



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: June 1, 2022

NAME & NUMBER OF PROJECT: Sky Mountain
SP-2021-0079C

NAME OF APPLICANT OR ORGANIZATION: LJA Engineering, Inc.
Reese Hurley

LOCATION: 8722 W SH 71, Austin, Tx, 78735

COUNCIL DISTRICT: District 8

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli
Environmental Program Coordinator / Development Services
Department,
512.974.1879 / pamela.abee-taulli@austintexas.gov

WATERSHED: Williamson Creek, Barton Springs Zone Classification, Drinking
Water Protection Zone

REQUEST: Variance request is as follows:
Request to vary from LDC 25-8-341 to allow cut over 4 feet to 16
feet.

**STAFF
RECOMMENDATION:**

Staff recommends this variance, having determined the findings of fact to have been met.

STAFF CONDITION:

Staff recommends the following conditions:

1. All grading over 8 feet will be contained with terracing or engineered walls.
2. Around the perimeter of the limits of construction, and in areas where more than 3' of vertical rise is proposed, 3:1 slopes will have erosion control matting applied immediately after final grade is achieved.
3. Disturbance in the stormwater irrigation fields will be minimized by restricting the LOC and routing the irrigation lines to preserve existing trees to the greatest extent possible.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Sky Mountain
Ordinance Standard: Watershed Protection Ordinance
Variance Request: Request to vary from LDC 25-8-341 to allow cut over 4 feet to 16 feet.

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 existing site conditions include areas of previously imported fill material that occurred prior to the adoption of developmental regulations requiring site plan applications. According to aerial information, the fill dates back to the early 1980s. As such the existing conditions do not represent the grades that would have occurred naturally. Because the fill has very steep slopes and is not compacted, it is not suitable for building on. This is why the applicant proposes to cut back the fill to such a degree.

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 variance is not necessitated by design decisions made by the applicant. The variance is necessitated by up to 20 feet of uncompacted fill that was placed on the site in the early 1980s, before this area was annexed by the City. The fill was placed in an uncontrolled manner that is not viable to build on, making it infeasible to develop the

property without removing much of it. The removal of the fill and development of the site in will reduce the potential for erosion on these man-made steep slopes.

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

Yes The proposed grading is the minimum necessary to develop the site. The placement of fill on the property within the subject area created an un-natural embankment that cannot be developed upon. The man-made slopes have a gradient as steep as 50 percent and are steeper than desirable for development. Moreover, the fill contains unsuitable material. The development proposed cut up to 16 feet, which is the minimum necessary to level and stabilize the site.

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

Yes The development would not create a probability of harmful environmental consequences. It would improve the environment by minimizing erosion and removing improperly compacted fill. Although the subject area has naturally revegetated over time, the possibility of harmful erosion occurring is still a valid concern if the slopes are left.

Code-compliant erosion and sedimentation controls will be provided both during and after construction activities. All grading will be permanently stabilized in a code-complaint fashion.

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 provided in accordance with current City of Austin standards, therefore it will be equal to the water quality that would be provided without the variance. Because this site is in the Barton Springs Zone, water quality controls will meet the “non-degradation” standard required by the Save Our Springs ordinance. This means that runoff from the site shall cause no net increase in average annual pollutant load compared to existing conditions. Storm water detention for ATLAS-14 flood flows is also being provided.

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;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

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

1. All grading over 8 feet will be contained with terracing or engineered walls.
2. Around the perimeter of the limits of construction, and in areas where more than 3' of vertical rise is proposed, 3:1 slopes will have erosion control matting applied immediately after final grade is achieved.
3. Disturbance in the stormwater irrigation fields will be minimized by restricting the LOC and routing the irrigation lines to preserve existing trees to the greatest extent possible.

Environmental
Reviewer (DSD)


(Pamela Abee-Taulli)


Date: 4/27/22

Environmental Review
Manager (DSD)


(Mike McDougal)

Date: 5/6/22

Deputy Environmental
Officer (WPD)


(Liz Johnston)

Date: 05/23/2020



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	S. Danny Miller, P.E.
Street Address	LJA Engineering, 7500 Rialto Blvd, Bldg 2, Ste 100
City State ZIP Code	Austin, TX 78735
Work Phone	(512) 439-4700
E-Mail Address	dmiller@LJA.com

Variance Case Information

Case Name	Sky Mountain
Case Number	SP-2021-0079C
Address or Location	8722 W. SH 71, Austin, TX 78735
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Watershed Protection Ordinance / Current code
Watershed Name	Williamson Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Distance to Nearest Classified Waterway	Approximately 130' to the east.
Water and Waste Water service to be provided by	Austin Water
Request	The variance request is as follows (Cite code references): Request to vary from LDC §25-8-341 Cut Requirements to allow cut above 4 feet in the subject area within the Barton Springs Zone.

The below reported impervious cover is that just for the northern part of the project, as explained in the provided summary letter.

Impervious cover	Existing	Proposed
square footage:	0 SF	184,888
acreage:	0 AC.	4.244 AC.
percentage:	0%	24.28%
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 subject area within the overall project that dictates this required variance is approximately 6.72 acres in size and is located within the existing Mountain Shadows Subdivision. Existing earthen slopes in the subject area range from 5% up to 50% as shown on the existing slope map exhibit. Approximately 75% of the existing slopes within the overall subject were created by the placement of fill that occurred sometime during the early 1980's. A high elevation of 1,013 ft-msl occurs in the SE corner of existing Lot Q of Mountain Shadows Subdivision with a low elevation of approximately 955 ft-msl on existing Lot P of Mountain Shadows Subdivision. The subject property is characterized by Edward Plateau, Deciduous Oak/Evergreen Motte and Woodland, Ashe Juniper Motte and Woodland, and Ashe Juniper - Live Oak Shrubland (TPWD, 2020). The majority of the vegetation on the subject property are Ashe Juniper, Sugar Hackberry, and Cedar Elm. There are two Heritage Trees within the subject area that will not be affected by the proposed grading of the site. There is not an existing or required City of Austin 100-Year Floodplain delineation or waterway on the property dictating a required CWQZ and WQTZ. There is not an applicable FEMA 100-Year Floodplain per FEMA FIRM No. 48453C0420J, dated 01/22/2020. As indicated in the ERI, there are no applicable CEF's.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project would not be able to meet the cut requirements of 25-8-341. The project must remove a substantial amount of fill that was placed by previous owners in the early 1980's. The removal of the fill in the subject area will exceed the maximum allowed 4' cut requirement per COA LDC 25-8-341 as shown by the attached cut and fill exhibit and cross sections. Additionally, the required amount of cut cannot be allowed by an administrative variance per COA LDC 25-8-42 and the project is located in the BSZ.
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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: Sky Mountain

Ordinance: 20131017-046

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, because the placement of uncompacted fill in the subject area created unnatural embankments with fills up to approximately 20' in the worst-case areas that were not the result of any action performed by the current landowner, thus causing a condition that makes it infeasible to develop the property without removing up to 20' of fill material in the worst-case areas. Additionally, this material was placed in an uncontrolled manner that is not viable to build on.

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 variance is not necessitated because of scale, layout, construction method, or design decision but because of previously placed fill that has caused

a hardship on the property for purposes of the proposed development. Not granting the variance would require the development to occur on land that is currently proposed to remain natural, versus being located on previously disturbed land. The proposed design of the project will provide water quality controls for the entire proposed project in accordance with current City of Austin Regulations for projects located in the Barton Springs Zone (SOS Standards). The removal of the placed fill and development of the site in general will reduce the potential for erosion on the man-made steep slopes.

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

Yes, the placement of fill on the property within the subject area created an unnatural embankment and associated slopes in the subject area that cannot be developed upon. The property is to be developed with multifamily apartments and associated site improvements. If the variance is not approved the site becomes undevelopable due to a private restrictive covenant with the adjacent community that prohibits access to Mountain Shadows Drive. Non approval of the variance would require disturbance of existing natural area rather than previously disturbed area.

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

Yes, development with the variance does not create a probability of harmful environmental consequences. The development would in fact improve the environment by minimizing erosion and removing improperly compacted fill. The project will remove a substantial amount of fill that was placed on the site in the early 1980's which was not conditioned and therefore is not suitable for development purposes. Although the subject area has naturally revegetated over time, the man-made slopes that were created in the subject area are steeper than desirable for development and contain unsuitable material. The possibility of harmful erosion occurring over time is still a valid concern on the man-made slopes if left to remain.

Code-compliant erosion and sedimentation controls will be provided both during and after construction activities. All grading will be permanently stabilized in a code-complaint fashion.

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 provided in accordance with current City of Austin standards, therefore code-compliant and equal to the water quality that would be provided without the variance. Because this site is in the Barton Springs Zone, water quality controls will meet the "non-degradation" standard required

by the Save Our Springs ordinance. This means that runoff from the site shall cause no net increase in average annual pollutant load compared to existing conditions. Storm water detention for ATLAS-14 flows is also being provided.

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;

Not Applicable

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

Not Applicable

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

Not Applicable

**Variance approval requires all above affirmative findings.



Exhibits for Commission Variance

Aerial Site Exhibit

Aerial Vicinity Exhibit

Context Map Exhibit

Topographic Exhibit

Environmental Exhibits

Cut & Fill Exhibit with Cross Sections

Existing Site conditions Exhibit

Overall Site Exhibit

Environmental Resource Inventory including site photos.

Variance request letter

SKY MOUNTAIN TRACT

A439-0401

APPROX. 22 AC.

AERIAL - SITE EXHIBIT

AUSTIN CITY LIMITS

APRIL 2022

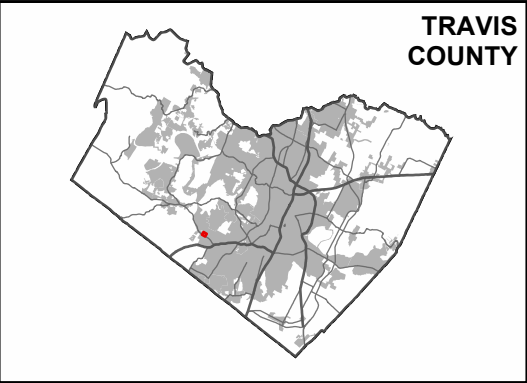
LEGEND

[Red outline box] SITE BOUNDARY

DATA SOURCE: AUSTIN CITY LIMITS - TRAVIS COUNTY



0 50 100 200
FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



7500 North Boulevard, Building C, Suite 300
Austin, Texas 78731
Phone: 512-444-1111 FAX: 512-444-1112
LJA@LJA.COM WWW.LJA.COM



SKY MOUNTAIN TRACT

A439-0401

APPROX. 22 AC.

AERIAL - VICINITY EXHIBIT

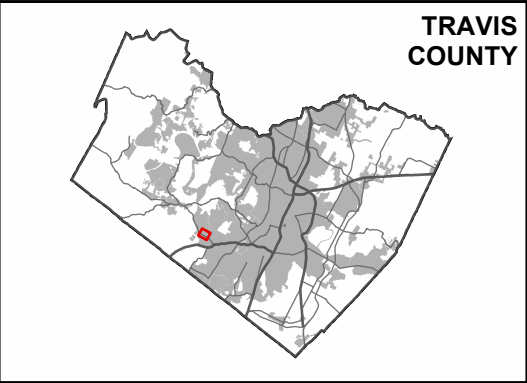
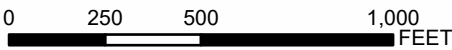
AUSTIN CITY LIMITS

APRIL 2022

LEGEND

[Red outline box] SITE BOUNDARY

DATA SOURCE: AUSTIN CITY LIMITS - TRAVIS COUNTY

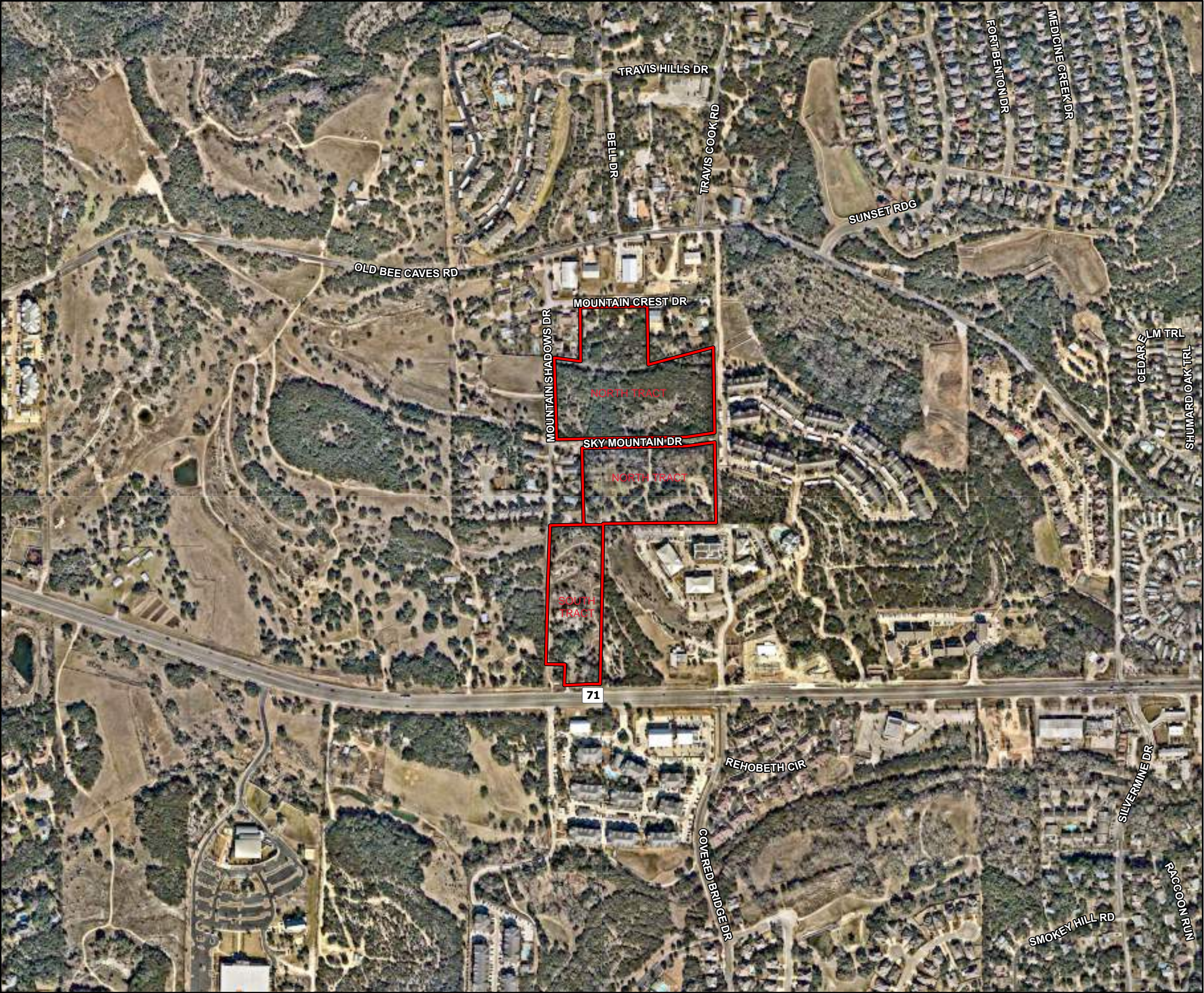


AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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7500 North Boulevard, Building C, Suite 300
Austin, Texas 78758
Phone: 512-454-1111 FAX: 512-454-1112
LJA@LJA-ENG.COM WWW.LJA-ENG.COM



SKY MOUNTAIN TRACT

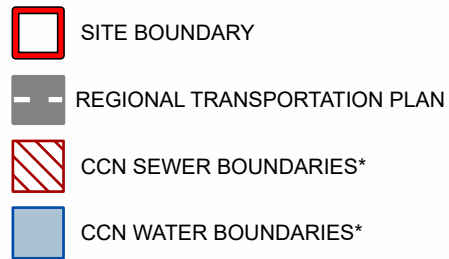
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APPROX. 22 AC.

