0 20' 40'

SCALE: 1" = 20'

LEGEND

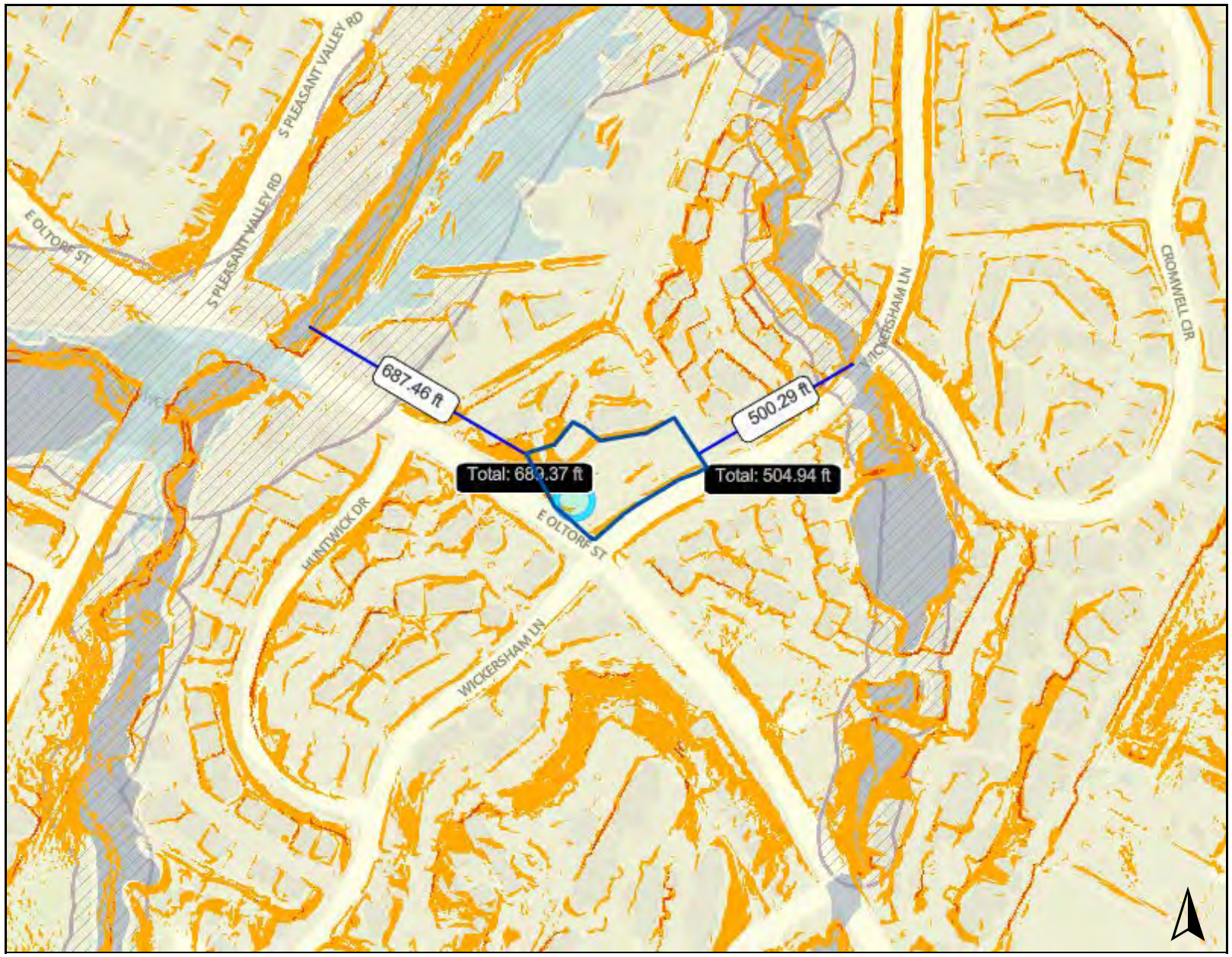
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- EXISTING TREE
- EASEMENT
- STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- FENCE
- OVERHEAD UTILITY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- WALL
- ACCESSIBLE ROUTE
- FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PARKING COUNT
- PROPOSED ELECTRIC METER
- BR PROPOSED BIKE PARKING

SITE PLAN

SAXON LOOMIS
CONSULTING GROUP
2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.

