ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	02/01/2023
NAME & NUMBER OF PROJECT:	Kaalo Studio/ SPC-2021-0195C
NAME OF APPLICANT OR ORGANIZATION:	Kaalo Studio (Shari Pape)
LOCATION:	7901 FM 2222 ROAD AUSTIN, Texas, 78730, Travis, USA
COUNCIL DISTRICT:	District # 10
ENVIRONMENTAL REVIEW STAFF:	Enrique A Maiz-Torres, Environmental Review Specialists Senior, Department, Enrique.maiz-torres@austintexas.gov, 512-974-3035
WATERSHED:	West Bull Creek, Water Supply Suburban, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-301 to allow driveway on slope over 15%.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met
STAFF CONDITION:	-Increase the amount of planting around the ADA walkway for screening. -Provide planting on the side of driveway that will prevent soil erosion. -Provide pollinator plants. -ADA Elevated walkway.

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Kaalo Studio/ SPC-2021-0195C
Ordinance Standard:	Watershed Protection Ordinance.
Variance Request:	Request to vary from LDC 25-8-301 to allow driveway on slope over 15 percent.

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 or the safety of property given to owners of other similarly situated property with approximately contemporaneous development;

   Yes, The entire portion of the property fronting the public right-of-way contains slopes in excess of 15 percent. There is no other alternative access into the site. Therefore, the only available access into the property and to the approximate 1.80 acres proposed to be developed is by crossing the existing slopes with a private driveway.

2. The variance:
   a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

   Yes, The only available access into the property and to the approximate 1.80 acres of developable land on the property (e.g., slopes 0- 15 percent) is by crossing the existing slopes over 15% with a private driveway.

   b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property; and

   Yes, Code and Criteria allow a driveway to be constructed on slopes over 15% when the driveway provides primary access to a minimum of two contiguous acres of land with a slope less than 15 percent. However, the topography of the property is characterized by alternating bands of slopes less than 15 percent and slopes greater than 15 percent (see slope exhibit provided in the applicant's documentation). Collectively, there are over three acres of land with slopes less than 15 percent, yet they are not contiguous. The proposed driveway is directly perpendicular to FM 2222 and is located on the narrowest band of slopes in excess of 15 percent and it follow the path of and existing driveway that stop at the 15 percent slopes. (Satellite view for reference)

   c. Does not create a significant probability of harmful environmental consequences; and

   Yes, no significant trees or vegetation will be removed for the construction of the driveway, the driveway is not proposed to cross a naturally occurring waterway, and there are no critical environmental features (CEFs) present that will be impacted by the construction of the driveway. A condition of this variance will be to provide planting on the side of driveway

that will prevent soil erosion. In addition, erosion / sedimentation control in compliance with Code and Criteria will be installed prior to construction activities to prevent sediment from being transported beyond the limit of construction.

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 fill required to construct the driveway on slopes will be contained with the variance condition that planting will be required on the said of the driveway to maintained and prevent soil erosion.

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

Environmental Reviewer (DSD)	*(Enrique A Maiz-Torres)*	Date: 1/17/2023
Environmental Review Manager (DSD)	*Mike McDougal*	Date 1/18/2023
Environmental Officer (WPD)	*(Liz Johnston)*	Date 02/06/2023

January 13, 2023

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Shari Pape
Street Address	305 East Huntland Drive, Suite 200
City State ZIP Code	Austin, Texas 78752
Work Phone	512-689-3289
E-Mail Address	sharip@mwmdesigngroup.com

Variance Case Information

Case Name	Kaalo Studio
Case Number	SPC-2021-0195C
Address or Location	7901 RM 2222 – Austin, TX 78730
Environmental Reviewer Name	Enrique Maiz-Torres
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25.8.301.A
Watershed Name	West Bull Creek
Watershed Classification	☐Urban ☐ Suburban ☒Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ☒ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ☒ No
Distance to Nearest Classified Waterway	Approx. 515Ft +/- from West Bull Creek
Water and Waste Water service to be provided by	City of Austin - Austin Water
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	_____1,312___	___73,335_____
acreage:	_____0.03___	____1.68_____
percentage:	___<1%_____	_____35.7%____

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)	The property is traditional of the Hill Country Roadway and is a steep sloping tract of land raising up from the roadway, an approximate elevation of 652, to the highest point of 766. The majority of the 4.72 AC lot is covered with natural vegetation except for a vehicular path that runs the length of the land and back as well as a small single family dwelling. There are no critical environmental features known on this lot, and only a small portion of the northeastern corner lies within the 100yr floodplain. This flooodplain area is also within the CWQZ and the majority of the remaining land lies within the WQTZ. There are numerous trees on the property, most of which are to remain as existing and untouched like much of the land in general. Extensive coordination has occurred with the City Arborist to ensure the maximum amount of tree preservation is achieved. A small portion of the site which is centrally located and contains the flattest portions of the property is where development is proposed and activity.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	LDC 25.8.301.A - Due to existing topography there is no location along the frontage that provides access with slopes less than 15%. Also, due to the central location of the proposed building, it was in the best interest of the Hill Country Roadway preservation requirements that the driveway have a direct line from ROW to the parking. The resulting driveway is proposed below 15% slope.

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: Kaalo Studio

Ordinance: LDC 25.8.301.A

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) / No The applicant is not able to develop on the site without a variance to this code section.

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) / No The driveway design is unrelated to the scale, layout, construction method, or any other design decision, but rather is the minimum necessary to develop on the site.

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

(Yes) / No The proposed driveway is the minimum length permissible to cross the buffer required by the Hill Country Roadway criteria.

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

(Yes) / No The proposed driveway does not impact any known CEFs or environmental buffers.

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

(Yes) / No The stormwater runoff from the proposed driveway will be treated in accordance with the ECM 1.6.7.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

www.mwmdesigngroup.com
TBAE Firm Registration No. F-1452
TBPE Firm No. F-1416
TBPLS Firm Registration No. 10065600

December 15, 2022

Subject: Environmental Department, Variance Request Letter

Project Name: Kaalo Studio

MWM Project No: 864-01

To Enrique Maiz-Torres/Environmental Department,

This letter shall serve as a formal request to grant relief from the following design criteria requirements as they relate to the above referenced project as well as comments provided within the Site Plan Application Review Process:

LDC Section 25.8.301.A – Construction of a Roadway or Driveway

Design Criteria

- A person may not construct a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to:
    - At least two contiguous acres with a gradient of 15 percent or less; or
    - Building sites for at least five residential units.

Reason for Request

- The subject site consists of nearly 5 acres of total area, however there is only about 1 acre of relatively flat area to place the proposed improvements which is centrally located away from the road. The site is also subject to the Hill Country Roadway regulations, and to keep buffer zone disturbance to a minimum while gaining direct access to the buildable area, a driveway must be constructed on existing slopes of more than 15 percent. The proposed slope of the driveway reduces the existing conditions and is approximately 12.7%.

Sincerely,
Brian Lee Wells, P.E.
MWM DesignGroup

15 DEC 2022

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

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    - At least two contiguous acres with a gradient of 15 percent or less; or
    - Building sites for at least five residential units.