CONTEXT EXHIBIT

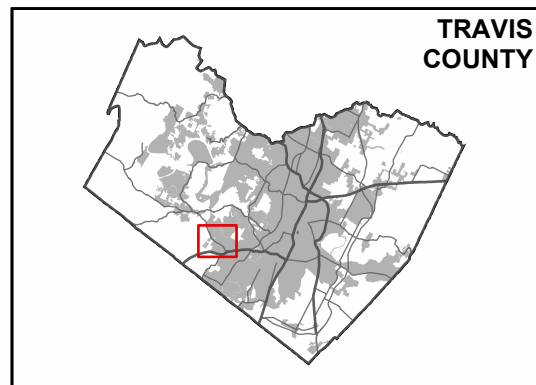
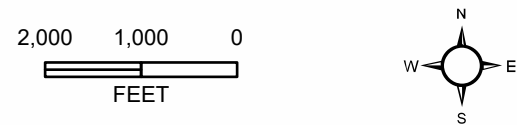
APRIL 2022

LEGEND



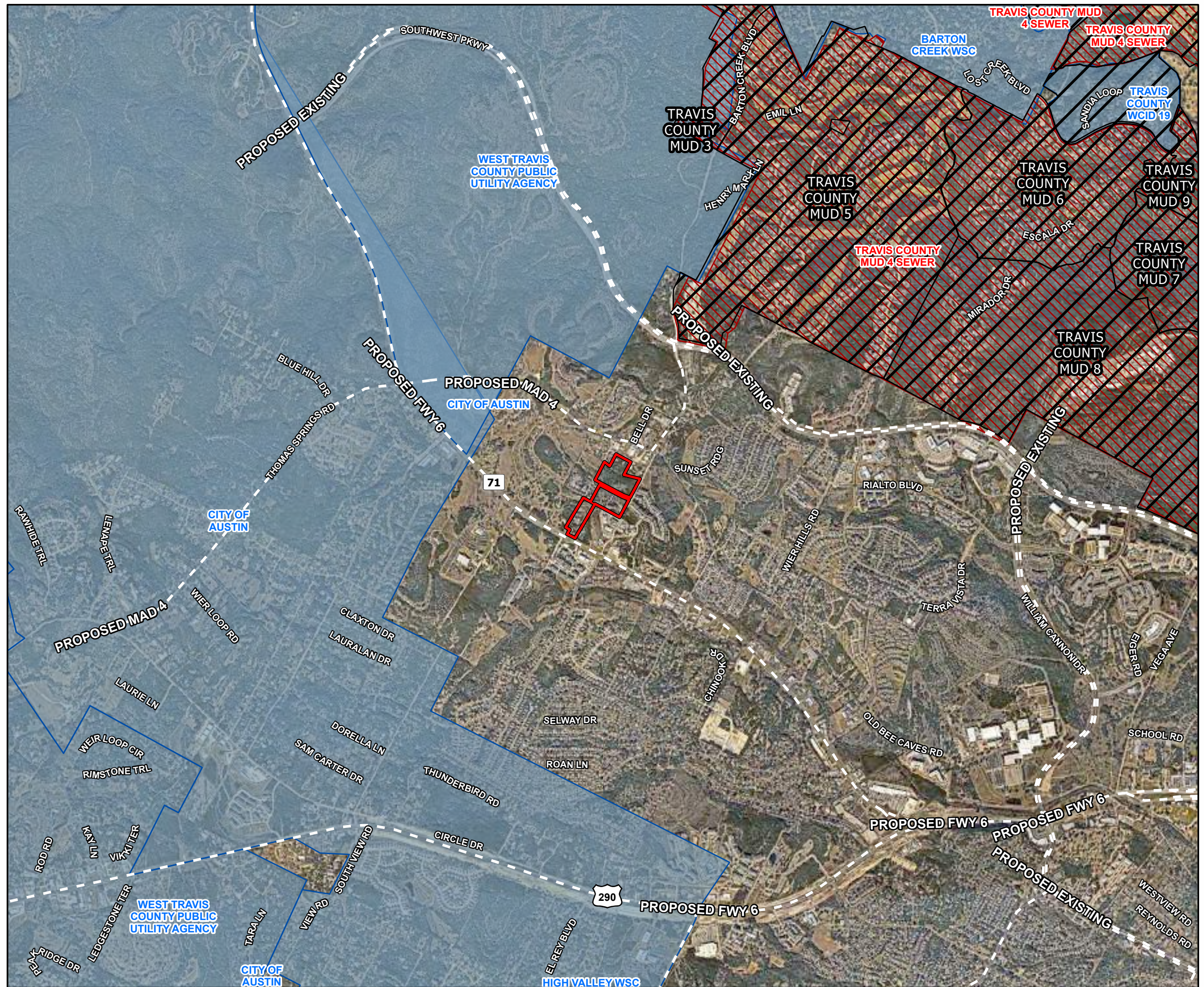
DATA SOURCE: SCHOOL DISTRICTS - TEA, CCNS - PUC, RTP - CAMPO, MUDS - TCEQ

***DISTRICT BOUNDARIES FROM OFFICAL DATA
RELEASE ARE OFTEN SHIFTED FROM ACTUAL
BOUNDARY.**



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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SKY MOUNTAIN TRACT

A439-0401

APPROX. AC.

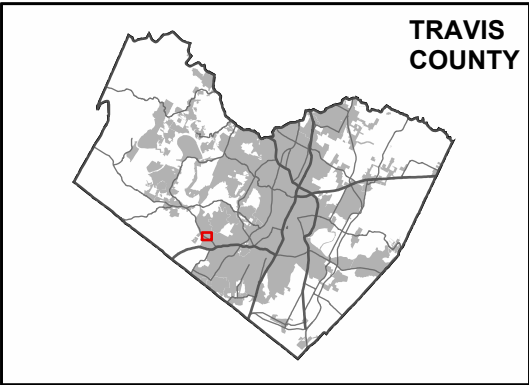
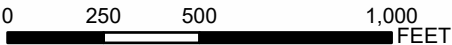
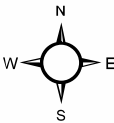
TOPOGRAPHIC EXHIBIT

APRIL 2022

LEGEND

- SITE BOUNDARY
- CHANNELS
- CONTOURS

DATA SOURCE: CHANNELS - FEMA, CONTOURS (2FT) - TNRIS



AERIAL PHOTOGRAPH: NEARMAP 2022

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7500 Ricks Boulevard, Building 2, Suite 300
Austin, Texas 78735
Phone: 512-441-1111
Fax: 512-441-1112
Email: info@ljaeng.com



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SKY MOUNTAIN TRACT

A439-0401

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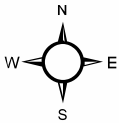
ENVIRONMENTAL EXHIBIT

APRIL 2022

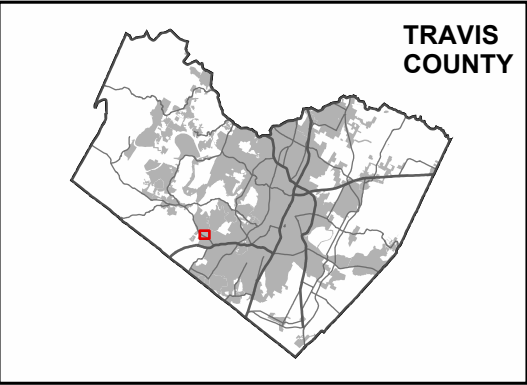
LEGEND

- SITE BOUNDARY
- EDWARDS AQUIFER CONTRIBUTING ZONE
- EROSION HAZARD BUFFER AREA
- CRITICAL ENVIRONMENT FEATURE BUFFER
- LOW QUALITY GCW HABITAT
- MEDIUM QUALITY GCW HABITAT
- HIGH QUALITY GCW HABITAT
- BFE
- CHANNELS
- 100 YEAR
- 500 YEAR
- ZONE A

DATA SOURCE: FLOODPLAIN DATA - FEMA, EDWARDS AUIFER - TCEQ, EROSION BUFFER AREA, CEF BUFFER - CITY OF AUSTIN, GCW HABITAT OVERLAY - USFWS



0 250 500 1,000 FT



AERIAL PHOTOGRAPH DATE: NEARMAP 2022

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LJA

LJA ENGINEERING

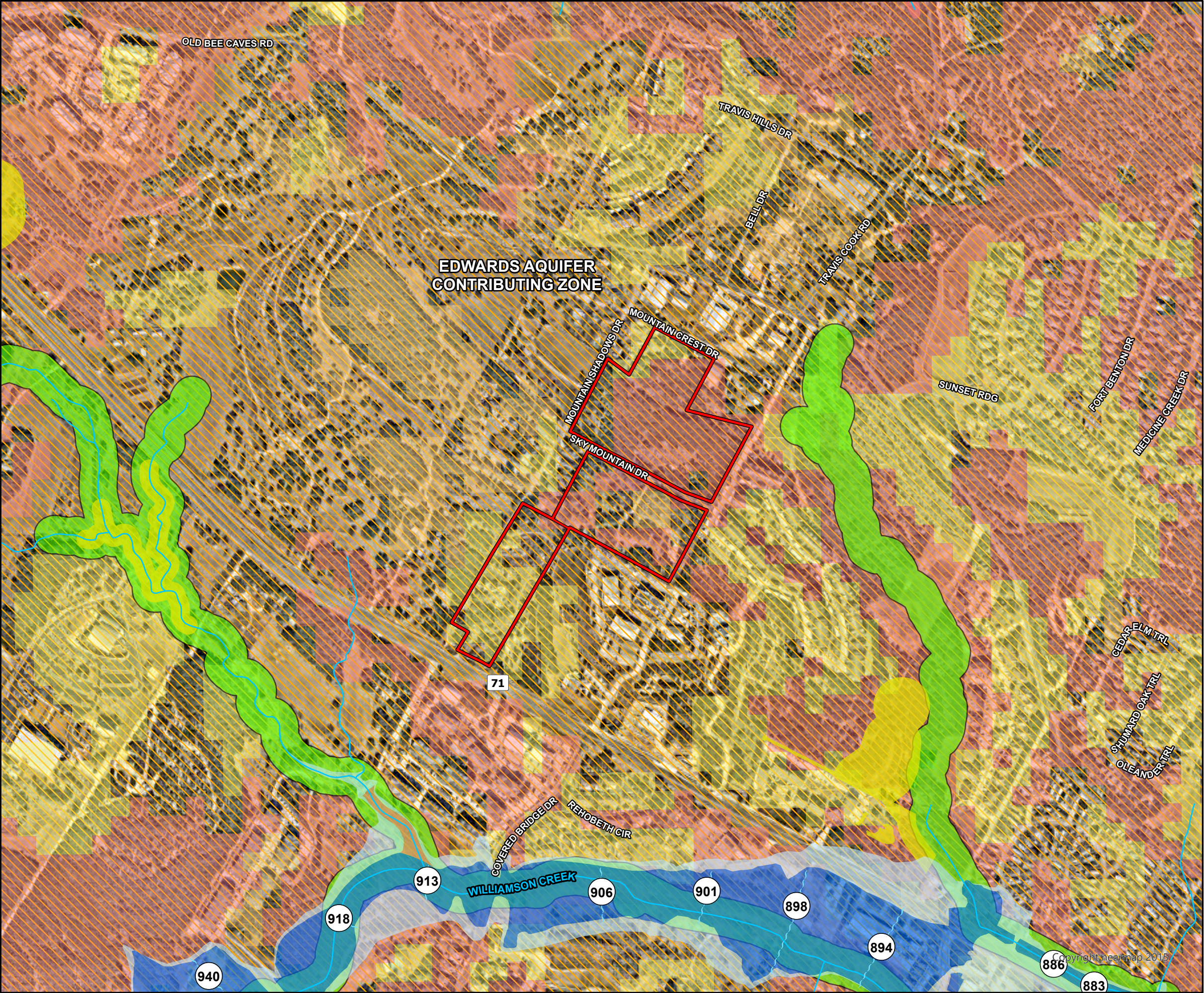
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Austin, Texas 78738

