

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0112

COMMISSION DATE: July 26, 2022

SUBDIVISION NAME: Velocity Preliminary Plan

ADDRESS: 3848 1/2 E SH 71 SERVICE ROAD EB

APPLICANT: Justin Kramer (Kimley-Horn)

AGENT: Karl Koebel (Market Place Real Estate Group)

ZONING: LI-PDA Limited Industrial

NEIGHBORHOOD PLAN: None

AREA: 270 acres

LOTS: 19

COUNTY: Travis

DISTRICT: 2

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Side Park Commons, World Drive, Velocity Crossing, Sprit Drive, S FM 973 Rd, E SH 71 EB, Toll 130 and Monument Way.

VARIANCE: None requested

DEPARTMENT COMMENTS:

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated July 21, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs

PHONE: 512-974-2786

E-mail: amy.combs@austintexas.gov

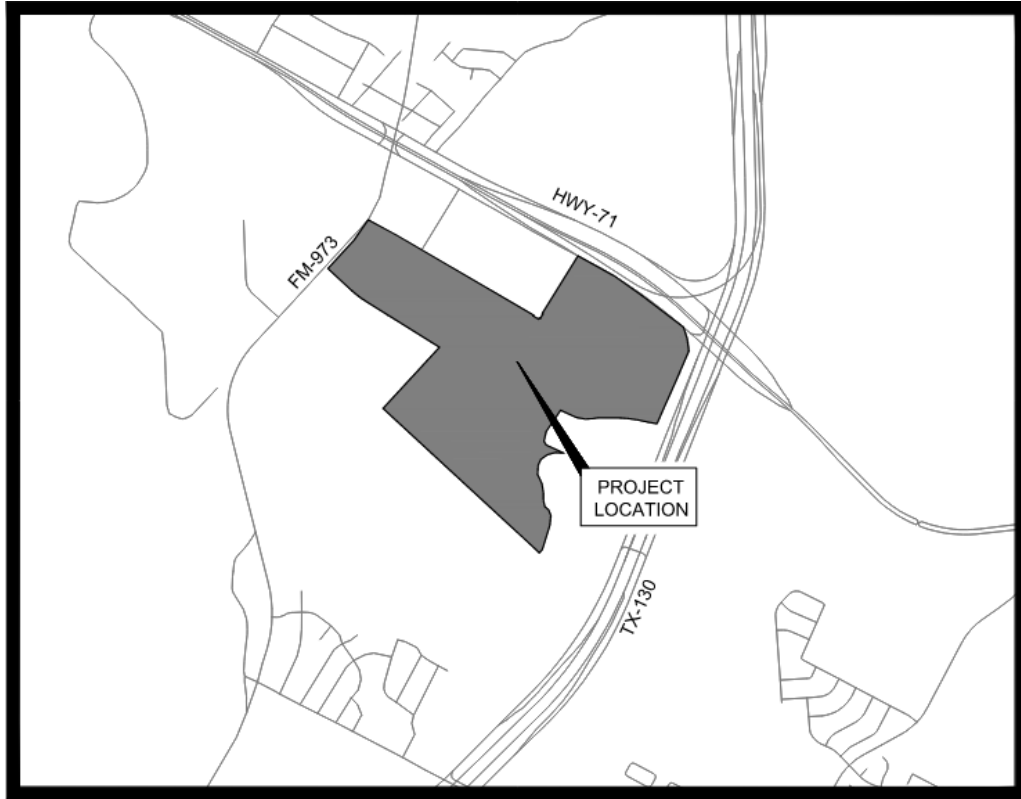
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated July 21, 2022

Exhibit A: Vicinity Map



VELOCITY
PRELIMINARY PLAN
SOUTHWEST CORNER OF
SH-71 AND SH-130
AUSTIN, TEXAS
C8-2020-0141



JUNE 2022

BENCHMARKS

TBM #1

"X" SET ON HEADWALL LOCATED 107.93' FROM THE
NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION
=452.68 FEET (AS SHOWN)

"X" SET ON HEADWALL LOCATED 1,107.52" FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

Final plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building Permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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10	STREET CROSS-SECTIONS

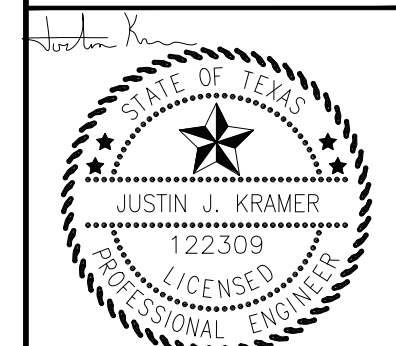
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[illegible]

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TEXAS REGISTERED ENGINEERING FIRM #928



6/3/2022

KHA PROJECT 069243907
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GKM
CHECKED BY: JJK

COVER SHEET

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN, FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SERVICE FOR VELOCITY CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
6. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
8. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
10. CONDITIONAL PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS PRELIMINARY PLAN THROUGH PAYMENT ON _____ (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS _____. REFER TO RSPM APPROVAL LETTER FOR CONDITIONS OF PARTICIPATION. FORMAL AGREEMENTS MUST BE EXECUTED FOR FUTURE DEVELOPMENTS WITHIN THIS PRELIMINARY PLAN AND PAYMENTS MADE FOR PARTICIPATION AT THE TIME OF DEVELOPMENT.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SKY PARK COMMONS, WORLD DRIVE, VELOCITY CROSSING, SPIRIT DRIVE, S FM 973 RD, SH 71 EB, TOLL 130, MOMENTUM WAY AND ALL IDENTIFIED JOINT USE ACCESS EASEMENTS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG S FM 973 RD, E SH 71 EB, AND TOLL 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1.112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: VELOCITY CROSSING, SKY PARK COMMONS (OR NEW NAME FOR ROAD SINCE YOU CAN'T USE PARK), WORLD DRIVE, AND SPIRIT DRIVE
 - FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A)
 - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL, WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: VELOCITY CROSSING, SKY PARK COMMONS (OR NEW NAME FOR ROAD SINCE YOU CAN'T USE PARK), WORLD DRIVE, AND SPIRIT DRIVE
13. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
16. THIS PROJECT IS LOCATED IN THE ONION CREEK AND COLORADO RIVER WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
17. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
18. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THIS PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
19. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48453C0620K AND #48453C06210L, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
20. THERE ARE NO KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
21. ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN DESIGN STANDARDS AND PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AT THE TIME OF FINAL PLAT.
22. ALL ACTIVITIES WITHIN THE CEF BUFFERS MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
23. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN... B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED... VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER
24. PARKLAND REQUIREMENTS WILL BE SATISFIED AT THE TIME OF SITE PLAN.
25. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
26. APPLICANT IS RESPONSIBLE TO OBTAIN APPROVAL FROM PRIVATE UTILITY COMPANIES FOR LOCATIONS WHERE PROPOSED ROADWAYS OR UTILITIES CROSS THEIR EXISTING EASEMENTS. A REVISION OF THE PRELIMINARY PLAN MAY BE REQUIRED IN THE EVENT THAT THE UTILITY COMPANIES DO NOT APPROVE OF THE PROPOSED DESIGNS.
27. LOTS LOCATED WITHIN FLOODPLAIN IN BLOCKS D, E, G, H, AND I TO BE MASS GRADING AND REMOVED FROM FLOODPLAIN AT TIME OF SUBDIVISION CONSTRUCTION PLANS. REFERENCE EXHIBIT - N FOR ROUGH MASS GRADING.
28. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES
29. A PERSON WHO SEEKS TO CONVEY A LOT CONTAINING A RESTRICTED PIPELINE AREA SHALL, BEFORE TITLE IS TRANSFERRED, DELIVER TO THE PROPOSED GRANTEE A DOCUMENT DESCRIBING THE RESTRICTED PIPELINE AREA, THE LIMITATIONS ON ITS DEVELOPMENT, AND THE NAME AND ADDRESS OF THE PIPELINE OWNER OR OPERATOR.
30. WITHIN A CEF BUFFER THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT. (LDC 25-8-281)
31. THIS SITE HAS RECEIVED AN APPROVED WAIVER FROM LDC 25-4-153 FOR BLOCK LENGTHS FOR THE FOLLOWING BLOCKS: BLOCK B, BLOCK D, AND BLOCK E.
32. THIS SITE HAS RECEIVED AN APPROVED WAIVER AND BEEN GRANTED A VARIANCE FROM TCM 1.3.2E FOR STANDARD CUL-DE-SAC AND SINGLE OUTLET STREET LENGTH REQUIREMENTS FOR VELOCITY CROSSING.

BLOCK	LOT	LOT AREA (AC)
B	1	10.59
C	1	22.08
	2	0.25
D	1	16.38
E	1	1.47
	2	14.52
	3	79.05
	4	12.60
	5	1.47
F	1	26.38
	2	0.75
	3	15.71
	4	7.88
	5	14.25
G	1	11.07
	2	2.62
H	1	3.48
I	1	3.55
	2	2.02
RIGHT-OF-WAY		24.38

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6042'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
MOMENTUM WAY	73'	34'	LOCAL STREET	537'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SKY PARK COMMONS	73'	34'	LOCAL STREET	2214'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SPIRIT DRIVE	73'	34'	LOCAL STREET	1004'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	73'	34'	LEVEL 3 CONNECTOR	2127'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	90'	36'	LEVEL 3 CONNECTOR	2408'	7' SIDEWALK, 8' LANDSCAPE/FURNITURE, 8' BIKE LANE, 4' BUFFER, STANDARD CURB, 2-12.5' TRAVEL LANES AND 11' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	185.83'
C2	12.50'	19.28'	N15°35'04"W	17.42'	88°21'22"	12.15'
C3	2100.00'	389.33'	S37°20'59"W	388.78'	10/37'21"	195.23'
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	63.38'
C5	1345.00'	126.67'	S55°25'14"E	126.62'	5°23'45"	63.38'
C6	26189.53'	1012.01'	N23°43'13"E	1011.95'	21°12'50"	506.07'

