



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

DATE: 02/15/2023

NAME & NUMBER OF

PROJECT: Country Club Creek Trail- Elmont Dr. to E. Oltorf St. (SP-2022-0197D)

NAME OF APPLICANT OR ORGANIZATION:

Katie Wettick, Public Works Dept., City of Austin

LOCATION:

2511-1/2 E OLTORF STREET AUSTIN, Texas, 78741

COUNCIL DISTRICT:

District 3

ENVIRONMENTAL

REVIEW STAFF:

Brad Jackson, Environmental Compliance Specialist Senior, DSD,
512-974-2128, Brad.Jackson@austintexas.gov

WATERSHED:

Country Club West Creek, Suburban, Desired Development Zone

REQUEST:

Variance request is as follows:
Request to vary from LDC 25-8-341 to allow cut over 4 feet to 10 feet.

STAFF

RECOMMENDATION:

Staff recommends this variance because the findings of fact have been met.

STAFF CONDITION:

Provide structural containment of cut with retaining walls.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Country Club Creek Trail- Elmont Dr. to E. Oltorf St.
Ordinance Standard: Watershed Protection Ordinance
Variance Request: **To allow cut exceeding 4 ft. for multi-use trail construction per LDC 25-8-341**

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 variance will not be providing a special privilege to the applicant. The proposed multi-use trail is within public Right of Way (ROW) and public easements, which must provide connectivity over slopes at certain grade limits for ADA compliance and trail functionality. The erosion control crossvanes proposed within the creek will stabilize a rapidly eroding channel by providing 8 crossvanes to slow the water flow through terraced step-downs and collection pools within the channel.

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 trail is designed to traverse areas of lesser slopes while avoiding existing infrastructure and providing grade separation from Riverside Drive by traveling under the Riverside Drive span bridge and curving back up to meet the existing sidewalk on Wickersham Lane. The erosion control crossvanes are designed to address the erosion issue with the least environmental impact and all areas of disturbance will be revegetated with native riparian vegetation.

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

Yes. The cut is the minimum deviation from the 4-foot limit to allow the trail to cross under Riverside Drive and prevent trail users from having to cross 6 lanes of traffic on Riverside Drive. The 8 erosion control crossvane structures are the minimum necessary to protect the creek from further erosion.

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

Yes. The variance does not create a significant probability of harmful consequences. The variance is a minimum deviation from code to allow for a safe pedestrian pathway. The cut under Riverside Drive for the multi-use trail will be minimized and structurally contained with retaining walls. Retaining walls will also reduce the amount of sloping required to return to existing grade. The erosion control crossvanes will provide an environmental benefit by stabilizing the channel and the site will be revegetated with native riparian plantings to improve the ecological health of the environment around the creek.

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 project will employ erosion controls during construction and native revegetation/restoration of the Critical Water Quality Zone will be provided in accordance with 609S and 604S native revegetation criteria. The project will also be participating in the Regional Stormwater Management Program in lieu of providing on-site detention.

- 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;

Not Applicable

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


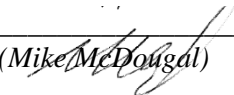

Not Applicable

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

Not Applicable

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

Provide structural containment of the cut for the multi-use trail with a retaining wall.

Environmental Reviewer (DSD)	 _____ (<i>print name</i>)	Date <u>01/20/23</u>
Environmental Review Manager (DSD)	 _____ (<i>Mike McDougal</i>)	Date <u>1/20/23</u>
Environmental Officer (WPD)	 _____ (<i>Liz Johnston</i>)	Date <u>02/07/2023</u>



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Katie Wettick
Street Address	PO Box 1088 Attn: Katie Wettick
City State ZIP Code	Austin, Texas, 78767
Work Phone	512-974-3529
E-Mail Address	Katie.wettick@austintexas.gov

Variance Case Information

Case Name	Country Club Creek Trail
Case Number	SP-2022-0197D
Address or Location	S. Pleasant Valley Rd. / E. Oltorf St. to E. Riverside Dr. / Wickersham Dr.
Environmental Reviewer Name	Brad Jackson
Environmental Resource Management Reviewer Name	Liz Johnston
Applicable Ordinance	Watershed Protection Ordinance (WPO) – Current Code
Watershed Name	Country Club West

Watershed Classification	Suburban
Edwards Aquifer Recharge Zone	Not over Edwards Aquifer Recharge Zone
Edwards Aquifer Contributing Zone	No
Distance to Nearest Classified Waterway	Next to and within the main segment of Country Club Creek West
Water and Waste Water service to be provided by	NA
Request	The variance request is as follows (Cite code references: LDC 25-8-341; Request to exceed 4 feet of cut in the Desired Development Zone)

Impervious cover	Existing	Proposed
square footage:	___29620.8___	___67953.6___
acreage:	___0.68___	___1.56___
percentage:	___9.8%___	___22.5%___
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)	Property is located along Country Club Creek West from E Riverside Dr to E Oltorf St with 100% of the project area within the 100-yr floodplain and CWQZ. CEFs within the project site include wetlands. There are 69 protected sized trees located on site including 2 heritage trees. This trail will not impact the heritage trees, and the project complies with code criteria for mitigation of protected trees.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project does not comply with LDC 25-8-341 for cut in excess of 4 feet in depth within the Suburban watershed (Desired Development Zone). An administrative variance for cut up to 8 feet in depth is not possible since the areas of cut that exceed 4 feet in depth are located within 100 feet of a classified waterway.
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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.

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 proposed trail is a section of the Country Club Creek Trail, a Tier 1 or high priority trail as identified in the Urban Trails Plan adopted by Council in 2014. Many of existing or proposed urban trails are within the City’s remaining natural areas or greenbelts, most of which contain riparian corridors, streams, creeks – areas where grading is more limited by code. In many instances these trails must traverse waterways, steeper slopes, and be designed to go under roadways and bridges. Staff recognizes that trail design must navigate these constraints, while also meeting ADA accessibility standards. Therefore, grading (cut) in excess of 4 feet in depth is sometimes necessary. As is the case with this section of the Country Club Creek Trail. In working towards meeting the goals outlined in the Austin Strategic Mobility Plan to prioritize pedestrian and bicyclist safety and mobility, the trail is proposed to go underneath E. Riverside Dr. This trail underpass eliminates the need for this regional trail to cross a Level 3 “arterial” roadway with 6 lanes and vehicle volumes of over 30,000 vehicles per day at a busy intersection. To meet ADA standards, cut exceeding 4 feet is required at the section of trail going underneath the E. Riverside Dr. bridge.

Furthermore, due to the proposed trail being located within the limited area between the adjacent apartment complexes and creek, the trail must be placed within the erosion hazard zone (EHZ). To meet code and criteria for development located within the EHZ the project team partnered with Watershed Protection Department to restore a highly degraded stream, which contains significant erosion hazards and is devoid of riparian habitat. As part of this project’s restoration proposals, stream bank

and channel modifications are necessary and in some areas these modifications require cut exceeding 4 feet.

