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**ZONING AND PLATTING COMMISSION
RECOMMENDATION ON EXTENDING ENVIRONMENTAL VARIANCES
PREVIOUSLY APPROVED BY ORDINANCE NUMBER 040513-20**

CASE NUMBER: Resolution Number 20110303-032 / SP-06-0113C

ZAP COMMISSION

DATE: 5-17-2011

ADDRESS: 10140 and 10300 Old San Antonio Rd

WATERSHED: Slaughter Creek (Suburban)

AREA: 5.6 acres gross site area; 1.3 acres, these variances

PROJECT NAME: Camino Real / Old San Antonio Rd

PROPOSED USE: Wedding Venue; Corporate and Family Retreat; Restaurant; Bed and Breakfast; Country Inn

OWNER: Moe Larry & Curly Ltd
1623 Toomey Rd
Austin, TX 78704
(512) 473-2783

APPLICANT: Land Strategies (Paul Linehan)
1010 Land Creek Cove #100
Austin, TX 78746
(512) 328-6050

APPLICABLE WATERSHED ORDINANCE: Current / Comprehensive Watershed Ordinance / Ordinance Number 040513-20

EV VARIANCE REQUESTED:

Make a recommendation to City Council, pursuant to Resolution Number 20110303-032, regarding an extension to environmental variances previously approved by Ordinance Number 040513-20 for a project at 10140 and 10300 Old San Antonio Road.

1. A variance to LDC Section 25-8-392 is granted to allow a maximum impervious cover of 12,000 square feet in the critical water quality zone provided that no new development of impervious cover is located within 100 feet of the existing FEMA 100-year floodplain.
2. A variance to LDC Section 25-8-393 is granted to allow a maximum impervious cover of 43,000 square feet in the water quality transition zone.
3. LDC Sections 25-1-213 and 25-8-41 (regarding the processing of variances from requirements of LDC 25-8) are waived.

SUMMARY STAFF RECOMMENDATION: Recommended with conditions.

EV BOARD RECOMMENDATION: Recommend approval with conditions on 5-4-2011
(5-0-0-2 – See attached Environmental Board Motion Form)

ZONING AND PLATTING COMMISSION ACTION: 5-17-2011

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EV CASE MANAGER: Mike McDougal 974-6380

PROJECT INFORMATION: 5.6 acres gross site area; 1.3 acres, this variance *

EXIST. ZONING: GR-H-MU-CO; GR-MU-CO; GR-CO

MAX. BLDG. CVRG ALLOWED: 75%

PROPOSED BLDG. CVRG: unknown

MAX. IMPERV. CVRG.: 90% - zoning *

PROPOSED IMP. CVRG: unknown

MAX HEIGHT ALLOWED: 60

PROPOSED HEIGHT: unknown

REQUIRED PARKING: unknown

* EV impervious cover limits are much more restrictive.

SUMMARY COMMENTS:

Land Use: The City annexed the property located at 10140 and 10300 Old San Antonio Road in December 1997. When annexed, the property was developed with a single-family residence, horse stable and related structures. These existing structures are primarily located in the critical water quality zone and the 100 year flood plain.

The property currently has commercial zoning. The tract of land that includes the house was given a historic zoning designation. The owner desires to redevelop the site to provide the following uses and services: wedding venue; corporate retreat venue; family retreat venue; restaurant; bed and breakfast; and country inn. Under the proposed redevelopment, the owner would remove approximately 20,000 square feet of impervious cover, including structures, driveways, and riding arena, from the property.

After Council adopted Ordinance Number 040513-20 on May 13th, 2004, the applicant received an approved site plan permit (case number SP-06-0113C) to construct two proposed restaurant buildings with associated parking and driveway facilities prior to the expiration of Ordinance Number 040513-20. The SP-06-0113C site plan permit was set to expire on May 10th, 2009; consequently the applicant requested and received two extensions to the site plan permit. The maximum amount of time that site plan permit can be extended is five years past the initial submittal date. The initial submittal date for SP-06-0113C was March 6th, 2006. No extensions can be granted past March 6th, 2011, per the Land Development Code. The Ordinance has expired with the site plan permit.

To receive a site plan permit and begin construction on the property, the applicant is seeking renewal of this Ordinance. If a renewal of Ordinance Number 040513-20 is granted, the applicant must submit a new site plan permit application for City Staff review. At this time, no construction has occurred under SP-06-0113C.

The City Council has requested that the Environmental Board shall make a recommendation to the Zoning and Platting Commission, which shall provide a recommendation to the City Council regarding the extension of Ordinance Number 040513-20 by June 7th, 2011.

Environmental: The property is located within the Slaughter Creek Watershed, a desired development zone, Suburban Watershed located in the City of Austin full purpose jurisdiction. It is not located over the Edwards Aquifer Recharge Zone. A portion of the property is located within the 100 year fully developed floodplain. Approximately 25% of the property is located within the water quality transition zone. The remaining 75% of the property is located within the critical water quality zone. Slopes vary from less than 2% to greater than 30%. Portions of the property have dense tree canopy coverage. Live Oaks, Ashe Junipers, Cedar Elms, Hackberries, and Pecans are the dominant woody vegetation. The north and east property lines are the centerline of Slaughter Creek. Rimrock critical environmental features and wetland critical environmental features are located on the property.



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ENVIRONMENTAL BOARD MOTION FORM

Date: 5-4-11

Motion by: James Schissler

Agenda Item: 4A

Seconded by: Bob Anderson

Motion: ☒ Approval ☒ Approve with conditions ☐ Disapproval ☐ Consent ☐ Postponement

Recommend to grant extension to environmental variances previously approved under Ordinance No. 040513-20 with recommendations of Exhibit A.

Conditions: staff recommendations 1, 2, 3 and 5 with the changes to items 2 and 3 that the seeding and planting be limited to areas disturbed by the construction.

Rationale The city council has previously negotiated the project with the owner and the extension is reasonable given the current economic climate.

Vote:

	CONSENTING	DISSENTING	ABSTAINING	ABSENT
Mary Gay Maxwell, Chair	(X)	()	()	()
James Schissler, P. E.	(X)	()	()	()
Eva Hernandez	()	()	()	(X)
J. Robert Anderson	(X)	()	()	()
Mary Ann Neely	()	()	()	(X)
Robin Gary	(X)	()	()	(X)
Jon Beall	(X)	()	()	()

Chair Sign Off

Friendly amendment by Bob Anderson to add item 4 of city staff recommendation with change to riparian planting and revegetation is required for areas disturbed by construction in the critical water quality zone.



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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: May 4, 2011

NAME & NUMBER OF PROJECT: Camino Real/Old San Antonio Road
SP-06-0113C

NAME OF APPLICANT OR ORGANIZATION: Paul Linehan (Land Strategies)
328-6050

LOCATION: 10140 and 10300 Old San Antonio Road

PROJECT FILING DATE: March 6, 2006

PDR/ENVIRONMENTAL STAFF: Mike McDougal, 974-6380
Mike.McDougal@ci.austin.tx.us

PDR/ CASE MANAGER: Nikki Hoelter, 974-2863
Nikki.Hoelter@ci.austin.tx.us

WATERSHED: Slaughter Creek, Suburban, Desired Development Zone

ORDINANCE: 040513-20

REQUEST: Make a recommendation to City Council, pursuant to Resolution 20110303-032, regarding an extension to environmental variances previously approved by Ordinance No. 040513-20 for a project at 10140 and 10300 Old San Antonio Road.

1. A variance to LDC Section 25-8-392 is granted to allow a maximum impervious cover of 12,000 square feet in the critical water quality zone provided that no new development of impervious cover is located within 100 feet of the existing FEMA 100-year floodplain.

2. A variance to LDC Section 25-8-393 is granted to allow a maximum impervious cover of 43,000 square feet in the water quality transition zone.

3. LDC Sections 25-1-213 and 25-8-41 (regarding the processing of variances from requirements of LDC 25-8) are waived.

STAFF RECOMMENDATION: Staff recommends that Ordinance Number 040513-20 be extended with staff conditions.



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MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning & Platting Commission

FROM: Mike McDougal, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: May 17, 2011

SUBJECT: Camino Real – Ordinance Number 040513-20

Recommendation Request: Per Resolution Number 20110303-032, the City Council has requested that the Environmental Board shall make a recommendation to the Zoning and Platting Commission, which shall provide a recommendation to the City Council regarding the extension of Ordinance Number 040513-20.

Ordinance Background and Property Information

The City annexed the property located at 10140 and 10300 Old San Antonio Road in December 1997. When annexed, the property was developed with a single-family residence, horse stable and related structures. These existing structures are primarily located in the critical water quality zone and the 100 year flood plain.

The property currently has commercial zoning. The tract of land that includes the house was given a historic zoning designation. The owner desires to redevelop the site to provide the following uses and services: wedding venue; corporate retreat venue; family retreat venue; restaurant; bed and breakfast; and country inn. Under the proposed redevelopment, the owner would remove approximately 20,000 square feet of impervious cover, including structures, driveways, and riding arena, from the property.

The 5.6 acre property is located approximately 0.25 miles west of the intersection of Old San Antonio Road and the Interstate Highway 35 frontage road. The property is located within the Slaughter Creek Watershed, a desired development zone, Suburban Watershed located in the City of Austin full purpose jurisdiction. It is not located over the Edwards

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Aquifer Recharge Zone. A portion of the property is located within the 100 year fully developed floodplain. Approximately 25% of the property is located within the water quality transition zone. The remaining 75% of the property is located within the critical water quality zone. Slopes vary from less than 2% to greater than 30%. Portions of the property have dense tree canopy coverage. Live Oaks, Ashe Junipers, Cedar Elms, Hackberries, and Pecans are the dominant woody vegetation. The north and east property lines are the centerline of Slaughter Creek. Rimrock critical environmental features and wetland critical environmental features are located on the property.

After Council adopted Ordinance Number 040513-20 on May 13th, 2004, the applicant received an approved site plan permit (case number SP-06-0113C) to construct two proposed restaurant buildings with associated parking and driveway facilities prior to the expiration of Ordinance Number 040513-20. The SP-06-0113C site plan permit was set to expire on May 10th, 2009; consequently the applicant requested and received two extensions to the site plan permit. The maximum amount of time that site plan permit can be extended is five years past the initial submittal date. The initial submittal date for SP-06-0113C was March 6th, 2006. No extensions can be granted past March 6th, 2011, per the Land Development Code. The Ordinance has expired with the site plan permit.

To receive a site plan permit and begin construction on the property, the applicant is seeking renewal of this Ordinance. If a renewal of Ordinance Number 040513-20 is granted, the applicant must submit a new site plan permit application for City Staff review. At this time, no construction has occurred under SP-06-0113C.

The City Council has requested that the Environmental Board shall make a recommendation to the Zoning and Platting Commission, which shall provide a recommendation to the City Council regarding the extension of Ordinance Number 040513-20 by June 7th, 2011.

Existing Conditions

Based on a recent site visit, the property appears to be utilized as a single family residence with no recent construction activities and no indication of current equestrian use. The existing horse stables are in a state of disuse and the corral area is evenly vegetated and lacks bare patches that might indicate equestrian activities. Additionally, a review of aerial photographs from 2003 to the present indicates no new development or construction activities.