LINE TABLE		
LINE	LENGTH	BEARING
L1	376.45	N17°19'47.68"E
L2	150.03	N5°28'47.68"E
L3	94.73	N22°13'12.32"W
L4	70.54	N5°08'12.32"W
L5	83.54	N13°56'12.32"W
L6	136.69	N0°59'12.32"W
L7	133.61	N9°29'12.32"W
L8	150.69	N25°14'12.32"W
L9	134.78	N3°14'47.68"E
L10	99.95	N24°01'47.68"E
L11	119.69	N54°08'47.68"E
L12	128.33	N74°09'47.68"E
L13	128.28	S85°24'12.32"E
L14	291.29	N65°34'50.64"W
L15	66.75	N32°13'30.26"W
L16	148.74	N12°05'37.70"W
L17	390.57	N34°02'31.38"E
L18	256.97	S65°23'28.51"E
L19	141.58	S79°17'37.18"E
L20	114.98	N87°20'15.94"E
L21	88.08	N79°16'55.94"E
L22	313.32	S89°31'00.66"E
L23	130.91	S85°15'40.08"E
L24	161.06	S81°34'54.85"E
L25	144.55	S77°42'13.61"E
L26	137.32	N80°36'03.13"E
L27	180.92	N23°06'12.35"E

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 19
TOTAL LINEAR FOOTAGE OF STREETS: 14,332

I, JUSTIN J. KRAMER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

APPENDIX Q-2
SECTION 1 IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER				
*IMPERVIOUS COVER ALLOWED AT	80 %	X GROSS SITE AREA =	19.48 ACRES	

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY			
TOTAL ACREAGE 15 - 25 % =	0.0000	X 10% =	0.00 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 19.48 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

IMPERVIOUS COVER				
SLOPE CATEGORIES*	ACRES	BUILDING / AND OTHER		DRIVEWAYS /
		ACRES	% OF CATEGORY	ACRES
0 - 15%	24.35	0.00	0.0%	19.48
15 - 25%	0.00	0.00	0.0%	0.00
25 - 35%	0.00	0.00	0.0%	0.00
OVER 35%	0.00	0.00	0.0%	0.00
TOTAL SITE AREA	24.35			

BENCHMARKS

BENCHMARKS:

TBM #1

"X" SET ON HEADWALL LOCATED 107.93' FROM THE
NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION
=452.68 FEET (AS SHOWN)

TBM #3

"X" SET ON HEADWALL LOCATED 1,107.52" FROM THE
NORTHEASTERLY CORNER OF LOT 3, BLOCK "A",
ELEVATION = 439.44 FEET (AS SHOWN)

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 26

FILE NUMBER **C8-2020-0141** APPLICATION DATE **10/14/2020**

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

CASE MANAGER:

AMY COMBS, FOM

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

Final plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building Permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

[illegible]

Kimley»Horn

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PHONE: 512-418-1771 FAX: 512-418-1791
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TEXAS REGISTERED ENGINEERING FIRM F-928

Justin K...

STATE OF
JUSTIN J.
122
PROFESSIONAL
6/3/2022

6/3/2022

KHA PROJECT 069243907	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: GKM	CHECKED BY: JJK
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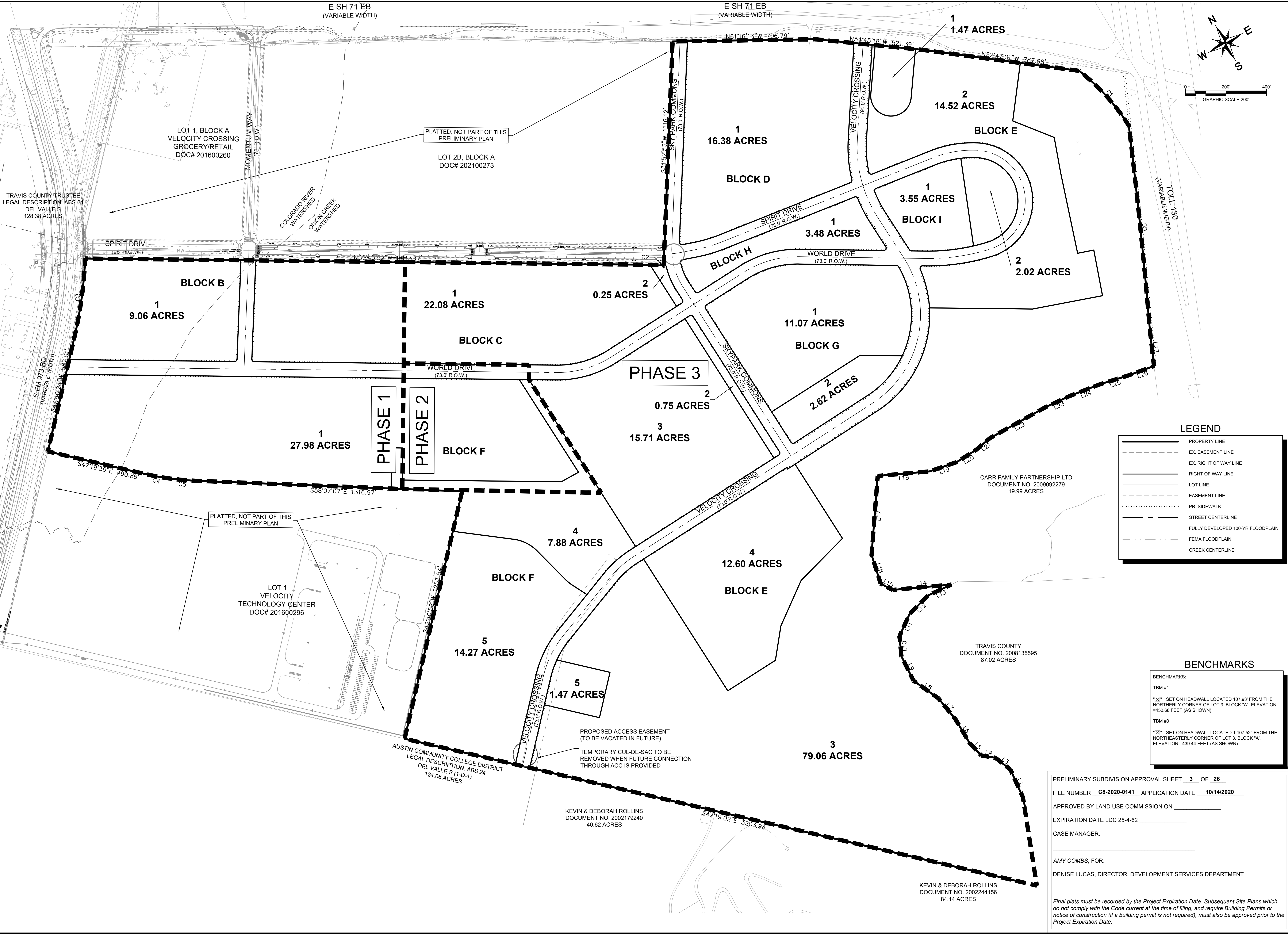
GENERAL NOTES

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

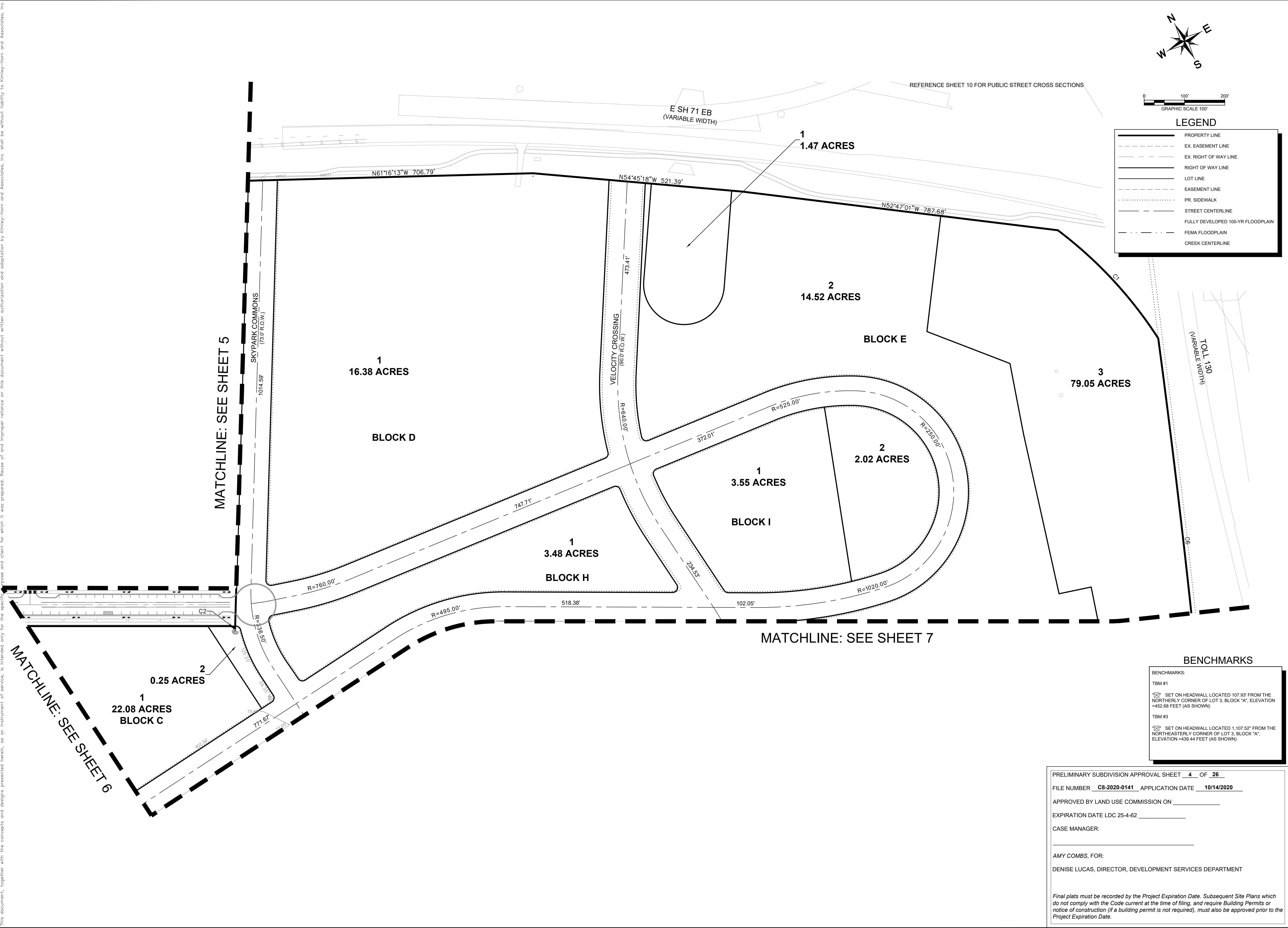
2

Plotted By: Lutz, Nick Date: June 06, 2022 11:41:48am File Path: K:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\069243907 - Velocity Crossing Preliminary Plan\069243907 - Preliminary Plan.dwg
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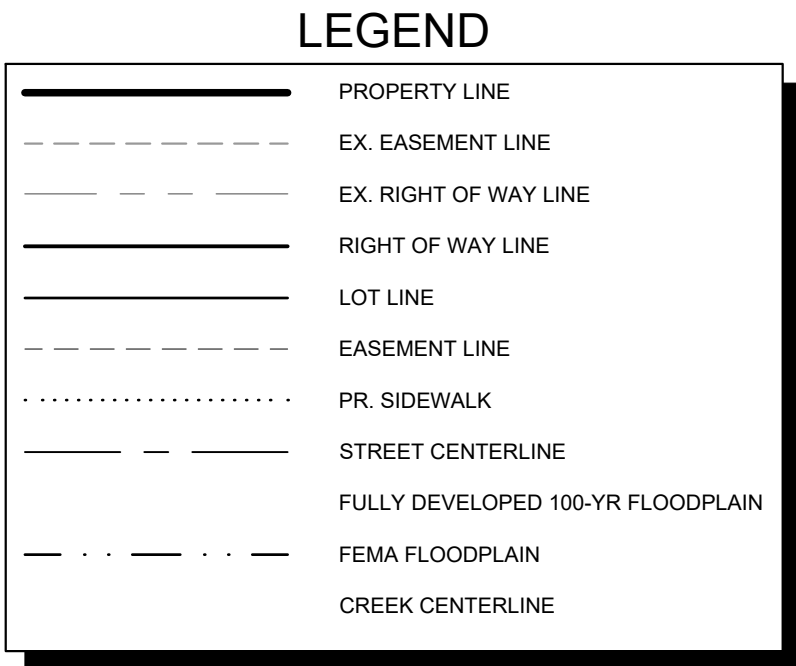


