



## ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

**Commission Meeting**

**Date Requested:** November 18, 2015

**Name & Number of Project:** Hart Residence  
SP-2011-0037D(R1)

**Name of Applicant or Organization:** Phil Moncada, (512) 474-7377

**Location:** 13500 Pecan Drive

**Project Filing Date:** September 17, 2014

**DSD/Environmental Staff:** Atha Phillips, 974-6303  
atha.phillips@austintexas.gov

**DSD/ Case Manager:** Lynda Courtney  
lynda.courtney@austintexas.gov

**Watershed:** Lake Austin (Water Supply Rural),  
Drinking Water Protection Zone

**Ordinance:** Watershed Protection Ordinance

**Request:** 1) A variance to 25-8-261 to allow the construction of third access to an existing boat dock, which is not allowed in a CWQZ.

**Staff Recommendation:** Deny.

**Reasons for Recommendation:** The findings of fact have not been met.



## MEMORANDUM

**TO:** Mary Gay Maxwell, Chairperson and Members of the Environmental Commission

**FROM:** Atha Phillips, Environmental Review Specialist Senior  
Development Services Department

**DATE:** October 27, 2015

**SUBJECT:** Hart Residence – SP-2011-0037D(R1)

On your November 18, 2015 agenda is a request for consideration and recommended approval of one variance to allow a third point of shoreline access within a Critical Water Quality Zone.

### **Description of Property**

The subject property is a 57.75 acre legal lot located in the Lake Austin and Harrison Hollow Watershed, is classified as Water Supply Rural, and is located in the Drinking Water Protection Zone. According to City of Austin GIS, the site is not located over the Edwards Aquifer Recharge Zone. The legal lot has not been platted and is located within the Limited Purpose Planning Jurisdiction and the lot is zoned LA. According to Travis County Appraisal District records, the existing residence was constructed between 1981 and 1982. The site has an existing boat dock that was permitted in 2011 and a boat ramp that was given an exemption for repair in 2010. The site has two existing shoreline access points which include existing stone steps and a boat ramp.

### **Existing Topography/Soil Characteristics/Vegetation**

According to City of Austin GIS, the lot elevation ranges from the Lake Austin shoreline at 492.8 feet mean sea level (msl), to approximately 512 feet msl at the guest cottage, an elevation change of 19.2 feet. The type of soil located on this site were identified in the Environmental Resource Inventory as Hardeman series which consists of deep, well drained soils that developed over alluvium. The slope vegetation contains many existing native trees, (Hackberry, Sycamore, Ashe Juniper, Honey Mesquite and Pecan) and the ground cover consists of Bermuda, St. Augustine, Mustang Grape and Johnson grass. There is a wetland plant community that consists of Emory's Sedge, American Germander, Spike Rush and Water Pennywort.

### **Critical Environmental Features/CWQZ**

There is a Wetland Critical Environmental Feature (CEF) located 500' south of the proposed development. No endangered species were identified in the Environmental Resource Inventory.

### **Project Background**

The site plan under review was submitted on September 17, 2014 and proposes the construction of aerial boardwalk from the second floor of the existing boat dock to a guest cottage.

**Environmental Code Variance Request**

A variance is requested for construction not allowed in a Critical Water Quality Zone (CWQZ). Per 25-8-261(C), boat docks and necessary access and appurtenances are allowed in a CWQZ along Lake Austin. Since this property already contains two shoreline access points, the applicant does not wish to remove, staff does not find the addition of a third access meets the intent of “necessary shoreline access”.

**Recommendation**

Staff recommends denial of the environmental variance because the Findings of Fact (enclosed herein) have not been met.



**Development Services Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

---

**Project:** Hart Residence – SP-2011-0037D(R1)

**Ordinance Standard:** Land Development Code Section 25-8-261

**Variance Request:** A variance to 25-8-261 to allow the construction of third access point to an existing boat dock, which is not allowed in a CWQZ.

---

**Findings:**

**A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality 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.

**No, the requirement would not deprive the applicant of a privilege of property given to similarly situated property owners. The applicant is currently able to access the boat dock through two points of existing access, consisting of a boat ramp and stone steps. No similar variances have been granted in the past.**

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;

**No, the variance is specifically triggered by how the applicant has chosen to develop the property. There are currently two points of existing shoreline access to the boat dock, the applicant could choose to remove the existing boat ramp and stone steps used for access and restore and revegetate the disturbed area within the Critical Water Quality Zone. This restoration would eliminate the need for a CWQZ variance entirely.**

- 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;

**No, the variance is not the minimum change necessary to allow reasonable use of the property. Minimum change could be to retrofit an existing access and maintain the existing two points of access; instead the applicant is proposing a new shoreline access, which would be a third point of access.**

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



**No, disturbance within the Critical Water Quality Zone is limited in order to preserve the integrity of the riparian corridor. While construction of a single access may have a minimal footprint, allowing a third access could lead to continued degradation of the Lake Austin riparian corridor at this site and set precedent for future, similar requests.**

