ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	March 4, 2020
NAME & NUMBER OF PROJECT:	HEB 10 SP-2019-0034C
NAME OF APPLICANT OR ORGANIZATION:	Joe Farias Stantec Consulting Services
LOCATION:	7901 W US 290 Hwy, Austin, TX 78749
COUNCIL DISTRICT:	District 8
ENVIRONMENTAL REVIEW STAFF:	Pamela Abee-Taulli, Environmental Review Specialist Senior, Development Services Department, 512-974-1879
WATERSHED:	Williamson Creek Watershed, Barton Springs Zone Classification, Edwards Aquifer Contributing Zone, Drinking Water Protection Zone
REQUEST:	Variance request is as follows: 1. Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone. 2. Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill 14 feet) in the Barton Springs Zone. 3. Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent. 4. Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.

STAFF RECOMMENDATION:

Staff recommends this variance, having determined the findings of fact to have been met, with the following conditions:

1. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. Rainwater harvesting storage tanks shall have a total volume of at least 3,000 gallons;
4. Condensate storage tanks shall have a total volume of at least 3,000 gallons;
5. Cut shall be limited to a maximum of 7 feet and limited to the areas as generally noted on the site plan; and
6. Fill shall be limited to a maximum of 14 feet and limited to the areas as generally noted on the site plan.

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	HEB 10
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone.

Include an explanation with each applicable finding of fact.

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 The site elevation rises briefly and then slopes down, southward from Hwy. 290 toward an unclassified waterway (draining less than 64 acres). With a gross site area of 30.3 acres, 29.2 acres are relative flat. 1.0 acres have slopes between 15 and 25 percent, 0.1 acres have slopes from 25 to 35 percent, and there are no slopes over 35 percent.

   The project has a large footprint, comprised of a surface parking lot and grocery store. The proposed cut between 4 and 7 feet is to level the parking area and make it even with the store.

   Owners of similarly situated properties have been allowed to grade more than 4 feet in the Barton Springs Zone.

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 The design provides increased environmental protection by building engineered structural containment for fill over 4 feet. This will decrease the development footprint, increase the amount of undisturbed area, and minimize chances for erosion during the construction process.

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

Yes Development with the variance is the minimum deviation from the code requirement necessary to allow construction of this project.

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

Yes Development with the variance does not create a probability of harmful environmental consequences.

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

Yes Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance as water quality controls, structural containment of the fill, and erosion and sedimentation controls will be used as required by current code.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. Rainwater harvesting storage tanks shall have a total volume of at least 3,000 gallons;
4. Condensate storage tanks shall have a total volume of at least 3,000 gallons;
5. Cut shall be limited to a maximum of 7 feet and limited to the areas as generally noted on the site plan; and
6. Fill shall be limited to a maximum of 14 feet and limited to the areas as generally noted on the site plan.

Environmental Reviewer (DSD)	*(Pamela Abee-Taulli)*	Date: 2/26/20
Environmental Review Manager (DSD)	*(Mike McDougal)*	Date: 2/26/20
Environmental Officer (WPD)	*(Chris Herrington)*	Date: 2/27/20

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	HEB 10
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet in the Barton Springs Zone.

Include an explanation with each applicable finding of fact.

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. The site slopes generally southward from Hwy. 290 toward an unclassified waterway (draining less than 64 acres). With a gross site area of 30.3 acres, 29.2 acres are relative flat. 1.0 acres have slopes between 15 and 25 percent, 0.1 acres have slopes from 25 to 35 percent, and there are no slopes over 35 percent.

   The project has a large footprint, comprised of a surface parking lot and grocery store. The proposed fill between 4 and 14 feet is to provide a single-level parking lot, grocery store, and access for delivery trucks at the back.

   Owners of similarly situated properties have been allowed to grade more than 4 feet in the Barton Springs Zone.

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 The design provides increased environmental protection by building engineered structural containment for fill over 4 feet. This will decrease the development footprint, increase the amount of undisturbed area, and minimize chances for erosion during the construction process.

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

Yes Development with the variance is the minimum deviation from the code requirement necessary to allow construction of this project.

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

Yes Development with the variance does not create a probability of harmful environmental consequences.]

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

Yes Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance as water quality controls, structural containment of the fill, and erosion and sedimentation controls will be used as required by current code.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. Rainwater harvesting storage tanks shall have a total volume of at least 3,000 gallons;
4. Condensate storage tanks shall have a total volume of at least 3,000 gallons;
5. Cut shall be limited to a maximum of 7 feet and limited to the areas as generally noted on the site plan; and
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Environmental Review Manager (DSD)	*(Mike McDougal)*	Date: 2/26/20
Environmental Officer (WPD)	*(Chris Herrington)*	Date: 2/27/20

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	HEB 10
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent.

Include an explanation with each applicable finding of fact.

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 The applicant proposes to construct a single-story grocery store and a surface parking lot on a sloped site.

   Owners of similarly situated properties have been allowed to construct a building on a slope with a gradient of more than 25 percent in the Barton Springs Zone.

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 The design provides increased environmental protection by building engineered structural containment for fill over 4 feet. This will decrease the development footprint, increase the amount of undisturbed area, and minimize chances for erosion during the construction process.

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

      Yes Development with the variance is the minimum deviation from the code requirement necessary to allow construction of this project.

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

Yes Development with the variance does not create a probability of harmful environmental consequences.

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

Yes Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance as water quality controls, structural containment of the fill, and erosion and sedimentation controls will be used as required by current code.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. Rainwater harvesting storage tanks shall have a total volume of at least 3,000 gallons;
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Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	HEB 10
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.

Include an explanation with each applicable finding of fact.

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 The applicant proposes to construct a single-story grocery store and a surface parking lot on a sloped site.

   Owners of similarly situated properties have been allowed to construct a building on a slope with a gradient of more than 25 percent in the Barton Springs Zone.

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 The design provides increased environmental protection by building engineered structural containment for fill over 4 feet. This will decrease the development footprint, increase the amount of undisturbed area, and minimize chances for erosion during the construction process.

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

      Yes Development with the variance is the minimum deviation from the code requirement necessary to allow construction of this project.

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

Yes Development with the variance does not create a probability of harmful environmental consequences.

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Yes Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance as water quality controls, structural containment of the fill, and erosion and sedimentation controls will be used as required by current code.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. Rainwater harvesting storage tanks shall have a total volume of at least 3,000 gallons;
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Environmental Officer (WPD)	*(Chris Herrington)*	Date: 2/27/20

H-E-B Store #10

Environmental Commission Variance

Stantec

TBPE No. 6324
TBPLS No. 10194230

January 10, 2020

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Reece Whitley
Street Address	1905 Aldrich St, Suite 300
City State ZIP Code	Austin, TX 78723
Work Phone	512-328-0011
E-Mail Address	Reece.Whitley@stantec.com

Variance Case Information

Case Name	H-E-B Store #10
Case Number	SP-2019-0034C
Address or Location	7901 West Highway 290 US
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Pamela Abee-Taulli
Applicable Ordinance	Ordinance 920903-D
Watershed Name	Williamson Creek Watershed
Watershed Classification	☐Urban ☐ Suburban ☐Water Supply Suburban ☐Water Supply Rural ■ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ■ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	■ Yes ☐ No
Distance to Nearest Classified Waterway	5270 feet
Water and Waste Water service to be provided by	City of Austin
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	0	322,344
acreage:	30.29	30.29
percentage:	0%	25%

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The proposed H-E-B Store #10 located at 7901 West Highway 290 US in the full purpose jurisdiction of City of Austin, Travis County, Texas. A site vicinity map has been provided as Vicinity Map Exhibit. The proposed development will consist of approximately 88,000 square feet of retail grocery store with on-site parking. The Proposed site is a ±30.96 acre tract of undeveloped land with nature vegetation, small and heritage cedar and oak trees, and a gradual slopes of 1% to 12%. The surface elevations range from a low point elevation of ±908 Mean Sea Level (MSL) located at the east end of the tract, to a high point elevation of ±977 MSL located on the west edge of the property along FM 1826. Overall, the property slopes west to east, draining toward the existing channel within the property. According to the US Department of Agriculture's Web Soil Survey, the property consists of soil classified as Brackett-Rock outcrop complex (BID) and Volente silty clay loam (VoD), and Hydraulic Soils Group C and D. According to the Natural Resources Conservation Service (NRCS), soils in these groups have a high runoff potential. There are no critical environmental features on or within 150 feet of the property. An Environmental Resource Inventory by Horizon dated July 27, 2017 is included. The proposed site is classified as Williamson Creek Watershed, Barton Creek Contributing Zone, as Defined by the City of Austin. The site is located in the Edward's Aquifer Contributing Zone, and no portion of the site is located in the

	Edward's Aquifer Recharged Zone.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed H-E-B Store #10 required up to 8 feet of cut and more than 8 feet of fill.