Reason for Request

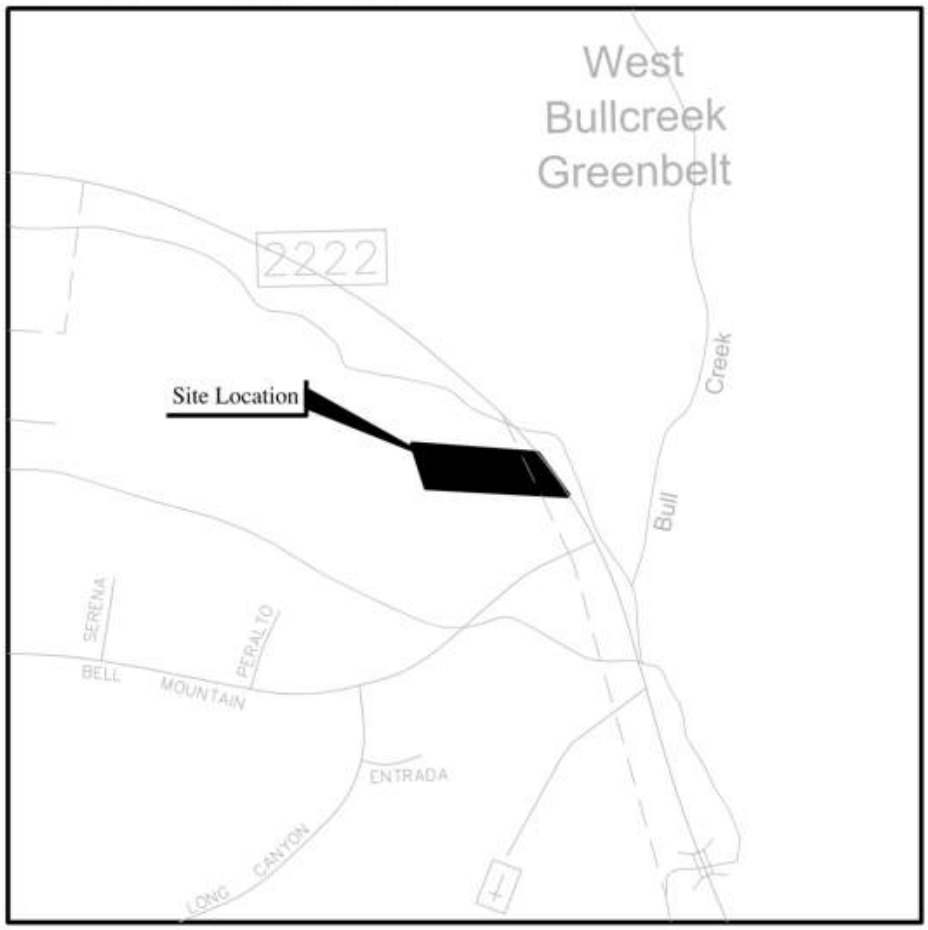
- The subject site consists of nearly 5 acres of total area, however there is only about 1 acre of relatively flat area to place the proposed improvements which is centrally located away from the road. The site is also subject to the Hill Country Roadway regulations, and to keep buffer zone disturbance to a minimum while gaining direct access to the buildable area, a driveway must be constructed on existing slopes of more than 15 percent. The proposed slope of the driveway reduces the existing conditions and is approximately 12.7%.

Sincerely,
Brian Lee Wells, P.E.
MWM DesignGroup

15 DEC 2022

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

MAPSCO GRID # COA GRID # MF31



LOCATION MAP

7901 Ranch to Market 2222, Aus

7901 Ranch to Market 2222

Directions | Save | Nearby | Send to phone | Share

7901 Ranch to Market 2222, Austin, TX 78730

Confirm or fix this location
The location shown is not precise

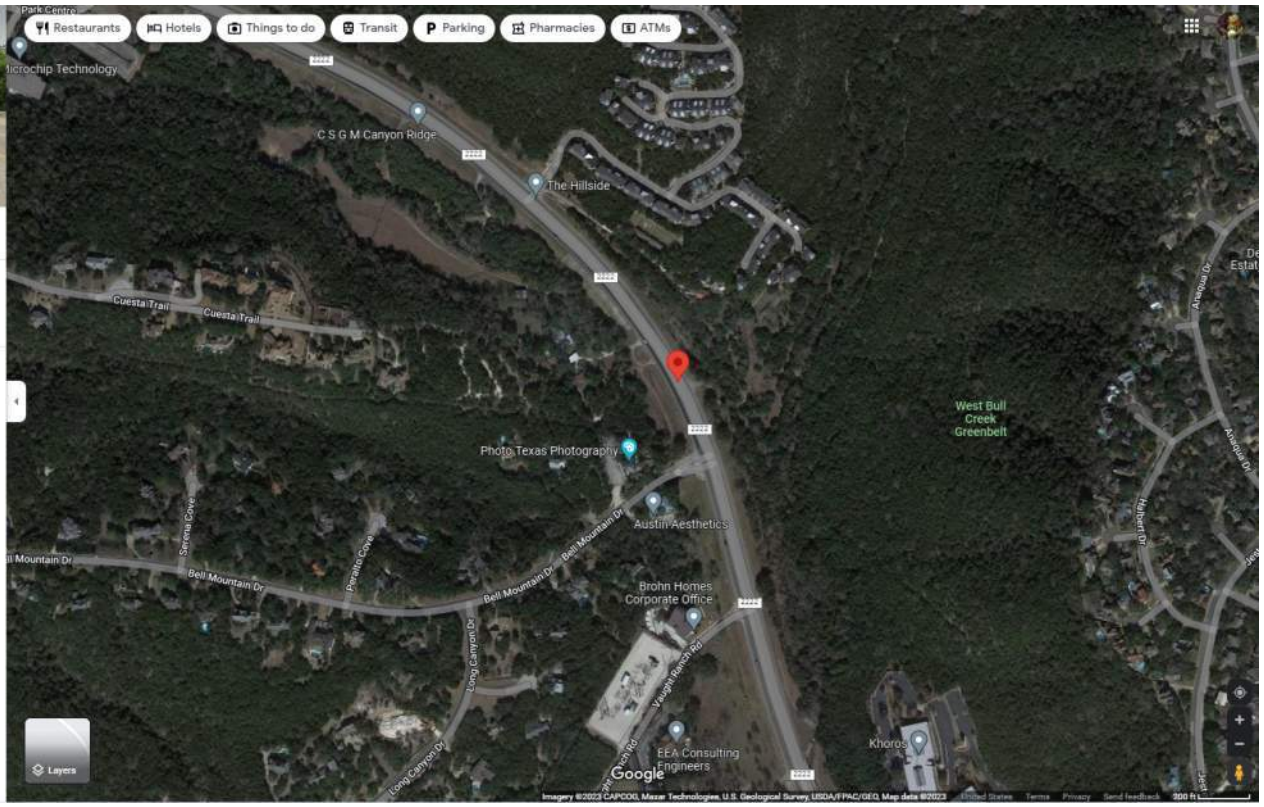
Suggest an edit on 7901 Ranch to Market 2222

Add a missing place

Add your business

Add a label

Photos



EXISTING CONDITIONS LEGEND

- CWQZ — CRITICAL WATER QUALITY ZONE
- WQTZ — WATER QUALITY TRANSITION ZONE
- PL — SETBACK BOUNDARY
- CONCRETE
- EXIST. GRAVEL
- EXIST. FENCE
- 0000 — EXIST. TREE

EXISTING CONDITIONS NOTES:

1. REFERENCE SHEET C101 FOR EXISTING TREE LIST
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY SURVEY WORKS FIRM# 10194157 ON JULY 18 2019.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SITE PLAN APPROVAL SHEET 3 OF 63
FILE NUMBER: SPC-2021-0195C APPLICATION DATE: 05/20/2021
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER R. AVILA
PROJECT EXPIRATION DATE (ORD. #970905-A)_____DWPZ_____DDZ__X__

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING LO-MU-CO
Rev. 1 _____Correction 1 _____
Rev. 2 _____Correction 2 _____
Rev. 3 _____Correction 3 _____

Final Plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

dwA

23 DEC 2022

STATE OF TEXAS
BRIAN LEE WELLS
89517
LICENSED
PROFESSIONAL ENGINEER

mwm Design Group
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734
TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"
The bar above measures one inch on the original drawing. Adjust scales accordingly.