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

**No. Though structural water quality controls are not required for boat dock or shoreline access, the proposed development creates additional disturbance in the Critical Water Quality Zone, including additional impervious cover.**

**B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. The above criteria for granting a variance are met;

**No, staff does not find that the above criteria were met.**

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

**No, reasonable economic use of the property is a single family residence and a boat dock with necessary shoreline access which already exists. The proposed construction of an aerial boardwalk in addition to the existing shoreline access is not considered to be "necessary" access.**

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

**No, the minimum change necessary would include removing the existing shoreline access or possibly retrofitting the existing access.**

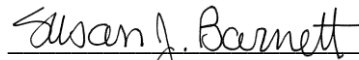
---

Environmental Reviewer:



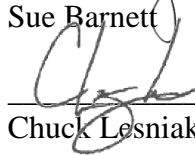
Atha Phillips

Environmental Program Coordinator:



Sue Barnett

Environmental Officer:



Chuck Lesniak

Date: October 27, 2015

---

**Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).**

## POLICY INTERPRETATION

**Code or Manual reference number:** 25-8-261(C)(1) A dock, bulkhead or marina, and necessary access and appurtenances, are permitted in a critical water quality zone subject to compliance with Chapter 25-2, Subchapter C, Article 12 (Docks, Bulkheads, and Shoreline Access).

**Description:** Staff Interpretation of Necessary Shoreline Access within a CWQZ along Lake Austin

### Issue Summary:

Construction within a CWQZ is prohibited, except as allowed per section 25-8-261. Per this section, necessary shoreline access is allowed within a CWQZ. After a code change in 2010 requiring shoreline access to be permitted with a site plan, staff began interpreting necessary access to include a single pathway from the residence to the shoreline.

### Fact Summary/ Background:

Shoreline access is defined in 25-2-1172(D) to mean "improvements constructed to provide a means of approaching the shoreline such as stairs, lifts, trams, incline elevators or escalators." With the requirement to include shoreline access on an approved site plan, per ordinance 20101209-075, staff must be able to consistently apply the same method of determining what "necessary access" means. Given the need to balance environmental protection with the ability of a property owner to safely access to the shoreline of Lake Austin and Lady Bird Lake, staff must be able to reasonably and fairly apply the same standards to all applicants wishing to construct shoreline access on properties located along these lakes.

### Interpretation:

For each lot located along Lake Austin or Lady Bird Lake, one route and means of access is deemed to be "necessary access" and thus allowable within a Critical Water Quality Zone without a variance from 25-8-261(C)(1). A route of access represents the minimum area of land disturbance required to construct a single means of access, a stair, pathway, steps, elevator, or tram, from the shoreline to a dock. Should a second means of access be requested by a homeowner, it must be contained within the limit of disturbance of the primary means of access. A secondary route of access is not strictly necessary and would require an environmental variance from 25-8-261(C)(1) if the inclusion of the second means of access increases disturbance in the CWQZ. Further, the amount of disturbance within the CWQZ should be limited to the amount that is strictly necessary to construct the proposed shoreline access.

### Rationale:

Applicants may choose from a variety of methods to access the shoreline, ranging from stairs, pathways, steps and trams. Therefore, the code allows significant flexibility in design choices for shoreline access that will fit a variety of needs. If an applicant wishes to construct a tram, the applicant can include stairs in the same footprint of the tram. Thus a second route of access (i.e. a separate set of steps) is not strictly necessary. Similarly, if an applicant wishes to construct a golf cart path to access the shoreline, a secondary set of stairs is not necessary.

Initiated by: Liz Johnston

Date: November 20, 2014

Supervisor: Susan Barnett

Date: 11-24-14

Division Manager: C/L

Date: 11-21-2014

Department Manager: [Signature]

Date: 11/24/2014

Acknowledged: [Signature]

Date: 11/24/2014

October 14, 2015



## ENVIRONMENTAL BOARD VARIANCE APPLICATION

---

Sir/ Madam,

This correspondence is being submitted as a request for a variance from Section 25-8-261 of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request, 25-8-261, is to allow a secondary access to the existing boat dock by means of aerial boardwalk. It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as the site had very steep topography and a secondary residence that requires direct access to sundeck. Aerial boardwalk will span floodplain and would minimize disturbance. Neither the Code nor written guidance from the City of Austin limits shoreline access to a single form of access. To the contrary, Shoreline Access is defined in the plural. The variance sought by the applicant is to Staff interpretation of the word "necessary" to mean only one. The variance approval we believe is a minimum departure of the Land Development Code and the approval of the variance will not create significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Respectfully,

A handwritten signature in cursive script that reads "Phil Moncada".