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: H-E-B Store #10

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

   The requirement from Chapter 25-8-41 City of Austin code is restricting the proposed H-E-B Store #10 to provide:

   - Sidewalks within the parking lot that comply with Texas Accessibility Guidelines
   - Fire Access that complies with IFC throughout the site.
   - 5% maximum grade within the parking lot which would prevent vehicle doors from swinging and hitting adjacent vehicles.
   - Provide safe routes for customers from vehicle to store under wet/icy conditions.

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

The City of Austin standard for parking of 1:270 is considerably higher than most cities in Texas. It's more common to find parking requirements of 1:200 in central and south Texas. In our years of operating grocery stores in this region, we know that our stores do not perform well with parking lots at a 1:200 ratio. A typical HEB store this size might have 100 employees on an average day, and considerably more during peak times. The more customers we see in a store, the more employees we tend to have as with most retail businesses. We set our standard for parking our stores at 1:150.

In order to provides greater overall environmental protection for large scale parking, the proposed H-E-B Store #10 proposed to use all the captured condensate for landscape irrigation.

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

Yes / No

The minimum deviation of the code requirement will allow the proposed H-E-B Store #10 to:

- reduce the amount of cut for the proposed building and parking lot.
- reduce the amount of fill for the proposed building and parking lot.
- Place the proposed building and parking lot near the intersection of HWY 290 and FM 1826.
- Reduce amount of large tree from being demo from the building and parking lot layout.

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

Yes / No

To ensure the proposed H-E-B Store #10 does not create significant probability of harmful environmental consequences, the Retention/Irrigation pond has been designed to treat all proposed impervious cover.

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

the Retention/Irrigation pond has been designed to treat all proposed impervious cover without any additional variance.

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 [provide summary of justification for determination]

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

Yes / No

The requirement for the 8 feet cut/fill prevents the reasonable development of the property. With the approved variance the following could be achieved:

- reduce the amount of cut for the proposed building and parking lot.
- reduce the amount of fill for the proposed building and parking lot.
- Place the proposed building and parking lot near the intersection of HWY 290 and FM 1826.
- Reduce amount of large tree from being demo from the building and parking lot layout.

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

Yes / No

This variance will allow the proposed H-E-B Store #10 to maximize the allowable impervious cover with the less amount of cut, fill and maintain a maximum of 5% slope for the safety of the public.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- 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.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- 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
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

LIST OF EXHIBITS

EXHIBIT 1 AERIAL PHOTOS OF THE SITE 1

EXHIBIT 2 SITE PHOTOS 2

EXHIBIT 3 AERIAL PHOTOS OF THE VICINITY 3

EXHIBIT 4 CONTEXT MAP 4

EXHIBIT 5 TOPOGRAPHIC MAP 5

EXHIBIT 6 FOR CUT/FILL VARIANCES 6

EXHIBIT 7 SITE PLAN 7

EXHIBIT 8 PROPOSED SITE PLAN 8

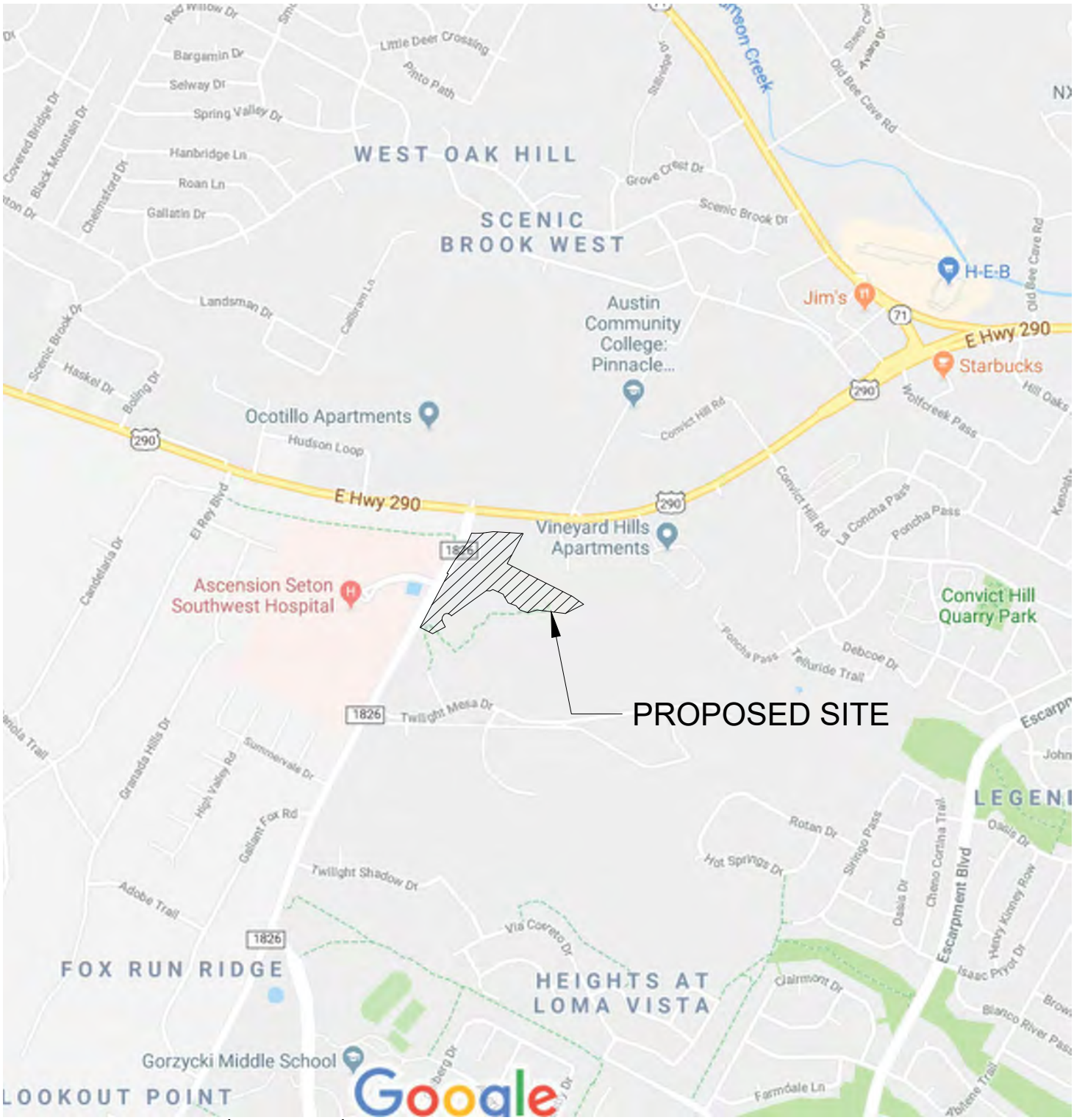
EXHIBIT 9 ENVIRONMENTAL MAP 9

EXHIBIT 10 ENVIRONMENTAL RESOURCE INVENTORY 10

EXHIBIT 11 VARIANCE REQUEST LETTER 11

EXHIBITS

EXHIBIT 1 AERIAL PHOTOS OF THE SITE



0 2000' 4000'

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MAY 2019
222010831

Stantec

Stantec Consulting Services Inc.
1905 Aldrich Street Suite 300
Austin TX 78723-3544
Tel: (512) 328-0011
www.stantec.com

TBPE # F-6324
TBPLS # 10194230

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project
H-E-B, LP
H-E-B STORE #10
AUSTIN, TX

Figure No.
1.0

Title
EXHIBIT
ROAD MAP EXHIBIT

0 2000' 4000'

V:\2220\ACTIVE\222010831\CIVIL\DRAWING\EXHIBITS\ATTACHMENT A.ROAD MAP.DWG
1/10/2020 12:37 PM

MAY 2019
222010831

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Client/Project
H-E-B, LP
H-E-B STORE #10
AUSTIN, TX

Figure No.
1.0

Title
EXHIBIT
ROAD MAP EXHIBIT

EXHIBIT 2 SITE PHOTOS

Emergency
Receiving
Main Entrance
Health Plaza
I & II
7900 FM1826

EXHIBIT 4 CONTEXT MAP

1	2	3	4	5

N

0 100' 200'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	29.2	
2	15.00%	25.00%	1.0	
3	25.00%	35.00%	0.1	
4	35.00%	ABOVE 35.00%	0.0	
		TOTAL	30.3	

Stantec

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H-E-B

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
75 % REVIEW SET			2019.01.11

Permit/Seal

STATE OF TEXAS
TRUNG D. PHO
121923
LICENSED
PROFESSIONAL ENGINEER
11/10/2019

Client/Project
H-E-B, LP
646 S FLORES STREET, SAN ANTONIO, TX 78204

H-E-B STORE #10
7901 WEST HIGHWAY 290

AUSTIN, TEXAS 78703

Project No.: 222010831

File Name: 10831C01_101_SDM

Scale:

AJM	TP	JF	2020.01.02
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

EXISTING GROUND SLOPE MAP

Revision: 0 Sheet: 09 of 63

Drawing No.