Ordinance Requirements and Benefits

The City Council approved Ordinance Number 040513-20 on May 13th, 2004. This Ordinance authorized variances to Land Development Code 25-8-392 and 25-8-393 and waivers to Land Development Code 25-1-213 and 25-8-41; specifically:

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- (1) A variance to Section 25-8-392 (critical water quality zone) is granted to allow a maximum impervious cover of 12,000 square feet in the critical water quality zone.
- (2) A variance to Section 25-8-393 (water quality transition zone) is granted to allow a maximum impervious cover of 43,000 square feet in the water quality transition zone.
- (3) Sections 25-1-213 (Review by the Environmental Board) and 25-8-41 (Land Use Commission Variances) regarding the processing of variances from requirements of Chapter 25-8 (Environment) are waived.

In addition to the above variances, Ordinance Number 040513-20 establishes conditions that must be satisfied in exchange for these variances. The variances provide an economic incentive for the property to be redeveloped while the conditions set forth in the Ordinance improve water quality and water conservation.

As previously mentioned, the property is entirely within the critical water quality zone and the water quality transition zone. Except for very limited purposes, the Land Development Code allows no construction in the critical water quality zone (LDC 25-8-261) and only 30% impervious cover in the water quality transition zone (LDC 25-8-393). Without the variances established in the Ordinance, the impervious cover for this 5.6 acre property could not exceed approximately 0.4 acres or 17,424 square feet (water quality transition zone = 1.4 acres; 1.4 acres x 30% = 0.4 acres). The Ordinance encourages redevelopment of the property by increasing the allowable impervious cover and by permitting impervious cover to be located in the critical water quality zone.

Per Ordinance Number 040513-20, redevelopment of the property with the above described variances requires measures that will improve water quality and water conservation. Exhibit A (attached) of Ordinance Number 040513-20 details redevelopment conditions. The water quality and water conservation benefits of these conditions are summarized below.

Removal of Equestrian Facilities and Revegetation

Exhibit A requires the removal of the equestrian facilities. Removal of these facilities prevents continuing equestrian-related erosion with subsequent sediment transport into Slaughter Creek. The removal of equestrian facilities would allow for riparian growth and revegetation. In addition, Exhibit A of Ordinance Number 040513-20 requires that all disturbed areas on the property be revegetated, further reducing erosion and off-site sediment transport.

Native Plants

Exhibit A requires the use of at least 90% native/adapted plants (excluding turf). Native/adapted plants require less irrigation, promoting water conservation. In addition, fewer fertilizers and fewer pesticides are required for native/adapted plants. This reduces the potential for fertilizer and pesticide runoff into adjacent waterways.

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Water Quality Controls

Water quality control beyond Land Development Code requirements is required in Exhibit A. This includes enhanced water quality controls, pervious pavement to allow surface water infiltration/capture/treatment (with at least 6 water quality monitoring ports), and a prohibition of coal tar based pavement sealers. In addition, concentrated discharges of storm water runoff shall be dispersed into sheet flow spreaders or other devices through vegetated areas before reaching Slaughter Creek.

Integrated Pest Management

An Integrated Pest Management Plan must be approved prior to the issuance of a site plan permit. Integrated Pest Management Plans address the type and amount of fertilizers and pesticides that can be applied to the property. In addition, Integrated Pest Management Plans prescribe the least toxic methods of pest control.

Water Quality Monitoring

The applicant must provide the City with an access easement to allow the City to install any necessary monitoring equipment and to monitor the performance of the water quality facilities. This will provide for ongoing assessment of the effectiveness of water quality controls.

Impervious Cover and Floodplain Limits

The total impervious cover permitted in the critical water quality zone is 12,000 square feet. The total impervious cover permitted in the water quality transition zone is 43,000 square feet. No new development of impervious cover is allowed in the critical water quality zone within 100 feet of the existing FEMA 100-year floodplain. This allows the applicant to redevelop the property while maintaining an undisturbed riparian area adjacent to Slaughter Creek.

Additional Details

Please refer to the attached copy of Resolution Number 20110303-032, Ordinance Number 040513-20, and Ordinance Number 040513-20 Exhibit A for more details and specific language regarding variance requirements. Additionally, a vicinity map, driving directions, photographs, and the previously approved site plan (SP-06-0113C) are attached.

Water Quality

Per City of Austin data (see attached watershed assessment), Slaughter Creek Watershed has an overall score of 'Good' with a 'Very Good' sediment quality. However, the habitat is listed as 'Fair' due to some sediment deposition. Prior to its expiration, Ordinance Number 040513-20 encouraged the removal equestrian uses from the critical water quality zone and the construction of water quality facilities that would offer superior pollutant removal over the current use. If Ordinance Number 040513-20 were

extended, redevelopment in accordance with this resolution would provide for further water quality treatment, revegetation, and erosion prevention.

Similar Cases

A review of previous variance requests yielded no similar cases.

Recommendations

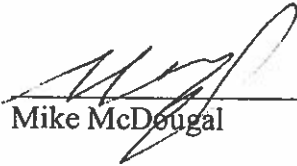
Based on the water quality and water conservation benefits of Resolution Number 040513-20, Staff recommends that Resolution Number 040513-20 be extended with the following conditions:

- 1) All previous conditions as stated in Exhibit A of Resolution Number 040513-20;
- 2) 609S seeding and planting on-site as determined necessary by City of Austin Environmental Resource Management Staff and by City of Austin Environmental Review Staff based on proposed construction at the time of site plan permit review;
- 3) 604S seeding and planting on-site as determined necessary by City of Austin Environmental Resource Management Staff and by City of Austin Environmental Review Staff based on proposed construction at the time of site plan permit review;
- 4) In addition to items 1 and 2 above, riparian planting and revegetation as determined necessary by City of Austin Environmental Resource Management Staff and by City of Austin Environmental Review Staff based on proposed construction at the time of site plan permit review; and
- 5) City of Austin "Do Not Mow" signs are to be placed on the property along Slaughter Creek at intervals and locations approved by City of Austin Environmental Resource Management Staff and by City of Austin Environmental Review Staff based on proposed construction at the time of site plan permit review.

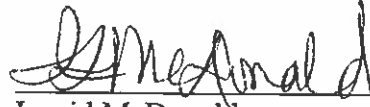
If you need further details, please feel free to contact me at 974-6380.

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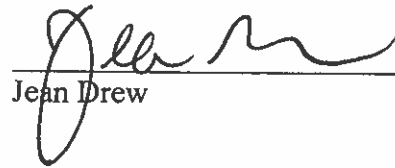
Environmental Review Specialist Senior:


Mike McDougal

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Jean Drew

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RESOLUTION NO. 20110303-032

WHEREAS, on May 13, 2004, the City Council adopted Ordinance No. 040513-20, granting environmental variances for a proposed project at 10140 and 10300 Old San Antonio Road; and

WHEREAS, approval of the variances was conditioned on reductions in impervious cover, elimination of equestrian uses, and other development restrictions which the Council found would result in an improvement in overall water quality for development on the property; and

WHEREAS, due to unforeseen delays, project construction did not commence within the required timeframes; and

WHEREAS, the applicant wishes to pursue development in accordance with the previously approved entitlements under Ordinance No. 040513-20, including all conditions included in Exhibit A thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. The city manager is directed to present the requirements of Ordinance No. 040513-20 to the Environmental Board and the Zoning & Platting Commission ("ZAP") for review, with an extended expiration date of December 23, 2011.
2. The Environmental Board shall make a recommendation to ZAP, which shall provide a recommendation to the City Council no later than June 7, 2011.

ADOPTED: March 3, 2011

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ATTEST: *Shirley A. Gentry*
Shirley A. Gentry
City Clerk

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ORDINANCE NO. 040513-20

AN ORDINANCE AUTHORIZING VARIANCES TO SECTIONS 25-8-392 AND 25-8-393 OF THE CITY CODE AND WAIVERS OF SECTIONS 25-1-213 AND 25-8-41 OF THE CITY CODE FOR PROPERTY LOCATED AT 10140 AND 10300 OLD SAN ANTONIO ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. FINDINGS.

- (A) The City annexed the property located at 10140 and 10300 Old San Antonio Road in December 1997 under Ordinance No. 971211-B. When annexed, the property was developed with a single-family residence and with horses and horse-related structures.
- (B) The existing structures are located in the critical water quality zone. The horses and related structures are also located in the 100 year flood plain.
- (C) Under Ordinance Nos. 011206-18 and 020822-27, the property has commercial zoning. The tract of land that includes the house was given a historic zoning designation.
- (D) The owner desires to redevelop the site to provide the following uses and services: wedding, corporate retreat, family retreat, restaurant, bed and breakfast, and country inn. Under the proposed redevelopment the owner would remove approximately 20,000 square feet of impervious cover, including structures, driveways, and riding arena, from the property.
- (E) The City Council finds that the immediate removal of the equestrian uses from the critical water quality zone and flood plain, the decrease of impervious cover in the critical water quality zone and the 100 year flood plain, and redevelopment of the property in accordance with the requirements of Exhibit A will result in an improvement of the water quality on the property.

PART 2. This part applies to the redevelopment of the property located at 10140 and 10300 Old San Antonio Road for the uses and services described in Part 1.

- (A) A variance to Section 25-8-392 (*Critical Water Quality Zone*) is granted to allow a maximum impervious cover of 12,000 square feet in the critical water quality zone.

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- (B) A variance to Section 25-8-393 (*Water Quality Transition Zone*) is granted to allow a maximum impervious cover of 43,000 square feet in the water quality transition zone.
- (C) Sections 25-1-213 (*Review by the Environmental Board*) and 25-8-41 (*Land Use Commission Variances*) regarding the processing of variances from requirements of Chapter 25-8 (*Environment*) are waived.
- (D) Development must comply with Exhibit A of this ordinance, incorporated into this ordinance for all purposes.

PART 3. This ordinance will expire on May 13, 2006 if a site plan for the development described in this ordinance is not approved by that date.

PART 4. This ordinance takes effect on May 24, 2004.

