

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE NO: SP-2022-0516C

COMMISSION DATE: January 16, 2024

SITE PLAN NAME: HCA Behavior Health Hospital

ADDRESS: 2411 Park Bend Dr., Austin, TX 78758

APPLICANT: Pacheco Koch a Westwood Company (Tim Wallace)

AGENT: Westwood PS (Will Swinnea)

ZONING: PUD

NEIGHBORHOOD PLAN: N/A

PROPOSED DEVELOPMENT: Behavior health hospital with associated improvements.

AREA: 18.1 ac

LOTS: 3

COUNTY: Travis

DISTRICT: 7

WATERSHED: Walnut Creek (Suburban) **JURISDICTION:** Full purpose

VARIANCE: The applicant requests the following:

1. Vary from LDC 25-8-342 to allow fill to 14 feet.

STAFF RECOMMENDATION:

Staff determines that the findings of fact have been met and recommends the variance with the following conditions:

1. Contain the fill with a combination of engineered walls and terraces to reduce grading and increase infiltration.
2. Seed and plant the terraces with native trees (where feasible based on structural constraints), perennials, grasses, and forbs per 609S to increase infiltration, provide habitat, and increase plant diversity. Providing NO MOW signage for the terraces.

ENVIRONMENTAL BOARD ACTION:

date: The Environmental Board voted in (6) favor, (1) against, (4) absentia

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli **PHONE:** 512-974-1879

E-mail: pamela.abee-taulli@austintexas.gov

CASE MANAGER: Rosemary Avila

PHONE: 512-974-2784

E-mail: rosemary.avila@austintexas.gov

ATTACHMENTS

Environmental Commission Recommendation

Environmental Commission Backup

**ENVIRONMENTAL COMMISSION RECOMMENDATION 20231206-002**

Date: December 6, 2023

Subject: HCA Behavior Health Hospital, SP-2022-0516C

Motion by: Jennifer Bristol

Second by: David Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-342 to allow fill to 14 feet; and

WHEREAS, the Environmental Commission recognizes the site is located in the Walnut Creek Watershed, Suburban Classification, Desired Development Zone; and

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

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

Staff Conditions

1. Contain the fill with a combination of engineered walls and terraces to reduce grading and increase water infiltration.
2. Seed and plant the terraces with native trees (where feasible based on structural constraints), perennials, grasses, and forbs per 609S to increase infiltration, provide habitat, and increase plant diversity. Providing NO MOW signage for the terraces.

Vote: 6-1

For: Perry Bedford, Jennifer Bristol, Mariana Krueger, Haris Qureshi, Melinda Schiera, and David Sullivan

Against: Richard Brimer

Abstain: None

Absent: Hanna Cofer, Peter Einhorn, Colin Nickells, and Kevin Ramberg

Attest:

Kaela Champlin

Environmental Commission Liaison



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: HCA Behavior Health Hospital

Ordinance Standard: Comprehensive Watershed Ordinance, as modified by the North Austin Medical Center Planned Unit Development (PUD)

Variance Request: Request to vary from LDC 25-8-342 to allow fill to 14 feet.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development;

Yes Other large projects with similar development needs and site constraints have been granted variances for similar grading. Relevant development needs include the need to provide consistent floor elevations, match the grades of existing roadways, and maintain ADA compliant grades within the site. Relevant site constraints include slopes and protected waterways. Similar variances for similarly situated properties include cut to 12 feet approved for Applied Materials Logistics Service Center, Decker Creek Watershed (Suburban), fill to 18 feet approved for Dalfen Industrial, Onion Creek Watershed (Suburban), and cut and fill to 15 feet for Pinnacle at Wildhorse, Gilleland Creek (Suburban).

2. The variance:

- a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes The variance is necessitated by development constraints created by existing parking infrastructure, a 100-foot LCRA transmission line, and Walnut Creek. The variance is also necessitated by patient safety concerns and ADA compliance requirements to connect the Behavioral Health Hospital to the public roadway frontage. With a significant grade change of 33 feet across the property and limited space to make up the grade change, the site requires minimum 8 percent grades at critical drive locations connecting the Behavioral Health Hospital to Park Bend Drive. To reduce the fill and, the finished floor elevation would have to be lowered, which would increase these slopes to 10% and prevent the main sidewalk connection to Park Bend Drive from meeting ADA compliance requirements. This variance provides a solution to balance access and safety.

- b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property; and

Yes The proposed driveway grades match exiting site grades where possible to minimize fill and while providing ADA compliant pedestrian paths. Steep pavement and open space slopes create a concern for the safety of Behavioral Health Hospital patients and the public. The variance is the minimum change necessary to allow safe pedestrian navigation through the property.

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

Yes The potential for harmful environmental consequences from the fill will be minimized by use of engineered walls and terraces to safely contain the fill in the long term.

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

Yes The use of retaining walls and terraces will limit the amount of grading, creating more stable slopes and limiting the potential for erosion and sedimentation. The terraces also allow for greater infiltration and a lower runoff rate.

The Land Use Commission may grant a variance from a requirement of Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that:

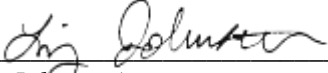
- B. Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Subsection (A) are met;
NA
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

1. Contain the fill with a combination of engineered walls and terraces to reduce grading and increase infiltration.
2. Seed and plant the terraces with native trees (where feasible based on structural constraints), perennials, grasses, and forbs per 609S to increase infiltration, provide habitat, and increase plant diversity. Providing NO MOW signage for the terraces.

Environmental Reviewer (DSD)	 (Pamela Abee-Taulli)	Date: 11/20/2023
Environmental Review Manager (DSD)	 (Mike McDougal)	Date: 11/20/2023

Deputy Environmental Officer (WPD)	 (Liz Johnston)	Date 11/20/2023
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ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Matthew Zamaripa, Westwood Professional Services
Street Address	4060 Bryant Irvin Road
City State ZIP Code	Fort Worth, Texas 76109
Work Phone	817-797-1316
E-Mail Address	matthew.zamaripa@westwoodps.com

Variance Case Information

Case Name	HCA Behavioral Health Hospital
Case Number	SP-22-0516C
Address or Location	2411 Park Bend Drive Vol. 86, Page 115A-D, PRTCT
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Watershed Protection Ordinance – Current Code
Watershed Name	Walnut
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	300' from proposed improvements
Water and Waste Water service to be provided by	Austin Water – SER submittal / review complete
Request	<p>The variance request is as follows (Cite code references:</p> <p>Code of Ordinances, updated 2022-09-22, effective 2022-08-08, Supplement No. 158</p> <p>TITLE 25. – LAND DEVELOPMENT</p> <p>CHAPTER 25-8 – ENVIRONMENT</p> <p>SUBCHAPTER A. – WATER QUALITY</p> <p>ARTICLE 7. – REQUIREMENTS IN ALL WATERSHEDS</p> <p>Division 5. – Cut, Fill, and Spoil</p> <p>Section 25-8-342 FILL REQUIREMENTS</p> <p><u>Proposal is to allow fill over 4 feet to 14 feet to develop this tract as shown</u></p>

Impervious cover	Existing	Propose
square footage:	202,118	418,176
acreage:	4.64	9.60
percentage:	18.97%	39.26%
Provide general description of the property (slope range, elevation range, summary of	<u>General Description</u> 24.45 acres from three lots	

<p>vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)</p>	<p><u>Slope Range</u></p> <p>2% - 8%</p> <p><u>Elevation Range</u></p> <p>Edge of LRCA Easement = 710.0</p> <p>Edge of Disturbance = 677.0</p> <p>Top of Site = 711.0</p> <p>Bottom of Site = 677.0</p> <p><u>Summary of Vegetation/Trees</u></p> <p>The site is vegetated with trees at a moderate density. Majority of trees are juniper trees with pockets of cedar, hackberry and mesquite throughout.</p> <p><u>Summary of Geology</u></p> <p>See attached ERI report</p> <p><u>CWQZ/WQTZ</u></p> <p>CWQZ is present and identified on the attached Site Plan</p> <p><u>Floodplain</u></p> <p>Floodplain identified off-site</p> <p><u>Heritage Tree</u></p> <p>4-heritage trees identified on-site</p> <p><u>Any Other Notable or Outstanding Characteristics of the Property</u></p> <p>This site is unique in that the Behavioral Health Hospital building location is constrained by existing parking infrastructure, an LCRA transmission line easement, and Walnut Creek. The site is also burdened with significant grade</p>
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	changes of 33' from LCRA easement to southern property boundary. Fill is required above the open space courtyard areas as a patient safety factor by providing a flat, traversable ground.	
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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed site development includes fill greater than 4' (max fill is 13.1')
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No

There are several multifamily and commercial properties along Walnut Creek. Several properties encroach towards the creek closer than what is proposed for this property. Also, this site is proposing significantly less impervious cover than what is allowed in the existing PUD on this property. This variance will allow us to address site constraints and existing conditions that burden the property from developing a site that addresses patient safety, meets ADA compliance, and provides a safe roadway design.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No

Variance is necessitated by site constraints created by existing parking infrastructure, LCRA transmission line, and Walnut Creek. Variance is also necessitated by patient safety concerns and ADA compliance requirements to connect the Behavioral Health Hospital to public roadway frontage. Due to the constraints mentioned above, there is limited space to provide public access from the LCRA easement to the Behavioral Health Hospital. With a significant grade change of 33' across the property and the limited space to make up the grade change, the site requires minimum 8% grades at critical drive locations connecting the Behavioral Health Hospital to Park Bend Drive. Reducing the fill and, thereby lowering the finished floor elevation, would increase these slopes to 10% and prevent the main sidewalk connection to Park Bend Drive from meeting ADA compliance requirements. This variance provides a solution to balance access and safety.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No

As mentioned above, the proposed driveway grades match exiting site grades where possible to minimize fill and provide ADA compliant pedestrian paths. Steep pavement and open space slopes create a concern for the safety of Behavioral Health Hospital patients and the public to navigate through the property.

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

Yes / No

This variance does create a significant probability of harmful environmental impacts; the site plan application contains current environmental protection notes, including erosion control notes as required by City of Austin and the Texas Commission on Environmental Quality.

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

Yes / No

Development with the variance will not have any effects on water quality. The variance is not intended to reduce the responsibility to protect the surrounding environment, but to provide ADA accessibility and create a safer means for drivers, pedestrians, and patients to navigate the property.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No

The development meets all criteria for granting a variance listed in subsection A. The variance is not due to a design decision, and allows for ADA accessibility and safe means for drivers and pedestrians to navigate the property, and will not cause environmental harm or affect water quality.

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

Yes / No

The requirements for this variance help minimize risk of driver and pedestrian injuries and provides a safer environment for the patients and public. This variance allows the Behavioral Health Hospital to maintain its economic viability and ensure the public will have access to significantly beneficial behavioral health resources in a timely manner.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No

The main drive connection from Park Bend Drive public frontage is maxed out at 8%, allowing for ADA compliance. The variance request accounts for the minimum allowable deviation from the above-mentioned code requirement to provide ADA accessibility and safer driver and pedestrian travel, while protecting patient safety.

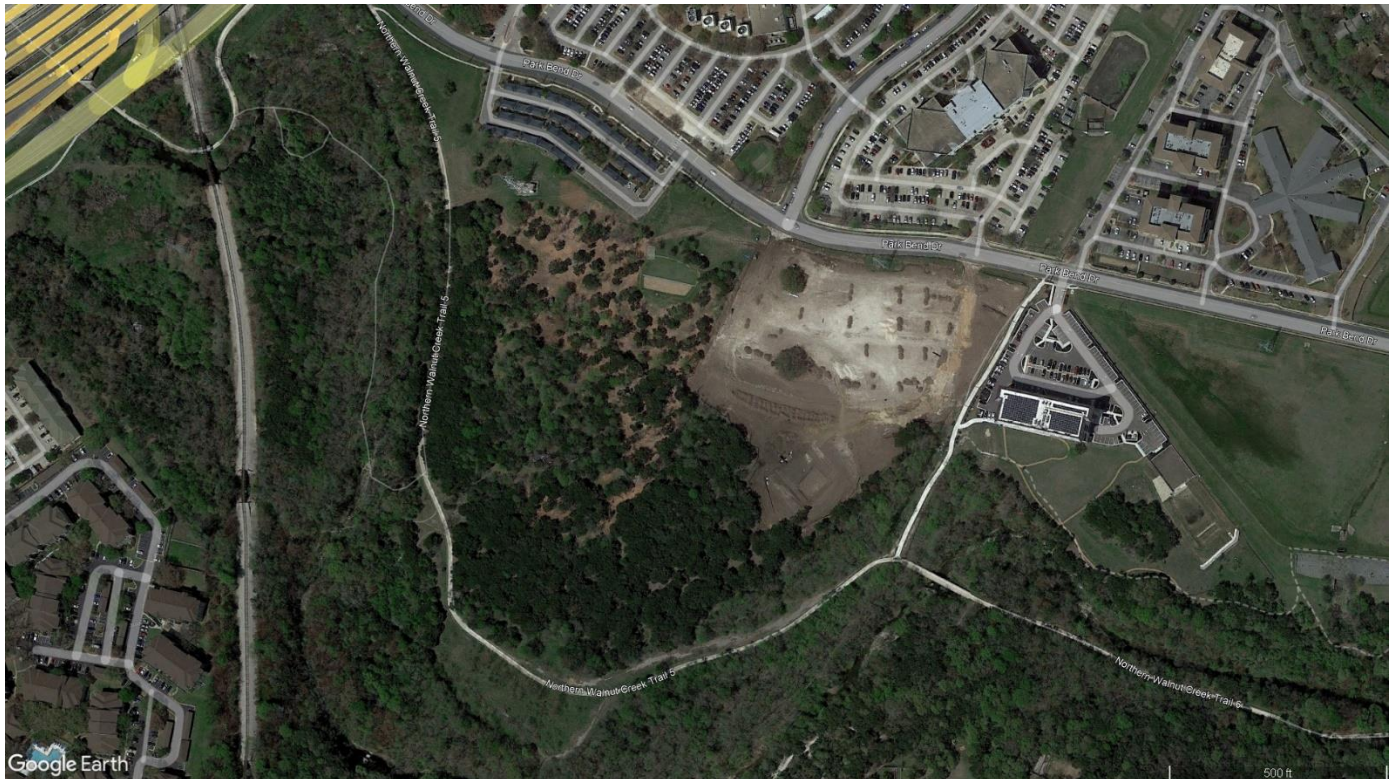
**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