09

811
Know what's **below.**
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet ___ of 63
FILE NUMBER: SP-2019-0034C APPLICATION DATE: 1/24/2019
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 J. SILTALA
PROJECT EXPIRATION DATE (ORD.#970905-A) ________ DWPZ ____ DDZ ____

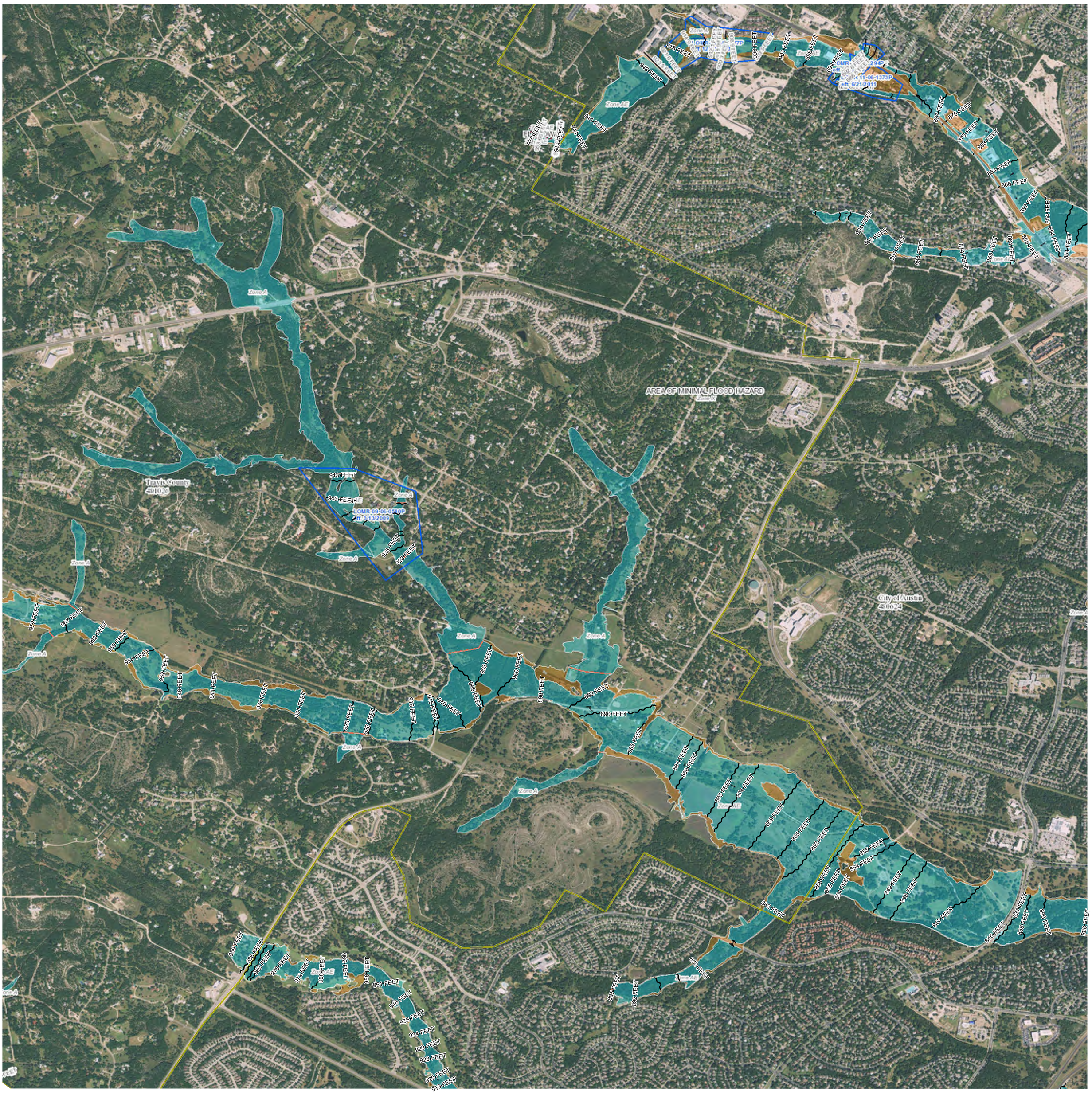
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ________ ZONING: CS & LI

Rev. 1 ________ Correction 1 ________
Rev. 2 ________ Correction 2 ________
Rev. 3 ________ Correction 3 ________

FINAL PLAT 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.

v:\2220\active\222010831\civil\drawing\10831c01_101_sdm
2020.01.02 8:37:47 AM

ORIGINAL SHEET - ARCH D



USGS The National Map: Orthoimagery. Data refreshed October 2017.

FLOOD HAZARD INFORMATION

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
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can beordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **11/28/2018 2:41:28 PM** 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. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

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

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.

SCALE

N

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map please see the Flood Insurance Study(FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

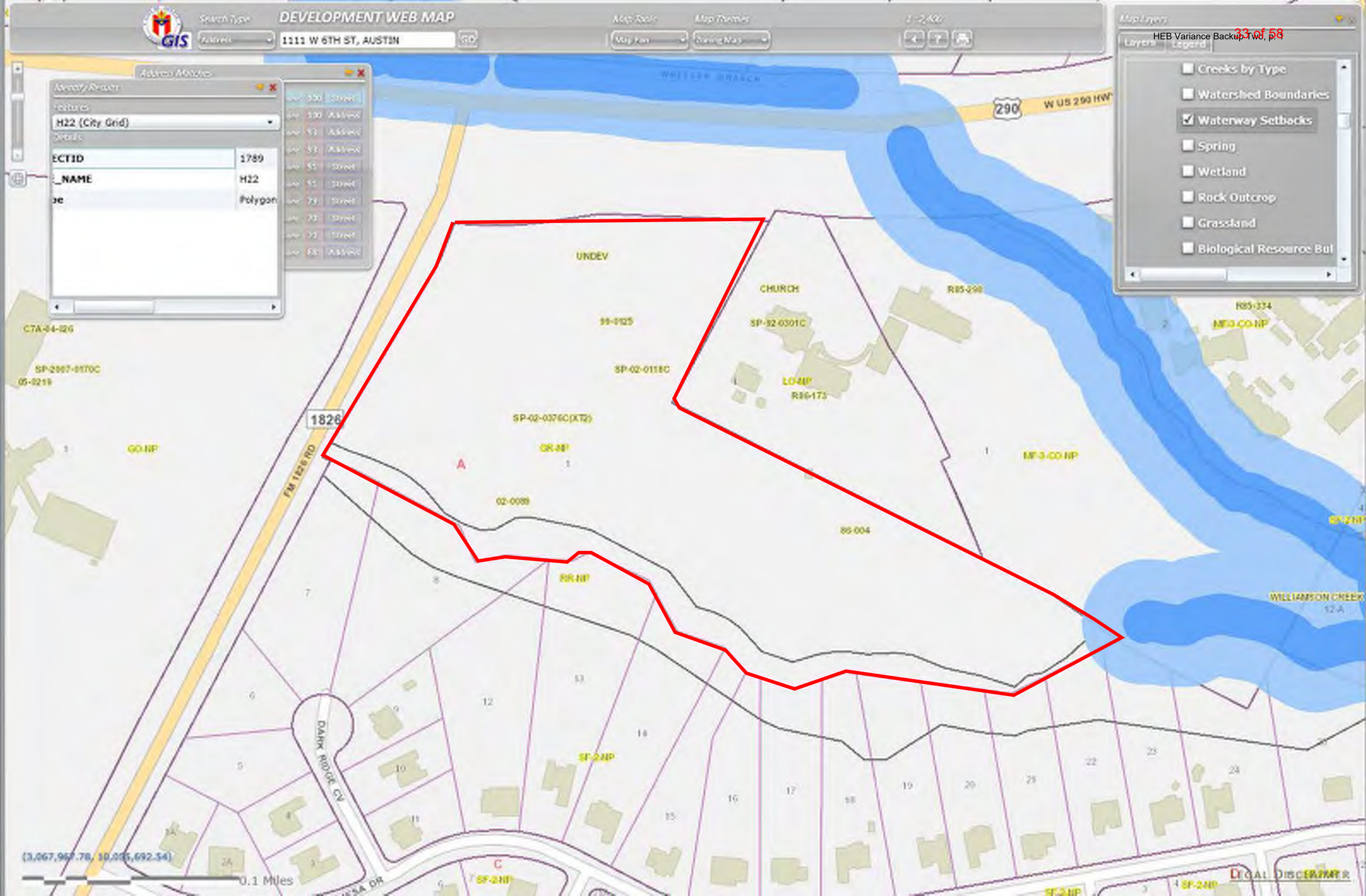
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL **560** OF **730**