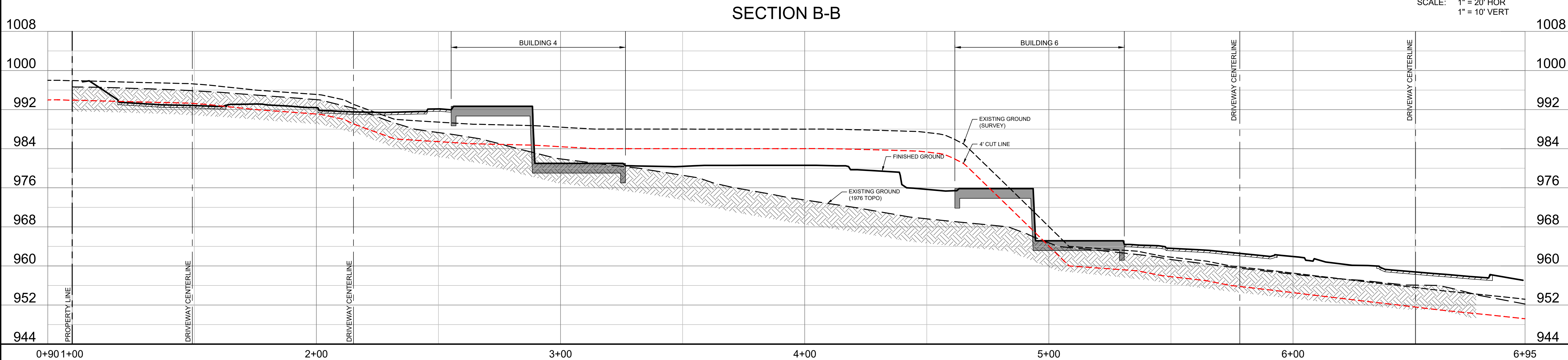
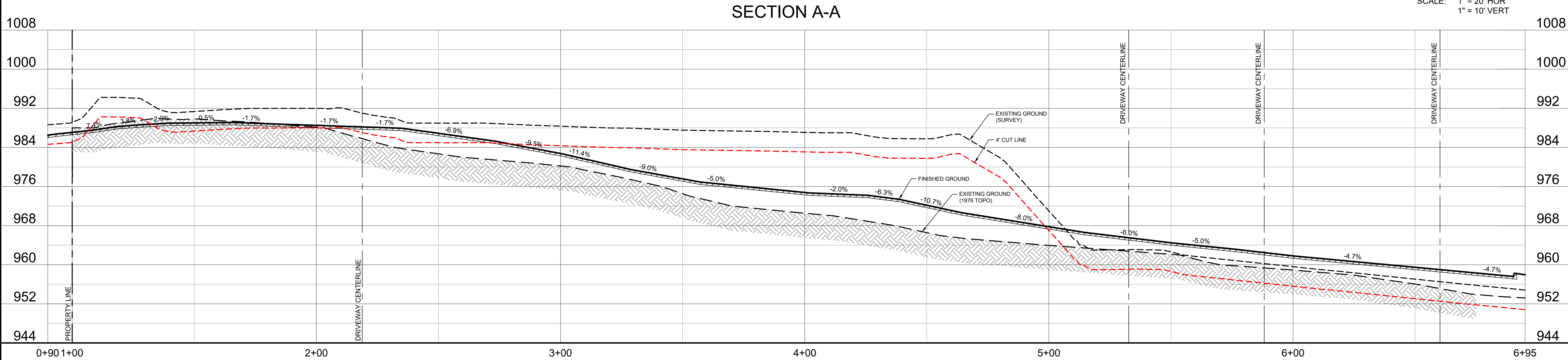
Phone: 512-441-1111

FAX: 512-441-1112

EMAIL: info@lja.com



I:\A439 (Lunar) \Mtl\Fam\1\Sky Mountain\Conbits\A439-040-cut fill analysis & survey topow.dwg
User: jfontac
Date: 04/21/2022
Plot Date: 04/21/2022
Plot Time: 04/21/2022 10:30:17



LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



SKY MOUNTAIN
PLANS FOR SITE DEVELOPMENT
CUT / FILL ANALYSIS CROSS-SECTIONS

8722 W SH 71, AUSTIN TEXAS

REVISIONS		DATE	DESCRIPTION
NO.	BY	DATE	DESCRIPTION

DATE: 4/21/2022
DESIGNED BY: RBH
DRAWN BY: JLF
CHECKED BY: RBH
DRAWING NAME: TOPSOILS

NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES
ONLY

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-LF-1386

JOB NUMBER:
A439-0401

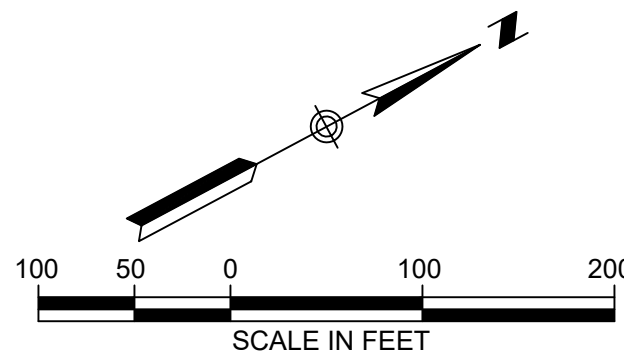
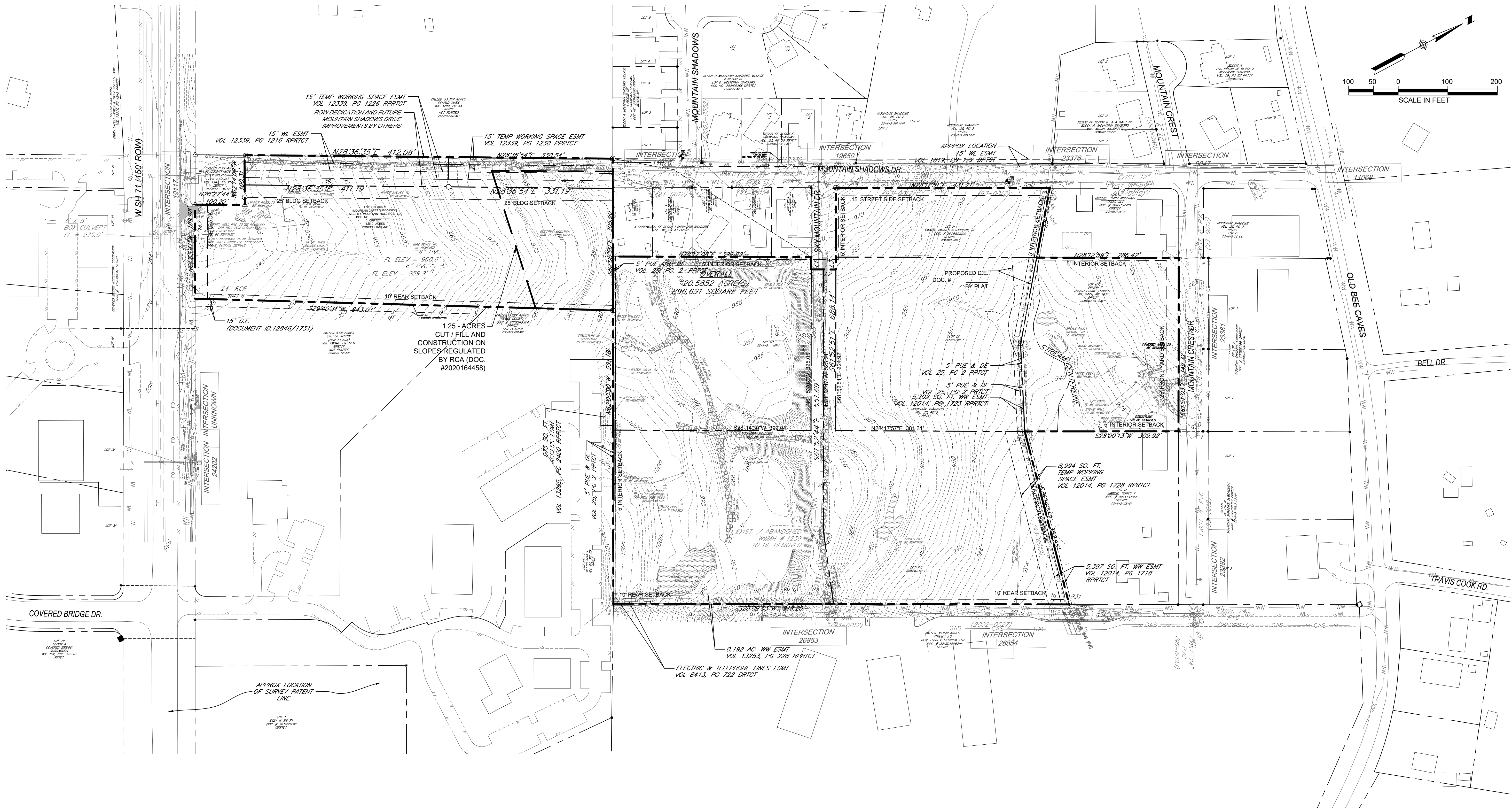
EX03

SHEET NO.

3
OF 3 SHEETS

SP-2021-0079C

I:\A439 (Lemon) - RALPH\A439 Sky Mountain\Conditions.dwg
User: j_rutac
Plot Date: Apr 23, 2025 11:43:21
Plot Time: Apr 23, 2025 11:45:38



LEGEND

EXISTING	
---	CONTOUR LINE
---	CONCRETE SIDEWALK
ST	STORM SEWER LINE
WW	WASTEWATER LINE
WL	WATER LINE
+	FIRE HYDRANT
●	WASTEWATER MANHOLE
●	STORMSEWER MANHOLE
●	1/2" REBAR FOUND (OR AS NOTED)
●	1/2" REBAR WITH CAP FOUND
●	1/2" REBAR WITH CHAPARRAL CAP SET
□	WATER METER
○	UTILITY POLE
—	OVERHEAD UTILITIES
□	ELEC. UTILITY
○	ELEC. MANHOLE
☆	LIGHT POLE
□	TELEPHONE UTILITY
△	UNDERGROUND FIBER OPTIC MARKER
○	TELEPHONE MANHOLE
△	UNDERGROUND GAS MARKER
—	CHAIN LINK FENCE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S61°53'07"E	25.00'
L2	N28°14'50"E	49.87'
L3	N61°52'51"W	25.00'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



**SKY MOUNTAIN
PLANS FOR SITE DEVELOPMENT**

EXISTING CONDITIONS EXHIBIT

8722 W SH 71, AUSTIN, TEXAS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 7/12/2019
DESIGNED BY: RBH
DRAWN BY: JLR
CHECKED BY: RBH
DRAWING NAME: CONDITIONS

NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES
ONLY

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER: A439-0401

EX01

SHEET NO. **1**

OF 1 SHEETS

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	DESIGNED BY: RBH		
	DRAWN BY: JLK		
	CHECKED BY: RBH		
A310-001 - C-RECALL SITE PLAN (DWG)			

NOT FOR
CONSTRUCTION
FOR REVIEW
PURPOSES
ONLY

LJA Engineering, Inc.

7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735

LJA

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

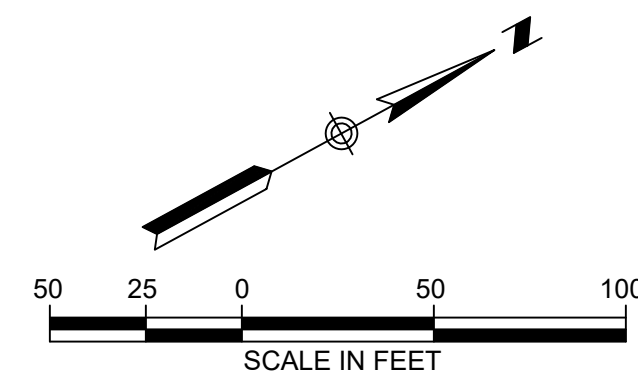
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A439-0401







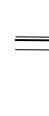
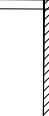

























OSP02

SHEET NO.

2
OF 3

OF 3 SHEETS



LEGEND		
PROPOSED	EXISTING	
		CONTOUR LINE
		CONCRETE SIDEWALK
		PERVIOUS SIDEWALK
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
ST	ST	STORM SEWER LINE
WW	WW	WASTEWATER LINE
●	●	WASTEWATER SERVICE
WL	WL	WATER LINE
		WATER SERVICE
RWL		CONDENSATE RECOVERY
IR		IRRIGATION LINE
		TREE TO REMAIN
		PROTECTED TREE TO REMAIN
		HERITAGE TREE TO REMAIN
		TREE TO BE REMOVED
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
●		1/2" REBAR FOUND (OR AS NOTED)
●		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
Ø		UTILITY POLE
—OU—		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
—O—		CHAIN LINK FENCE

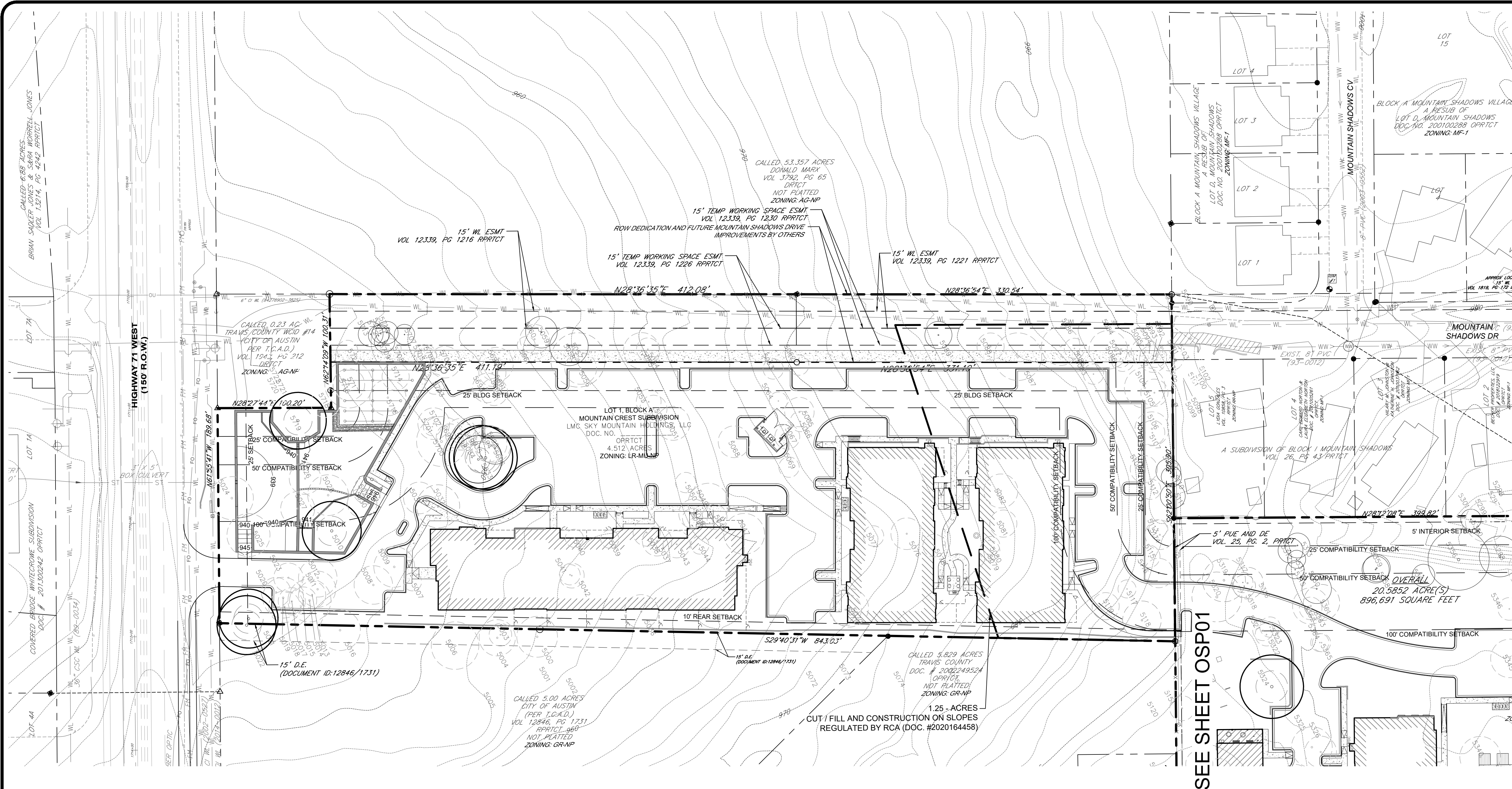
NOTES:

1. PROTECTED TREES ARE DEFINED AS SINGLE TRUNK TREES WITH TRUNK DIAMETER OF 19 INCHES OR LARGER, OR MULTI-TRUNK TREES WITH A COMBINED TRUNK DIAMETER OF 19 INCHES OR LARGER.
2. HERITAGE TREES ARE DEFINED AS SINGLE TRUNK TREES WITH TRUNK DIAMETER OF 24 INCHES OR LARGER, OR MULTI-TRUNK TREES WITH A COMBINED TRUNK DIAMETER OF 24 INCHES OR LARGER.
3. SEE SHEET TL01 FOR TREE LIST.
4. OFFSITE TREES TO BE PROTECTED.
5. CONTOUR SOURCE: CITY OF AUSTIN LIDAR, 2' INTERVAL

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's **below**.
Call before you dig.



SEE SHEET OSP01

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\\jiv\A439 (Lennor Multifamily)\Sky Mountain\Exhibits\A439-0401-Overall Site Plan.dwg
User: jkruc
Apr. 21, 22 - 13:58
Last Modified:
Plot Date/Time: Apr. 21, 22 - 15:24:14

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J:\A439 (Lemon_Rulefam)\Sky Mountain\Columns\A439-040-Overall Site Plan.dwg
User: j_rutac Apr 21, 2021 1:58pm
Plot: 04/21/2021 1:58pm
Plot Device: PLOT01

-5000	18" CEDAR 14-7	-5141	10" CEDAR	-5278	12" CEDAR 9-5	5414	9" CEDAR	5555	13" CEDAR 9-8	-5690	15" LIVE OAK
-5003	10" CEDAR	-5142	8" CEDAR	-5279	21" CHINABERRY	5415	8" CEDAR	5556	8" CEDAR	-5691	12" LIVE OAK
-5009	16" CEDAR 11-9	-5143	14" CEDAR	-5280	11" CEDAR 8-6	5416	8" CEDAR	5557	15" CEDAR	-5692	12" LIVE OAK
-5006	21" CEDAR 10-8 7-6	-5144	11" LIVE OAK	-5281	8" CHINABERRY	5417	8" CEDAR	5558	11" CEDAR 8-6	-5693	13" LIVE OAK
-5007	8" LIVE OAK	-5145	9" LIVE OAK	-5282	16" SYCAMORE	5418	14" CEDAR 10-8	5559	8" BUMEZIA	-5694	16" LIVE OAK
-5008	12" CEDAR	-5146	13" CEDAR	-5283	9" PECAN	5419	10" CEDAR	5560	10" CEDAR	-5695	16" LIVE OAK
-5009	18" RED OAK 9-9-9	-5147	12" LIVE OAK	-5284	8" PECAN	5420	12" CEDAR 8-8	5561	13" CEDAR 10-6	5696	14" LIVE OAK (APPEARS DEAD)
5010 H	26" RED OAK 21-10	-5148	16" CEDAR	-5285	12" ASH	5421	12" CEDAR	5562	18" CHINABERRY	-5697	10" LIVE OAK
-5011	17" LIVE OAK	-5149	12" CEDAR	-5286	22" CHINABERRY	5422	12" CEDAR	5563	11" HACKBERRY	-5698	14" LIVE OAK
-5012	16" LIVE OAK	-5150	12" CEDAR 8-7	-5287	13-12-9-6	5423	9" CEDAR	5564	8" HACKBERRY	-5699	12" LIVE OAK
-5013	12" LIVE OAK	-5151	11" LIVE OAK	-5287	10" HACKBERRY	5424	8" CEDAR	5565	15" CEDAR 10-9	-5700	22" CEDAR 16-12
-5014	19" LIVE OAK 15-7	-5152	13" CHINABERRY 10-6	-5288	12" CHINABERRY 8-7	5425	9" CEDAR	5566	9" CEDAR	-5701	8" LIVE OAK
-5015	12" LIVE OAK	-5153	8" CEDAR	-5289	8" HACKBERRY	5426	11" CEDAR 11-7	5567	10" CEDAR	-5702	14" LIVE OAK
-5016	18" CEDAR	-5154	9" HACKBERRY	-5290	11" LIVE OAK	5427	13" CEDAR 9-7	5568	11" CEDAR	-5703	9" CEDAR
-5017	12" LIVE OAK	-5155	8" LIVE OAK	-5291	12" CHINABERRY 9-5	5428	9" CEDAR	5569	8" CEDAR	-5704	14" LIVE OAK
-5018	14" LIVE OAK	-5156	8" LIVE OAK	-5292	10" LIVE OAK	5429	9" CEDAR	5570	8" CEDAR	-5705	10" LIVE OAK
-5019	18" LIVE OAK 14-8	-5157	8" LIVE OAK	-5293	18" CHINABERRY	5430	8" CEDAR	5571	10" CEDAR	-5706	9" LIVE OAK
-5020	13" LIVE OAK	-5158	16" CEDAR	-5294	10-9-7	5431	11" CEDAR	5572	10" CEDAR	5707	9" LIVE OAK
5021 H	26" LIVE OAK	-5159	8" LIVE OAK	-5299	18" CHINABERRY	5432	13" CEDAR 9-8	5573	15" CEDAR 10-10	-5708	9" RED OAK
5022 H	26" LIVE OAK	-5160	9" CEDAR	-5300	9" LIVE OAK	5433	8" CEDAR	5574	9" CEDAR	5709	9" LIVE OAK
-5023	13" LIVE OAK	-5161	8" CEDAR	-5300	9" LIVE OAK	5434	8" CEDAR	5575	16" CEDAR 9-7-6	5710	10" LIVE OAK
-5024	11" LIVE OAK	-5162	8" CEDAR	-5302	11" CEDAR	5435	12" CEDAR 8-7	5576	10" CEDAR	5711	8" LIVE OAK
-5025	19" LIVE OAK	-5163	8" CEDAR	-5303	12" CEDAR 9-5	5436	9" CEDAR	-5577	9" CEDAR	5712	9" LIVE OAK
-5026	14" RED OAK (DEAD)	-5164	14" CEDAR 8-6-6	-5304	14" CEDAR 11-6	5437	12" CEDAR	5578	10" CEDAR	5713	11" LIVE OAK 8-5
-5027	15" HACKBERRY	-5165	8" CEDAR	-5305	9" CEDAR	5438	11" CEDAR	5579	8" CEDAR	-5714	12" CEDAR
-5028	18" CEDAR	-5166	8" LIVE OAK	-5306	14" CEDAR 11-5	5439	9" CEDAR	5580	8" CEDAR	-5715	16" LIVE OAK 11-10
-5029	12" CEDAR	-5167	10" LIVE OAK	-5307	12" CEDAR	5440	12" CEDAR	5581	8" CEDAR	5716	14" LIVE OAK 11-6
-5030	13" CEDAR	-5168	12" LIVE OAK	-5308	10" CEDAR	5441	8" CEDAR	5582	14" CEDAR 10-7	-5717	24" LIVE OAK 13-8-7
-5031	14" RED OAK 10-8	-5169	21" CHINABERRY 15-12	-5309	9" CEDAR	5442	8" HACKBERRY	5583	10" CEDAR	5719 H	25" LIVE OAK
-5032	19" CEDAR	-5170	11" LIVE OAK	-5310	9" CEDAR	5443	9" HACKBERRY	5584	9" CEDAR	-5723	9" LIVE OAK
5033 H	21" LIVE OAK	-5171	9" LIVE OAK	-5311	9" CEDAR	5444	13" HACKBERRY 9-7	5585	11" CEDAR 8-5		
5034 H	26" LIVE OAK	-5172	12" CEDAR 9-8-8	-5312	11" LIVE OAK	5445	8" CEDAR	5586	15" CEDAR 10-9		
5035 H	28" LIVE OAK	-5173	9" LIVE OAK	5312	11" LIVE OAK	5446	15" CEDAR 10-9	5587	14" CEDAR		
-5036	15" CEDAR	-5174	9" LIVE OAK	5314	8" CEDAR	5447	11" CEDAR	5588	9" CEDAR		
-5037	13" CEDAR	-5175	12" CEDAR	5315	8" CEDAR	5448	10" HACKBERRY	5589	8" CEDAR		
-5038	12" CEDAR	-5176	9" LIVE OAK	5316	14" LIVE OAK	5449	8" CEDAR	5590	11" CEDAR 8-6		
-5039	8" LIVE OAK	-5177	8" CEDAR	5317	9" LIVE OAK	5450	11" CEDAR	5591	12" HACKBERRY		
-5040	8" LIVE OAK	-5178	12" CEDAR 9-8-7	5318	10" LIVE OAK	5451	9" CEDAR	5592	9" CEDAR		
-5041	9" LIVE OAK	-5179	8" LIVE OAK	5319	19" MESQUITE 10-10-8	5452	8" CEDAR	5593	8" CEDAR		
-5042	11" LIVE OAK 8-6	-5180	10" CEDAR	-5320	22" CEDAR 10-8-8-7	5453	8" CEDAR	5594	11" CHINABERRY		
-5043	12" CEDAR	-5181	8" LIVE OAK	-5321	9" LIVE OAK	5454	8" CEDAR	5595	9" CEDAR		
-5044	8" LIVE OAK	-5182	8" LIVE OAK	-5322	10" LIVE OAK	5455	10" CEDAR	5596	21" PINE		
-5045	9" CEDAR	-5183	8" CEDAR	-5323	9" LIVE OAK	-5456	12" CEDAR	5597	22" HACKBERRY		
-5046	13" CEDAR	-5184	12" CEDAR	5324 H	28" LIVE OAK 15-14-12	-5457	12" CEDAR 8-8	5598	9" CEDAR		
-5047	18" CEDAR 12-11	-5185	8" LIVE OAK	-5325	16" CEDAR 10-8-7	-5458	9" CEDAR	5599	13" CEDAR 9-7		
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-5050	9" CEDAR	-5188	25" CHINABERRY	-5328	15" CHINABERRY 11-8	-5461	10" CEDAR	5602	9" HACKBERRY		
-5051	19" CEDAR	-5189	9-9-7-7-7	-5329	11" HACKBERRY	-5462	10" CEDAR	5603	8" CEDAR		
-5052	12" HACKBERRY	5189	12" CHINABERRY 9-6	-5330	9" HACKBERRY	-5463	11" CEDAR	5604	9" HACKBERRY		
-5053	11" CEDAR	5190	15" CHINABERRY 8-8-6	-5331	16" HACKBERRY 13-6	-5464	8" CEDAR	5605	10" HACKBERRY		
-5054	10" CEDAR	5191	24" CHINABERRY	-5332	16" CHINABERRY 11-9	-5465	9" CEDAR	5606	10" CEDAR		
-5055	16" CEDAR 11-10	-5192	15" CHINABERRY 10-10	-5333	14" CHINABERRY 8-6-5	-5466	15" CEDAR 8-8-5	5607	9" CEDAR		
-5056	14" LIVE OAK	-5193	20" CHINABERRY	-5334	9" PECAN	-5467	12" CEDAR 8-7	5608	9" CEDAR		
-5057	24" CEDAR	-5194	11-10-8	-5335	12" CHINABERRY 8-8	-5468	11" CEDAR 8-6	5609	9" CEDAR		
5058	17" CEDAR	-5195	21" CHINABERRY 14-14	-5336	8" CHINABERRY	-5469	8" CEDAR	5610	10" CEDAR		
5059	14" CEDAR	-5196	10" CHINABERRY	-5337	11" CHINABERRY	-5470	11" CEDAR	5611	10" CEDAR		
-5060	13" CEDAR	-5197	13" HACKBERRY	-5338	10" HACKBERRY	-5471	10" CEDAR	5612	10" CEDAR		
-5061	8" CEDAR	5197	19" CHINABERRY 13-12	-5339	18" HACKBERRY	-5472	11" CEDAR	5613	8" CEDAR		
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-5063	8" CEDAR	-5199	10" LIVE OAK	-5341	8" CHINABERRY	-5474	12" CEDAR 8-7	5615	11" HACKBERRY		
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-5065	13" CEDAR	-5201	9" LIVE OAK	-5343	14" HACKBERRY	-5476	13" CEDAR 9-7	5617	9" CEDAR		
-5066	9" CEDAR	-5202	12" HACKBERRY	-5344	11" HACKBERRY 8-6	5477	14" CEDAR	5618	13" HACKBERRY		
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-5070	12" CEDAR	-5206	10" CEDAR	-5348	8" HACKBERRY	5481	8" CEDAR	5622	8" CEDAR		
-5071	14" CEDAR	-5207	8" CEDAR	-5349	9" HACKBERRY	5482	8" CEDAR	5623	12" CEDAR		
-5072	9" HACKBERRY	-5208	18" LIVE OAK 14-8	-5350	8" CEDAR	5483	8" CEDAR	5624	10" CEDAR		
-5073	10" HACKBERRY	-5209	6" CEDAR	-5351	12" CHINABERRY 9-5	5484	8" CEDAR	5625	8" CEDAR		
-5074	10" HACKBERRY	-5210	11" LIVE OAK	-5352	21" CHINABERRY	5485	9" CEDAR	5626	9" CEDAR		
-5075	8" CEDAR	5211	8" CEDAR	5353	12-11-7	5486	14" CEDAR 10-8	5627	10" CEDAR		
-5076	8" CEDAR	-5212	12" CEDAR 8-7-7-4	5354	24" CHINABERRY	5487	19" CEDAR 14-10	5628	16" CEDAR 8-8-7		
-5077	15" HACKBERRY 10-10	-5213	10" LIVE OAK	5355	14-10-9	5488	9" CEDAR	5629	9" CEDAR 9-7-7		
-5078	9" CEDAR	-5214	8" LIVE OAK	-5356	18" CHINABERRY	5489	9" CEDAR	5630	14" CEDAR		
-5079	12" CEDAR	-5215	11" LIVE OAK	5356	27" CHINABERRY 19-15	5490	10" CEDAR	5631	11" HACKBERRY		
-5080	9" CEDAR	-5216	11" LIVE OAK	5357	10" CHINABERRY	5491	8" CEDAR	5632	13" CEDAR 9-7		
-5081	17" CEDAR	-5217	8" CEDAR	5358	12" LIVE OAK 8-8	5492	15" CEDAR 9-6-6	5633	11" CEDAR		
-5082	21" CEDAR 9-8-8-7	5218	14" CEDAR 11-6	5359	12" LIVE OAK 8-8	5493	12" CEDAR	5634	12" CEDAR 8-7		
-5083	12" CEDAR	5219	9" CEDAR	5360	11" CHINABERRY	5494	8" CEDAR	5635	9" CEDAR		
5089	12" CEDAR	5220	9" CEDAR	5361	16" CHINABERRY 11-9	5495	17" CEDAR 9-8-7	5636	10" CEDAR		
5090	12" LIVE OAK	-5221	9" CEDAR	-5362	16" CHINABERRY 11-9	5496	8" CEDAR	5637	23" CEDAR 12-8-7-6		
-5091	12" LIVE OAK	-5222	9" CEDAR	-5363	10" CHINABERRY	5497	11" CEDAR 8-5	5638	10" HACKBERRY		
-5092	10" LIVE OAK	-5223	9" CEDAR	-5364	8" CHINABERRY	5498	8" CEDAR	5639	8" CEDAR		
-5093	12" LIVE OAK	5224	10" CEDAR	-5365	8" CEDAR	5499	9" CEDAR	5640	9" CEDAR		
-5094	8" LIVE OAK	-5225	8" CEDAR	5366	8" CEDAR	5500	10" CEDAR	5641	8" CEDAR		
-5095	12" LIVE OAK	-5226	14" CEDAR	5367	10" CEDAR	5501	10" CEDAR	5642	11" CEDAR		
-5096	10" LIVE OAK	5227	10" CEDAR	5368	10" CEDAR	-5502	9" CEDAR	5643	9" CEDAR		
-5097	8" LIVE OAK	5228	9" CEDAR	5369	9" CEDAR	-5503	9" CEDAR	5644	8" CEDAR		
5103	12" LIVE OAK	5229	10" CEDAR	5370	28" CEDAR 12-10-9-9	-5504	12" CEDAR 9-9-7	5645	9" CEDAR		
-5104	18" CEDAR 9-9-8	5230	8" HACKBERRY	5371	12" CEDAR	-5505	9" CEDAR	5646	9" BUMEZIA		
-5105	12" CEDAR	5231	12" CEDAR 12-10	-5372	9" CEDAR	-5506	8" CEDAR	5647	19" CEDAR 12-8-6		
-5106	18" CEDAR 11-7	-5232	10" CEDAR	5373	9" CEDAR	-5507	11" CEDAR	5648	10" CEDAR		
-5107	11" LIVE OAK	-5233	10" CEDAR	5374	9" CEDAR	-5508	10" CEDAR	5649	8" HACKBERRY		
-5108	12" CEDAR 8-8	-5234	10" CEDAR	5375	11" CHINABERRY	-5509	14" CEDAR	5650	8" CEDAR		
5109	11" CEDAR	-5235	12" CEDAR 8-7	5376	10" CEDAR	-5510	15" CEDAR 12-6	5651	19" PINE		
5110	9" LIVE OAK	5236	8" CEDAR	5377	26" CEDAR	-5511	8" CEDAR	5652	8" CEDAR		
5111	11" CEDAR 8-5	5237	9" CEDAR	5378	11" COTTONWOOD	-5512	11" CEDAR 8-6	5653	12" CEDAR 8-7		
-5112	9" CEDAR	5238	10" CEDAR	5379	14" COTTONWOOD 10-	-5513	12" CEDAR 8-7	5654	9" CEDAR		
-5113	8" LIVE OAK	5239	8" CEDAR	5380	29" CEDAR 16-16-10	-5514	10" CEDAR	5655	8" CEDAR		
-5114	13" CEDAR	5240	12" CEDAR 8-7	5381	9" CEDAR	-5515	10" CEDAR	5656	9" CEDAR		
-5115	10" CEDAR	5241	12" CEDAR	5382	8" HACKBERRY	-5516	19" CEDAR 12-7-6	5657	8" CEDAR		
-5116	13" CEDAR 9-8	5242	12" CEDAR	5383	25" CEDAR 11-10-9-8	-5517	12" CEDAR 8-7	5658	9" CEDAR		
-5117	8" CEDAR	5243	9" CEDAR	5384	9" LIGUSTRUM	-5518	15" CEDAR 10-9				



InControl Technologies

Environmental Consulting and Engineering

September 2, 2020

Braxton Adamson
Development Manager - Texas
500 N. Akard St. Suite 3400
Dallas, Texas 75201

Subject: Environmental Resource Inventory
21.25±acre Tract of Land, 8732 State Highway 71 (SH 71), Austin, Travis County, Texas

Dear Mr. Adamson,

InControl Technologies was retained by Lennar Multi-Family Communities, LLC to conduct an Environmental Resource Inventory and Threatened and Endangered Species analysis for an undeveloped tract of land located at 8732 State Highway 71 (SH 71) in the City of Austin, Travis County, Texas. The subject property is located between SH 71 to the south and Mountain Crest Drive to the north, on the east side of Mountain Shadows Drive. InControl Technologies completed the City of Austin Environmental Resource Inventory (**Attachment A**) as part of this assessment. This letter summarizes the major findings from our assessment.

The 21.25±acre subject property consists of three (3) tracts that are primarily undeveloped wooded land. Sky Mountain Drive separates the property into northern and southern sections. The southern 4.53±acre tract fronts SH 71. The central 6.44±acre tract is located on the south side of Sky Mountain Drive. The northern 10.28±acre tract is located north of Sky Mountain Drive, east of Mountain Shadows Drive and south of Mountain Crest Drive. Portions of the property can be accessed by dirt roads. City water and sewer connections are currently available to the subject property but some of the structures on the property pre-date the installation of these utilities.

The remains of a metal sided shed were noted on the southern tract. The concrete foundation of a mobile home and several sheds including a well house and a chicken coop, all of which are in various stages of disrepair, are located on the southern portion of the central tract. A one-story stone/wood residence is located on the north side of the northern tract with an entrance off Mountain Crest Drive. The interior of the building was not inspected as part of this assessment.

The subject property is located in the Edwards Aquifer Contributing Zone which is the area or watershed where runoff from precipitation flows to the recharge zone of the Edwards Aquifer. A contributing zone plan that outlines best management practices to be implemented to protect water quality is required for any regulated activity over 5-acres proposed within the Edwards Aquifer Contributing Zone. The plan is

submitted to the Texas Commission on Environmental Quality (TCEQ) for their review and approval. Information regarding which activities are regulated is contained in 30 TAC 213.21.

The subject property is not located within a flood plain. The property slopes to the southwest and northeast from a topographic high near the center of the property. There was no evidence of springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands on the property. One limestone outcrop feature was identified in the northern portion of the property north of the riverine feature. The limestone feature was characterized by three sides measuring approximately 50 feet in length trending northeast to southwest, 20-feet in width northwest to southeast with a depth of approximately 7-feet at its deepest point. Based on our review of historical aerial photography, the surface expression of the limestone outcrop was not present in historical aerial photographs prior to 1997. The 1997 aerial photograph indicates the present of a small above ground storage tank in the area of the limestone outcrop. A building is evident in the aerial, but no surface expression for this feature. Disturbed soils within the area of the outcrop are noted in the 2002 aerial. The outcrop appears to be surrounded by bermed soil acting to retain the ponded water. It was concluded that the limestone surface expression was a manmade feature in the surface topography of the site. No water was present in the feature at the time of inspection. There was no evidence of a seep or spring emanating from this feature. The ground within the feature is loose dry soil. There was no evidence of wetland vegetation or hydric soil. Therefore, InControl Technologies concluded that the limestone outcrop was not a Critical Environmental Feature.

The northern portion of the subject property is heavily vegetated with an abundance of Ash Juniper. This portion of the property is mapped within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden Cheek Warbler. At the time of this site assessment, the Golden Cheek Warbler had migrated south following the mating season ending in June. Therefore, no Golden Cheek Warblers were observed on the property. In addition, no nests were observed on the property. Before any development occurs on this property, A more comprehensive Golden Cheek Warbler assessment should be conducted.

While no threatened and endangered species habitats or biologic resource buffers as defined by USACE and USFWS were identified on the subject property, portions of tracts 101503, 101502, 101505, 101501, and a small portion of 101512 fall within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 (fee zone) for the Golden-Cheeked Warbler. The fees cost \$2,750 per acre of land. We have estimated that the area of the Sky Mountain Development in this Zone is approximately 10 acres. A BCCP Permit Application is required and can be obtained from the BCCP website. We can help you complete this form if you decide to move forward with this project.

There is no fee to apply for a BCCP permit. Habitat determinations are provided within three weeks of the receipt of a completed application. Neither submitting a BCCP permit application nor receiving a habitat determination letter from the County obligates an applicant to obtain a BCCP permit. Landowners always have the option to consult with the U.S. Fish & Wildlife Service (USFWS) to address mitigation concerns. Applicants who choose to obtain a BCCP permit will be required to sign a contract. The BCCP permit and contract, entered into between the applicant and the BCCP Coordinating Committee, will be recorded in Travis County's real property records. BCCP permits and contracts run in perpetuity with the land, similar to an easement. After the participation contract is signed and a BCCP permit (sometimes referred to as

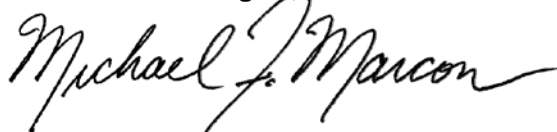
BCCP Participation Certificate) is issued, the permittee is free to begin clearing for construction. However, clearing is subject to the terms and conditions of the contract and may be limited from March 1 through August 31 on properties containing golden-cheeked warbler habitat. While not expected on the subject property, if construction activities uncover new caves or significant karst features, such work must cease and the local USFWS Ecological Services office should be notified to check the cave for endangered species. Landowners may get assistance from karst geological or biological consultants to assist in expediting USFWS clearance for construction to resume. The BCCP permit must be posted at the construction site from the time clearing begins until construction is completed.

The full Environmental Resource Inventory is included as Attachment A. It is our opinion that limestone feature is a historical artifact likely enhanced to collect rainwater. The feature no longer has the capability to hold water. In addition, the feature has no evidence of recent water from either seeps or springs. InControl Technologies does not consider this feature to be a significant environmental resource for the subject property.

As always, if you have any comments or questions regarding the information contained within this document, please do not hesitate to call us at (281) 580-8892.

Sincerely,

InControl Technologies, Inc.

A handwritten signature in black ink, reading "Michael F. Marcon". The signature is fluid and cursive, with the first name "Michael" and last name "Marcon" clearly legible.

Michael F. Marcon, PG, CAPM
Vice President

Attachment A

Environmental Resource Inventory

Sky Mountain Development, Austin, Texas

PRELIMINARY DRAFT PENDING SITE DEVELOPMENT PLANS

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: Sky Mountain Development

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 101501, 101502, 101503, 101505, 101510, 101512, 304775, 304776

3. ADDRESS/LOCATION OF PROJECT: Sky Mountain Drive

4. WATERSHED: Williamson Creek (Barton Springs Zone)

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 checked="" type="checkbox"/> YES	<input type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone*	<input checked="" type="checkbox"/> YES	<input 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: **Note: To be confirmed based on site development plans.**
 - ☐ (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 0 (#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) 0 _____ (#'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)
BID - Brackett-Rock Outcrop	D	1.5
VoD - Volente Silty Clay Loam	C	5

***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 ground surface slopes to the southwest and to the northeast from the topographic high in the approximate center of the property. The elevation at the center of the property is approximately 1,000 feet (ft) above mean seal level (AMSL), 940 ft AMSL at the southwest property boundary, and 960 ft AMSL at the northeast boundary. The northeastern portion of the property is bisected by a draw that runs northwest to southeast at elevations of 948 ft to 932 ft AMSL, respectively. Drainage on the subject property travels by sheetflow to a drainage culvert along Hwy 71 to the southwest or to the draw to the northeast, and eventually to Williamson Creek. The National Wetlands Inventory (NWI) Mapper identifies a riverine adjacent and parallel to the draw (USFWS, 2020). However, this area was dry at the time of the site assessment and no hydrophytic plant species or hydric soils were observed. The soils consist of Bracket-Rock Outcrop Complex (1.5 ft in thickness) and Volente Silty Clay Loam (5 ft in thickness), which are characterized by very slow and slow infiltration rates, respectively (USDA, 2020).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity Group	Upper Glen Rose Limestone	--

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

The geology at the surface of the subject property consists of the Upper Glen Rose Limestone (Kgru) (USGS, 2020). Based on the Geologic Atlas of Texas (Austin Sheet), the Upper Glen Rose Limestone is located above and updip of the Edwards Formation; the subject property is separated from the Edwards Formation by one fault. The Upper Glen Rose Limestone is comprised of limestone, dolomite, and marl in alternating recessive beds that form a stair-step topography. The limestone (calcium carbonate) ranges from aphanitic (very fine-grained) and hard to softer marl (calcium carbonate-rich mudstone with variable amounts of clay and silt). The dolomite (calcium carbonate with a high percentage of magnesium) is also fine-grained. Rock outcropping of the Upper Glen Rose Limestone was observed on the subject property during the site assessment. The thickness of the Upper Glen Rose Limestone is approximately 220 feet.

No sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, were observed on the subject property during the site assessment. Further discussion of the site geology is provided in Attachment A.

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

There are 1 (#) wells present on the project site and the locations are shown and labeled

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

1 (#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 property is characterized by Edwards Plateau: Deciduous Oak/Evergreen Motte and Woodland, Ashe Juniper Motte and Woodland, and Ashe Juniper - Live Oak Shrubland (TPWD, 2020). The majority of the vegetation on the subject property are Ashe Juniper, Sugar Hackberry, and Cedar Elm.

Due to the abundance of Ashe Juniper, the northwestern portion of the property is within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden-Cheeked Warbler. At the time of the site assessment, the Golden-Cheeked Warbler had migrated to south following the mating season ending in June and none were observed, including no nests. The property is not located in the USFWS Critical Habitat for Threatened & Endangered Species.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe Juniper	Juniperus ashei
Cedar Elm	Ulmus crassifolia
Japanese Privet	Ligustrum japonicum
Texas Oak	Quercus buckleyi
Sugar Hackberry	Celtis laevigata

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
Bermudagrass	Cynodon dactylon
Prickly Pear	Opuntia
Johnson Grass	Sorghum halpense
King Ranch Bluestem	Bothriochloa ischaemum

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
NA	NA	NA

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 **Note: To be confirmed based on site development plans.**
- ☐ 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:

NA

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.

NA

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 29 August 2020
Date(s)

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

Clint Weaver

Print Name

Clint Weaver

Digitally signed by Clint Weaver
Date: 2020.09.03 09:26:08 -05'00'

Signature

SQ Environmental, LLC

Name of Company

8067739326

Telephone

c.weaver@sqenv.com

Email Address

9/3/2020

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

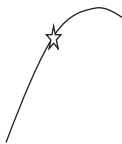
1	Project Name:	Sky Mountain Development
2	Project Address:	Sky Mountain Dr, Austin, TX 78735
3	Site Visit Date:	29 August 2020
4	Environmental Resource Inventory Date:	3 September 2020

5	Primary Contact Name:	Clint Weaver
6	Phone Number:	806-773-9326
7	Prepared By:	Clint Weaver
8	Email Address:	c.weaver@sqenv.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
	None	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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.



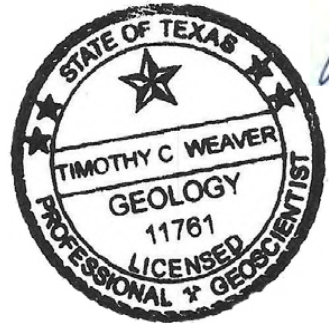
For a spring or seep, locate the source of groundwater that feeds a pool or stream.

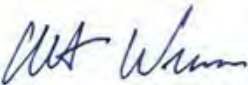


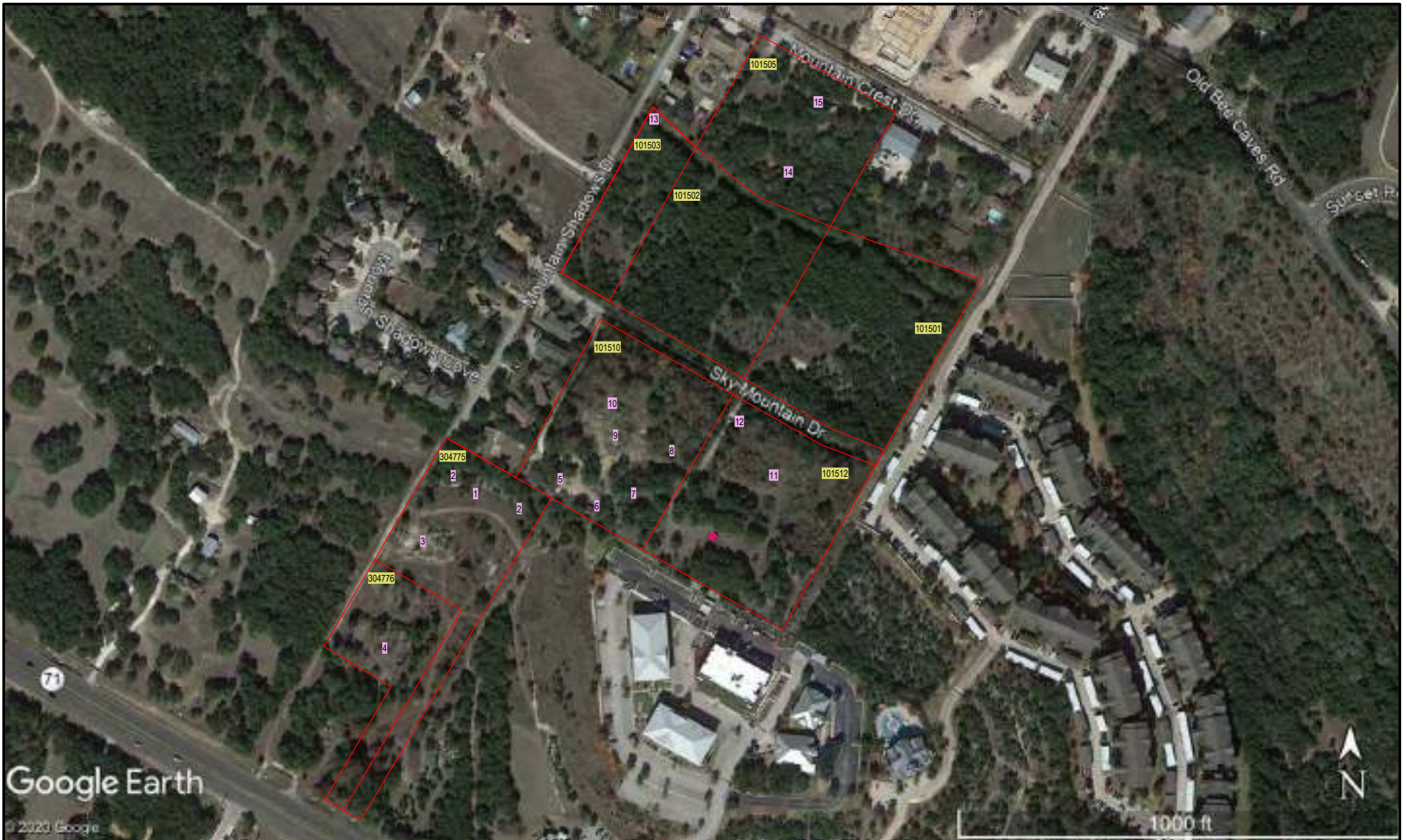
Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

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

Professional Geologists apply seal below




 9/3/2020



<p>LEGEND</p> <p> SUBJECT PROPERTY BOUNDARIES, APPROXIMATE</p> <p> WATER WELL IN WELLHOUSE (WITH ELECTRICAL POLE & LINE)</p> <p> TCAD PARCEL No.</p> <p>1. ELECTRICAL CONNECTION (SUBGRADE)</p> <p>2. DEBRIS (LARGE CONCRETE COUPLINGS, PVC LINES, ETC.)</p> <p>3. DUMPED WET ASPHALT (HARDENED)</p> <p>4. ELECTRICAL & WATER CONNECTIONS (SUBGRADE)</p> <p>5. DEBRIS (FORMER MOBILE HOME TRAILER LOCATION)</p> <p>6. SHED, ELECTRICAL POLE & LINE, CONCRETE FOUNDATION</p> <p>7. FORMER CHICKEN COOPS, DEBRIS (PVC IRRIGATION LINES)</p> <p>8. FORMER DWELLING</p> <p>9. DEBRIS (PARTIALLY FULL DRUMS, ETC.)</p> <p>10. ABANDONED DUMP TRUCK</p> <p>11. ABANDONED GOOSE-NECK TRAILER</p> <p>12. ABANDONED VAN, EARTHEN ROADBLOCK</p> <p>13. STORMWATER DRAINAGE CONVEYANCE (DRY)</p> <p>14. AREA OF POTENTIAL LIMESTONE FEATURE</p> <p>15. CURRENT RESIDENCE</p>		<p>IMAGERY SOURCE: GOOGLE EARTH, 11/22/2019</p> <p></p> <p>SQ Environmental, LLC</p> <p>SCALE: 1 IN = 300 FT</p>		<p>FIGURE 1</p> <p>PROPERTY LAYOUT MAP</p> <p>SKY MOUNTAIN DEVELOPMENT AUSTIN, TEXAS 78735</p>	
<p>0 150 300</p> <p>SCALE IN FEET</p>		<p>DATE: SEPT 2020</p> <p>PN: 1131.003.001</p>			



IMAGERY SOURCE: USDA SOIL SURVEY MAPPER

LEGEND

- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- SOIL BOUNDARY
- BID - BRACKETT-ROCK OUTCROP COMPLEX, CLAY LOAM, 1-12% SLOPES, VERY SLOW INFILTRATION RATE, UP TO 18 INCHES THICK
- VoD - VOLENTE SILTY CLAY LOAM, 1-8% SLOPES, SLOW INFILTRATION RATE, UP TO 59 INCHES THICK
- QU - QUARRY PIT



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 2

SITE SOIL MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001



LEGEND

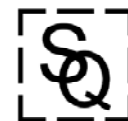
- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- + WATER WELL
- CREEK CENTERLINE
- 2-FT TOPOGRAPHIC CONTOUR
- ▨ CRITICAL WATER QUALITY ZONE (CWQZ)
- ▨ CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- SPRING
- WETLAND; RIVERINE, USFWS NATIONAL WETLAND INVENTORY (NOT OBSERVED)
- STORMWATER FLOW DIRECTION

NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE AND THE BARTON SPRINGS ZONE WATERSHED.

IMAGERY SOURCE: COA PROPERTY PROFILE MAPPER



SCALE IN FEET



SQ Environmental, LLC

SCALE: 1 IN = 350 FT

FIGURE 3

CRITICAL ENVIRONMENTAL FEATURES & WATER WELL MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001



LEGEND



— SUBJECT PROPERTY BOUNDARIES, APPROXIMATE

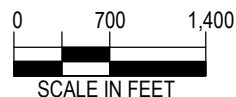


Kgru - UPPER GLEN ROSE LIMESTONE, APPROXIMATELY 220 FT THICK



Qal - ALLUVIUM; FLOODPLAIN DEPOSITS, CLAY, SILT, SAND, GRAVEL

IMAGERY SOURCE: USGS TX GEOLOGY VIEWER



SCALE IN FEET

NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.



SQ Environmental, LLC

SCALE:
1 IN = 1,400 FT

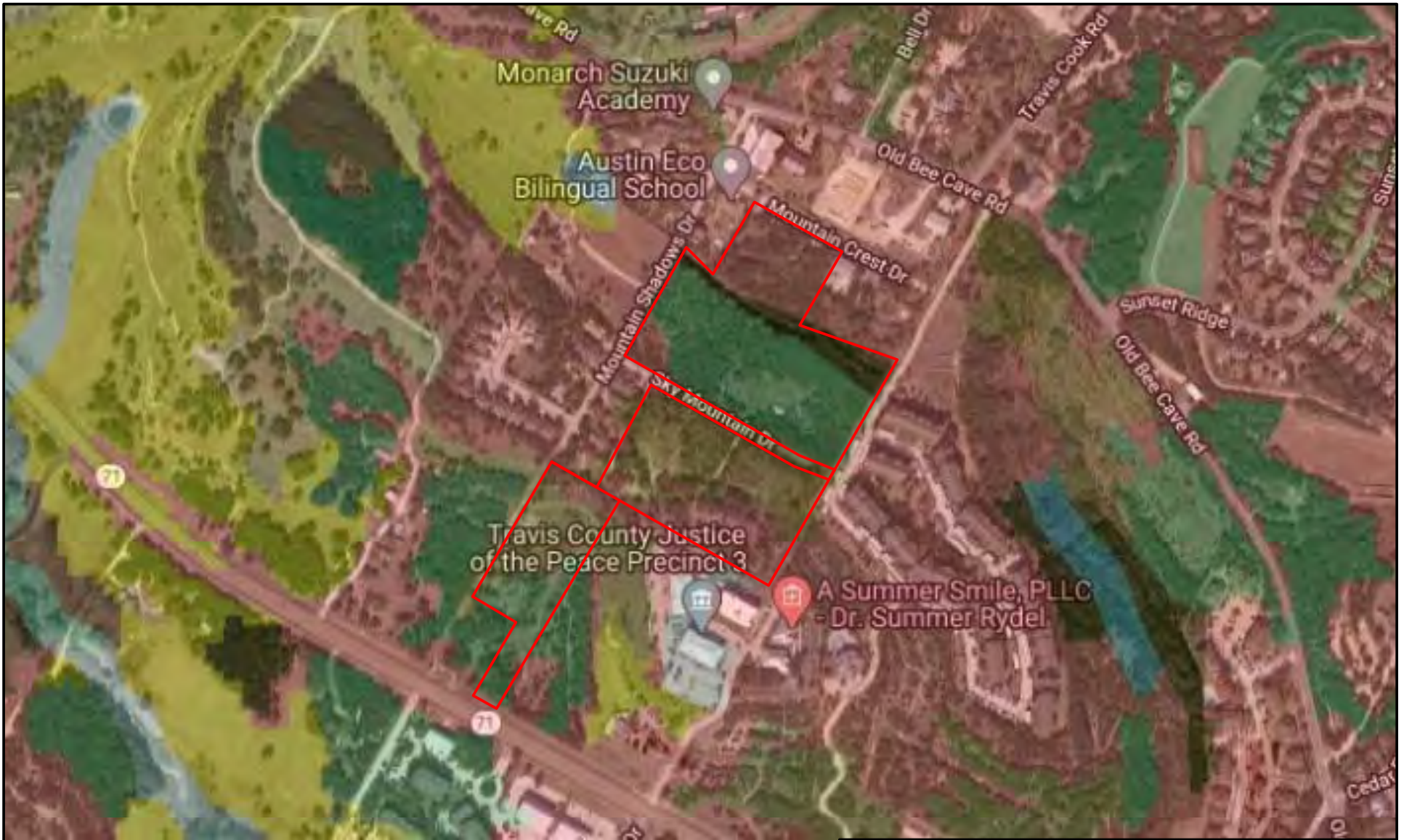
FIGURE 4

GEOLOGIC MAP

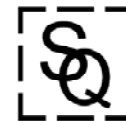
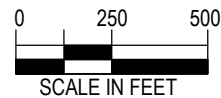
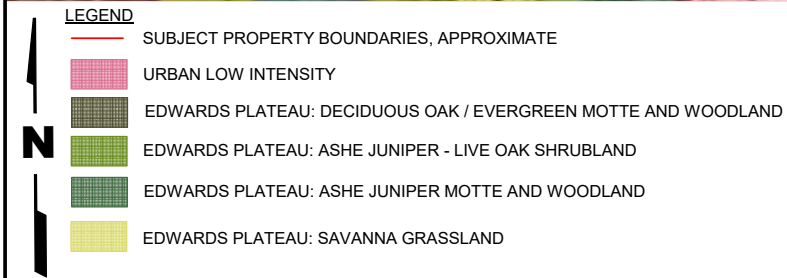
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001



IMAGERY SOURCE: TPWD ECOSYSTEM MAPPER



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 5

VEGETATION MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

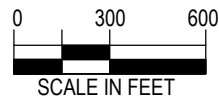
PN: 1131.003.001



LEGEND

— SUBJECT PROPERTY BOUNDARIES, APPROXIMATE

IMAGERY SOURCE: USDA, FLIGHT DATE: 1/18/1973



SQ Environmental, LLC

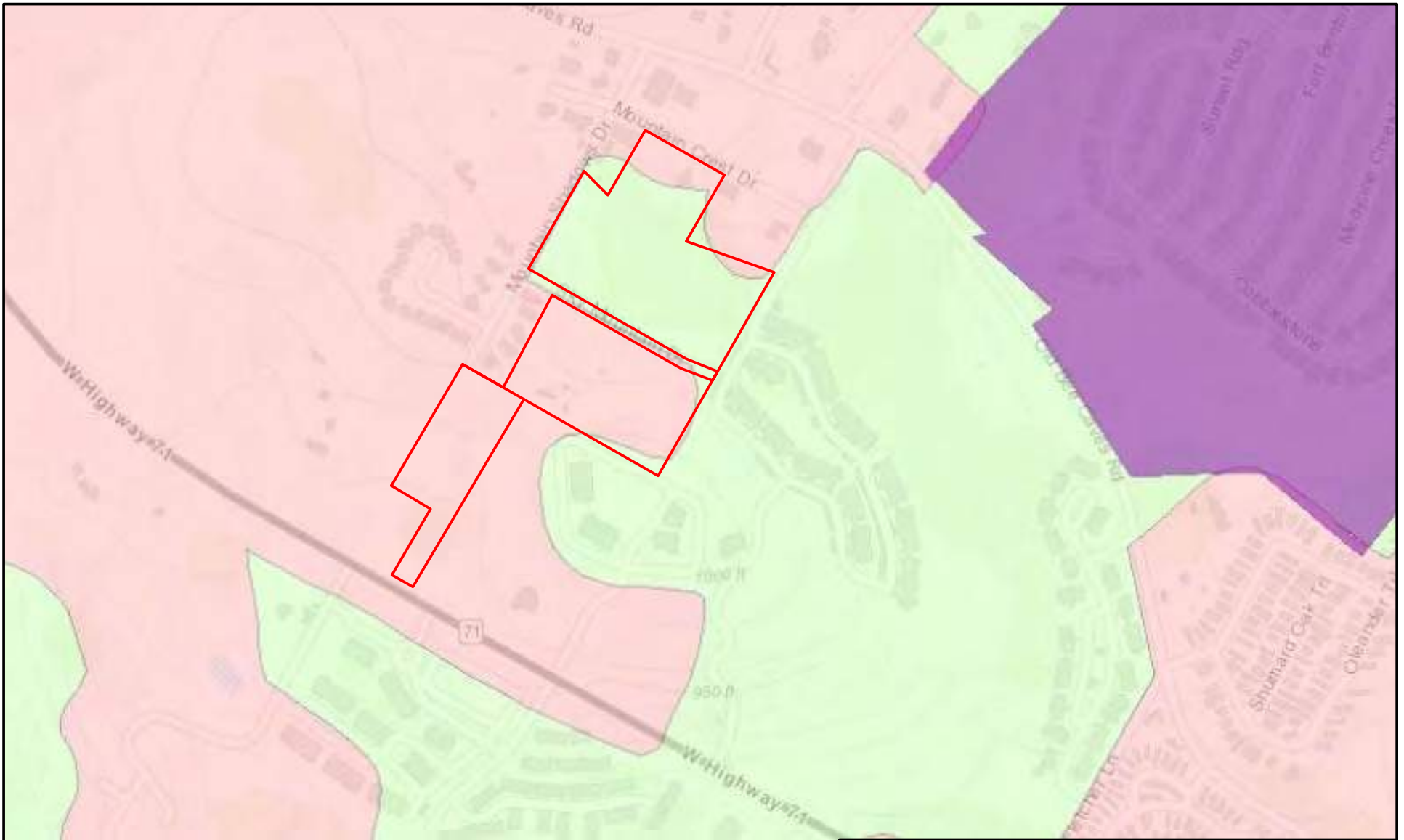
SCALE: 1 IN = 600 FT

FIGURE 6

1973 HISTORICAL
AERIAL PHOTOGRAPH
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001

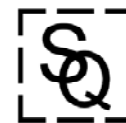
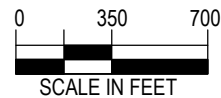


LEGEND



- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- NOT KNOWN TO BE HABITAT ZONE 3 (NO FEE ZONE)
- UNCONFIRMED HABITAT ZONE 2 (FEE ZONE); GOLDEN-CHEEKED WARBLER HABITAT
- BCCP & USFWS 10A PERMITS (MITIGATED PROJECTS)

IMAGERY SOURCE: BCCP PERMIT & HABITAT ZONES MAPPER



SQ Environmental, LLC

SCALE: 1 IN = 700 FT

FIGURE 7

**BALCONES CANYONLANDS
CONSERVATION PLAN HABITAT ZONE
MAP**

**SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735**

DATE: SEPT 2020

PN: 1131.003.001

ENVIRONMENTAL RESOURCE INVENTORY

SKY MOUNTAIN DEVELOPMENT, AUSTIN, TEXAS

ATTACHMENT A

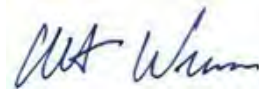
SITE GEOLOGY (CONTINUED)

As discussed, no sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, nor any faults, caves, streams, fractures, solution zones, vugs, or cavities were observed on the property during the site assessment. Although a steep gradient is present in the central portion of the property, adjacent south of Sky Mountain Dr, the gradient is less than 60 degrees and is not classified as a canyon rimrock. A potential limestone feature at ground surface was observed in the northern portion of the property at the residential parcel located at 8703 Mountain Crest Dr. The potential limestone feature was characterized by three sides measuring approximately 50 ft in length trending northeast to southwest and 20 ft in width northwest to southeast, with a depth of approximately 7 ft at the lowest point. The floor of the feature contains loose soil, and the sidewalls are fractured or stacked limestone (not massive limestone). No water was present at the time of the site assessment, and the area appeared to have been dry for a long period of time. The sidewall on the southwestern portion appeared to be naturally eroded and was not present; a wooden deck/boardwalk was located on the southeast side. Additionally, no fractures or solution zones were observed in or near the potential feature.

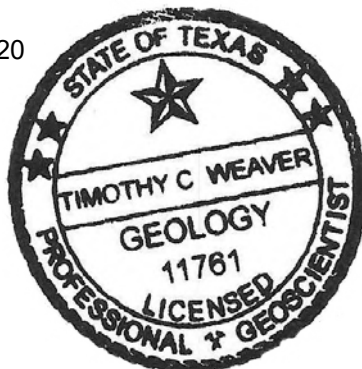
The potential limestone feature is not present in the historical aerial photograph dated 18 January 1973. In an aerial photograph dated 1997, the low area/potential feature does not appear to be present and there is a small, aboveground, artificial container of water in the area of where the feature would be located. See attached historical aerial photographs. Based on these aerials, as early as 2003 the feature is present and contains water. Narrow drainage culverts appear to have been created in the adjacent limestone to the northwest, originating from the upgradient area of the house to the southwest toward the draw; a shorter culvert originates from the feature and intersects the aforementioned culvert. From 2003 to mid-2017, the low area intermittently contained water. Prior to 2017, the southwestern sidewall appears to no longer be present, and the area does not contain water.

This potential limestone feature may be a sinkhole that historically ponded water runoff, or a former seep (based on the presence of water in historical aerials). As discussed above, the southwestern sidewall is no longer present and therefore the feature does not hold water (although the area appears to be dry and no evidence of a current or recent seep or spring were observed). No hydrophytic vegetation or hydric soils were observed at the time of the site assessment, which would be an indicator of a seep. The potential limestone feature is not considered a Critical Environmental Feature (CEF) due to its presence only recently in geologic terms, the lack of water, the lack of hydrophytic vegetation and hydric soils, and probability of man-induced creation or alteration.

9/3/2020



Clint Weaver, P.G.



HISTORICAL AERIAL PHOTOGRAPHS



Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Buffers/Waterway Setba
- Critical Water Quality Zone
- Water Quality Transition Zone
- Spring
- Wetland
- Rimrock/Bluff
- Creek Centerlines
- Lakes

Notes

Aerial dated 1997

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

12/2002

Image USDA Farm Service Agency



100 ft



Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2003

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr.

Google Earth

3/2003

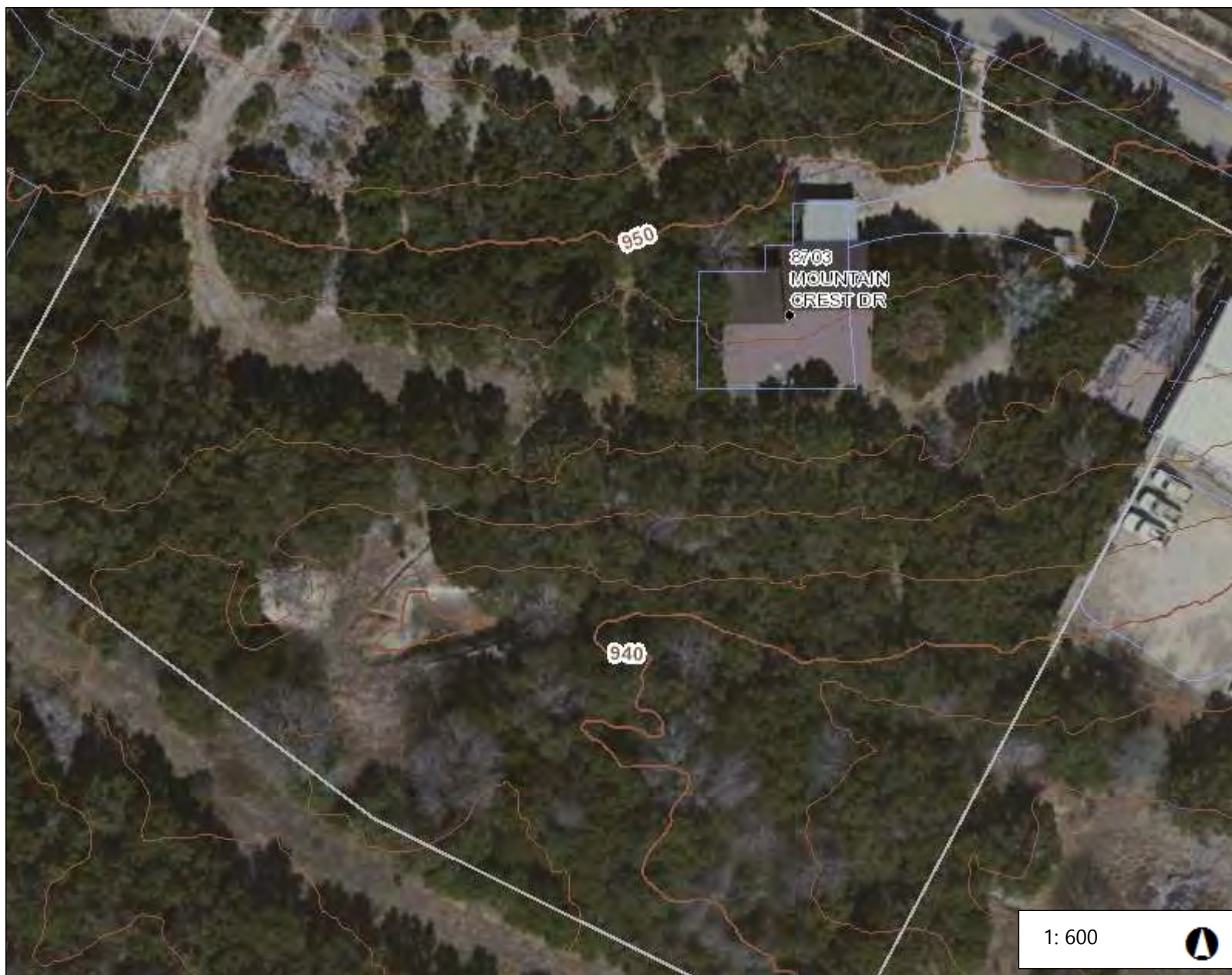
Image USDA Farm Service Agency

100 ft





Property Profile



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

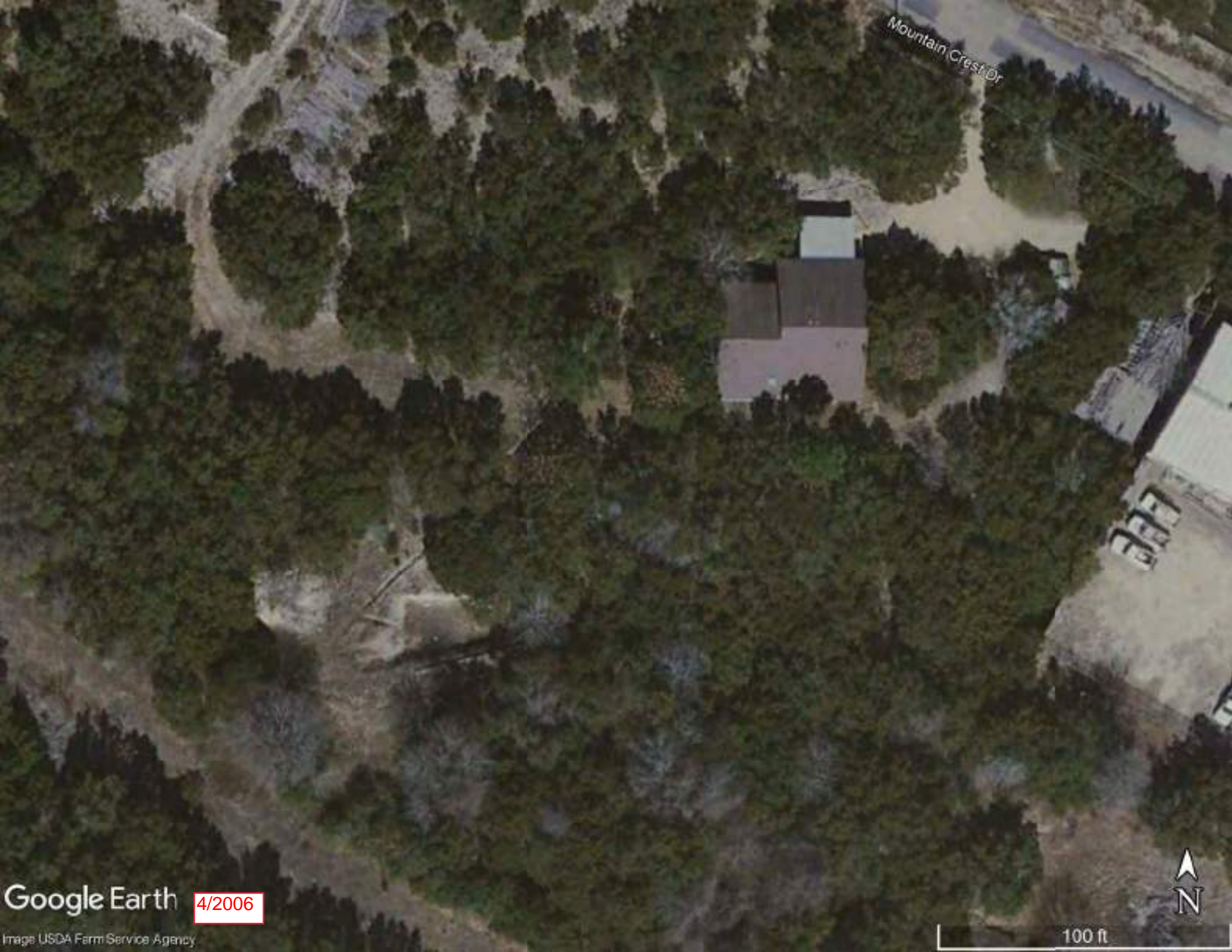
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Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2006





Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2008

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2009

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

2/2009

Image © 2009 USDA Farm Service Agency

100 ft





Mountain Crest Dr

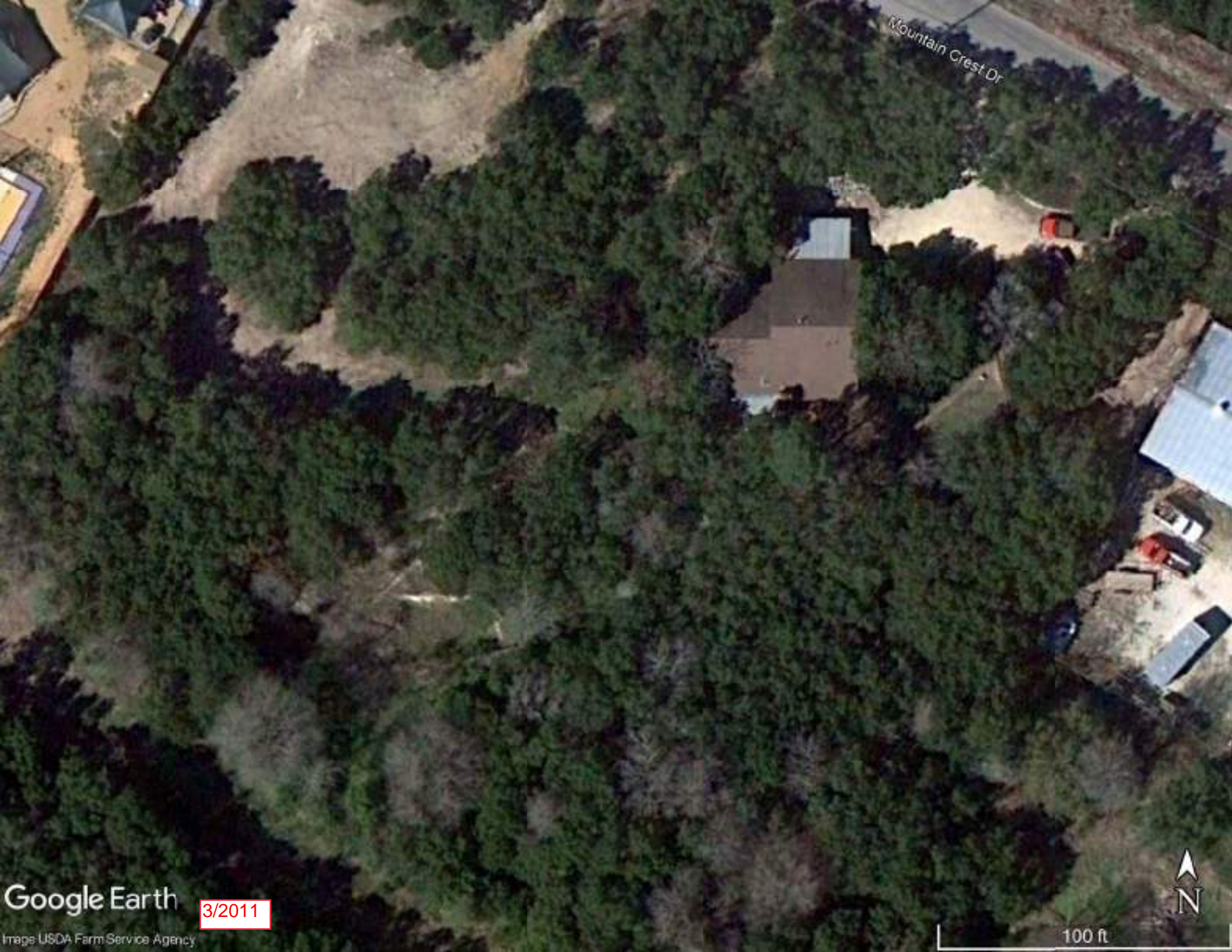
Google Earth

11/2009

Image USDA Farm Service Agency

100 ft





Mountain Crest Dr





Property Profile



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2012



Mountain Crest Dr

Google Earth

8/2012

Imags USDA Farm Service Agency



100 ft



Mountain Crest Dr

Google Earth

10/2013

Image USDA Farm Service Agency



100 ft



Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2014

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

10/2014

Images USDA Farm Service Agency



100 ft



Property Profile



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2015



Google Earth

7/2015

Image USDA Farm Service Agency

100 ft





Property Profile



Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes

Notes

Aerial dated 2017

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Mountain Crest Dr

Google Earth

1/2017

Image USDA Farm Service Agency



100 ft



Mountain Crest Dr

Google Earth

1/2018

Imaps USDA Farm Service Agency



100 ft



Mountain Crest Dr



7500 Rideto Boulevard, Building #1, Suite 100, Austin, Texas 78735
t: 512.439.4700 LJA.com TBPE F-1386

April 22, 2022

Denise Lucas, Director
City of Austin Development Services Department
P.O. Box 1088
Austin, Texas 78767

Re: Environmental Variance Request Letter
Sky Mountain Site Development Plans (SP-2021-0079C)
LDC 25-8-31, Ordinance No. 20211202-056, Cut Requirements

Dear Ms. Lucas,

On behalf of the owner of the subject property, Lennar Sky Mountain Holdings, LLC, we are requesting a Land Use Commission Variance for cut in excess of four (4) feet for the proposed Sky Mountain development within the indicated subject area of the property. The subject area, or defined area of man-made slopes, within the overall project that dictates this required variance is approximately 6.72 acres in size and is located within the existing Mountain Shadows Subdivision portion of the project.

The subject project is located within the full purpose jurisdiction of the City of Austin. The 23-acre subject property is currently undeveloped and is located on the north side of State Highway 71, approximately 0.2 miles west of Covered Bridge Dr. and 0.6 miles east of Midwood Parkway in Austin, Travis County, Texas. The property spans from State Highway 71 to Mountain Crest Dr. The specific area of the site that is prompting the need for a variance is located just south of the existing Sky Mountain Drive R.O.W. (in the process of being vacated) and to the east of existing Mountain Shadows Drive. The specific described area is shown in the applicable attached exhibits.

The owner proposes to develop 289 multifamily units in 7 buildings, a small maintenance building, site paving and parking, outdoor pool and amenity area, private and public utilities, grading, private and public drainage improvements, two water quality ponds, water quality irrigation area, and two detention ponds with the project. The access to the property will be from State Highway 71 with emergency access from Sky Mountain Drive. The owner is also dedicating R.O.W. for the future extension of Mountain Shadows Drive.

The site is located in the Williamson Creek Watershed, Barton Springs Zone, and is in the Edwards Aquifer Contributing Zone. There is not an existing or required City of Austin 100-Year Floodplain delineation or waterway on the property dictating a required CWOZ and WQTZ. There is not an applicable FEMA 100-Year Floodplain per FEMA FIRM No. 48453C0420J, dated 01/22/2020 on the property. As indicated in the attached ERI, there are no applicable CEF's.

The overall project is comprised of two main tracts, the south and the north.

The south tract is comprised of existing Lots 1 and 2 of the Cedar Oaks Subdivision (C85-72-171, Vol. 60, Page 17, OPRTCT) and a 2.92-Acre un-platted piece of property. The south portion of the property is subject to the recorded Restrictive Covenant (Vol. 10433, Page 1075, OPRTCT) and Amended Restrictive Covenant recorded in Doc. No. 2020164458, OPRTCT, as part of Zoning Case number C14-85-288.56.

The north tract is comprised of existing Lots H, K, L, M, P, and Q of the existing Mountain Shadows Subdivision and a portion of the Sky Mountain R.O.W. that is currently in the process of being vacated. A proposed resubdivision plat will be submitted to the City for the northern part of the property. The proposed resubdivision will encompass existing Lots L, M, P, and Q, and the portion of the Sky Mountain R.O.W. that is being vacated. The development of the northern portion of the site is subject to current code and the subject area requiring the variance is in the north portion of the property. The impervious cover information provided in the table on the attached application is specifically for the north tract.

The proposed project requires leniency from the following code section in the identified subject area:

Division 5, Cut, Fill, and Spoil.

§ 25-8-341 CUT REQUIREMENTS.

- (A) Cuts on a tract of land may not exceed four feet in depth, except:
 - (1) in an urban watershed;
 - (2) in a roadway right-of-way;
 - (3) for construction of a building foundation or swimming pool;
 - (4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:
 - (a) the design and location of the facility within the site minimize the amount of cut over four feet;
 - (b) the cut is the minimum necessary for the appropriate functioning of the facility; and
 - (c) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (5) for utility construction or a wastewater drain field, if the area is restored to natural grade;
 - (6) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if:
 - (a) the cut is not in a critical water quality zone;
 - (b) the cut does not alter a 100-year floodplain;
 - (c) the landfill or excavation has an erosion and restoration plan approved by the City; and
 - (d) all other applicable City Code provisions are met.
 - (7) for any cut associated with construction of a multi-use trail, if:
 - (a) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (b) the cut is limited to no more than eight feet in depth;

- (c) the cut is located in a public right-of-way or public easement; and
- (d) the trail is designed in accordance with the Environmental Criteria Manual.

Source: Subsections 13-7-16(b), (c), and (e); Ord. 990225-70; Ord. 031211-11; Ord. No. 20170615-102 , Pt. 20, 6-15-17; Ord. No. 20211202-056 , Pt. 2, 12-13-21

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances

§ 25-8-41 LAND USE COMMISSION VARIANCES.

- (A) It is the applicant's burden to establish that the findings described in this Section have been met. Except as provided in Subsections (B) and (C), the Land Use Commission may grant a variance from a requirement of this subchapter after determining that:
 - (1) the requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;
 - (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;
 - (b) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and
 - (c) does not create a significant probability of harmful environmental consequences; and
 - (3) development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
- (B) The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Quality Transition Zone*), Section 25-8-452 (*Water Quality Transition Zone*), Section 25-8-482 (*Water Quality Transition Zone*), Section 25-8-652 (*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;
 - (2) the requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
 - (3) the variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
- (C) The Land Use Commission may not grant a variance from a requirement of Article 13 (*Save Our Springs Initiative*).
- (D) The Land Use Commission shall prepare written findings of fact to support the grant or denial of a variance request under this section.

Source: Section 13-2-505; Ord. 990225-70; Ord. 010607-8; Ord. 030508-60; Ord. 031211-11; Ord. 20131017-046; Ord. No. 20140625-113, Pt. 19, 7-7-14 ; Ord. No. 20170615-102 , Pt. 10, 6-15-17.

The findings of fact concerning the need for the requested variance are outlined below. We respectfully seek your consideration and support of this variance request.

We appreciate the City's review of this request. If you should have any questions, please feel free to contact me directly.

Sincerely,



S. Danny Miller, P.E.
Vice President
LJA Engineering, Inc