PASSED AND APPROVED

_____, May 13, 2004

§
§
§

Jackie Goodman
Mayor
Will Wynn
Mayor

APPROVED:

David Allan Smith
David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

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EXHIBIT A

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Exhibit A

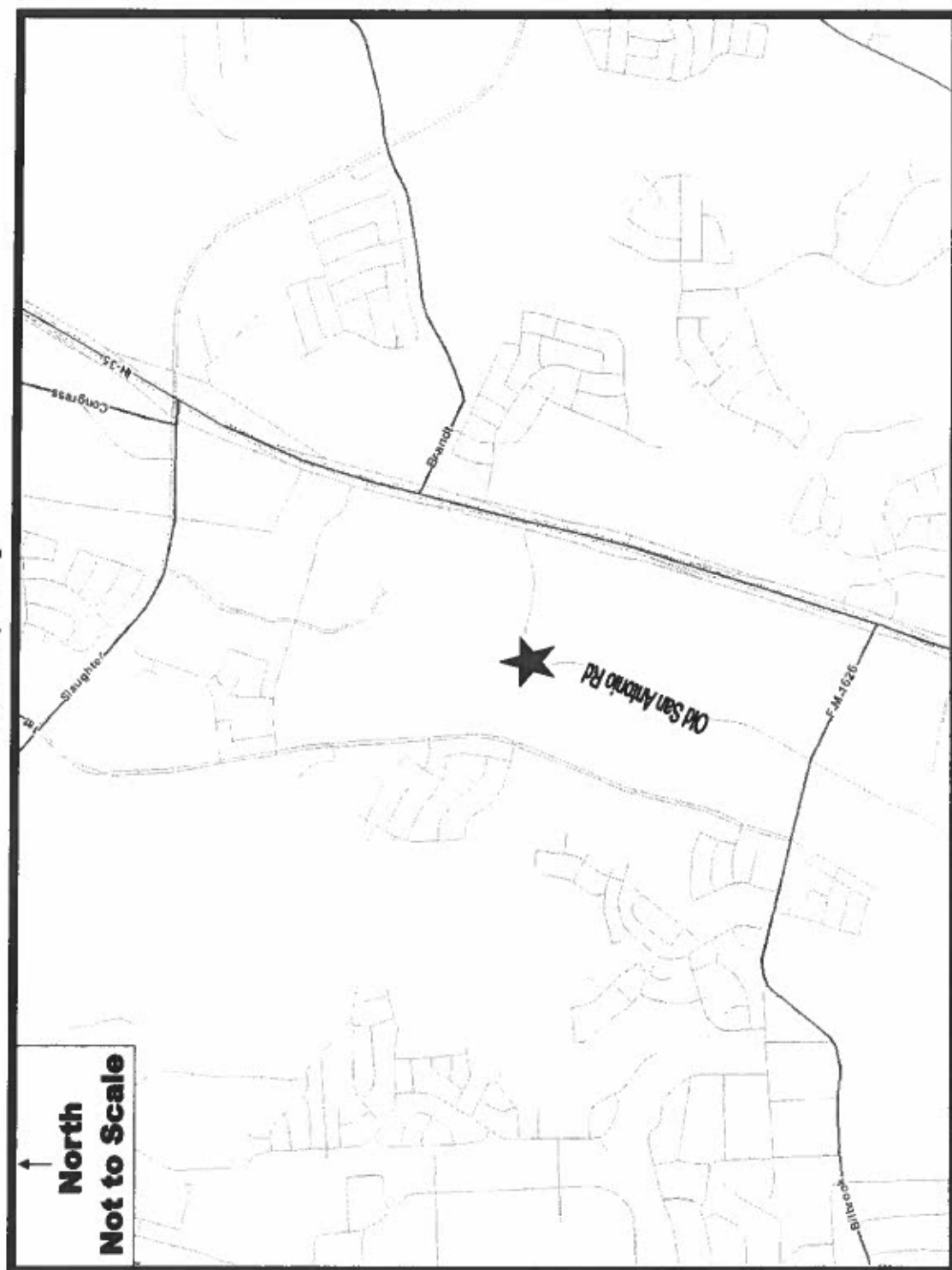
1. Water quality controls shall be provided for all areas of new development or redevelopment. The water quality controls must include:
 - a) Use of pervious pavement with a subsurface gravel storage system capable of capturing and infiltrating, at a minimum, 1.3 inches of runoff from all new parking areas and driveways. The system must be designed so that infiltration of the design capture volume will occur within 72 hours after a rainfall event.
 - b) Capture of rainfall runoff from rooftops of the chapel and associated structures with reuse on-site. A minimum of 5,000 gallons of storage volume must be provided.
 - c) Discharge of storm water flows in excess of the capacity of the chapel rainfall capture system to water quality controls with a capture volume of 1.3 inches or greater. This treatment system shall include vegetated elements such as bioretention systems or vegetated filter strips to enhance nutrient removal.
 - d) All concentrated discharges of storm water runoff shall be dispersed into sheet flow with flow spreaders or other devices through vegetated areas before reaching Slaughter Creek, and
 - e) An Integrated Pest Management (IPM) Plan approved by the Director of the Watershed Protection and Development Review Department will be adopted by restrictive covenant for the site prior to issuance of a site plan.
 - f) The design of the pervious pavement/infiltration areas must incorporate at least 6 monitoring ports.
 - g) Before release of a site plan to construct the water quality facilities required in Section 1 of this Exhibit, the owner must provide the City with an access easement to allow the City to install any necessary monitoring equipment and to monitor the performance of the water quality facilities.
2. Ninety percent (90%) of the total plant material used in the project (exclusive of turf) shall be native to Central Texas, and/or native and adapted plants recommended in the Grow Green Native and Adapted Landscape Plants Guide prepared by the City of Austin and the Texas Cooperative Extension, and published August 2003. Plants listed on the Invasive Species list or the Problem Plants list in the Grow Green Plants Guide may not be included.
3. No coal tar-based pavement sealers will be allowed for new or existing pavement areas.
4. The total amount of impervious cover allowed in the critical water quality zone is 12,000 square feet.
5. No new development of impervious cover is allowed in the critical water quality zone within 100 feet of the existing FEMA 100-year floodplain.

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6. The total amount of impervious cover allowed in the water quality allowed in the transition zone is 43,000 square feet.
7. Existing horse stables and all associated development, including but not limited to the riding arena, storage areas, and access, must be removed from the site and any disturbed areas must be revegetated before issuance of a certificate of occupancy for any new development.
8. All disturbed areas on the site must be restored with permanent vegetation.

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**Camino Real
Vicinity Map**



Camino Real
Driving Directions

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Beginning southbound on IH 35 at Cesar Chavez:

Drive south on IH 35 for 7.5 miles

Take exit 226

Drive south on IH 35 frontage for 0.7 miles

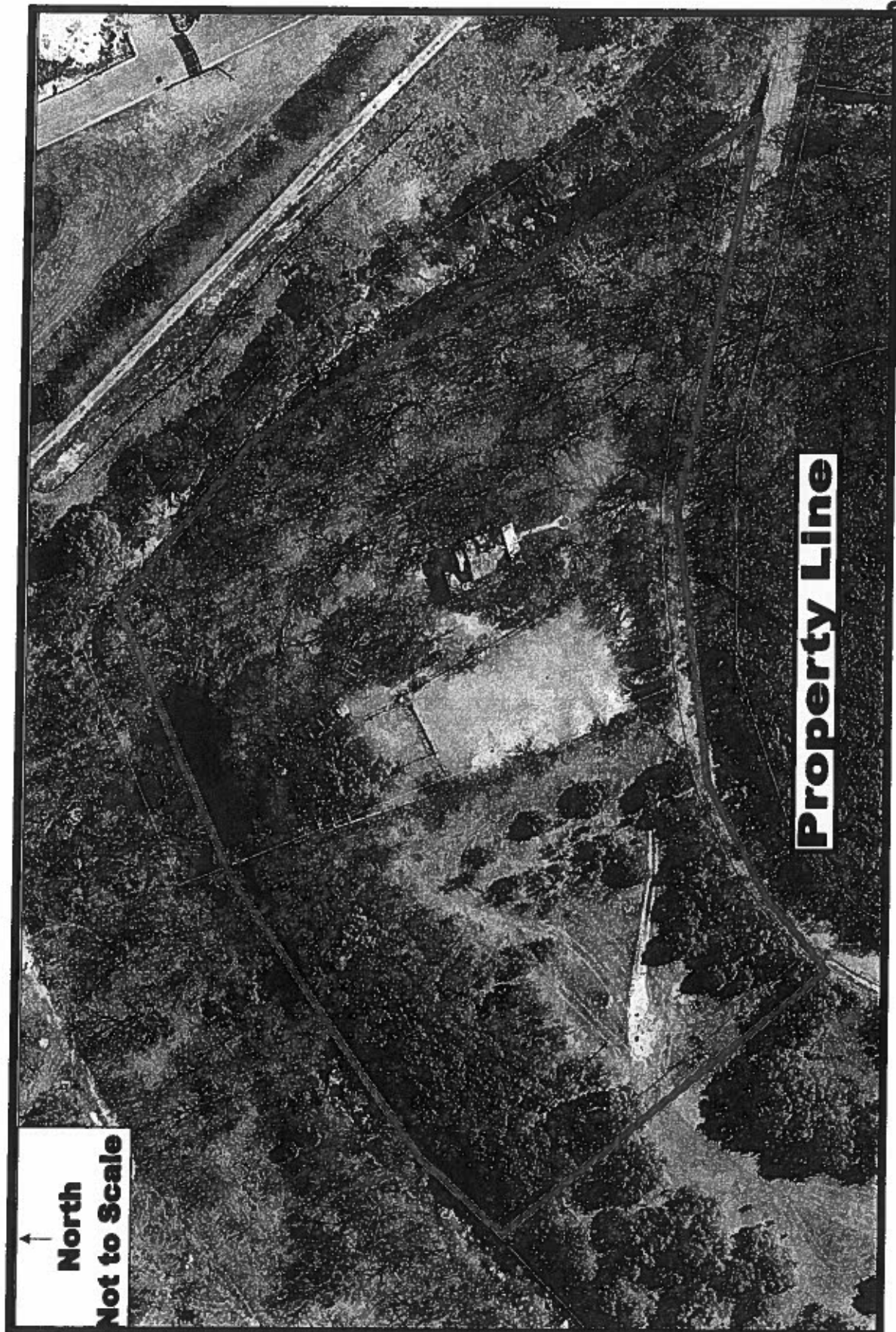
Turn right on Old San Antonio Road

Continue on Old San Antonio Road for 0.3 miles

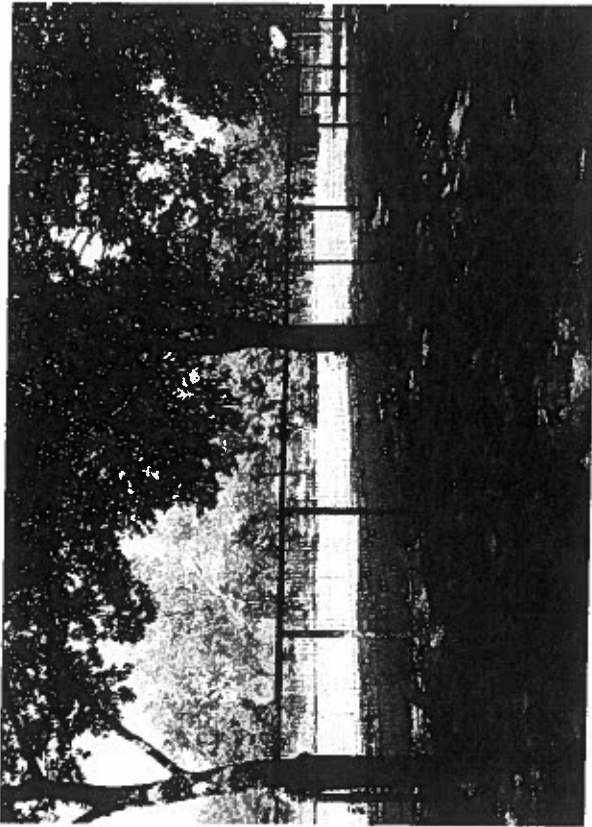
The Camino Real property will be on your right.