KIMLEY-HORN			
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6/3/2022			
KHA PROJECT	069243907	DATE	JUNE 2022
SCALE	AS SHOWN	DESIGNED BY:	NZL
DRAWN BY:	GKM	CHECKED BY:	JUK
OVERALL PRELIMINARY PLAN			
VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS			
SHEET NUMBER 3			

Plotted By: Lutz, Nick Date: June 06, 2022 11:41:54am File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\069243907 - Velocity Crossing Preliminary Plan\069243907 - Velocity Crossing Preliminary Plan.dwg
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KHA PROJECT 069243907		DATE JUNE 2022		SCALE: AS SHOWN		DESIGNED BY: NZL		DRAWN BY: JUK		CHECKED BY: JUK			
PRELIMINARY PLAN (SHEET 1 OF 6)										VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS			
SHEET NUMBER 4										REVISIONS No.			
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MATCHLINE: SEE SHEET 4

BENCHMARKS:

TBM #1

☒ SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)

TBM #3

☒ SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

PRELIMINARY SUBDIVISION APPROVAL SHEET 5 OF 26

FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020

APPROVED BY LAND USE COMMISSION ON _____



EXPIRATION DATE LDC 25-4-62 _____

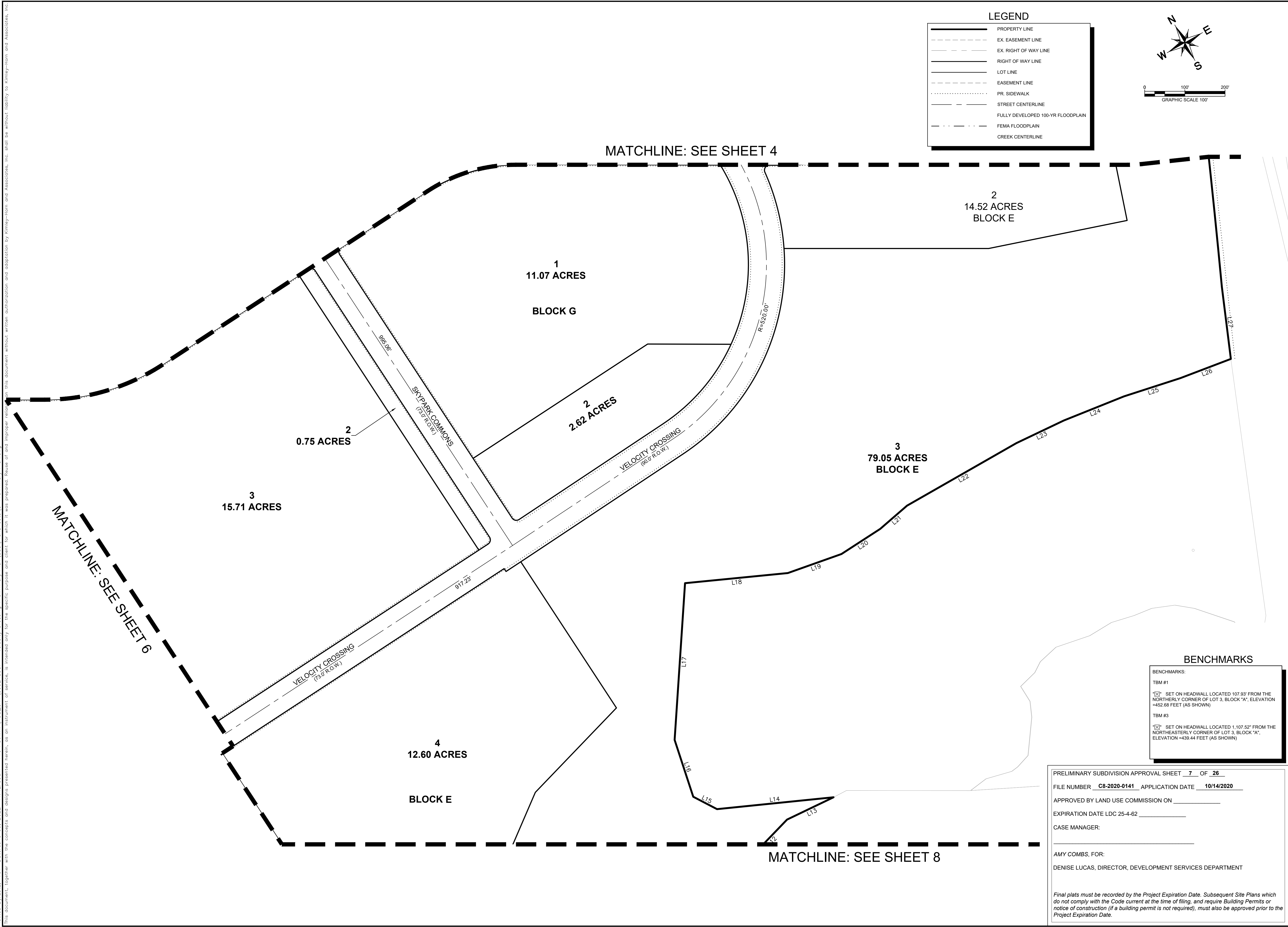
CASE MANAGER: _____

AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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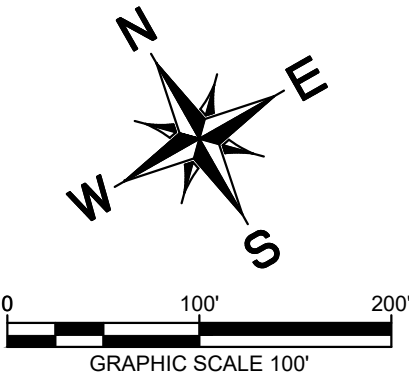
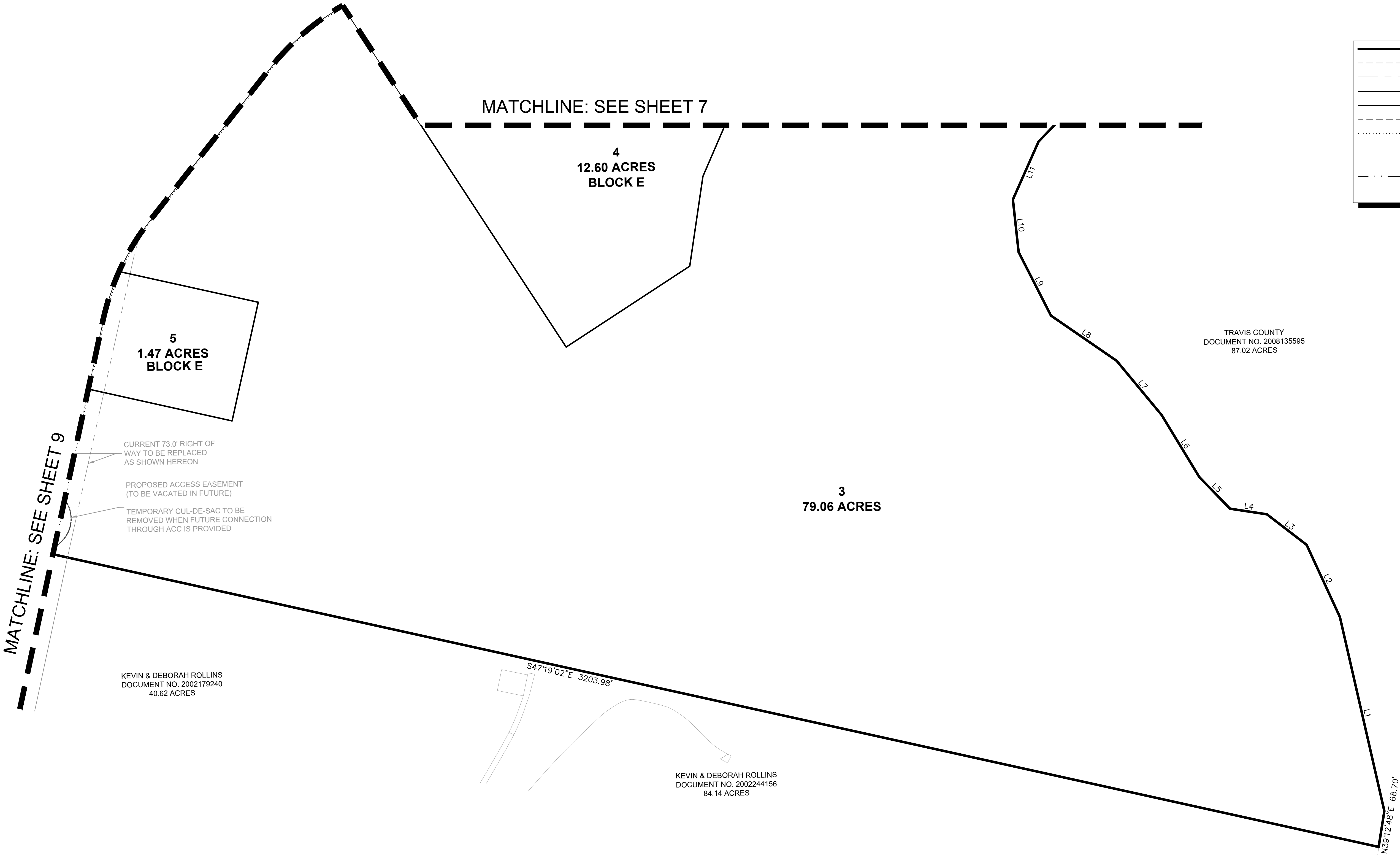
SHEET NUMBER	5	VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS	PRELIMINARY PLAN (SHEET 2 OF 6)	KHA PROJECT 06924-5907	DATE JUNE 2022	SCALE: AS SHOWN DESIGNED BY: NZL	DRAWN BY: QRCM	CHECKED BY: JJK	6/3/2022		 <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-928</p>	No.	REVISIONS	DATE	BY