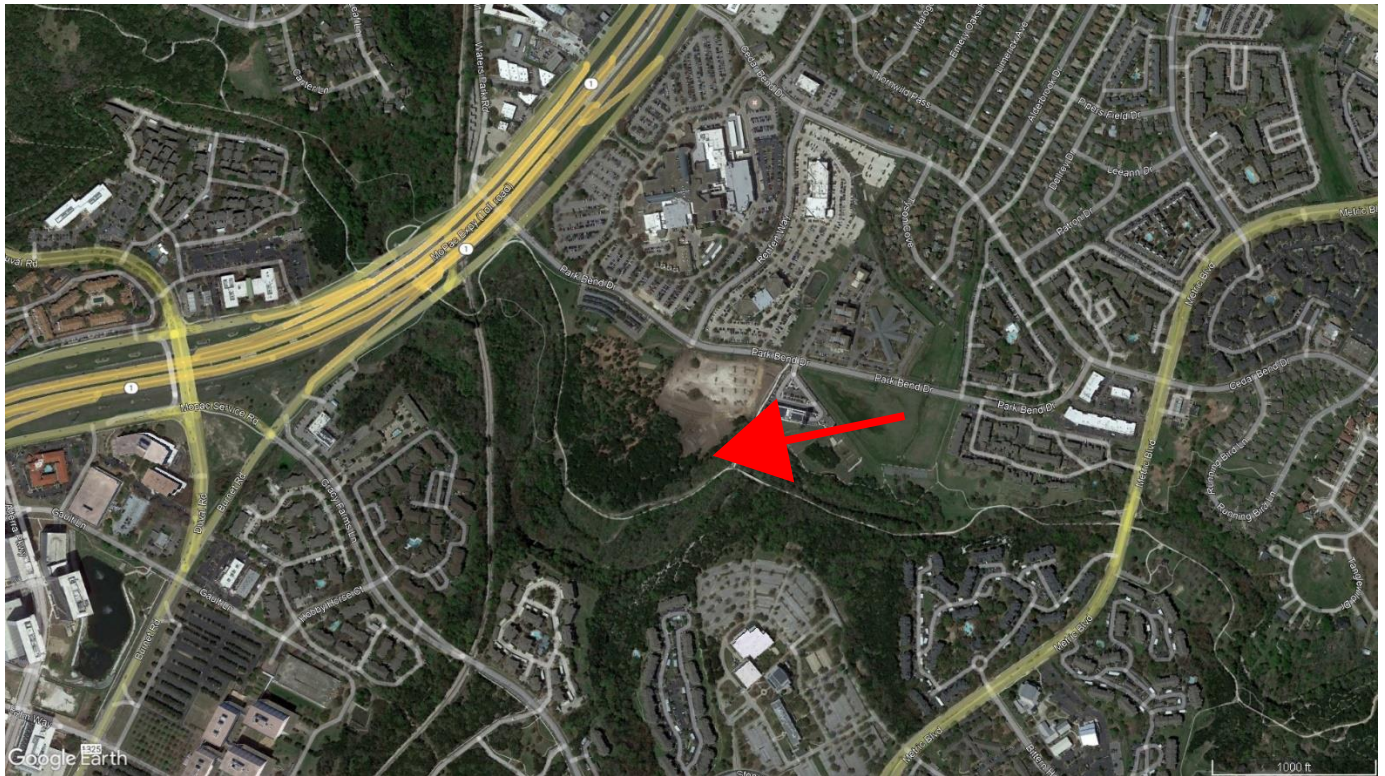
- Aerial photos of the site [Attached]
- Site photos [Attached, See ERI]
- Aerial photos of the vicinity [Attached]
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways [Attached]
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. [Attached, See Existing Conditions]
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. [Attached]
- Site plan showing existing conditions if development exists currently on the property [Attached, See Existing Conditions]
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan [Attached]
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, CEFs, Setbacks, Recharge Zone, etc. [Attached, See Site Plan]
- An Environmental Resource Inventory pursuant to ECM 1.3.0 ([if required by 25-8-121](#)) [Attached]
- Applicant's variance request letter

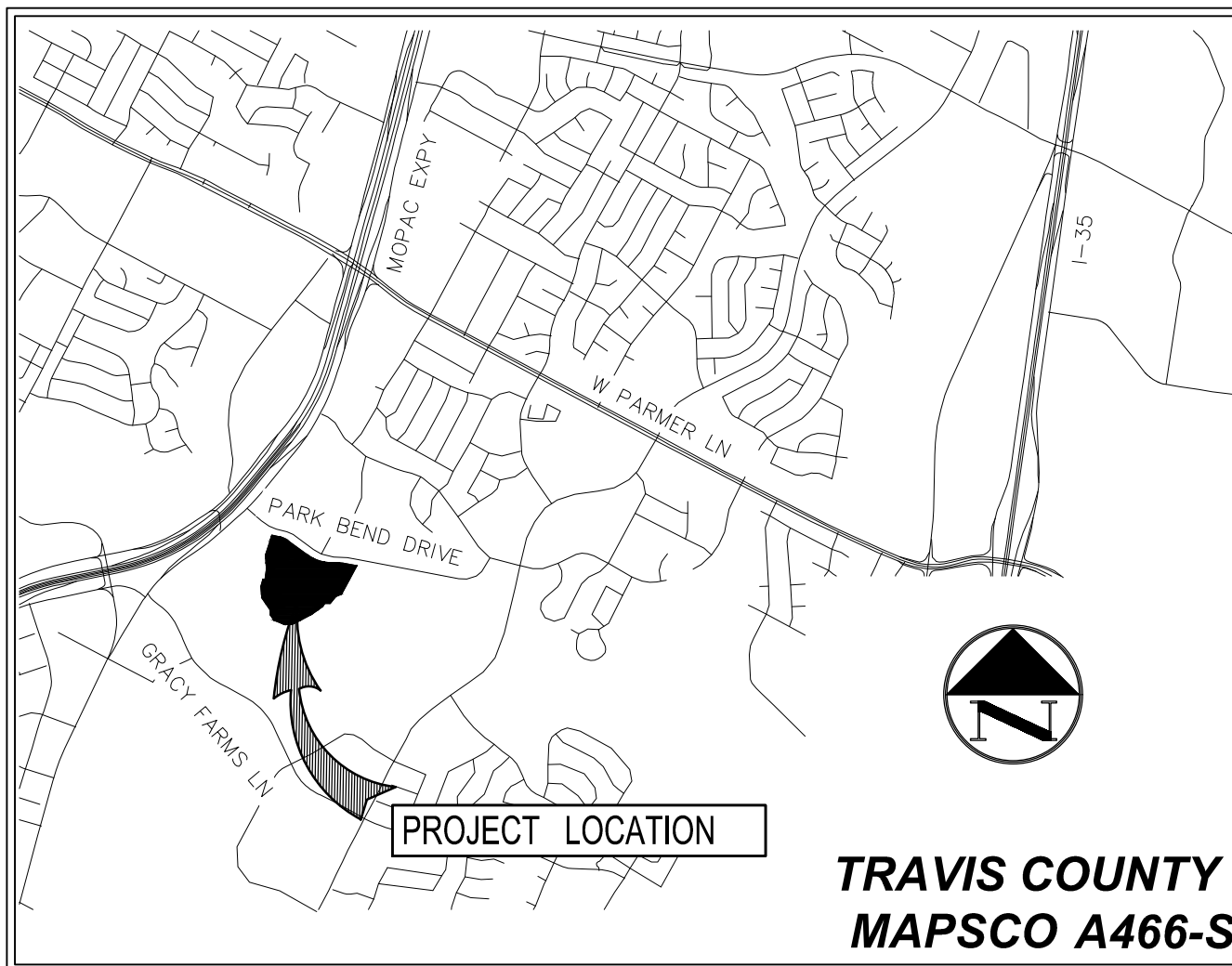
Variance Exhibits

Aerial Image



Vicinity Aerial Image





VICINITY MAP

(NOT TO SCALE)

EXHIBIT "A" VICINITY MAP



Pacheco Koch

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

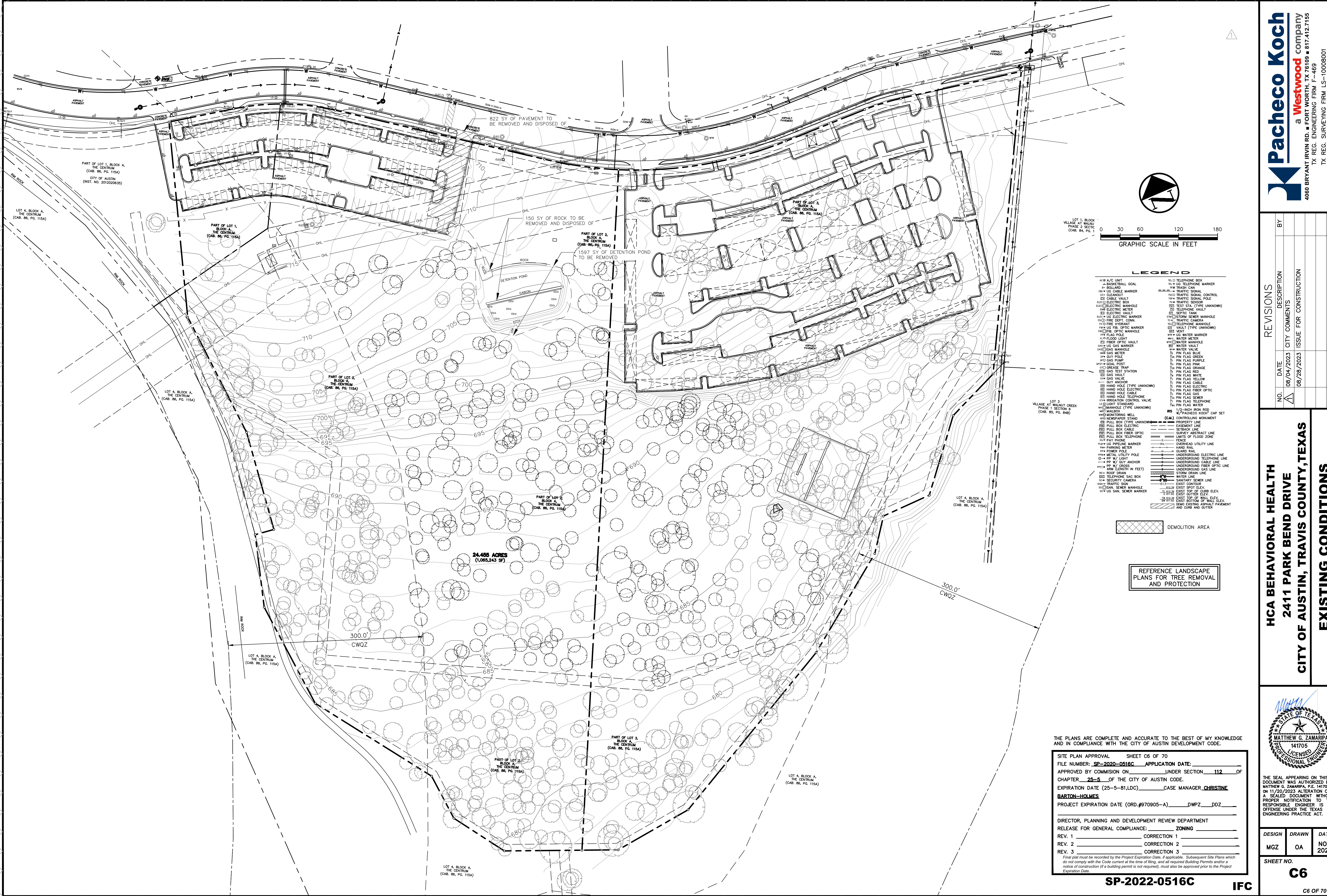
DRAWN BY
JWS

CHECKED BY
TVW

SCALE
N.T.S.

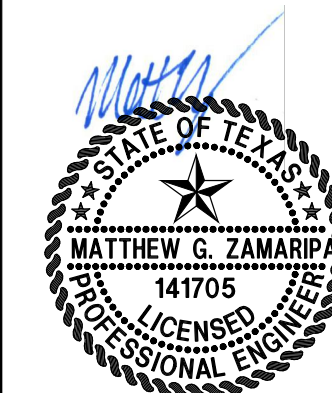
DATE
06/14/2022

JOB NUMBER
5203-21.748



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/04/2023	CITY COMMENTS	
2	08/28/2023	ISSUE FOR CONSTRUCTION	

HCA BEHAVIORAL HEALTH
2411 PARK BEND DRIVE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
EXISTING CONDITIONS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW G. ZAMARRA, P.E. 141705 ON 11/20/2023. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
MGZ	OA	NOV 2023

SHEET NO.
C6

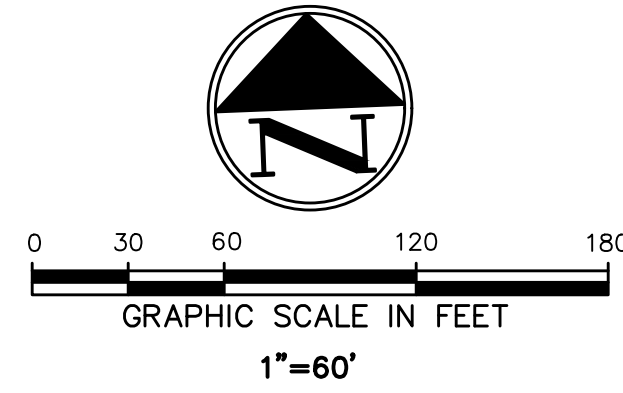
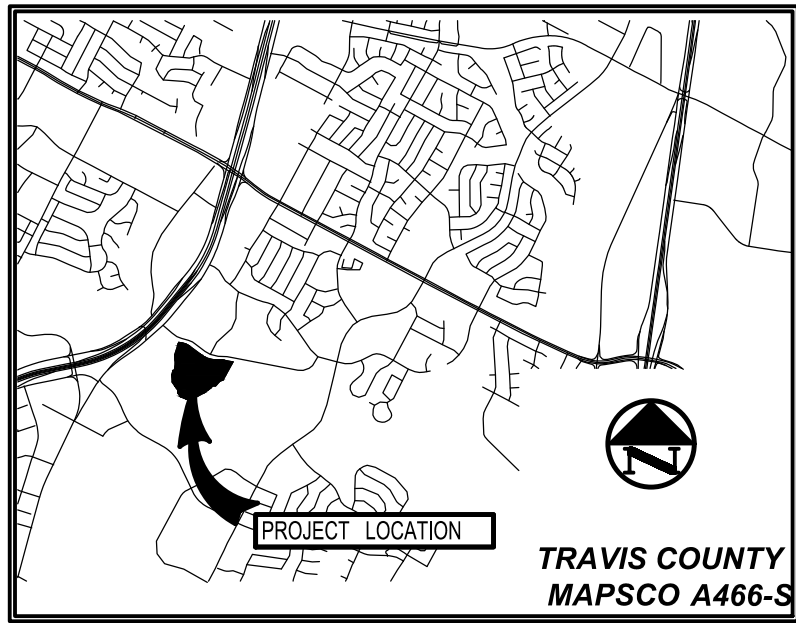
THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL SHEET C6 OF 70
FILE NUMBER: **SP-2022-0516C** APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER **CHRISTINE**
BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____
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.