Panel Contains:

COMMUNITY	NUMBER	PANEL
TRAVIS COUNTY TEXAS	481026	0560
CITY OF AUSTIN TEXAS	480624	0560
VILLAGE OF BEAR CREEK TEXAS	481679	0560

MAP NUMBER
48453C0560H
EFFECTIVE DATE
09/26/2008


DEVELOPMENT WEB MAP
1111 W 6TH ST, AUSTIN
H22 (City Grid)
ECTID 1789
_NAME H22
pe Polygon
Creeks by Type
Watershed Boundaries
Waterway Setbacks
Spring
Wetland
Rock Outcrop
Grassland
Biological Resource Bul
W US 290 HWY
290
1826
FM 1826 RD
UNDEV
CHURCH
SP-02-0376C(XT2)
SF-2-NP
MF-3-CO-NP
GO-NP
WILLIAMSON CREEK
0.1 Miles

H-E-B STORE #10

Exhibit 5 Topographic Map
January 10, 2020

EXHIBIT 5 TOPOGRAPHIC MAP

23.235 ACRES
(1,012,110 SQ. FT.)
SPEEDWAY WILLIAMS
SHADOWRIDGE CROSSING SECTION 12
DOC. NO. 2000060133
SHADOWRIDGE CROSSING SECTION 13
DOC. NO. 2000060138
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17 BLOCK "A"
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
HEB DEED LINE / PLAT LOT LINE
"ALL POINTS"
"TBPLS 1885"
TRAVIS COUNTY
TRAVIS COUNTY
LOT 8 H.E.B. GROCERY DOC. NO. 2002164785
LOT 6 7.46 ACRES H.E.B. GROCERY COMPANY, L.P. DOC. NO. 2002164785
LOT 5 H.E.B. GROCERY DOC. NO. 2002164785
LOT 4 H.E.B. GROCERY DOC. NO. 2002164785
LOT 3 H.E.B. GROCERY DOC. NO. 2002164785
LOT 2 H.E.B. GROCERY DOC. NO. 2002164785
LOT 1 H.E.B. GROCERY DOC. NO. 2002164785
REMAINDER OF 5.8902 ACRES H.E.B. GROCERY COMPANY, L.P. DOC. NO. 2002164785
REMAINDER OF A 1.8 ACRE TRACT BLOCK "A" LUSTER, INC. SUBDIVISION DOC. NO. 2000029341
TRACT B 1.8 ACRE DOC. NO. 2000029342
TRACT A 1.8 ACRE DOC. NO. 2000029341
TRACT C 1.8 ACRE DOC. NO. 2000029343
TRACT D 1.8 ACRE DOC. NO. 2000029344
TRACT E 1.8 ACRE DOC. NO. 2000029345
290 COMMERCIAL SUBDIVISION BK. 85, PG. 422-423
OAK HILL UNITED METHODIST CHURCH ADDITION BK. 85, PG. 1047-1049
OAK HILL UNITED METHODIST VOL. 7842, PG. 298
F.M. 1826
U.S. HIGHWAY 290
(R.O.W. VARIES)
TRIM 100
TNDOT "B"
TNDOT "A"
TRIM 100
TRIM 100
TRIM 100