	SHEET NUMBER	7	VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS	PRELIMINARY PLAN (SHEET 4 OF 6)	KHA PROJECT 06924-3907 DATE JUNE 2022 SCALE: AS SHOWN DESIGNED BY: NZL DRAINN BY: CHECKED BY:	JUN 8 2022 JUSTIN J. KRAMER PROFESSIONAL ENGINEER LICENSE NO. 122309 STATE OF TEXAS	 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY
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Plotted By: Lutz, Nick Date: June 06, 2022 11:42:14am File Path: K:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\A-C-Preliminary Plan.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

VELOCITY PRELIMINARY PLAN

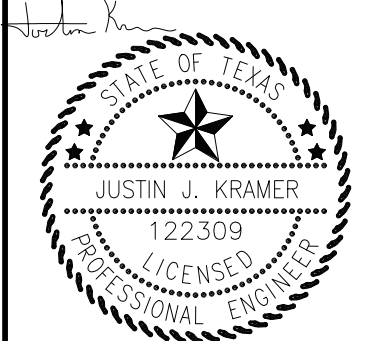


LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	EX. RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	PR. SIDEWALK
	STREET CENTERLINE
	FULLY DEVELOPED 100-YR FLOODPLAIN
	FEMA FLOODPLAIN
	CREEK CENTERLINE

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6/3/2022

KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	QRM
CHECKED BY:	JLK

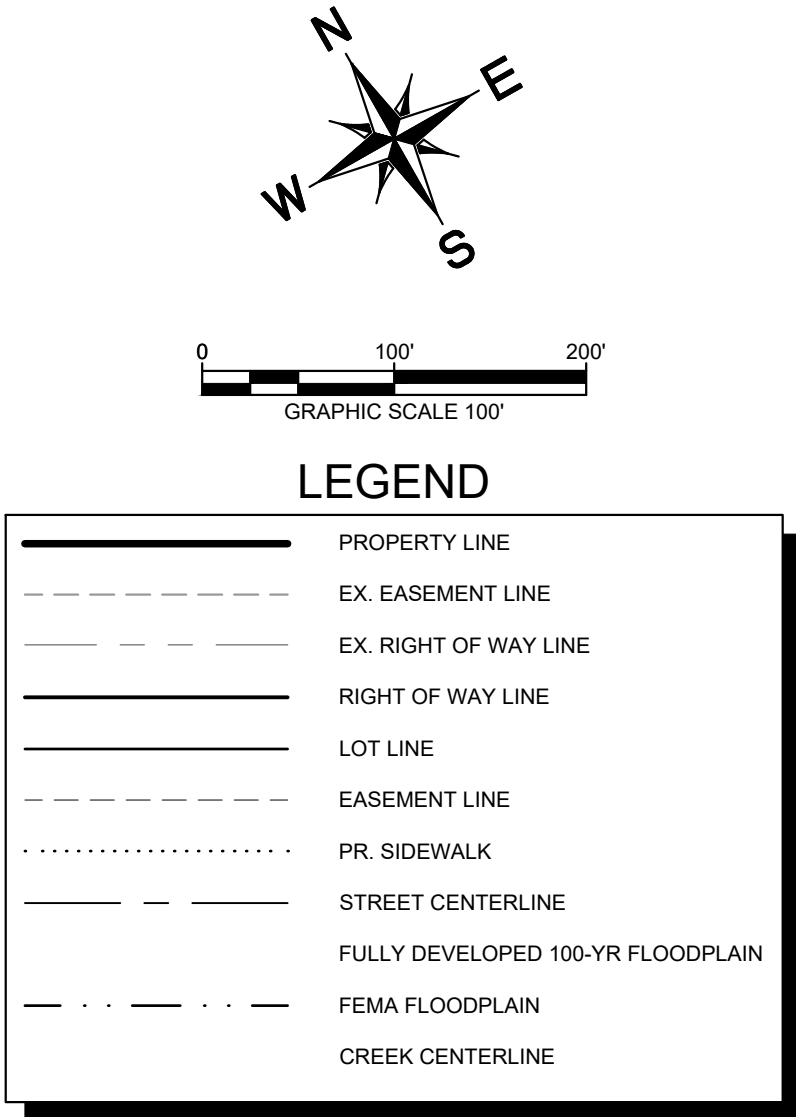
PRELIMINARY PLAN
(SHEET 5 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8

PRELIMINARY SUBDIVISION APPROVAL SHEET 8 OF 26
FILE NUMBER C8-2020-0141 APPLICATION DATE 10/14/2020
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE LDC 25-4-62 _____
CASE MANAGER: _____
AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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454.19'

MATCHLINE: SEE SHEET 8

BENCHMARKS:

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TBM #3

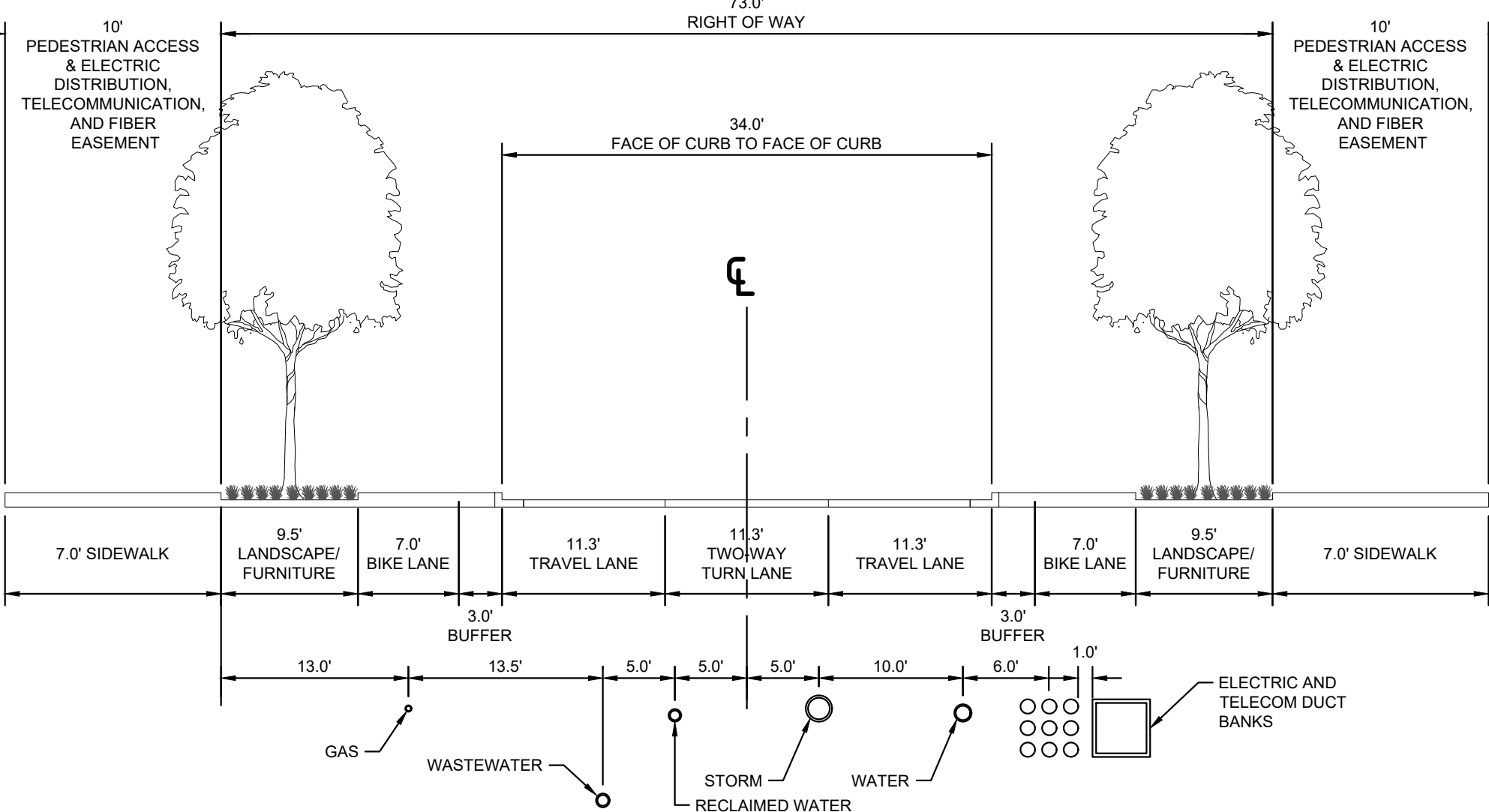
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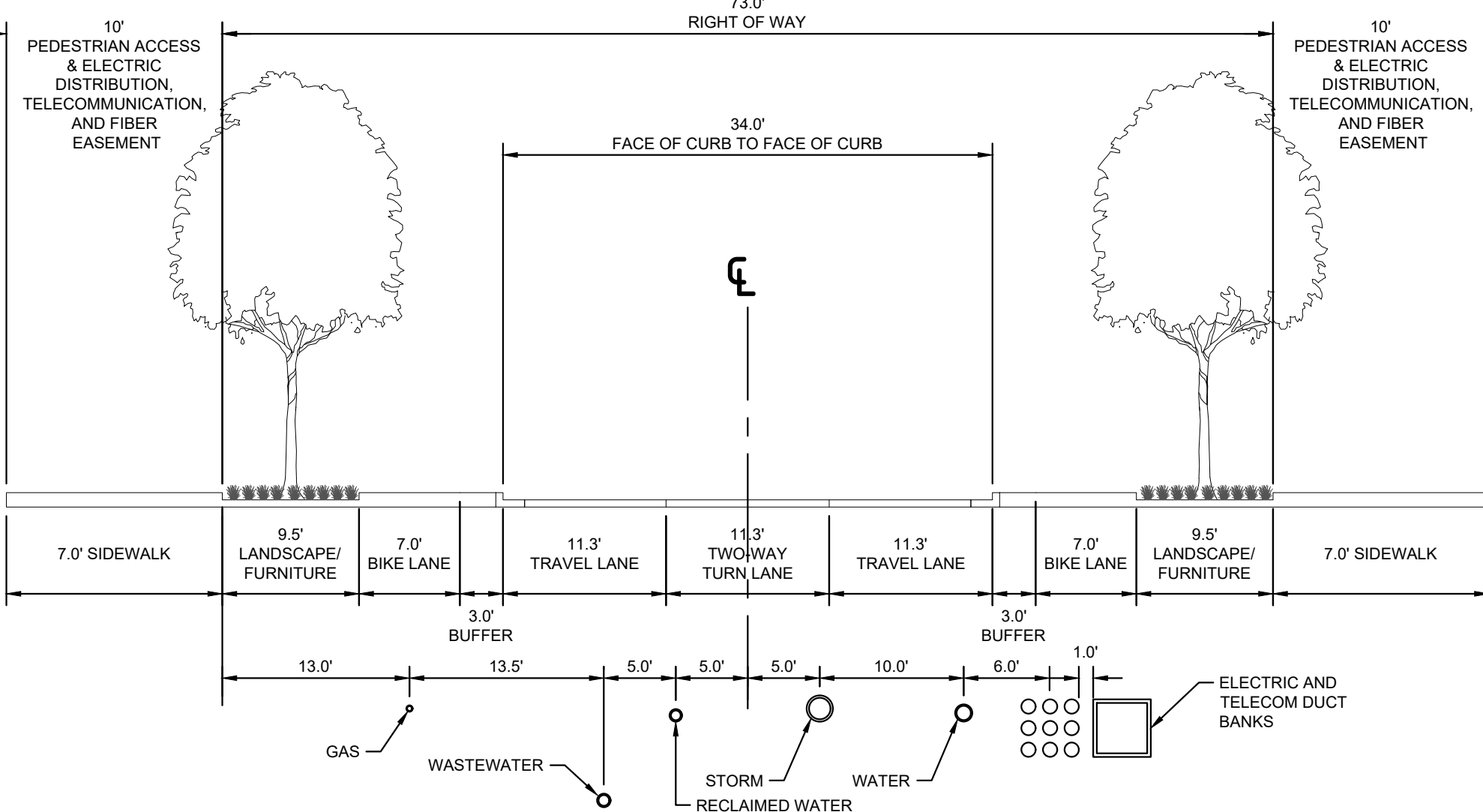
SHEET NUMBER		9	
VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS		PRELIMINARY PLAN (SHEET 6 OF 6)	
KHA PROJECT 06924-3907		SCALE: AS SHOWN DESIGNED BY: NZL DRAWN BY: CHECKED BY:	
DATE JUNE 2022		JUN 2022	
6/3/2022		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
No.	REVISIONS	DATE	BY