SP-2022-0516C
IFC



CUT-FILL RANGE TABLE				
RANGE NO.	MIN. ELEVATION (FT)	MAX. ELEVATION (FT)	AREA	COLOR
1	-20.00	-8.00	0.00	
2	-8.00	-4.00	6433.52	
3	4.00	8.00	90276.05	
4	8.00	14.00	132469.24	

CUT-FILL RANGE TABLE				
RANGE NO.	MIN. ELEVATION (FT)	MAX. ELEVATION (FT)	AREA	COLOR
1	-20.00	-8.00	0.00	
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3	4.00	8.00	90276.05	
4	8.00	14.00	132469.24	

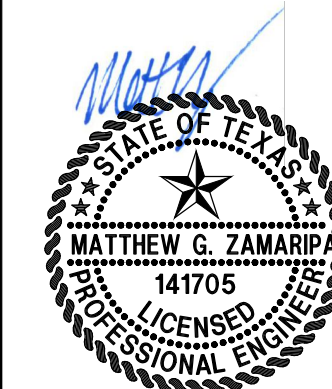
THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL SHEET C20 OF 70
FILE NUMBER: **SP-2022-0516C** APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER **CHRISTINE**
BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
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REV. 1 _____ CORRECTION 1 _____
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SP-2022-0516C **IFC**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/04/2023	CITY COMMENTS	
2	08/28/2023	ISSUE FOR CONSTRUCTION	

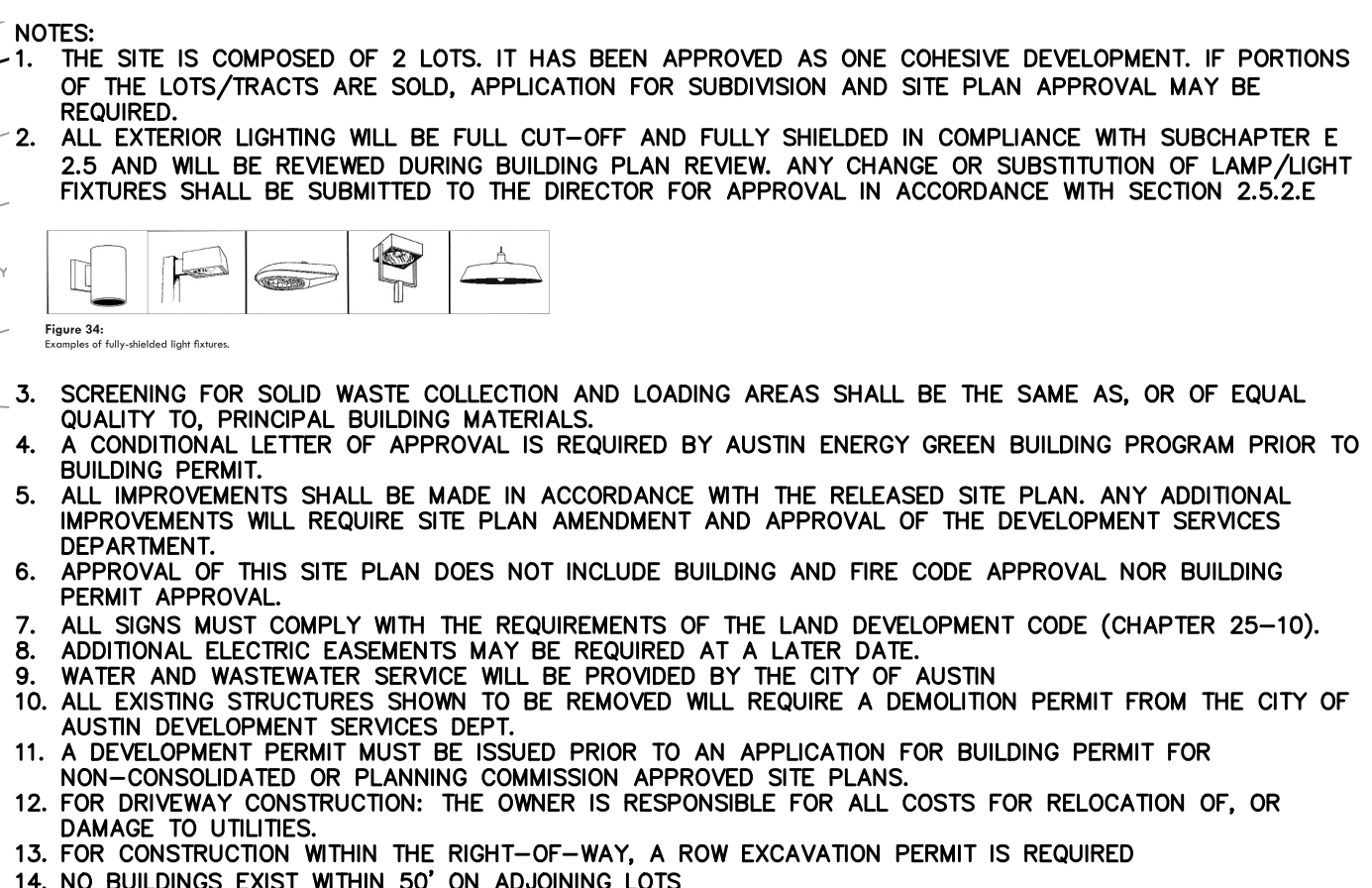
HCA BEHAVIORAL HEALTH
2411 PARK BEND DRIVE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
SITE CUT-FILL EXHIBIT
































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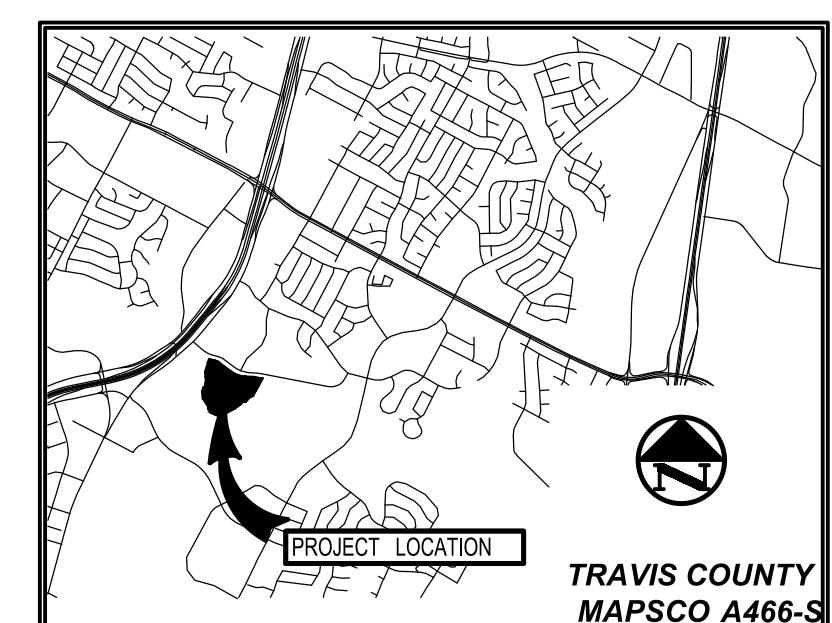
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MGZ	OA	NOV 2023

SHEET NO. **C20**



	LOT 3 PHASE 1 SECTION 8 (CAR. RS. PG. 848) LAND USE: PARK ZONING: P		
			
		BOLLARD	
		ELECTRIC METER	
		POWER POLE	
		LIGHT STANDARD	
		WATER METER	
		WATER VALVE	
		IRRIGATION CONTROL VALVE	
		FIRE HYDRANT	
		CLEANOUT	
		MANHOLE	
		TRAFFIC SIGNAL CONTROL	
		TRAFFIC SIGNAL POLE	
		TELEPHONE BOX	
		FLOOD LIGHT	
		FLAG POLE	
		TRAFFIC SIGN	
		1/2-INCH IRON ROD	
		W/"PACHECO KOCH" CAP SET	
		CONTROLLING MONUMENT	
		PROPERTY LINE	
		FENCE	
		COORDINATE DESIGNATION	
		PROPOSED FENCE	
		PARK LANE	
		CORRECTED EFFECTIVE 100 YR ATLAS 14 FLOODPLAIN	
		EFFECTIVE 100 YR COA FLOODPLAIN	
		LIMITS OF CONSTRUCTION	
		PRIVATE COMMON OPEN SPACE (11.4 ACRES; 46.6%)	
		HERITAGE TREES	

USE CLASSIFICATION	HOSPITAL SERVICES (general)
TOTAL FULL-TIME EMPLOYEES	84
TOTAL BEDS	80
MINIMUM OFF-STREET PARKING REQUIREMENT (1 SPACE FOR EACH 4 BEDS, PLUS 1 SPACE FOR EACH 2 EMPLOYEES (largest shift))	62
OFF-STREET LOADING REQUIREMENT	1
TOTAL PROPOSED STANDARD PARKING STALLS	159
TOTAL PROPOSED ADA STALLS	7
TOTAL PROPOSED SHORT-TERM BICYCLE PARKING	5



VICINITY MAP
(NOT TO SCALE)

THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL SHEET C10 OF 70

FILE NUMBER: SP-2020-0518C APPLICATION DATE: _____

APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF _____

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81,LC) _____ CASE MANAGER CHRISTINE BARTON-HOLMES

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

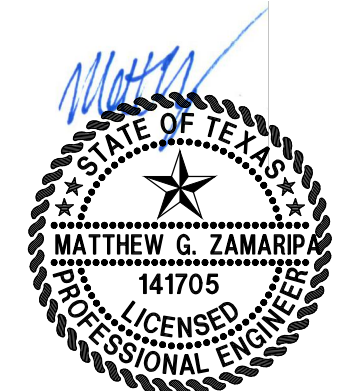
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SP-2022-0516C

Pacheco Koch
a **Westwood** company
0600 BRYANT IRVIN RD. ■ FORT WORTH, TX 76109 ■ 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/04/2023	CITY COMMENTS	
	08/28/2023	ISSUE FOR CONSTRUCTION	

**HCA BEHAVIORAL HEALTH
2411 PARK BEND DRIVE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



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DESIGN	DRAWN	DATE
MGZ	OA	NOV 2023

SHEET NO.
C10



July 29, 2019

Mr. Greg Griffin
Griffin Engineering Group, Inc.
11808 Tedford Street
Austin, Texas 78753

Telephone: (512) 836-3113
E-mail: griffinengineeringgroup@gmail.com

RE: **City of Austin (COA) Environmental Resource Inventory (ERI)**
St. Davids North Parking Facility
2407 Park Bend Drive
Austin, Travis County, Texas
Terracon Project No. 96197414

Dear Mr. Griffin:

Terracon Consultants, Inc. (Terracon) is pleased to submit this City of Austin (COA) Environmental Resource Inventory (ERI) report addressing COA compliance requirements as they may affect the above referenced project site in accordance with Terracon Proposal No. P96197414 dated May 6, 2019 and signed contract dated June 29, 2019.

The results of this report are based on the professional opinion of Terracon and site conditions observed during the field reconnaissance. It should be noted that some critical environmental features (CEFs) may be seasonal or ephemeral, indicating that their presence/absence and condition are dependent on various weather conditions (including rainfall) and other changes to the surrounding ecosystem.

Terracon is not liable for ephemeral and/or seasonal CEFs that are exposed or created after Terracon's field assessment. Additionally, Terracon's opinion is based on current COA regulations; therefore, changes in regulations may require a re-evaluation of the findings of this report.

It is recommended this report be promptly submitted to the COA, otherwise an updated report (based on an additional field assessment) may be required to evaluate ephemeral and/or seasonal CEFs.

It should be noted that the COA has the ultimate authority for CEF classifications.



Environmental Resource Inventory (ERI)

St. Davids North Parking Facility ■ Austin, Travis County, Texas

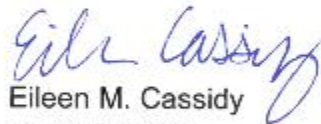
July 29, 2019 ■ Terracon Project: 96197414

Terracon

We appreciate the opportunity to provide this report. If you have questions regarding the content of this report, please feel free to contact Eileen Cassidy at (512) 358-9928 or eileen.cassidy@terracon.com

Sincerely,

Terracon Consultants, Inc.