Property Profile

CWQZ, WQTZ, Floodplain, CEF Map



Legend

- > 15% Slope
  - 15 - 60% Slope
  - 60% Slope or Higher
- Property
  - Jurisdictions (No Fill)
    - FULL PURPOSE
- Jurisdictions Fill
  - Jurisdiction
    - FULL PURPOSE
- Environmental 2
  - Fully Developed Floodplain
    - COA Fully Developed 25-Year
    - COA Fully Developed 100-Year
  - FEMA Floodplain
    - 100 Year (Detailed-AE)
    - 500 Year
- Environmental 3
  - Creek Buffers (CWQZ/WQTZ)
    - Critical Water Quality Zone
- Environmental 1
  - Wetland

Notes

0 500 1000 ft

10/31/2022

ENVIRONMENTAL COMMISSION MOTION 20221207-003

Date: December 7, 2022

Subject: Oltorf Site Plan, SP-2021-0091C

Motion by: Jennifer L. Bristol **Seconded by:** Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting
1. To vary from LDC 25-8-301 to allow driveways on slopes over 15%
2. To vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet
3. To vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet

WHEREAS, the Environmental Commission recognizes the site is located in the Country Club West Watershed, Suburban, Desired Development Zone; and

WHEREAS, Environmental Commission understands there is an additional overlay that establishes business hours; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance with conditions, with staff conditions having determined the required findings of fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions

1. Provide 8 additional trees at 3 caliper inches.
2. Provide structural containment of fill with retaining walls.

Environmental Commission Conditions

1. Recommend use dark skies lighting that casts down to reduce light emitting into the adjacent properties, including the lighting for business signage. Minimize lighting during non-business hours while still meeting safety needs.
2. Review site with staff to see if there is space to add additional trees.
3. Consider installing electric vehicle charging spaces for employees or as a business opportunity for the convince store proprietor.
4. Install recycling stations for patrons and businesses on the property. Follow all commercial recycling requirements.

5. Consider adding native pollinator-friendly plants.
6. Prohibit gasoline sales or gas station business on the property.

VOTE: 7-2

For: Bedford, Brimer, Bristol, Qureshi, Ramberg, Schiera, and Scott
Against: Aguirre and Thompson
Abstain: None
Recuse: None
Absent: Barrett Bixler and Nickells

Approved By:

Kevin Ramberg, Environmental Commission Chair

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: **Oltorf Site Plan**

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): **0310080502**

3. ADDRESS/LOCATION OF PROJECT: **4544 E Oltorf**

4. WATERSHED: **Colorado River**

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**

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)
FhF3 (100% 2.04 acres)	D	5 feet

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)*:

This property has a high point of 558 on the east side of the site and a low point of 520 on the west side of the site. Drainage sheet flows towards the west.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
N/A		

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

There are no geologic features exposed at the surface.

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)*:

This site contains manicured grass and 33 existing trees

There is woodland community on site ……..☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name

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

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.

This property is served by City of Austin water and wastewater infrastructure.

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

Date(s) ERI Field Assessment was performed: **07-07=2022**
Date(s)

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

Jim Wittliff	**512-416-6611**
Print Name	Telephone
Jim Wittliff	**landanswers@sbcglobal.net**
Signature	Email Address
Land Answers, Inc.	**October 31, 2022**
Name of Company	Date

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

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

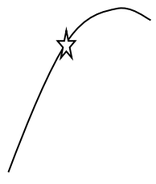
1	Project Name:	Oltorf Site Plan
2	Project Address:	4544 E Oltorf
3	Site Visit Date:	07-07-2022
4	Environmental Resource Inventory Date:	10-30-2022

5	Primary Contact Name:	Jim Wittliff
6	Phone Number:	512-416-6611
7	Prepared By:	Jim Wittliff
8	Email Address:	landanswers@sbcglobal.net

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

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.