Plotted By: Lutz, Nick Date: June 06, 2022 11:42:36am File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\069243907 - Street Cross-Sections.dwg
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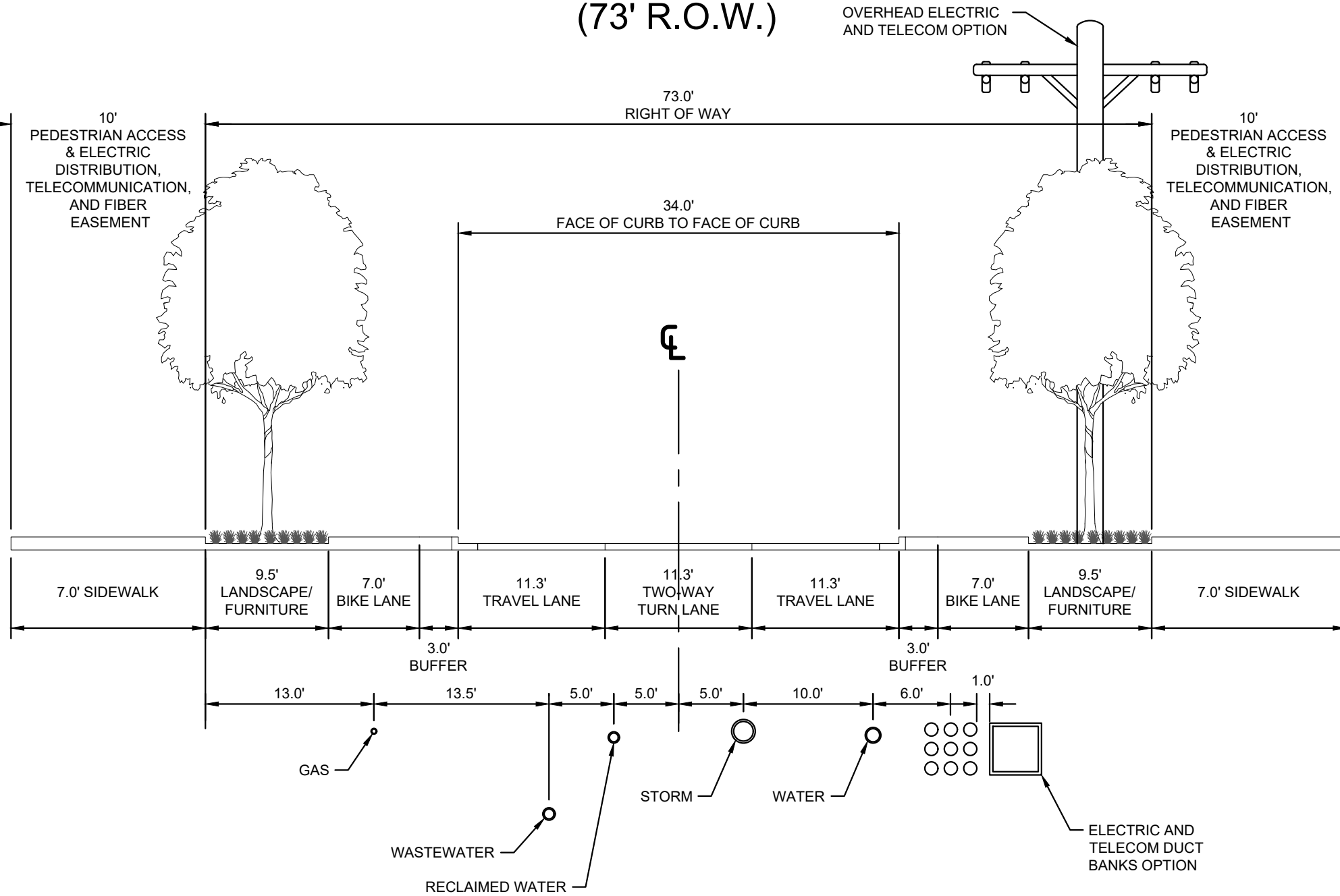
MOMENTUM WAY
(73' R.O.W.)



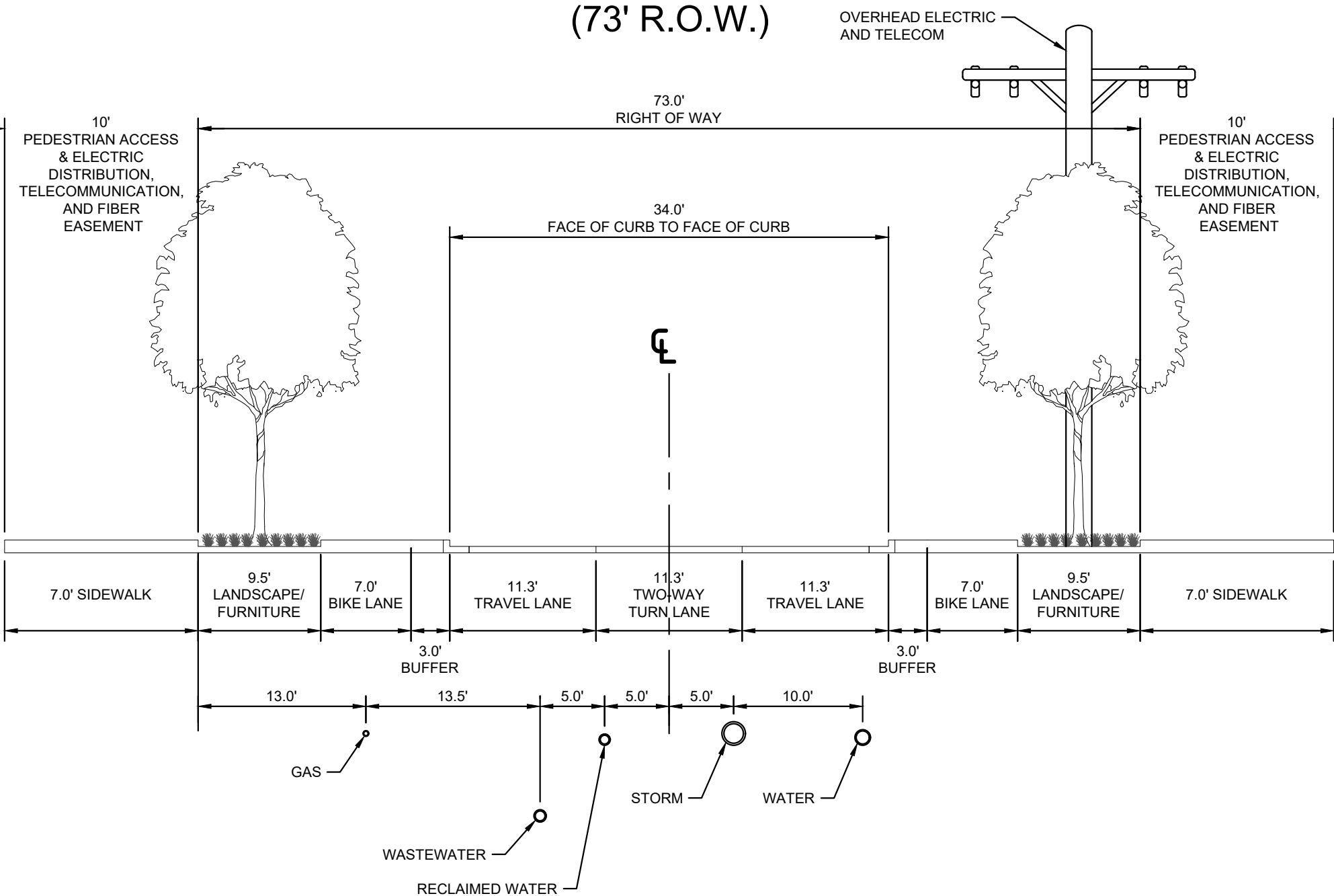
SKY PARK COMMONS
(73' R.O.W.)