EXISTING CONDITIONS

KAALO STUDIO
7901 RM 2222
Austin, Texas 78730

PLOTTED: 12/23/2022
JOB NO: 864-01

C100
3 OF 63

SPC-2021-0195C

File: Y:_864-01_kaalo_Studio\CAD\Sheets\C100-EX_COND.dwg 24x36

TREE TABLE	
TREE #	DESCRIPTION
3000	7" LIVE OAK
3001	14" HACKBERRY 10 8
3002	11" CEDAR ELM
3003	16" LIVE OAK 11 10
3004	11" CEDAR ELM
3005	9" LIVE OAK
3006	9" LIVE OAK
3007	9" LIVE OAK
3008	10" LIVE OAK 7 6
3009	11" LIVE OAK 8 6
3010	23.5" JUNIPER
3011	8" LIVE OAK
C2	CLUSTER/4LO 5-11
3013	11" LIVE OAK
3014	8" LIVE OAK
3015	8" LIVE OAK
3016	7" CEDAR ELM
3017	8" LIVE OAK
3018	10" CEDAR ELM
3019	9" CEDAR ELM
3020	15" LIVE OAK
3021	11" LIVE OAK
C1	CLUSTER/4CE3-4
3023	8" CEDAR ELM
3024	16" CEDAR
3025	12" LIVE OAK
3026	15" CEDAR 10 10
*3027	10" CEDAR 7 6
*3028	8" CEDAR
3029	13" CEDAR 7 6 6
3030	22" JUNIPER 9 9 9 8
3031	16" CEDAR 9 8 5
3032	10" CEDAR ELM
3033	7" CEDAR
3034	13" CEDAR 9 7
3035	7" CEDAR
3036	9" CEDAR 6 6
3037	10" CEDAR 7 5
*3038	9" CEDAR 6 5
*3039	19" CEDAR 7 6 5 5 4 4
*3040	11" CEDAR 8 6
*3041	10" CEDAR 7 6
3042	16" CEDAR 11 9
3043	9" CEDAR
3044	13" LIVE OAK
3045	7" LIVE OAK
3046	8" LIVE OAK
3047	8" LIVE OAK
*3048	14" CEDAR 10 7
*3049	11" CEDAR 7 7
*3050	10" CEDAR
*3051	8" CEDAR
*3052	8" CEDAR
*3053	16" LIVE OAK
*3054	11" CEDAR

TREE TABLE	
TREE #	DESCRIPTION
*3055	13" CEDAR 8 5 4
*3056	9" CEDAR
*3057	9" LIVE OAK
*3058	9" LIVE OAK
*3059	8" LIVE OAK
*3060	9" LIVE OAK
*3061	12" CEDAR
*3062	12" CEDAR
*3063	10" LIVE OAK
*3064	8" LIVE OAK
*3065	7" LIVE OAK
*3066	6" LIVE OAK
*3067	12" CEDAR
*3068	17" CEDAR
*3069	11" CEDAR
*3070	6" CEDAR
*3071	14" CEDAR 10 8
*3072	7" CEDAR
*3073	9" CEDAR
*3074	10" CEDAR
*3075	13" LIVE OAK
*3076	13" CEDAR
*3077	13" LIVE OAK 9 8
*3078	16" CEDAR
3079	11" LIVE OAK
3080	16" LIVE OAK 11 9
3081	15" RED OAK 10 10
3082-H	24" LIVE OAK
*3083	22" LIVE OAK 15 12
*3084	21" LIVE OAK 16 13
*3085	8" LIVE OAK
*3086	13" LIVE OAK 9 7
*3087	11" LIVE OAK
*3088	8" LIVE OAK
*3089	13" CEDAR
*3090	11" CEDAR
*3091	9" CEDAR
*3092	8" CEDAR
*3093	9" CEDAR
*3094	9" CEDAR
*3095	9" LIVE OAK
*3096	13" LIVE OAK 10 6
*3097	12" LIVE OAK 8 7
*3098	9" LIVE OAK
*3099	10" CEDAR
*3100	9" CEDAR
*3101	12" CEDAR
*3102	13" CEDAR
*3103	12" CEDAR
*3104	9" CEDAR
*3105	10" CEDAR
*3106	9" CEDAR
3107	17" LIVE OAK 11 11
3108	22" LIVE OAK 15 14
3109	7" LIVE OAK

TREE TABLE	
TREE #	DESCRIPTION
3110	12" CEDAR
3111	8" CEDAR
3112	11" CEDAR
3113	10" CEDAR
3114	18" LIVE OAK
3115	15" LIVE OAK
3116	9" LIVE OAK
3117	9" CEDAR NOS
3118	15" LIVE OAK
3119	10" CEDAR
3120	9" CEDAR
3121	9" CEDAR
3122	10" LIVE OAK 7 5
3123	16" CEDAR 11 9
3124	8" CEDAR
3125	11" CEDAR
3126	10" CEDAR
3127	18" CEDAR 14 8
3128	13" CEDAR 9 8
3129	8" CEDAR
3130	8" LIVE OAK
3131	9" CEDAR
3135	12" CEDAR NOS
3136	6" LIVE OAK
3137	12" LIVE OAK 8 7
3138	14" LIVE OAK
3139	7" LIVE OAK
3140	9" CEDAR
3141	11" CEDAR
3142	6" LIVE OAK
3143	14" CEDAR
3144	13" CEDAR
*3145	27" JUNIPER
3146	10" CEDAR
3147	12" CEDAR
3148	10" CEDAR
3149	16" LIVE OAK
3150	19" LIVE OAK 13 11
3151	11" CEDAR
3152	17" LIVE OAK
3153	10" CEDAR
3154	9" CEDAR
3155	8" CEDAR
3156	9" CEDAR
3157	10" CEDAR
3158	9" CEDAR
3159	8" LIVE OAK
3160	12" LIVE OAK
3161	8" CEDAR
3162	9" CEDAR
3163	9" CEDAR
3164	9" CEDAR
3165	10" CEDAR
3166	9" LIVE OAK 7 4
3167	8" CEDAR

TREE TABLE	
TREE #	DESCRIPTION
3168	6" LIVE OAK
3169	9" LIVE OAK
3170	7" LIVE OAK
3171	10" CEDAR
3172	11" CEDAR
3173	14" LIVE OAK 10 8
3174	8" LIVE OAK
3175	6" LIVE OAK NOS
3176	8" LIVE OAK NOS
3177	6" LIVE OAK
3178	10" LIVE OAK 7 6
3179	11" CEDAR
3180	13" RED OAK
3181	14" LIVE OAK
3182	9" CEDAR
3183	11" CEDAR
3184	8" CEDAR
3185	9" RED OAK
3186	17" RED OAK 9 8 7 NOS
3187	6" LIVE OAK
3188	10" CEDAR
3189	10" CEDAR
3190	9" CEDAR NOS
3191	10" CEDAR
3192	10" CEDAR
3193	8" CEDAR
3194	14" LIVE OAK
3195	9" CEDAR
3196	10" LIVE OAK
3197	9" CEDAR
3198	11" CEDAR
3199	10" CEDAR
3200	10" CEDAR
3201	15" CEDAR 11 7
3202	12" CEDAR
3203	11" CEDAR
3204	12" LIVE OAK 8 7
3205	15" CEDAR 11 9
3206	10" CEDAR
3207	9" CEDAR
3208	7" LIVE OAK
3209	8" LIVE OAK 6 4
3210	12" LIVE OAK
3211	9" CEDAR
3212	8" CEDAR
3213	8" CEDAR
3214	11" CEDAR
3215	10" CEDAR
3216	8" CEDAR
3217	10" CEDAR
3218	10" CEDAR
3219	13" LIVE OAK 7 6 5
3220	9" CEDAR
3221	9" CEDAR NOS
3222	8" CEDAR

TREE TABLE	
TREE #	DESCRIPTION
3223	11" CEDAR
3224	17" CEDAR
3225	10" CEDAR
3226	11" CEDAR
3227	12" CEDAR
3228	7" LIVE OAK
3229	15" CEDAR 10 9
3230	8" CEDAR
3231	8" CEDAR
3232	10" CEDAR
3233	11" LIVE OAK 8 5
3234	7" LIVE OAK
3235	7" LIVE OAK
3236	10" CEDAR
3237	11" CEDAR
3238	9" CEDAR
3239	12" CEDAR 9 6
3240	9" CEDAR 6 5
C4	CLUSTER /LO X5 AT 2-5 IN
3242	6" LIVE OAK
3243	8" CEDAR
3244	8" CEDAR
3245	10" CEDAR
3246	8" CEDAR
3247	6" LIVE OAK
3248	6" LIVE OAK
C3	CLUSTER/ 5 LO 4-5 IN
3250	8" CEDAR MULTI
3251	10" LIVE OAK
3252	11" CEDAR
3253	8" LIVE OAK
3254	16" CEDAR
3255	12" CEDAR
3256	18" LIVE OAK 14 7
3257	11" LIVE OAK
3258	10" LIVE OAK
3259	8" CEDAR
3260	11" CEDAR
3261	11" CEDAR
3262	8" LIVE OAK
3263	11" LIVE OAK
3264	9" CEDAR MULTI
3265	9" CEDAR
3266	8" LIVE OAK
3267	10" LIVE OAK
3268	9" LIVE OAK
3269	13" LIVE OAK
3270	11" LIVE OAK
3271	8" SPANISH OAK
3272	9" CEDAR
3273	9" LIVE OAK
3274	12" CEDAR
3275	7" LIVE OAK
3276	6" LIVE OAK
3277	10" CEDAR

