

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2022-0162C **PLANNING COMMISSION DATE:** 9/26/2023

COUNCIL DISTRICT: 9

PROJECT NAME: Dougherty Arts Center Replacement

PROPOSED USE: Cultural Center

ADDRESS OF APPLICATION: 148 S Lamar Blvd

AREA: 26.65 acres

APPLICANT: Mauricio Silveyra, P.E.
GarzaEMC
Austin, Texas

AGENT: Kevin Johnson, RA, LEED AP, Project Manager
City of Austin
Parks and Recreation Department

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

PROPOSED DEVELOPMENT: The City of Austin proposes construction of a new building to replace the existing Dougherty Arts Center, with related improvements. The site is zoned P and is over one acre, and thus requires Commission approval.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS PLANNING COMMISSION ACTION: NA

WATERSHEDS: Lady Bird Lake - Urban watershed

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** ***MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Cultural Center**LIMITS OF CONSTRUCTION:** 1,160,874 sf**PROPOSED BLDG. CVRG:** 81,201 sf**PROPOSED IMP. CVRG:** 335,174 sf/28.87%**PROPOSED HEIGHT:** 45'/2 stories**PROVIDED PARKING:** 160**PROPOSED USE:** Cultural center

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing to construct a two-story building to replace the existing Dougherty Arts Center. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the requested revision.

Environmental: The site is in the Lady Bird Lake watershed, which is an Urban Watershed Zones. There are Critical Environmental Features located on the site – floodplain and waterway setbacks – but they are not within the limits of construction except for a small portion of sidewalk at the north end of the site.

Transportation: Access is available from Toomey Rd.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** Lady Bird Lake**East:** P, CS, PUD (Town Lake Park and commercial/mixed use)**South:** Toomey Rd, then CS (multifamily/mixed use)**West:** P (Town Lake Park and Zilker Park)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Toomey Rd	60'	42'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Friends of Zilker

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

TNR-BCP

Zilker Neighborhood Association

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

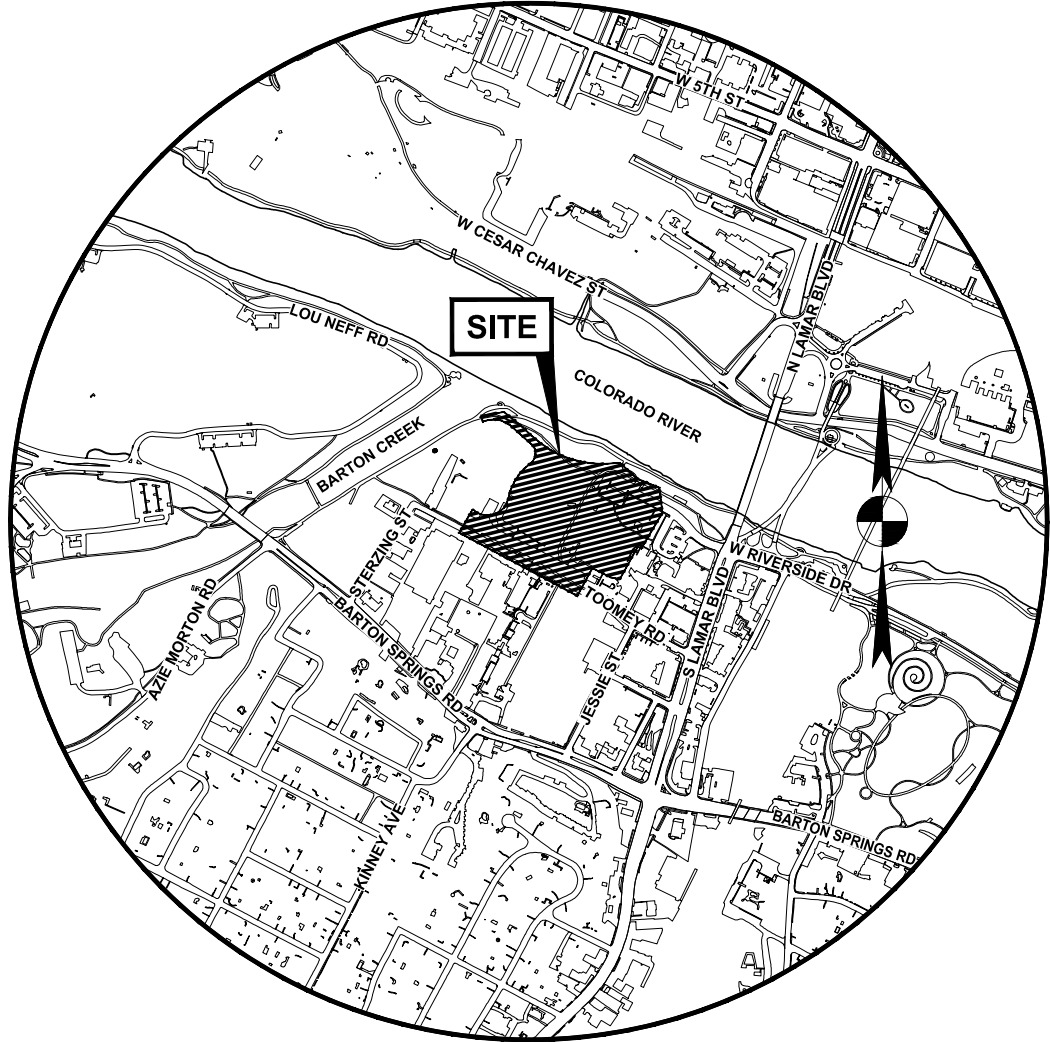
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



VICINITY MAP (MAPSCO GRID # 584Y, 584Z)
N.T.S.

OWNER: CITY OF AUSTIN
P.O. BOX 1088
AUSTIN, TEXAS 78767
(512) 974-1169
CONTACT: KEVIN JOHNSON

ARCHITECT: STUDIO 8
611 WEST 15TH STREET
AUSTIN, TEXAS 78701
(512) 473-8989
CONTACT: ROBERT BYRNES

ENGINEER: GARZA EMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284
CONTACT: BRYANT BELL

LANDSCAPE ARCHITECT: RVI
1611 WEST 5TH STREET, SUITE 175
AUSTIN, TEXAS 78703
(512) 480-0032
CONTACT: CHRIS LALICH

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER TRANSITION ZONE BUT NOT IN THE RECHARGE OR CONTRIBUTING ZONES.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS TRACT LIES WITHIN THE 100-YEAR CITY OF AUSTIN FLOODPLAIN AND 100 YEAR FLOODPLAIN AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 48453CO445K DATED JANUARY 22, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

ABS 8 SUR 20 DECKER I ACR 26.65 PLUS 10X144FT STRIP OLD WATER

BENCHMARK NOTE:

REFERENCE SURVEY



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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AS DISCUSSED WITH AUSTIN WATER STAFF ON 03/22/2023, THE FOLLOWING DECLARATIONS OF USE MUST BE RECORDED PRIOR TO SCHEDULING OF ENVIRONMENTAL PRE-CONSTRUCTION MEETING:

- EXCLUSIVE WASTEWATER LINE SUBTERRANEAN TUNNEL DOC#
- WATER LINE DOC#
- PARTIAL RELEASE OF WASTEWATER LINES EASEMENT AS RECORDED IN DOC#