Eileen M. Cassidy
Staff Scientist

Approved by:



Ann M. Scott, PhD, RPA
Authorized Project Reviewer
Natural/Cultural Resources Group Manager



Miranda F. Reinhard
Staff Scientist

City of Austin Environmental Resource Inventory

**St. Davids North Parking Facility
2407 Park Bend Drive
Austin, Travis County, Texas**

July 29, 2019

Terracon Project No. 96197414



Prepared for:

Griffin Engineering Group, Inc.
Austin, Texas

Prepared by:

Terracon Consultants, Inc.
Austin, Texas

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

**ENVIRONMENTAL RESOURCE INVENTORY FORM
FOR THE CITY OF AUSTIN
RELATED TO LDC 25-8-121, CITY CODE 30-5-121, ECM 1.3.0 & 1.10.0**

APPENDICES

APPENDIX A – ADDITIONAL DISCUSSION

APPENDIX B – EXHIBITS

APPENDIX C – SITE PHOTOGRAPHS

APPENDIX D – CREDENTIALS

APPENDIX E – GENERAL COMMENTS

Environmental Resource Inventory

For the City of Austin

Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: St. David's North Parking Facility
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): TCAD: 264387 / 262549 / 262550
3. ADDRESS/LOCATION OF PROJECT: 2407 Park Bend Drive, Austin, Travis County
4. WATERSHED: Walnut Creek
5. THIS SITE IS WITHIN THE (Check all that apply)
- | | | |
|---|------------------------------|--|
| Edwards Aquifer Recharge Zone* (See note below) | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Edwards Aquifer Contributing Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Edwards Aquifer 1500 ft Verification Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
| Barton Spring Zone* | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> No |
- *(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

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

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
- If yes, then check all that apply:
- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 3 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

____ (#'s) Spring(s)/Seep(s) ____ (#'s) Point Recharge Feature(s) ____ (#'s) Bluff(s)
 ____ 3 (#'s) Canyon Rimrock(s) ____ (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- Site Specific Geologic Map with 2-ft Topography
- Historic Aerial Photo of the Site
- Site Soil Map
- Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

Only if present on site (Maps can be combined):

- ☐ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone
(Only if site is over or within 1500 feet the recharge zone)
- ☐ Edwards Aquifer Contributing Zone
- ☐ Water Quality Transition Zone (WQTZ)
- ☒ Critical Water Quality Zone (CWQZ)
- ☐ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

Exhibit 6 in Appendix B demonstrates the presence or absence of the listed zones. Exhibit 5 in Appendix B demonstrates the presence or absence of the COA Fully Developed Floodplain Zones.

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
AsB - (Appendix A for name)	C	0-4.75'
AsC2 - (Appendix A for name)	C	0-4.75'
BkC - (Appendix A for name)	D	0-4'
EdC - (Appendix A for name)	D	0-1.6'
Fs - (Appendix A for name)	B	0-6.6'

***Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

The 1987 U.S. Geological Survey (USGS) 7.5-Minute Topographic Map (Pflugerville West, Texas Quadrangle) of the project site was reviewed. Based on the review of the USGS map and the City of Austin 2-foot Topographic Contour GIS dataset, site elevation is depicted to be approximately 672-718 feet above mean sea level, with the site sloping south/southwest/southeast toward Walnut Creek. The 1987 USGS map depicts Walnut Creek traversing the west, south and southeast sides of the property (off-site). The 1987 USGS map does not depict other surface waterbodies within 150 feet of the site boundary.

Continued in Appendix A...

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Austin Group	Austin Chalk (Kau)	N/A
N/A	Alluvium (Qal)	N/A

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

The site is not located within the Edwards Aquifer Recharge or Contributing Zones as mapped by the City of Austin Property Profile Tool.

According to the Geologic Map of the Austin Area, Texas reprinted 1992, the site is underlain by both Austin Chalk (Kau) and Alluvium (Qal) and is illustrated on Exhibit 1 in Appendix B.

Austin Chalk is characterized by chalk, marly limestone, and limestone, light gray, soft to hard, thin to thick bedded, massive to slightly nodular.

Alluvium is characterized as floodplain deposits, including indistinct low terrace deposits; clay, silt, sand, and gravel; silt and clay, calcareous to surface, dark gray to dark brown; sand largely quartz; gravel, siliceous, mostly chert, quartzite, limestone, and petrified wood, along Colorado River much igneous and metamorphic rock, probably mostly reworked from terrace deposits; fluvial morphology well preserved with point bars, oxbows, and abandoned channel segments.

Continued in Appendix A...

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

There are 0 (#) wells present on the project site and the locations are shown and labeled

 (#'s) The wells are not in use and have been properly abandoned.

 (#'s) The wells are not in use and will be properly abandoned.

 (#'s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:**Brief description of site plant communities** (Attach additional sheets if needed):

The Texas Parks and Wildlife Department's (TPWD) Ecological Mapping Systems, Omernik Ecoregions Level III, of the project site was reviewed. Based on a review of the TPWD ecological mapping, a majority of the site is located in the Texas Blackland Prairies and the western portion of the site is located in the Edwards Plateau. TPWD describes the Blackland Prairies as native grasslands and woodland areas including mesquite, hackberry, elm, osage orange, and other woody species. TPWD describes the Edwards Plateau as grasslands, juniper/oak woodlands, and plateau live oak or mesquite savannah.
Continued in Appendix A...

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
ashe juniper	<i>Juniperus ashei</i>
cedar elm	<i>Ulmus crassifolia</i>
Chinese tallow	<i>Triadica sebifera</i>
honey mesquite	<i>Prosopis glandulosa</i>
hackberry	<i>Celtis laevigata</i>

There is grassland/prairie/savanna on site..... ☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Mexican hat	<i>Ratibida columnifera</i>
silverleaf nightshade	<i>Solanum elaeagnifolium</i>
prickly pear	<i>Opuntia sp</i>
prairie tea	<i>Croton monanthogynus</i>
Indian blanket	<i>Gaillardia pulchella</i>
spreading hedge parsley	<i>Torilis arvensis</i>
poison ivy	<i>Toxicodendron radicans</i>

There is hydrophytic vegetation on site ☒ YES ☐ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
rush	<i>juncus sp.</i>	FACW / OBL
bentawn flatsedge	<i>Cyperus reflexus</i>	FAC
Roosevelt weed	<i>Baccharis neglecta</i>	FAC

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one). Please see Appendix B

12. WASTEWATER REPORT – Provide the information requested below.

This project is a parking lot, and will not have wastewater facilities.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☐ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☐ YES ☐ NO (Check one). Not Applicable

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

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

Date(s) ERI Field Assessment was performed: July 9, 2019
Date(s)

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

Eileen Cassidy

512.358.9928

Print Name

Telephone

Eileen Cassidy

eileen.cassidy@terracon.com

Signature

Email Address

Terracon Consultants, Inc.

July 29, 2019

Name of Company

Date

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

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet


5	Primary Contact Name:	
6	Phone Number:	
7	Prepared By:	
8	Email Address:	

[illegible]

City of Austin Use Only CASE NUMBER:	
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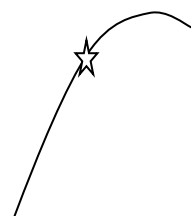
Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Accuracy

 sub-meter☐ meter☐ > 1 meter

Professional Geologists apply seal below

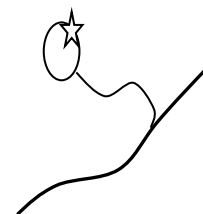
For rimrock, locate the midpoint of the segment that describes the feature.



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



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



APPENDIX A ADDITIONAL DISCUSSION

Surface Soils:

AsB – Austin silty clay, 1 to 3 percent slopes

AsC2 – Austin silty clay, 2 to 5 percent slopes, eroded

BkC – Whitewright clay loam, 1 to 5 percent slopes

EdC – Eddy gravelly loam, 3 to 6 percent slopes

Fs – Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded

Description of Site Topography and Drainage Continued...

The National Wetlands Inventory (NWI) Mapper V2 of the project site was reviewed to identify suspect wetland areas and waterbodies within the project site boundaries. The review of the NWI Mapper indicated the presence of one north-south oriented suspect freshwater forested/shrub wetland area (PFO1A) off-site to the west of the western site boundary (within the 150-foot survey buffer), and one southwest-northeast oriented suspect riverine area (R2UBH) off-site to the southeast of the site (outside of the 150-foot survey buffer). PFO1A is further described as palustrine, broad-leaved deciduous forested, and temporarily flooded. R2UBH is further described as riverine, lower perennial, unconsolidated bottom, and permanently flooded. The NWI mapper did not reveal other suspect wetlands or waterbodies on the project site or within 150 feet.

Additionally, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48453C0265K (Effective January 6, 2016), the project site is mapped outside the 100-year and 500-year floodplains and is in Zone X (unshaded).

Terracon accessed (July 3, 2019) the COA Property Profile Tool to review previously identified Natural Features and setbacks within and adjoining the site. The review of the COA Property Profile Tool indicated the presence of two Natural Features (COA Creeks) and one buffer (COA Critical Water Quality Zone). These natural features and buffer are displayed on Exhibit 6 in Appendix B.

For additional information please refer to the online COA Property Profile Tool (<http://www.austintexas.gov/GIS/PropertyProfile>).

Brief Description of Site Geology Continued...

According to the 1986 City of Austin Geologic Map, one fault is mapped along the northeastern side of the property, as shown on Exhibit 1 in Appendix B. The fault trends northeast-southwest. Though this fault is mapped, a review of aerial photographs did not reveal lineations, and no evidence of faulting was observed on the site. No caves, sinkholes, or significant solution cavities were observed on the site during Terracon's field assessment.

Field Reconnaissance

During the site reconnaissance, Terracon assessed areas for CEF characteristics throughout the project site and identified three CEF rimrock areas. Please see Appendix C for site photographs.

Environmental Resource Inventory (ERI)

St. Davids North Parking Facility ■ Austin, Travis County, Texas

July 29, 2019 ■ Terracon Project: 96197414



Coordinate locations and dimensions of the CEF areas are listed in the above CEF Worksheet and are illustrated on Exhibits 2.0- 2.1 in Appendix B. The CEF areas are further described below:

Rimrock features R-1, R-2 and R-3 were observed west of the project boundary, off-site but within 150-feet of the site. These CEFs are adjacent to the off-site portions of COA named stream segment Walnut Creek. Photographs of R-1, R-2 and R-3 can be found in Appendix C.

CEF dimensions were approximated by Terracon field staff.

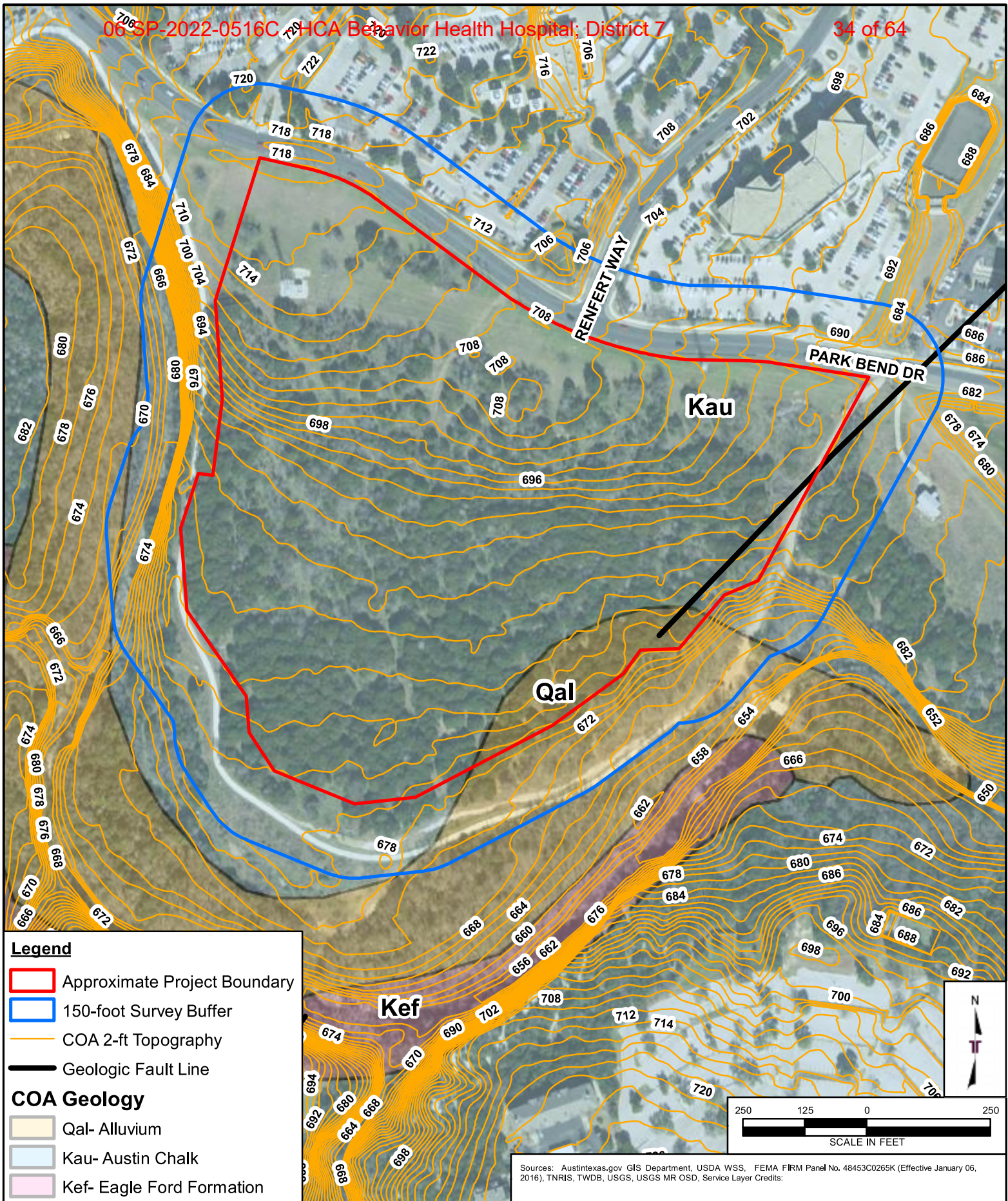
Description of Site Plant Communities *Continued*...