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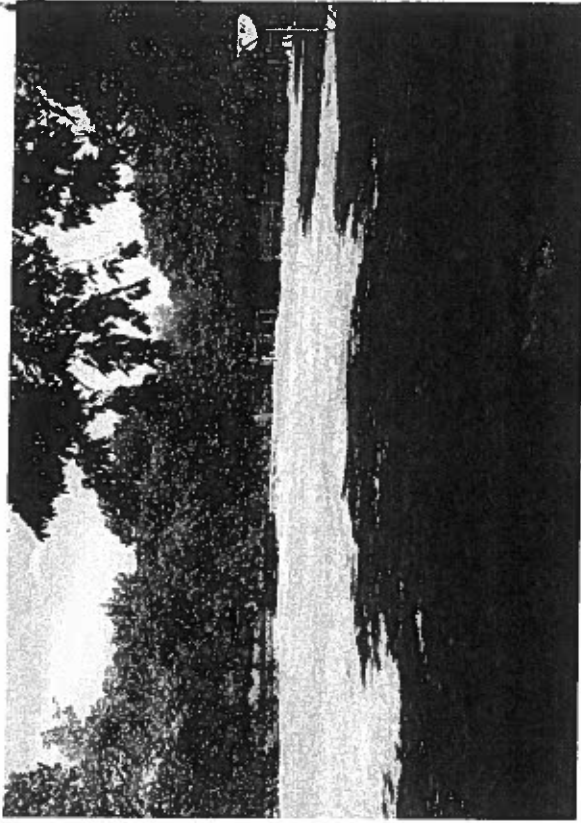
Camino Real
Aerial Photo



Camino Real Site Photos



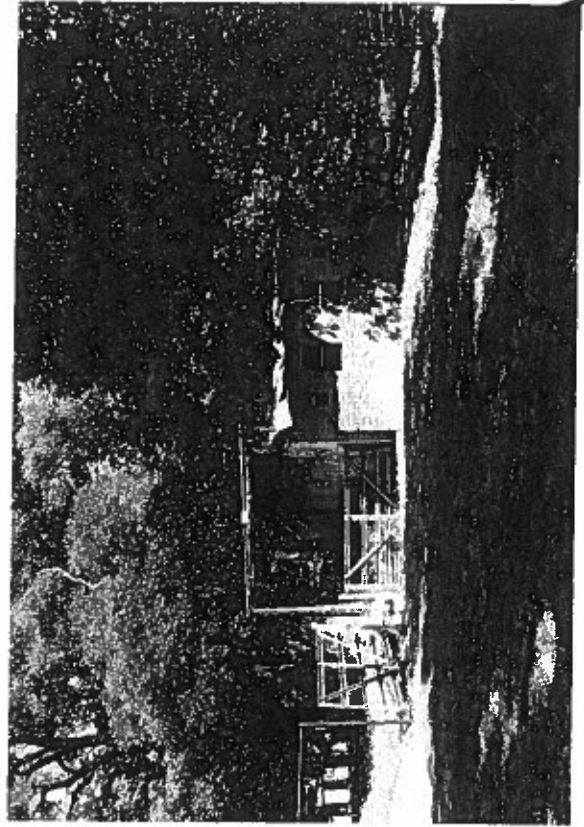
Horse Corral Photo 1



Horse Corral Photo 2

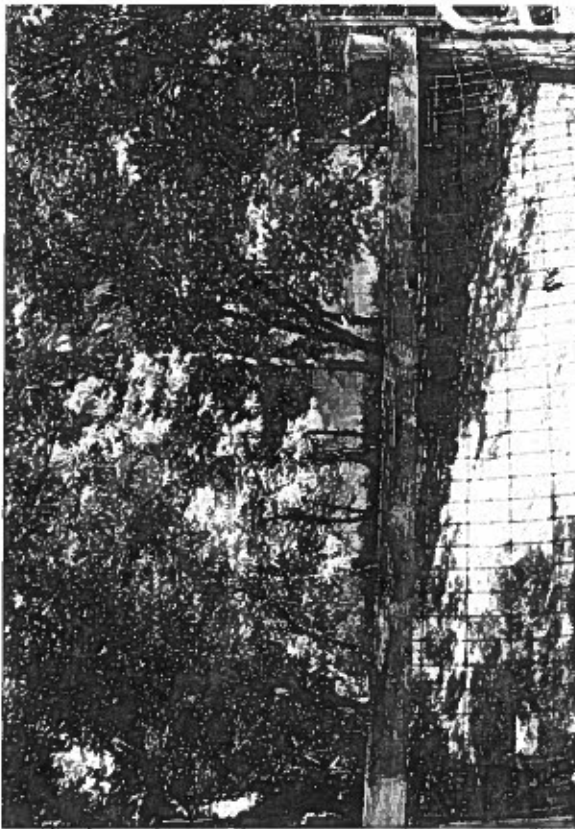


White stable located near Onion Creek

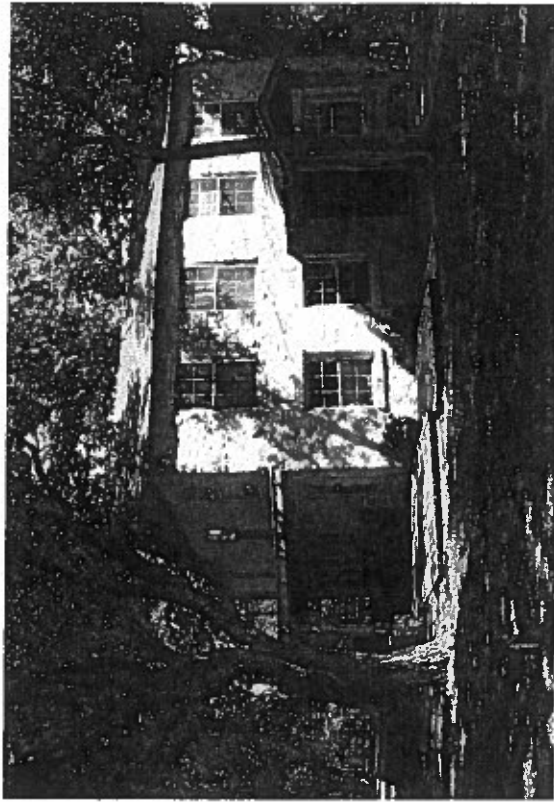


Red stable located near Onion Creek

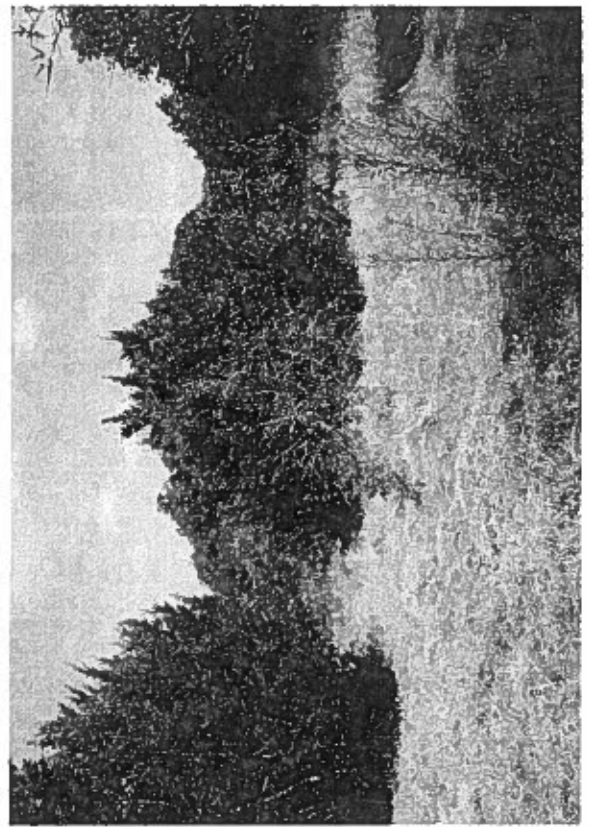
**Camino Real
Site Photos (continued)**



Onion Creek as seen from adjacent to the red stable



House



Undeveloped area

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WATERSHED PROTECTION

Education

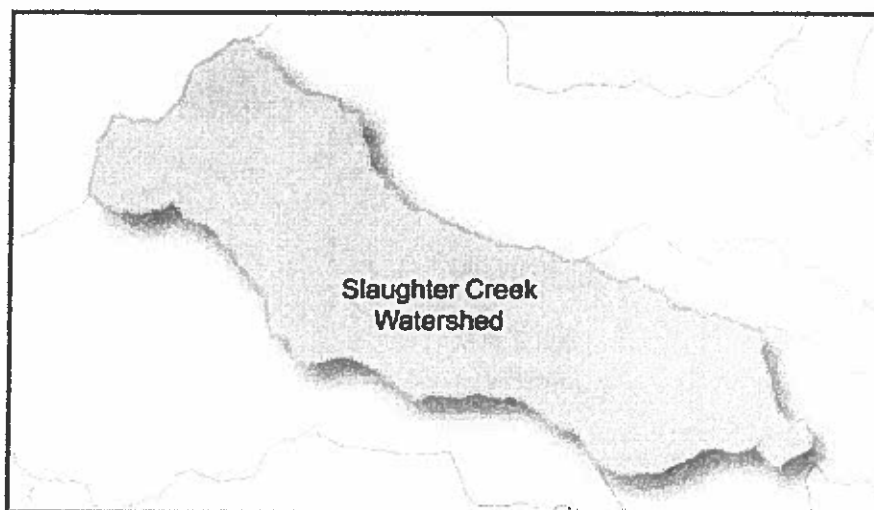
[Flood](#)

[Erosion](#)

[Master Plan](#)

[Water Quality](#)

Austin's Watersheds



[Fast Facts](#)

[Photo Gallery](#)

[Environmental Creek Assessments](#)

Fast Facts

Population	2000: 33,471
	2030: 76,579
Creek Length	18 miles
Drainage Area	31 square miles
Drains To	Onion Creek just east of I-35

Well Known Sites

LBJ Wildflower Center, Slaughter Creek Metro Park, Mary Moore Searight Park, Veloway, Bowie H.S., Akins HS, Kiker and Casey Elementary Schools, Bending Oaks Conservation Easement, Paschall Conservation Easement, Baker Water Quality Protection Land, Hafif Water Quality Protection Land, Hielscher Water Quality Protection Land

Land Use

Residential	26%
Business	1%
Civic	1%
Parks	5%
Roadways	8%
Undeveloped	59%

Watershed Facts

- The creek is named for Augustine B. Slaughter, a Texas Ranger from the 1840s. It is said that he is buried on the banks of the creek.
- The Slaughter Creek watershed passes through the environmentally sensitive Edwards Aquifer Recharge Zone where water travels through caves and sinkholes to "recharge" the aquifer.
- The creek is typically dry in the recharge zone.
- In response to citizen calls, investigators find an average of 28 spills each year; the most common spill type is petroleum, followed by sewage then trash.

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Creek Assessments

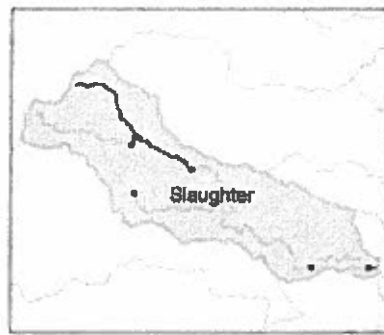
Environmental

Index	Score	Category	Notes
Overall Score	72	Good	Slaughter ranks 8 out of 46 watersheds in overall quality
Water Chemistry	63	Good	Water quality is average, ammonia is high
Sediment Quality	86	Very Good	PAHs are very low, herbicides/pesticides are very low, metals are very low
Recreation	80	Very Good	During dry weather conditions, bacteria is not a threat
Aesthetics	83	Very Good	Litter is not a problem, no odor, algae covers 10-20% of creek
Habitat	57	Fair	Some sediment deposition
Aquatic Life	60	Fair	Benthic macroinvertebrate community is good, diatom community is good

- Although Slaughter Creek is listed on the State 303(d) List of Impaired Waterbodies for an impaired macrobenthos community, the State is conducting more sampling to better characterize the aquatic life.
- Residential developments downstream of the recharge zone impact water quality and may contribute to elevated nutrient concentrations.