NOTES

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO CHANGE OR MODIFY EROSION/SEDIMENTATION CONTROLS, PER SECTION 25-8-183 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- ALL BUILDINGS WILL REQUIRE SILVER LEED CERTIFICATION.
- FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AUSTIN PARKS & RECREATION OPERATIONS AND MAINTENANCE INTEGRATED PEST MANAGEMENT PLAN AUTHORIZED BY LIANA BERBERIDOU-KALLIVOKA WITH AN EFFECTIVE DATE OF MAY 10, 2017.
- THE RAIN GARDENS PROPOSED WITH THIS SITE PLAN SHALL BE PUBLICLY MAINTAINED.
- CITY OF AUSTIN DESIGN COMMISSION RECOMMENDED PROJECT ON MAY 23, 2023

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	INTERNATIONAL FIRE CODE 2021 WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	5000
INTENDED USE	PARKS AND RECREATION SERVICES (GENERAL)
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (S.F.)	55000
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI	1250
AFD FIRE HYDRANT FLOW TEST DATE	12/03/2021
AFD FIRE HYDRANT FLOW TEST LOCATION	1400 TOOMEY RD
HIGH RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE	N/A

SITE DEVELOPMENT PERMIT PLANS

FOR DOUGHERTY ARTS CENTER FACILITY REPLACEMENT

FILE NO. : SPC-2022-0162C

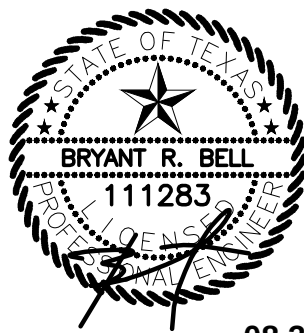
ADDRESS : 148 S. LAMAR BLVD.

SUBMITTAL DATE : MARCH 25, 2022

SUBMITTED BY :

BRYANT R. BELL, P.E.
GARZA EMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

DATE



PLAN SUBMITTALS:

NO.	DATE	COMMENTS
1	04/26/2022	FORMAL
2	09/21/2022	UPDATE 1
3	03/03/2023	UPDATE 2
4	07/07/2023	UPDATE 3
5	08/17/2023	UPDATE 4

I, BRYANT R. BELL, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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08	EROSION AND SEDIMENTATION CONTROL PLAN DETAILS
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37	BUILDING ELEVATIONS
38	PARKING GARAGE PLAN – LEVEL 1
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NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT DATE

CITY OF AUSTIN INDUSTRIAL WASTE DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

TRAFFIC CONTROL NOTES

- THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZE THAT REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

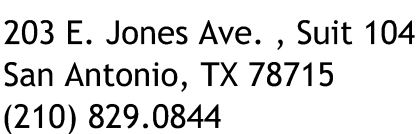
FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 01 of 36
FILE NUMBER: SPC-2022-0162C APPLICATION DATE: APRIL 25, 2023
APPROVED BY COMMISSION ON: UNDER SECTION 11B OF
CHAPTER 20-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER C. BARTON-BOLAN
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: P
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET
01



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Austin, Texas 78735
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Austin Parks and
Recreation Department
CIP# 896.003

**Dougherty Arts
Center Facility
Replacement**
148 S. Lamar Blvd.
Austin, TX 78704

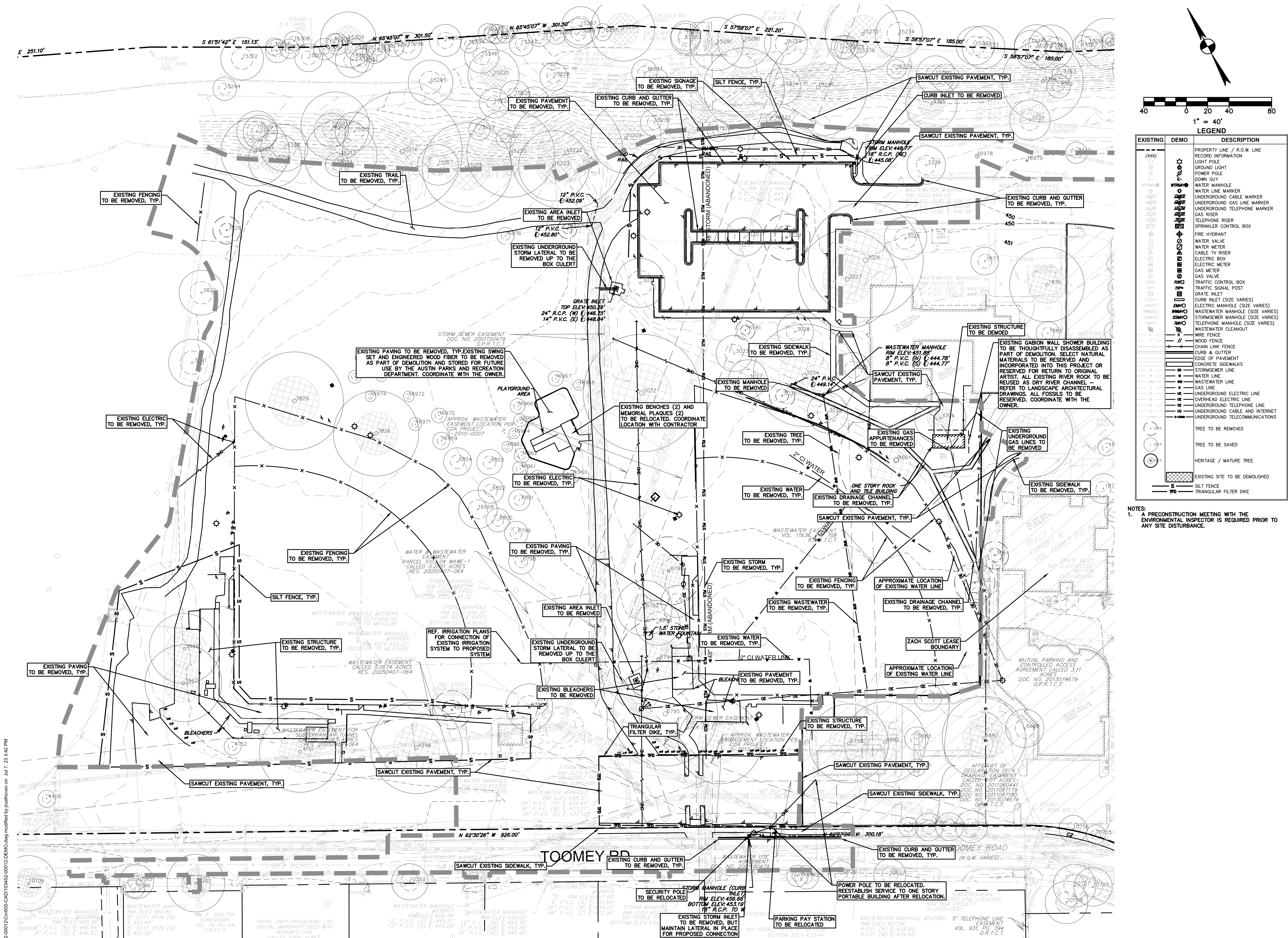
7.18.23 CDs

Project Number: 21-014a
Drawn By: JV
Checked By: AM, BB

DEMOLITION PLAN

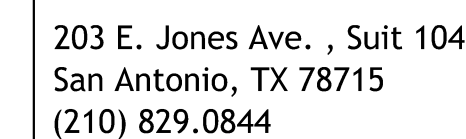
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SPC-2022-0162C