H-E-B STORE #10

Exhibit 6 For Cut/Fill Variances
January 10, 2020

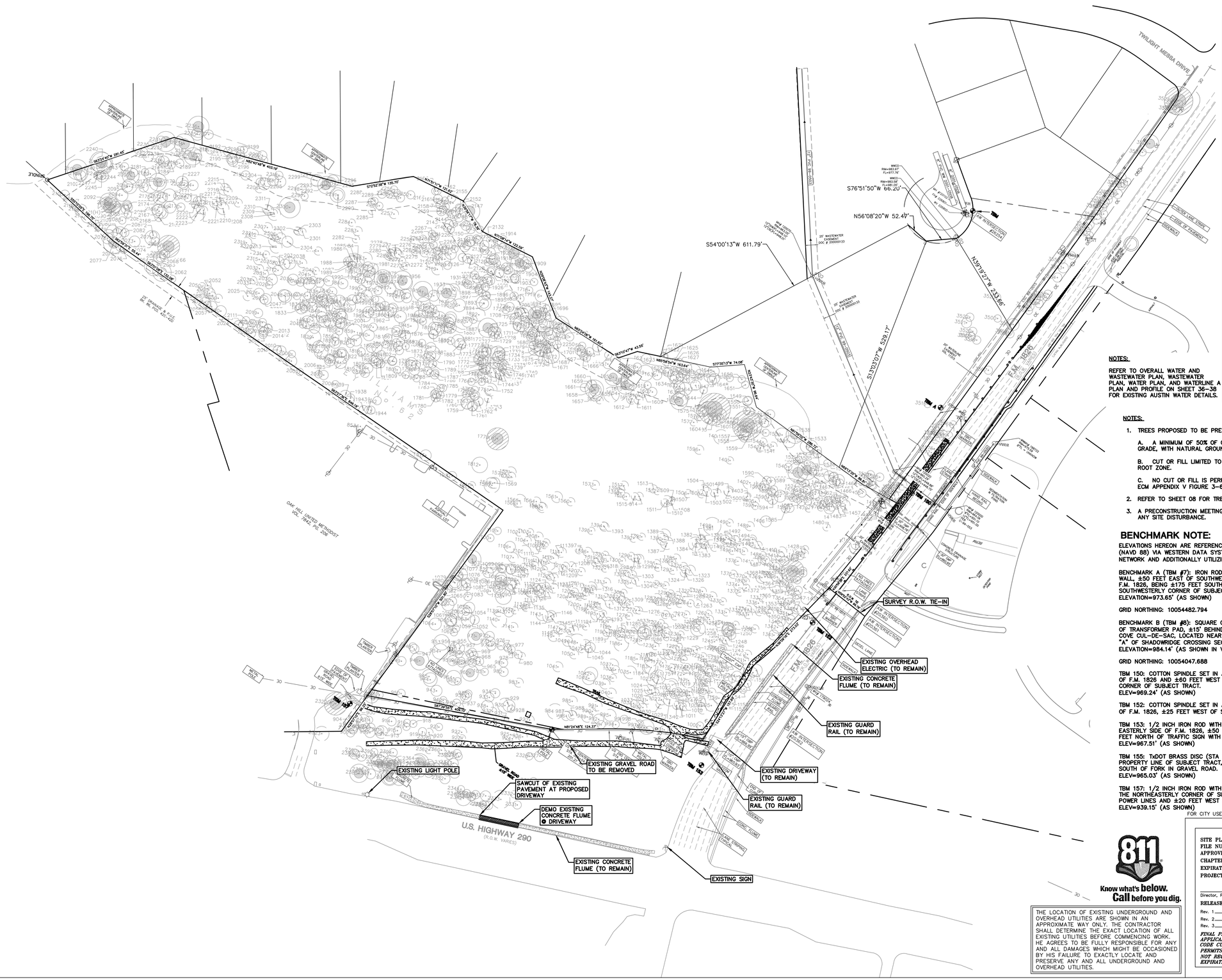
EXHIBIT 6 FOR CUT/FILL VARIANCES

BUILDING
88,556 SF
FFE=964.00
DETENTION POND
RETENTION/ IRRIGATION POND
23.235 ACRES
S54°00'13"W 611.79'
N56°08'20"W 52.47'
S76°51'50"W 66.20'
S13°10'07"W 52.47'
N43°39'22"W 233.86'
U.S. HIGHWAY 290
(R.O.W. VARIES)
F.M. 1826
TWILIGHT MEADOW
SHADOWRIDGE CROSSING
LOT 5
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 9
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 8
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 6
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 7
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 4
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 3
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 2
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 1
7.16 ACRES
H.E.B. GROCERY
COMPANY, L.P.
DOC. NO. 2002164785
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
BLOCK "A"
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
OAK HILL
UNITED METHODIST CHURCH ADDITION
BK. 83, PG. 1, OPR
OAK HILL UNITED METHODIST
VOL. 9842, PG. 208
330 COMMERCIAL SUBDIVISION
BK. 99, PG. 4, OPR
SHADOWRIDGE CROSSING
SECTION 1B
DOC. NO. 200000133
SHADOWRIDGE CROSSING
SECTION 1A
DOC. NO. 200000133
HEB WEST LINE / PLAT LOT LINE
25' WASTEWATER EASEMENT
DOC. # 200000133
10' WASTEWATER EASEMENT
DOC. # 200000133
20' WATER EASEMENT
DOC. # 200000133
10' WATER EASEMENT
DOC. # 200000133
7.5' U.E.
BK. 83, PG. 1, OPR
7.5' U.E.
BK. 83, PG. 1, OPR
7.5' U.E.
BK. 83, PG. 1, OPR
7.5' U.E.
BK. 83, PG. 1, OPR
20' DRAINAGE & P.U.E.
BK. 99, PG. 4, OPR
20' DRAINAGE & P.U.E.
BK. 99, PG. 4, OPR
FROM WACO AN IRON ROD FOUND
BEARS SOUTH 0.31' W
FROM WACO AN IRON ROD FOUND
BEARS SOUTH 0.31' W
FROM WACO AN IRON ROD FOUND
BEARS SOUTH 0.31' W
FROM WACO AN IRON ROD FOUND
BEARS SOUTH 0.31' W
N01°24'48"E 124.37'
S77°35'13"W 74.00'
N01°24'48"E 43.50'
N01°24'48"E 18.55'
S01°24'48"W 43.50'
S01°24'48"W 9.44'
S01°24'48"W 40.75'
S01°24'48"W 18.55'
S01°24'48"W 124.37'
S77°35'13"W 74.00'
N01°24'48"E 9.44'
N01°24'48"E 40.75'
N01°24'48"E 124.37'
N01°24'48"E 124.37'
N01°24'48"E 124.37

H-E-B STORE #10

Exhibit 7 Site Plan
January 10, 2020

EXHIBIT 7 SITE PLAN



LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
(xxxx)	RECORD INFORMATION
	LIGHT POLE
	UTILITY POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
WTRMH	WATER MANHOLE
	TELEPHONE RISER
	CABLE TV RISER
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	GAS VALVE
TCR	TRAFFIC CONTROL BOX
TSP	TRAFFIC SIGNAL POST
	GRATE INLET
	CURB INLET (SIZE VARIES)
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	SIGN
SS	STORMSEWER LINE
W	WATER LINE
WW	WASTEWATER LINE
G	GAS LINE
E	ELECTRIC LINE
OE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE AND INTERNET
TC	TELECOMMUNICATIONS LINE
EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	WASTEWATER CLEANOUT
	CURB & GUTTER
	EDGE OF PAVEMENT
	CONCRETE SIDEWALKS
678	CONTOUR
100.0 x	SPOT ELEVATION
(+ 111)	TREE TO BE REMOVED
(+ 111)	TREE TO BE PROTECTED
(+ 111)	TREE TO BE PROTECTED GREATER THAN 18"
(HT 18.0 DIA)	HERITAGE TREE

NOTES:

REFER TO OVERALL WATER AND WASTEWATER PLAN, WASTEWATER PLAN, WATER PLAN, AND WATERLINE A PLAN AND PROFILE ON SHEET 36-38 FOR EXISTING AUSTIN WATER DETAILS.

NOTES:

1. TREES PROPOSED TO BE PRESERVED. MUST MEET THE FOLLOWING CRITERIA:

   A. A MINIMUM OF 50% OF CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.

   B. CUT OR FILL LIMITED TO 4" FROM THE 1/2 CRITICAL ROOT ZONE TO THE ¾ CRITICAL ROOT ZONE.

   C. NO CUT OR FILL IS PERMITTED WITHIN THE 1/4 CRITICAL ROOT ZONE PER ECM 3.5.2 ECM APPENDIX V FIGURE 3-6.

2. REFER TO SHEET 08 FOR TREE LIST.

3. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

BENCHMARK NOTE:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) VIA WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY UTILIZING NGS HYBRID GEOID MODEL GEOID03 (G03).

BENCHMARK A (TBM #7): IRON ROD FOUND AT ANGLE POINT ON THE EAST SIDE OF A STONE WALL, ±50 FEET EAST OF SOUTHWESTERN BELL TELEPHONE MARKER ON THE EAST SIDE OF F.M. 1826, BEING ±175 FEET SOUTH OF THE WASTEWATER MANHOLE NEAR THE SOUTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION=973.65' (AS SHOWN)

GRID NORTHING: 10054482.794 GRID EASTING: 3068288.484

BENCHMARK B (TBM #8): SQUARE CUT IN CONCRETE FOUND IN THE NORTHEASTERLY CORNER OF TRANSFORMER PAD, ±15' BEHIND CURB LINE ON THE SOUTHERLY SIDE OF DARK RIDGE COVE CUL-DE-SAC, LOCATED NEAR THE COMMON PROPERTY LINE OF LOTS 5 AND 6, BLOCK "A" OF SHADOWRIDGE CROSSING SECTION 12 SUBDIVISION.
ELEVATION=984.14' (AS SHOWN IN VICINITY MAP)

GRID NORTHING: 10054047.688 GRID EASTING: 3068278.764

TBM 150: COTTON SPINDLE SET IN ASPHALT ±2 FEET BEHIND GUARD RAIL ON THE EAST SIDE OF F.M. 1826 AND ±60 FEET WEST OF THE WASTEWATER MANHOLE NEAR THE SOUTHWESTERLY CORNER OF SUBJECT TRACT.
ELEV=969.24' (AS SHOWN)

TBM 152: COTTON SPINDLE SET IN ASPHALT ±2 FEET BEHIND GUARD RAIL ON THE EAST SIDE OF F.M. 1826, ±25 FEET WEST OF SBC MANHOLE AND MARKER. ELEV=971.30' (AS SHOWN)

TBM 153: 1/2 INCH IRON ROD WITH BLUE CAP SET ON NORTH SIDE OF DRIVEWAY ON THE EASTERLY SIDE OF F.M. 1826, ±50 FEET NORTH OF ANGLE POINT IN POWER LINES AND ±12 FEET NORTH OF TRAFFIC SIGN WITH TURN LANES DIAGRAM.
ELEV=967.51' (AS SHOWN)

TBM 155: TxDOT BRASS DISC (STA 309+04.85_201.2 RT) FOUND ALONG THE NORTHERLY PROPERTY LINE OF SUBJECT TRACT, ±3 FEET SOUTH OF METAL UTILITY POLE AND ±25 FEET SOUTH OF FORK IN GRAVEL ROAD.
ELEV=965.03' (AS SHOWN)

TBM 157: 1/2 INCH IRON ROD WITH BLUE CAP SET ON NORTH SIDE OF GRAVEL ROAD NEAR THE NORTHEASTERLY CORNER OF SUBJECT TRACT, ±35 FEET NORTHEAST OF ANGLE POINT IN POWER LINES AND ±20 FEET WEST OF ASPHALT PARKING LOT.
ELEV=939.15' (AS SHOWN)

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 07 of 63
FILE NUMBER: SP-2019-0034C APPLICATION DATE: 1/24/2019
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 J. SILTALA
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ ____DDZ ____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING: CS & LI
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

FINAL PLAT 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.