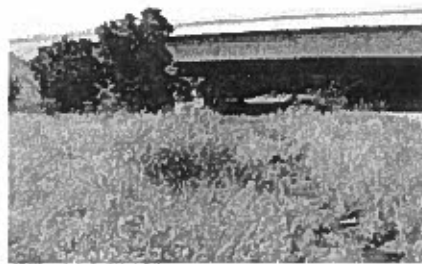
[Learn More](#)

Environmental scores are based on a full range of chemical, biological, and physical assessments.



C2/25

Photo Gallery



Slaughter Creek Branch at Hwy 45 West

[Home](#) :: [Flood](#) :: [Erosion](#) :: [Master Plan](#) :: [Water Quality](#)



Austin City Connection - The Official Web site of the City of Austin

Contact Us: Send Email or 512-974-2550.

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P.O. Box 1088, Austin, TX 78767 (512) 974-2000

1. Driveways located on existing drive cuts
2. This site is composed of two lots/ tracts. It has been approved as one cohesive development. If portions of the lots/ tracts are sold, application for subdivision and site plan approval may be required.
3. There are no buildings within 50 feet of the site.

BLDG A BLDG B BLDG C

use: general restaurant general restaurant residence

area: 5,440 sf 1248 sf 1208 sf

slab: 300 GF grade 300 GF grade slab on grade

floor: single story single story two story (historic)

not to exceed 35' not to exceed 35' not to exceed 35'

[illegible]

2.46 ACRES
M.R. AJLICK &
R.A. MCGAUGHY
TR2003100496)
GR-MU-CO
Undeveloped

152.42 ACRES
SP MEADOWS
CENTRAL, LTD.
(2005106425)
CG-CO
Undeveloped

152.42 ACRES
SP MEADOWS
CENTRAL, LTD.
(2005/06425)

PORTION OF 6.384 ACRES
CE, LARRY & CURLY, LTD.
(2005 (S5615)
(DESCRIBED IN
2001042924)

CS-CO

30.365 ACRES
SHELDON
STABLEWOOD, LP
(2000039224)
MF-200
Undeveloped

(30.714 ACRES)
RIDEELL FAMILY
UNITED PARTNERSHIP
(12246/585)
Undeveloped

AREA FOR CONSTRUCTION COST
Proposed Imp. Cover within the LOC : 53,492 sq. ft. (includes the Nat. bldg. I.C.)
Existing Imp. Cover within the LOC : 34,908 sq. ft. (includes the Nat. bldg. I.C.)
Increased Imp. Cover within the LOC : 18,584 sq. ft. = 0.43 Acres

AREA FOR LAND COST

SCALE: 1" = 40'

SP-06-0113C

STUDY BY DATE

[illegible]

CAMINO REAL
10140 Old San Antonio Road
Site Plan

1000 LAND CREEK CO.
SUITE 100
AUSTIN, TX 78748
PH: (512) 328-6060
FAX: (512) 328-8172
E: 1014657@L.COM

PAUL LINHART & ASSOCIATES
AND SIKATBOES INC.

2 OF 19 SHEETS

$$C^2_{27}$$

STANDARD CONSTRUCTION METHODS AROUND TREES:

2. To correct any error caused by the omission of the material, the auditor should refer to the original documents and the auditor's working papers to determine the correct amount and then make the necessary adjustment to the audit report.
3. To correct any error caused by the omission of the material, the auditor should refer to the original documents and the auditor's working papers to determine the correct amount and then make the necessary adjustment to the audit report.
4. To correct any error caused by the omission of the material, the auditor should refer to the original documents and the auditor's working papers to determine the correct amount and then make the necessary adjustment to the audit report.
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7. To correct any error caused by the omission of the material, the auditor should refer to the original documents and the auditor's working papers to determine the correct amount and then make the necessary adjustment to the audit report.

DEVELOPER INFORMATION:

Name: Mrs. Larry Dwyer
Address: 8623 Terrywood, Austin, TX 78794
Phone #: 812 472-4864

Special appreciation goes to the following:
Name: Lori Brumley, Inc.
Address: 1914 Loyd Creek Circle, Austin, TX 78748
Phone #: 812 238-0202 Fax #: 812 238-4178 Email: lbrumley@austin.com

Please do not hesitate to send your information to any of the following:
Name: Mrs. Larry Dwyer
Address: 8623 Terrywood, Austin, TX 78794
Phone #: 812 472-4864

ORDINANCE REQUIREMENTS

1. **Money payment (grants) of the total price instantly must be the project (purchase of land) made by either to Crown or private land owner. Property and maintenance recommended in the Great Green Wall Project and the Green Wall Project. Ombudsman by the City of Austin and the Texas Department of Transportation, and published August 2002. Results based on five Invasive Species and the Problem Analysis for the Great Green Wall Project. Ombuds may not be included.**
2. **No City or land-based payment (either will be allowed for most or nothing recommended).**

1-800-451-7243

[illegible]

THESE STUDIES HAVE BEEN CONDUCTED BY

[illegible][illegible][illegible]

Appendix 11: Public expenditure figures for

1. All improvements shall be made in accordance with the following:

- [illegible]

Call Center

The responsibilities of the individualized child services South Group with any assignment within the community, in addition to those indicated, for the beneficiaries and ongoing maintenance of verified and unverified clients. These assignments and ongoing maintenance of verified and unverified clients are required to be performed by the staff assigned to the South Group. The staff assigned to the South Group are required to be assigned to the South Group of the City of Austin Land Development Center.

1998

The owner of the property is responsible for maintaining clearance required by the National Fire Protection Association (NFPA) for the fire department. The NFPA clearance is required for all vehicles and trailers and requires that the Texas state Health Administration (SHA) application, City or County Health Department and Texas state Health Department be submitted to the SHA. The city is responsible to coordinate permit fees and application. Austin Energy will order electric service and required equipment as mandated. All costs incurred because of failure to comply with the NFPA clearance will be charged to the owner.

The Answer

Arbitrators must be installed with the center of the four-inch opening at least 12 inches above the ground. The four-inch opening must face the driveway or street with there is adjacent parking lots or sidewalks. No obstruction is allowed within three feet of any installed and the four-inch opening must be fully unobstructed from the street.

1. **Introduction**
 2. **Methodology**
 3. **Results**
 4. **Conclusion**
 5. **References**

particular/overall parking shall be engineered and located for 10,000 ft. Non-vehicle loads, such as pedestrian loads, shall be designed for 100 lb/ft of any loading must be approved by the City of Austin.

GENERAL CONSTRUCTION NOTES:
 (Continued) See the information on p. 12.

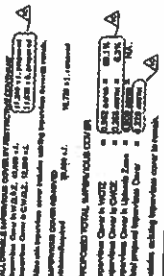
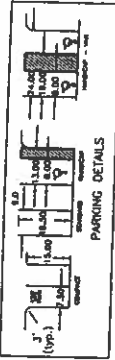
For more information, call the One Call Center (473-2822) for utility locations prior to any work. In the event of an emergency, call 911.

...that only the Director of the

any existing facility within a drainage watershed or "shed" (R.O.W., watershed) and the location of the proposed facility. The R.O.W. must be approved prior to the start of localised operations.

Intelligent Personal Response

in compliance with the proposed site improvements and prior to the bidding. The engineer shall be willing to let the proposed drainage, lighting and detention facilities were constructed with proposed plans.

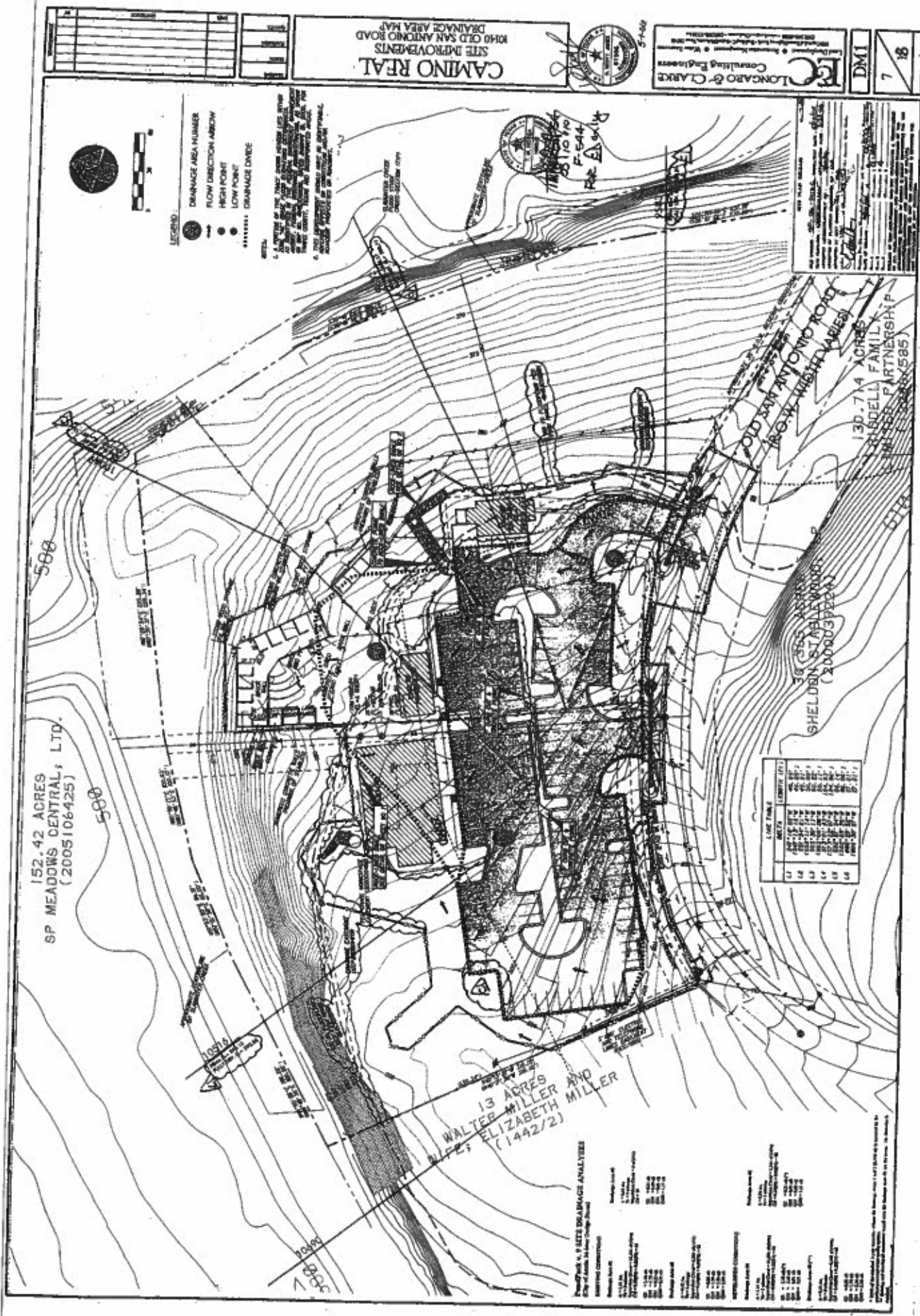
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ALONCARO & CLARKE
Consulting Engineers

and Engineers • Structural Engineers • Water Engineers
1000 17th Avenue East • Suite 200 • Colorado Springs, CO 80901
303-596-1100 • Telex: 154444 • Cable: 154444