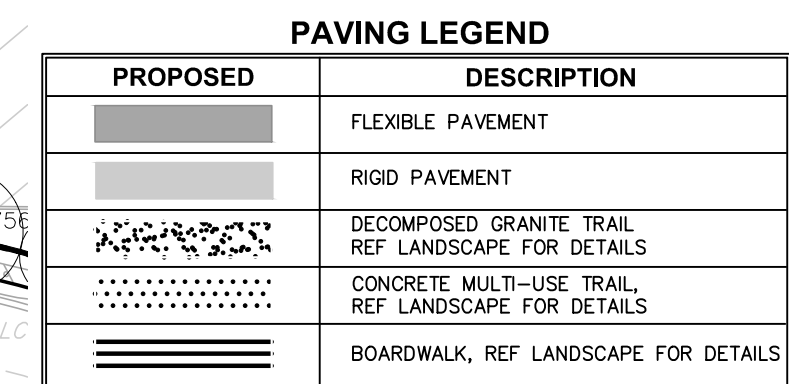


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Austin Parks and
• Recreation Department
CIP# 896.003

**Dougherty Arts
Center Facility
Replacement**
148 S. Lamar Blvd.
Austin, TX 78704



PAVEMENT DESIGN:

1. REFER TO HVJ ASSOCIATES GEOTECHNICAL REPORT DATED MARCH 30, 2022 FOR CONCRETE PAVEMENT SPECIFICATIONS.
2. CONTRACTOR TO VERIFY LATEST GEOTECHNICAL INFORMATION.

PAVING NOTES

SPC-2022-01620

7.18.23

CDs

- Project Number: 21-014a
Drawn By: JV
Checked By: AM, BB

- SITE AND PAVING PLAN

09

THIS PROJECT IS FOLLOWING LAND DEVELOPMENT CODE SECTIONS 25-2-624 & 625, WHICH SPECIFIES THAT PARK PROJECTS ON SITES LARGER THAN 10 ACRES SHALL ESTABLISH SPECIFIC SITE DEVELOPMENT REGULATIONS BY WAY OF A CONDITIONAL USE SITE PLAN.

THIS PROJECT PROPOSAL AIMS TO INCORPORATE SOME PORTIONS OF SUBCHAPTER E. HOWEVER, DUE TO THE USE AS AN ART CENTER (CIVIC) AND EASEMENT/SETBACK LIMITATIONS OF THE SITE, THE BUILDING WOULD HAVE HAD TO SEEK ALTERNATIVE EQUIVALENT COMPLIANCE TO COMPLY WITH THE SPIRIT OF SUBCHAPTER E.

CITY OF AUSTIN LDC
CHAPTER 25-2 SUBCHAPTER E
REQUIREMENTS
ARTICLE 3.3.2 GLAZING AND FACADE RELIEF ON
BUILDING FACADES

ARTICLE 3.3.2.A
On the facade facing the roadway or Internal Circulation Route where building frontage is provided under the requirements of this Subchapter:

ARTICLE 3.3.2.A.1
40 percent of the wall area below ten feet as measured from the finish floor level of this facade's entry shall consist of glazing unless topography, distance or other physical characteristics remove the facade from a close physical connection to the roadway or Internal Circulation Route

ARTICLE 3.3.2.A.2
25 percent of the wall area between ten feet and thirty feet as measured from the finish floor level of this facade's entry shall consist of glazing.

ARTICLE 3.3.2.B
One facade shall be exempt from glazing and facade relief requirements. The exempt facade cannot face a public street or Internal Circulation Route.

ARTICLE 3.3.2.C
On all other facades, at least 25 percent of the wall area between two and ten feet as measured from the finish floor level of this facade's entry must consist of glazing or facade relief unless vegetative screening, which must be evergreen, is allowed if approved by the Director, and may not be used as glazing option on front-facing facade.

ARTICLE 3.3.2.D
Any facade that is built up to an interior mid-block property line is not required to have glazing on that facade if no prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the facade.

ARTICLE 3.3.2.E
At least one-half of the total area of all glazing on facades that face the principal street shall have a Visible Transmittance (VT) of 0.6 or higher.

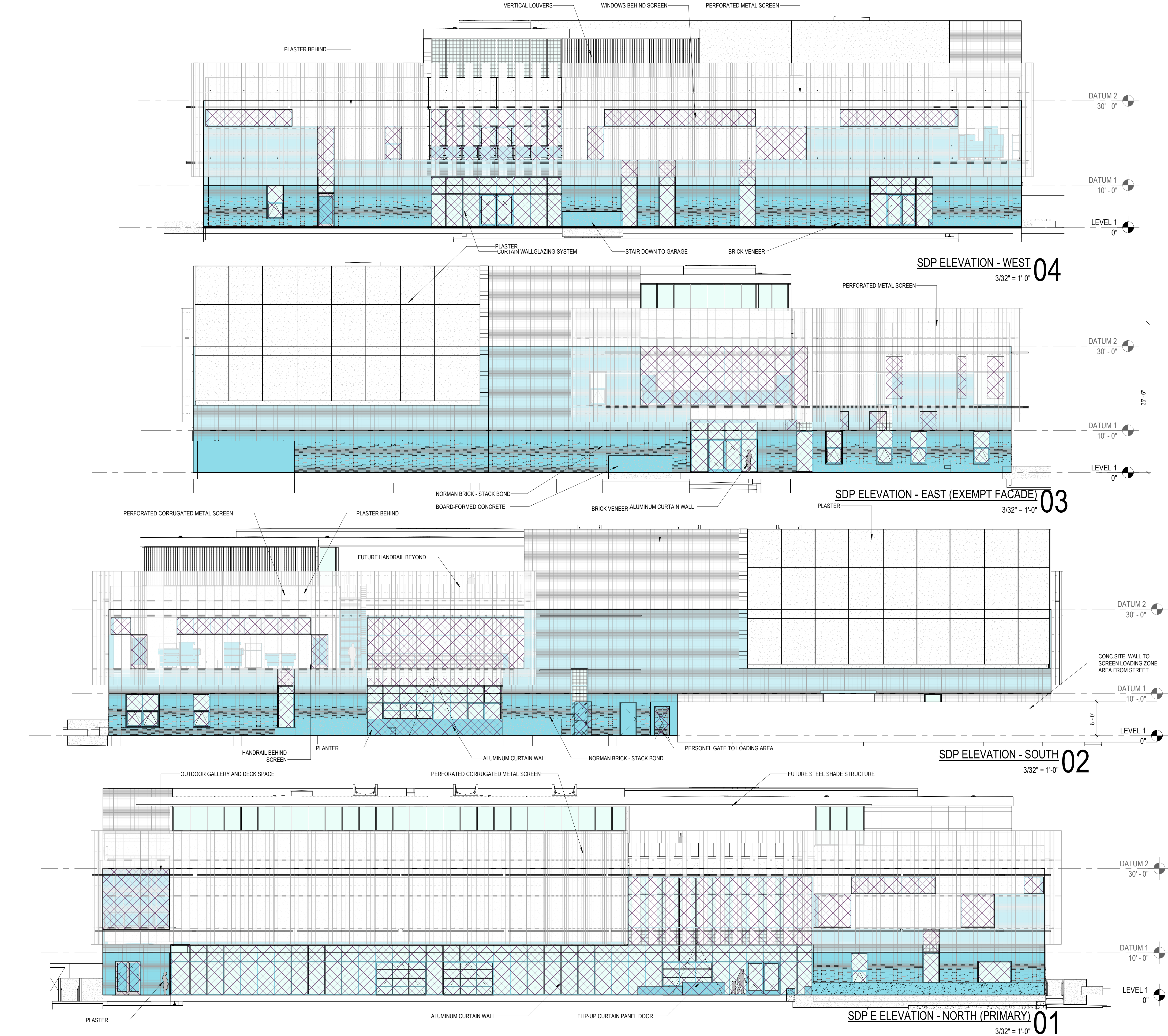
ARTICLE 3.3.2.F
The requirements in this section may be reduced to the extent that the required level or location of glazing conflicts with the standards of the Adopted Energy Code, Building Code, LEED, or the Green Building Program.