TREE TABLE	
TREE #	DESCRIPTION
3278	9" CEDAR
C5	CLUSTER/3 LO 2-3 IN
3280	10" CEDAR
3281	11" CEDAR
3282	6" LIVE OAK
3283	13" CEDAR 8
3284	9" LIVE OAK
3285	9" CEDAR
3286	7" LIVE OAK
3287	9" CEDAR
3288	8" CEDAR NOS
3289	11" CEDAR
3290	12" CEDAR
3291	11" LIVE OAK
3292	9" LIVE OAK
3293	9" CEDAR
3294	19" CEDAR 10 9 8
3295	9" LIVE OAK 6 5
3296	7" LIVE OAK
3297	19.5" JUNIPER
3298	16" CEDAR
3299	10" CEDAR
3300	8" LIVE OAK
3301	10" CEDAR
C7	CLUSTER/X5 LO 3-7 IN
3303	8" CEDAR
3304	7" LIVE OAK
3305	8" LIVE OAK
3306	6" LIVE OAK
3307	7" LIVE OAK
C6	CLUSTER/X6 LO 4-7 IN
3309	12" LIVE OAK
3310	12" LIVE OAK
3311	13" CEDAR
3312	7" LIVE OAK
3313	9" CEDAR
3314	10" CEDAR
3315	10" CEDAR
3316	8" CEDAR
3317	9" CEDAR
3318	10" LIVE OAK
3319	10" CEDAR
3320	9" CEDAR
3321	8" CEDAR
3322	12" CEDAR
3323	14" CEDAR 9 9
3324	10" CEDAR
3325	6" LIVE OAK
3326	8" CEDAR
3327	9" CEDAR
3328	9" CEDAR
3329	9" CEDAR
3330	6" LIVE OAK
3331	9" LIVE OAK
3332	16" CEDAR 11 9

TREE TABLE	
TREE #	DESCRIPTION
3333	8" CEDAR
3334	12" CEDAR 8 8
3335	9" CEDAR
3336	18" CEDAR 10 8 8
3337	10" CEDAR
3338	8" CEDAR
3339	7" LIVE OAK
3340	8" CEDAR
3341	9" CEDAR
3342	8" CEDAR
3343	12" CEDAR 8 8
3344	11" CEDAR
3345	8" CEDAR
3346	10" CEDAR
3347	10" CEDAR
3348	8" CEDAR
3349	7" LIVE OAK
3350	8" CEDAR
3351	10" LIVE OAK
3352	7" LIVE OAK
3353	9" LIVE OAK
3354	10" LIVE OAK
3355	9" LIVE OAK
3356	8" CEDAR
3357	14" CEDAR
3358	11" CEDAR
3359	8" CEDAR
3360	11" CEDAR
3361	8" CEDAR
3362	8" CEDAR
*3363	8" CEDAR

-H DESIGNATES HERITAGE TREE
* DESIGNATES TREES TO BE REMOVED

TREE LIST NOTES:
1. THE TREE SURVEY WAS PERFORMED BY SURVEY WORKS FIRM# 10194157 ON JULY 18 2019.
2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND MITIGATION.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SITE PLAN APPROVAL SHEET 4 OF 63
FILE NUMBER: SPC-2021-0195C APPLICATION DATE: 05/20/2021
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER R. AVILA
PROJECT EXPIRATION DATE (ORD. #970905-A)_____DMPZ_____DDZ__X___

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING LO-MU-CO
Rev. 1 _____Correction 1 _____
Rev. 2 _____Correction 2 _____
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Final Plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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dwA

23 DEC 2022
STATE OF TEXAS
BRIAN LEE WELLS
89517
LICENSED
PROFESSIONAL ENGINEER

mwm Design Group
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"
The bar above measures one inch on the original drawing. Adjust scales accordingly.

TREE LIST

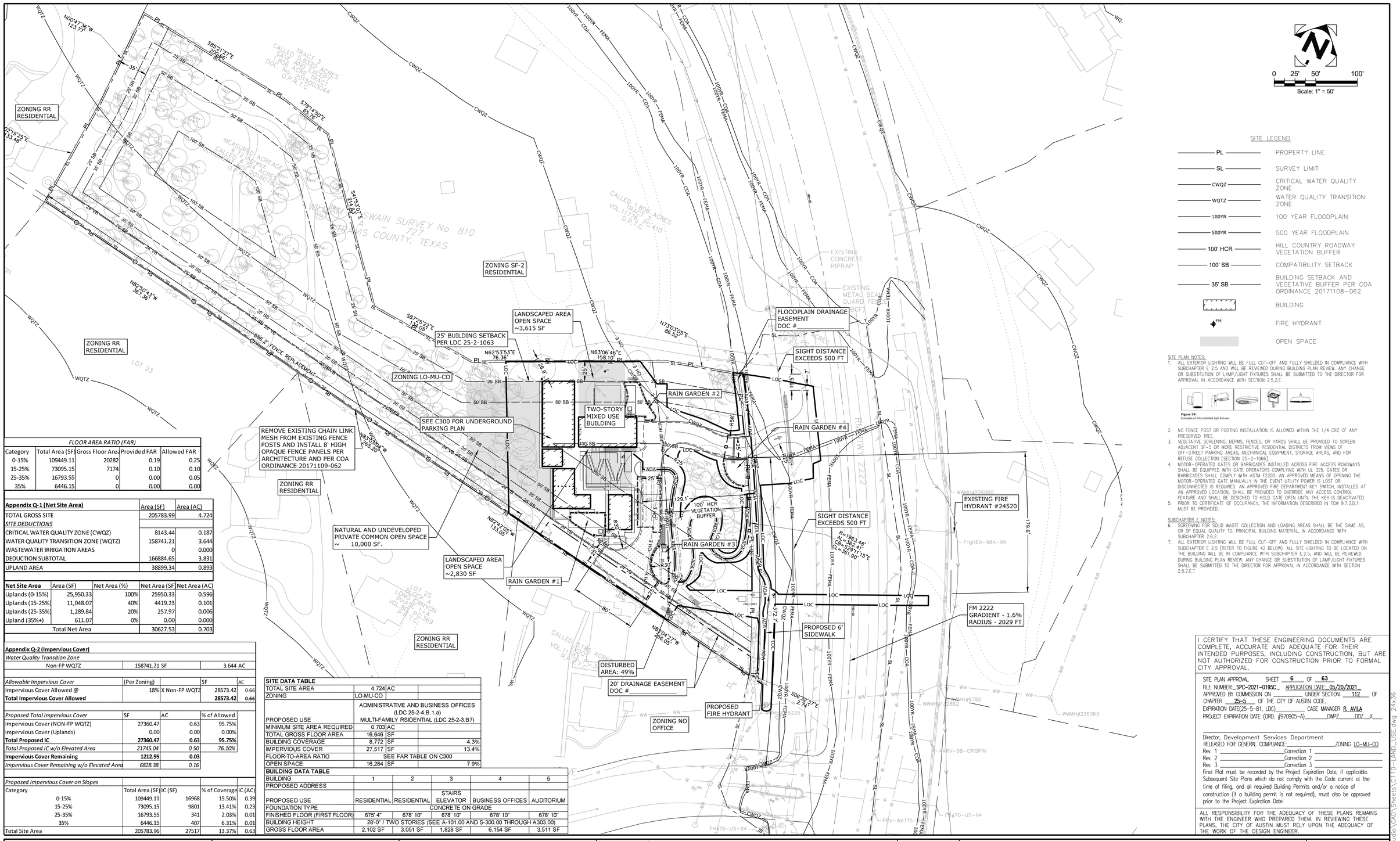
KAALO STUDIO
7901 RM 2222
Austin, Texas 78730