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 design decision does provide greater overall environmental protection. The proposed stream and riparian restoration, accompanying the trail project, is being designed in accordance with floodplain modification criteria outlined in ECM 1.7.0., which will restore floodplain health and prevent degradation of water quality. For example, an abundance of native grasses will be planted (along with structurally bordered “no mow zones”), tree canopy will be significantly increased, limestone boulder drop structures for grade control and rock riprap for channel bed scour protection will be installed, floodplain benches will be added, and existing drainage infrastructure will be moved further back away from the active channel. Furthermore, the installation of this trail works to increase safe mobility options for people walking and biking, bringing the City closer to achieving the City’s climate equity goal to increase “people-powered transportation” and the Austin Strategic Mobility Plan goal to reach 50/50 mode split (50% drive alone, 50% all other modes combined) by 2039.

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

Yes A publicly accessible hard-surfaced trail is a reasonable use for this property. Country Club Creek Trail Tier 1 or high priority trail as identified in the Urban Trails Plan adopted by Council in 2014, and in accordance with the goals of the Urban Trail Plan it is proposed to be located off-street within city-owned land or easements. Trails are one of only a few types of development allowed by the code to be located within a Critical Water Quality Zone. However, in order to maintain trail accessibility to the entire community and to restore the stream / riparian corridor, a minimum amount of cut exceeding 4 feet in depth is necessary to allow this reasonable use.

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

Yes The project proposes to restore floodplain health and prevent degradation of water quality. An abundance of native grasses will be planted (along with structurally bordered “no mow zones”), tree canopy will be significantly increased, limestone boulder drop structures for grade control & rock riprap for channel bed scour protection will be installed, floodplain benches

will be added, and existing drainage infrastructure will be moved further back away from the active channel.

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

Yes Without the proposed development and requested variance the section of the Country Club Creek's streambank that runs from Sheringham Dr. to E. Riverside Dr. would remain a routinely mowed waterway with growing erosion hazards and devoid of any riparian habitat. Through this project's stream / riparian restoration proposal, water quality will be enhanced following completion.

- 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;

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

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

Exhibits for Commission Variance

- Site photos
- Vicinity & Context Map
- 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, along with topography
- 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.
- Applicant's variance request letter