WEST FACADE GLAZING AND FACADE RELIEF CALCULATIONS FOR PUBLICLY VISIBLE FACADE		
TOTAL WALL AREA (0-10 FEET A.F.F.)	1,940.36 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	651 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	33.5%	
TOTAL WALL AREA (10-30 FEET A.F.F.)	3,880.72 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	1090 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	28.1%	

EAST (EXEMPT) FACADE GLAZING AND FACADE RELIEF CALCULATIONS FOR PUBLICLY VISIBLE FACADE		
TOTAL WALL AREA (0-10 FEET A.F.F.)	1,940.36 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	322 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	16.5%	
TOTAL WALL AREA (10-30 FEET A.F.F.)	3,880.72 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	784 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	20.4%	

SOUTH FACADE GLAZING AND FACADE RELIEF CALCULATIONS FOR PUBLICLY VISIBLE FACADE		
TOTAL WALL AREA (0-10 FEET A.F.F.)	2,236.25 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	504 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	22.5%	
TOTAL WALL AREA (10-30 FEET A.F.F.)	4,470.00 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	795 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	17.7%	

NORTH (PRINCIPAL) FACADE GLAZING CALCULATIONS FOR PUBLICLY VISIBLE FACADE		
TOTAL WALL AREA (0-10 FEET A.F.F.)	2,236.25 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	1,667 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	74.5%	
TOTAL WALL AREA (10-30 FEET A.F.F.)	4,470.00 SF	
GLAZING/RELIEF AREA PROVIDED (AREA/PERCENTAGE):	1,465 SF	
GLAZING/RELIEF AREA PROVIDED PERCENTAGE:	32.7%	



**DESIGN COMMISSION RECOMMENDATION 20230522-003**

Date: May 24, 2023

Subject: Design Commission recommendation on the project Dougherty Arts Center Replacement Project, located at 148 South Lamar Boulevard

Motioned By: Chair Weaver

Seconded By: Commissioner Rollason

Recommendation

Whereas Kevin Johnson of Austin Parks and Recreation Department, and Robert Byrnes of Studio8 presented Dougherty Arts Center Replacement Project, located at 148 South Lamar Boulevard, to the Design Commission on May 22, 2023,

Now therefore, the Design Commission finds that Dougherty Arts Center Replacement Project complies with the City Design and Sustainability Standards.

Vote 8-0-0

For: Chair Weaver, Vice Chair Meiners, Commissioner Anstead, Commissioner Carroll, Commissioner Luckens, Commissioner McKinney, Commissioner Rollason, Commissioner Salinas

Against: None

Abstain: None

Absent: Commissioner Howard, Commissioner Ladner

Attest:

Jen Weaver, Chair



Dougherty Arts Center Facility Replacement
200 S Lamar Blvd.
Austin, Texas 78704

ENGINEERING AND DRAINAGE REPORT

Prepared for:

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Prepared by:

GARZA EMC, LLC.
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629



03.25.2022

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INTRODUCTION

This Engineering and Drainage Report has been prepared on behalf of the City of Austin for the consolidated site development permit application for the proposed Dougherty Arts Center Facility Replacement project. The property is located at 200 S Lamar Blvd. The site is bound by South Lamar Blvd to the east, the Colorado River to the north, and Toomey Rd. to the south. The site lies within the full-purpose jurisdiction of the City of Austin. A Site Location Map and Travis County Parcel Map delineating the property and surrounding parcels have been included in this Appendix of the report as **Exhibit 1** and **Exhibit 2**, respectively.

SUBDIVISION / LAND STATUS

The legal description for this site is:

ABS 8 SUR 20 DECKER I ACR 26.65 PLUS 10X144FT STRIP OLD

The City of Austin is the owner of the property, as described in the Special Warranty Deed recorded in the Travis County Records as Vol. 10863, Pg. 840. A copy of the deed has been included as **Exhibit 3**.

ZONING

The site is in the City of Austin full-purpose jurisdiction and is currently zoned Public (P) and Commercial Liquor Sales (CS-1). The property is also located within the Edwards Aquifer Recharge Verification Zone.

The entirety of the tract falls under the Butler Shores Waterfront overlay and the Residential Design Standard in source document LDC/25-2-Subchapter F. The site is subject to Water front setbacks, Capital View Corridors, Scenic Roadways Overlays, and the ADU Approximate Area Reduced Parking Zone.

EXISTING CONDITIONS

The existing site is approximately 26.65 acres. The entire site is currently developed with buildings and baseball fields. The site is bounded by S Lamar Blvd, the Colorado River to the north, and Toomey Rd. There are seven existing concrete driveways located in the southern and eastern portions of the tract. The site contains areas of the 100-year floodplain and a Critical Water Quality Zone (CWQZ) buffer offset of 100' from the centerline of Lady Bird Lake, which runs adjacent to the north and east edge of the property. This project is located over the Edwards Aquifer Transition Zone.

There is a Public Utility Easement (Tract S-3 geometry uncertain) outlining the property filed under Doc. 850502-U of the City of Austin Ordinance. A Blanket drainage easement that runs inside and along the south edge of the property (Vol. 681, Pg. 199 and Vol. 3270, Pg. 2209 of the Deed Records of Travis County, Texas (DRTCT)). A water and wastewater easement runs inside and intersects the southeast corner of the property and is filed under Doc. 2011007069 of the Official Public Records of Travis County, Texas (OPRTCT).

PROPOSED IMPROVEMENTS

The limit of construction is approximately 10.6 acres. The proposed improvements include the construction of a proposed building with an underground parking garage, water quality improvements, landscaping, and supporting utility improvements.

EXISTING TOPOGRAPHY

The existing site elevations range from approximately 460 feet above Mean Sea Level (MSL) along the northwestern corner of the property to 430 feet MSL at the north and west portions of the property line. There is limited tree cover across the site. Please see the plan set for the topographic and tree survey of this tract.