PLOTTED: 12/23/2022
JOB NO: 864-01

C101
4 OF 63

SPC-2021-0195C

File: Y:\864-01_kaalo_Studio\CAD\Sheets\C100-EX_COND.dwg 24x36



0 25' 50' 100'

Scale: 1" = 50'

SITE LEGEND

PL	PROPERTY LINE
SL	SURVEY LIMIT
CWQZ	CRITICAL WATER QUALITY ZONE
WQTZ	WATER QUALITY TRANSITION ZONE
100YR	100 YEAR FLOODPLAIN
500YR	500 YEAR FLOODPLAIN
100' HCR	HILL COUNTRY ROADWAY VEGETATION BUFFER
100' SB	COMPATIBILITY SETBACK
35' SB	BUILDING SETBACK AND VEGETATIVE BUFFER PER COA ORDINANCE 20171108-062.
	BUILDING
FH	FIRE HYDRANT
	OPEN SPACE

SITE PLAN NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

Figure 34: Examples of fully-shielded light fixtures.

2. NO FENCE POST OR FOOTING INSTALLATION IS ALLOWED WITHIN THE 1/4 CRZ OF ANY PRESERVED TREE.
3. VEGETATIVE SCREENING, BERMS, FENCES, OR YARDS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION [SECTION 25-2-1066]
4. MOTOR-OPERATED GATES OR BARRICADES INSTALLED ACROSS FIRE ACCESS ROADWAYS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325. GATES OR BARRICADES SHALL COMPLY WITH ASTM F2200. AN APPROVED MEANS OF OPENING THE MOTOR-OPERATED GATE MANUALLY IN THE EVENT UTILITY POWER IS LOST OR DISCONNECTED IS REQUIRED. AN APPROVED FIRE DEPARTMENT KEY SWITCH, INSTALLED AT AN APPROVED LOCATION, SHALL BE PROVIDED TO OVERRIDE ANY ACCESS CONTROL FEATURE AND SHALL BE DESIGNED TO HOLD GATE OPEN UNTIL THE KEY IS DEACTIVATED.
5. PRIOR TO CERTIFICATE OF OCCUPANCY, THE INFORMATION DESCRIBED IN TCM 9.7.2.D.1 MUST BE PROVIDED.

SUBCHAPTER E NOTES:

6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIAL, IN ACCORDANCE WITH SUBCHAPTER 2.6.2.
7. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 (REFER TO FIGURE 42 BELOW). ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E.2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.*.

FLOOR AREA RATIO (FAR)

Category	Total Area (SF)	Gross Floor Area	Provided FAR	Allowed FAR
0-15%	109449.11	20282	0.19	0.25
15-25%	73095.15	7174	0.10	0.10
25-35%	16793.55	0	0.00	0.05
35%	6446.15	0	0.00	0.00

Appendix Q-1 (Net Site Area)	Area (SF)	Area (AC)
TOTAL GROSS SITE	205783.99	4.724
SITE DEDUCTIONS		
CRITICAL WATER QUALITY ZONE (CWQZ)	8143.44	0.187
WATER QUALITY TRANSITION ZONE (WQTZ)	158741.21	3.644
WASTEWATER IRRIGATION AREAS	0	0.000
DEDUCTION SUBTOTAL	166884.65	3.831
UPLAND AREA	38899.34	0.893

Net Site Area	Area (SF)	Net Area (%)	Net Area (SF)	Net Area (AC)
Uplands (0-15%)	25,950.33	100%	25950.33	0.596
Uplands (15-25%)	11,048.07	40%	4419.23	0.101
Uplands (25-35%)	1,289.84	20%	257.97	0.006
Upland (35%+)	611.07	0%	0.00	0.000
Total Net Area			30627.53	0.703

Appendix Q-2 (Impervious Cover)				
Water Quality Transition Zone				
Non-FP WQTZ	158741.21 SF		3.644 AC	
Allowable Impervious Cover	(Per Zoning)		SF	AC
Impervious Cover Allowed @	18%	X Non-FP WQTZ	28573.42	0.66
Total Impervious Cover Allowed			**28573.42**	**0.66**

Proposed Total Impervious Cover	SF	AC	% of Allowed
Impervious Cover (NON-FP WQTZ)	27360.47	0.63	95.75%
Impervious Cover (Uplands)	0.00	0.00	0.00%
Total Proposed IC	**27360.47**	**0.63**	**95.75%**
Total Proposed IC w/o Elevated Area	*21745.04*	*0.50*	*76.10%*
Impervious Cover Remaining	**1212.95**	**0.03**	
Impervious Cover Remaining w/o Elevated Area	*6828.38*	*0.16*	

Proposed Impervious Cover on Slopes				
Category	Total Area (SF)	IC (SF)	% of Coverage	IC (AC)
0-15%	109449.11	16968	15.50%	0.39
15-25%	73095.15	9801	13.41%	0.23
25-35%	16793.55	341	2.03%	0.01
35%	6446.15	407	6.31%	0.01
Total Site Area	205783.96	27517	13.37%	0.63

SITE DATA TABLE			
TOTAL SITE AREA	4.724	AC	
ZONING	LO-MU-CO		
PROPOSED USE	ADMINISTRATIVE AND BUSINESS OFFICES (LDC 25-2-4.B.1.a) MULTI-FAMILY RSIDENTIAL (LDC 25-2-3.B7)		
MINIMUM SITE AREA REQUIRED	0.703	AC	
TOTAL GROSS FLOOR AREA	16,646	SF	
BUILDING COVERAGE	8,772	SF	4.3%
IMPERVIOUS COVER	27,517	SF	13.4%
FLOOR-TO-AREA RATIO	SEE FAR TABLE ON C300		
OPEN SPACE	16,284	SF	7.9%

BUILDING DATA TABLE	1	2	3	4	5
BUILDING					
PROPOSED ADDRESS					
PROPOSED USE	RESIDENTIAL	RESIDENTIAL	STAIRS ELEVATOR	BUSINESS OFFICES	AUDITORIUM
FOUNDATION TYPE	CONCRETE ON GRADE				
FINISHED FLOOR (FIRST FLOOR)	675' 4"	678' 10"	678' 10"	678' 10"	678' 10"
BUILDING HEIGHT	28'-0" / TWO STORIES (SEE A-101.00 AND S-300.00 THROUGH A303.00)				
GROSS FLOOR AREA	2,102 SF	3,051 SF	1,828 SF	6,154 SF	3,511 SF

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SITE PLAN APPROVAL SHEET 6 OF 63
FILE NUMBER: SPC-2021-0195C APPLICATION DATE: 05/20/2021
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER R. AVILA
PROJECT EXPIRATION DATE (ORD. #970905-A)_____DMPZ_____DDZ__X__

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING LO-MU-CO
Rev. 1 _____Correction 1 _____
Rev. 2 _____Correction 2 _____
Rev. 3 _____Correction 3 _____