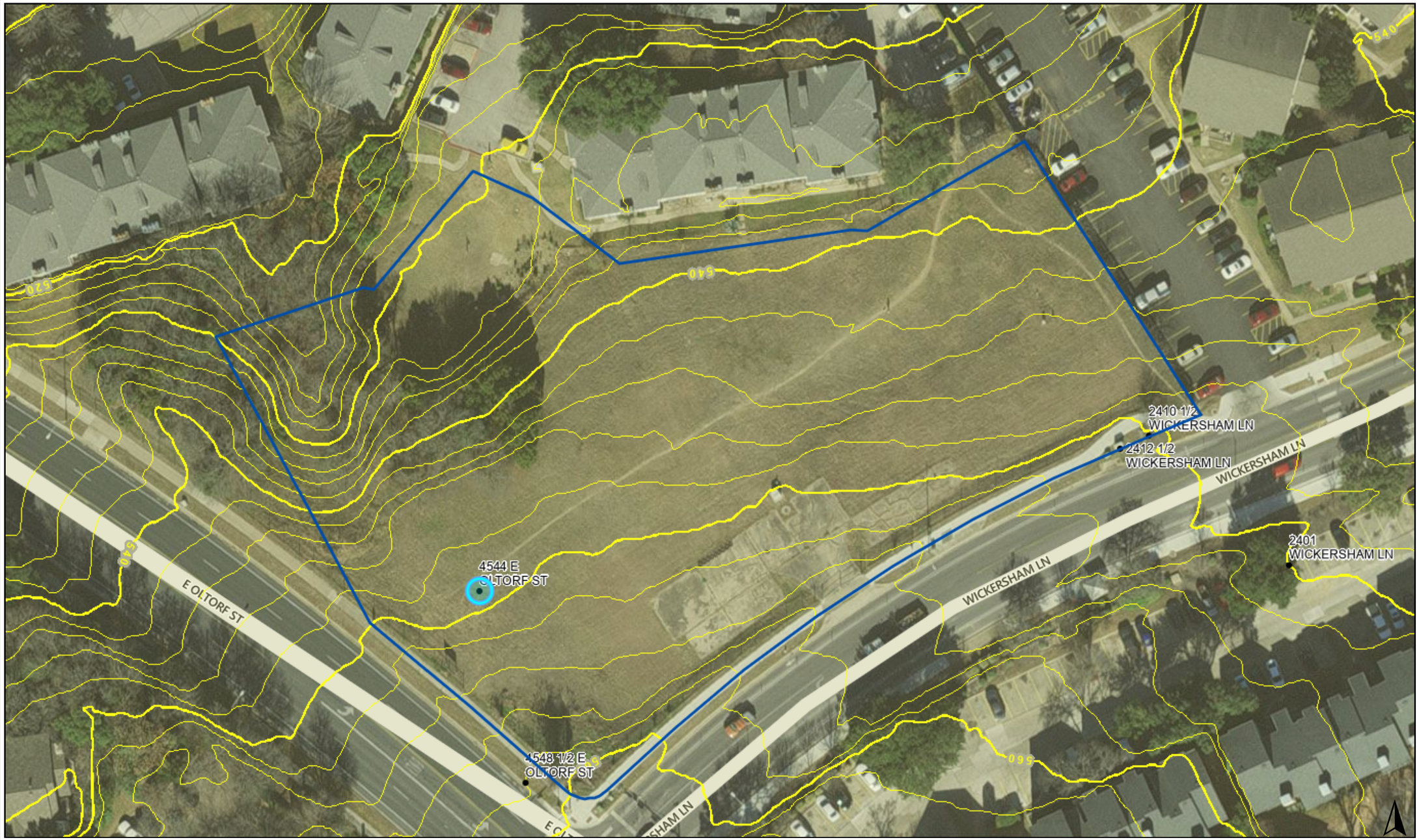
Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☐	sub-meter	☐
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