WATERSHED

The project site is located within the Lady Bird Lake Watershed which is classified as an Urban Watershed by the City of Austin. Lady Bird Lake runs adjacent to the north and eastern edge of the property. There are CWQZ setbacks present on the site.

FLOODPLAIN

According to the FEMA Flood Insurance Rate Map (FIRM) for Travis County, Texas, Panel Nos. 48453CO445K dated January 22, 2020, portions of the tract are within the limits of the 100-year and 500-year floodplain, and the 100-year city of Austin floodplain. The FIRM panel has been included as **Exhibit 4** of the report.

ATLAS 14

The National Weather Service recently completed a historical rainfall study, published as NOAA Atlas 14, which extends the record of precipitation data from 1994 to 2017. Results of this study indicate that Central Texas, including the Austin area, experiences higher rainfall amounts for specified storm event frequencies than previously published. Atlas 14 revealed that some parts of Central Texas experience 24-hr, 100-year storm precipitation depths of up to 13 inches of rain, which more closely resembles a 500-year storm event. The City of Austin Watershed Protection Department (WPD) has proposed that the currently published 500-year frequency flood rainfall

amount be temporarily used in place of the 100-year frequency storm event rainfall for City floodplain regulations.

The City of Austin is updating current floodplain regulations under the Atlas 14 study. To mitigate for the findings by NWS, the City has updated the regulatory floodplain to match the current 500-year floodplain. A change to the City regulations (Ordinance No. 20191114-064) occurred on November 14, 2019. This change affected maximum building heights, waterway setback boundaries and developable area within the City limits. Due to the change of terms, this property shall abide to the new City of Austin floodplain regulations.

SOILS

According to the United States Department of Agriculture (USDA) Soil Conservation Service "Soil Survey of Travis County, Texas," the soil type is a mixture of Urban land with 0% to 6% slopes, and Water as described in *Exhibit 5*.

CRITICAL ENVIRONMENTAL FEATURES

An Environmental Resource Inventory (ERI) is required for this project, as the site contains floodplains and waterway setbacks, and has gradients of more than 15%.

ENDANGERED SPECIES

No critical endangered species as defined by the City of Austin were found within the existing site.

DRAINAGE

Existing stormwater runoff on the site generally flows through inlets, pipes and overland into the Lady Bird Lake north of the property due to the slope of the site. Stormwater also flows overland East into culverts and drains towards the Lady Bird Lake.

Developed conditions will keep drainage patterns largely the same. However, stormwater runoff generated from any new impervious cover will be collected through proposed inlets and stormwater pipe and diverted to respective water quality ponds.

EXISTING CONDITIONS

The project site is located within the Lady Bird Lake Watershed which is classified as an Urban Watershed by the City of Austin. The project site is located on an approximately 27-acre property that is currently developed. The lot has gentle slopes in the range of 0-6%.

Drainage Area One (E1) totals 11.82 acres and collects the stormwater from the eastern portion of the site to the northwestern portion of the site. Runoff from DA1 flows from the eastern portion of the site to the northwest corner of the site and drains into Lady Bird Lake.

PROPOSED CONDITIONS

Proposed Drainage Area One (P1) totals 11.21 acres and contains the proposed buildings, parking, portions of the drive aisles, and hardscapes. Runoff from this area flows to the proposed rain gardens and to the Colorado River.

The existing impervious cover of the site is approximately 21% of the total 26.65-acre site area. The proposed impervious cover of the site will increase to 28%.

ON-SITE DETENTION

On-site detention is not required due to the site's location adjacent to the Colorado River.

WATER QUALITY

In accordance with the water quality provisions of the City of Austin Environmental Criteria Manual, five (5) storm water treatment areas have been provided to capture the required volumes for onsite treatment of storm water runoff. Please see the Water Quality/Detention drawings in the plan set in the plans for locations and calculations.

VARIANCES/WAIVERS

No variances or waivers are being requested in conjunction with this site plan application.

SERVICE EXTENSION REQUEST

A water Service Extension Request (SER) is required for the project. The SER has been submitted to AWU for water improvements associated with the project. Per a meeting with the City of Austin on December 2, 2020, a wastewater SER is not required for this project.

WATER

Austin Water (AW) will provide water service for this development. Existing water distribution infrastructure in the area is described below:

1. There exists a City of Austin 2-inch Cast Iron (CI) water main in the southern and middle portion of the tract.
2. There exists a City of Austin 8-inch Ductile Iron (DI) water main in the eastern side of the tract.
3. There exists a City of Austin 4-inch Polyvinyl Chloride (PVC) water main in the southern portion of the tract near Toomey Road.

The City of Austin Water Distribution grid map has been provided in **Exhibit 6**.

WASTEWATER

Austin Water (AW) will provide wastewater service for this development. Existing wastewater collection infrastructure in the area is described below:

1. There exists a City of Austin 30-inch Reinforced Concrete Pipe (RCP) wastewater main in the northern side of Toomey Rd. south of the tract.
2. There exists a City of Austin 24-inch Polyvinyl Chloride (PVC) water main in the southern portion of the tract.
3. There exists a City of Austin 8-inch Polyvinyl Chloride (PVC) wastewater main in the southern portion of the tract.
4. There exists a City of Austin 48-inch Reinforced Concrete Pipe (RCP) wastewater main in the southern side of the tract.
5. There exists a City of Austin 30-inch Concrete (CONC) wastewater in the northern side of Toomey Rd. south of the tract.
6. There exists a City of Austin 33-inch Fiberglass Reinforced Polymer Mortar (FRPM) wastewater main in the northern side of Toomey Rd. south of the tract.
7. There exists a private 6-inch Polyvinyl Chloride (PVC) water main in the southeastern portion of the tract.

The City of Austin Wastewater Collection grid map has been provided in *Exhibit 7*.

EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION

TEMPORARY CONTROLS

All cut and fill activities will be contained and/or stabilized via temporary control measures including but not limited to inlet protection, silt fence, stabilized construction entrance and a construction stockpiling area. Inspection and maintenance of the controls shall be performed prior to and during construction. Inlet protection shall be installed on all inlets once constructed to prevent contaminated storm water from entering the storm sewer infrastructure. Pollution prevention of surface water or groundwater that originates onsite or flows offsite, including pollution caused by contaminated storm water runoff from the site, shall be achieved through the use of silt fences or filter dike placed immediately downstream of disturbed areas. When silt accumulates six (6) inches in depth, the contractor will promptly remove the silt from the controls.

No erosion controls are placed beyond the property boundary unless written permission has been obtained from adjacent property owners. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Water trucks will be onsite as necessary to aid in controlling dust.

PERMANENT CONTROLS

Permanent erosion and sedimentation controls are provided by: 1) design features of the site which maintains natural overland flow drainage patterns; 2) proposed vegetation on site; 3) preservation of existing vegetation offsite; and 4) vegetative restoration of all disturbed areas. The utility contractor shall revegetate exposed areas in drainage and public utility easements caused by the installation of underground utilities not under paved areas. The street contractor shall revegetate exposed soils in street right-of-way if damaged. Temporary spoil storage areas and areas disturbed by silt fences and rock berms shall be revegetated by the contractor.