CAMINO REAL
SITE IMPROVEMENTS
1040 OLD SAN ANTONIO ROAD
DRAINAGE AREA MAP

[illegible]

152.42 ACRES
SP MEADOWS CENTRAL, LTD.
(2005106425)

13 ACRES AND
WALTER MILLER AND
ELIZABETH MILLER
(1442/2)

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Form 4470 - 6 MONTH RELEASE ANALYSIS	
City of Adams, Adams County, Colorado	
INTERESTED COMMUNITIES	
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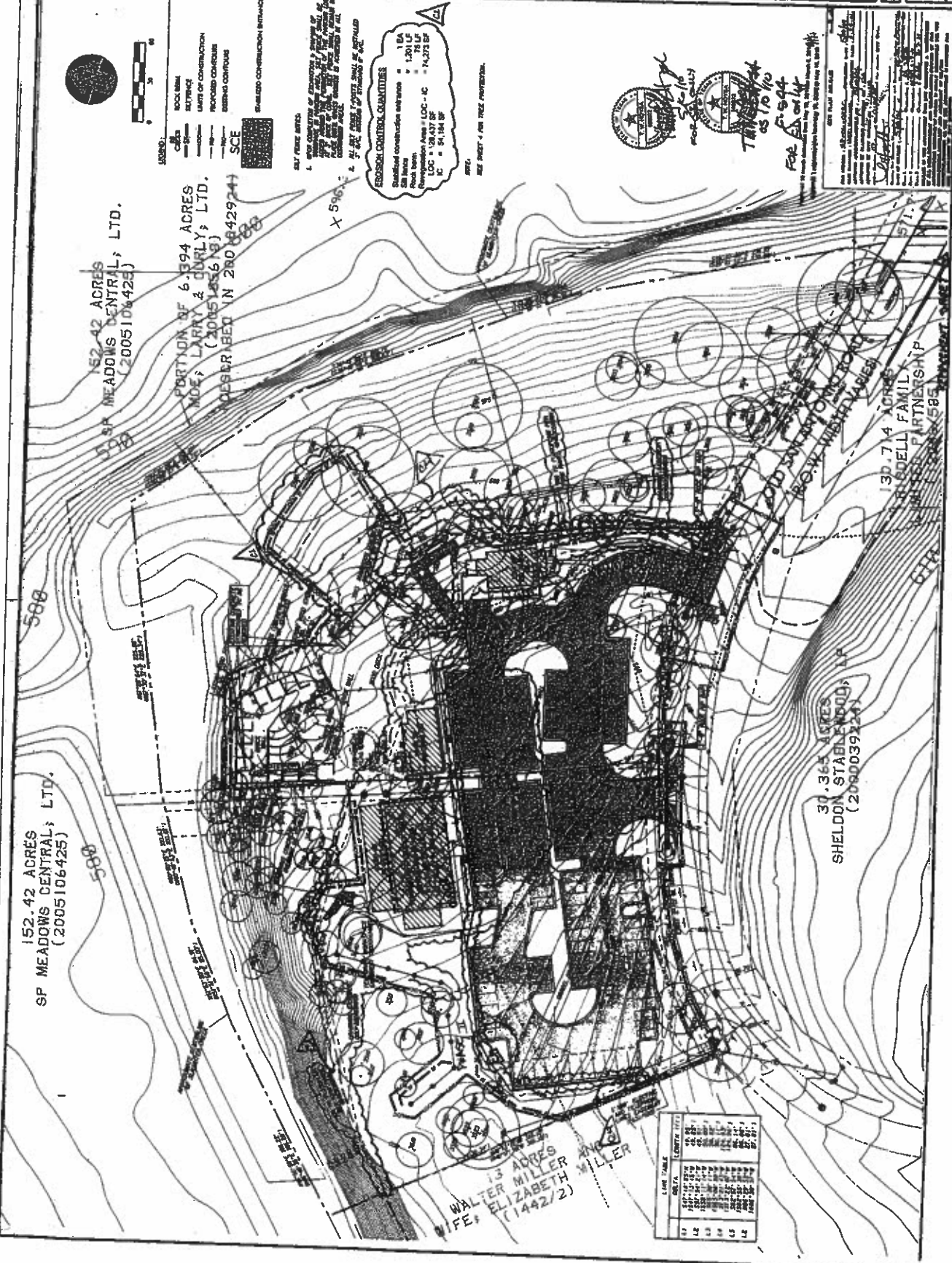
32/33

CAMINO REAL
SITE IMPROVEMENTS
1040 OLD SAN ANTONIO ROAD
EROSION / SEDIMENTATION CONTROL PLAN

FCI
LONGARDO & CLARKE
Consulting Engineers

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

8 13



LINE TABLE

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EC LONGARDO & CLARK
Consulting Engineers
1000 West 10th Street
San Antonio, Texas 78205
Tel. 541-1111
Telex 154111

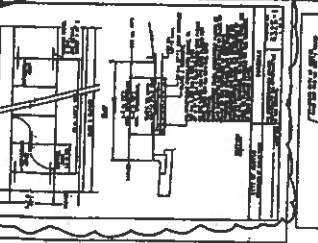
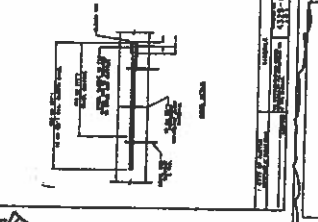
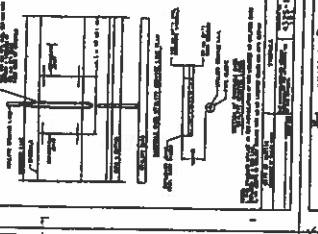
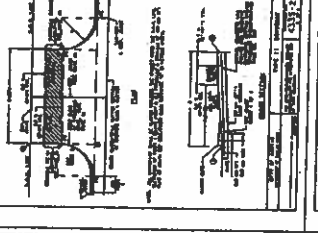
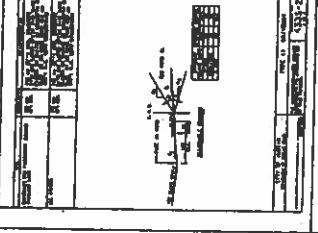
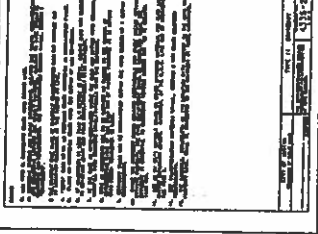
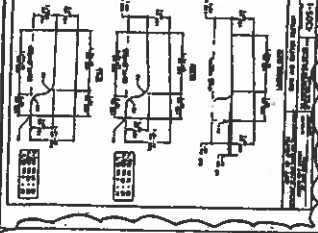
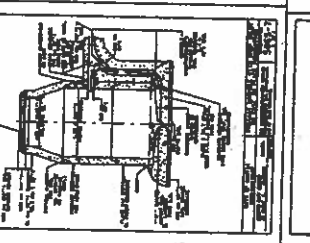
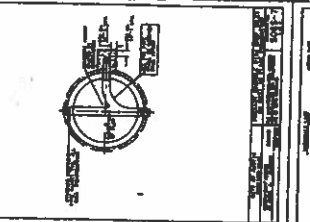
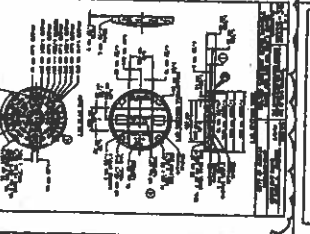
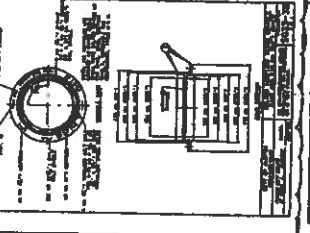
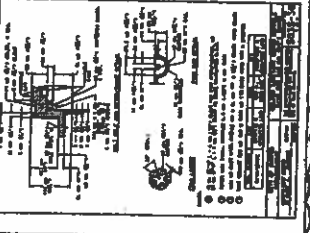
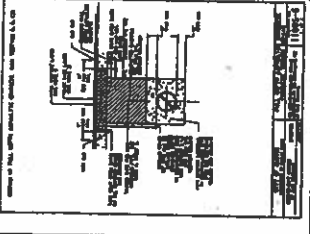
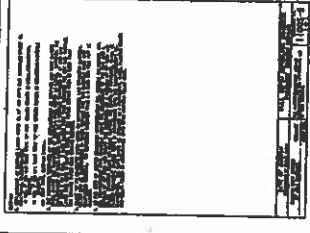
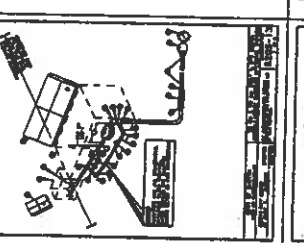
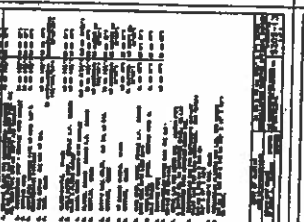
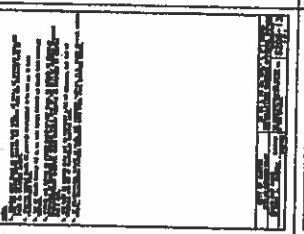
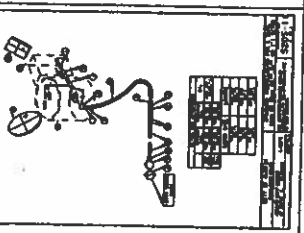
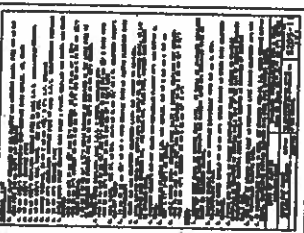
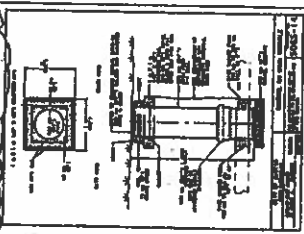
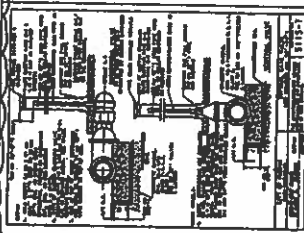
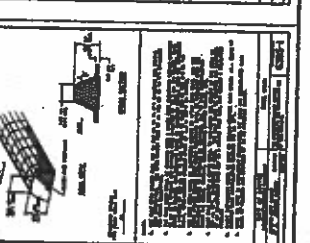
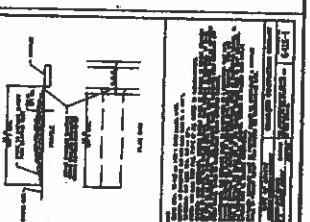
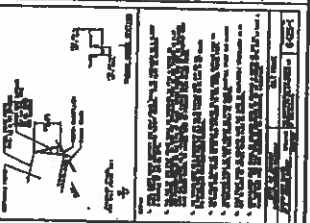
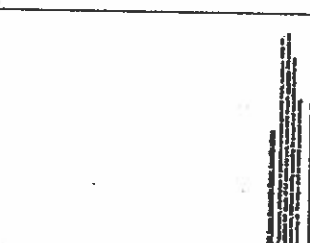
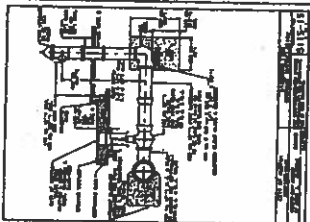
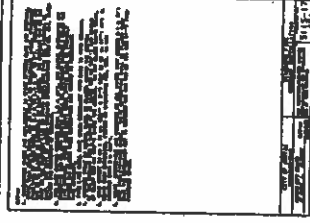