Mr. Phil Moncada

Moncada Consulting

## PROJECT DESCRIPTION

## Applicant Contact Information

Name of Applicant	MSMJIM LAM LLC
Street Address	13500 Pecan Dr
City State ZIP Code	Austin, Texas 78703
Work Phone	817-602-7810
E-Mail Address	

## Variance Case Information

Case Name	HART RESIDENCE
Case Number	SP-2011-0037D(R1)
Address or Location	13500 Pecan Dr
Environmental Reviewer Name	Atha Phillips
Applicable Ordinance	Sec. 25-8-261
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input checked="" type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Approximately 0.70 miles
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is to allow a secondary aerial access that leads to an existing boat dock.

October 5, 2015

Impervious cover	Existing	Proposed
square footage:	13,620 s.f.	13,620 s.f.
acreage:	2,515,720.68 s.f.	2,515,720.68 s.f.
percentage:	0.54%	0.54%
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 site consists of a single family residence with an existing ramp and boat dock that access Lake Austin. The slope range in this area exceeds 35% and topography ranges from 492.80 – 509. The site has a CEF wetland at the water's edge that is located over 250 L.F. from dock.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project is requesting a secondary access to boat dock. Staff interpretation is that necessary access means one way to get on dock.
---	---



## FINDINGS OF FACT

As required in LDC Section 25-8-261, 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: HARTS RESIDENCE

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-261 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 lot is zoned SF-3 and contains a single family house. SF-3 zoned lots along water access are not subject to the more restrictive LA zone requirements. Restricting construction of a secondary access on this lot would deprive applicant of safe access to the lake and their existing boat dock. The lot contains a steep hill located above the shores of Lake Austin. The proposed boardwalk will span the steep slope and floodplain and provide a necessary safe access to the sundeck and the existing boat dock. Other properties on Lake Austin, even in the LA Zone, with steep hills have been granted variances to provide shoreline access facilities

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 project is not based on a condition caused by the method chosen to develop the property. The residence is located at the top of an existing, naturally-occurring hillside. The stairs (the rough equivalent of 2 flights of stairs) that were built into the slope in 1970's are no longer feasible as access to the shore line and boat dock for the residents and their friends, relatives and acquaintances. The applicants created no condition through changes to the property that mandate approval of the walkway. The applicants have parents and guest that are now in their 70's. The applicants, relatives and invitees can no longer safely negotiate 2 flights of stairs in order to enjoy the beneficial use their property. To deny the walkway is to deny them access to their property.

- 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;

Yes. The applicant is not encroaching on CEF setback. The applicant will span the slopes and floodplain. The applicant proposes to install a mesh raised walkway that will permit light and rain to the undergrowth to preclude any possible erosion and maintain vegetation.

- c) Does the variance create a significant probability of harmful environmental consequences;

Yes. No harmful environmental impact.

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 structural water quality is required for single family residential structures. The resulting water quality will be the same as achievable without the variance. In addition, walkway will span floodplain area and minimize disturbance. The mesh walkway will allow sunlight and water to permeate this area.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