Site Photos

Site Photos



E Riverside Bridge – looking south – location of cut for variance request



E Riverside Bridge – looking north – location of cut for variance request

June 24, 2022



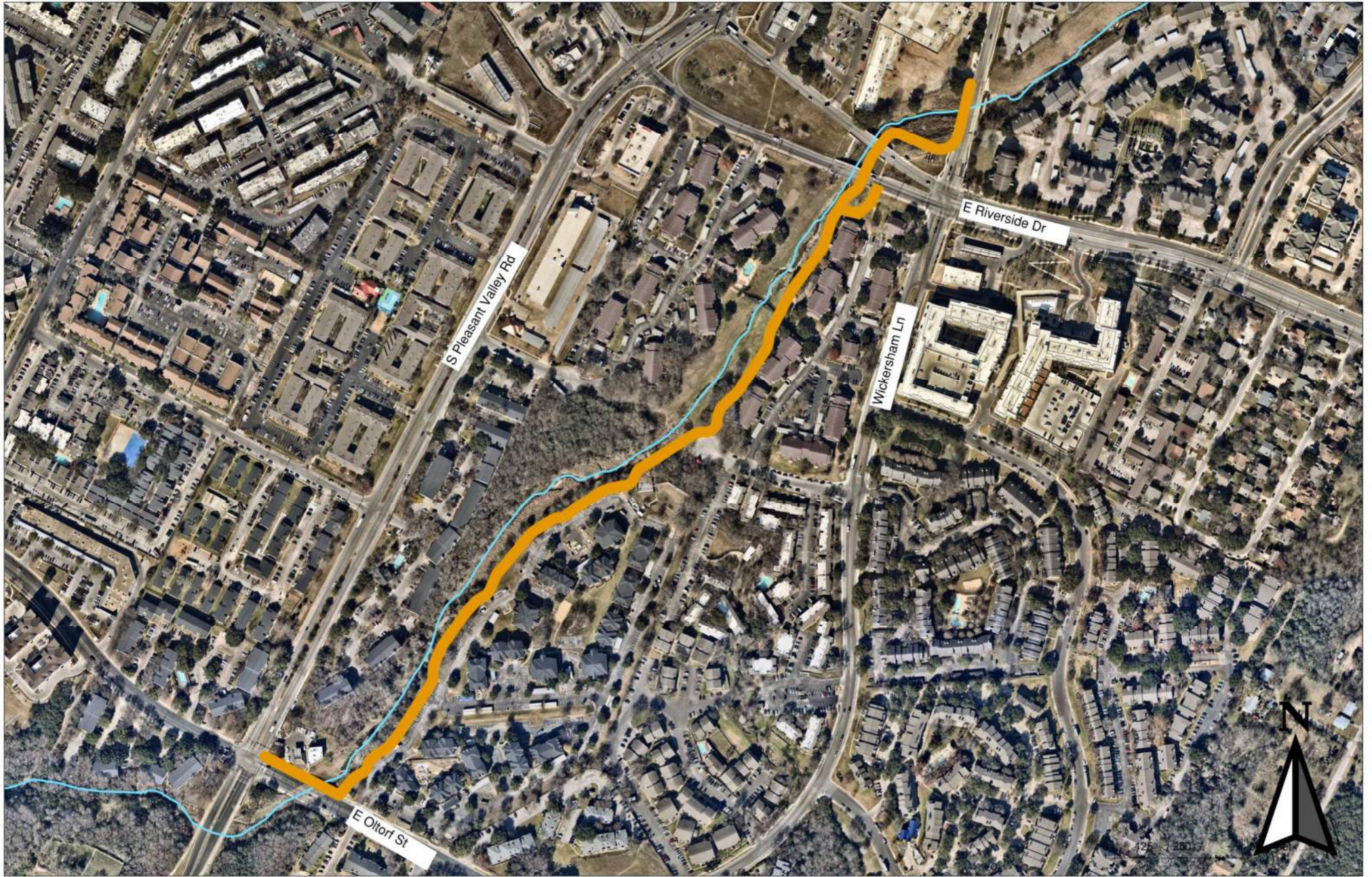


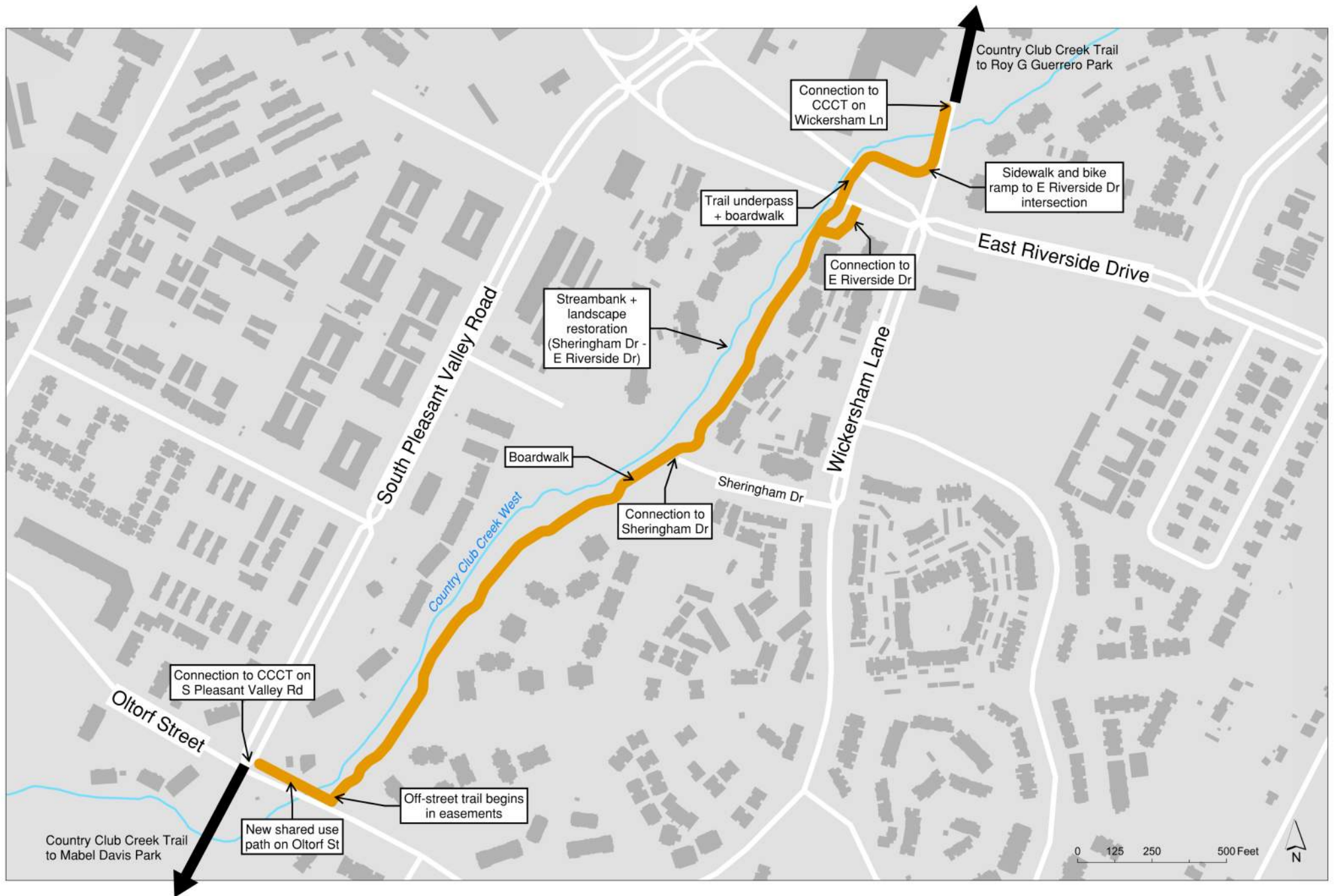
Country Club Creek West Erosion – between Sheringham Drive and E Riverside Dr – location of cut for variance request