Stantec
Stantec Consulting Services Inc.
1905 Aldrich Street Suite 300
Austin TX 78723-3544
Tel.: (512) 328-0011
www.stantec.com
TBPE # F-6324
TBPLS # 10194230

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H-E-B

Revision	By	Appd	YYYY.MM.DD
75% REVIEW SET Issued			2019.01.11

Permit/Seal

STATE OF TEXAS
TRUNG D. PHO
121923
LICENSED
PROFESSIONAL ENGINEER
11/10/2019

Client/Project
H-E-B, LP
646 S FLORES STREET, SAN ANTONIO, TX 78204

H-E-B STORE #10
7901 WEST HIGHWAY 290
AUSTIN, TEXAS 78703

Project No.: 222010831
File Name: 10831C01_101_TIP

Scale:

AJM	TP	JF	2020.01.02
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
EXISTING CONDITIONS, TREE PLAN, DEMOLITION PLAN

Revision:0 Sheet: 07 of 63

Drawing No.
07

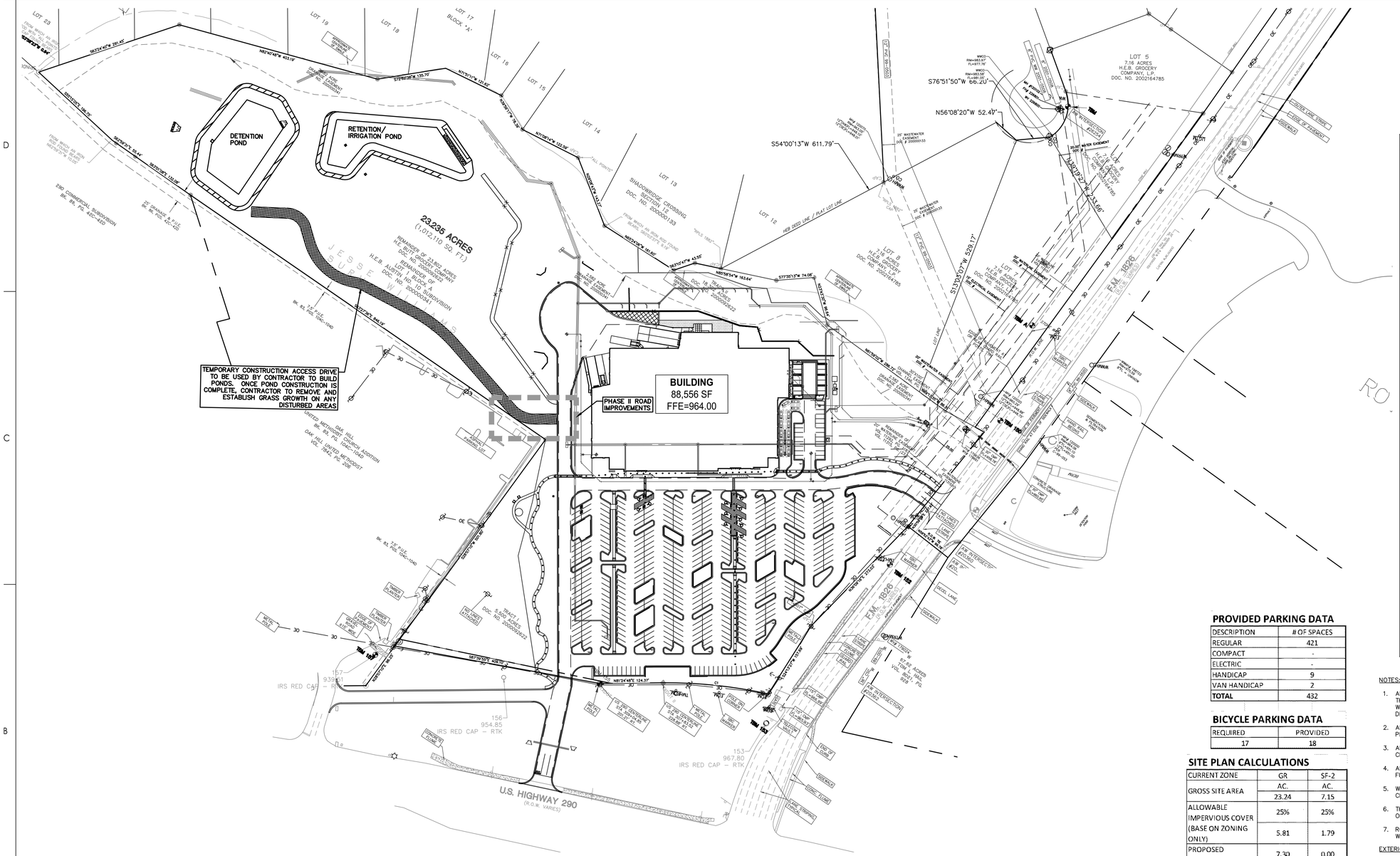
SP-2019-0034C

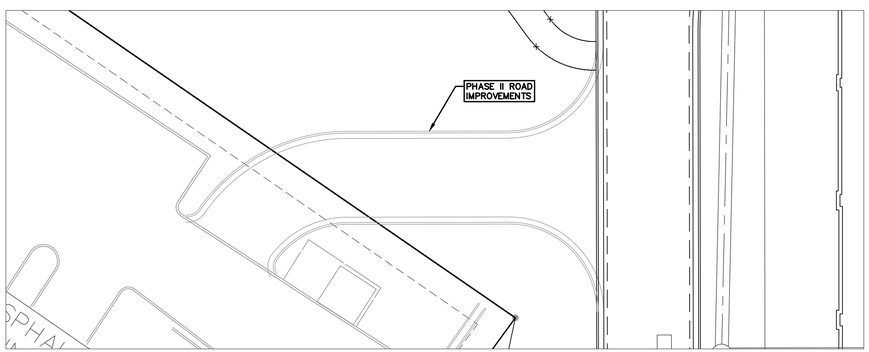
ORIGINAL SHEET - ARCH D

H-E-B STORE #10

Exhibit 8 Proposed Site Plan
January 10, 2020

EXHIBIT 8 PROPOSED SITE PLAN





PHASE II ROAD

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
TMH		TELEPHONE MANHOLE
WTRMH		WATER MANHOLE
		WATER LINE MARKER
CMKR		UNDERGROUND CABLE MARKER
GMKR		UNDERGROUND GAS LINE MARKER
UGTM		UNDERGROUND TELEPHONE MARKER
GRSR		GAS RISER
TRSR		TELEPHONE RISER
SPCB		SPRINKLER CONTROL BOX
	SW	SWITCH GEAR & PAD
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
OE	OE	OVERHEAD ELECTRIC
EMH		ELECTRIC MANHOLE (SIZE VARIES)
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
	D	DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	FFE	FINISH FLOOR ELEVATION
(25)	R @ 9.0'	PARKING COUNT (REGULAR SPACES)
	HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
	P @ 9.0'	PARKING COUNT (PARALLEL SPACES)
(HC)		HANDICAP SPACE
	BIKE PARKING	BIKE PARKING
		BARRICADE
		TREE TO BE REMOVED
		TREE TO BE PROTECTED
		TREE TO BE PROTECTED GREATER THAN 18"
		HERITAGE TREE

PROVIDED PARKING DATA

DESCRIPTION	# OF SPACES
REGULAR	421
COMPACT	-
ELECTRIC	-
HANDICAP	9
VAN HANDICAP	2
TOTAL	432

BICYCLE PARKING DATA

REQUIRED	PROVIDED
17	18

SITE PLAN CALCULATIONS

CURRENT ZONE	GR	SF-2
GROSS SITE AREA	AC.	AC.
	23.24	7.15
ALLOWABLE IMPERVIOUS COVER (BASE ON ZONING ONLY)	25%	25%
	5.81	1.79
PROPOSED IMPERVIOUS COVER	7.30	0.00
ALLOWABLE F.A.R.	1:1	N/A
PROPOSED BUILDING COVER	2.03	0
	88,556 SF	
	0.07%	
Open Space	5%	0
	50,714 SF	
55% Natural State	5%	N/A
	50,714 SF	N/A

NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING PERMIT OR FIRE CODE APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LDC CHAPTER 25–10.
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED IN THE FUTURE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
7. ROW EXCAVATION PERMITS ARE REQUIRED FOR CONSTRUCTION WITHIN CITY OF AUSTIN RIGHT–OF–WAY.

EXTERIOR NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT–OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2 E."