N/A

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

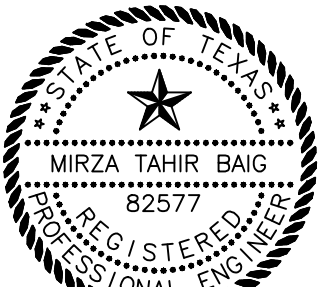
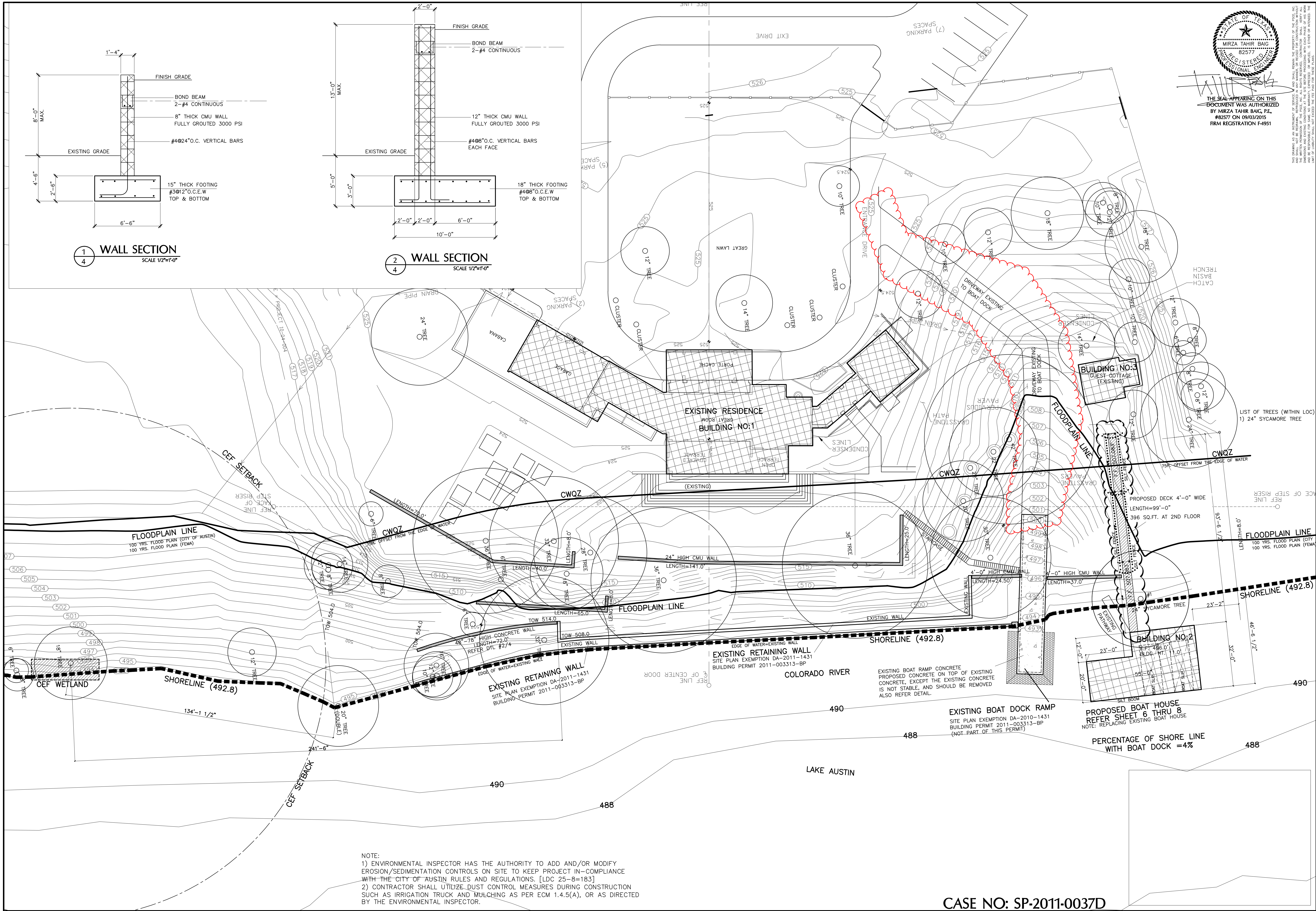
N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

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





THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E. #82577 ON 09/03/2015 FIRM REGISTRATION F-4951

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF THE FIRM, INC. AND SHALL REMAIN THE PROPERTY OF THE FIRM, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE FIRM, INC. IS STRICTLY PROHIBITED. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK. THE FIRM, INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE FIRM, INC. SHALL NOT BE LIABLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

ISSUED FOR APPROVAL		DATE	
6	04/28/15	ISSUED FOR APPROVAL	04/28/15
5	02/16/15	ISSUED FOR APPROVAL	02/16/15
4	03/15/12	ISSUED FOR APPROVAL	03/15/12
3	09/16/11	ISSUED FOR APPROVAL	09/16/11
2	05/10/11	ISSUED FOR APPROVAL	05/10/11
1	04/29/11	ISSUED FOR APPROVAL	04/29/11
0	01/07/11	ISSUED FOR APPROVAL	01/07/11

Revision

Drawn

Professional Strucivil Engineers, Inc.  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
12710 RESEARCH BLVD., SUITE 300, AUSTIN, TX 78759 | TEL. 912.258.8421 | FAX 912.258.8095

Project: **HART RESIDENCE**  
13500 PECAN DRIVE  
AUSTIN, TEXAS 78734

Title: **DIMENSIONAL SITE PLAN**

PROJECT: **29126**

SHEET: **4**  
OF 9









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: HART RESIDENCE
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 130707
3. ADDRESS/LOCATION OF PROJECT: 13500 PECAN
4. WATERSHED: LAKE AUSTIN RURAL WATERSUPPLY

5. THIS SITE IS WITHIN THE (Check all that apply)
 

Edwards Aquifer Recharge Zone* (See note below) .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer Contributing Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No

\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES\*\* ☒ NO  
 If yes, then check all that apply:
  - ☐ (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 1 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

\_\_\_\_ (#s) Spring(s)/Seep(s)      \_\_\_\_ (#s) Point Recharge Feature(s)      \_\_\_\_ (#s) Bluff(s)  
 \_\_\_\_ (#s) Canyon Rimrock(s)      1 \_\_\_\_ (#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)
HARDEMAN HaE	A	0" - 36"

**\*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):*

SITE IS FAIRLY FLAT AND SLOPES RAPIDLY TOWARDS LAKE AUSTIN BEHIND RESIDENCE. EXISTING RETAINING WALLS REDUCE SHEET FLOW VELOCITY.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
FREDERICKSBERG	GLEN ROSE	Kcgrl

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

GLEN ROSE FORMATION IS PREDOMINANTLY A LIMESTONE AND YEILDS SMALL TO MODERATE QUANTITIES OF WATER. THE GLEN ROSE IS DIVIDED INTO UPPER AND LOWER MEMBERS. CHARACTERS OF THE ROCK DESCRIPED IS PREDOMINANTLY LIMESTONE, WITH SAND, GRAVEL, CONGLOMERATE, SANDSTONE, SILTSTONE AND SHALE.