Seeding of areas exposed during construction shall utilize an approved hydromulch process consisting of cellulose mulch and a fertilizer and seed mixture, in accordance with the Standards for Critical Area Stabilization, using permanent seeding, as specified in the City of Austin' Environmental Manual.

Vegetative cover of the type specified, with a minimum of 1 1/2 inches of growth covering at least 95% of the referenced area with individual exposed areas not greater than 16 square feet each, shall constitute acceptability of seeding for erosion control. The species of grass seed to be used will be either Bermuda or Bermuda/rye mixture, depending on the planting season.

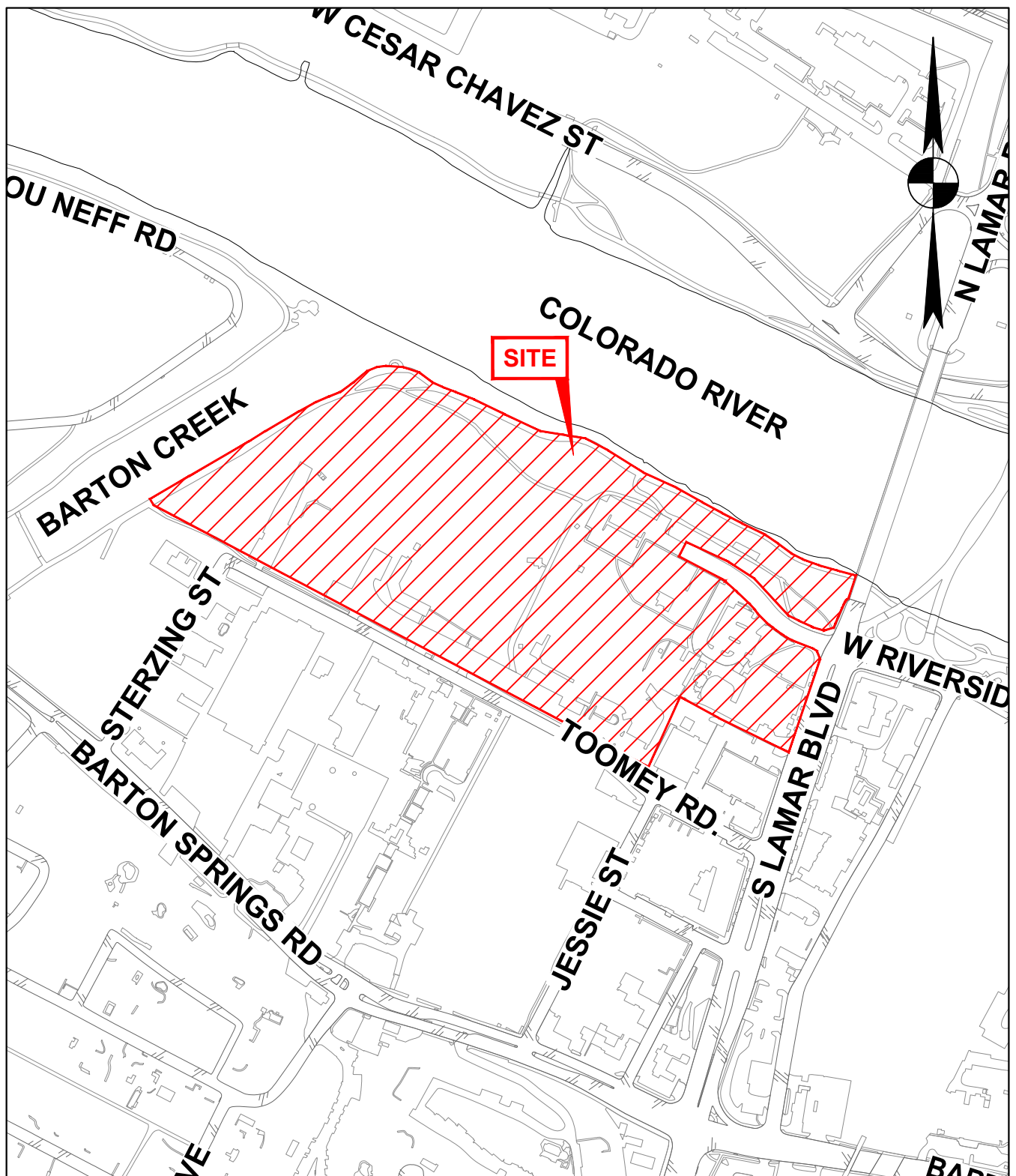
CONCLUSION

Proposed improvements associated with the Dougherty Arts Center project have been assembled according to the City of Austin Ordinances. We look forward to working with the City of Austin review staff throughout the review process.

LIST OF EXHIBITS

SITE LOCATION MAP	1
TAX PARCEL MAP.....	2
PROPERTY DEED	3
FEMA FIRM MAP	4
SOILS MAP	5
WATER DISTRIBUTION SYSTEM MAP	6
WASTEWATER COLLECTION SYSTEM MAP	7

EXHIBIT 1
SITE LOCATION MAP



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
Garza EMC, LLC © Copyright 2022

DOUGHERTY ART CENTER
FACILITY REPLACEMENT
200 S LAMAR BLVD

CITY OF AUSTIN

SITE LOCATION MAP

DATE: 03/03/2022

SCALE: 1:400

DRAWN BY: PD

FILE: Site Location Map

PROJECT No. 103452-00012

EXHIBIT 2
TAX PARCEL MAP



Property Profile

Legend

- Jurisdiction
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGREEMENT
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGREEMENT
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ



1:2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

EXHIBIT 3
PROPERTY DEED

89007599

FILM CODE

CORRECTED SPECIAL WARRANTY DEED

00004446100

STATE OF TEXAS §
COUNTY OF TRAVIS §

4:48 PM 8591

17.00 INDX
2 4 01/26/89
890075.99-DOC#
68.39-CHK#

WHEREAS, by Special Warranty Deed dated November 20, 1987, recorded in Volume 10505, Page 0341, of the Deed Records of Travis County, Texas, ZACHARY SCOTT THEATRE CENTER conveyed to THE CITY OF AUSTIN, the following described real property in Travis County, Texas:

See Exhibit "A" attached hereto.

AND, WHEREAS, such deed was in error as to its field notes describing the real property intended by the parties to be conveyed and covered by said deed, and it being desired by all parties to correctly describe the real property:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I.

THAT ZACHARY SCOTT THEATRE CENTER, as GRANTOR and THE CITY OF AUSTIN, as GRANTEE, do hereby amend and correct the description in the Special Warranty Deed above described and substituting therefor the following amended description:

See Exhibit "B" attached hereto.

II.

NOW, THEREFORE, the said ZACHARY SCOTT THEATRE CENTER, GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, including the Grantee's agreement to renovate and expand the improvements herein pursuant to that one certain General Agreement Between the City of Austin and Zachary Scott Theatre Center, dated November 17, 1987, does hereby GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, its successors and assigns, forever, the real property hereinabove described in the amended description and situated in the County of Travis, together with all and singular the rights and appurtenances thereto in anywise belonging, and GRANTOR is hereby bound to warrant and forever defend all and singular the said premises unto the said GRANTEE and GRANTEE's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This is a correction deed, given and accepted as such in substitution for such earlier deed of November 20, 1987, and it shall be effectual as of November 20, 1987.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0840

IN WITNESS WHEREOF the said parties have hereunto set their hands and executed this correction deed this 23 day of June, 1988.