During the site visit, Terracon assessed areas that represented different vegetative communities throughout the project site to thoroughly review if these areas may exhibit hydrophytic vegetation. Upland vegetative communities were observed to include the following species: cedar elm (*Ulmus crassifolia*), ashe juniper (*Juniperus ashei*), Chinese tallow (*Triadica sebifera*), honey mesquite (*Prosopis glandulosa*), hackberry (*Celtis laevigata*), chinaberry (*Melia azedarach*), retama (*Parkinsonia aculeata*), Mexican hat (*Ratibida columnifera*), silverleaf nightshade (*Solanum elaeagnifolium*), prickly pear (*Opuntia* sp.), prairie tea (*Croton monanthogynus*), Indian blanket (*Gaillardia pulchella*), spreading hedge parsley (*Torilis arvensis*), poison ivy (*Toxicodendron radicans*), greenbrier (*Smilax bona-nox*), turk's cap (*Malvaviscus arboreus* var. *drummondii*), prairie verbena (*Glandularia bipinnatifida*), buffalo burr nightshade (*Solanum rostratum*), agarita (*Mahonia trifoliolata*), grapevine (*Vitis* sp.), inland sea oats (*Chasmanthium latifolium*), Johnson grass (*Sorghum halepense*), peppervine (*Ampelopsis arborea*), Virginia wild rye (*Elymus virginicus*), lemon beebalm (*Monarda citriodora*), frost weed (*Verbesina virginica*), ragweed (*Ambrosia artemisiifolia*), Brazilian vervain (*Verbena brasiliensis*), roosevelt weed (*Baccharis neglecta*), and beautyberry (*Callicarpa americana*).

One small area in the north-central portion of the site appears to be a recently constructed stormwater pond. This area contains some hydrophytic vegetation, including rush (*juncus* sp. – FACW/OBL), bentawn flatsedge (*Cyperus reflexus* – FAC), Roosevelt weed (*Baccharis neglecta* – FAC), and annual marshelder (*Iva annua* – FAC), as well as upland vegetation, including prairie tea (*Croton monanthogynus*), silverleaf nightshade (*Solanum elaeagnifolium*), johnson grass (*Sorghum halepense*), and Mexican hat (*Ratibida columnifera*). Photographs of this stormwater pond can be found in Appendix C.

The overall vegetated cover associated with the site is an estimated 90 percent.

APPENDIX B EXHIBITS



Project Mngr:	EC	Project No.:	96197414
Drawn By:	Terracon	Scale:	AS SHOWN
Checked By:	EC	File No.:	96197414
Approved By:	AS	Date:	Jul 3, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD., - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

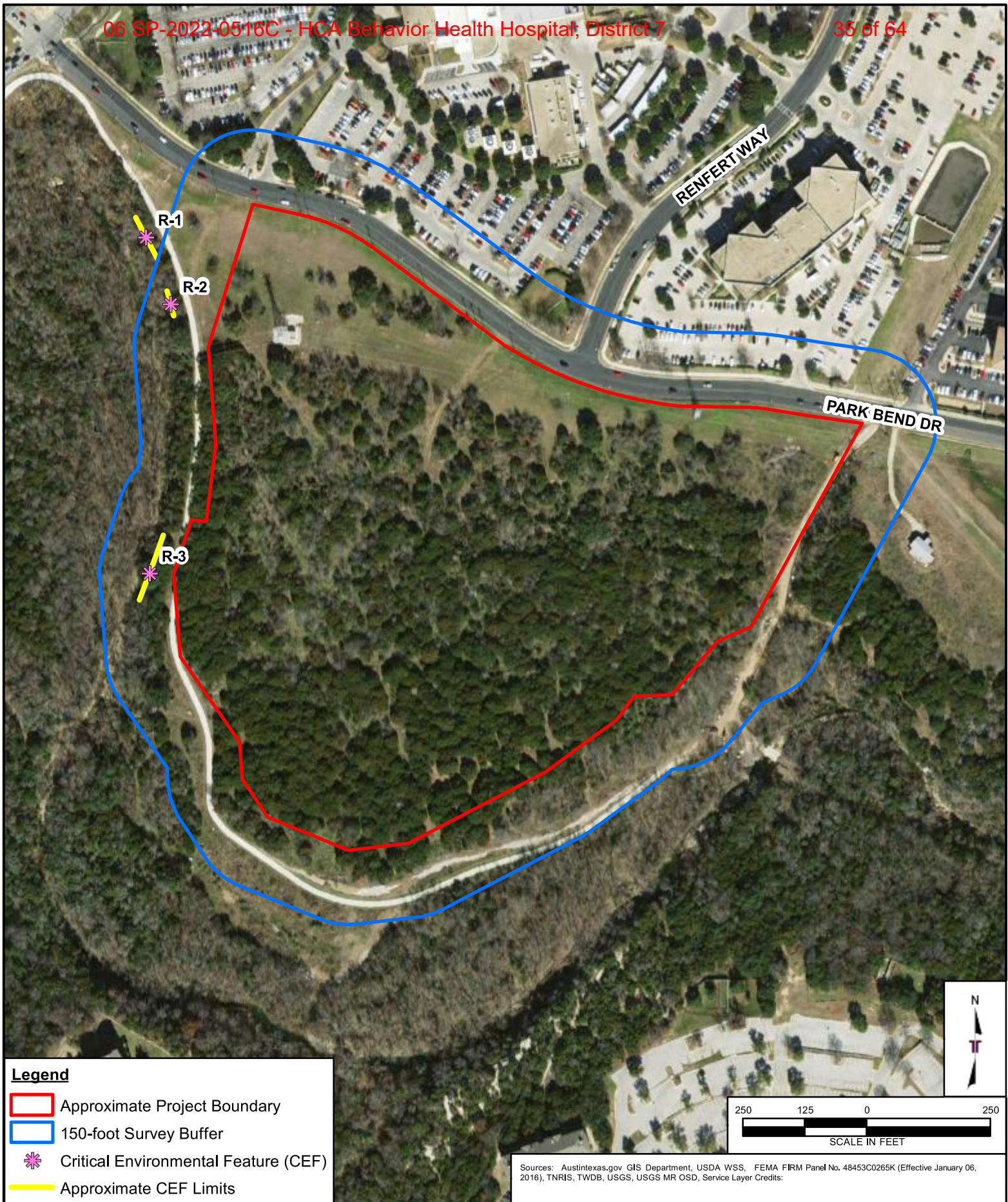
Site Specific Geologic Map with 2-ft Topography

St. Davids North Parking Facility

2407 Park Bend Drive Page 34 of 64
Austin, Travis County, Texas

EXHIBIT

1.0



Project Mng'r:	EC
Drawn By:	Terracon
Checked By:	EC
Approved By:	AS

Project No.:	96197414
Scale:	AS SHOWN
File No.:	96197414
Date:	Jul 15, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD., - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

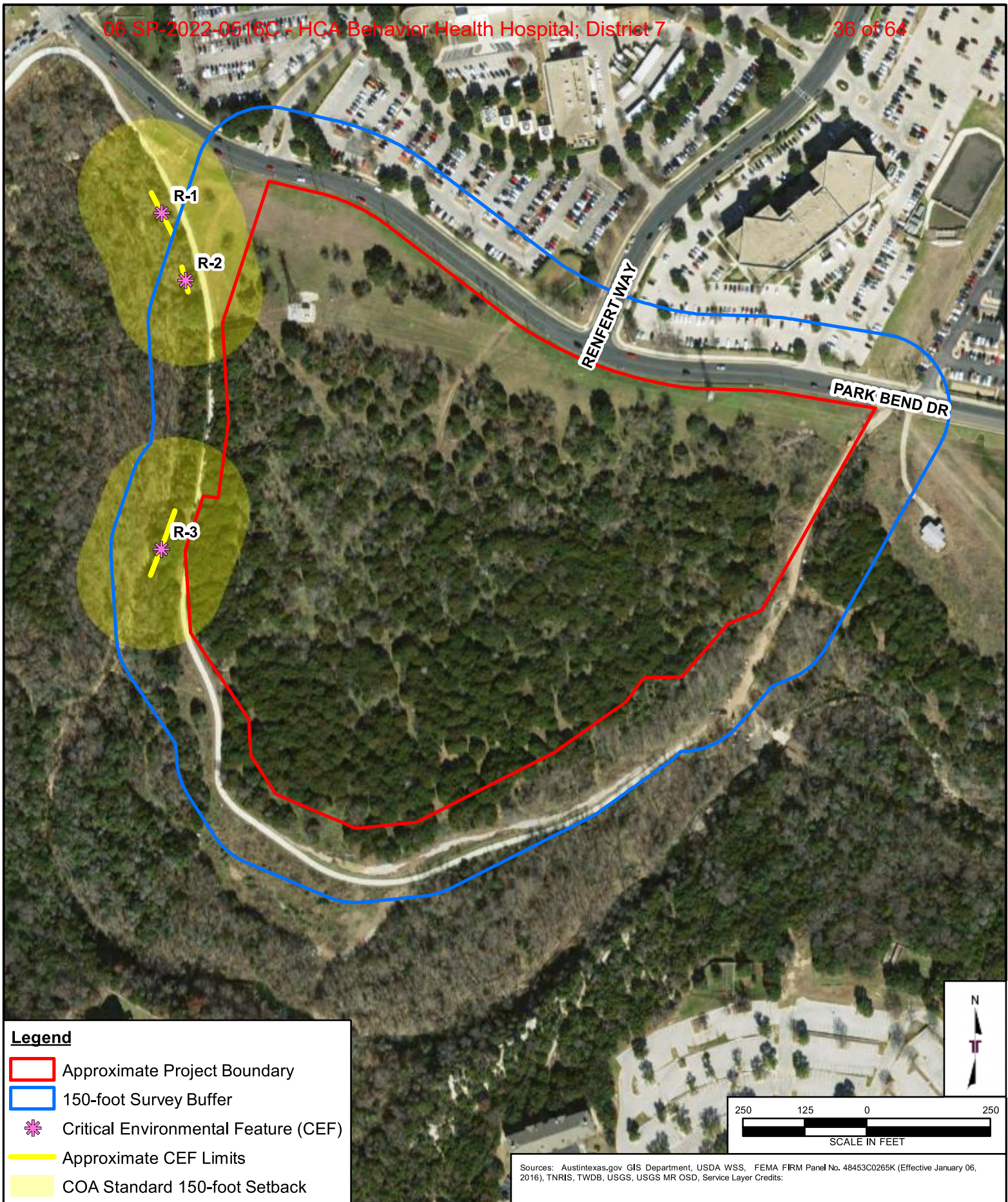
Site 2015 Historic Aerial Photo and CEFs

St. Davids North Parking Facility

2407 Park Bend Drive Page 35 of 64
Austin, Travis County, Texas

EXHIBIT

2.0



Project Mngnr:	EC
Drawn By:	Terracon
Checked By:	EC
Approved By:	AS

Project No.	96197414
Scale:	AS SHOWN
File No.:	96197414
Date:	Jul 15, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

