	DD	15	16							
	Wetland	W-2	30.350846	DD	-97.920769	DD	11	34							

City of Austin Use Only	
CASE NUMBER:	


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



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



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



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

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

Professional Geologists apply seal below

ENVIRONMENTAL RESOURCE INVENTORY ATTACHMENTS

**101 LAGO VERDE
101 LAGO VERDE ROAD, AUSTIN, TRAVIS COUNTY, TEXAS
HJN 200293.001 ERI**

DATA RESOURCES USED IN COMPLETING THIS ERI

- (COA) City of Austin. Geographic Information Systems / Maps. *2012 2-foot Contours*, <<http://austintexas.gov/department/gis-and-maps/gis-data>>. Updated 1 May 2015.
- _____. *Property Profile*. City of Austin Property Profile web map application. <<http://www.austintexas.gov/gis/propertyprofile/>>. Accessed 14 December 2020.
- Gould, F.W. *Texas Plants – A Checklist and Ecological Summary*. College Station: Texas A&M University. 1975.
- McMahan, Craig A., Roy G. Frye, and Kirby L. Brown. *The Vegetation Types of Texas – Including Cropland*. Austin: Texas Parks and Wildlife Department. 1984.
- (Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <<https://go.nearmap.com>>. Imagery date 30 September 2020.
- (NRCS) Natural Resources Conservation Service (formerly Soil Conservation Service), US Department of Agriculture. Web Soil Survey, <<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>>. Accessed 14 December 2020.
- (TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <<https://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>>. Accessed 14 December 2020.
- (TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <<https://txpub.usgs.gov/txgeology/>>. Updated 1 February 2014; Accessed 17 December 2020.
- (USGS) US Geological Survey. Digital Orthophoto Quarter-Quadrangle, Bee Cave, Texas. 1986.
- _____. Aerial Photography, Travis County, Texas. 1995.
- (UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

**ERI WORKSHEET SECTION 8:
CRITICAL ENVIRONMENTAL FEATURES**

CEF Descriptions
Descriptions of Proposed Buffers
Color Photographs

Critical Environmental Features

CEFs observed on or within 150 feet from the subject site include:

Critical Environmental Feature	Number Observed on Subject Site	Number Observed Within 150 Feet of Subject Site
Springs/Seeps	0	0
Point Recharge Features	0	0
Bluffs	0	0
Canyon Rimrocks	0	0
Wetlands	0	2

During Horizon's review of the City of Austin Property Profile website, 2 wetland CEFs were documented within 150 feet of the subject site (Figure 4). Wetland CEF W-1 was documented under case number SP-2009-0115DS and BRG ID 7449 (Photos 1 to 3). Wetland CEF W-2 was documented under case number SP-2009-0115DS and BRG ID 7450 (Photos 4 to 6). Wetlands that were documented on the City of Austin Property Profile website were not observed during the field visit. This is potentially because the wetlands were submerged by the water level of Lake Austin.

All CEFs are mapped in Figure 4, with feature dimensions provided on the City of Austin CEF Worksheet and photographs attached.

The field delineation for wetland CEFs was conducted according to the 1987 US Army Corps of Engineers (USACE) Wetlands Delineation Manual. The hydric nature of vegetation species was determined from the 2018 USACE National Wetland Plant List. Soil color and chroma were determined with the aid of Munsell Soil Color Charts. Soil pits were excavated to a minimum depth of 12 inches for soil characterization. Wetland hydrology was determined by observation of obvious physical and hydrological characteristics such as saturated soils, ponding, sediment deposits, and/or obvious topographic indicators.

Proposed Buffers

Proposed buffers for the CEFs were the standard City of Austin buffers for CEFs of 150 feet.

If development is proposed within the wetland CEFs and the CEF setbacks, the Watershed Protection Department may administratively reduce the standard buffer or approve wetland mitigation. Wetland mitigation occurs at least at a 1:1 ratio for wetland CEFs and their associated 150-foot buffers.

All activities within the CEFs and associated setbacks must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited, as is wastewater disposal or irrigation.