CAMINO REAL
SITE IMPROVEMENTS
10440 OLD SAN ANTONIO ROAD
GENERAL DETAILS

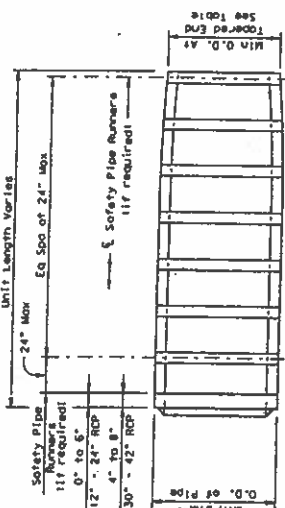
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Replacement Sheet

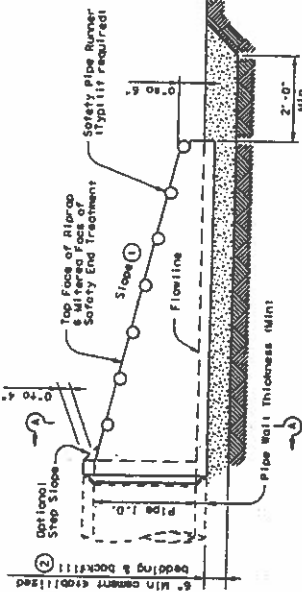
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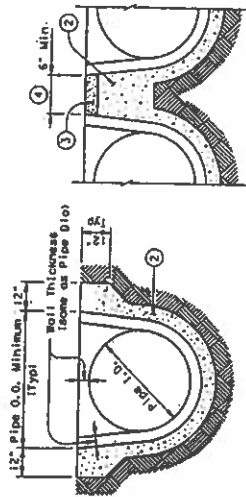
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PLAN VIEW - 12" THRU 24"



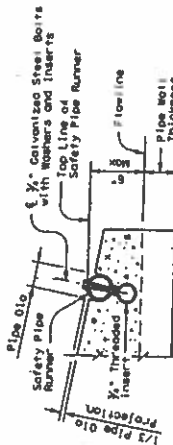
LONGITUDINAL ELEVATION - 12° THRU 24°



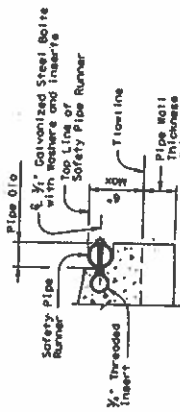
SECTION A-A **MULTIPLE PIPE INSTALLATION**



INSTALLATION DETAIL FOR SAFETY PIPE RUNNERS



OPTION A



OPTION B

END DETAILS FOR INSTALLATION OF SAFETY PIPE RUNNERS

if required.

- ① Slope as shown elsewhere in the plans. Slope of fill or flatter is required for vehicle safety.
- ② Cement stabilized bedding and backfill shall be placed in place with the item. Excavation and backfill shall be considered as one bedding and backfill item. "Safety End Treatment". When concrete is used, a "Safety End Treatment". When concrete is used, backfill shall be as directed by Engineer.
- ③ The top 2' of void between Precast End Treatment and concrete shall be filled with concrete Riprap and shall be considered subsidiary to Safety End Treatment.
- ④ Clear distance between piles shall be adjusted to provide a minimum distance between safety end treatment.

GENERAL NOTES:

Precast safety and treatment for reinforced concrete pipe may be used for the design and treatment as specified in Item "Safety End Treatment" when Precast End Treatment is used as a Contractor's alternate to the altered RCP. Riprap will not be required unless noted otherwise on the plans.

With respect to concrete pipe, all pipe shall be manufactured in accordance with ASTM Specification for Concrete Pipe Culverts, and in accordance with the design and treatment as specified in Item "Safety End Treatment" for Precast concrete and sections shall be B for all other pipe.

Concrete pipe shall be designed and constructed to meet the following: (1) Bell and end compatibility to upstream or downstream structures; (2) joint compound annular seals to allow for water, cold applied asphalt joint compound, and (3) joint compound annular seals to allow for water, cold applied asphalt joint compound.

Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.

Concrete pipe shall be designed for a working load of 10,000 lbs. at yield and shall be tested for a working load of 10,000 lbs. Safety treatment of concrete pipe shall be in accordance with the following:

1. Roadside Parallel-Brookings Structures, "Safety Treatment of Concrete Pipe Culverts", Federal Highway Administration, Washington, D.C., 1981.

2. "Concrete Pipe Culverts", Federal Highway Administration, Washington, D.C., 1981.

3. Grade III shall conform to the requirements of ASTM A53 Type E.

4. All steel components exposed to the atmosphere shall be galvanized after fabrication. Galvanizing damaged during construction shall be repaired in accordance with the specification.



70-104

TEXAS Department of Transportation
Bridge Division

**PRECAST SAFETY END
TREATMENT**

TYPE II - PARALLEL DRAINAGE

DA-1354

TYPE II - PARALLEL DRAINAGE

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11 of 14

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April 12, 2010
A. J. Anderson

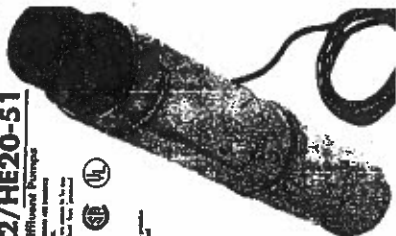
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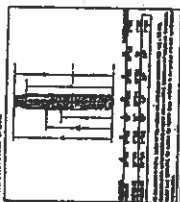
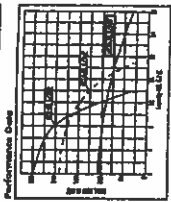
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HE8/HE12/HE20-51

High Acid Filtered Effluent Pumps

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SYNTHOMATIO®
Elevate Your Scent




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1980 RESIDENTIAL,
WALL SYSTEMS COMPANY

Many people are concerned about the safety of their food. The Food and Drug Administration (FDA) is responsible for ensuring that the food we eat is safe and healthy. The FDA has a long history of protecting the public health by regulating the safety of food, drugs, and medical devices. The FDA has a number of programs in place to ensure the safety of the food supply, including the Food Safety Inspection Service (FSIS) and the Center for Food Safety and Inspection (CFSIS). The FDA also has a number of programs in place to ensure the safety of drugs, including the Center for Drug Evaluation and Research (CDER) and the Center for Biologics Evaluation and Research (CBER). The FDA is committed to ensuring that the food we eat is safe and healthy, and it will continue to work hard to protect the public health.

Pharmacokinetics 107 •
Pharmacokinetics 107 •
Pharmacokinetics 107 •


- **Prevalence** - the proportion of people in a population who have a disease at a particular point in time
- **Incidence** - the number of new cases of a disease in a population over a period of time
- **Prevalence** = **Incidence** x **Duration**



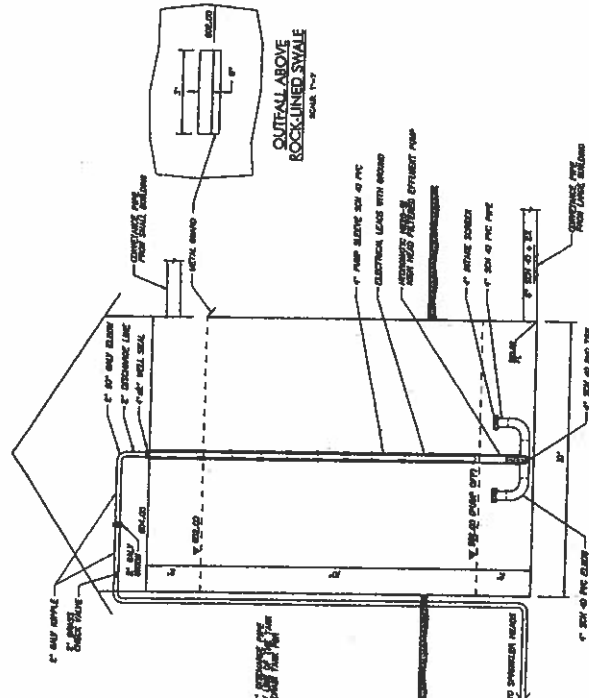
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ISSUE RESOLUTION

OGAR DRIVEN SPARKPLUGS



COVERED RAINWATER HARVEST TANK DETAIL



CHARTER, PAPER, COMPANY, ETC.