ZACHARY SCOTT THEATRE CENTER

By Philip Maxwell
 Name: PHILIP MAXWELL
 Title: President

CITY OF AUSTIN

By Barney Knight
 Name: Barney Knight
 Title: Acting Asst. City Manager

THE STATE OF TEXAS §
 COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 23rd day of June, 1988, by Philip Maxwell, President of Zachary Scott Theatre Center, Inc., on behalf of said theatre.

Brenda Mann
 Notary Public - State of Texas

My Commission Expires: 4/15/89

REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS

10863 0841

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 6th
day of Jan, 1988, by Barney Knight,
Acting Asst. City Manager of the City of Austin, on behalf of the
City.



Lolita J. Slagle
Notary Public - State of Texas

My Commission Expires:

EXHIBIT "A"

Description of 34,722.469 square feet, more or less, of land area in the Isaac Decker League, in Austin, Travis County, Texas, being a portion of that certain 26.65 acre tract of land belonging to the City of Austin, Travis County, Texas, bounded generally by South Lamar Boulevard, Toomey Road, Barton Creek, and the Colorado River and being more particularly described in three (3) tracts by metes and bounds as follows, to wit:

Tract 1

Description of 8,862.469 square feet of land:

BEGINNING for reference at the most northwesterly corner of a 0.66 acre tract conveyed to Richard D. Seiders by deed as recorded in Volume 3789, Page 1036 of the Travis County Deed Records;

THENCE N 29° 50' E 8.00 feet to a point;

THENCE N 60° 10' W 20.00 feet to the Point of Beginning of the herein described tract;

THENCE N 60° 10' W 98.45 feet to a point;

THENCE N 29° 50' E 90.02 feet to a point;

THENCE S 60° 10' E 98.451 feet to a point;

THENCE S 29° 50' W 90.02 feet to the POINT OF BEGINNING,

locally known as the Rear of 210-216 South Lamar Boulevard (Zachary Scott Theatre Centre), in the City of Austin, Travis County, Texas.

Tract 2

Description of 1,670 square feet of land:

BEGINNING at the North corner of that tract of land described in Ordinance No. 72-0713-E of the City of Austin dated July 13, 1972, same being that tract known as Zachary Scott Theatre Centre;

THENCE leaving the PLACE OF BEGINNING with the Northwest line of the aforereferenced Zachary Scott Theatre Centre tract S 29° 50' W 19.5 feet;

THENCE leaving the Zachary Scott Theatre Centre Tract N 60° 10' W 33.5 feet;

THENCE N 29° 50' E 40.0 feet;

THENCE S 60° 10' E 50.0 feet;

THENCE S 29° 50' W 20.50 feet to the Northeast Line of the Zachary Scott Theatre Tract;

THENCE with the Northeast line of the Zachary Scott Theatre Tract N 60° 10' W 46.5 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds 1,670 square feet, more or less, of Sand area as described from record information and measurements made on the ground on April 18, 1985 by Coneway and Associates, Inc. of Austin, Texas.

Tract 3

Description of 24,200 square feet of land:

BEGINNING at the west corner of that tract of land described in Ordinance No. 72-0713-E of the City of Austin dated July 13, 1972, same being that tract known as Zachary Scott Theatre Centre;

THENCE leaving the PLACE OF BEGINNING with the Southwest line of the aforereferenced Zachary Scott Theatre Centre tract S 60° 10' E 98.45 feet to the South corner of the Zachary Scott Theatre enter tract; pass at 20.5 feet and 98.4 feet building corners;

THENCE leaving the Zachary Scott Theatre Centre tract S 59° 44' E 20.00 feet to an iron pipe found for the North corner of a 0.66 acre tract of land conveyed in a deed to Richard D. Seiders as recorded in Volume 3789, Page 1036 of the Travis County Deed Records;

THENCE with the Northwest line of the aforereferenced Seiders Tract S 30° 15' W 262.55 feet to the North line of Toomey Road;

THENCE leaving the Seiders tract with the North line of Toomey Road along a left breaking curve 91.25 feet to the West corner of the herein described tract;

THENCE leaving Toomey Road the following seven courses:

1. N 19° 02' E 45.49 feet;
 2. N 20° 40' E 54.82 feet;
 3. N 28° 33' E 25.31 feet;
 4. N 08° 50' E 69.17 feet;
 5. N 17° 55' E 17.66 feet;
 6. N 09° 09' W 18.17 feet to the North corner of the herein described tract; and
 7. S 60° 10' E 21.33 feet to the POINT OF BEGINNING.
- There are contained within these metes and bounds 24,200 square feet, more or less, of Land Area as described from Record Information and Measurements made on the ground on April 18, 1985 by Coneway and Associates, Inc. of Austin, Texas.

EXHIBIT "B"

35,634 Square Feet

DESCRIPTION

DESCRIPTION OF 35,634 SQUARE FEET, MORE OR LESS, OF LAND AREA IN THE ISAAC DECKER LEAGUE IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 26.65 ACRE TRACT OF LAND BELONGING TO THE CITY OF AUSTIN BOUNDED GENERALLY BY SOUTH LAMAR BOULEVARD, TOOMEY ROAD, BARTON CREEK, AND THE COLORADO RIVER, AND BEING MORE PARTICULARLY DESCRIBED IN THREE (3) TRACTS BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

8,959 Square Feet of land:

BEGINNING FOR REFERENCE at an iron pipe found at the most northerly corner of Lot A, G.C. Seiders Subdivision No. 2, a subdivision of record in Book 80, Page 120, Plat Records of Travis County, Texas, and from which point another iron pipe found at the most westerly corner of said Lot bears S29°49'27"W 249.93 feet;

THENCE, N59°01'22"W 26.15 feet to the POINT OF BEGINNING and most southerly corner of the herein described tract;

THENCE, N59°01'22"W 99.10 feet to the most westerly corner of this tract;

THENCE, N30°58'38"E 90.40 feet to the most northerly corner of this tract;

THENCE, S59°01'22"E 99.10 feet to the most easterly corner of this tract;

THENCE, S30°58'38"W 90.40 feet to the POINT OF BEGINNING.

TRACT 2

1,678 Square Feet of land:

BEGINNING at the most northerly corner of the herein described Tract 1;

THENCE, leaving the POINT OF BEGINNING, with the northwest line of the said Tract 1, S30°58'38"W 19.50 feet;

THENCE, N59°01'22"W 33.50 feet to the most westerly corner of this tract;

THENCE, N30°58'38"E 40.00 feet to the most northerly corner of this tract;

THENCE, S59°01'22"E 50.00 feet to the most easterly corner of this tract;

THENCE, S30°58'38"W 20.50 feet to the northeast line of said Tract 1;

THENCE, with the northeast line of said Tract 1, N59°01'22"W 16.50 feet to the POINT OF BEGINNING.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0845

TRACT 3

24,997 Square feet of land:

~~BEGINNING~~ at the most westerly corner of Tract 1 described herein;

THENCE, with the southwest line of said Tract 1, S59°01'22"E 99.10 feet to the most southerly corner of said Tract 1;

THENCE, S59°01'22"E 26.15 feet to an iron pipe found at the most northerly corner of Lot A, G.C. Seiders Subdivision No. 2, a subdivision of record in Book 80, Page 120, Plat Records of Travis County, Texas, same being the most easterly corner of this tract;

THENCE, with the northwest line of said Lot A, S29°49'27"W 242.93 feet to a point in the north line of Toomey Road, same being the most southerly corner of this tract, from which point the most westerly corner of said Lot A bears S29°49'27"W 7.00 feet.