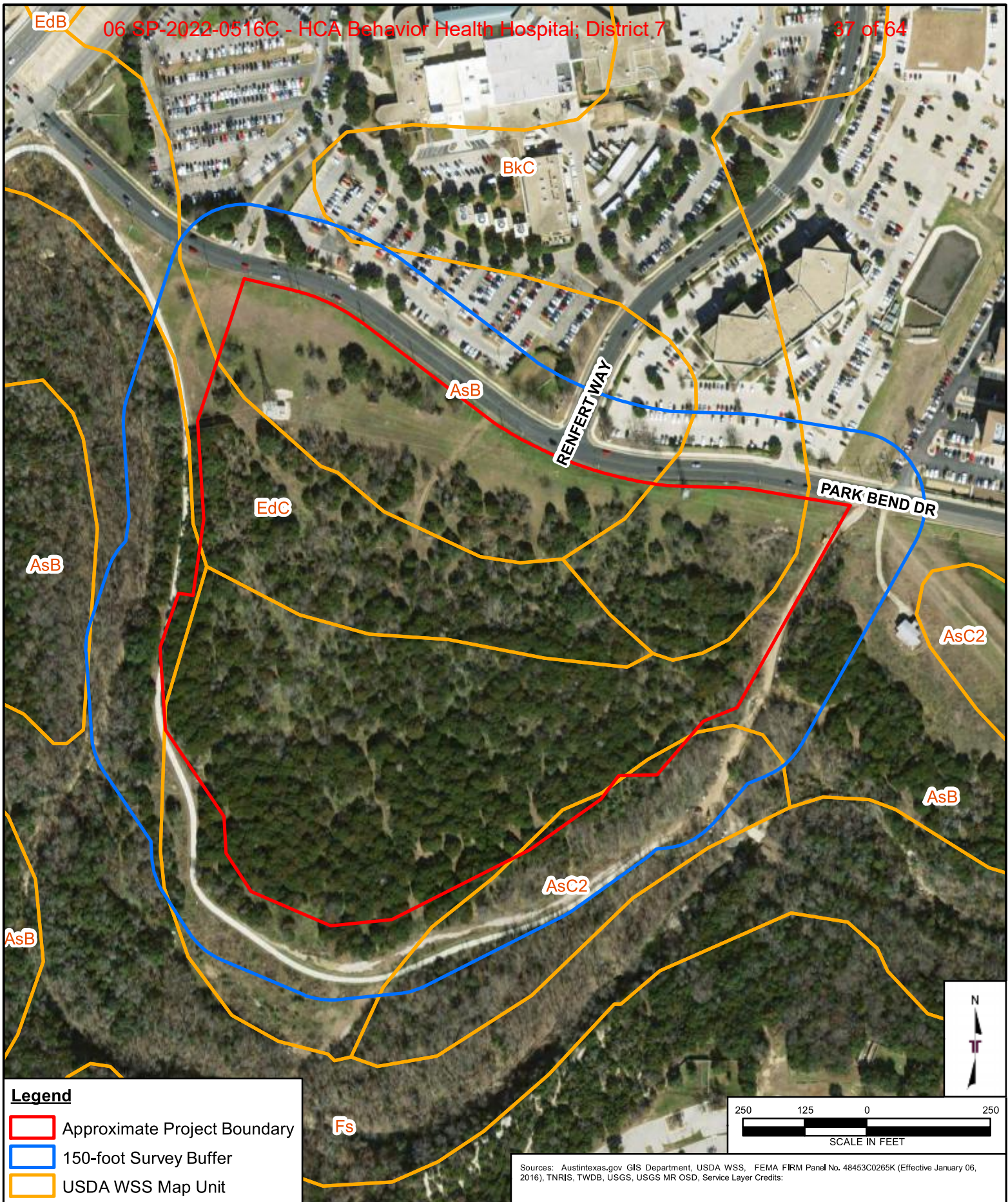
City of Austin Standard Setback Buffers

St. Davids North Parking Facility

2407 Park Bend Drive Page 36 of 64
Austin, Travis County, Texas

EXHIBIT

2.1



Legend

- Approximate Project Boundary
- 150-foot Survey Buffer
- USDA WSS Map Unit

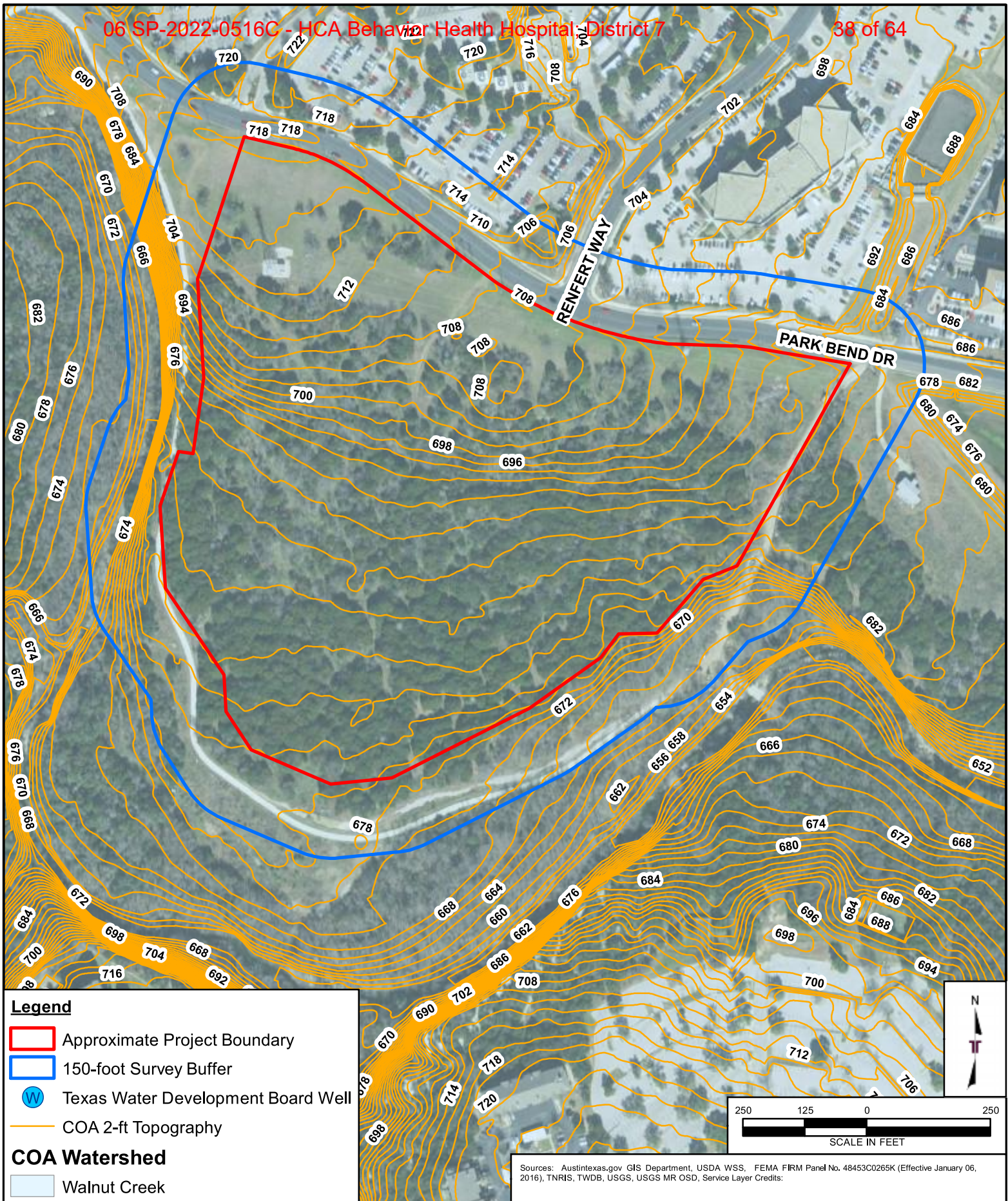
Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No. 48453C0265K (Effective January 06, 2016), TNRS, TWDB, USGS, USGS MR OSD, Service Layer Credits:

Project Mngr:	EC	Project No.:	96197414
Drawn By:	Terracon	Scale:	AS SHOWN
Checked By:	EC	File No.:	96197414
Approved By:	AS	Date:	Jul 3, 2019

Terracon
 Consulting Engineers & Scientists
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
 PH. (512) 442-1122 FAX. (512) 442-1181

USDA Site Soil Map
St. Davids North Parking Facility
2407 Park Bend Drive Page 37 of 64
Austin, Travis County, Texas

EXHIBIT
3.0



Project Mng'r:	EC	Project No.:	96197414
Drawn By:	Terracon	Scale:	AS SHOWN
Checked By:	EC	File No.:	96197414
Approved By:	AS	Date:	Jul 3, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

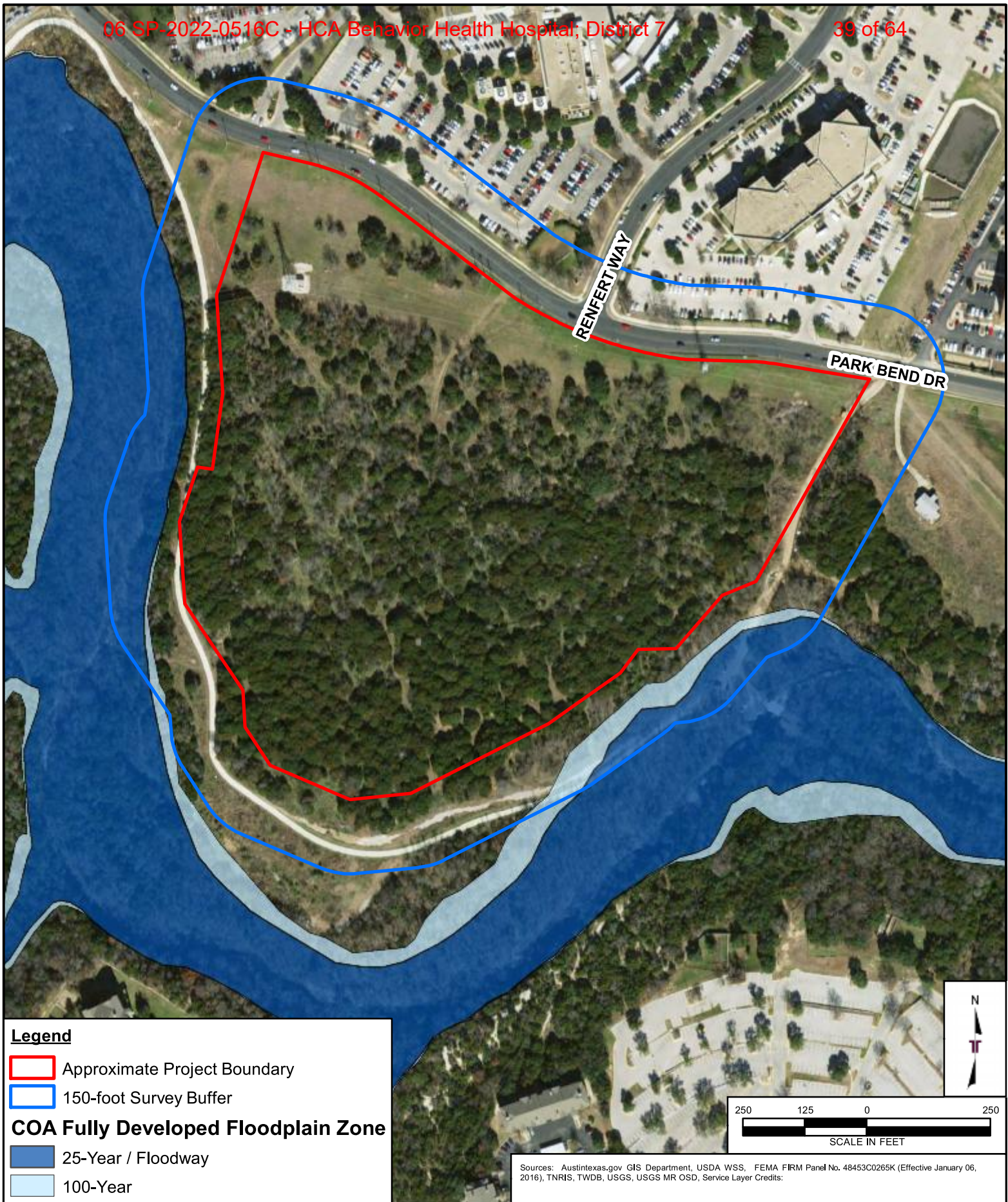
Two Foot Topography and Wells

St. Davids North Parking Facility

2407 Park Bend Drive Page 38 of 64
Austin, Travis County, Texas

EXHIBIT

4.0



Project Mngnr:	EC
Drawn By:	Terracon
Checked By:	EC
Approved By:	AS

Project No.	96197414
Scale:	AS SHOWN
File No.:	96197414
Date:	Jul 25, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

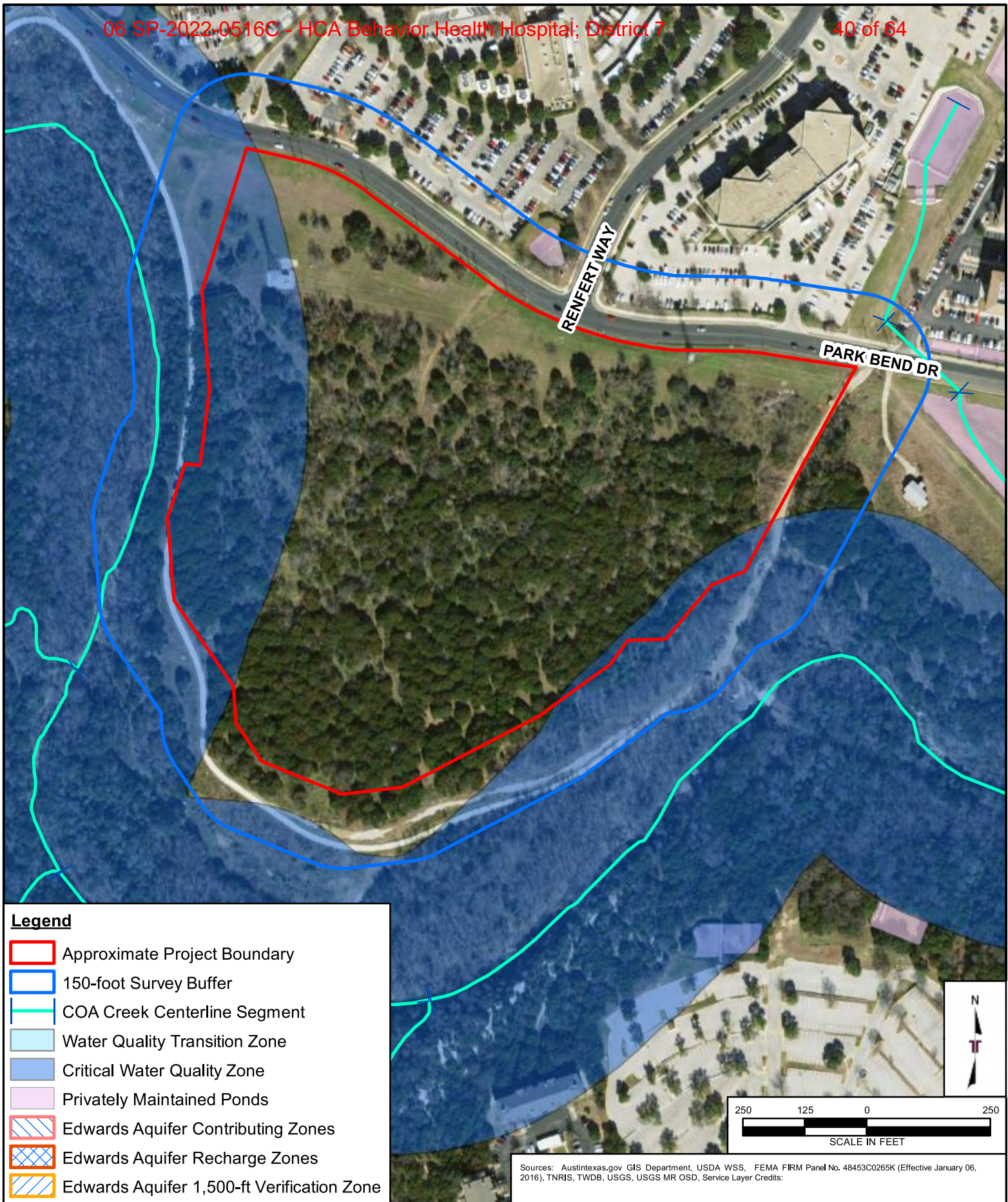
COA Fully Developed Floodplain Map

St. Davids North Parking Facility

2407 Park Bend Drive Page 39 of 64
Austin, Travis County, Texas

EXHIBIT

5.0

**Legend**

- Approximate Project Boundary
- 150-foot Survey Buffer
- COA Creek Centerline Segment
- Water Quality Transition Zone
- Critical Water Quality Zone
- Privately Maintained Ponds
- Edwards Aquifer Contributing Zones
- Edwards Aquifer Recharge Zones
- Edwards Aquifer 1,500-ft Verification Zone

Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No. 48453C0265K (Effective January 06, 2016), TNRS, TWDB, USGS, USGS MR OSD, Service Layer Credits:

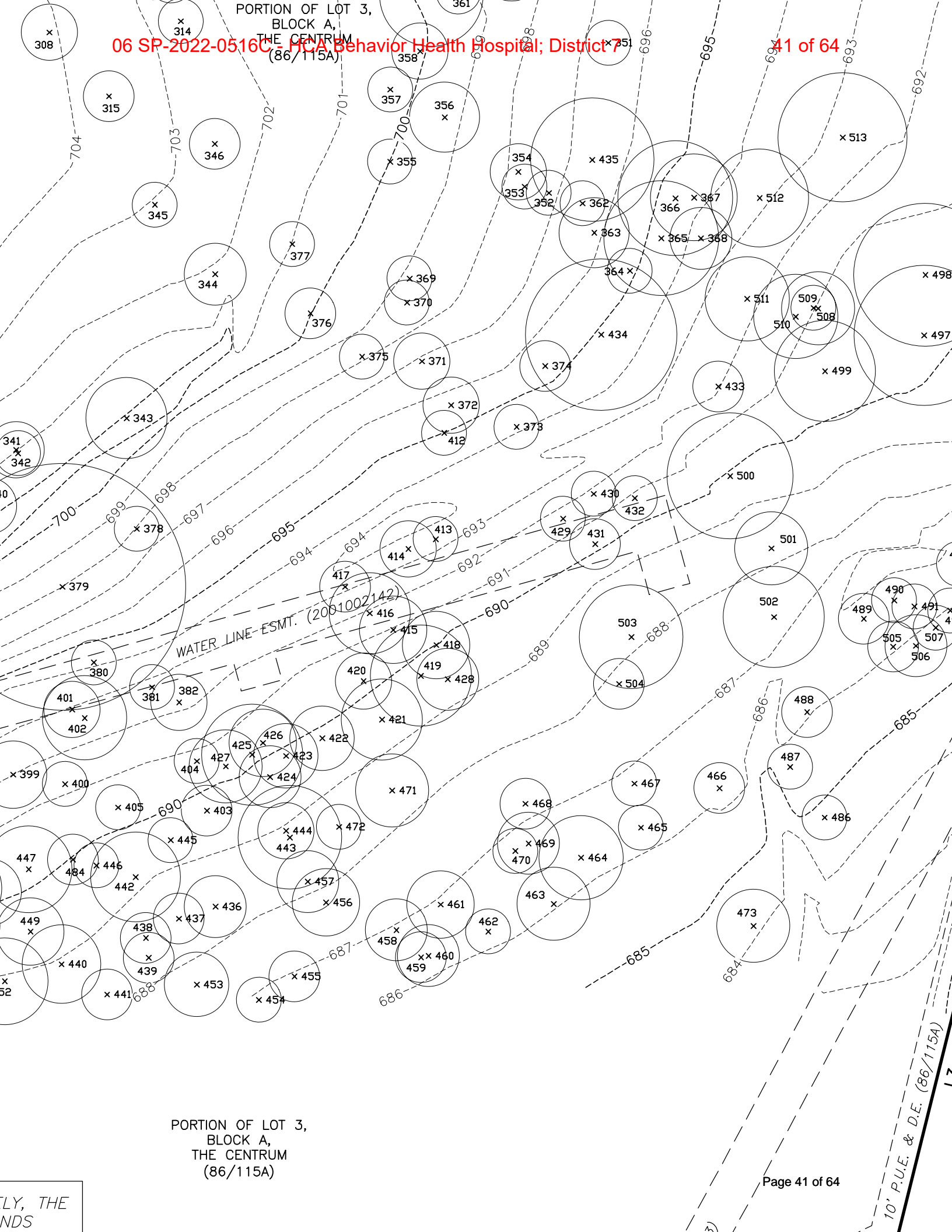
Project Mng'r:	EC
Drawn By:	Terracon
Checked By:	EC
Approved By:	AS
Project No.:	96197414
Scale:	AS SHOWN
File No.:	96197414
Date:	Jul 3, 2019

Terracon
Consulting Engineers & Scientists
 5307 INDUSTRIAL OAKS BLVD., - #160 AUSTIN, TX 78735
 PH. (512) 442-1122 FAX. (512) 442-1181

Water Quality Zones
 St. Davids North Parking Facility
 2407 Park Bend Drive Page 40 of 64
 Austin, Travis County, Texas

EXHIBIT

6.0



PORTION OF LOT 3,
BLOCK A,
THE CENTRUM
(86/115A)

APPENDIX C SITE PHOTOGRAPHS



Photo 1 View of the northwest side of the site, facing east.



Photo 2 View of the northwest side of the site, facing south.



Photo 3 View of Walnut Creek, off-site to the west of the subject property but within the 150-foot survey buffer.



Photo 4 View of Walnut Creek, off-site to the west of the subject property but within the 150-foot survey buffer.



Photo 5 View of Walnut Creek, off-site to the west of the subject property but within the 150-foot survey buffer.



Photo 6 View of the west-central side of the site, facing east.



Photo 7 View of the south-central side of the site, facing north.



Photo 8 View of the center of the site, facing north.



Photo 9 View of the center of the site, facing south.



Photo 10 View of the north-central portion of the site, facing south.



Photo 11 View of the north-central portion of the site, facing west.



Photo 12 View of the northeast portion of the site, facing south.



Photo 13 View of the northeast portion of the site, facing west.



Photo 14 View of the east-central portion of the site, facing west.



Photo 15 View of the southeast portion of the site, facing north.



Photo 16 View of the recently constructed stormwater pond in the north-central portion of the property.



Photo 17 View of the recently constructed stormwater pond in the north-central portion of the property.



Photo 18 View of rimrock CEF (R-1).



Photo 19 View of rimrock CEF (R-1).



Photo 20 View of rimrock CEF (R-1).



Photo 21 View of rimrock CEF (R-2).



Photo 22 View of rimrock CEF (R-2).



Photo 23 View of rimrock CEF (R-2).



Photo 24 View of rimrock CEF (R-3).



Photo 25 View of rimrock CEF (R-3).



Photo 26 View of rimrock CEF (R-3).

APPENDIX D CREDENTIALS

EILEEN M. CASSIDY

STAFF SCIENTIST

PROFESSIONAL EXPERIENCE

Ms. Cassidy is a staff scientist in Terracon's Austin, Texas office. She is responsible for natural resource evaluation and permitting for land development and transportation projects.

Throughout her career, she has gained extensive experience in environmental permitting for both state and federal agencies, vegetation mapping and habitat evaluations, listed wildlife species surveys and wetland determinations, and become proficient in GIS mapping and GPS data collection systems.

Additionally, Ms. Cassidy has a great deal of experience with formal presentations, informal data interpretation for a wide range of audiences, and curriculum and program development from her time working in the field of environmental education.

PROJECT EXPERIENCE

City of Austin, Environmental Resource Inventories - Austin, Texas

Performed multiple Environmental Resource Inventories addressing City of Austin compliance requirements including Identification of watersheds, recharge zones, floodplains, hydrogeologic conditions, critical environmental features, topography and drainage, site geology, vegetation, wastewater and presence of wells.

Ridgewood Lakes, Walton Development & Management—Polk County, Florida

Ridgewood Lakes is a planned residential and recreational community of over 1,970 acres. The development plan was designed with special consideration for wetlands and the preservation of existing ecosystems. Ms. Cassidy was instrumental in coordination, performance, and completion of the extensive field work requirements of this large-scale project. She delineated wetlands for permitting of several phases of the project area and also conducted species surveys for Florida sand skink, Audubon's crested caracara and southeastern American kestrel on the project site. Along with her contributions in the field, Ms. Cassidy contributed to the permitting of this project through report writing and GIS mapping: developing GIS exhibits to support a woodstork foraging assessment for this property, applying for an USACE (United States Army Corps of Engineers) jurisdictional determination for the on-site wetlands, and writing listed species survey result reports for each of the surveys conducted.

I-4 and CR 557 Interchange, Florida Department of Transportation-District 1—Polk County, Florida

The I-4 and CR 557 Interchange project consists of the roadway widening and interchange re-design of a 3.3 linear mile stretch of roadway. Ms. Cassidy and a colleague at Dewberry were responsible for delineating over 37,500 linear feet of wetland edge along these roadways and Ms. Cassidy was responsible for assisting in securing a formal wetland jurisdictional determination from the Southwest Florida Water Management District (SWFWMD). Additionally,

Education

Master of Education, Environmental Education, Florida Atlantic University, 2014

Bachelor of Science, Bioenvironmental Sciences, Texas A&M University, 2011

Certifications

Gopher Tortoise Authorized Agent, Florida Fish and Wildlife Conservation Commission

Florida Stormwater, Erosion and Sedimentation Control Inspector, Florida Department of Environmental Protection

Certified Interpretive Guide, National Association for Interpretation

Project Wild and Project Wild Aquatic Educators Certifications, Florida Fish and Wildlife Conservation Commission

Project Learning Tree PreK-8 Educators Certification, Project Learning Tree Florida

Open Water Diver, PADI

Affiliations

Central Texas Association of Environmental Professionals (CTAEP)

Work History

Terracon Consultants, Inc., Staff Scientist, 2018-Present

Dewberry, Environmental Scientist, 2015-2018

Orlando Science Center, Educator, 2014-2015

Florida Atlantic University's Pine Jog Environmental Education Center, Graduate Assistant, 2012-2014

Eagle Bluff Environmental Education Center, Naturalist, 2011-2012

she oversaw the GPS data collection of each wetland flag, the GIS mapping of the data, and the coordination with the team responsible for surveying these wetland lines. She also coordinated with the United States Fish and Wildlife Service (FWS) regarding all relevant federally listed wildlife species. As a result of this coordination, she planned and executed a formal survey for Florida sand skink on two areas of potentially suitable habitat within the project site.

Meridian Park, Mattamy Homes—Manatee County, Florida

Meridian Park is a planned residential and recreational community permitted and developed in multiple phases. Ms. Cassidy was instrumental in coordination, performance, and completion of the extensive field work requirements of this large-scale project. She delineated wetlands for United States Army Corps of Engineers (USACE) permitting of the second phase of the project area and conducted a species-specific survey for the Audubon's crested caracara on the project site. Additionally, she was responsible for the annual wetland mitigation monitoring for the first phase of development, which included wetland transect vegetation monitoring, GIS mapping, reporting and coordination with agency personnel.

Professional Services Completed: 2018

Lakewood Ranch Permit Compliance, Lakewood Ranch Community Development Districts (CDDs)—Manatee County, Florida

Lakewood Ranch is a large planned community that contains housing of all types and amenities including country clubs, golf courses and tennis centers. Ms. Cassidy was responsible for performing stormwater drainage system inspections, developing reports and submitting compliance materials to keep over 50 Southwest Florida Water Management District (SWFWMD) permits in compliance. She was also instrumental in coordinating with SWFWMD staff to receive permission to group the inspection report due dates to increase inspection efficiency and decrease costs to the client.

Professional Services Completed: 2018

Bishop Moore High School Lacrosse Field, Bishop Moore Catholic High School—Orange County, Florida

This project involved the permitting of wetland impacts for the development of a lacrosse field. It required permitting through the state water management districts, as well as a Nationwide Permit through the United States Army Corps of Engineers (USACE). Ms. Cassidy was responsible for wetland delineation along a cypress swamp and a lakeshore, and facilitation of all permitting through the Saint Johns River Water Management District (SJRWMD) and USACE, which included report writing and GIS mapping. Additionally, she completed due diligence site inspections, gopher tortoise surveys and reports on adjacent properties under the same ownership.

SR 436 from Boston Avenue to Anchor Road, Florida Department of Transportation- District 5—Seminole County, Florida

The SR 436 project consists of a roadway re-design to add dual turn lanes Eastbound on the 1.6 linear mile stretch of roadway. The scope includes roadway and drainage analysis and planning. Ms. Cassidy was responsible for creating, implementing and training project engineers on data collection systems to be used for drainage and roadway data collection and analysis. She assisted the roadway and drainage engineers with field data collection, data interpretation and GIS mapping as necessary to support the project.

General Engineering Consultant, Central Florida Expressway Authority (CFX), GPS and GIS Responsibilities—Multiple Counties, Florida

Ms. Cassidy was instrumental in coordination, performance, and completion of the several extensive field requirements of major roadway stretches under the jurisdiction of the Central Florida Expressway Authority (CFX). She was responsible for creating, implementing and training project engineers on data collection systems to be used for drainage and roadway data collection and analysis. Ms. Cassidy oversaw the GPS data collection, conversion into files compatible with GoogleEarth, AutoCAD, Microstation and GIS, and GIS mapping of the data.

MIRANDA F. REINHARD

PROJECT ENVIRONMENTAL SCIENTIST

PROFESSIONAL EXPERIENCE

Ms. Reinhard has experience performing Phase I Environmental Site Assessments (ESA), City of Austin Environmental Resource Inventories (ERI), City of Austin Habitat Assessments (HA), soil and water sampling, and performing laboratory experiments and research. She has worked for the Soil Characterization Laboratory, Office of Sustainability, and Department of Sociology at Texas A&M University. Ms. Reinhard is knowledgeable with a wide range of Federal and State environmental rules and regulations.

PROJECT EXPERIENCE

Querencia Senior Living Center-Austin, Texas

Conducted an ESA for three contiguous tracts of land totaling approximately 38.04 acres, improved with a senior living center consisting of four-to-six-story main residential buildings (Plaza Building for Assisted Living (AL) and Independent Living (IL) Buildings #1-3), ten one-story residential buildings (villas), paved access drives, paved parking lots, parking garage on the first floor of IL Building #3, and walking trails, operating as the Querencia At Barton Creek and located at 2500 Barton Creek Boulevard. The purpose for the ESA was to identify recognized environmental conditions for the client who was refinancing the site and requested due diligence. Terracon's client was Barton Creek Senior Living Center, Inc. c/or SQLC.

Professional Services Conducted: Environmental Site Assessment
Services Completed: 2015

Crossroads Park Wastewater Line-Temple, Texas

Conducted an ESA for a proposed wastewater line which will extend approximately 1,875 feet from south of Prairie View Road, and crossing Stonehollow Drive and Research Parkway (aka Hilliard Road) to approximately 700 feet north of West Adams Avenue (aka FM 2305). The purpose for the ESA was to identify recognized environmental conditions for the client who requested due diligence for the development of a wastewater line. Terracon's client was Kasberg Patrick and Associates LP.

Professional Services Conducted: Environmental Site Assessment
Services Completed: 2016

#42-1658 Burnet Chevron-Burnet, Texas

Conducted an ESA for an approximate 0.992 acre tract of land improved with an approximate 5,000 square foot, one-story retail store with outdoor playground and fueling center, occupied by a 7-Eleven/Chevron convenience store and McDonald's restaurant and located at 200 N. Water Street. The purpose for the ESA was to identify recognized environmental conditions for the client who was the owner of the site and requested due diligence for reconstruction of McDonald's restaurant and closure of the 7-Eleven/Chevron convenience store. Terracon's client was McDonald's USA, LLC.