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dwA

STATE OF TEXAS — BRIAN LEE WELLS — 89517 — LICENSED PROFESSIONAL ENGINEER — 23 DEC 2022

mwm Design Group
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

LAND USE SITE PLAN

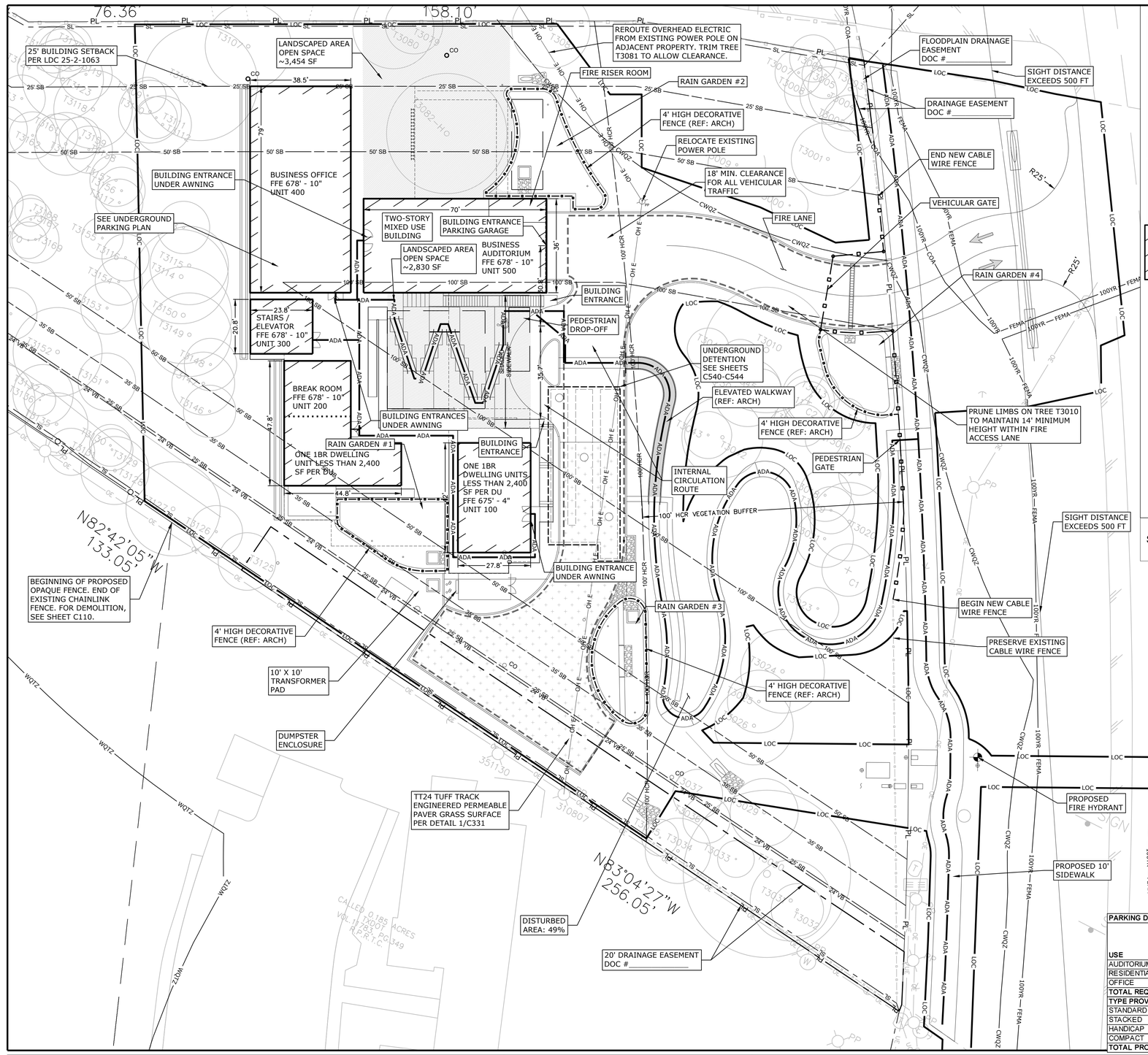
KAALO STUDIO
7901 RM 2222
Austin, Texas 78730

PLOTTED: 12/23/2022
JOB NO: 864-01

C110
6 OF 63

SPC-2021-0195C

File: Y:_864-01_kaalo_Studio\C110-LAND_USE.dwg 24x36



0 10' 20' 40'
Scale: 1" = 20'

SITE LEGEND

PL	PROPERTY LINE
SL	SURVEY LIMIT
CWQZ	CRITICAL WATER QUALITY ZONE
WQTZ	WATER QUALITY TRANSITION ZONE
100YR	100 YEAR FLOODPLAIN
500YR	500 YEAR FLOODPLAIN
100' HCR	HILL COUNTRY ROADWAY VEGETATION BUFFER
100' SB	COMPATIBILITY SETBACK
35' SB	BUILDING SETBACK AND VEGETATIVE BUFFER PER COA ORDINANCE 20171108-062.
	BUILDING
FH	FIRE HYDRANT
	OPEN SPACE

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Figure 34:
Examples of fully-shielded light fixtures.

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PARKING DATA TABLE

USE		VEHICLE SPACES RATIO	VEHICLE SPACES REQUIRED	BICYCLE SPACES RATIO	BICYCLE SPACES REQUIRED (5 MIN)
AUDITORIUM	80 SEATS	4 SEATS / SPACE	20	5% OF TOTAL	1
RESIDENTIAL	2 1-BR APT	1.5 SPACES / UNIT	3	5% OF TOTAL	0
OFFICE	6,154	275 SF / SPACE	22	5% OF TOTAL	1
TOTAL REQUIRED			**45**		**5**
TYPE PROVIDED					
STANDARD			30		
STACKED			14		
HANDICAP			1		
COMPACT			0		
TOTAL PROVIDED			**45**		**6**

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SITE PLAN APPROVAL SHEET 10 OF 63
FILE NUMBER: SPC-2021-0195C APPLICATION DATE: 05/20/2021
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER R. AVILA
PROJECT EXPIRATION DATE (ORD. #970905-A)_____ DMPZ_____ DDZ__X__

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING LO-MU-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final Plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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23 DEC 2022
STATE OF TEXAS
BRIAN LEE WELLS
89517
LICENSED PROFESSIONAL ENGINEER

mwm Design Group
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Austin, Texas 78752
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f: 512.453.1734
TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"
The bar above measures one inch on the original drawing. Adjust scales accordingly.

SITE PLAN

KAALO STUDIO
7901 RM 2222
Austin, Texas 78730

PLOTTED: 12/23/2022
JOB NO: 864-01

C300
10 OF 63

SPC-2021-0195C

File: Y:_864-01_Kaalo_Studio\CAD\Sheets\C300-SITE_PLAN.dwg 24x36

0 25' 50' 100'

Scale: 1" = 50'

SLOPE TABLE

RANGE	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	COLOR
1	0.00%	15.00%	109449.10	
2	15.00%	25.00%	73094.94	
3	25.00%	35.00%	16793.55	
4	35.00%		6446.15	

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SITE PLAN APPROVAL SHEET 5 OF 62
FILE NUMBER: SPC-2021-0195C APPLICATION DATE: 05/20/2021
APPROVED BY COMMISSION ON ____ UNDER SECTION 122 OF CHAPTER 25-C OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER Robert Anderson
PROJECT EXPIRATION DATE (ORD. #970905-A)_____DMPZ_____DDZ__X__

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ZONING: AV
Rev. 1 _____Correction 1 _____
Rev. 2 _____Correction 2 _____
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08/09/2022

STATE OF TEXAS
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TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"

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SLOPE MAP

KAALO STUDIO
7901 RM 2222
Austin, Texas 78730

PLOTTED: 8/9/2022
JOB NO: 864-01

C102

5 OF 62

SPC-2021-0195C

File: Y:\864-01_Kaalo_Studio\CAD\Sheets\C102-SLOPE_MAP.dwg 24x36

City of Austin
Environmental Resource Inventory
Kaalo Studios, 7901 RR 2222, Austin, Texas 78730

Travis County, Texas
November 2021

HICKS & COMPANY

ENVIRONMENTAL
ARCHEOLOGICAL
AND PLANNING
CONSULTANTS

Case No.: _____
(City use only)

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: **Kaalo Studio**

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): **TCAD Parcel 142039**

3. ADDRESS/LOCATION OF PROJECT: **7901 RM 2222, Austin, Travis County, Texas**

4. WATERSHED: **West Bull Creek**

5. THIS SITE IS WITHIN THE *(Check all that apply)*
   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ■No
   Edwards Aquifer Contributing Zone* ..... ☐YES ■No
   Edwards Aquifer 1500 ft Verification Zone* ..... ■YES ☐No
   Barton Spring Zone* ..... ☐YES ■No
   **(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ■NO
   If yes, then check all that apply:
   - ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*
   - ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.***
   - ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

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

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

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

8. There is a total of **0** (#'s) Critical Environmental Feature(s)(CEFs) on or within150 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** *No CEFs or Wells, so a map is not included.*

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett-Rock outcrop complex, 1 to 12 percent slopes (BID)	D	0.8 - 1.5
Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes (BoF)	D	0.8 - 1.5
Volente silty clay loam, 1 to 8 percent slopes (VoD)	C	>6.5

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 parcel of land is steeply sloped downward towards Ranch to Market (RM) 2222 and a tributary to West Bull Creek, an urban watershed in west-central Austin, Travis County, Texas. West Bull Creek drains southeast, ending at its confluence with Bull Creek that drains to Lake Austin (Colorado River). The United States Geological Survey (USGS) 7.5 minute Quadrangle Map (Jollyville) shows West Bull Creek as an intermittent stream.