Country Club Creek West – Looking South towards Sheringham Drive

Context & Vicinity Map





Proposed Site Plan & Tree Survey

TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY	
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1401	24" HACKBERRY,	1438	18" CEDAR ELM,	1475	8" CEDAR ELM,	1521	4" CEDAR ELM	1558	6" CEDAR	1595	8" ASH	1633	6" CHINABERRY,
1402	14" HACKBERRY,	1439	17" CEDAR ELM(MS 13-8),	1476	8" HACKBERRY,	1522	7" CHINABERRY	1559	6" MEXICAN PLUM(MS 4-3)	1596	11" LIGUSTRUM(MS 5-4-4-4)	1634	12" CHINABERRY(MS 9-5),
1403	19" HACKBERRY,	1440	20" CEDAR ELM,	1477	11" CEDAR ELM,	1523	4" CEDAR ELM	1560	26" CYPRESS(MS 13-13-12)	1597	10" CHINABERRY(MS 8-4)	1635	11" CHINABERRY,
1404	18" POST OAK,	1441	7" HACKBERRY,	1478	7" HACKBERRY,	1524	7" CEDAR ELM	1561	20" CYPRESS(MS 14-12)	1598	18" ASH(MS 12-12)	1636	5" AMERICAN ELM,
1405	14" POST OAK,	1442	7" LIGUSTRUM,	1479	8" CEDAR ELM,	1525	8" CEDAR ELM(MS 5-5)	1562	5" HACKBERRY	1599	6" ASH(MS 4-3)	1637	4" HACKBERRY,
1406	13" MEXICAN PLUM(MS 10-5),	1443	13" CEDAR ELM,	1480	9" CEDAR ELM,	1526	7" CEDAR ELM	1563	10" BOX ELDER	1600	7" CEDAR ELM(MS 5-4)	1638	4" LIGUSTRUM,
1407	25" LIVE OAK(MS 9-9-8-7-7),	1444	12" CEDAR ELM,	1481	4" HACKBERRY,	1527	8" ASH	1564	10" BOX ELDER	1601	4" HACKBERRY,	1639	6" AMERICAN ELM,
1408	30" LIVE OAK,	1445	8" HACKBERRY,	1482	4" HACKBERRY,	1528	14" ASH(MS 10-7)	1565	4" HACKBERRY	1602	14" HACKBERRY(MS 8-6-5),	1640	18" WILLOW(MS 12-12),
1409	24" MULBERRY(MS 13-12-10),	1446	6" CEDAR ELM,	1483	7" HACKBERRY,	1529	7" MESQUITE	1566	4" LIGUSTRUM	1603	5" HACKBERRY,	1641	17" LIGUSTRUM(MS 9-6-5-5),
1410	23" LIVE OAK,	1447	16" CEDAR ELM,	1484	5" HACKBERRY,	1530	6" CEDAR ELM	1567	14" BALD CYPRESS	1604	7" AMERICAN ELM,	1642	6" CEDAR ELM,
1411	18" HACKBERRY,	1448	17" CEDAR ELM,	1485	14" HACKBERRY,	1531	4" CEDAR ELM	1568	6" HACKBERRY	1605	4" HACKBERRY,	1643	6" CEDAR ELM(MS 4-4),
1412	9" HACKBERRY,	1449	16" CEDAR ELM,	1486	5" HACKBERRY,	1532	10" MESQUITE(MS 7-5)	1569	8" HACKBERRY(MS 6-3)	1606	23" HACKBERRY(MS 9-8-7-7-6),	1644	4" AMERICAN ELM,
1413	9" HACKBERRY,	1450	11" CEDAR ELM,	1487	7" CEDAR ELM,	1533	12" HACKBERRY	1570	4" HACKBERRY	1607	12" CEDAR ELM,	1645	14" WILLOW,
1414	13" HACKBERRY(MS 9-8),	1451	9" CEDAR ELM,	1488	8" HACKBERRY(MS 5-5),	1534	4" HACKBERRY	1571	4" CEDAR ELM	1608	8" CEDAR ELM,	1646	6" CHINABERRY,
1415	28" LIVE OAK,	1452	8" CEDAR ELM,	1489	7" HACKBERRY,	1535	6" CEDAR	1572	4" HACKBERRY	1609	4" HACKBERRY,	1647	6" CHINABERRY,
1416	30" LIVE OAK,	1453	11" CEDAR ELM,	1490	11" CEDAR ELM,	1536	17" HACKBERRY	1573	4" CEDAR ELM	1610	17" CEDAR ELM,	1648	4" HACKBERRY,
1417	21" LIVE OAK,	1454	13" CEDAR ELM,	1491	16" CEDAR ELM,	1537	22" HACKBERRY(MS 15-13)	1574	4" CEDAR ELM	1611	5" HACKBERRY,	1649	9" HACKBERRY,
1418	22" WILLOW(MS 16-12),	1455	11" CEDAR ELM,	1492	4" HACKBERRY,	1538	18" HACKBERRY	1575	5" CEDAR ELM	1612	5" HACKBERRY,	1650	4" HACKBERRY,
1419	9" MULBERRY(MS 5-4-4),	1456	16" CEDAR ELM(MS 13-6),	1493	5" HACKBERRY,	1539	9" HACKBERRY	1576	5" CEDAR ELM	1613	4" HACKBERRY,	1651	6" HACKBERRY(MS 4-3),
1420	18" LIVE OAK,	1457	13" CEDAR ELM,	1494	6" HACKBERRY,	1540	11" HACKBERRY	1577	7" HACKBERRY(MS 5-4)	1614	8" ASH,	1652	5" HACKBERRY,
1421	12" LIVE OAK,	1458	5" CEDAR ELM,	1504	9 CEDAR ELM(MS 6-6)	1541	9" HACKBERRY	1578	7" CHINABERRY	1616	4" CHINABERRY,	1653	5" HACKBERRY,
1422	8" CEDAR ELM,	1459	7" HACKBERRY,	1505	11" CYPRESS	1542	15" HACKBERRY	1579	14" CHINABERRY(MS 8-8-4)	1617	4" CEDAR ELM,	1654	6" HACKBERRY,
1423	12" CEDAR ELM,	1460	7" CEDAR ELM,	1506	11" HACKBERRY	1543	15" HACKBERRY	1580	14" CHINABERRY(MS 10-8)	1618	5" CEDAR ELM,	1655	9" ASH,
1424	13" LIVE OAK,	1461	4" CEDAR ELM,	1507	14" HACKBERRY	1544	21" HACKBERRY	1581	14" CHINABERRY(MS 8-8-4)	1619	5" AMERICAN ELM,	1656	12" HACKBERRY,
1425	19" LIVE OAK(MS 13-11),	1462	9" CEDAR ELM,	1508	7" AMERICAN ELM	1545	8" MESQUITE(MS 6-4)	1582	4" CEDAR ELM	1620	4" HACKBERRY,	1657	4" AMERICAN ELM,
1426	18" LIVE OAK,	1463	8" CEDAR ELM,	1509	8" BOX ELDER	1546	5" CEDAR ELM	1583	5" CHINABERRY	1621	4" CEDAR ELM,	1658	8" AMERICAN ELM,
1427	9" CEDAR ELM,	1464	12" CEDAR ELM,	1510	14" BOX ELDER(MS 9-9)	1547	12" MESQUITE(MS 5-5-5-4)	1584	10" CHINABERRY(MS 7-5)	1622	7" CHINABERRY,	1659	5" LIGUSTRUM,
1428	18" LIVE OAK(MS 12-11),	1465	9" CEDAR ELM,	1511	7" HACKBERRY	1548	8" AMERICAN ELM	1585	4" CEDAR ELM	1623	4" HACKBERRY,	1660	6" LIGUSTRUM,
1429	12" LIVE OAK,	1466	12" CEDAR ELM,	1512	9" HACKBERRY	1549	9" HACKBERRY	1586	8" CHINABERRY	1624	4" ASH,	1661	4" LIGUSTRUM,
1430	16" LIVE OAK,	1467	17" CEDAR ELM,	1513	5" CEDAR ELM(MS 4-2)	1550	9" MESQUITE	1587	11" CHINABERRY(MS 9-4)	1625	6" ASH,	1662	4" AMERICAN ELM,
1431	11" CEDAR ELM(MS 7-7),	1468	12" ASH(MS 4-4-3-3-3),	1514	4" CEDAR ELM	1551	10" MESQUITE(MS 5-5-4)	1588	10" CHINABERRY	1626	4" CEDAR ELM,	1663	5" CEDAR ELM,
1432	7" LIVE OAK,	1469	19" ASH(MS 6-6-5-4-4-3-3),	1515	5" CEDAR ELM	1552	6" MESQUITE(MS 4-3)	1589	7" HACKBERRY	1627	10" WILLOW,	1664	4" CEDAR ELM,
1433	21" HACKBERRY(MS 10-9-7-6),	1470	4" ASH,	1516	14" LIGUSTRUM(MS 6-6-5-4)	1553	7" CEDAR ELM	1590	26" LIGUSTRUM(MS 7-5-5-5-5-4-4-4)	1628	6" WILLOW,	1665	5" CEDAR ELM,
1434	4" WESTERN SOAPBERRY	1471	7" HUISACHE(MS 5-4),	1517	5" LIGUSTRUM	1554	6" MESQUITE(MS 4-4)	1591	9" ASH	1629	5" CEDAR ELM,	1666	6" CEDAR ELM,
1435	8" CEDAR ELM,	1472	4" HACKBERRY,	1518	17" ASH(MS 13-8)	1555	6" MESQUITE(MS 4-4)	1592	6" ASH	1630	4" LIGUSTRUM,	1667	11" HUISACHE(MS 4-4-3-2-2-2),
1436	11" CEDAR ELM,	1473	21" MESQUITE(MS 12-10-7),	1519	7" MESQUITE(MS 5-4)	1556	4" HACKBERRY	1593	6" ASH	1631	4" CHINABERRY,	1668	10" HUISACHE(MS 4-4-2-2-2-2),
1437	20" CEDAR ELM,	1474	8" HACKBERRY,	1520	5" CEDAR ELM	1557	17" HACKBERRY(MS 9-9-6)	1594	8" ASH	1632	5" CHINABERRY,	1669	6" HACKBERRY,

TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY		TREE SURVEY	
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1670	21" CHINABERRY(MS 15-11),	1707	6" CEDAR ELM	1744	12" CHINABERRY(MS 7-5-4)	1781	18" CEDAR ELM	1818	5" CEDAR ELM,	1855	5" HACKBERRY	1892	6" LIGUSTRUM
1671	5" HACKBERRY,	1708	8" HACKBERRY(MS 6-4)	1745	6" HUISACHE	1782	11" CEDAR ELM	1819	11" LIGUSTRUM(MS 4-4-4-3-3),	1856	8" CEDAR	1893	6" CEDAR ELM
1672	12" HACKBERRY(MS 8-8),	1709	14" HACKBERRY(MS 8-7-5)	1746	9" CEDAR ELM	1783	13" CEDAR ELM	1820	4" CEDAR ELM,	1857	11" CEDAR ELM(MS 8-6)	1894	7" CHINABERRY
1673	8" MEXICAN PLUM(MS 4-4-4),	1710	4" HACKBERRY	1747	12" LIVE OAK	1784	6" CEDAR ELM	1821	8" CEDAR ELM,	1858	9" CEDAR ELM(MS 6-6)	1895	7" CEDAR ELM *DEAD
1674	6" MEXICAN PLUM,	1711	7" HUISACHE	1748	10" MESQUITE(MS 4-4-4-3)	1785	14" CEDAR ELM	1822	4" CEDAR ELM,	1859	14" HUISACHE(MS 10-7)	1896	10" CHINABERRY
1675	5" CEDAR ELM,	1712	7" HUISACHE	1749	12" LIVE OAK	1786	11" CEDAR ELM	1823	5" CEDAR ELM,	1860	15" CEDAR(MS 5-5-5-5-5)	1897	7" CHINABERRY
1676	26" LIGUSTRUM(MS 6-6-6-6-4-4-4-3-3),	1713	9" CEDAR ELM	1750	19" HUISACHE(MS 8-8-7-7)	1787	14" CEDAR ELM	1824	4" CEDAR ELM,	1861	16" CEDAR(MS 6-5-5-5-4)	1898	5" CEDAR ELM
1677	8" AMERICAN ELM,	1714	13" HACKBERRY	1751	6" CREPE MYRTLE(MS 3-3-3)	1788	11" CEDAR ELM	1825	5" CEDAR ELM,	1862	16" CEDAR ELM(MS 10-6-6)	1899	15" BOX ELDER
1678	38" WILLOW(MS 23-15-14),	1715	7" CYPRESS	1752	8" REDBUD(MS 5-3-3)	1789	14" CEDAR ELM	1826	6" CEDAR ELM(MS 4-3),	1863	12" MESQUITE(MS 10-4)	1900	22" CHINABERRY(MS 10-9-8-6)
1679	7" HACKBERRY,	1716	8" CYPRESS	1753	15" PALM	1790	9" CEDAR ELM	1827	11" HACKBERRY(MS 8-6),	1864	8" MESQUITE	1901	5" CEDAR ELM
1680	5" LIVE OAK,	1717	9" CYPRESS	1754	8" CEDAR ELM	1791	9" CEDAR ELM	1828	5" CEDAR ELM,	1865	6" MESQUITE(MS 4-4)	1902	6" CEDAR ELM
1681	6" HACKBERRY,	1718	10" CYPRESS	1755	9" CEDAR ELM	1792	7" CEDAR ELM	1829	5" CEDAR ELM,	1866	13" HACKBERRY(MS 7-6-5)	1903	10" CEDAR ELM
1682	14" CEDAR ELM,	1719	10" CEDAR ELM	1756	13" CEDAR ELM	1793	11" CEDAR ELM	1830	13" HACKBERRY(MS 9-7),	1867	8" CEDAR	1904	4" CEDAR ELM
1683	7" HACKBERRY,	1720	10" HACKBERRY	1757	10" CEDAR ELM	1794	7" CEDAR ELM	1831	4" CEDAR ELM,	1868	10" CEDAR ELM(MS 8-4)	1905	17" CEDAR ELM
1684	9" HACKBERRY,	1721	23" ASH(MS 11-9-6-5-4)	1758	8" CEDAR ELM	1795	16" CEDAR ELM,	1832	4" CEDAR ELM,	1869	8" CEDAR ELM,	3052	11" CHINABERRY(MS 6-5-5),
1685	12" CEDAR ELM,	1722	17" ASH(MS 13-7)	1759	9" CEDAR ELM	1796	12" CEDAR ELM(MS 9-6)	1833	4" CEDAR ELM,	1870	5" HACKBERRY	3053	14" CHINABERRY(MS 5-5-4-4-4),
1686	10" CEDAR ELM,	1723	12" ASH	1760	13" LIVE OAK	1797	6" CEDAR ELM	1834	11" CEDAR ELM(MS 6-5-5),	1871	5" MESQUITE	3054	18" MULBERRY(MS 7-6-6-5-5),
1687	12" LIGUSTRUM(MS 5-5-3-3-3),	1724	8" ASH(MS 6-4)	1761	18" LIVE OAK	1798	6" CEDAR ELM	1835	15" CEDAR ELM(MS 11-7),	1872	5" MESQUITE	3082	7" CHINABERRY(MS 5-4)*ESTIMATE,
1688	13" CEDAR ELM,	1725	5" ASH	1762	7" CEDAR ELM	1799	7" CEDAR ELM	1836	13" MEXICAN PLUM(MS 9-8),	1873	5" MESQUITE	3083	25" COTTONWOOD *ESTIMATE,
1689	8" HACKBERRY,	1726	11" TALLOW	1763	9" CEDAR ELM	1800	7" CEDAR ELM	1837	4" MULBERRY,	1874	12" MESQUITE(MS 8-7)	3160	16" RED OAK **ESTIMATE,
1690	13" CEDAR ELM,	1730	5" MEXICAN PLUM	1764	15" LIVE OAK	1801	6" HACKBERRY,	1838	4" CEDAR ELM,	1875	10" CEDAR ELM	3161	17" RED OAK *ESTIMATE,
1691	13" CEDAR ELM(MS 10-5),	1731	19" COTTON WOOD	1765	16" LIVE OAK	1802	9" HACKBERRY,	1839	10" CYPRESS,	1876	11" MESQUITE(MS 6-5-4)	3288	13" POST OAK *ESTIMATE,
1692	5" HACKBERRY,	1732	25" WILLOW(MS 15-11-9)	1766	15" LIVE OAK	1803	9" HACKBERRY,	1840	21" CHINABERRY,	1877	6" MESQUITE	3289	6" LIVE OAK *ESTIMATE,
1693	5" HACKBERRY,	1733	8" ASH	1767	14" LIVE OAK	1804	6" HACKBERRY,	1841	7" CYPRESS,	1878	9" MESQUITE(MS 6-6)	3290	8" MEXICAN PLUM,
1694	5" HACKBERRY,	1734	17" COTTON WOOD	1768	17" LIVE OAK	1805	10" HACKBERRY(MS 7-6),	1842	5" CYPRESS,	1879	8" HACKBERRY	3291	9" MEXICAN PLUM,
1695	7" HACKBERRY,	1735	10" CEDAR ELM(MS 7-6)	1769	17" LIVE OAK	1806	4" HACKBERRY,	1843	10" CYPRESS,	1880	8" MESQUITE(MS 6-4)	3319	6" CYPRESS,
1696	9" HACKBERRY,	1737	4" CHINABERRY	1770	8" LIGUSTRUM(MS 6-4)	1807	7" HACKBERRY,	1844	12" CYPRESS,	1881	13" CYPRESS	3320	7" MEXICAN PLUM(MS 5-4),
1697	14" MESQUITE(MS 10-7)*DEAD,	1738	9" CHINABERRY(MS 6-5)	1771	11" HACKBERYY	1808	20" HACKBERRY,	1845	12" CEDAR ELM,	1882	10" CYPRESS	3321	9" MEXICAN PLUM(MS 5-4-3),
1698	9" CHINABERRY,	1739	4" CHINABERRY	1772	9" HACKBERYY	1809	11" CEDAR ELM,	1846	10" HACKBERRY,	1883	8" CYPRESS	3322	13" MEXICAN PLUM(MS 8-6-4),
1699	11" HACKBERRY,	1740	10" CHINABERRY(MS 8-4)	1773	14" AMERICAN ELM	1810	6" HACKBERRY,	1847	5" CEDAR ELM,	1884	12" CYPRESS	3330	15" LIVE OAK *ESTIMATE,
1700	4" HACKBERRY,	1741	15" CHINABERRY(MS 7-5)	1774	15" AMERICAN ELM	1811	8" HACKBERRY,	1848	12" CEDAR ELM,	1885	11" LIVE OAK	3331	12" POST OAK *ESTIMATE,
1701	5" HUISACHE	1742	7" CHINABERRY	1775	12" LIGUSTRUM(MS 6-6-5)	1812	13" HACKBERRY,	1849	12" MESQUITE(MS 5-4-4-3-3),	1886	10" CEDAR ELM	3332	10" REDBUD *ESTIMATE,
1702	5" CEDAR ELM(MS 4-2)	1743	7" CHINABERRY	1776	12" CEDAR ELM	1813	12" CYPRESS,	1850	13" HACKBERRY,	1887	10" CHINABERRY	3381	16" POST OAK *ESTIMATE,
1703	7" HACKBERRY			1777	16" CEDAR ELM	1814	7" CYPRESS,	1851	10" CHINABERRY,	1888	8" CHINABERRY(MS 5-5)	3385	6" REDBUD(MS 4-3)*ESTIMATE,
1704	4" CEDAR ELM			1778	7" CEDAR ELM	1815	7" CYPRESS,	1852	13" CYPRESS,	1889	5" CEDAR ELM	3403	11" SUMAC(MS 5-4-4-3)*ESTIMATE,
1705	4" CEDAR ELM			1779	11" CEDAR ELM	1816	8" CYPRESS,	1853	7" CYPRESS,	1890	5" CEDAR ELM	3630	13" LIVE OAK *ESTIMATE,
1706	26" ASH(MS 11-10-6-5-4-4)			1780	16" CEDAR ELM(MS 13-5)	1817	8" CEDAR ELM,	1854	10" MULBERRY	1891	11" CEDAR ELM(MS 6-5-4)	3631	17" LIVE OAK *ESTIMATE,

REVISION DESCRIPTION

DATE

REV BY

NO.

STATE OF TEXAS

CHRISTOPHER EVANS

109857

PROFESSIONAL ENGINEER

TREE SURVEY		TREE SURVEY	
#	DESCRIPTION	#	DESCRIPTION
3632	21" LIVE OAK(MS 9-8-6-5-5)*ESTIMATE,	4889	30" COTTONWOOD,
3685	9" SUMAC(MS 5-4-4)*ESTIMATE,	4895	4" CHINABERRY,
3686	13" POST OAK *ESTIMATE,	5034	24" LIVE OAK,
3712	12" LIVE OAK *ESTIMATE,	5042	14" HACKBERRY,
3713	19" LIVE OAK *ESTIMATE,	5094	48" CREPE MYRTLE(48"DIA.CLUSTER),
3736	9" MEXICAN PLUM(MS 7-3),	5715	6" *DEAD,
3737	7" MEXICAN PLUM(MS 5-4),	5716	6" CEDAR ELM *DEAD,
3738	12" CYPRESS,	5740	14" CEDAR ELM *DEAD,
3794	18" LIVE OAK *ESTIMATE,	5741	11" CEDAR ELM *DEAD,
3795	12" LIVE OAK *ESTIMATE,	6946	13" PALM(MS 9-8)
3806	19" LIVE OAK *ESTIMATE,	6947	8" PALM
3807	15" LIVE OAK *ESTIMATE,		
3842	17" MULBERRY(MS 7-6-5-4-4),		
3931	19" LIVE OAK *ESTIMATE,		
3932	13" LIVE OAK *ESTIMATE,		
3964	15" POST OAK *ESTIMATE,		
3984	18" LIVE OAK *ESTIMATE,		
4008	12" MEXICAN PLUM(MS 8-4-4),		
4044	13" MEXICAN PLUM(MS 8-5-4),		
4147	19" LIVE OAK(MS 13-12)*ESTIMATE,		
4148	16" LIVE OAK *ESTIMATE,		
4149	15" LIVE OAK *ESTIMATE,		
4150	15" LIVE OAK *ESTIMATE,		
4152	13" RED OAK *ESTIMATE,		
4241	10" CEDAR ELM *ESTIMATE,		
4242	13" CEDAR ELM(MS 9-8)*ESTIMATE,		
4245	14" PALM *ESTIMATE,		
4408	17" PALM,		
4430	13" CEDAR ELM *ESTIMATE,		
4431	13" POST OAK *ESTIMATE,		
4780	15" CEDAR ELM *ESTIMATE,		
4861	21" COTTONWOOD(MS 16-10),		
4862	13" COTTONWOOD(MS 9-8),		
4868	4" CEDAR ELM,		
4877	7" CHINABERRY(MS 5-4),		
4878	11" CHINABERRY(MS 5-5-4-3),		
4888	7" BOX ELDER(MS 5-4),		