Professional Services Conducted: Environmental Site Assessment
Services Completed: 2016

Education

*Bachelor of Science, Double Major:
Bioenvironmental Sciences &
Plant and Environmental Soil
Science, Minor: Sociology, Texas
A&M University, 2014*

Affiliations

*National Association of
Environmental Professionals*

Phi Kappa Phi Honor Society

Gamma Sigma Delta Honor Society

*Phi Eta Sigma National Honor
Society*

Commercial Real Estate Women

Work History

*Terracon Consultants, Inc., Project
Environmental Scientist, 2014 -
Present*

*Texas A&M University Soil
Characterization Laboratory;
Student Worker; 2013 - 2014*

*Texas A&M University Office of
Sustainability; Social Justice
Outreach Specialist Intern;
January 2013 – August 2013*

*Texas A&M University Department
of Sociology; Research Assistant;
August 2011 - December 2012*

Lakewood on the Park – Buildings B & C-Austin, Texas

Conducted an ESA for a 102,056 square foot, three-story office building (Lakewood on the Park-Building B); a 78,502 square foot, three-story office building (Lakewood on the Park-Building C); a three level parking garage; and associated paved parking lots constructed in 1998. The site was a part of a larger parent tract (approximately 11.3 acres) which included a 15,856 square foot, two-story office building (Lakewood on the Park-Building A) and an associated paved parking lot located at 7600 Capital of Texas Highway. The purpose for the ESA was to identify recognized environmental conditions for the client who was refinancing the site and requested due diligence. Terracon's client was CPVF II Lakewood LP c/o CapRidge Partners, LLC.

Professional Services Conducted: Environmental Site Assessment

Services Completed: 2016

Brentwood – Multifamily Properties-Austin, Texas

Conducted an ESA for two noncontiguous multifamily property tracts (Tract 1 and Tract 2) totaling approximately 1.14 acres. Tract 1 was an approximate 0.50 acre tract which was improved in 1971 with a two-story apartment building called Brentwood Terrace Apartments and a paved parking lot, located at 5306 Woodrow Avenue. Tract 2 was an approximate 0.64 acre tract which was improved in 1971 with three, two story apartment buildings called Woodland House Apartments and paved parking lot, located at 5623 Woodrow Avenue. The purpose for the ESA was to identify recognized environmental conditions for the client who was refinancing Tract 1 of the site and purchasing Tract 2 of the site and requested due diligence. Terracon's client was Joseph Companies.

Professional Services Conducted: Environmental Site Assessment

Services Completed: 2016

Granada Hills Tract-Austin, Texas

Conducted an ESA, ERI, and HA for an approximate 46.327 acre tract, improved with unimproved road traversing the central portion of the site; multiple deer hunting stands, a cattle corral, and a dilapidated vacant, rural structure, located on the south side of Highway 290 West. The purpose for the ESA was to identify recognized environmental conditions for the client who was purchasing the site. The purpose for the ERI was to oversee and conduct a site assessment to identify the presence of critical environmental features (CEFs) (seeps, springs, wetlands, canyon rimrock, bluffs, karst features). The purpose for the HA was to evaluate the presence or absence of potential endangered species habitat on site or on the immediately adjacent tracts. Terracon's client was CIP Construction.

Professional Services Conducted: Environmental Site Assessment, City of Austin Environmental Resource Inventory, City of Austin Habitat Assessment

Services Completed: 2015

Parking Spot Tracts-Austin, Texas

Conducted an ERI for an approximate 30 acre tract, improved with several concrete slabs, a two-story abandoned building and concrete and trash piles, located at 2883, 2885 and 2935 East Highway 71. The purpose for the ERI was to oversee and conduct a site assessment to identify the presence of critical environmental features (CEFs) (seeps, springs, wetlands, canyon rimrock, bluffs, karst features). Terracon's client was Halff Associates, Inc.

Professional Services Conducted: City of Austin Environmental Resource Inventory

Services Completed: 2015

Wolf Ranch West-Section 1B-Georgetown, Texas

Conducted an ESA and HA for an approximate 19.440 acre tract of mostly vacant, undeveloped land, improved with an unimproved road, a temporary mobile home, a water tank, and a septic system, located south of the intersection of W. University Avenue (Highway 29) and Wolf Ranch Parkway. The purpose for the ESA was to identify recognized environmental conditions for the client who was purchasing the site. The purpose for the HA was to evaluate the presence or absence of potential endangered species habitat on site or on the immediately adjacent tracts. Terracon's client was McCann Realty Partners.

Professional Services Conducted: Environmental Site Assessment, City of Austin Habitat Assessment

Services Completed: 2016

EDUCATION

Doctor of Philosophy, Latin American Studies, The University of Texas at Austin, 2009

Master of Arts, Anthropology, Northern Illinois University, 1993

Bachelor of Science, Anthropology, Central Michigan University, 1988 (honors)

Archaeological Field School, University of Pittsburgh, 1986

REGISTRATIONS

Register of Professional Archeologists, #16573

CERTIFICATIONS

TXDOT Precertified
CPR and First Aid 11-2017

AFFILIATIONS

Central Texas Association of Environmental Professionals

Society for American Archaeology

Council of Texas Archeologists

Texas Archeological Society

Colorado Council of Professional Archeologists

American Cultural Resources Association (Board member: 2010-2015)

National Speleological Society

PUBLICATIONS/PRESENTATIONS

Co-editor of book entitled *The National Historic Preservation Act, Past, Present, and Future* with co-editor Kimball Banks, Routledge Press, 2016

Preliminary Findings from the Mercado Site, 41TR203: An Archaic Period Site Along the West Fork Trinity River, Tarrant County, Texas. Presentation at the 85th Annual Meetings of the Texas Archeological Society, San Marcos, Texas, October 24-26, 2014. Co-author with Julie Shipp and Chales Frederick

CLIENT TESTIMONIAL

Working with Ann is always delightful-her attention to detail and timing, coupled with her effective team communication skills, results in the avoidance of project scheduling and budget issues that typically creep into large, multi-faceted projects

--Laurie Hawkins, President, J&L Consulting, Texas

Ann M. Scott, PhD, RPA**NATURAL | CULTURAL RESOURCES GROUP MANAGER****PROFESSIONAL EXPERIENCE**

Dr. Scott has over 25 years of archaeological and environmental compliance experience. She has professional experience with the National Park Service, the States of Wisconsin and Illinois, and private consulting firms in the Midwest and Texas. Her experience has involved all levels of archaeological investigation including Phase I surveys, Phase II testing, and Phase III data recovery at both prehistoric and historic-period sites. The work has been performed in compliance Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and Texas Department of Transportation (TxDOT) NEPA assignment standards as well as various state antiquities requirements. Dr. Scott exceeds all qualifications for the *Secretary of the Interior's Standards and Guidelines* for Prehistoric and Historic Archaeology under 36 CFR 61. Additionally, she has held permits as a Principal Investigator for the Bureau of Land Management for the Texas Gulf Coast and Great Plains and the US Forest Service for National Forests and Grasslands in Texas.

In addition, Dr. Scott serves as Project Manager or Reviewer on several multi-disciplinary projects (Categorical Exclusions, Environmental Assessments, Environmental Resources Inventories) involving work with wetlands and waters, endangered species and habitats, karst surveys, Phase I Environmental Site Assessments, and cultural resources including historic resources surveys. Dr. Scott operates in the Terracon quality control program as an Authorized Project Reviewer offer guidance and project oversight through a project's lifetime. Finally, Dr. Scott has international and domestic experience in conducting archaeological investigations in caves.

SELECT PROJECT EXPERIENCE**Prairie View Road – City of Temple, Bell County, TX**

Serving as Project Manager, Dr. Scott oversaw the completion of the TxDOT NEPA Categorical Exclusion checklist. Because the road realignment included new right of way, an archeological survey was required by TxDOT. In addition to the cultural resources, a Noise Assessment, Waters and Wetland Assessment, and Biological Assessment were performed along the alignment. The project was approved by the Waco District of TxDOT.

Bunton Creek Interceptor – City of Kyle, Hays County, Texas

The proposed 7,000-linear-foot sewer line project was receiving funding with federal monies and required Section 106 compliance. One historic archeological site was recorded and, after archival and deed research, was assessed as ineligible for inclusion on the National Register of Historic Places (NRHP). The report was coordinated with the Texas State Historic Preservation Office (SHPO) (THC). The SHPO/THC agreed with our findings of no historic properties affected and the project was approved for construction. Dr. Scott served as Project Manager and Principal Investigator.

Texas Water Development Board Projects, City of Cameron Wastewater Treatment Plant – Cameron Texas, Hillside Terrace Wastewater Line – City of Buda, Texas*, Brazosport Water Authority Treatment Plant Improvements – Lake Jackson, Texas*

Serving as Project Manager, Dr. Scott oversaw the completion of the Environmental Information Document (EID), which is a combination of compliance for state and federal laws (NEPA). All aspects of the project were managed by Dr. Scott including multi-disciplinary field investigations, document quality control, agency coordination, assistance in public meetings, and delivery of final documentation. Both Buda and Lake Jackson projects received Finding of No Significant Impact (FONSI) and were approved. The City of Cameron project is on-going with Dr. Scott serving as project manager of the EID.

Ann M. Scott, PhD, RPA (continued)

Kegley Road – City of Temple, Bell County, TX

Serving as Principal Investigator, Dr. Scott supervised an archeological survey of approximately 12,000 linear feet of proposed city road improvements. A larger right of way study area was surveyed (55 acres) to allow for minor changes in the alignment. In addition to the cultural resources, Waters and Wetland Assessment and Biological Assessment were performed along the alignment in anticipation of US Army Corps of Engineers permitting. The project is on-going.

Northview School Project – Clay County, Missouri

Dr. Scott serves as Principal Investigator and Project Manager for the school expansion project in North Kansas City, Missouri. Dr. Scott performed a constraints analysis, SHPO coordination, and historical review of possible cemetery on the project site. She conducted an archaeological survey of the 100-acre parcel including an intensive site recording of an abandoned, pre-Civil War family cemetery. The school district and project engineers are currently revising construction plans to avoid disturbing the cemetery. The project received US Army Corps of Engineers (USACE) approval.

WETT (Wind Energy Transmission of Texas) Transmission Line Survey – Texas*

Dr. Scott served as Principal Investigator for a three-part, 375-mile transmission line project in 12 counties in west Texas. Approximately 100 sites, from Early Archaic to Late Prehistoric campsites, lithic procurement areas, and other site types to historic sites dating from the late 19th century to the mid 20th century were recorded. The project also required Phase II testing for National Register eligibility of several sites. Dr. Scott supervised about 10 team members on the project. Texas SHPO concurrence was received on all four reports and the project was approved for construction. Fee: \$225,000

Broadband Technology Opportunity Program NEPA Environmental Assessments (EAs) and Federal Communications Commission compliance for broadband infrastructure projects for NTIA/BTOP and USDA/RUS – Oklahoma and Texas*

Dr. Scott acted as Project Manager for People's Telephone Cooperative, Inc. in north Texas, Texas A&M University, Region 18 Education Service Center in west Texas, VTX Telecom in south Texas, and Pine Telephone in Oklahoma. All cultural resources projects received federal approvals. Besides being Principal Investigator for the cultural resources projects, Dr. Scott managed the multi-disciplinary evaluations, NEPA EA document preparation, and agency coordination for the projects. Fee: \$250,000

Testing and Data Recovery at 41TR203, The Mercado Site, North Tarrant Express, Segment 3A – Fort Worth, Texas*

As Principal Investigator for Segment 3A of the North Tarrant Express Tollway Project, Dr. Scott supervised testing-level and data recovery fieldwork at site 41TR203 along the North Trinity River located within the city limits of Fort Worth. Dr. Scott coordinated data recovery efforts with TxDOT and the Texas Historical Commission (THC) staff. She supervised eight to ten team members and managed the completion of the research designs, field excavation efforts for testing and data recovery, laboratory artifact processing and analyses, radiocarbon dating, subconsultants for paleobotany and geomorphology, and agency staff visits. Fee: \$250,000

Loop 375 Border Highway, West Extension – El Paso County, Texas*

As Principal Investigator of the Loop 375 Border Highway West Extension, Dr. Scott performed mechanical scraping outside of Smelter Cemetery, archeological survey for work on federal land (US International Boundary and Water Commission [USIBWC]), and responded to unexpected discoveries. Because work was adjacent to BNSF and Union Pacific railroad rights-of-way, extra training and coordination was necessary to conduct the work. Similarly, because the work was being conducted on USIBWC land between Mexico and the United States, communication was critical with Immigration and Customs Enforcement. Coordination with TX State Historic Preservation Officer (SHPO), USIBWC, TxDOT and the tollway developer was ongoing throughout the project.

APPENDIX E GENERAL COMMENTS

The City of Austin (COA) Environmental Resource Inventory (ERI) was performed in accordance with generally accepted scientific and engineering evaluation practices of this profession undertaken in similar studies at the same time and in the same geographical area. The limitations of this ERI should be recognized.

In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. The scope of this ERI was conducted in general accordance with the City of Austin's Land Development Code (LDC), Section 25-8-121 (A), and the City of Austin Title 30-5. The service's scope is not intended to be compliant or consistent with the State of Texas Edwards Aquifer Rule (30 TAC 213, Subchapter B; pertaining to Travis County, Texas) or the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program. Field identification of Critical Environmental Features (CEFs) as defined by the COA can be seasonally influenced. Due to seasonal changes, Terracon cannot guarantee areas to exhibit or not to exhibit CEF characteristics at all times of the year.

CEF wetlands were evaluated using the USACE 1987 Manual and Great Plains Regional Supplement. The manuals provide assistance for identifying wetlands based on the three criteria discussed. However, the manuals alone may not have provided enough information to document whether or not the three criteria were met. Various physical properties or other visual signs used to evaluate whether the three wetland identification criteria areas were satisfied may not be straightforward, especially in disturbed or problem areas. The manuals also allow the user to visually estimate certain indicators, such as the percentage of area covered by dominant species for the entire community. Terracon did not attempt to identify every plant species and did not classify soil types by laboratory methods.

This report is for the exclusive use of the client and any relying government entities for the project being discussed. No warranties, either expressed or implied, are intended or made.