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

There are  $\frac{0}{0}$  (#) wells present on the project site and the locations are shown and labeled  
 $\frac{0}{0}$  (#s) The wells are not in use and have been properly abandoned.  
 $\frac{0}{0}$  (#s) The wells are not in use and will be properly abandoned.  
 $\frac{0}{0}$  (#s) The wells are in use and comply with 16 TAC Chapter 76.  
There are  $\frac{0}{0}$  (#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):

COVERAGE INCLUDES NATIVE GRASSES THAT INCLUDE BERMUDA, JOHNSON GRASSES, AND SOME ST. AUGUSTINE. ALSO OBSERVED NUMEROUS MUSTANG GRAPE VINES ON SITE AS WELL.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
HACKBERRY	CELIT occidentalis
SYCAMORE	PLATANUS occidentails
ASHE JUNIPER	JUNIPERUS ashe 1
HONEY MESQUITE	PROSOPIS glandulosa
PECAN	CARYA illinoiensis

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
BERMUDA	CYNODON dactylon
JOHNSON GRASS	

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
EMORY'S SEDGE	CAREX emoryi	Y
AMERICAN GERMANDER	TEUCRIUM canadense	Y
SPIKE RUSH	ELEOCHARIS SP	Y
WATER PENNYWORT	HYDROCOTYL	Y

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: MARCH 24TH, 2015

Date(s)

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

PHIL MONCADA

512-627-8815

Print Name

Telephone

*Phil Moncada*

MONCADATAZ@SBCGLOBAL.NET

Signature

Email Address

MONCADA ENTERPRISES LLC

9-22-15

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:	HART RESIDENCE
2	Project Address:	13500 PECAN DR
3	Site Visit Date:	3-24-15
4	Environmental Resource Inventory Date:	9-22-15

5	Primary Contact Name:	PHIL MONCADA
6	Phone Number:	512-627-8815
7	Prepared By:	PHIL MONCADA
8	Email Address:	MONCADATAZ@SBCGLOBAL.NET

[illegible]


City of Austin Use Only  
CASE NUMBER:

**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 <input checked="" type="checkbox"/>
Surveyed	meter <input type="checkbox"/>
Other	> 1 meter <input type="checkbox"/>

Professional Geologists apply seal below


For rimrock, locate the midpoint of the segment that describes the feature.



For wellands, locate the approximate centroid of the feature and the estimated area.