PHOTO 1

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 2

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 3

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 4

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 5

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 6

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 7

General view of the northern portion of the subject site



PHOTO 8

General view of the northern portion of the subject site



PHOTO 9
General view of the northern portion of the subject site



PHOTO 10
General view of the northern portion of the subject site



PHOTO 11
General view of the central portion of the subject site



PHOTO 12
General view of the central portion of the subject site



PHOTO 13
General view of the central portion of the subject site



PHOTO 14
General view of the central portion of the subject site



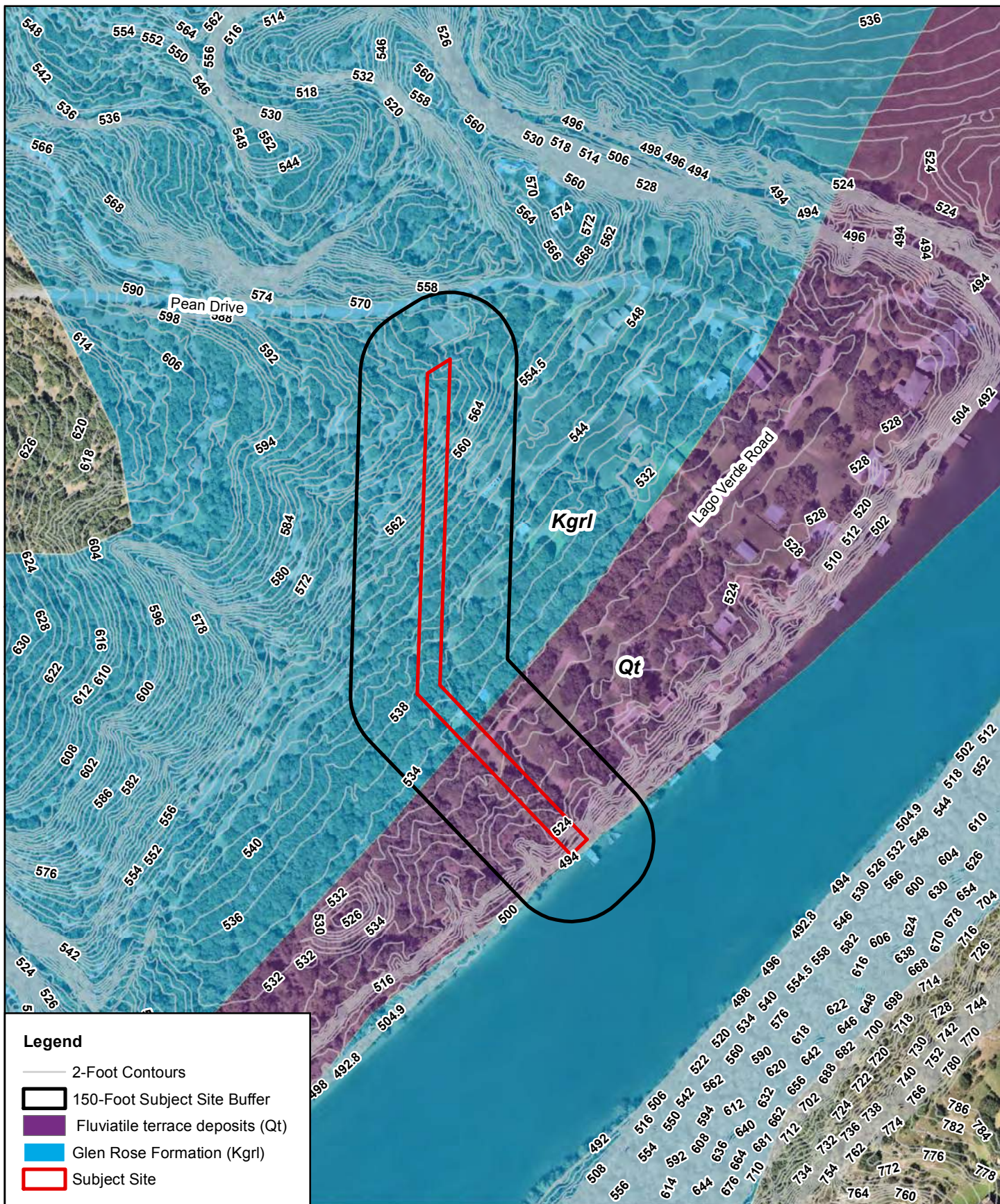
PHOTO 15
General view of the central portion of the subject site



PHOTO 16
General view of the central portion of the subject site

**ERI WORKSHEET SECTION 9:
SITE MAPS**

- Figure 1. Site-Specific Geologic Map
- Figure 2. Historical Aerial Photograph
- Figure 3. Site Soil Map
- Figure 4. Critical Environmental Features and Well Locations Map
- Figure 5. Water Quality Zone Map
- Figure 6. City of Austin Fully Developed Floodplains Map



Horizon
Environmental Services, Inc.