According to the City of Austin Property profile, elevations range from approximately 768 feet above sea level (asl) at the western property line to approximately 650 feet asl near the southeastern corner of the property (Figure 2). Overland flow on the property is west to east, towards West Bull Creek.

List surface geologic units below:

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

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

The property overlies the upper member of the Glen Rose Formation which is comprised of alternating beds of shale and limestone with an approximate thickness of 350 to 400 feet. The shale, forming the slopes and valleys, is typically light to dark-gray or tan, soft, and marly. The limestone beds comprised of tan, dense to fine-grained dolomitic limestone are more resistant to erosion. This alternating sequence of soft and hard layers typically forms a stepped or slope-terrace topography.

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

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

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

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

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

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

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

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

Refer to the attached vegetation description for plant communities present on the property.

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 asheii***
Live oak	***Quercus virginiana***
Wafer ash	***Ptelea trifoliata***
Texas persimmon	***Diospyros texana***
Yaupon holly	***Ilex vomitoria***

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
King Ranch bluestem	***Bothriochloa ischaemum***
Poison ivy	***Toxicodendron radicans***
Twisted-leaf yucca	***Yucca rupicola***

There is hydrophytic vegetation on site ……..☐YES ■ NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
■YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

■ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
■YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ■ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ■ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ■ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

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

Date(s) ERI Field Assessment was performed: **May 27, 2021**
Date(s)

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

Patricia Frost	**512-478-0858**
Print Name	Telephone
Pat Frost	**pfrost@hicksenv.com**
Signature	Email Address
Hicks & Company Environmental/Archeological Consultants	**November 15, 2021**
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

Critical Environmental Features and Brief Description of Site Plant Communities

Brief Description of Site Plant Communities

Vegetation communities on the site consist primarily of oak-juniper woodlands (**Photograph 1**). Canopy cover is approximately 80–90 percent. The trees range from approximately 3 to 24 inches diameter at breast height (dbh). Dominant tree species are Ashe juniper (*Juniperus asheii*) and Live oak (*Quercus fusiformis*). Other tree species present are Texas red oak (*Quercus buckleyi*) and Wafer ash (*Ptelea trifoliata*). The understory is relatively open with dominant species consisting of young Ashe Juniper, possumhaw (*Ilex decidua*), Texas persimmon (*Diospyros texana*), Yaupon holly (*Ilex vomitoria*), Silk tassel bush (*Garrya elliptica*), agarita (*Mahonia trifoliolata*), Virginia creeper (*Parthenocissus quinquefolia*), Frostweed (*Verbesina virginica*), and Pearl milkweed (*Dictyanthus reticulatus*).

The mixed grasses and forbs occupy cleared areas, mostly along access gravel roads and property frontage along RM 2222. These areas are dominated by King Ranch bluestem (*Bothriochloa ischaemum),* twistleaf yucca (*Yucca rupicola*), Mustang grape (*Vitis mustangensis*), Poison ivy (*Toxicodendron radicans*), and Orange wedelia (*Wedelia acapulcensis var. hispida)* (**Photograph 2**).

Photograph 1: View upslope along gravel road of wooded western portion of the property; view west-northwest.

Photograph 2: Grass area along RR 2222 on eastern portion of the property; view north-northwest.