VEHICULAR PARKING REQUIRED

USE (PER LDC 25-6 APPENDIX A, SCHEDULE A)	TOTAL BLDG S.F.	RATIO	TOTAL SPACES
FOOD SALE AND GENERAL RETAILS	88,556	1/275 S.F.	323

BUILDING DATA

BLDG.	STORIES	MAX HIEGHT	F.F. ELEV.	FOUNDATION	BLDG. COVER	USE
1	1	32 FT	964	Concrete	330,691	Grocery

FIRE DEMAND

BUILDING FIRE AREA	CONSTRUCTION TYPE	FIRE AREA (S.F.)	*REQUIRED FIRE DEMAN (GPM)	FIRE SPRINKLE	**SPRINKLER REDUCTION	**REDUCED FIRE DEMAN (GPM)
1	1B	88,556	3250	NFPA 13	YES (75%)	1,500 (MIN)

*REQUIRED FIREFLOW DEMAND CALCULATED PER 2015 INTERNATIONAL FIRE CODE (IFC) APPENDIX B TABLE 105.1(2)

**REDUCTION IN FIREFLOWW DEMAND CALCULATED PER 2015 IFC APPENDIX B TABLE B105.2.

IMPERVIOUS COVER

TRACT ID	TOTAL GROSS SITE AREA	ALLOWABLE			PROPOSED		
	AC.	%	AC.	SF.	%	AC.	SF.
H-B-E #10	30.39	25%	7.60	330,947	24.98	7.59	330,691

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 17 of 63
FILE NUMBER: SP–2019–0034C APPLICATION DATE: 1/24/2019
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 J. SILTALA
PROJECT EXPIRATION DATE (ORD.#970905–A)_____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE:_____ ZONING: CS & LI

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT 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.

Stantec
Stantec Consulting Services Inc.
1905 Aldrich Street Suite 300
Austin TX 78723-3544
Tel: (512) 328-0011
www.stantec.com
TBPE # F-6324
TBPLS # 10194230

The Contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

H-E-B

Issued	YYYY.MM.DD	Appd	By
75% REVIEW SET	2019.01.11		

Revision	YYYY.MM.DD	Appd	By

Permit/Seal

STATE OF TEXAS
TRUNG D. PHO
121923
LICENSED
PROFESSIONAL ENGINEER
11/10/2019

Client/Project
H-E-B, LP
646 S FLORES STREET, SAN ANTONIO, TX 78204
H-E-B STORE #10
7901 WEST HIGHWAY 290
AUSTIN, TEXAS 78703

Project No.: 222010831
File Name: 10831C01_101_MSP

Scale:

AJM	TP	JF	2020.01.02
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
OVERALL SITE PLAN

Revision:0 Sheet: 17 of 63

Drawing No.
17

SP-2019-0034C

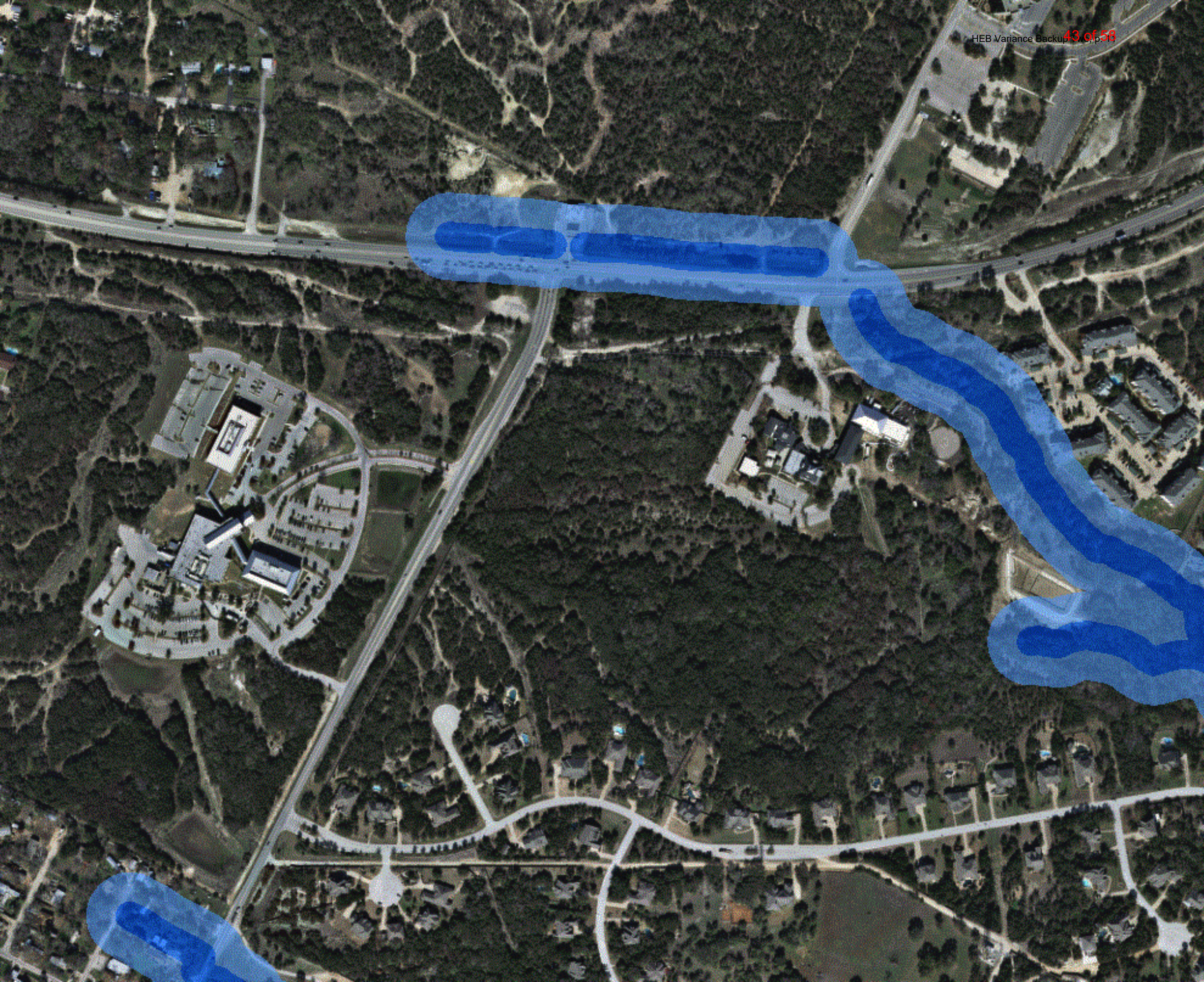
ORIGINAL SHEET - ARCH D

v:\2220\active\222010831\civil\drawing\10831c01_101_mxp
2020.01.02 8:40:50 AM

H-E-B STORE #10

Exhibit 9 Environmental Map
January 10, 2020

EXHIBIT 9 ENVIRONMENTAL MAP



H-E-B STORE #10

Exhibit 10 Environmental Resource Inventory
January 10, 2020

EXHIBIT 10 ENVIRONMENTAL RESOURCE INVENTORY

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: HEB Austin # 10

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 315313 & 511018

3. ADDRESS/LOCATION OF PROJECT: 7909 FM 1826

4. WATERSHED: Williamson Creek

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

   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☑No
   Edwards Aquifer Contributing Zone*..... ☑YES ☐No
   Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☑No
   Barton Spring Zone* ..... ☑YES ☐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 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 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*):

0 (#'s) Spring(s)/Seep(s) 0 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)

0 (#'s) Canyon Rimrock(s) 0 (#'s) Wetland(s)

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

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

All ERI reports must include:

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

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett-Rock outcrop complex, 1-12% slopes (BlD)	D	2.5
Volente silty clay loam, 1-8% slopes (VoD)	C	4.5

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 subject site is located within the Edwards Plateau ecoregion (Gould, 1975) and the Live Oak-Ashe Juniper Parks vegetational area of Texas (McMahan et al., 1984). Elevation on the site ranges from 994 feet above mean sea level (AMSL) to 904 feet AMSL, with surface water flowing west to east towards the Wheeler Branch of Williamson Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity	Upper Glen Rose Limestone	

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

The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards Aquifer. It has a maximum thickness of about 350 to 500 feet. Stair-step topography is characteristic of the upper member of the Glen Rose Limestone. The Upper Glen Rose Limestone is described as yellowish-tan, thinly bedded limestone and marl (Garner and Young, 1976). The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic, and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular, and bored, with oysters cemented onto the surface (Rose, 1972).