TREE REMOVAL		TREE REMOVAL		TREE REMOVAL	
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1420	18" LIVE OAK	1743	7" CHINABERRY	1859	14" HUISACHE
1421	12" LIVE OAK	1744	12" CHINABERRY	1882	10" CYPRESS
1422	8" CEDAR ELM	1745	6" HUISACHE	1883	8" CYPRESS
1423	12" CEDAR ELM	1746	9" CEDAR ELM	1884	12" CYPRESS
1426	18" LIVE OAK	1747	12" LIVE OAK	1885	11" LIVE OAK
1427	9" CEDAR ELM	1749	12" LIVE OAK	1896	10" CHINABERRY
1428	18" LIVE OAK	1750	19" HUISACHE	1898	5" CEDAR ELM
1429	12" LIVE OAK	1751	6" CREPE MYRTLE	3848	15" MULBERRY
1437	20" CEDAR ELM	1776	12" CEDAR ELM	3849	14" ASH
1444	12" CEDAR ELM	1777	16" CEDAR ELM	3850	8" ASH
1452	8" CEDAR ELM	1779	11" CEDAR ELM		
1454	13" CEDAR ELM	1781	18" CEDAR ELM		
1456	16" CEDAR ELM	1816	8" CYPRESS		
1458	5" CEDAR ELM	1819	11" LIGUSTRUM		
1469	19" ASH	1821	8" CEDAR ELM		
1470	4" ASH	1822	4" CEDAR ELM		
1471	7" HUISACHE	1823	5" CEDAR ELM		
1519	7" MESQUITE	1825	5" CEDAR ELM		
1529	7" MESQUITE	1826	6" CEDAR ELM		
1536	17" HACKBERRY	1827	11" HACKBERRY		
1537	22" HACKBERRY (MS 15-13)	1828	5" CEDAR ELM		
1550	9" MESQUITE	1829	5" CEDAR ELM		
1716	8" CYPRESS	1830	13" HACKBERRY		
1717	9" CYPRESS	1831	4" CEDAR ELM		
1718	10" CYPRESS	1832	4" CEDAR ELM		
1727	7" HACKBERRY	1834	11" CEDAR ELM		
1728	11" HACKBERRY (MS 9-4)	1835	15" CEDAR ELM		
1729	5" HACKBERRY	1836	13" MEXICAN PLUM (MS 9-8)		
1735	10" CEDAR ELM	1837	4" MULBERRY		
1736	7" CEDAR ELM(MS 5-3)	1838	4" CEDAR ELM		
1737	4" CHINABERRY	1840	21" CHINABERRY		
1738	9" CHINABERRY	1841	7" CYPRESS		
1739	4" CHINABERRY	1842	5" CYPRESS		
1740	10" CHINABERRY	1843	10" CYPRESS		
1741	10" CHINABERRY	1844	12" CYPRESS		
1742	7" CHINABERRY	1853	7" CYPRESS		

TREE MITIGATION

TREE CLASSIFICATION	HERITAGE	> THAN 19" (LOCATED IN APPENDIX F)	8" TO 18.9" (LOCATED IN APPENDIX F)	> THAN 19" (NOT LOCATED IN APPENDIX F)	8" TO 18.9" (NOT LOCATED IN APPENDIX F)
REPLACEMENT %	@ 300%	@ 100%	@ 50%	@ 50%	@ 25%
TOTAL CALIPER INCHES REMOVED	0"	80"	513"	0"	0"
TOTAL CALIPER INCHES REPLACED	0"	80"	257"	0"	0"


APPROVED BY _____ ON _____.

REVISION DESCRIPTION

REV BY

DATE

NO.



4/22/2022


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER EVANS, P.E. LIC.# 109857

I CERTIFY THAT THESE DRAWINGS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION UNTIL FORMAL CITY APPROVAL.


CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

COUNTRY CLUB CREEK TRAIL -
ELMONT DR. TO E. OLTORF ST.

TREE SURVEY AND TREE MITIGATION SCHEDULE
SHEET 2 OF 2



NOTES	NAME	DATE
SURVEY BY	MKC	12/2017
DRAWN BY	JG	06/2019
DESIGNED BY	JG	06/2019
CHECKED BY	CE	06/2019
REVIEWED BY	ESD	06/2019



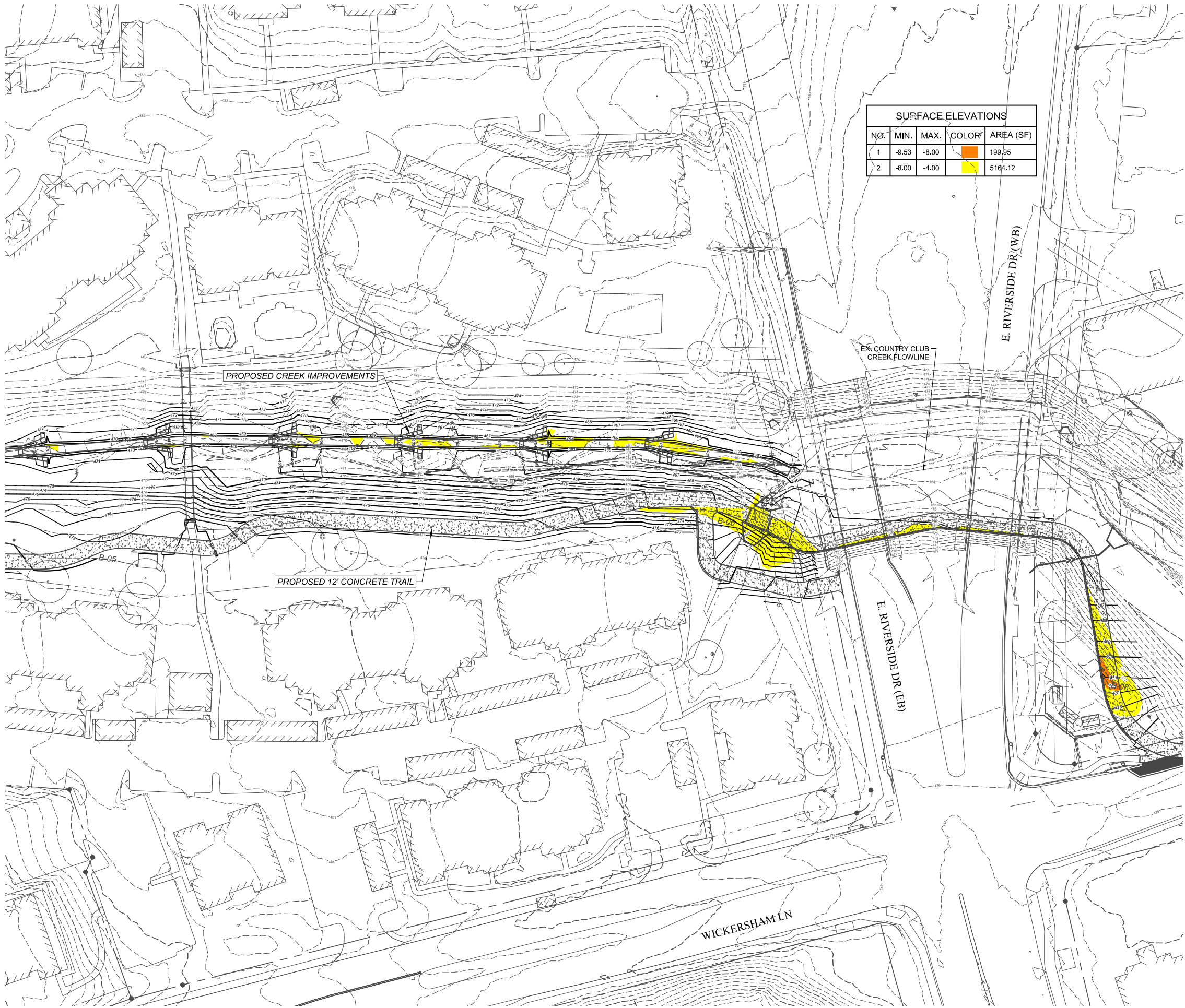
ENGINEERING SERVICES
DIVISION

SP-2022-0039D

CE60222 OF 109

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Cut & Fill Exhibit



SURFACE ELEVATIONS				
NØ.	MIN.	MAX.	COLOR	AREA (SF)
1	-9.53	-8.00	Orange	199.95
2	-8.00	-4.00	Yellow	5164.12