THENCE, with the north line of Toomey Road, with a curve to the right, the radius of which is 179.49 feet, an arc distance of 21.72 feet, the chord of which arc bears N40°35'53"W 21.71 feet to the point of reverse curvature of a curve, the radius of which is 230.10 feet;

THENCE, continuing with the north line of Toomey Road, along said curve to the left an arc distance of 69.53 feet, the chord of which arc bears N45°39'18"W 69.27 feet to the most westerly corner of the herein described tract;

THENCE, leaving Toomey Road, the following seven (7) courses:

- 1) N18°44'42"E 46.95 feet to a point;
- 2) N20°22'42"E 54.82 feet to a point;
- 3) N28°15'42"E 25.31 feet to a point;
- 4) N08°32'42"E 69.17 feet to a point;
- 5) N17°37'42"E 17.66 feet to a point;
- 6) N09°26'18"W 18.17 feet to the most northerly corner of the herein described tract; and
- 7) S59°01'22"E 21.33 feet to the POINT OF BEGINNING.

McGRAY & McGRAY LAND SURVEYORS, INC.
February 1, 1988.

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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0846 0400 0000

FILED

1989 JAN 26 PM 4:49

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on
the date and at the time stamped herein by me, and
was duly RECORDED, in the Volume and Page of the
said RECORDS of Travis County, Texas, on

JAN 26 1989



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blockouts,
additions, and changes were present at the time
the instrument was filed and recorded.

Return To: *Jose Ace*
LAW DEPARTMENT
CITY OF AUSTIN
P. O. BOX 1088
AUSTIN, TEXAS 78767

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0847

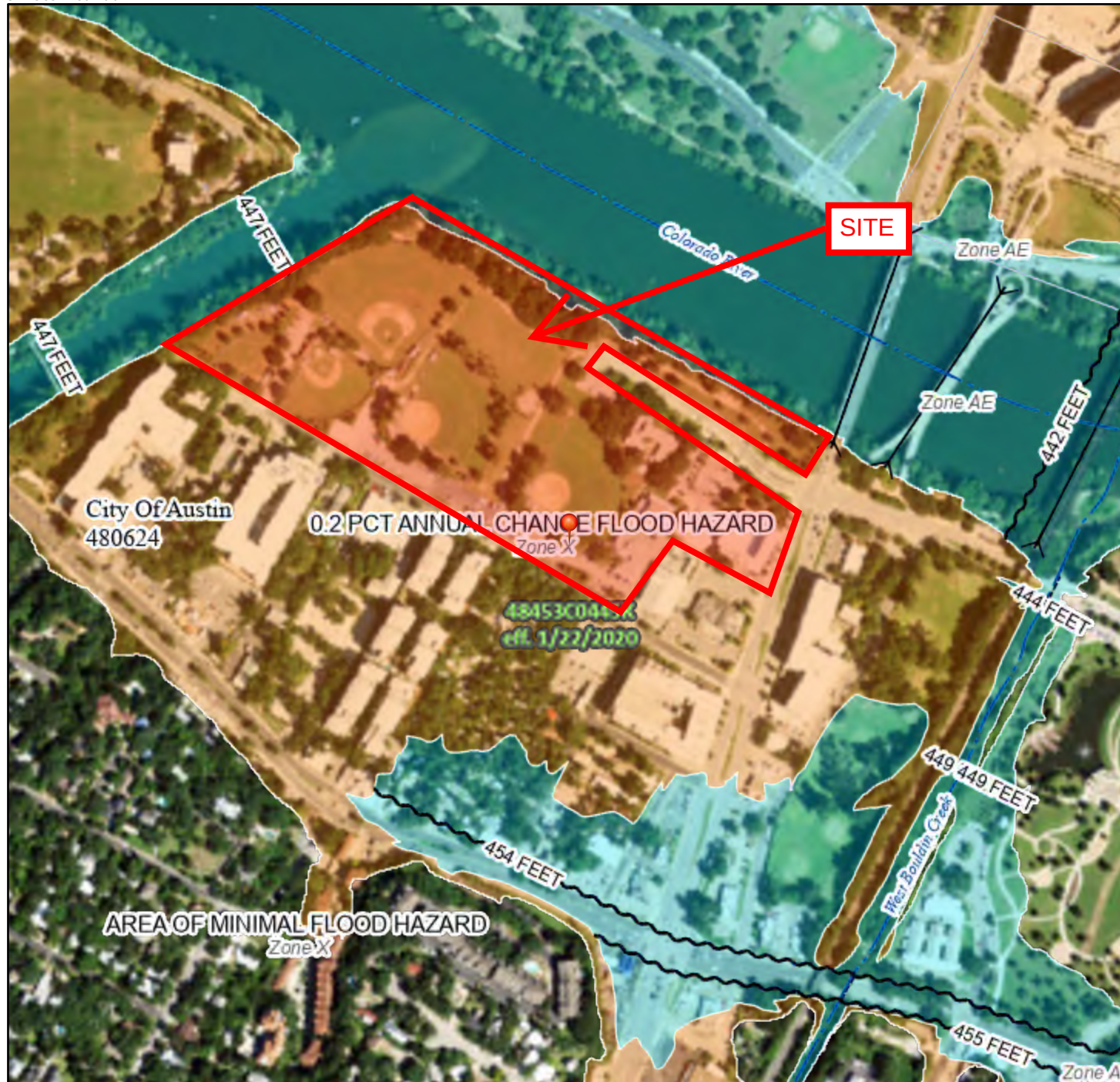
200 28801

EXHIBIT 4
FEMA FIRM MAP

National Flood Hazard Layer FIRMette



97°45'53"W 30°16'6"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

32 of 41

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/7/2022 at 8:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

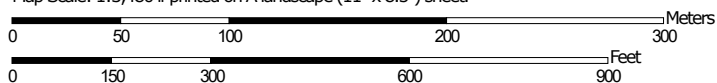
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 5
SOIL MAP

Soil Map—Travis County, Texas



Map Scale: 1:3,480 if printed on A landscape (11" x 8.5") sheet.



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/7/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Travis County, Texas

Survey Area Data: Version 23, Sep 10, 2021

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

Date(s) aerial images were photographed: Nov 17, 2020—Dec 3, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land, 0 to 6 percent slopes	23.8	100.0%
W	Water	0.0	0.0%
Totals for Area of Interest		23.8	100.0%

EXHIBIT 6
WATER DISTRIBUTION SYSTEM MAP

EXHIBIT 7

WASTEWATER COLLECTION SYSTEM MAP

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