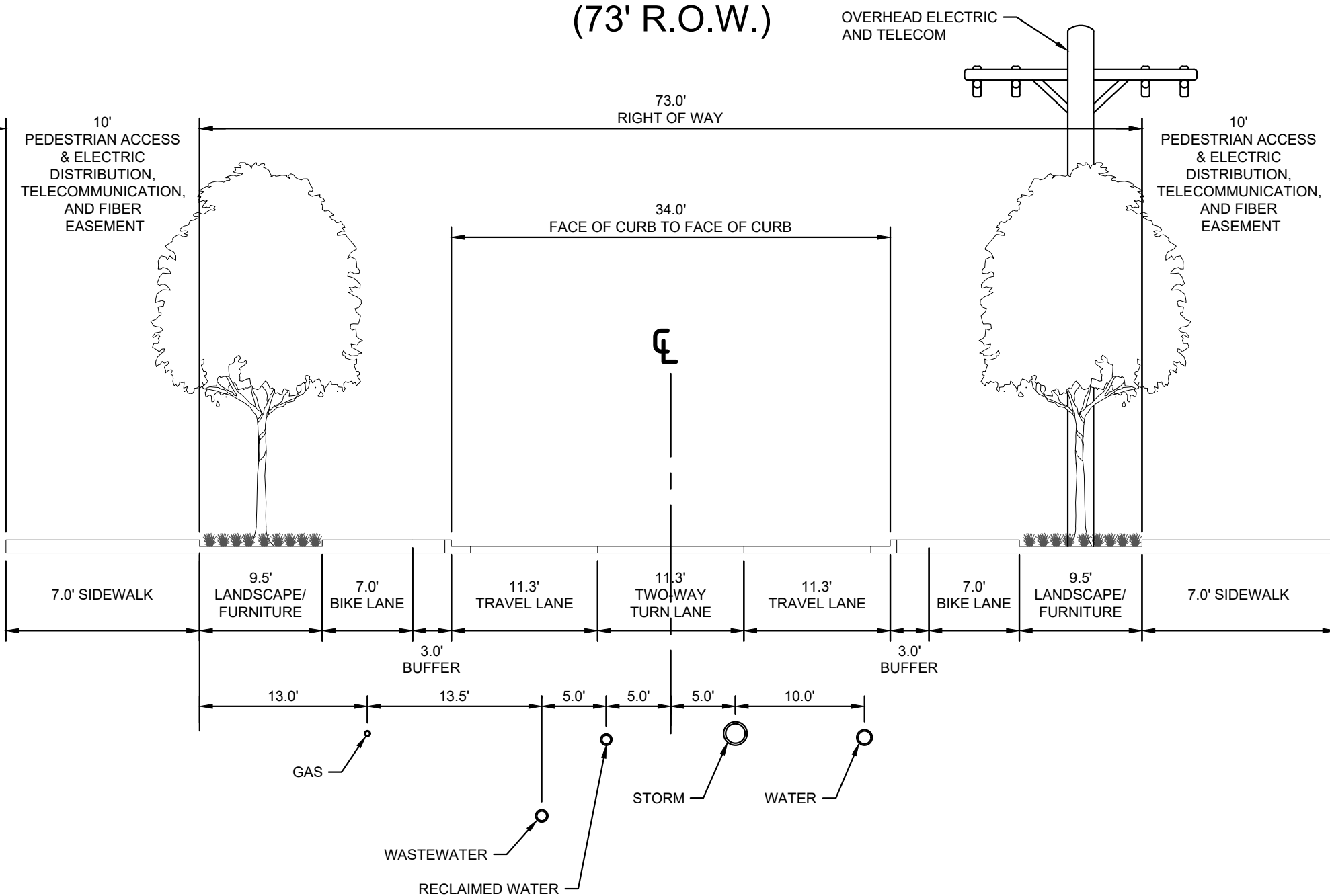
WORLD DRIVE
(73' R.O.W.)



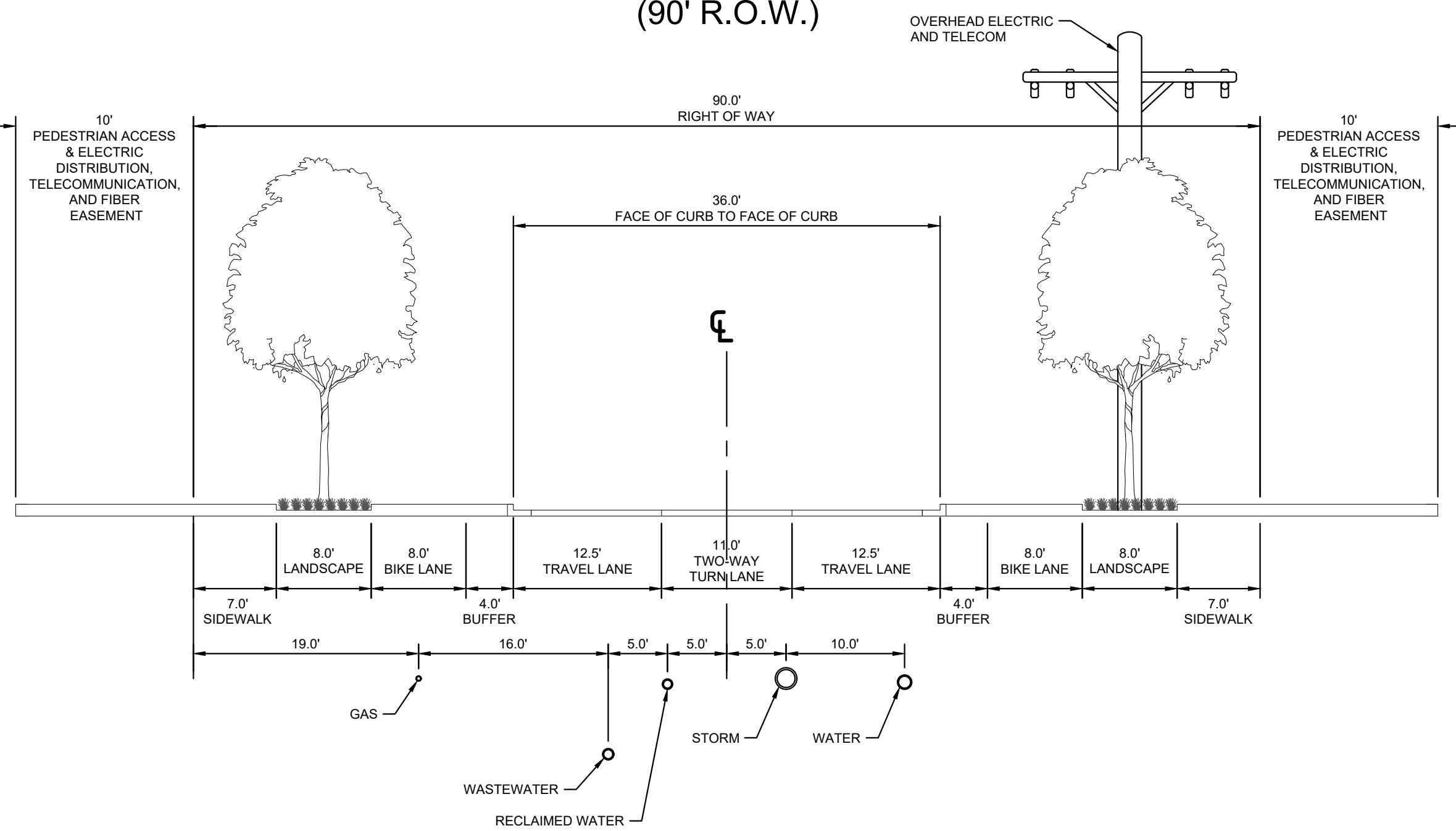
VELOCITY CROSSING
(73' R.O.W.)



SPIRIT DRIVE
(73' R.O.W.)



VELOCITY CROSSING
(90' R.O.W.)



- NOTE:
1. THE PROPOSED WATER, RECLAIMED WATER, AND WASTEWATER ALIGNMENT AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. HORIZONTAL AND VERTICAL ALIGNMENTS SHOWN ON CROSS SECTIONS HAVE NOT BEEN APPROVED BY AUSTIN WATER.
 2. CROSS-SECTIONS PROVIDED HEREON PREVIOUSLY COORDINATED WITH ATD, SUMMER 2020

BENCHMARKS

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PRELIMINARY SUBDIVISION APPROVAL SHEET **10** OF **26**

FILE NUMBER **C8-2020-0141** APPLICATION DATE **10/14/2020**

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

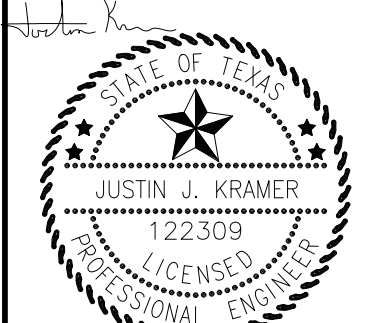
CASE MANAGER: _____

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JUK

STREET
CROSS-SECTIONS

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10

C8-2020-0141

Exhibit C: Comment Report

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2022-0112
REVISION #: 00 UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786



PROJECT NAME: Velocity Preliminary Plan (W/R C8-2020-0141)
LOCATION: 3848-1/2 E SH 71 SVRD EB

SUBMITTAL DATE: June 27, 2022
FINAL REPORT DATE: July 21, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **September 25, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima Onyia
Electric: Andrea Katz
911 Addressing: Janny Phung
ATD Engineering: Amber Hutchens
Drainage Engineering: Kyle Virr
RSMP: Katina Bohrer
Floodplain: Katina Bohrer

Environmental: Pamela Abee-Taulli
PARD / Planning & Design: Scott Grantham
Subdivision: Amy Combs
Water Quality: Kyle Virr
ERM: Miranda Reinhard

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL1. Please show transmission easement covering transmission line on east side of property. (25-1-83; 25-4-132)

EL 2. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Twenty (20') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent 973 and SH 130 Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all other street R.O.W.

Show the easements on the face of the plat.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1. Please remove the punctuation marks and update label to read as follows **S FM 973 RD** the directional S must be included in the vicinity map §25-4-155

AD2. Please remove the punctuation marks and update label to read as follows **E SH 71** the directional E must be included in the vicinity map §25-4-155

AD3. Please remove the punctuation marks and update label to read as follows **S SH 130 SB** the directional S must be included in the vicinity map §25-4-155

AD4. SKYPARK COMMONS – PARK is on the DO NOT USE LIST and the COMMONS street type is for urban, high density around grass park area. There is no existing park nearby this street. Reserve another street name and type §25-4-155

FYI: Punctuation or diacritical marks cause confusion for first responders

FYI: WORLD DR and VELOCITY XING reserved

FYI: The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

Visit the [Reserve A Street Name](#) website, which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website

<http://www.austintexas.gov/department/911-addressing> and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer.

ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD1. Block lengths may not exceed 1200 feet in length. LDC 25-4-153. Revise the plat to provide for the required block length for Blocks C, D, and E, or submit a waiver for ATD to review.

ATD2. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Planning Commission. LDC 25-4-152 TCM, 1.3.2.E. Redesign the subdivision to provide a second outlet for Velocity Crossing or request a variance.

ATD3. Maximum length of cul-de-sac or single-outlet Street between turnaround bubbles is 1000 ft. (700 ft. desirable). TCM, Fig. 1-40.

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2. Provide a brief drainage study that would show whether there are significant offsite flows or well defined waterways on site. As a minimum, provide a topographic area map. If concentrated flows exist, drainage easements are required. [LDC 25-7-151]

DE3. Please clarify the following items on the drainage area map:

Contours

Flow paths and Tc path

Area designation (outline, name, size, amount of impervious cover)

Off-site areas draining onto the site

Existing and/or proposed infrastructure (storm sewers, outfalls, ponds, etc.)

Point(s) of analysis

Conveyance downstream

DE4. Please provide a summary table comparing the existing conditions to the proposed conditions. Include information used to determine the peak flows for all drainage areas such as the drainage area designations, sizes, amounts of impervious cover, time of concentrations, intensity, runoff coefficients, curve numbers, and peak flows for the 2-, 10-, 25-, and 100-year storm events at the points of analysis.

DE5. Please show all drainage easements on the storm drainage plan. [LDC 25-7-152]

DE6. Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Conduct and provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

Environmental Review - Pamela Abee-Taulli - 512-974-1879

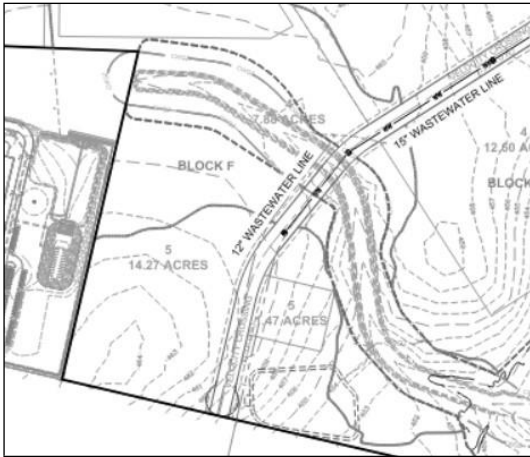
****This may need to be resubmitted as a Project Assessment. See grading comments.****

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV1. Remove the Q2 table on sh. 2 and replace it with the following note: A Q2 TABLE IS NOT REQUIRED FOR THIS PLAN. THE IMPERVIOUS COVER ALLOWANCE WILL BE REVIEWED WHEN THE INDIVIDUAL SITE PLANS ARE SUBMITTED. PER ECM 1.8.1.E, "FOR A COMMERCIAL SUBDIVISION WITH AN INTERNAL ROADWAY, THE PLATTED LOTS WILL NEED TO ACCOUNT FOR THE ROADWAY IF THE ROADWAY EXCEEDS THE IMPERVIOUS COVER LIMITS WITHIN THE RIGHT-OF-WAY."

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

- EV2.** Show the creek centerline, CWQZ buffer setback, and floodplain on all appropriate sheets in the prelim. It would be helpful if it is also shown in all exhibit sheets.
- EV3.** Clarify why the fully-developed 100-yr. floodplain shown in the exhibits differs from the one shown in Property profile. If there is an existing floodplain and a proposed floodplain, please indicate that in the plan. I am particularly concerned about the floodplain in the area of the CWQZ on the west side of the site.



EV4. Provide a grading exhibit for the section of Velocity Crossing that crosses the CWQZ on the west side and the section that is adjacent to the CWQZ on the east side. Grading within the ROW is not limited, but grading outside the ROW that is in the CWQZ may not exceed 4 feet. A Land Use Commission variance would be required to exceed 4 feet.

EV5. The engineer's report states that a biofiltration pond is proposed in the CWQZ, but I do not see that in the proposed drainage map exhibit. Please explain. Note that water quality controls must be delineated to demonstrate compliance with rules and regulations for development in the CWQZ in an Urban or Suburban watershed. [LDC 25-8, Subchapter A, Article 7; ECM 1.5.3]

SLOPES & GRADING [LDC 25-8, Article 7; ECM 1.8.0, 1.11.0]

EV6. Resubmit this project through the Project Assessment. The proposed grading plan must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Article 7; ECM 1.8.0] A commission variance may be required. Also, indicate on the grading plan what the maximum cut and fill is.

EV7. NOTE: Clearing of vegetation and grading are prohibited unless it "is in accordance with a released site plan or subdivision construction plan" [LDC 25-8-321(A)] "that demonstrates that the design will preserve the existing natural character of the landscape" [LDC 25-8-604(A)(2)] and minimizes the area of disturbance [ECM 1.4.4.B.1]. Grading not related to the ROW will be permitted with the site plan permits for each lot. The grading shown in the cut/fill exhibit will not be permitted with the subdivision construction plan. An exception might be possible if the grading is for floodplain modification permitted by a LOMR. Please contact me to discuss.

INTERBASIN DIVERSION [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

EV8. Clarify whether Interbasin diversion is proposed. If so, add the table below to the Drainage plan. Interbasin diversion must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. of drainage) of Diversion*

*Proposed diversion must be less than 20 percent of the gross site area or less than 1 acre, whichever is smaller.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: SW corner of 71 @ 130. Side channel is being permitted under SP-2021-0153D. Project Assessment case: C8-2020-0141PA. This is for Prelim Plan. Exhibits include rough grading which has not been reviewed/approved for compliance with floodplain regulations (prelim plans do not provide approval of grading as that is done through site plan or subdivision construction, and as the applicant proposes to dedicate a drainage easement to the full extent of the pre-project FEMA 500-yr floodplain, the plan is compliant with code at this time). It is expected that as the applicant proves refined grading is compliant with floodplain regulations (via subdivision construction or site plan) that an easement release will be pursued to allow development of the lots which are currently shown as being fully in the floodplain. Current prelim plan shows the entirety of the regulatory floodplain contained to a proposed drainage easement. Per conversation with case manager, easements only need to be shown on the attached exhibits PDF (called "U0 topographic slope map" in the AMANDA attachments).

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues.

As this project has been previously reviewed and approved by Floodplain Review, I have copied the necessary FYI comments that were previously provided so that there may be cohesive timeline for any future floodplain reviewers (and/or for future C8's/SP's for this area).

FP1. The site, as shown on the plan provided, may not be in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code (see Detailed Information sections of comments below).

- a. 25-7-3 – Obstruction of Waterways Prohibited (FYI only)
- b. 25-7-31 – Director Authorized to Require Drainage Studies (FYI only)
- c. 25-7-33 – Floodplain Maps, Delineation, and Depiction
- d. 25-7-61 – Criteria for Approval of Development Applications (FYI only)
- e. 25-7-62 – Certificate of Professional Engineer Required for Certain Alterations and Improvements (FYI only)
- f. 25-7-152 – Dedication of Easements and Rights-of-Way

FP2. The site, as shown on the plan provided, does not meet requirements set in the Drainage Criteria Manual Section 1 "Drainage Policy." Please correct your application to be in compliance with Criteria

Detailed Information:

- a. FYI: As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager asked that an exhibit be included showing the CLOMR floodplain extents in order to prove that it is conceivably possible to alter the floodplain in such a way that the proposed lots within the current floodplain are able to be developed while being compliant with code and criteria. This exhibit is included in the U0 Topographic Slope Map pdf in AMANDA.
- b. FYI: Modeling has not been provided for the Mass Grading Exhibit included in the "Prelim Plan exhibits" submittal. Approval of prelim plan does not include approval of mass grading exhibit. Applicant will need to prove during subdivision construction or via site plan that proposed grading is compliant with No Adverse Impact requirements as outlined in the DCM.
- c. FYI: A Letter of Map Revision will be required to be completed prior to CO for any buildings which are proposed to be in the current regulatory floodplain.
- d. FYI: As mentioned in Reviewer Notes, it is understood that the applicant plans to submit plans in the future to show compliance with floodplain regulations to reclaim floodplain area on Block E Lot 2 and Block I Lots 1 & 2 to make the lots developable. A drainage easement release is expected to be processed for those lots once compliance has been proven.

FP3. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 2 "Determination of Storm Run Off." Modeling must be in compliance with criteria prior to approval.
Detailed Information:

- a. FYI: Depending on the amount of fill proposed to reclaim the floodplain area along Onion Creek, be aware that routing may need to be updated in the HMS model to adequately ascertain the impact of the fill on the floodplain (especially if compensatory cut is not provided). It is expected that this will be addressed at Subdivision Construction or Site Plan stage.

FP4. The modeling provided does not meet requirements set in the Drainage Criteria Manual Section 6 "Open Channels." Modeling must be in compliance with criteria prior to approval.
Detailed Information:

- a. FYI: Updated RAS modeling is expected to be provided at development stage (i.e. Subdivision Construction or Site Plan) to prove that there are no adverse impacts to other properties due to the proposed reclamation of the floodplain area along Onion Creek.

FP5. The exhibits as provided are not be in compliance with LDC 25-7-3
Detailed Information:

- a. FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain without compensatory cut. This would be considered an obstruction to flow and will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP6. The exhibits as provided are not in compliance with LDC 25-7-31
Detailed Information

- a. FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP7. The Preliminary Plan, as provided, is not in compliance with LDC 25-7-33.
Detailed Information

- a. FYI: As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager asked that an exhibit be included showing the CLOMR floodplain extents in order to prove that it is conceivably possible to alter the floodplain in such a way that the proposed lots within the current floodplain are able to be developed while being compliant with code and criteria. This exhibit is included in the U0 Topographic Slope Map pdf in AMANDA.

- b. FYI: The floodplain on the unstudied tributary matches the approved floodplain from SP-2021-0153D. Per conversation with the case manager, the floodplains only need to be drawn on the "U0 Topographic Slope Map" exhibit.
- c. FYI: The drainage easement is delineated on the "U0 Topographic Slope Map" exhibit and does not need to be delineated elsewhere per the case manager.

FP8. The exhibits, as provided are not in compliance with LDC 25-7-61

Detailed Information:

- a. FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP9. The exhibits, as provided, are not in compliance with LDC 25-7-62.