Date: 12/16/2020
 Drawn: TED
 HJN NO: 200293.001 ERI
 Source: COA, 2015;
 Nearmap, 2020;
 UT-BEG, 1995



Figure 1
 Site-Specific Geologic Map
 101 Lago Verde
 101 Lago Verde Road
 Austin, Travis County, Texas



0 150 300
 Feet



Legend

-  150-Foot Subject Site Buffer
-  Subject Site

Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	USGS, 1995

Figure 2
1995 Historical Aerial Photograph
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



Legend

- 150-Foot Subject Site Buffer
- Soil Unit Boundary
- Subject Site

Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	Nearmap, 2020; NRCS, 2020

Figure 3
Site Soil Map
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



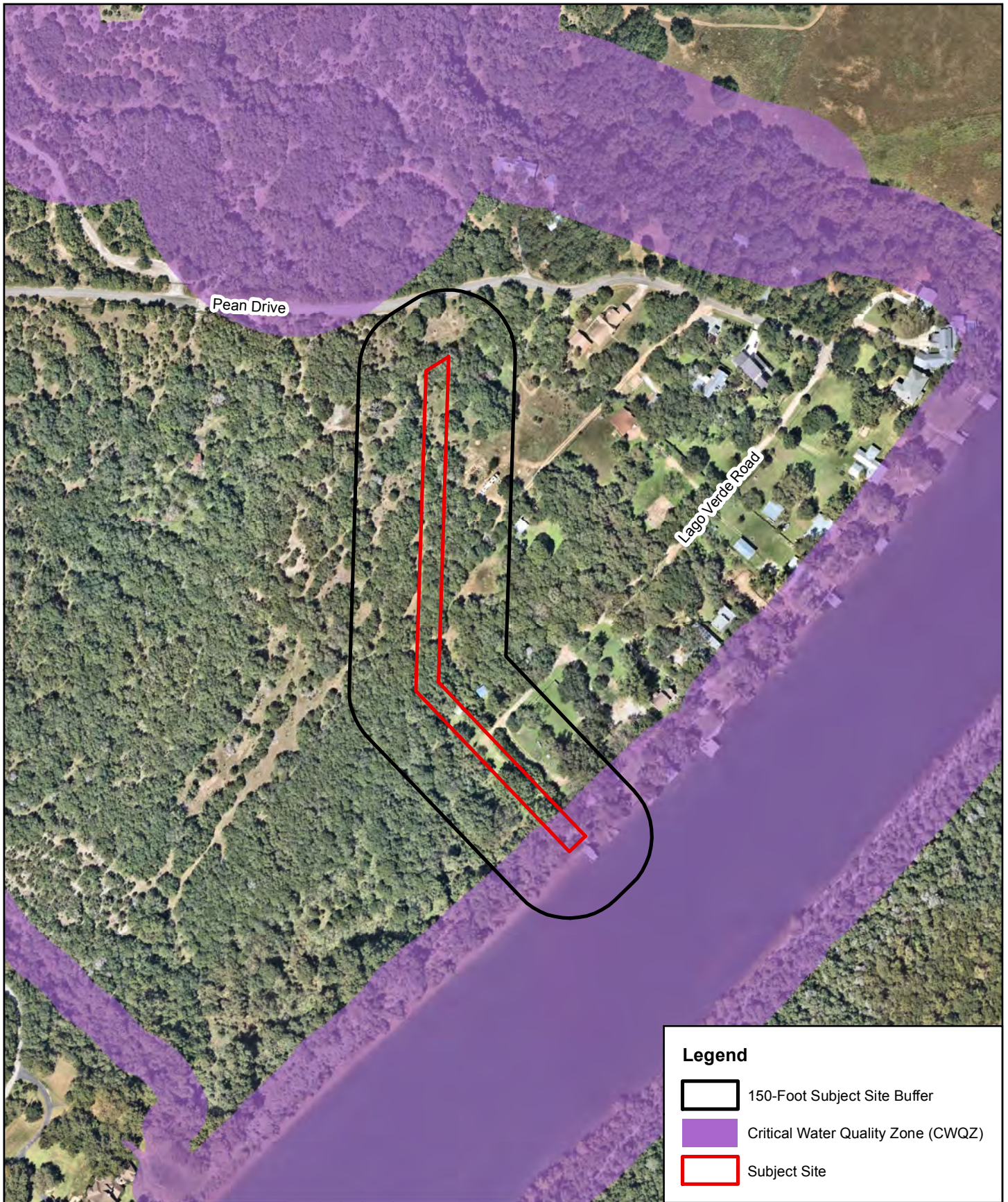
Horizon
Environmental Services, Inc.