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









Search Type

Address

13500 PECAN DR

GO

Map Pan

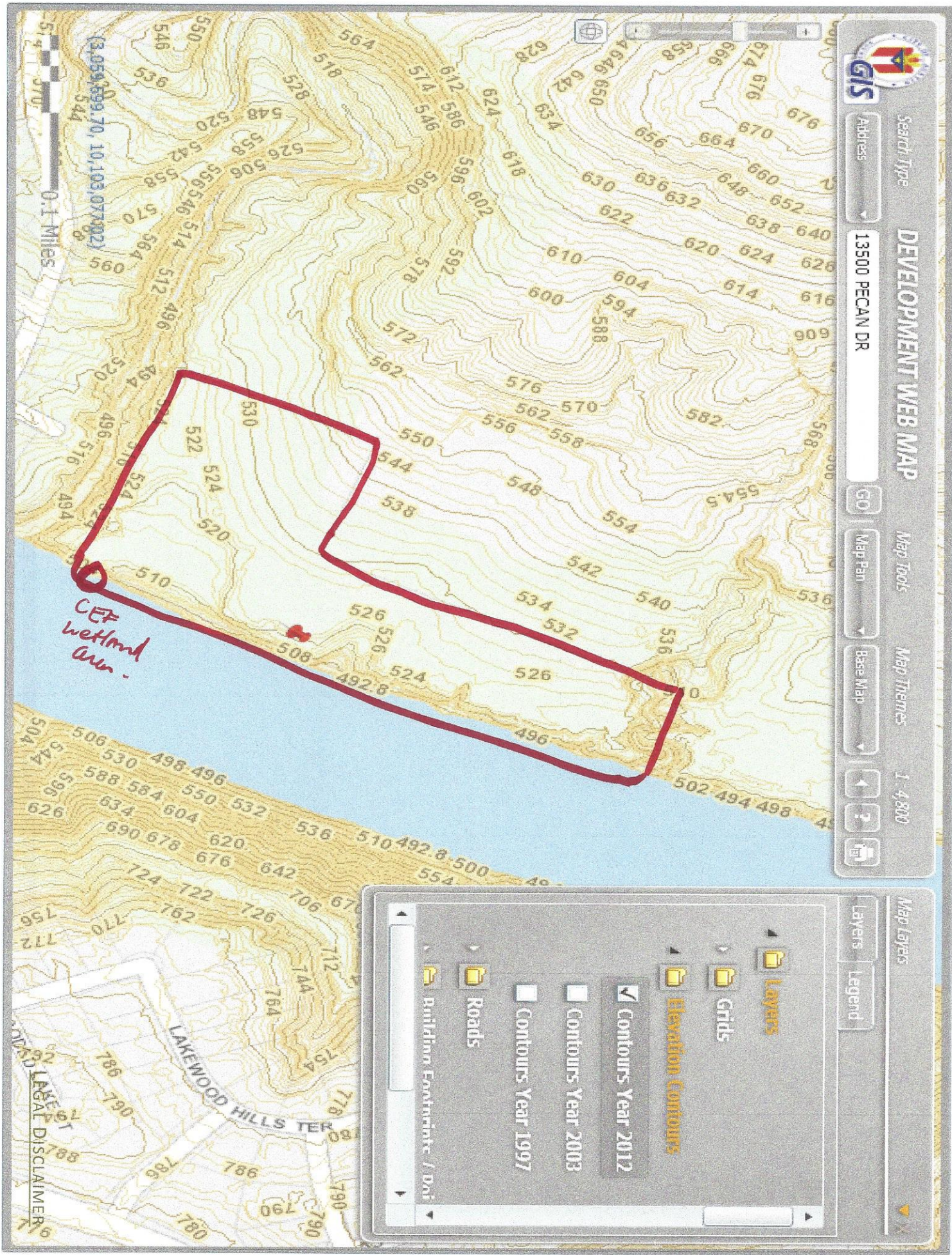
Map Themes

1:4800

2012 True Color

Map Layers





**DEVELOPMENT WEB MAP**

Search Type: Address

13500 PECAN DR

GO

Map Tools: Map Pan

Map Themes: Base Map

1:4,800

**Map Layers**

Layers Legend

- ☒ Layers
- ☒ Grids
- ☒ Elevation Contours
- ☒ Contours Year 2012
- ☐ Contours Year 2003
- ☐ Contours Year 1997
- ☐ Roads
- ☐ Building Footprints / Data



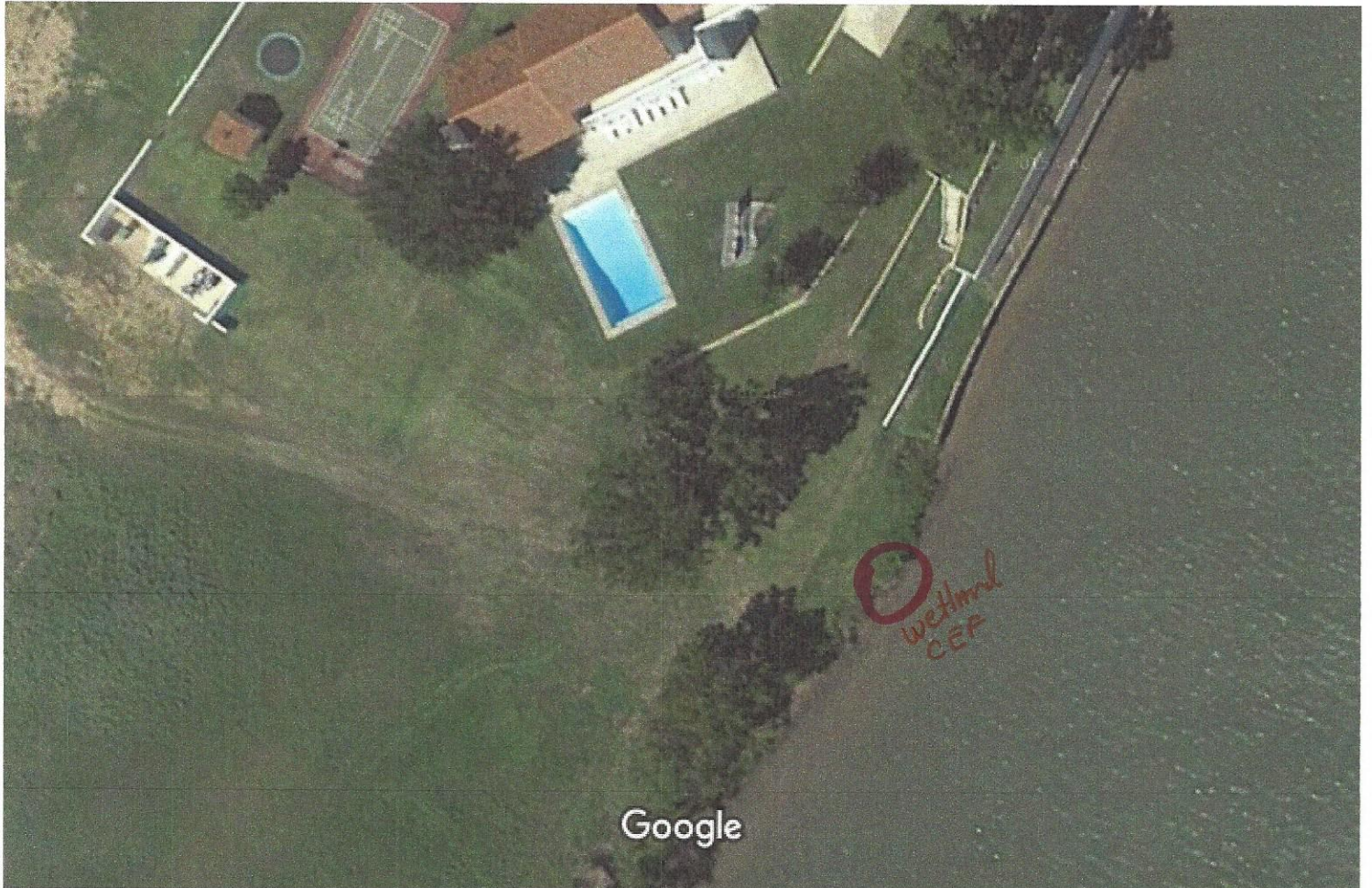








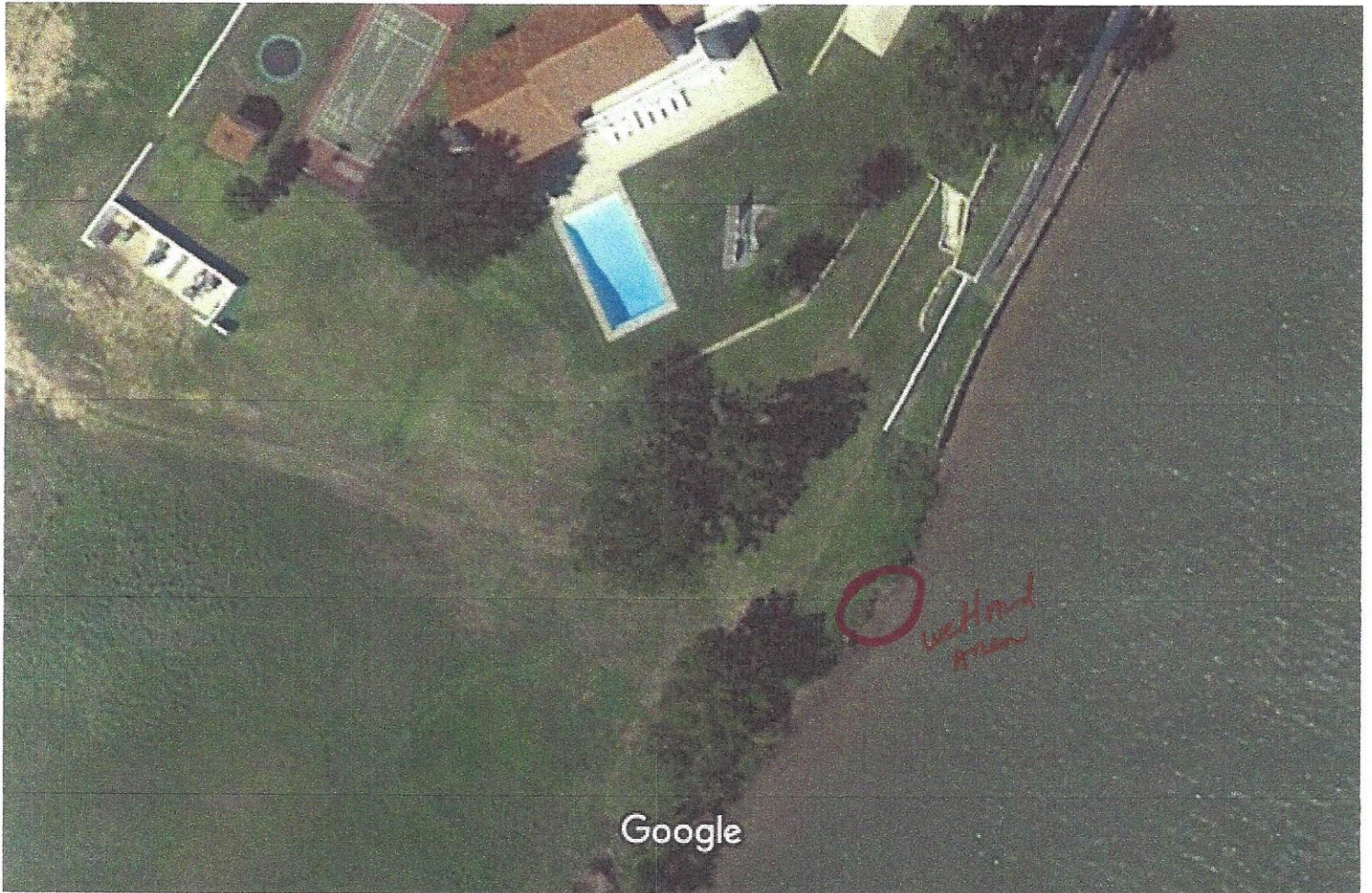
Google Maps 13500 Pecan Dr



Imagery ©2015 CAPCOG, Map data ©2015 Google 20 ft

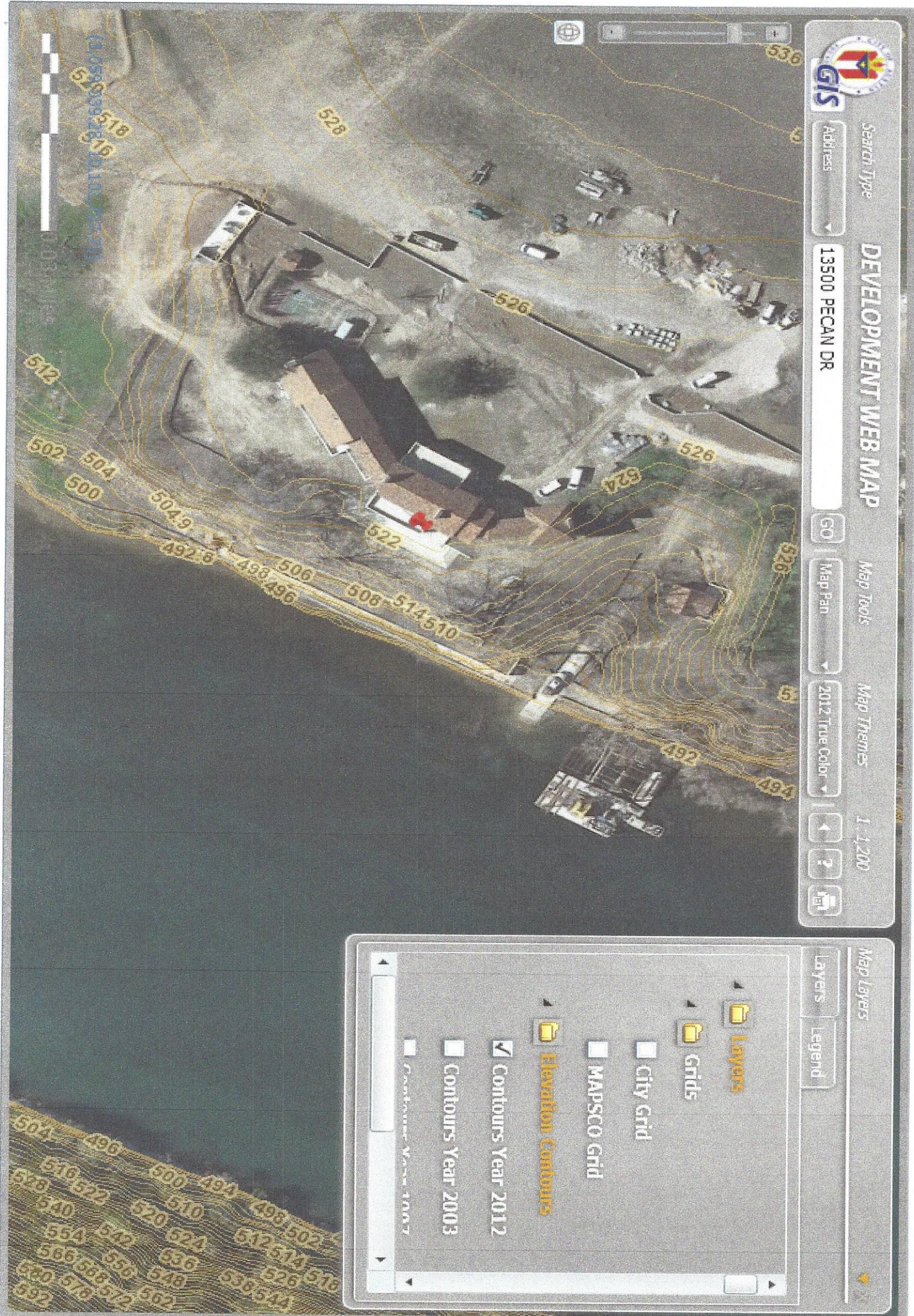


Google Maps 13500 Pecan Dr



Imagery ©2015 CAPCOG, Map data ©2015 Google 20 ft







Address

Description

13500 PECAN DR

AUSTIN LTD

Council District 6

County: TRAVIS

Map Grid: MA30

[Property Website](#)

Hyperlinks

[Zoning Profile](#)

Details

Address

13500 PECAN DR

Annexations - Click Below

05/06/1982 - LTD

Property Profile - Click Below

0134570119

Buildings and Units - Click Below

I want to...

AUSTIN 2 MILE ETJ

AUSTIN LTD

Aerial Imag...

0 200 400ft