Property Profile

Geological Map with 2ft Contours



Legend

Property

Addresses

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

Planimetrics Survey 2

Contours Year-2021

2 Ft Contours

10 Ft Contours

10 Ft Contours

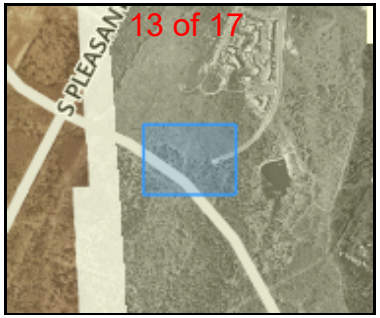
Notes

0 150 300 ft

10/31/2022

Property Profile

1977 Aerial Photo



Legend

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

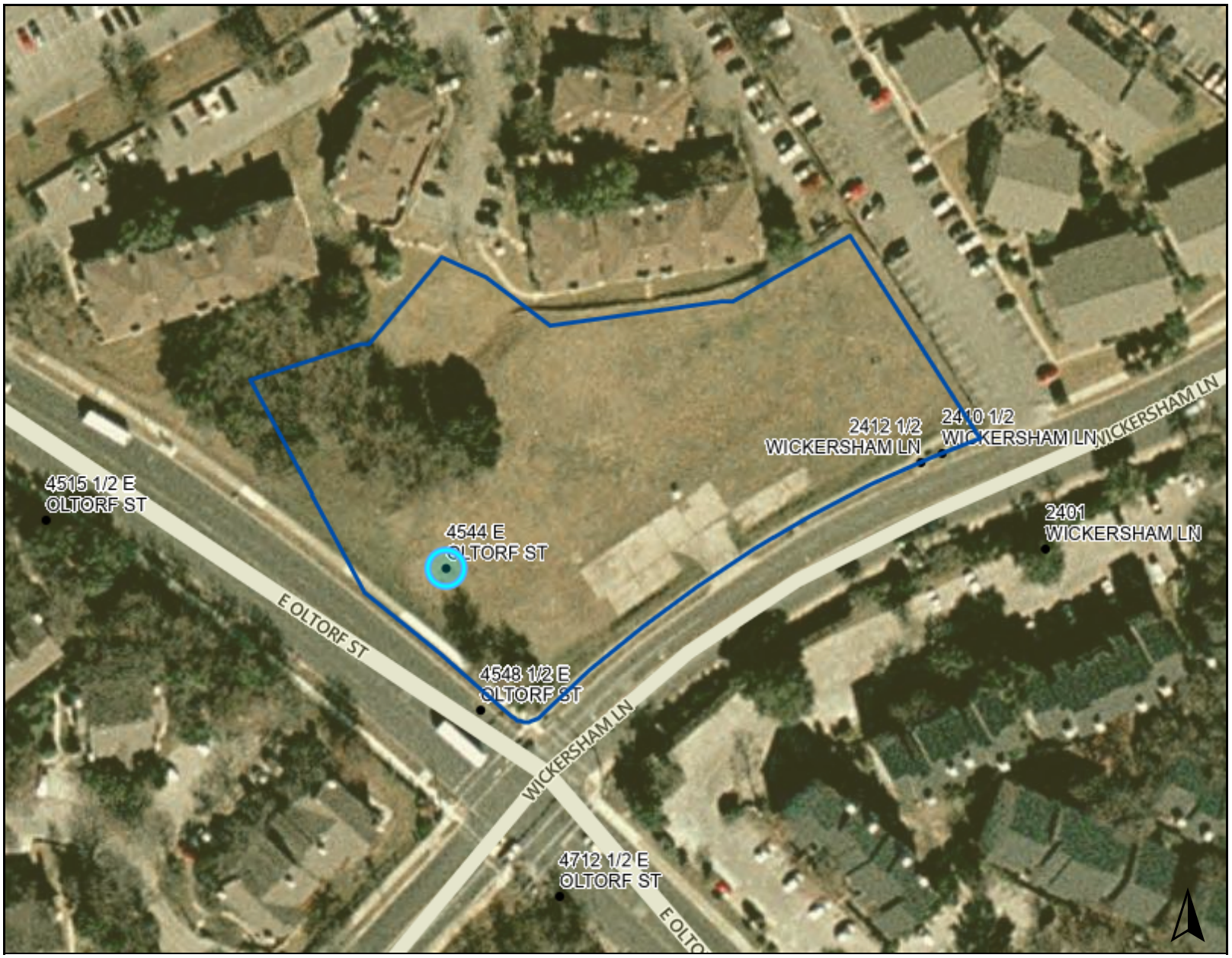
Notes

0 150 300 ft

10/31/2022

Property Profile

2008 Aerial Photo



Legend

Property

Addresses