Detailed Information:

- a. FYI: the current exhibits submittal includes a grading exhibit which shows proposed grading in the Onion Creek floodplain to reclaim floodplain area. This will not be allowed without proof that the fill meets No Adverse Impact requirements. It is expected that this will be cleared during a site development process (e.g. Subdivision Construction or Site Plan)

FP10. The Preliminary Plan, as provided, is not in compliance with LDC 25-7-152.

Detailed Information:

- a. The drainage easements shown contains the regulatory floodplain (both on Onion Main Stem as well as on the unstudied tributary as per the floodplain determined in SP-2021-0153D). The drainage easement is only shown on the "U0 Topographic Slope Map" exhibit and does not need to be shown anywhere else per the case manager.

Subdivision Review - Amy Combs - (512) 974-2786
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SR1. This application was submitted on June 27, 2022. All comments must be cleared by September 25, 2022. (25-1-83)

SR2. Please revise note 12 on the preliminary plan to the below correcting the italicized section below and please correct Sky Park Commons elsewhere to the new street name if unable to use "Sky Park Commons" as a name (25-1-83):

"Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

A Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Velocity Crossing, Sky Park Commons (*Or New Name for Road since you can't use Park*), World Drive, and Spirit Drive

Fiscal security is not required for streets not listed in subsection (A).

B Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: Velocity Crossing, Sky Park Commons (*Or New Name for Road since you can't use Park*), World Drive, and Spirit Drive"

SR3. Please update the legend on the overall preliminary plan to show just what is on the face of the overall preliminary plan (25-1-83)

- SR4.** Note 20 states that there is no known CEFs on the property, but then note 30 states that CEFs need to have a buffer, please coordinate with the wetlands biologist reviewer on what notes they would like to see on the plan (25-1-83)
- SR5.** It appears that there are phasing outlines on the preliminary plan, it is suggested that these lines are removed from the preliminary plan, because they are not necessary. The final plats would need to be submitted in the exact sequence that they are in the preliminary plan-if they are not submitted in this sequence you would need to send in an application to this preliminary plan to correct the phases. Additionally, the phasing lines appear to be cutting through lots?- you would not be able to submit a final plat with partial lots (25-1-83)
- SR6.** Please update the case/ file number to C8-2022-0112 on the plan on both the bottom of each sheet and the approval blocks (25-1-83)
- SR7.** Please update the application date on the approval block in the lower right hand of each sheet to June 27 2022 (25-1-83)
- SR8.** Please ensure that this preliminary plan matches the project assessment associated with this application- For instance there appears to be a lot labeled as Lot 2 Block C on the project assessment, but this lot does not seem to appear on the current preliminary plan, there also appears to be very slight differences in acres of the lots from the project assessment to the current plan (25-1-83)
- SR9.** Please remove all of the building footprints from the surrounding property- for instance on sheet 3 and sheet 5 there appears to be contours or building footprints for the surrounding property (25-1-83)

Water Quality Review - Kyle Virr - 512-974-2538
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ1.** Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2.** Provide the Appendix R-1 table for the preliminary plan.
- WQ3.** ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed- conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing- conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ4.** Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf
- WQ5.** The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

ERM Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

ERM1. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { This comment can be addressed by adding a note on all sheets stating that: "With the exception of the channel restoration in Site Plan "D", no Subdivision Improvements or Site Development Permits can be released for areas currently within the Atlas-14 floodplain or any CWQZ, until the channel restoration is complete and accepted by the City. However, utility connections could be permitted with minimal disturbance and no impervious cover impacts." }

ERM2. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { This comment can be addressed by clearly showing and labeling the Critical Water Quality Zone (CWQZ) on all sheets where it exists. }

ERM3. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { This comment can be addressed by clearly showing and labeling the City of Austin 100-year Fully Developed Floodplain on all sheets where it exists. }

ERM4. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { This comment can be addressed by please including a comprehensive floodplain modification/restoration plan sheet entitled "Floodplain Modification/Restoration" clearly showing the location/extent of the floodplain modification areas and the location/extent of the floodplain restoration areas [ECM 1.7]. This sheet should also include:

- a) Clearly delineate and calculate the area for all areas of vertical (cut/fill) or horizontal (boundary change) Floodplain Modification*
- b) Method of proposed restoration (e.g. plantings) including all specifics (species, size, quantity, location, etc.)*
- c) Calculations showing the required restoration ratios have been met including a balance table showing floodplain modification area equals floodplain restoration area. }*

ERM5. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { Please be advised that if the area proposed for floodplain modification outside of the CWQZ (Zone 1 FAFH) is in either "Good" or "Excellent" condition then the floodplain modification cannot be restored. If restoration areas are not available on-site, the restoration ratios can potentially be met via alternative mitigation. [ECM 1.7.6] (FYI: restoration is recommended). }

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR1. A Parkland Early Determination (PED #1286) was issued for this property in 2021, and stated that parkland dedication would be owed for the project, and included the following details 25-1-605 (C)

- Site area is 271 acres
- 2,184 multifamily units and 573 hotel rooms were proposed.
- Area is within a Public Improvement District (PID), and would therefore owe 10.4 acres of land per 1,000 residents.
- It is outside the urban core with no parkland dedication cap.
- At medium density, this calculates to 57 acres* (This figure has been double checked and appears incorrect – the correct number is 54.3 acres, assuming numbers above are correct.)

PR2. Recommend a follow up meeting with PARD to discuss parkland dedication and sequence. Please contact this reviewer to schedule a meeting.

PR3. Within the Preliminary Plan, show parkland as separately platted lots. Label future parkland as "To be dedicated to City of Austin." § 25-1-602 (B) and (G).

PR4. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions. 25-1-603

PR5. The following were comments made to the last version of the plans that PARD reviewed. Depending on where the plans are currently, they may still be applicable:

PR6. Thank you for prioritizing Onion Creek and connections on exhibit. PARD has additional parkland design notes on exhibit:

- a. Add Signature Park to Dedicated Parkland, at 100% credit (assuming no encumbrances); a neighborhood park is needed in this area.
- b. Increase width of linear park leading to Signature Park (called out as 0.91 acres)
- c. Create Trailhead in area currently labeled as 3.17 acre park, a wide entrance to the trail. Remove building in this area to expand the park.
- d. The plan should include provision of public parking near the trailhead.
- e. Expand park in area labeled as 1.46 acres, remove building to expand parkland.
- f. Remove buildings from parkland areas.
- g. Remove crediting from pond areas OR remove ponds from these areas; ponds will ultimately be privately maintained, and this distinction will make things clearer.
- h. Remove eastern linear park.
- i. For the eastern side of the development – remove crediting from trails that go in between buildings; these can still be useful trails that connect offices to parkland.
- j. In northeast portion of development, bring parkland connections out to driveway / ROW.
- k. By this reviewer's calculations, these changes, would result in a reduction in credit of 11.4 acres, and an increase in credit of 10.93, a net loss of approximately 0.47. Please double check calculations.

PR7. Thank you for changes made to plan. The following changes are still needed:

Parkland Area 1 (Block C) – please remove this from credited parkland. With pond removed, it is only narrow strips along Hwy 71 and Velocity Crossing.

- a. Linear parks, along roadways – please confirm that these are at least 40 ft in width.
- b. Linear park at Block B, #8 – enlarge to at least 0.25 acres to meet minimum park size.
- c. North-south stub at Block E – clarify what will be north of this, consider extension to World Drive.
- d. Make any additional changes to accommodate the above.

PR8. Thank you for an open discussion of the sequence of parkland dedication, and desire for flexibility with development. PARD proposes the following sequence. Proposed parkland areas and crediting shown on Preliminary Plan, labeled "To be dedicated to the City of Austin."

At time of Final Plat, the same areas are shown as on Preliminary, divided out as separate lots:

- Adjacent to Onion Creek
- Signature Park / Neighborhood Park
- South of World Drive
- These areas will be dedicated by deed at the time of Final Plat, and a note added to the Plat to indicate Parkland Dedication is satisfied for _____units and _____hotel rooms by the dedication of _____acres as shown on the Final Plat.
- A Parkland Improvement, Maintenance, and Programming Agreement will be completed at this time to allow for construction of the parks after dedication.
- Fiscal will be posted for the construction of amenities.

- A tracking table will be used for site plans to track how many units have been built up to the total noted on the Final Plat.
- If, in the process of site plans (SDPs), the numbers (of units) on the final plat are exceeded, additional parkland dedication or fees in lieu will be owed.

Some of these details will still need to be worked out internally, but will not detain the project assessment. Please break out Park lots separately on the Preliminary Plan. This reviewer will reach out to the applicant when the City is ready to go over phasing and parkland dedication.

Regional Stormwater Management Review - Katina Bohrer - 512- 974-3558
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Reviewer notes: At SW corner of SH71 and Onion Creek. Previous case number: C8-2020-0141. Conditional approval of RSMP was granted per letter sent to applicant (as evidenced by the letter being included with this case submittal documents). As applicant is likely aware, the RSMP group currently has no permanent staff, please be patient with us as we figure out status of all projects and get oriented. My understanding is that a new RS case number needs to be assigned and a new letter issued which references this particular SP case number. Per previous review comments from Emily, at Plat, participation agreement and fee must be paid for roadway, and then the subsequent fees would be determined for each development area at the time of (assumed) site plan submittal.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions (additionally, if sending emails, please CC RSMP@austintexas.gov)

RS1. The site, as shown on the plan provided, is not in compliance with DCM Section 8 "Stormwater management." Please correct your application to be in compliance with code.

- An updated conditional approval letter will be issued via email. At final plat, public ROW will be finalized, and a formal agreement, approval letter, and payment will be completed for that area. At the time of each site development application, site area, impervious cover, and other details will be finalized with total impervious cover not to exceed 127.7 acres across the 207 participating acres as outlined in the comprehensive drainage analysis completed with this preliminary plan. At final plat, an RSMP tracking table will be established and carried through each site development plan to ensure that proposed impervious cover assumed in the drainage analysis is not exceeded. Any exclusions of drainage easements or other area from the RSMP participation payment calculation(s) will be documented and finalized at the time of approval for the applicable site plan(s). (DCM 8.2)
- Plat note number 10 must have the blanks filled in upon receipt of the updated conditional approval letter (DCM 8.2.2)

Site Plan Plumbing - Cory Harmon - 512-974-2882

The proposed preliminary plan (C8-2022-0112) is cleared from a plumbing code perspective.

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

No Wetland Review Required. No wetland CEFs are located on-site or within 150 feet of the site.

End of Master Comment Report