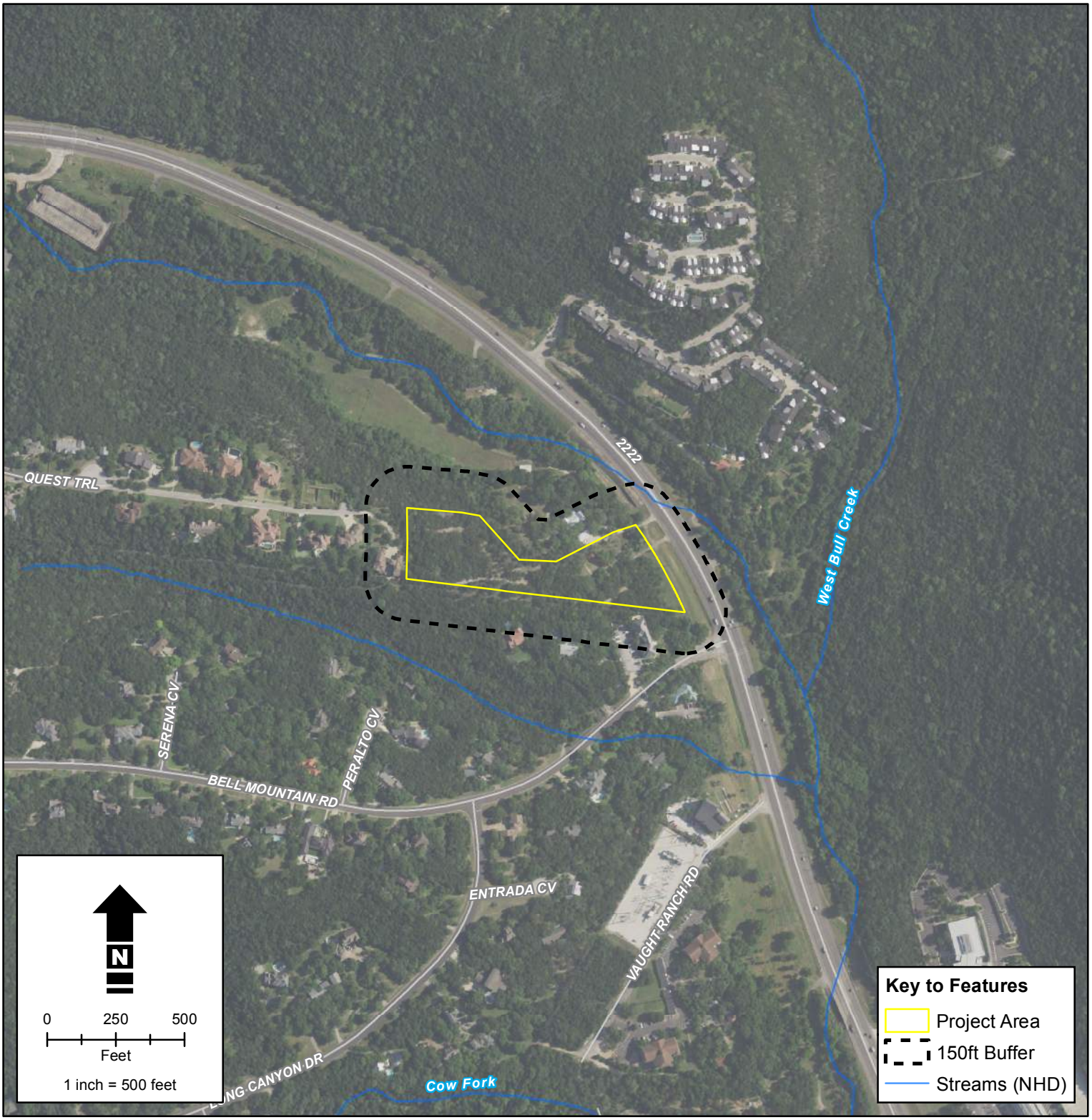

Figure 1

Project Location

Kaalo Studio
Travis County, Texas

Source: NAIP 4/1/2020

Figure 2

Geologic Formations

Kaalo Studio
Travis County, Texas

Source: NAIP 4/1/2020

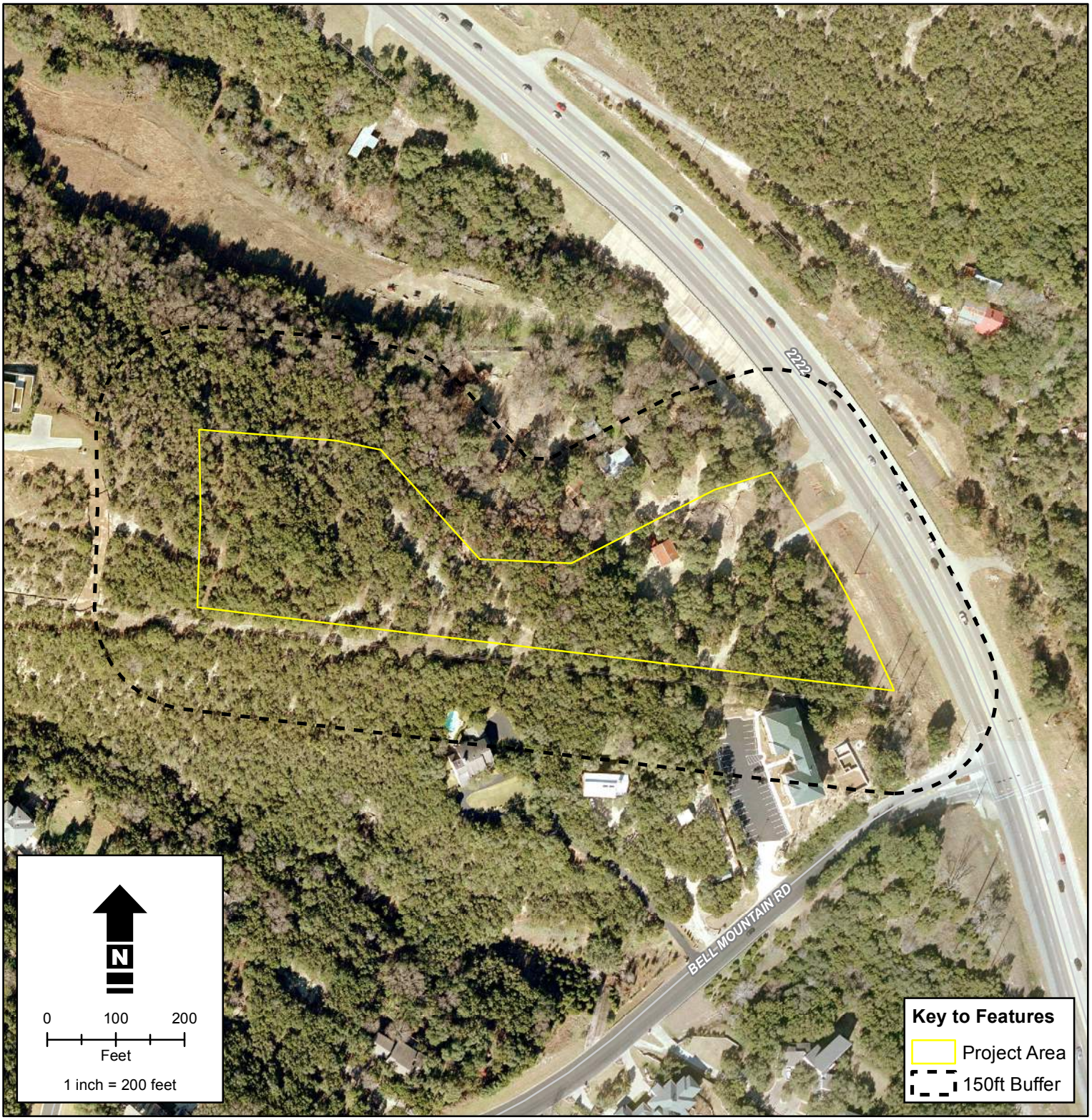

Figure 3

Historical Aerial

Kaalo Studio
Travis County, Texas

Source: CAPCOG 1/17/2003

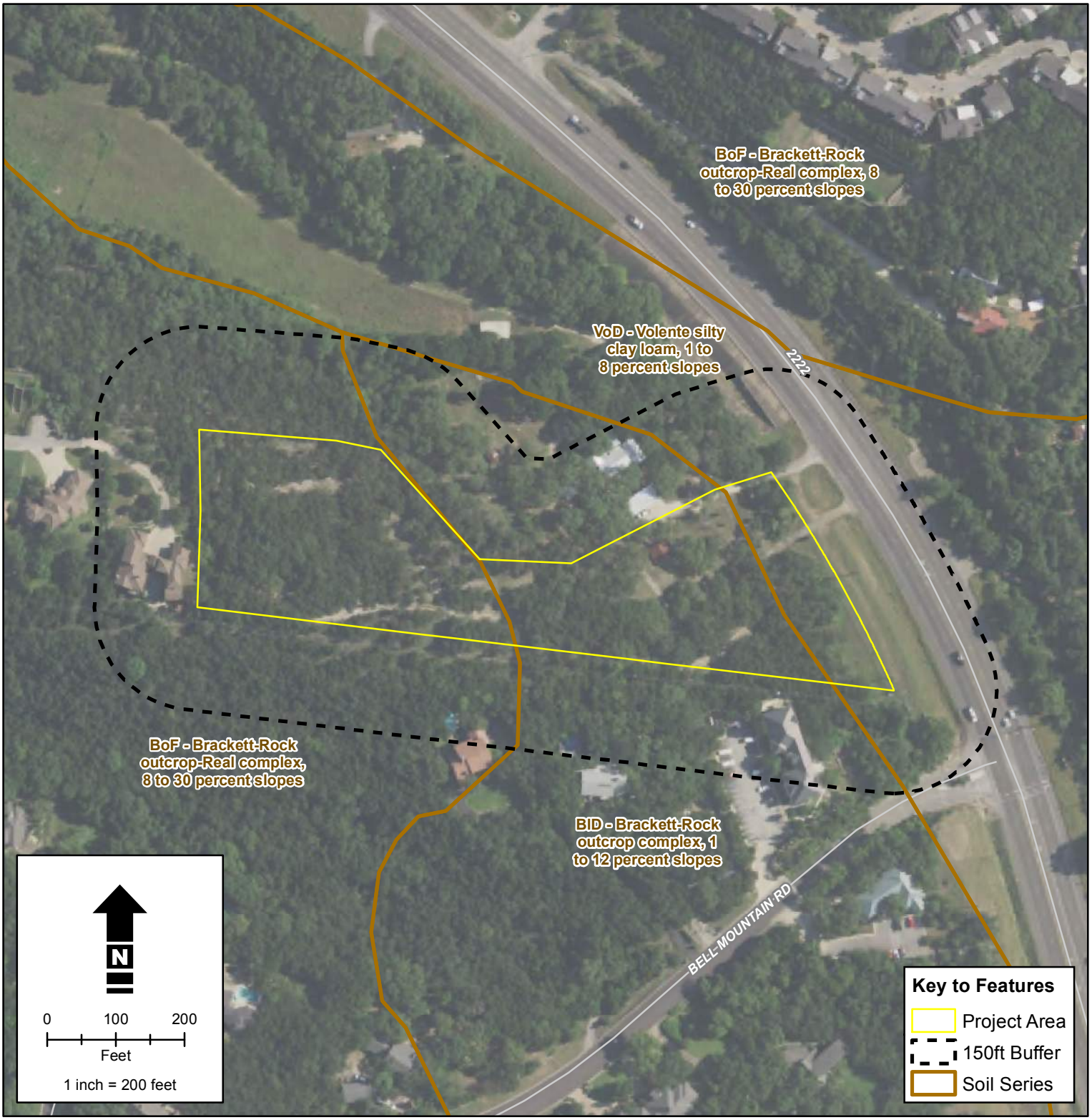

Figure 4

Soil Series

Kaalo Studio
Travis County, Texas

Source: NAIP 4/1/2020