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

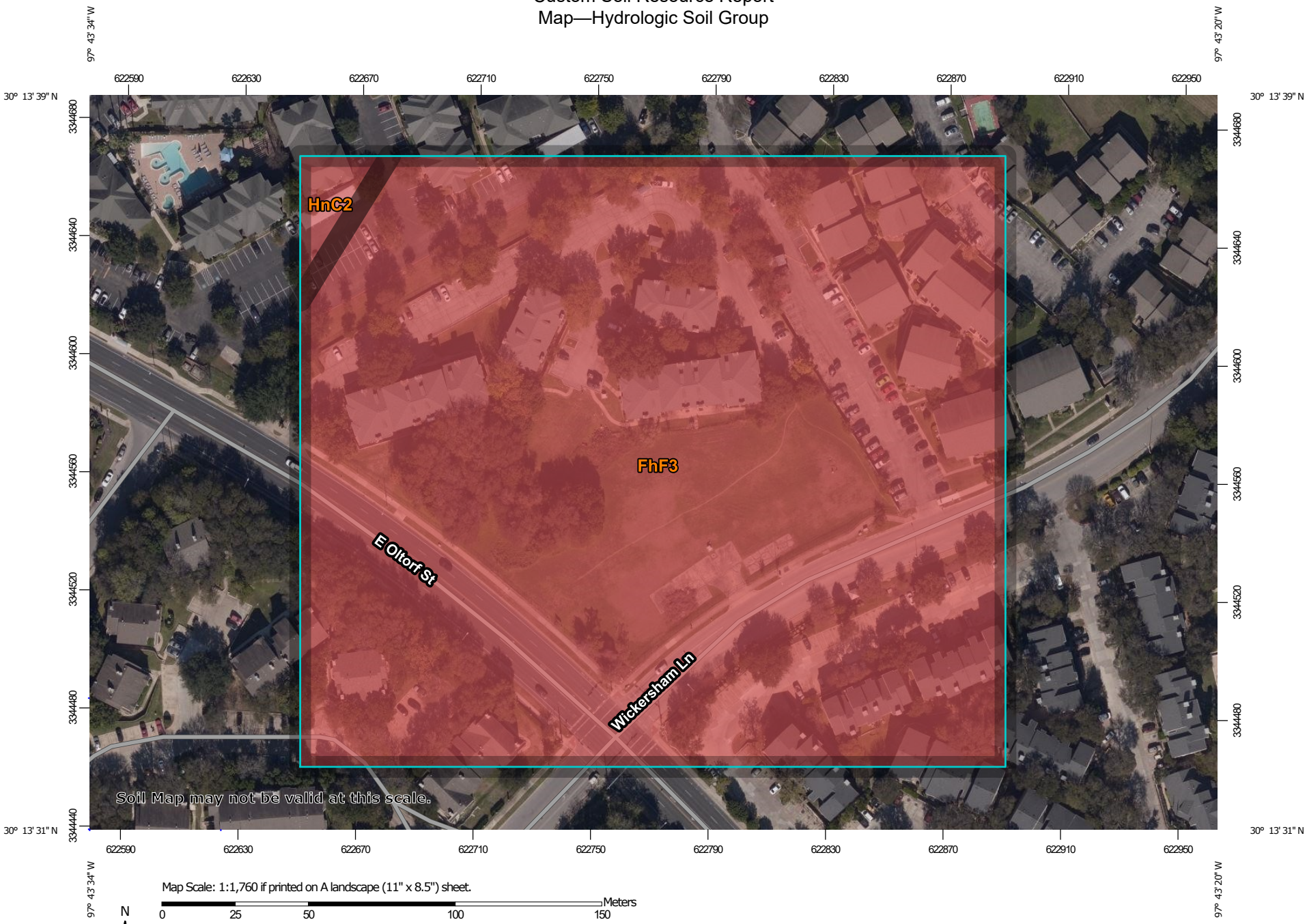
FULL PURPOSE

Notes

0 150 300 ft

10/31/2022

Custom Soil Resource Report
Map—Hydrologic Soil Group



Map Scale: 1:1,760 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 21, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FhF3	Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded	D	12.1	98.5%
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	D	0.2	1.5%
Totals for Area of Interest			**12.3**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher