



Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

# Property Profile Report

## General Information

Location: **6601 N CAPITAL OF TEXAS HWY NB**  
 Parcel ID: **0142181001**  
 Grid: **MG30**

## Planning & Zoning

\*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **GR-CO**

Zoning Cases: [C14-04-0115](#)

Zoning Ordinances: [050113-69](#)  
[19990225-070b](#)

Zoning Overlays: **Hill Country Roadways Overlay: LOOP 360/MODERATE INTENSITY, LOOP 360/RM 2222/HIGH INTENSITY Residential Design Standards: LDC/25-2-Subchapter F Scenic Roadways Overlay: LOOP 360 Wildland Urban Interface: Proximity Class - Within 150 feet of a wildland area**

Infill Options: **--**

Neighborhood Restricted Parking Areas: **Northwest Austin Civic Association**

Mobile Food Vendors: **Northwest Austin CA**

Historic Landmark: **--**

Urban Roadways: **No**

## Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

## Environmental

Fully Developed Floodplain: **City of Austin Fully Developed 100-Year Floodplain, City of Austin Fully Developed 25-Year Floodplain**

FEMA Floodplain: **.2 PCT ANNUAL CHANCE FLOOD HAZARD, .2 PCT ANNUAL CHANCE FLOOD HAZARD, AE**

Austin Watershed Regulation Areas: **WATER SUPPLY SUBURBAN**

Watershed Boundaries: **Bull Creek, West Bull Creek**

Creek Buffers: **CWQZ, WQTZ**

Edwards Aquifer Recharge Zone: **No**

Edwards Aquifer Recharge Verification Zone: **No**

Erosion Hazard Zone Review Buffer: **Yes**

## Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**

Council District: **10**

County: **TRAVIS**

School District: **Austin ISD**

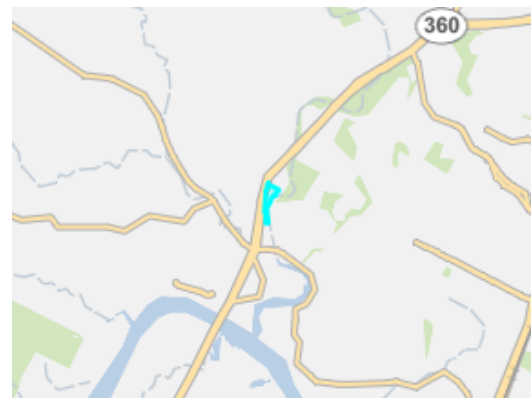
Community Registry: **2222 Coalition of Neighborhood Associations, Inc., Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Bull Creek Foundation, Bull Creek Homeowners Assn., Friends of Austin Neighborhoods, Lake Austin Collective, Long Canyon Phase II & III Homeowners Assn Inc., NW Austin Neighbors, Neighborhood Empowerment Foundation, Northwest Austin Civic Association, River Place HOA, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources**



Zoning Map

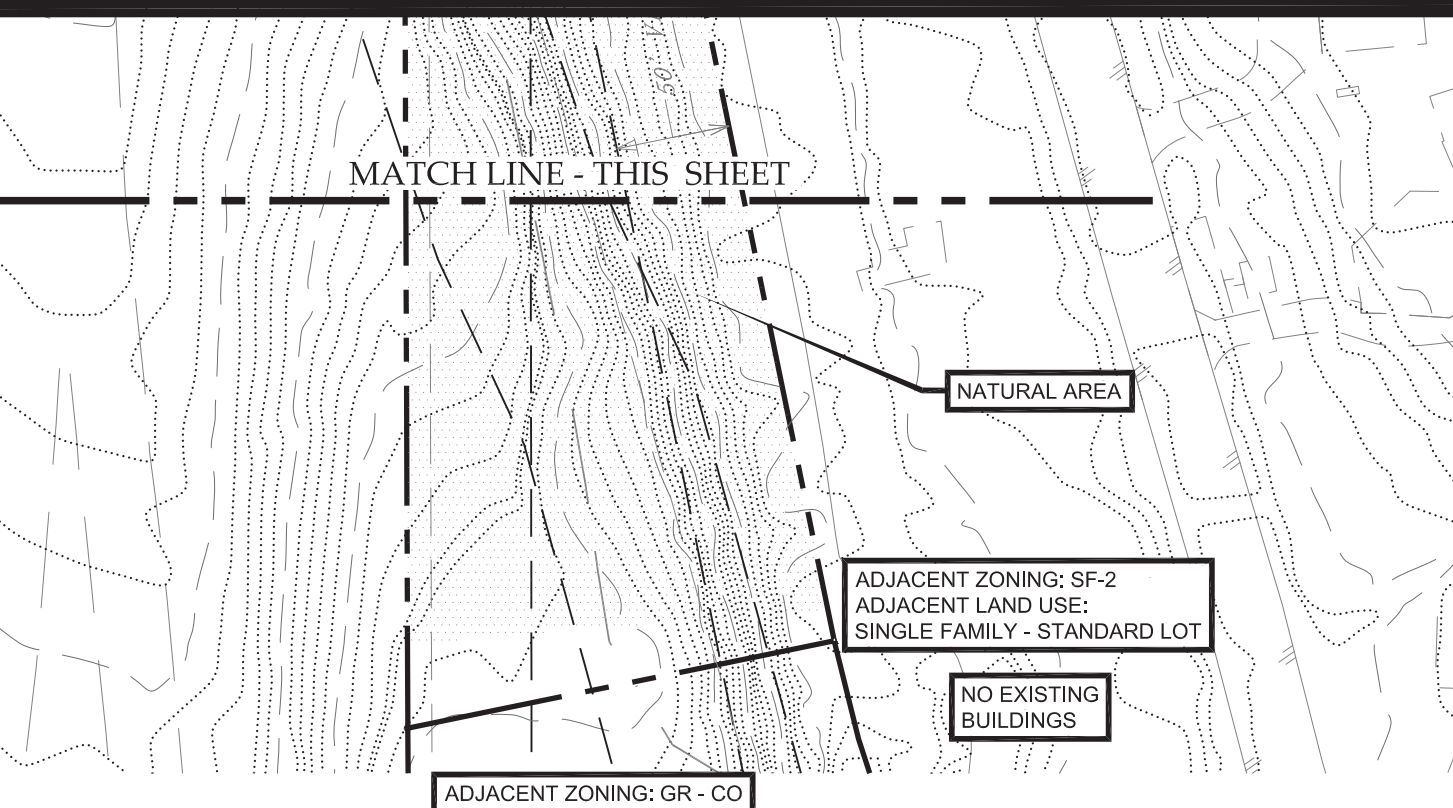
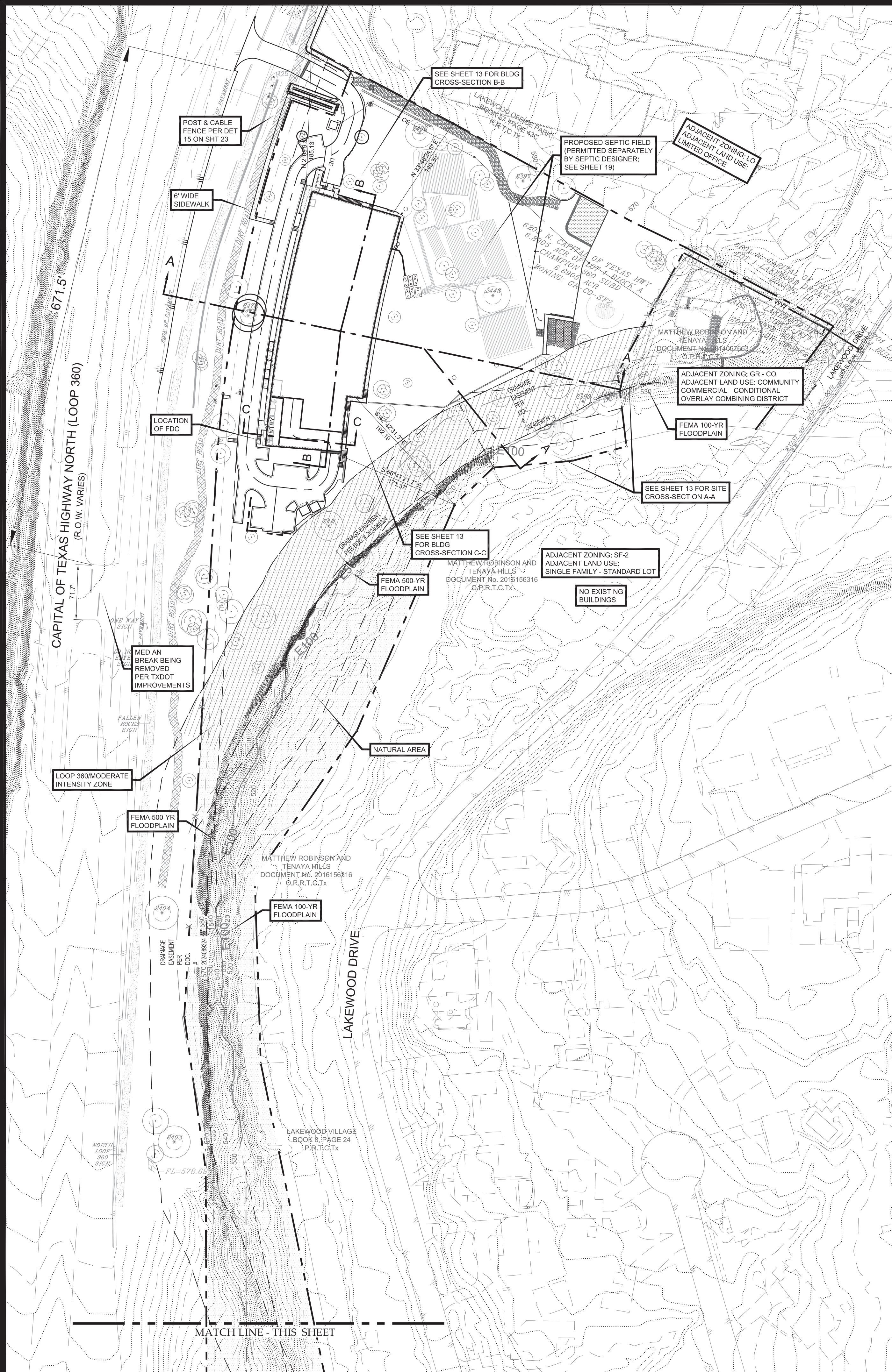


Imagery Map

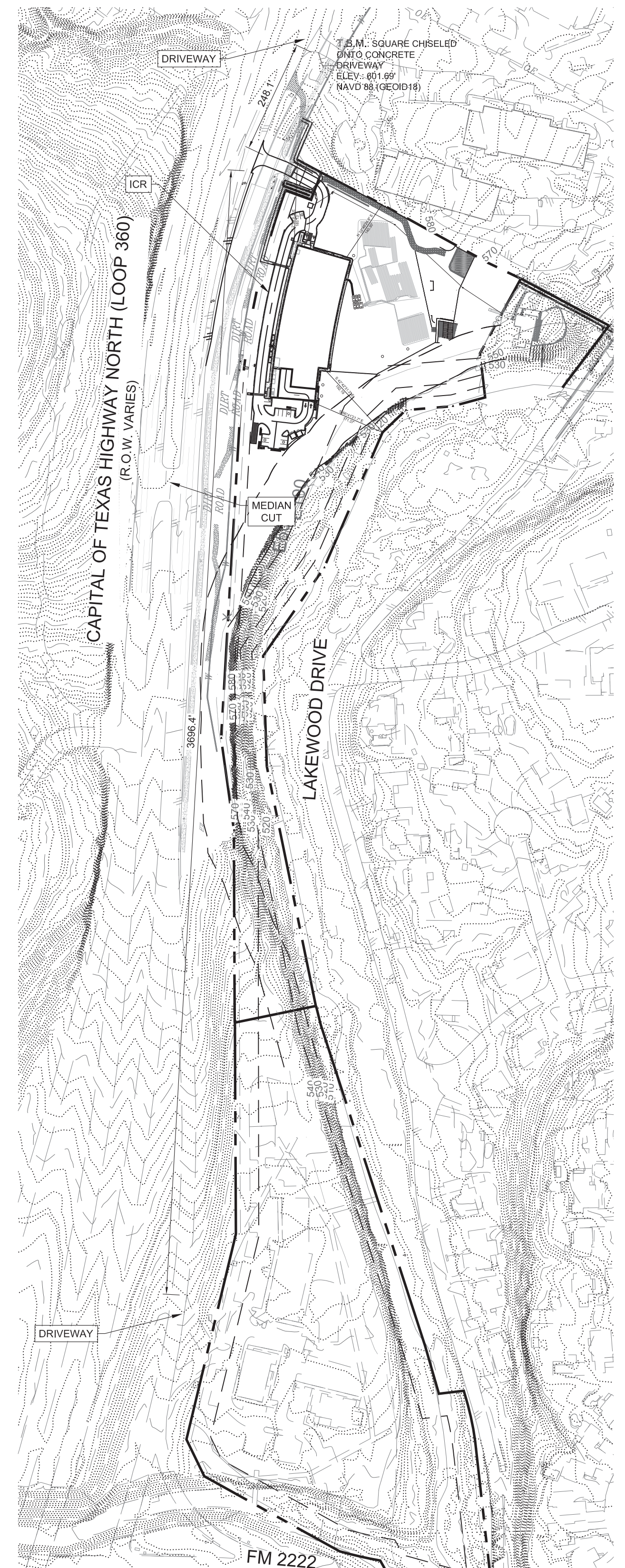


Vicinity Map





**1 OVERALL SITE PLAN**  
SCALE: 1:80



**2 ADJACENT DRIVEWAYS**  
SCALE: 1:200

SCALE: 1" = 80'

**LEGEND**

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROP. WATER METER
- LIMITS OF CONSTRUCTION
- CE - CRITICAL ENVIRONMENTAL FEATURE SETBACK
- NATURAL AREA

**WATER / WASTEWATER NOTE:**

- WATER AUSTIN WATER (AW).
- WASTEWATER TO BE SEPTIC SYSTEM.

**WARNING!**

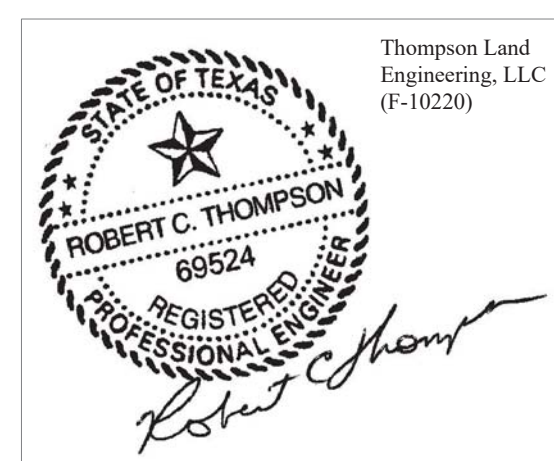
- COMPARE THE GRADING PLAN TO LANDSCAPE PLAN BEFORE INSTALLATION OF THE LANDSCAPING. ENSURE THAT THE GRADING IS THE SAME. DIFFERENCES MIGHT EXIST DUE TO DIFFERENCES IN PURPOSE FOR THAT SHEET. RESOLVE ANY DIFFERENCES WITH ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING.
- COMPARE THE CURB STOPS SHOWN ON THE GRADING PLAN TO THE CURB STOPS SHOWN ON THE SITE PLAN. RESOLVE ANY DIFFERENCES WITH ENGINEER AND SITE PLANNER PRIOR TO ORDERING THE CURB STOPS.

**NOTE:**

ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECOM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."

**FIRE PROTECTION NOTES:**

- FIRE SPRINKLER SYSTEMS TO BUILDINGS TO BE PREPARED BY FIRE PROTECTION ENGINEER. CONTRACTOR TO VERIFY ALL FIRE LINE SIZES TO BUILDINGS WITH FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION OF FIRE LINES. CONTACT ENGINEER IF FIRE LINE SIZES SHOWN ARE LESS THAN THOSE REQUIRED BY FIRE PROTECTION ENGINEER.



8/29/24

**THOMPSON LAND ENGINEERING, LLC**  
Land Planning, Site Design, Subdivision Engineering  
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)  
www.tleng.net email: rct@tleng.net

DATE	
REVISION	

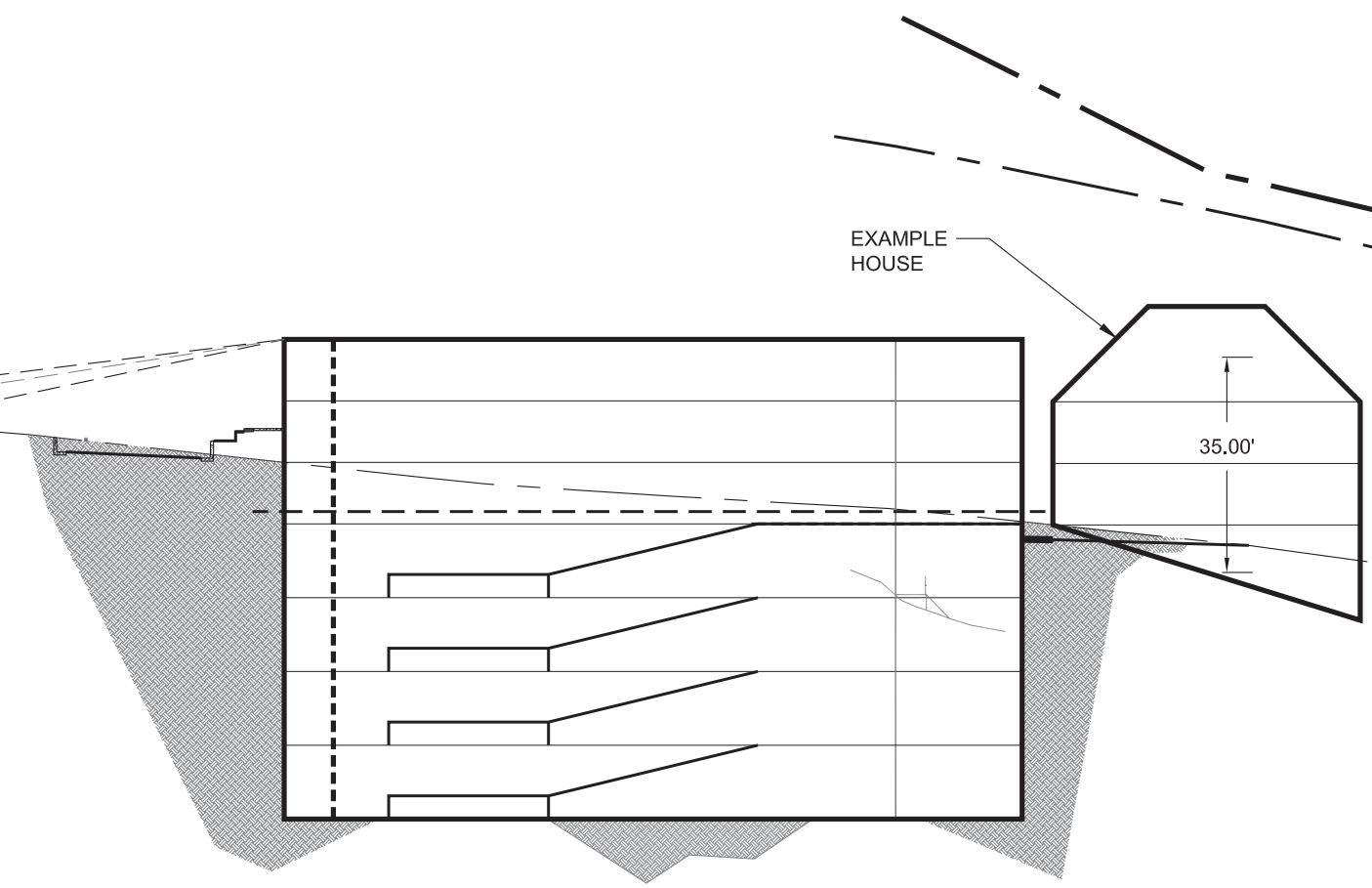
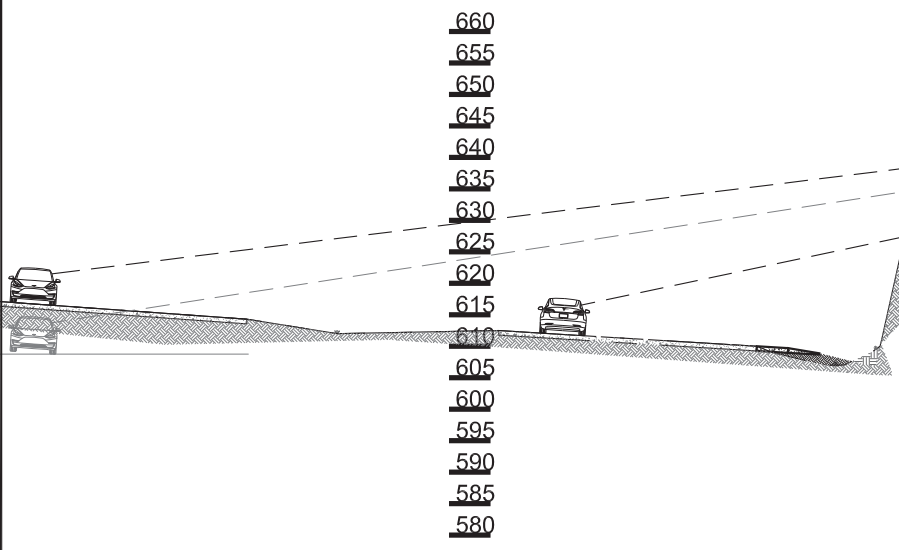
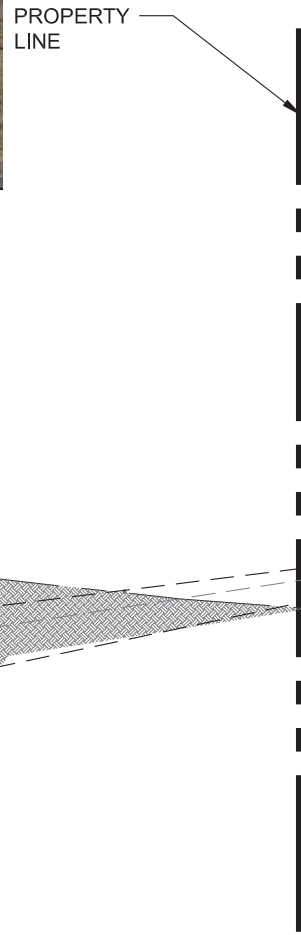
**NORTHTRAIL OFFICE PARK**  
6601 N CAPITAL OF TEXAS HWY NB, AUSTIN, TX 78731

**OVERALL SITE PLAN**

PROJECT	
DATE ISSUED	August, 2024
DESIGNED BY	RCT
DRAWN BY	RHJ/HMR
JOB NUMBER	1774
SHEET	10 OF 37

SPC-2023-0357C





1

HEIGHT COMPARISON TO RESIDENTIAL

SCALE: 1:30

DRAWN BY  
 RCT/JH  
 DATE:  
 11/5/24  
 JOB NO.:  
 1774

6601 N CAPITAL OF TEXAS  
 HWY NB, AUSTIN, TX 78731  
 HEIGHT COMPARISON TO  
 RESIDENTIAL

THOMPSON LAND ENGINEERING, LLC  
 Land Planning, Site Design, Subdivision Engineering  
 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)



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LEGEND

- TREE TO REMAIN
- HERITAGE TREE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED CONTOURS MINOR
- PROPOSED CONTOURS MAJOR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- PROP. WATER METER
- EXISTING GATE VALVE
- PROP. GATE VALVE

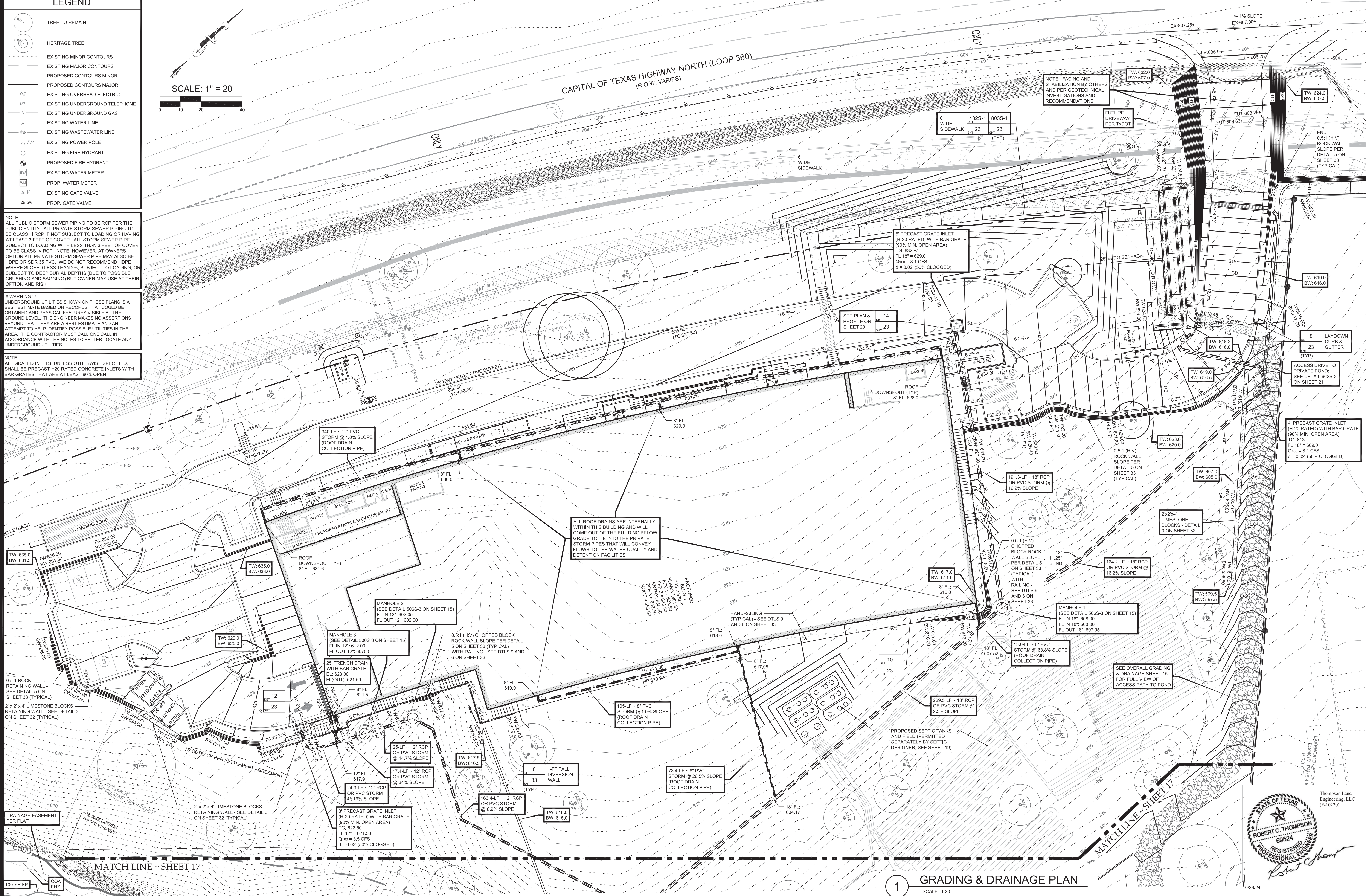
SCALE: 1" = 20'



NOTE: ALL PUBLIC STORM SEWER PIPING TO BE RCP PER THE PUBLIC ENTITY. ALL PRIVATE STORM SEWER PIPING TO BE CLASS III RCP IF NOT SUBJECT TO LOADING OR HAVING AT LEAST 3 FEET OF COVER. ALL STORM SEWER PIPE SUBJECT TO LOADING WITH LESS THAN 3 FEET OF COVER TO BE CLASS IV RCP. NOTE, HOWEVER, AT OWNERS OPTION ALL PRIVATE STORM SEWER PIPE MAY ALSO BE HDPE OR SDR 35 PVC. WE DO NOT RECOMMEND HDPE WHERE SLOPED LESS THAN 2%, SUBJECT TO LOADING, OR SUBJECT TO DEEP BURIAL DEPTHS (DUE TO POSSIBLE CRUSHING AND SAGGING) BUT OWNER MAY USE AT THEIR OPTION AND RISK.

WARNING: UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON RECORDS THAT COULD BE OBTAINED AND PHYSICAL FEATURES VISIBLE AT THE GROUND LEVEL. THE ENGINEER MAKES NO ASSERTIONS BEYOND THAT THEY ARE A BEST ESTIMATE AND AN ATTEMPT TO HELP IDENTIFY POSSIBLE UTILITIES IN THE AREA. THE CONTRACTOR MUST CALL ONE CALL IN ACCORDANCE WITH THE NOTES TO BETTER LOCATE ANY UNDERGROUND UTILITIES.

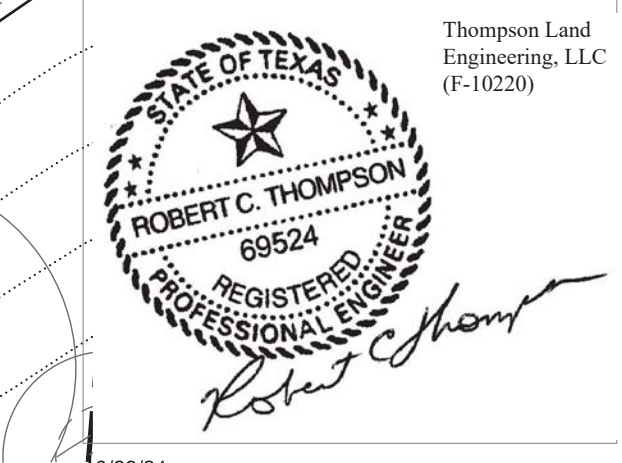
NOTE: ALL GRATED INLETS, UNLESS OTHERWISE SPECIFIED, SHALL BE PRECAST H20 RATED CONCRETE INLETS WITH BAR GRATES THAT ARE AT LEAST 90% OPEN.



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DATE	REVISION
	8 LANDOWN CURB & GUTTER (TYP)
	23 ACCESS DRIVE TO PRIVATE POND: SEE DETAIL 862S-2 ON SHEET 21
	4 PRECAST GRATE INLET (H-20 RATED) WITH BAR GRATE (90% MIN. OPEN AREA) TG: 613 FL 18" = 609.0 Q100 = 8.1 CFS d = 0.02' (50% CLOGGED)

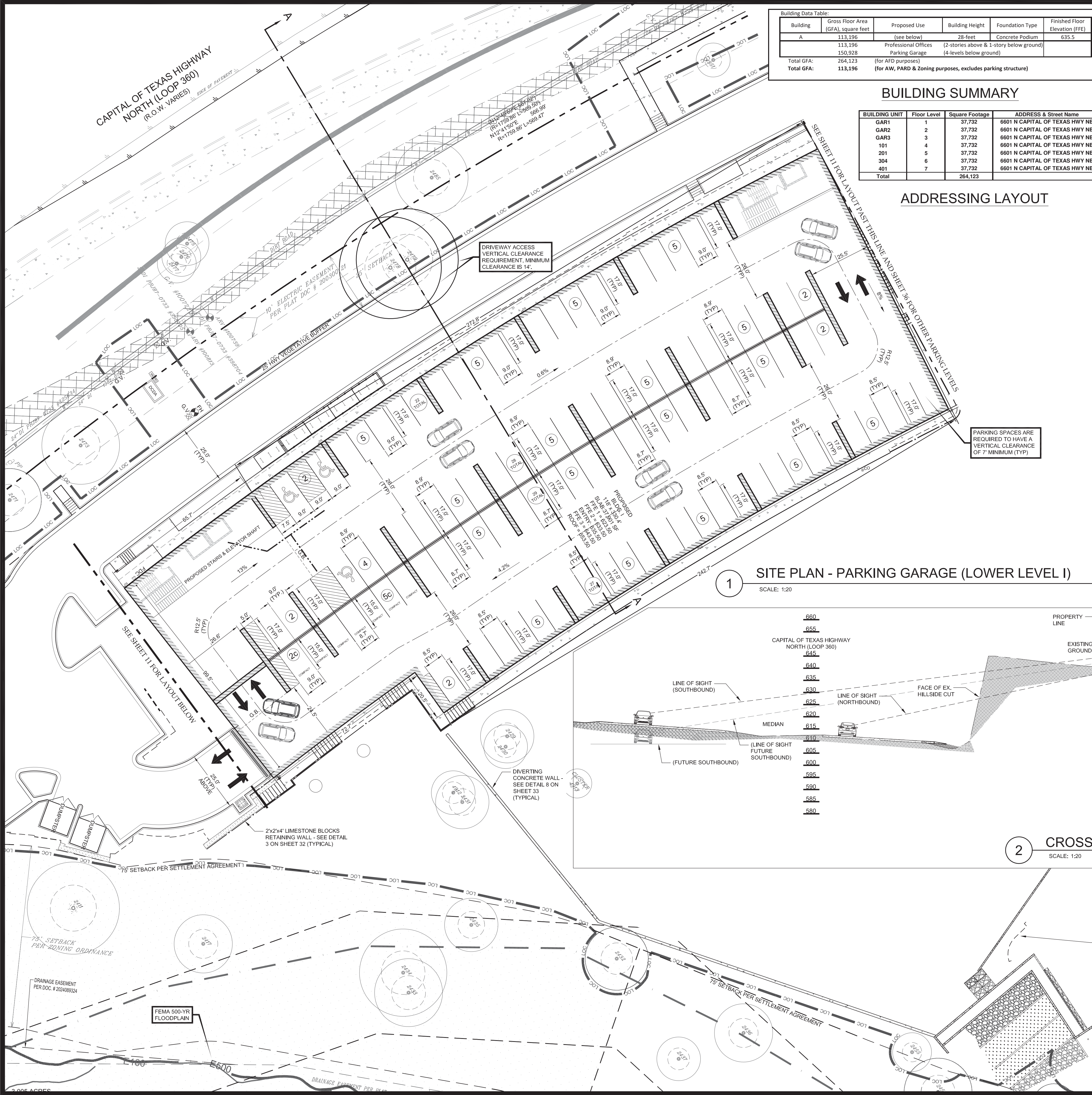
NORTHRAL OFFICE PARK  
 6601 N CAPITAL OF TEXAS HWY NB, AUSTIN, TX 78731  
**GRADING & DRAINAGE (1 OF 2)**



1 GRADING & DRAINAGE PLAN  
 SCALE: 1:20

SPC-2023-0357C





Building	Gross Floor Area (GFA), square feet	Proposed Use	Building Height	Foundation Type	Finished Floor Elevation (FFE)	
A	113,196	Professional Offices	28-feet	Concrete Podium	635.5	
	150,928	Parking Garage	(4-levels below ground)			
<b>Total GFA:</b>	<b>264,123</b>	(for AFD purposes)				
<b>Total GFA:</b>	<b>113,196</b>	(for AW, PARD & Zoning purposes, excludes parking structure)				

### BUILDING SUMMARY

BUILDING UNIT	Floor Level	Square Footage	ADDRESS & Street Name
GAR1	1	37,732	6601 N CAPITAL OF TEXAS HWY NB
GAR2	2	37,732	6601 N CAPITAL OF TEXAS HWY NB
GAR3	3	37,732	6601 N CAPITAL OF TEXAS HWY NB
101	4	37,732	6601 N CAPITAL OF TEXAS HWY NB
201	5	37,732	6601 N CAPITAL OF TEXAS HWY NB
304	6	37,732	6601 N CAPITAL OF TEXAS HWY NB
401	7	37,732	6601 N CAPITAL OF TEXAS HWY NB
		<b>284,123</b>	

### ADDRESSING LAYOUT

PARKING SPACES ARE REQUIRED TO HAVE A VERTICAL CLEARANCE OF 7' MINIMUM (TYP)

Site Development Calculations			
Total Site Area:	440,505 sf	10.11 ac	
Zoning	GR-CO	Proposed GR-CO	Allow / Required
Site Area (sf)	440,505	440,505	5,750-SF
(ac)	10.11	10.11	
Private Common Open Space (sf)	--	25,000	22,025 sf = 5.0% GSA (min.)
(%)	--	5.7%	
Impervious Cover (sf)	0	68,307	15.5%
(ac)	0.00	1.57	
(%)	0.0%	15.5%	90.0%
Total Building Coverage Area (sf)	0	37,732	
(ac)	0.0%	0.85%	75.0%
Total Building Floor Area (sf)	0	25,736	
Total Floor to Area Ratio (FAR)	0	0.1	
Total Building Height (feet)	0.0		see building sections; 28' (max.) per settlement agreement
Total Building Height (stories)	0		

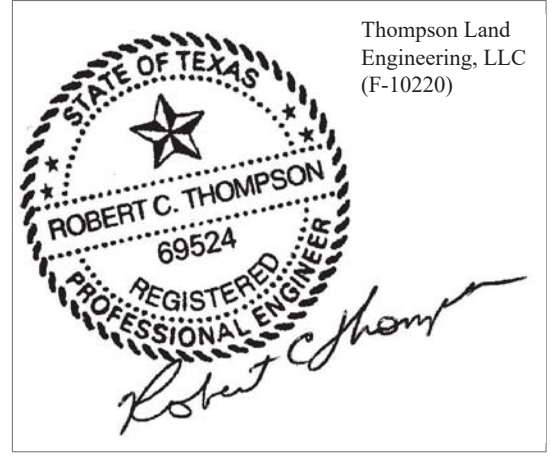
Impervious Cover (IC) Summary (This Site Plan only)						
IC Items:	Total Existing IC Area (sf)	%	Existing to be Removed	Proposed to be Added	Total Proposed IC Area (sf)	%
- Bldgs	0	0.0%	0	37,732	37,732	8.6%
- Drive aisle and parking	0	0.0%	0	25,736	25,736	5.8%
- Sidewalk Pavement	0	0.0%	0	4,839	4,839	1.1%
<b>Total IC =</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>68,307</b>	<b>68,307</b>	<b>15.5%</b>
<b>Total IC (acres) =</b>	<b>0.00</b>			<b>1.57</b>	<b>1.57</b>	

Parking Summary		
Type Parking	Required / Allowed	Proposed
<b>Totals</b>	<b>412.0</b>	<b>464</b>
- Total (Standard) - uncovered outside	--	18
- Total (Standard) - in garage	2.0	2
- Total (Accessible per IBC table 1106.1)	6.0	376
- Total (Compact)	123.6	92
- Total Bicycle Parking	41	42
- Short Term Bicycle Parking Spaces	14%	6
- Long Term Bicycle Parking Spaces	86%	36
- Total Loading zone	1	1

Required Parking			
SF	Employees	Required*	Proposed
Business & Professional Offices *	113,196	412.0	464
<b>Total Spaces =</b>		<b>412.0</b>	<b>464</b>
			112.6%

\* One space per 275-SF, per previous requirements in COA LDC chapter 25-6, Appendix A

### SITE CALCULATIONS



#### LEGEND

- PROPOSED PHASE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- LIMITS OF CONSTRUCTION
- HANDRAILING

- WARNING:**
- COMPARE THE GRADING PLAN TO LANDSCAPE PLAN BEFORE INSTALLATION OF THE LANDSCAPING. ENSURE THAT THE GRADING IS THE SAME. DIFFERENCES MIGHT EXIST DUE TO DIFFERENCES IN PURPOSE FOR THAT SHEET. RESOLVE ANY DIFFERENCES WITH ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING.
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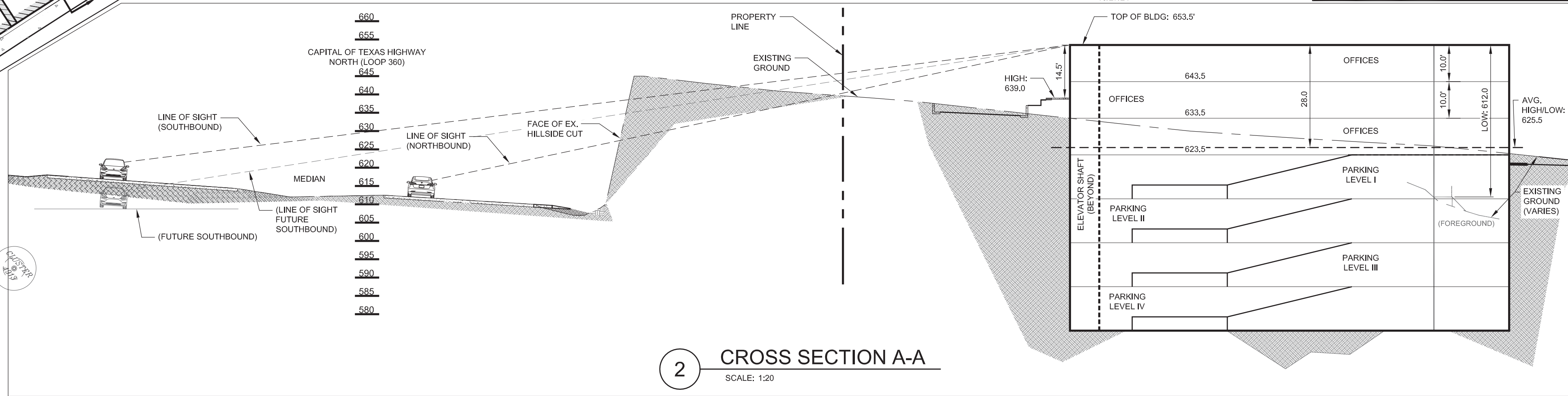
**PARKING NOTE:**  
EACH PARKING SPACE TO HAVE A VERTICAL CLEARANCE OF 7'-FEET (MINIMUM) PER BUILDING CODE.

**COA ZONING (SUBCHAPTER E) NOTES:**  
1. THIS PROJECT WILL PROVIDE THE FOLLOWING TWO (2) OPTIONS TO IMPROVE CONNECTIVITY FROM COA, LDC, CHAPTER 25-2, SUBCHAPTER E, SECTION 2.3.1 (TABLE B): (1) LIMIT CURB CUTS AND (2) NOT LOCATING UTILITY LINES UNDER PARKING SPACES.  
2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.

**BICYCLE NOTES:**  
1. BICYCLE PARKING INSTALLED ON CONCRETE, SUCH AS THE STANDARD "U RACK", SHALL BE SECURELY ANCHORED WITH TAMPER RESISTANT HARDWARE, PREFERABLY A TRI-GROOVE SECURITY NUT OF A GRIP ANCHOR. TCM 9.8.4.  
2. U-RACK SHALL BE USED FOR SHORT-TERM BICYCLE PARKING. TCM 9.8.5.A.  
3. BICYCLE PARKING MUST BE LOCATED IN A WELL-LIT AREA. TCM 9.8.1.1.

### 1 SITE PLAN - PARKING GARAGE (LOWER LEVEL I)

SCALE: 1:20



### 2 CROSS SECTION A-A

SCALE: 1:20

**THOMPSON LAND ENGINEERING, LLC**  
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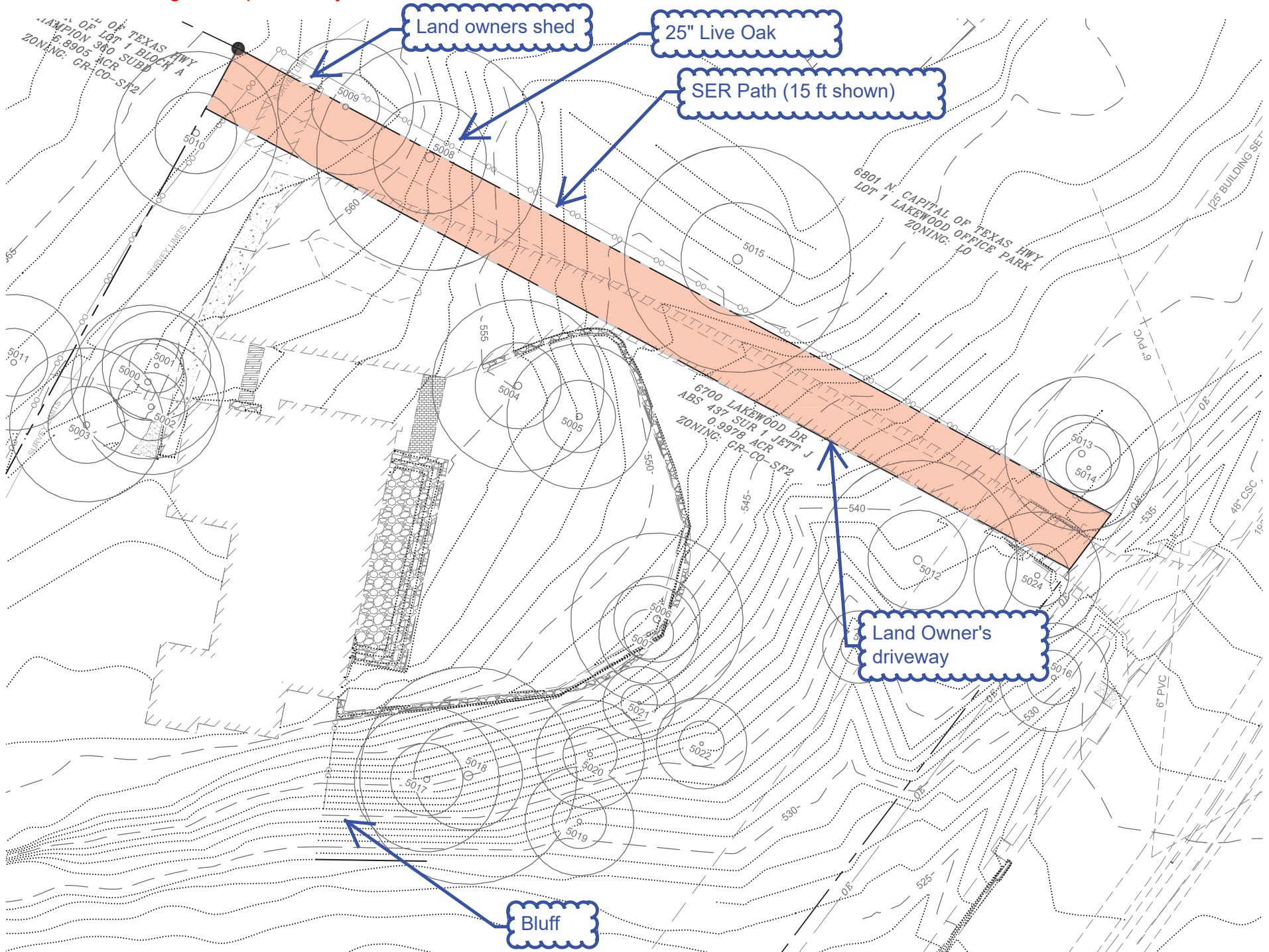
**NORTHTRAIL OFFICE PARK**  
6601 N CAPITAL OF TEXAS HWY NB, AUSTIN, TX 78731

**SITE PLAN - LOWER LEVEL I (2 OF 2)**

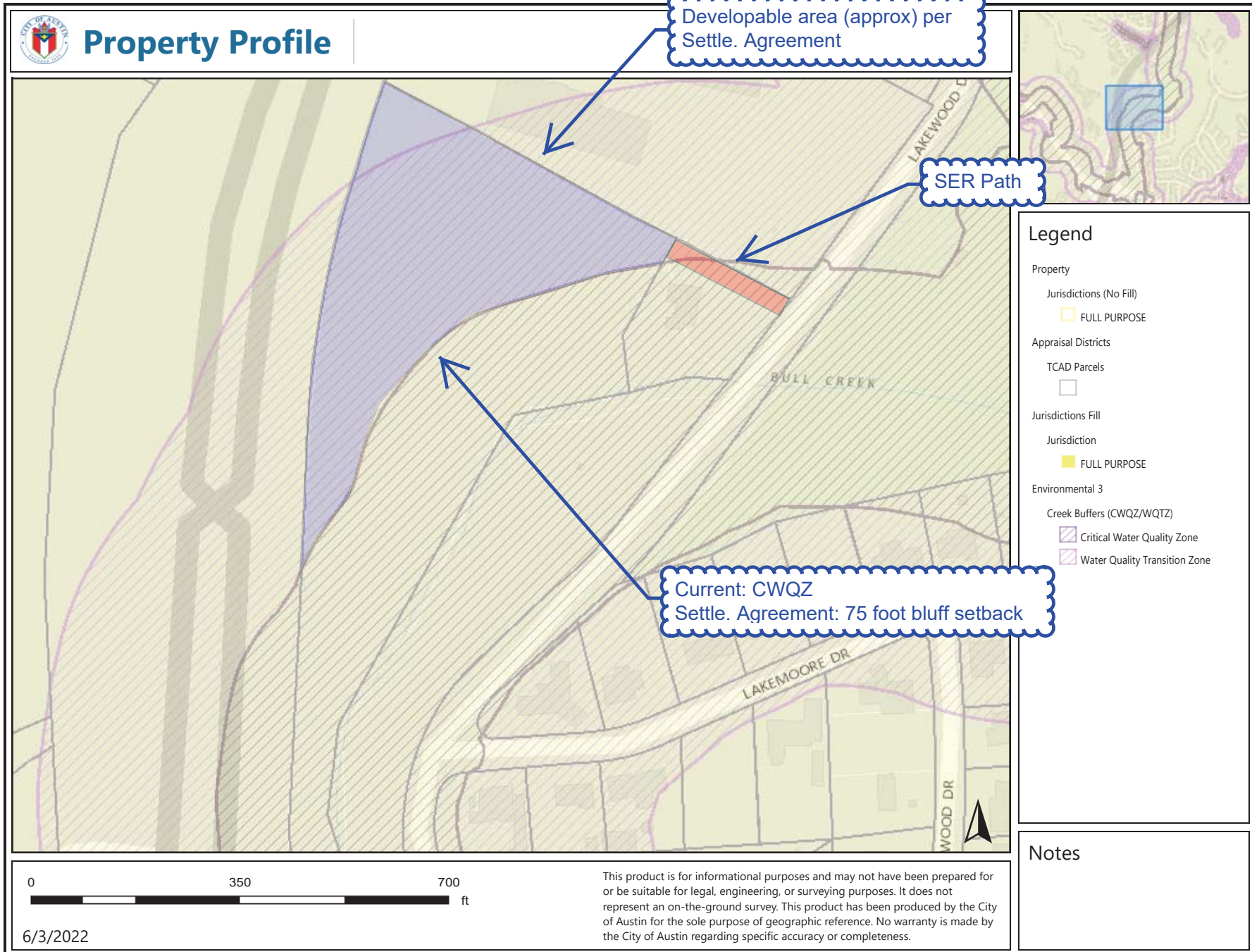
DATE ISSUED: October, 2024  
DESIGNED BY: RCT  
DRAWN BY: RH/HUMR  
JOB NUMBER: 1774  
SHEET: 12 OF 37

SPC-2023-0357C

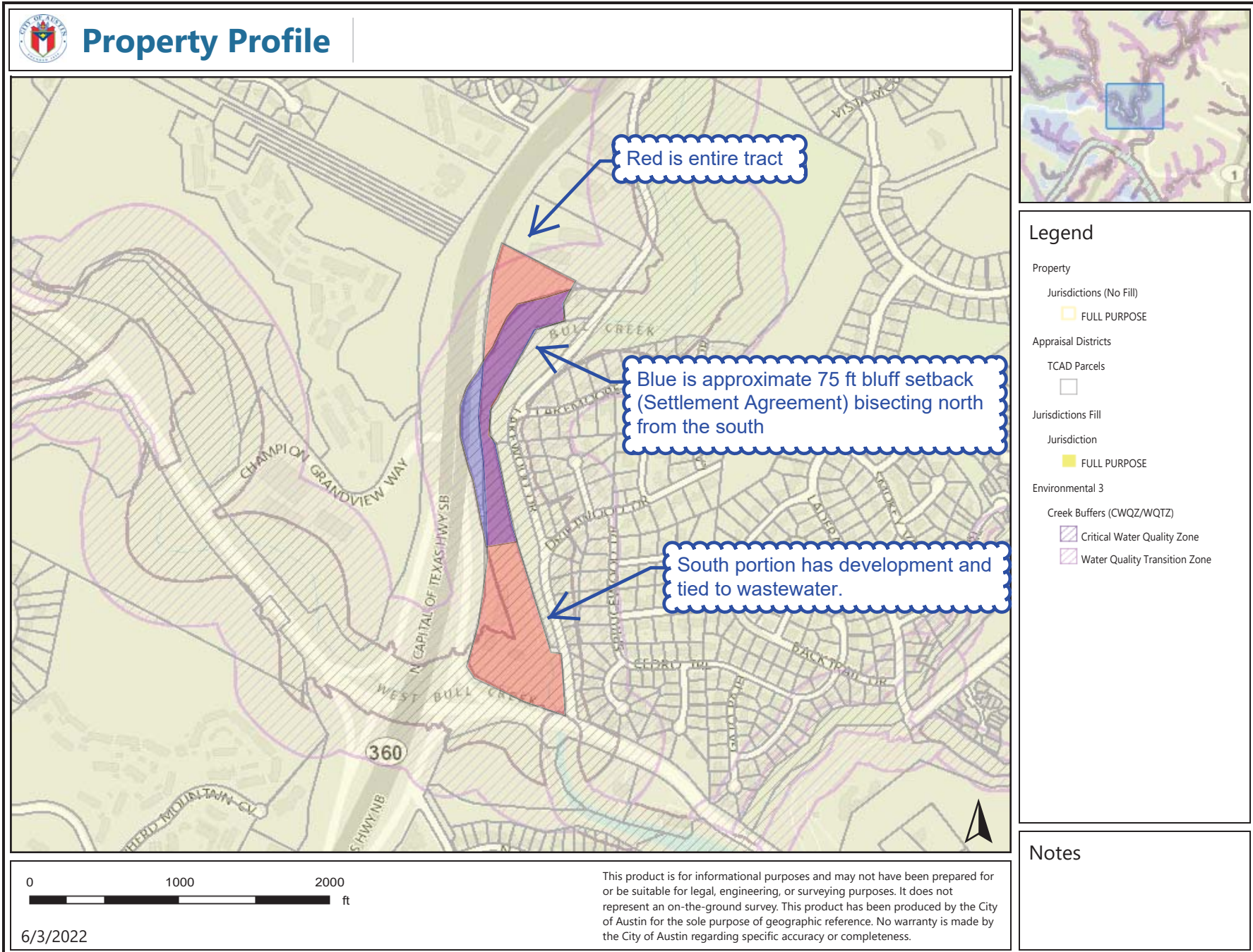














**Barton-Holmes, Christine**

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**From:** Holmes, Reyna  
**Sent:** Tuesday, August 16, 2022 5:02 PM  
**To:** MWhellan@abaustin.com  
**Cc:** Huggins, Cole; Pandurangi, Shwetha; Kirk, Colleen; R T; Kaiser, Paul; Barron, Bradley  
**Subject:** Re: North Trail Office Park - SPC-2022-0170C  
**Attachments:** SER Path with constraints\_p.pdf; SER Path for WW\_p.pdf; Overall Tract and how development bisected\_p.pdf

Mr. Whellan,

I hope all is well with you. I have been asked to evaluate the possibility of issuing a waiver to our local requirement that all properties located within 100 LF of a public wastewater main must connect to our collection system. After careful examination of; the attached approved SER, the existing connection point at the south side of the property, the unique topographic and environmental features of the site, it was determined that a waiver can be granted. This determination was based on the following:

1. It has been communicated that obtaining the necessary easements to connect to the wastewater main along Lakewood Drive has been challenging.
2. Even if easements were to be obtained, the installation of a public wastewater main to connect to the existing main along Lakewood Drive would cross difficult terrain, be restricted by bluff setbacks, and would negatively impact several protected trees.
3. A public main with the proposed general alignment and within the easements discussed above (as noted in the approved SER) would be difficult to access.
4. The installation of a private yard line to connect to the existing southern wastewater connection may require running an internal wastewater yard line along the banks of Bull creek.

Please note that there are restrictions associated with the installation of an On-Site Sewage Facilities (OSSF), these restrictions include (but are not limited to) the following:

1. An OSSF cannot treat nor dispose more than 5,000 gallons per day. Sites with larger flows must obtain a TLAP permit via the TCEQ.
2. Should this site qualify for an OSSF, the design must meet the most stringent of the design requirements outlined in 30 TAC 285 and Austin City Code of Ordinances Chapter 15-5.
3. A replacement drainfield area, equal or larger than the design drainfield area, must be reserved via easement. This area must be kept available and not be used for anything else (e.g., parking, building, ponds, etc.)

Please let me know if I can be of further assistance to you.

Regards,  
Reyna E. Holmes, P.E., OS0030469  
[Supervising Engineer](#)  
City of Austin | Austin Water  
512-972-0202 | [Reyna.Holmes@austintexas.gov](mailto:Reyna.Holmes@austintexas.gov)  
Generally from 7:00 am - 3:30 pm (M – F)





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**From:** Kirk, Colleen <Colleen.Kirk@austintexas.gov>  
**Sent:** Tuesday, August 16, 2022 4:24 PM  
**To:** Holmes, Reyna <Reyna.Holmes@austintexas.gov>  
**Cc:** Huggins, Cole <Cole.Huggins@austintexas.gov>; Pandurangi, Shwetha <Shwetha.Pandurangi@austintexas.gov>  
**Subject:** FW: North Trail Office Park - SPC-2022-0170C

Reyna,

Please see below request from the applicant's attorney on June 2, 2022. They are requesting a variance so they can utilize OSSF for this proposed development.

Thank you,

Colleen Kirk, P.E.  
**Supervising Engineer, SER & Land Use Review**  
City of Austin | Austin Water, Utility Development Services  
512-972-0266 | [www.austintexas.gov/ser](http://www.austintexas.gov/ser)

---

**From:** Michael Whellan <MWhellan@abaustin.com>  
**Sent:** Friday, June 3, 2022 12:04 PM  
**To:** Kirk, Colleen <Colleen.Kirk@austintexas.gov>; Pandurangi, Shwetha <Shwetha.Pandurangi@austintexas.gov>; Barron, Bradley <Bradley.Barron@austintexas.gov>  
**Cc:** Robert Thompson <ric@tleng.net>; Huggins, Cole <Cole.Huggins@austintexas.gov>; Michael Whellan <MWhellan@abaustin.com>  
**Subject:** RE: North Trail Office Park - SPC-2022-0170C

\*\*\* External Email - Exercise Caution \*\*\*

See some exhibits attached to help with the discussion.

I will be back in the office on Monday and available – or fine to buzz me on my cell 1-512-417-9076.

All good.

MJW.

---

**From:** Michael Whellan  
**Sent:** Thursday, June 2, 2022 8:58 PM  
**To:** 'Kirk, Colleen' <[Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov)>; Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>; Huggins, Cole <[Cole.Huggins@austintexas.gov](mailto:Cole.Huggins@austintexas.gov)>; Michael Whellan <[MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)>  
**Subject:** RE: North Trail Office Park - SPC-2022-0170C

I have asked our engineer to get a topo to better illustrate how the two halves of the lot are separated physically; yes, because the lot is separated topographically, there will be two independent developments (Bull Creek Market to the south; and new site dev permit for North Trail Office Park to the north) on the one Lot.



The SER route is indeed challenging as noted below, which is why we are seeking septic just for the Northern half of the Lot.

All good.

MJW.

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**From:** Kirk, Colleen <[Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov)>  
**Sent:** Thursday, June 2, 2022 6:32 PM  
**To:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>; Michael Whellan <[MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>; Huggins, Cole <[Cole.Huggins@austintexas.gov](mailto:Cole.Huggins@austintexas.gov)>  
**Subject:** RE: North Trail Office Park - SPC-2022-0170C

Hi Michael,

Is your request to have two structures on a single lot, with one maintaining their existing service connection and the other with OSSF?

I think it is also noteworthy that the engineer that submitted the SER proposed service as was approved in the SER and previous representatives of the property indicated the neighbor was agreeable to providing an easement. I understand the route has challenges though.

Thanks,

Colleen Kirk, P.E.  
**Supervising Engineer, SER & Land Use Review**  
City of Austin | Austin Water, Utility Development Services  
512-972-0266 | [www.austintexas.gov/ser](http://www.austintexas.gov/ser)

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**From:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Sent:** Thursday, June 2, 2022 4:38 PM  
**To:** Michael Whellan <[MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>; Kirk, Colleen <[Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov)>  
**Subject:** RE: North Trail Office Park - SPC-2022-0170C

Michael,

I have looped Colleen Kirk, PE, SER and Landuse Review Supervisor on this chain. She could visit with Bradley and identify any needs for a meeting to resolve.

Thanks,

Shwetha Pandurangi, P.E.,CFM  
**Business Strategy Manager – Utility Development Services**  
City of Austin | Austin Water  
512-974-3514 | C: 469.450.7272



---

**From:** Michael Whellan <[MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)>  
**Sent:** Thursday, June 2, 2022 4:33 PM



To: Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>

Cc: Michael Whellan <[MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)>; Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>

Subject: North Trail Office Park - SPC-2022-0170C

\*\*\* External Email - Exercise Caution \*\*\*

Shwetha/Bradley – wanted to follow-up on the email below.

I have attached the SER 5053 and the underlying plat.

Noteworthy is the fact that the SER would require the wastewater line to be constructed in the CWQZ with damage to some heritage trees, AND it would require a third-party easement.

The plat states as follows: “2. This lot shall not be occupied until connected to the City of Austin Water and Wastewater System.”

The plat note (no occupancy until connected to the City system) has been achieved; specifically, the existing development on the southern portion of the Lot is connected to the City system – Bull Creek Market shopping center. Noteworthy, the plat does not prohibit the use of septic and the precondition of connecting to the City system has been achieved (it does not require the entire lot to be connected to the City wastewater system).

We want to show septic on the next update to the site plan for the North Trail Office Park on the northern portion of the Lot (SPC-2022-0170C) and clarify this issue prior to doing so.

Perhaps a short meeting would be helpful – we can make ourselves available to walk through this.

MJW.

----- Forwarded message -----

From: **Barron, Bradley** <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>

Date: Mon, Nov 1, 2021 at 9:19 AM

Subject: RE: FW: (1774) Quick question from Ric Thompson

To: Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>

Cc: Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>

The note is a restriction. We’ve always interpreted it that way. There are also approved SERs for the tract.

Going from septic to wastewater service may be required if the site is within 100’ of the property (§25-4-191, 192). As Code is more stringent than plat, it overrides the plat. Annexation may require connection, and annexation condition notes dictate what happens. This is another instance where Code will require the connection.

I don’t think the plat exception can be used as the lot has already been platted. That’s an issue with DSD or City legal to answer and is not under water/wastewater portion of review.

Bradley Barron

**Project Coordinator, Utility Development Services**

City of Austin | Austin Water

512-972-0078 | [bradley.barron@austintexas.gov](mailto:bradley.barron@austintexas.gov)

Hours: 5:30 a.m. to 2:00 p.m. (Monday- Thursday)

5:30 a.m. to 11:30 a.m. (Friday)



\*\*\*\*DUE TO CITY MANAGER ORDER, I AM CURRENTLY WORKING REMOTELY. WALK IN APPOINTMENTS ARE NOT ACCEPTED UNTIL FURTHER NOTICE. PLEASE CONTACT VIA EMAIL, AND ARRANGEMENTS WILL BE MADE AS NECESSARY\*\*\*\*



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**From:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>  
**Sent:** Monday, November 1, 2021 9:01 AM  
**To:** Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Subject:** Re: FW: (1774) Quick question from Ric Thompson

Thanks Bradley!

- On the waiver, the note is not a "restriction." I've had plat setup for septic that were old and later had gravity wastewater service so they instead connected to wastewater. I've had properties set up to connect to a MUD that were annexed so instead they connected to the City. Things change and I've always been told those notes are really only to inform and help if someone attempts illegal. So I'd like to get that considered further. How do I do that?
- Also, on the plat, this tract is large enough that it can qualify for a "plat exception" under state law so if you guys preferred to go that route, I'd like to find out how to pursue a process to accomplish the same thing with you guys outside of the platting process (get the change on record, or whatever you guys need). How would I do that?

Thanks much.

Robert C. (Ric) Thompson, PE  
MS, CPESC, CFM

**Thompson Land Engineering, LLC**  
904 N. Cuernavaca, Austin, Tx 78733  
512-328-0002 (o) 512-585-4448 (c)  
[www.tleng.net](http://www.tleng.net)

On Mon, Nov 1, 2021 at 7:26 AM Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)> wrote:

SERs have been approved for this site. 5052 for water, 5053 for wastewater.

Connection to the wastewater system will be required as this lot was platted in that manner. There is not a waiver to plat note restrictions.

As the site is over 100' from the wastewater system, a resub could be processed to possibly allow for OSSF. The plat would have to be reviewed and approved by the OSSF team from AW.

Bradley Barron  
**Project Coordinator, Utility Development Services**  
City of Austin | Austin Water  
512-972-0078 | [bradley.barron@austintexas.gov](mailto:bradley.barron@austintexas.gov)  
Hours: 5:30 a.m. to 2:00 p.m. (Monday- Thursday)  
5:30 a.m. to 11:30 a.m. (Friday)



\*\*\*\*DUE TO CITY MANAGER ORDER, I AM CURRENTLY WORKING REMOTELY. WALK IN APPOINTMENTS ARE NOT ACCEPTED UNTIL FURTHER NOTICE. PLEASE CONTACT VIA EMAIL, AND ARRANGEMENTS WILL BE MADE AS NECESSARY\*\*\*\*



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**From:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>  
**Sent:** Sunday, October 31, 2021 8:10 AM  
**To:** Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Subject:** Re: FW: (1774) Quick question from Ric Thompson

Howdy Bradley.

Attached is the plat and two other graphics. Also attached is a sketch of the area to be developed with an office building. You can see on the sketch that the property is surrounded by bluffs (it is way up high) and the only wastewater line near it is on Lakewood. The owner has been working with the two adjacent neighbors to get an easement to get to the line but it is not working out. They would tie into the line at the bottom portion of the lot (on 2222; which has wastewater service) but the 75 foot setback from the bluff along Bull Creek is preventing it. So they are isolated with the only option being septic. I don't think the engineer on the plat thought this would happen (or didn't think it through). So the one portion has the service per the plat note but this portion would not (would be on septic). There is plenty of area left over for septic. I don't think a re-plat (or further subdivision) is needed. I think, at most, just a waiver is needed. I've never understood the plat note to be a restriction (more just information and a declaration to dispose of wastewater legally) but if considered a restriction, then a waiver should take care of it?

This help? Thanks for helping with this.

Robert C. (Ric) Thompson, PE  
MS, CPESC, CFM  
**Thompson Land Engineering, LLC**  
904 N. Cuernavaca, Austin, Tx 78733  
512-328-0002 (o) 512-585-4448 (c)  
[www.tleng.net](http://www.tleng.net)

On Wed, Oct 27, 2021 at 6:15 AM Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)> wrote:

I'm going to need more info on this to provide an answer. Please send me the address address, any previous plat case number, and a concept of what is proposed.

Bradley Barron  
**Project Coordinator, Utility Development Services**  
City of Austin | Austin Water  
512-972-0078 | [bradley.barron@austintexas.gov](mailto:bradley.barron@austintexas.gov)  
Hours: 5:30 a.m. to 2:00 p.m. (Monday- Thursday)  
5:30 a.m. to 11:30 a.m. (Friday)

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**From:** AW SER <[AWSER@austintexas.gov](mailto:AWSER@austintexas.gov)>  
**Sent:** Tuesday, October 26, 2021 5:57 PM  
**To:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>; 'Robert Thompson' <[ric@tleng.net](mailto:ric@tleng.net)>  
**Cc:** AW SER <[AWSER@austintexas.gov](mailto:AWSER@austintexas.gov)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>; Tucker, Derek <[Derek.Tucker@austintexas.gov](mailto:Derek.Tucker@austintexas.gov)>; Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Subject:** RE: (1774) Quick question from Ric Thompson

Hi Bradley,

I think this might be a question for you guys. Please see below. Will they have to replat if a portion of the tract ends up getting served with septic instead of AW utilities?

Christine Perez, P.E.  
**Engineer C, SER Program**  
City of Austin | Austin Water, Utility Development Services  
512-972-0035 | [www.austintexas.gov/ser](http://www.austintexas.gov/ser)



**From:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Sent:** Monday, October 25, 2021 4:35 PM  
**To:** 'Robert Thompson' <[ric@tleng.net](mailto:ric@tleng.net)>  
**Cc:** AW SER <[AWSER@austintexas.gov](mailto:AWSER@austintexas.gov)>  
**Subject:** RE: (1774) Quick question from Ric Thompson

Ric,

I will need to see a drawing with basic utility information to better understand the tract and provide any specific guidance. Alternatively, you could email [ser@austintexas.gov](mailto:ser@austintexas.gov) and they can review in detail to provide a specific utility plan (in the event that you already don't have SERs for the tract).

Thanks,

Shwetha Pandurangi, P.E.,CFM  
**Business Strategy Manager – Utility Development Services**  
City of Austin | Austin Water  
512-974-3514 | C: 469.450.7272





---

**From:** Robert Thompson <[ric@tleng.net](mailto:ric@tleng.net)>  
**Sent:** Monday, October 25, 2021 1:37 PM  
**To:** Pandurangi, Shwetha <[Shwetha.Pandurangi@austintexas.gov](mailto:Shwetha.Pandurangi@austintexas.gov)>  
**Subject:** (1774) Quick question from Ric Thompson

\*\*\* External Email - Exercise Caution \*\*\*

Howdy Shwetha~

I have a quick question. I've got a customer with a 20+ acre tract in the full purpose of austin. The property was platted in the past and the engineer put the note on the plat that it would be serviced by Austin water and wastewater. That was true for one portion of the tract but not another; the other portion is cut off by State right-of-way, a bluff, environmental setbacks, and properties who don't want to give a wastewater easement (they have been trying!). Since the one portion complies with the note on the plat and the other can't (which we could show and support), would it be any problem instead servicing the isolated portion with a septic system (approved by Austin, meeting the rules of course)?

Thanks for your help with this!

~Ric

Robert C. (Ric) Thompson, PE  
MS, CPESC, CFM  
**Thompson Land Engineering, LLC**  
904 N. Cuernavaca, Austin, Tx 78733  
512-328-0002 (o) 512-585-4448 (c)  
[www.tleng.net](http://www.tleng.net)

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**Barton-Holmes, Christine**

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**From:** Kaiser, Paul  
**Sent:** Thursday, September 19, 2024 3:48 PM  
**To:** Holmes, Reyna; Rouda, Randall  
**Cc:** Baker, Jay; Abee-Taulli, Pamela; Barron, Bradley; Price, Richard  
**Subject:** RE: IP Concerns -- SPC-2023-0357C North Trail Office Park

Hi Randy,

Please see responses to your questions based on the OSSF design that was permitted in November 2023.

1. State Code, TAC Chapter 285, does include vertical and horizontal setbacks for different circumstances. In this case, based on the design of the system, 12" of suitable soil must be present between the drip emitter tubing which is being used as a drainfield type and solid or fractured rock. This is achieved in the reviewed design by using existing soil where available and/or importing soil before installing the drainfield to maintain this vertical separation.
2. TAC Chapter 285 has a horizontal setback from "Slopes where seeps may occur and detention ponds" which would apply to the bluff. There is also a proposed detention pond on this site plan with the same setback. Based on the OSSF Design parameters, a 10' setback is required to these features. There is a 75' buffer from the bluff and the OSSF drainfield edge maintains an additional 10' or more from this buffer. The drainfield edge also maintains the 10' setback to the detention pond edge.
3. Texas Commission on Environmental Quality is the state agency that is responsible for enforcing TAC Chapter 285 and Austin Water has been given permitting and enforcement authority as an Authorized Agent as prescribed by the code.

I spoke to Mr. Shaftel earlier this week and described some of the OSSF design considerations and explained how this type of system works and how it is different from a conventional or traditional septic system. I also noted the OSSF design met the minimum design standards for TAC Chapter 285 and City Code 15-5, so it was permitted as requested. He submitted a Public Information Request for the permitted plans which I responded to earlier today. He also said the neighborhood group would be exploring a legal path to prevent the OSSF installation based on a Restrictive Covenant that he believes may disallow the septic tank installation. I have not seen this document, but he said they would be seeking legal counsel to address it if it is a viable pathway for the neighborhood group.

Thank you,



**Paul Kaiser**  
Scheduler Analyst, OS 31821, I-3778

[Austin Water](#) | City of Austin

**Office:** 512-972-0186

**Cell:** 512-585-9045



---

**From:** Holmes, Reyna <Reyna.Holmes@austintexas.gov>  
**Sent:** Tuesday, September 17, 2024 3:07 PM  
**To:** Rouda, Randall <Randall.Rouda@austintexas.gov>  
**Cc:** Baker, Jay <Jay.Baker@austintexas.gov>; Abee-Taulli, Pamela <Pamela.Abee-Taulli@austintexas.gov>; Barron, Bradley <Bradley.Barron@austintexas.gov>; Price, Richard <Richard.Price@austintexas.gov>; Kaiser, Paul



<Paul.Kaiser@austintexas.gov>

**Subject:** RE: IP Concerns -- SPC-2023-0357C North Trail Office Park

Good afternoon,  
We will look into this and circle back.  
Reyna

---

**From:** Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>

**Sent:** Tuesday, September 17, 2024 1:40 PM

**To:** Holmes, Reyna <[Reyna.Holmes@austintexas.gov](mailto:Reyna.Holmes@austintexas.gov)>; Kaiser, Paul <[Paul.Kaiser@austintexas.gov](mailto:Paul.Kaiser@austintexas.gov)>

**Cc:** Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>; Abee-Taulli, Pamela <[Pamela.Abee-Taulli@austintexas.gov](mailto:Pamela.Abee-Taulli@austintexas.gov)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>

**Subject:** RE: IP Concerns -- SPC-2023-0357C North Trail Office Park

Good Afternoon:

I'm following up on the e-mail below from Marcus Shaftel, an Interested Party for the above project. My understanding is that the OSSF group has already met with Mr. Shaftel and has provided some information. I'm looking for additional background both to address the communication that came my way and in anticipation that this will still be a live issue when we get to a public hearing on the project sometime in the next couple months.

Can you provide brief direction on the following?

- 1) Do the OSSF standards include any provisions which would limit or amend design for highly pervious soil types like the subsurface limestone referenced in the e-mail? If so, can we verify that those standards were followed.
- 2) Do the OSSF standards include any provisions which would limit or amend design for projects in vicinity of the bluff and/or creek? If so, can we verify that those standards were followed?
- 3) If those specific concerns are not addressed by OSSF code requirements, is there another Department or Agency (possibly County or State?) that might have review or enforcement responsibilities in this area?

I'd be happy to meet if that would be an easier way to get me up to speed on all of this.

Thank you very much!

**Randy Rouda**

*Planner Senior, Land Use Review*

[City of Austin Development Services Department](#)

**Office:** 512-974-3338

---

**From:** Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>

**Sent:** Tuesday, September 17, 2024 1:07 PM

**To:** Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>

**Cc:** Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>; Abee-Taulli, Pamela <[Pamela.Abee-Taulli@austintexas.gov](mailto:Pamela.Abee-Taulli@austintexas.gov)>

**Subject:** RE: IP Concerns -- SPC-2023-0357C North Trail Office Park

Reyna Holmes is the Supervisor over the City's OSSF Team. She and/or Paul Kaiser with the OSSF Team have already talked with Mr. Shaftel.



**Bradley Barron**  
Scheduler Analyst  
[Austin Water](http://AustinWater.com) | City of Austin  
[bradley.barron@austintexas.gov](mailto:bradley.barron@austintexas.gov)  
(Mon. - Thurs.) 5:30 a.m. to 2:00 p.m.  
(Fri.) 5:30 a.m. to 11:30 a.m.

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**From:** Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>  
**Sent:** Tuesday, September 17, 2024 1:01 PM  
**To:** Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>  
**Cc:** Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>; Abee-Taulli, Pamela <[Pamela.Abee-Taulli@austintexas.gov](mailto:Pamela.Abee-Taulli@austintexas.gov)>  
**Subject:** FW: IP Concerns -- SPC-2023-0357C North Trail Office Park

Good Afternoon:

It is my (limited) understanding that AW has already issued an OSSF Permit for this development which validates that their proposed design and location meets applicable code. Can you put me in touch with the OSSF reviewer and/or someone else on that team to provide some background on this question?

Specifically, I'd like to have brief answers to the following:

- 1) Do the OSSF standards include any provisions which would limit or amend design for highly pervious soil types like the subsurface limestone referenced in the e-mail? If so, can we verify that those standards were followed.
- 2) Do the OSSF standards include any provisions which would limit or amend design for projects in vicinity of the bluff and/or creek? If so, can we verify that those standards were followed?

This project is heading in the fairly short term toward a public hearing under the Hillside Roadway ordinance, so all of this is going to become VERY public over the next couple of months. In addition to responding to this particular e-mail, its time for me to start getting myself organized for all of the issues which are likely to arise at the hearing.

I'd appreciate it if you could make the introduction so I can start to get into this.

Thank you!

**Randy Rouda**  
*Planner Senior, Land Use Review*  
[City of Austin Development Services Department](http://CityofAustin.com/DevelopmentServices)  
Office: 512-974-3338

---

**From:** Marcus Shaftel <[marcus@ieee.org](mailto:marcus@ieee.org)>  
**Sent:** Tuesday, September 17, 2024 5:10 AM  
**To:** Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>  
**Cc:** Holden, Erik <[Erik.Holden@austintexas.gov](mailto:Erik.Holden@austintexas.gov)>; Culver, Beth <[Beth.Culver@austintexas.gov](mailto:Beth.Culver@austintexas.gov)>; Campbell, Caitlin <[Caitlin.Campbell@austintexas.gov](mailto:Caitlin.Campbell@austintexas.gov)>; Pamela Taulli <[Pamela.Taulli@austintexas.gov](mailto:Pamela.Taulli@austintexas.gov)>; Louise Roholt <[lgr6@mac.com](mailto:lgr6@mac.com)>; Angie Croslin <[aproslin@austin.rr.com](mailto:aproslin@austin.rr.com)>; Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>; Barton-Holmes, Christine <[Christine.Barton-Holmes@austintexas.gov](mailto:Christine.Barton-Holmes@austintexas.gov)>; Barron, Bradley <[Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)>; Abee-Taulli, Pamela <[Pamela.Abee-Taulli@austintexas.gov](mailto:Pamela.Abee-Taulli@austintexas.gov)>  
**Subject:** Re: IP Concerns -- SPC-2023-0357C North Trail Office Park



Resending with correct email for [Pamela.Abee-Taulli@austintexas.gov](mailto:Pamela.Abee-Taulli@austintexas.gov)

-----

On Tue, Sep 17, 2024 at 5:08 AM Marcus Shaftel <[marcus@ieee.org](mailto:marcus@ieee.org)> wrote:

Erik, Jay and City Reviewers,

The Master Comment Report (3rd) doesn't convey information in a form that addresses the specific concerns we expressed at our meeting. It's quite indecipherable.

It remains unclear to me how a septic field, positioned just over 75 feet from a bluff, adjacent to Bull Creek doesn't pose a threat to the creek and wildlife and therefore how it is afforded approval by the City.

I'd appreciate the time & attention of a reviewer to educate me on this. Is <100 feet of travel through limestone sufficient to make the septic discharge safe to enter our water?

Respectfully,  
Marcus Shaftel

-----

On Thu, Aug 15, 2024 at 9:39 AM Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)> wrote:

Hey Erik:

Thanks for bringing to our attention.

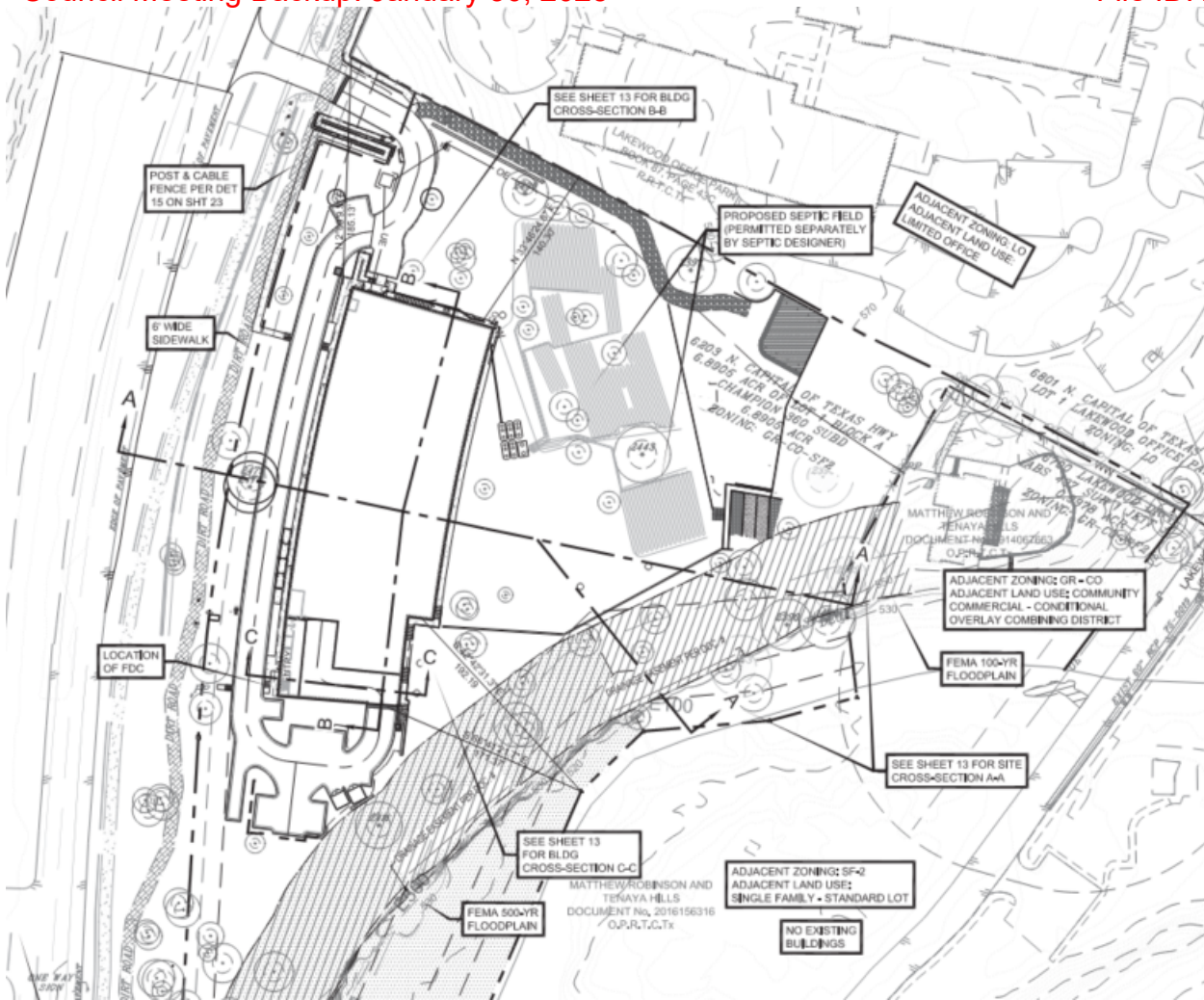
The plans show the OSSF is between the pond and building so there are no conflicts with the DE/WQ design.

Regarding the concerns of the OSSF discharging into the creek, I believe that would be addressed by the AW reviewer?

I do see that it is noted to be separately permitted so am not sure if that has gone through that process yet.

I do see that the update is in again. I have attached a screen shot of the most recent submittal.

See below.



**From:** Holden, Erik <[Erik.Holden@austintexas.gov](mailto:Erik.Holden@austintexas.gov)>  
**Sent:** Tuesday, August 13, 2024 10:56 AM  
**To:** Marcus Shaftel <[marcus@ieee.org](mailto:marcus@ieee.org)>; Culver, Beth <[Beth.Culver@austintexas.gov](mailto:Beth.Culver@austintexas.gov)>; Campbell, Caitlin <[Caitlin.Campbell@austintexas.gov](mailto:Caitlin.Campbell@austintexas.gov)>; Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>; Pamela.Taulli@austintexas.gov  
**Cc:** Louise Roholt <[lgr6@mac.com](mailto:lgr6@mac.com)>; Angie Croslin <[apcroslin@austin.rr.com](mailto:apcroslin@austin.rr.com)>; Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>; Barton-Holmes, Christine <[Christine.Barton-Holmes@austintexas.gov](mailto:Christine.Barton-Holmes@austintexas.gov)>  
**Subject:** RE: IP Concerns -- SPC-2023-0357C North Trail Office Park

Hey Everyone,

I'm bringing this email back up to the top so we can answer the IP's questions if they have not been addressed via U3 Master Comment Report.

Thank You,



**Erik Holden**

Planner 1, Land Use Review

*Development Services Department*

[Erik.Holden@austintexas.gov](mailto:Erik.Holden@austintexas.gov)



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**From:** Marcus Shaftel <[marcus@ieee.org](mailto:marcus@ieee.org)>

**Sent:** Wednesday, June 5, 2024 3:58 PM

**To:** Culver, Beth <[Beth.Culver@austintexas.gov](mailto:Beth.Culver@austintexas.gov)>; Campbell, Caitlin <[Caitlin.Campbell@austintexas.gov](mailto:Caitlin.Campbell@austintexas.gov)>; Baker, Jay <[Jay.Baker@austintexas.gov](mailto:Jay.Baker@austintexas.gov)>; Pamela.Taulli@austintexas.gov

**Cc:** Louise Roholt <[lgr6@mac.com](mailto:lgr6@mac.com)>; Angie Croslin <[apcroslin@austin.rr.com](mailto:apcroslin@austin.rr.com)>; Rouda, Randall <[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)>; Holden, Erik <[Erik.Holden@austintexas.gov](mailto:Erik.Holden@austintexas.gov)>; Barton-Holmes, Christine <[Christine.Barton-Holmes@austintexas.gov](mailto:Christine.Barton-Holmes@austintexas.gov)>

**Subject:** IP Concerns -- SPC-2023-0357C North Trail Office Park

External Email - Exercise Caution

City Reviewers,

The Interested Parties in SPC-2023-0357C North Trail Office Park. This case is a follow on / continuation of the developers previous efforts. Information on the prior fillings follows...

Prior Filing

Permit/Case: 2022-049774 SP

Reference File Name: SPC-2022-0170C

We, the interested parties, have significant concerns about the site plan.

Septic System

During a previous meeting with case managers, we mentioned prior site plan drawings stated the Septic System being permitted under separate documents - see attached PNG from July 26, 2023 meeting with Case Manager Rosemary Avila.

We've not heard back if the separate septic approval is proceeding.

Do y'all know?

Related concern: Residential properties are NOT permitted for septic / leach fields in close proximity to creeks. Commercial properties do not have the restrictions... which leaves the Interested Parties frustrated and concerned about our waterways.

I've attached a photo taken from Bull Creek Park (IMG\_2865) at approximately the same altitude as the development. The Site Plan area is indicated by a red outline. A bluff that drops down onto Bull Creek can be seen along the edge of the site plan area.

Septic failures and overflows will run directly into Bull Creek.

Rain water mitigation, especially during heavy events will lead to overruns and will undermine the integrity of the limestone bluff due to these flows now being focused/point sourced from collection/drainage in the plan.

The plan also includes grading in this sensitive area.

Video of creek at base of bluff where Site Plan intends for construction & septic field would impact.



\_IMG\_2651.MOV

Video of local water fowl that lives/feeds on Bull Creek at base of bluff where Site Plan intends for construction & septic field.



\_IMG\_2690.MOV

Edge Habitat & proximity to Bull Creek Park and Balcones Canyonlands Preserve

The property exists adjacent to Edge Habitat of PARD's Bull Creek Park and the Balcones Canyonlands Preserve. Construction will impact the contiguous wild lands. The property currently serves as an important edge habitat along Bull Creek.

We are very eager and open to hosting you at the location or adjacent to it so you can see, first hand, the risk posed by the proposed site plan/development.

We are available to answer any questions you have, host you locally and/or provide additional photographs and information.

Thank you for your time and attention,

Marcus Shaftel

Brownwood Court, 78731

[marcus@ieee.org](mailto:marcus@ieee.org)

512-779-8849

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