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)*:

Vegetation observed on the Property includes Ashe juniper (Juniperus ashei), plateau live oak (Quercus fusiformis), cedar elm (Ulmus crassifolia), elbow bush (Forestiera angustifolia), (agarita (Berberis trifoliolata), Texas prickly pear (Opuntia engelmannii var. lindheimeri), hackberry (Celtis laevigata), chinaberry (Melia azedarach), evergreen sumac (Rhus virens), various forbs and grasses

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	Juniperus ashei
Plateau live oak	Quercus fusiformis
Cedar elm	Ulmus crassifolia

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

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

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☑YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

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

☐ On-site system(s)

☑ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

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

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☑YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☐ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☑ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☑ NO *(Check one).*

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

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

Date(s) ERI Field Assessment was performed: 27 July 2017
Date(s)

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

Jeremy Mantooth	512-328-2430
Print Name	Telephone
	jeremy_mantooth@hroizon-esi.com
Signature	Email Address
Horizon Environmental Services, Inc.	23 August 2017
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

Horizon
Environmental Services, Inc.

ENVIRONMENTAL RESOURCE INVENTORY ATTACHMENTS

HEB AUSTIN # 10
7909 FM 1826
HJN 170141

Horizon
Environmental Services, Inc.

DATA RESOURCES USED IN COMPLETING THIS ERI

(COA) City of Austin. *GIS Data Sets*, Year 2003 2-foot contours of the City of Austin and ETJ only, <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html>. Updated by City of Austin 2012.

_____. *GIS Data Sets,* Recharge Zone, Contributing Zone, and Edwards Contributing Zone 1500' Buffer, <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/ coa_gis.html>. Updated by City of Austin 2007.

_____. *Development Web Map*, <http://www.austintexas.gov/GIS/developmentwebmap/ Viewer.aspx>. Accessed 26 July 2017.

Gould, F.W. *Texas Plants – A Checklist and Ecological Summary*. College Station: Texas A&M University. 1975.

McMahan, Craig A., Roy G. Frye, and Kirby L. Brown. *The Vegetation Types of Texas – Including Cropland*. Austin: Texas Parks and Wildlife Department. 1984.

(NRCS) Natural Resources Conservation Service (formerly Soil Conservation Service), US Department of Agriculture. Web Soil Survey, <http://websoilsurvey.nrcs.usda.gov /app/WebSoilSurvey.aspx>. Accessed 26 July 2017.

Rose, P.R. *Edwards Group, Surface and Subsurface, Central Texas.* Report of Investigations 86. The University of Texas at Austin, Bureau of Economic Geology. 1972.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database (ArcIMS), <http://wiid.twdb.state.tx.us/ ims/wwm_drl/viewer.htm?>. Accessed 26 July 2017.

(USDA) US Department of Agriculture. National Agriculture Imagery Program, Farm Service Agency, Aerial Photography Field Office. Travis County, Texas. 2016.

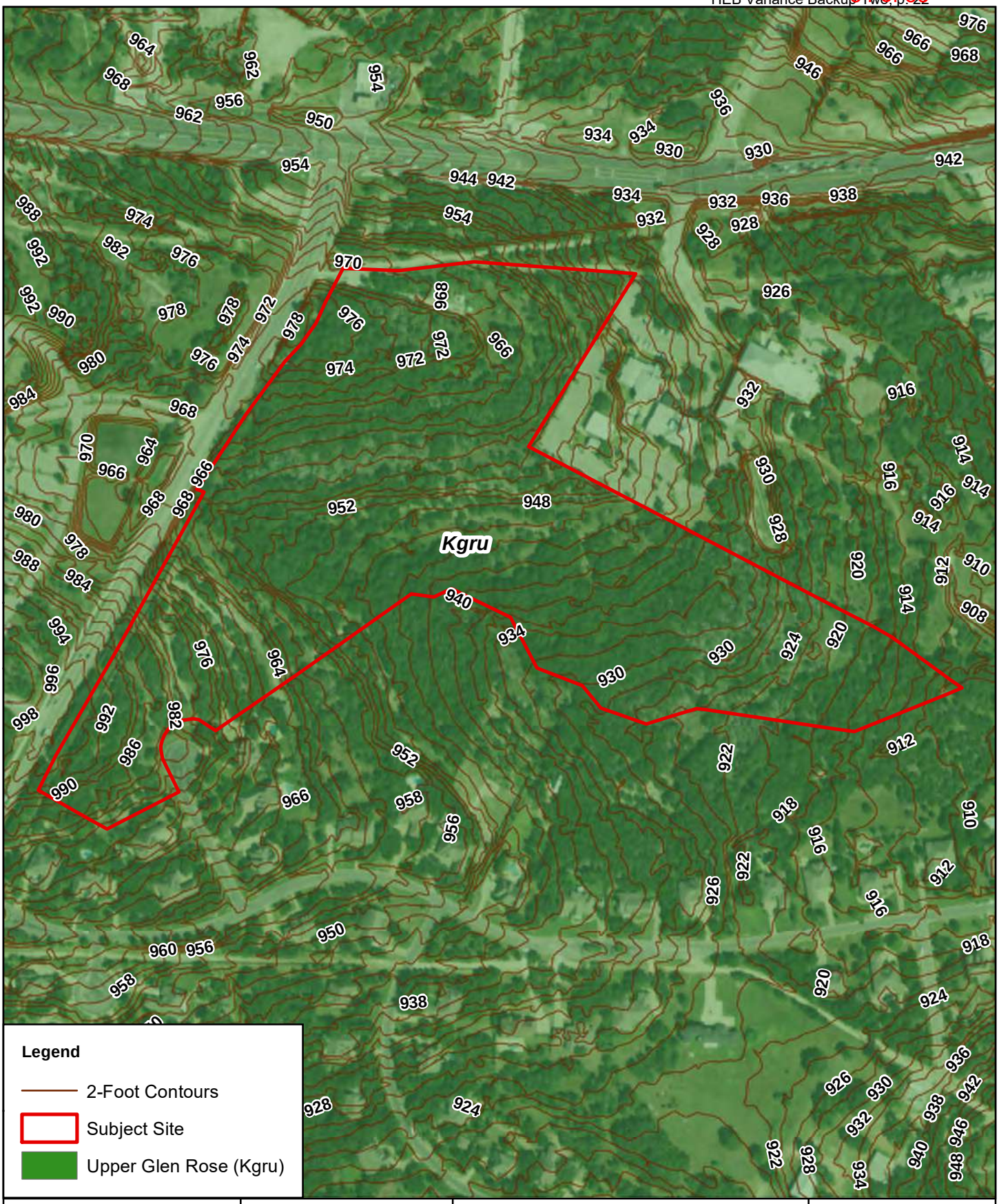
(USGS) US Geological Survey. Digital Orthophoto Quarter-Quadrangle, Signal Hill NE, Texas. 1995.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

Horizon
Environmental Services, Inc.

ERI WORKSHEET SECTION 9:
SITE MAPS

Figure 1. Site-Specific Geologic Map
Figure 2. Historical Aerial Photo
Figure 3. Site Soil Map
Figure 4. Edwards Aquifer Map



Horizon Environmental Services, Inc.

Date:	07/26/2017
Drawn:	JM
HJN NO:	170141
Source:	COA, 2012; UT-BEG, 1981; USDA, 2016

Figure 1

Site Specific Geologic Map
HEB Austin # 10
7909 FM 1826
Austin, Travis County, Texas

0 200 400
Feet

Horizon Environmental Services, Inc.

Date:	07/28/2017
Drawn:	JM
HJN NO:	170141
Source:	USGS, 1995

Figure 2

1995 Historical Aerial Photo
HEB Austin # 10
7909 FM 1826
Austin, Travis County, Texas

N

0 200 400
Feet

Horizon Environmental Services, Inc.

Date:	07/28/2017
Drawn:	JM
HJN NO:	170141
Source:	NRCS, 2017; USDA, 2016

Figure 3

Site Soil Map
HEB Austin # 10
7909 FM 1826
Austin, Travis County, Texas

0 200 400
Feet

Horizon Environmental Services, Inc.

Date:	07/28/2017
Drawn:	JM
HJN NO:	170141
Source:	COA, 2007; USDA, 2016

Figure 4

Edwards Aquifer Contributing Zone Map
HEB Austin # 10
7909 FM 1826
Austin, Travis County, Texas

0 200 400
Feet

H-E-B STORE #10

Exhibit 11 Variance Request Letter
January 10, 2020

EXHIBIT 11 VARIANCE REQUEST LETTER