COVERED RAINWATER HARVEST TANK DETAIL

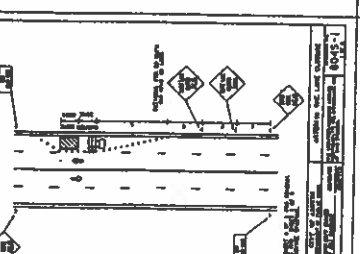
CAMINO REAL
SITE IMPROVEMENTS
340 OLD SAN ANTONIO ROAD
WATER QUALITY DETAILS



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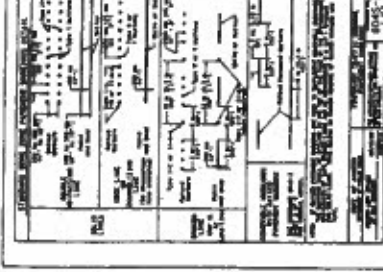
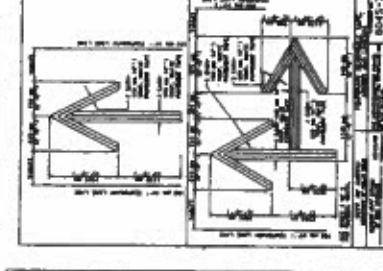
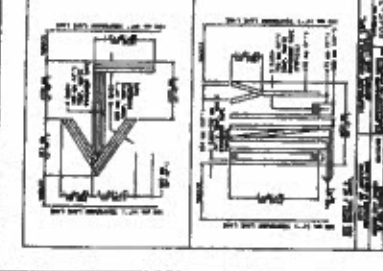
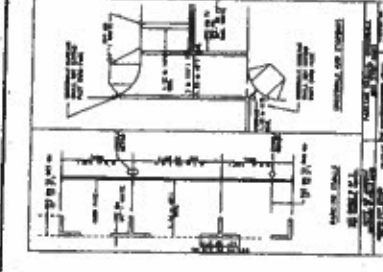
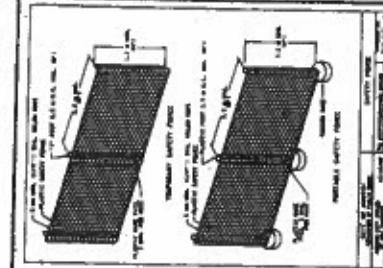
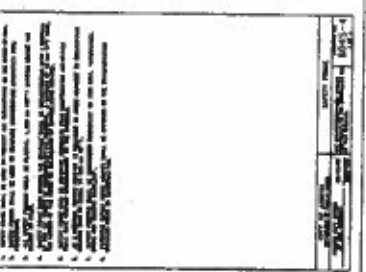
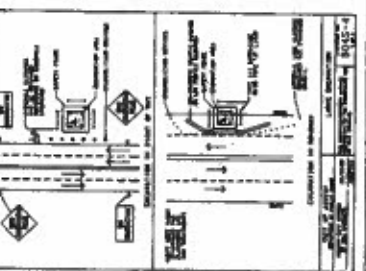
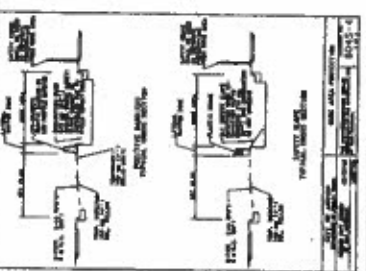
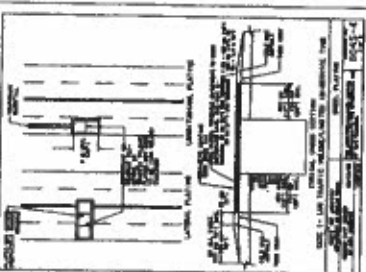
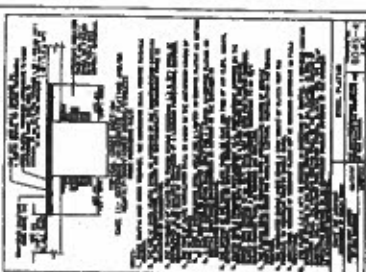
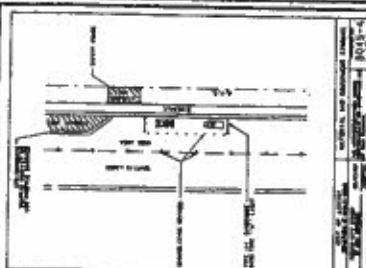
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CAMINO REAL
SITE IMPROVEMENTS
13410 OLD SAN ANTONIO ROAD
TEMPORARY TRAFFIC CONTROL DETAILS



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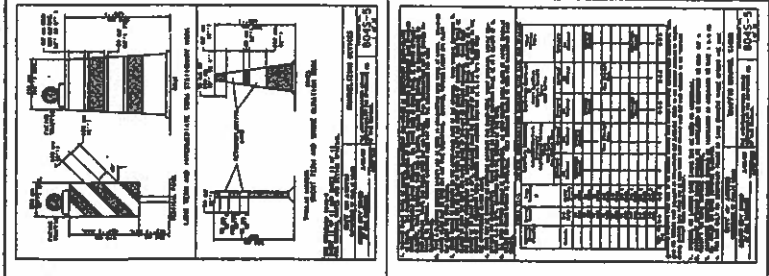
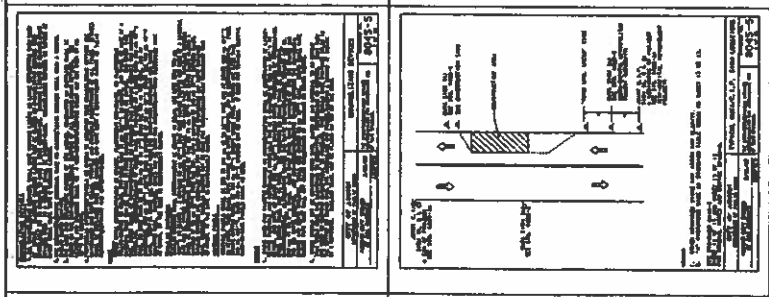
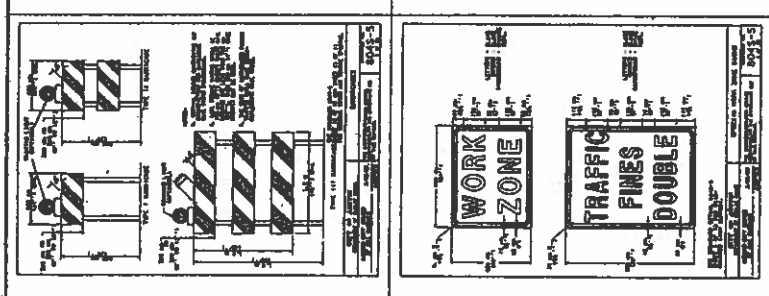
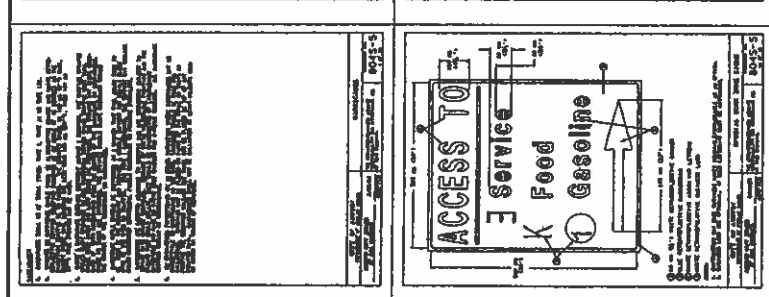
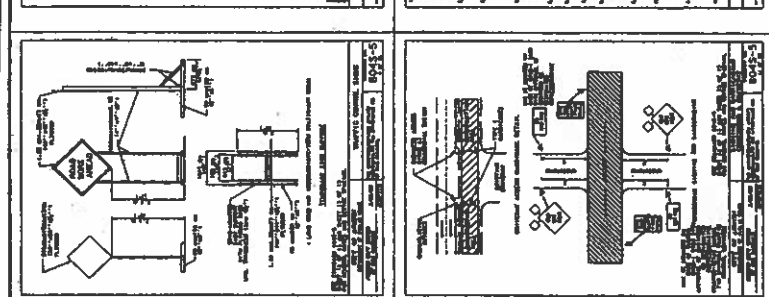
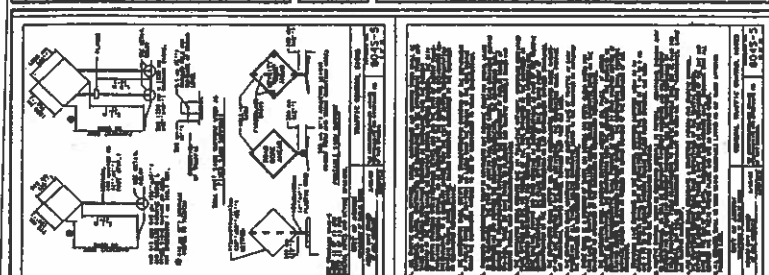
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CAMINO REAL SITE IMPROVEMENTS 1040 OLD SAN ANTONIO ROAD TEMPORARY TRAFFIC CONTROL DETAILS


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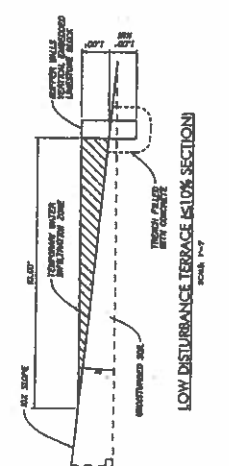
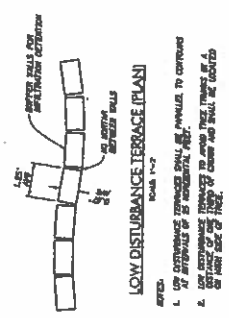
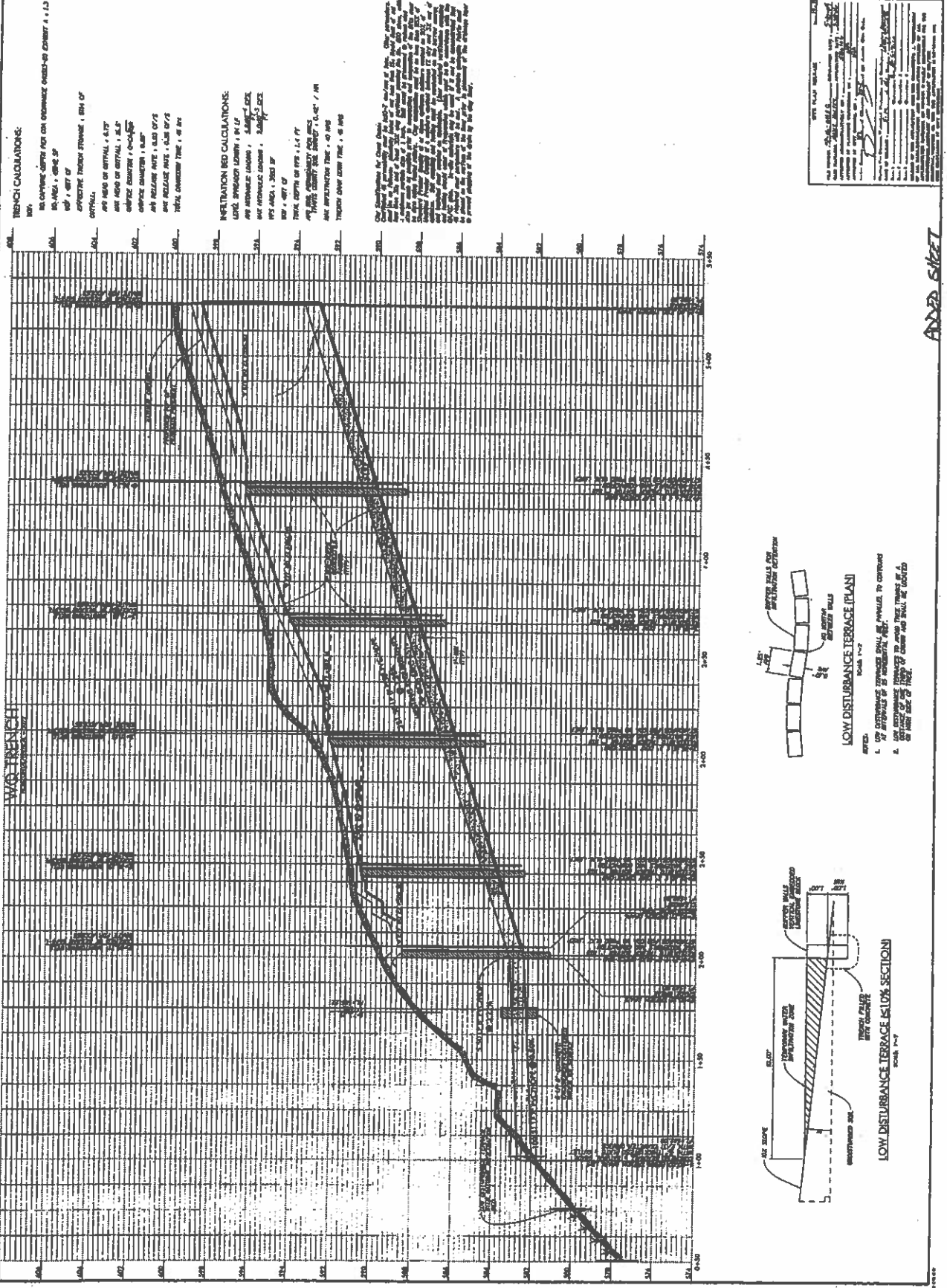
C2/44

CAMINO REAL
SITE IMPROVEMENTS
10140 OLD SAN ANTONIO ROAD
WQ TRENCH PROFILE



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WQ 3



ADD SHEET