STATE OF TEXAS

CHRISTOPHER EVANS

109857

PROFESSIONAL ENGINEER

5/10/2022

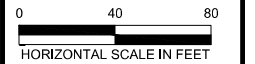
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CITY OF AUSTIN, TEXAS
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION
COUNTRY CLUB CREEK TRAIL -
ELMONT DR. TO E. OLTORF ST.
PROPOSED CUT/FILL EXHIBIT



NOTES	NAME	DATE
SURVEY BY		
DRAWN BY	CE	05/2022
DESIGNED BY	CE	05/2022
CHECKED BY		
REVIEWED BY		



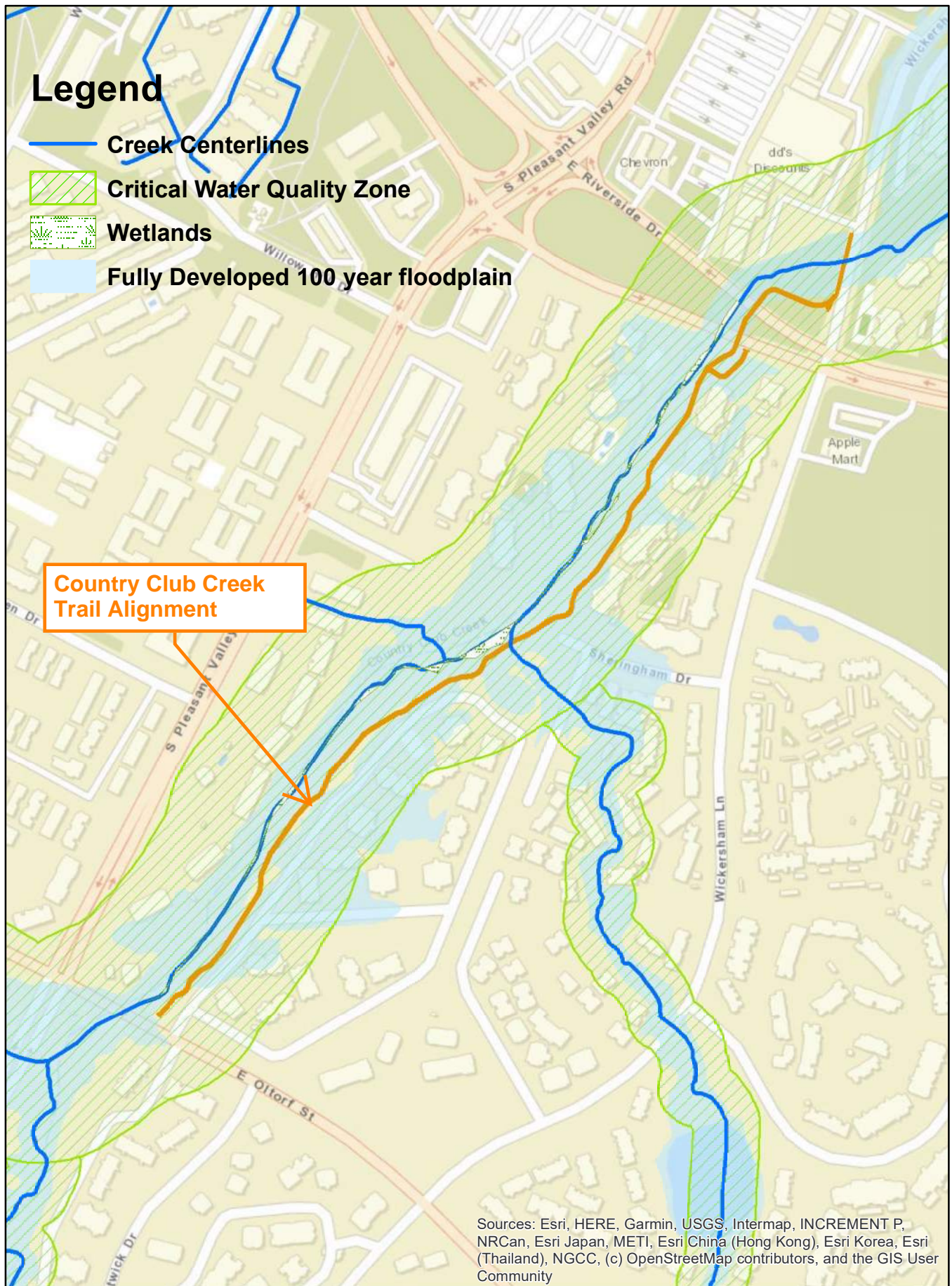
SP-2022-0039D

Environmental Map

Legend

-  Creek Centerlines
-  Critical Water Quality Zone
-  Wetlands
-  Fully Developed 100 year floodplain

**Country Club Creek
Trail Alignment**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Variance Request Letter



PUBLIC WORKS

To: Environmental Commission

From: Ana Seivert, City of Austin Public Works Department

Date: June 6, 2022

Subject: SP-2022-0197D – 10796.012 Country Club Creek Trail – Elmont Dr. to E. Oltorf St.

The Public Works Department's Urban Trail Program is constructing a 12ft wide concrete urban trail for walking and biking along the Country Club Creek Trail from Elmont Drive to E Oltorf Street. This project is included in the 2014 Urban Trail Plan and identified as a Tier I (high priority) trail. The Country Club Creek Trail project is also partnering with the Watershed Protection Department to address erosion, through streambank stabilization on Country Club Creek West from E Riverside Drive to E Oltorf Street.

This project is seeking a formal commission variance for cut exceeding four feet in depth in a Suburban watershed. The cut exceeding four feet is necessary to address erosion concerns along Country Club Creek West and to construct the trail underpass at E Riverside Drive to meet ADA requirements. The trail underpass will provide a safer and more comfortable option for crossing the E Riverside Drive corridor and thus helps to move toward the City's Vision Zero safety goals by reducing vehicle conflicts with people walking and biking.

We appreciate your time and consideration of this variance request and are hopeful for a recommendation to proceed.

Best,

Ana Seivert
Project Manager, City of Austin Public Works
512-974-3566
Ana.seivert@austintexas.gov