Date: 12/21/2020
 Drawn: TED
 HJN NO: 200293.001 ERI
 Source: Nearmap, 2020

Figure 4
 Critical Environmental Features
 and Well Locations
 101 Lago Verde
 101 Lago Verde Road
 Austin, Travis County, Texas



0 100 200
 Feet



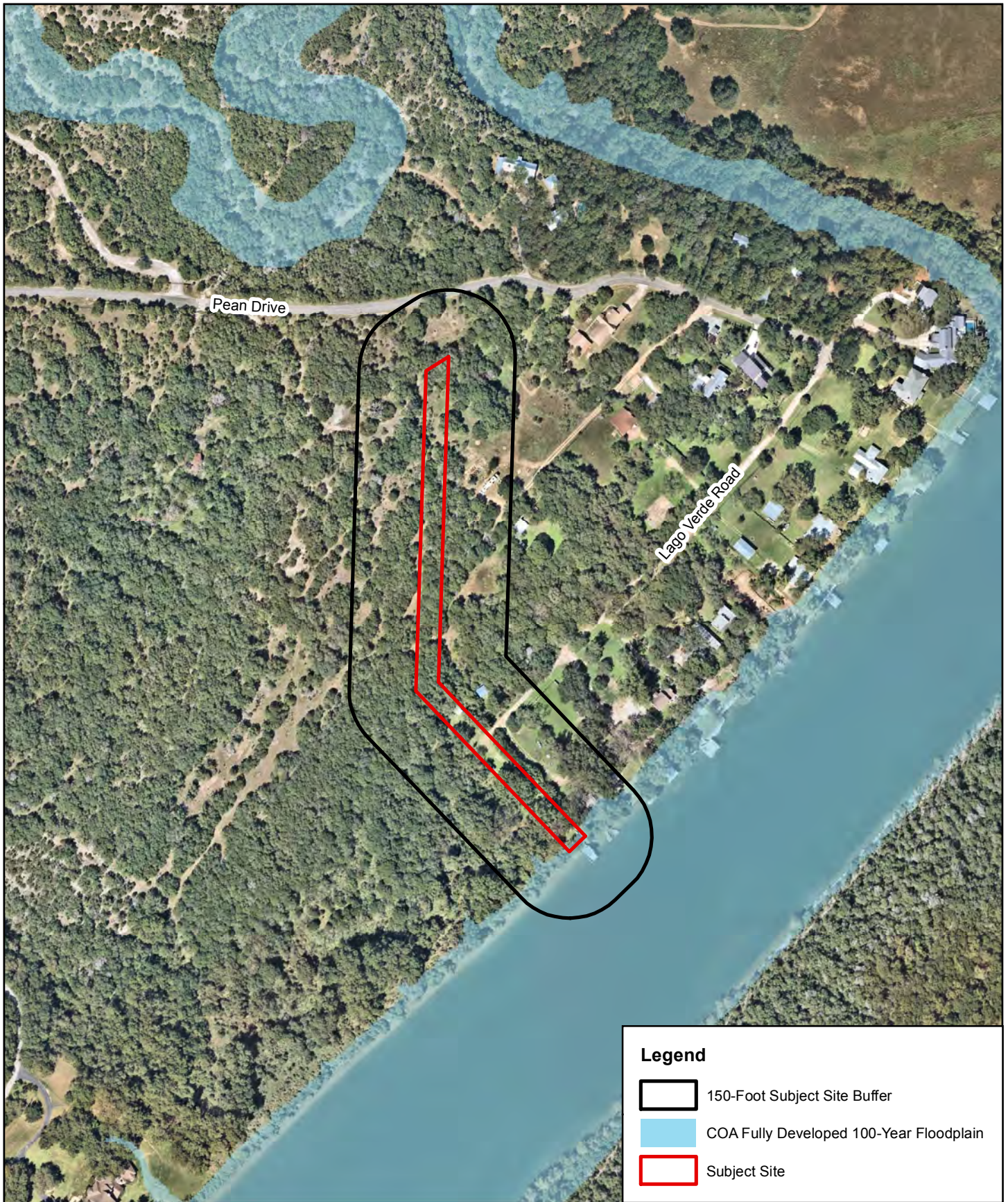
Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	COA, 2020; Nearmap, 2020




Figure 5
Water Quality Zone Map
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



Legend

-  150-Foot Subject Site Buffer
-  COA Fully Developed 100-Year Floodplain
-  Subject Site

Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	COA, 2020; Nearmap, 2020

Figure 6
City of Austin Fully Developed Floodplains Map
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet

**ERI WORKSHEET SECTION 10:
HYDROGEOLOGIC REPORT ADDITIONAL DATA**

SECTION 10 ADDITIONAL DATA

Surface geologic units, continued from ERI worksheet, Section 10:

Geologic Units Exposed at Surface		
Group	Formation	Member
--	Glen Rose Formation (Kgrl)	--

Brief description of site geology, continued from ERI worksheet, Section 10:

Glen Rose Formation (Kgrl) -- Limestone, dolomite, and marl subdivided into 2 units by *Corbula* bed C; alternating resistant and recessive beds forming stairstep 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 steinkerns, rudistids, oysters, and echinoids; upper part, relatively thinner bedded, more dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more massive and about 160 feet thick, includes at top *Corbula* bed, C, with abundant steinkerns of *Corbula harveyi* (Hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380± feet (Ut-BEG, 1995).