

From: MaryBeth Harper <[REDACTED]>
To: Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: [EXTERNAL] agenda item 13 riverbend ranch

I missed the cutoff time as I have been trying to recover from CV-19.

There are several environmental concerns about the 1000 + acre development along the San Marcos River/

1. The developer applied to TCEQ to build a sewage plant to discharge 450,000 gallons of effluent to a small creek that enters the San Marcos River across from the city park in Martindale. At the March 3 TCEQ hearing, several people spoke in opposition to the sewage plant, including Mr. Taggart from COSM water and wastewater department.
2. The developer wants to build 3700 homes, 80 acres of multifamily, and 60 acres of commercial buildings. Currently the land is all open agriculture land with a significant slope from Staples Road to the SM river. This will create more impervious cover thus more flooding in an area that has been impacted by flooding downstream of the confluence of the San Marcos and Blanco rivers.
3. There is a large pond/ lake on the Baugh ranch part of this subdivision. It is covered with waterbirds most of the year. Signs along the roadway indicate that this is a site of a major flyway.

Please consider my comments.

Thanks, Mary Beth Harper