SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0141

COMMISSION DATE: April 19, 2022

SUBDIVISION NAME: Velocity Preliminary Plan

ADDRESS: 3848 ½ E SH 71 Service Road

<u>APPLICANT</u>: Market Place Real Estate Group (Karl Koebel)

AGENT: Kimley-Horn and Associates (Justin Kramer)

ZONING: LI-PDA	NA NEIGHBORHOOD PLAN: NA
AREA: 270 acres	LOTS : 19
COUNTY: Travis	DISTRICT: 2
WATERSHED: Onion Creek	JURISDICTION: Full Purpose

<u>SIDEWALKS</u>: Sidewalks will be constructed along the proposed streets of Sky Park Commons, World Drive, Velocity Crossing, Spirit Drive, S FM 973 RD, SH71 EB, Toll 130, and Momentum Way

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of the Velocity Preliminary Plan. This plan proposes 3 commercialoffice lots; 2 commercial-retail lots, 7 multifamily lots, and 7 greenbelt lots on approximately 270 acres.

The plan 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.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plan for the reasons listed in the comment report dated April 14, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs

PHONE: 512-974-9002

<u>E-mail</u>: amy.combs@austintexas.gov

ATTACHMENTS:

Exhibit A: Vicinity map Exhibit B: Proposed preliminary plan Exhibit C: Comment report dated April 14, 2022



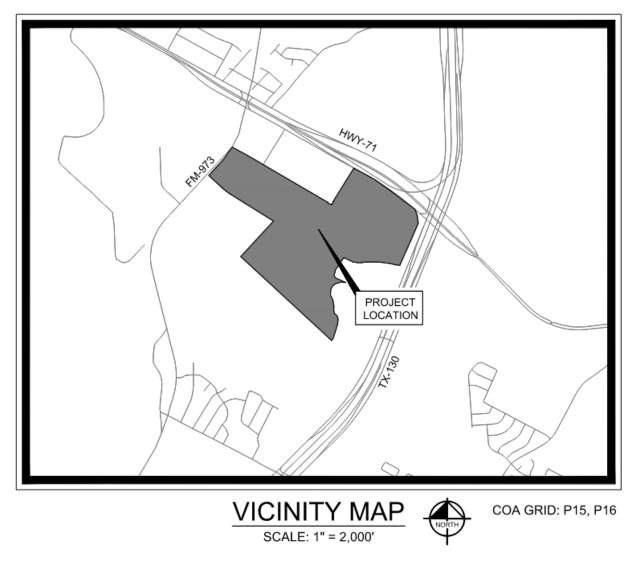
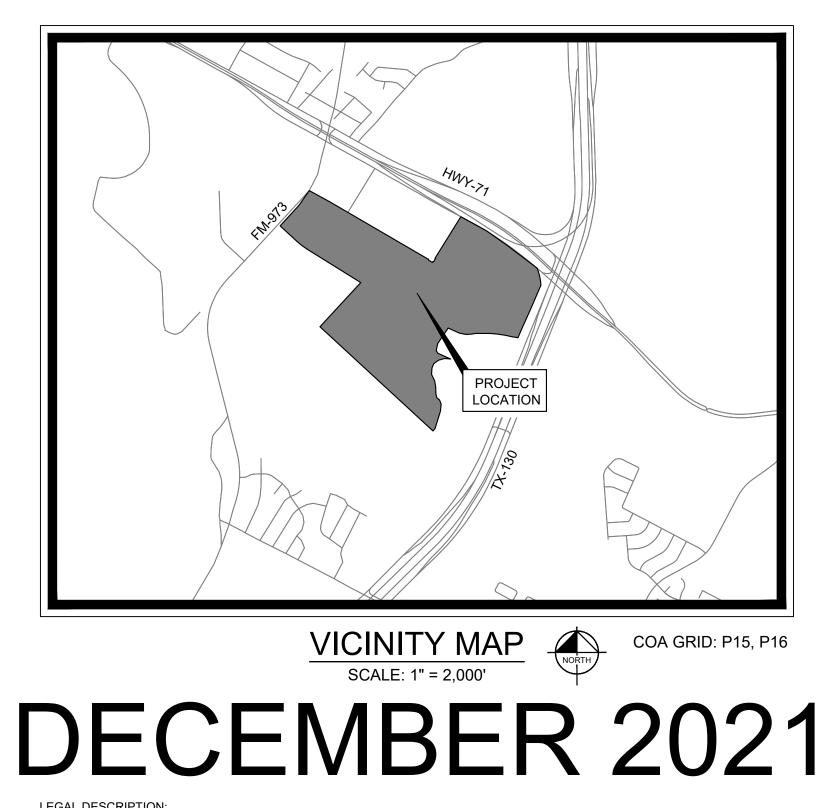


Exhibit B:	Proposed Preliminary Plan
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Plotted By:Luts. Nick Dete:March 31. 202 09:55:00am File Path:K:\AUS_Civi\069243007 — Velocity Crossing Preliminary Plan/Dad\PlanSheets\C-Cover Sheet.dwg This document, together with the concepts and designs preservled herein, as an instrument of service, is interded only for the specific purpose and client for which it was prepared. Reuse of and impreper reliance on this document without written authorization and adaptation and adaptation is a concepts and designs preservled herein, as an instrument of service, is interded only for the specific purpose and client for which it was prepared. Reuse of and impreper reliance on this document without written authorization and adaptation and adaptation and adaptation is a concept of the second designs preserved herein, as an instrument of service, is interded only for the specific purpose and client for which it was prepared. Reuse of and impreper reliance on this document without written authorization and adaptation addition and adaptation addition and adaptation addition additadition addition addition a	
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VELOCITY PELIMINARY PLAN SOUTHWEST CORNER OF SH-71 AND SH-130 AUSTIN, TEXAS C8-2020-0141



LEGAL DESCRIPTION: BEING 270.93 ACRES OF LAND, LOCATED IN THE SANTIAGO DEL VALLE LEAGUE ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 385.684 ACRE TRACT, CONVEYED TO SH 71-130 HOLDINGS, LP., IN DOCUMENT NUMBER 2014189945 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS., AND ALL OF THAT CERTAIN 4.886 ACRE TRACT, CONVEYED TO SH 71-30 HOLDINGS, LP, IN DOCUMENT NUMBER 2014189949, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

VELOCITY PRELIMINARY PLAN

SHEET INDEX			
SHEET NO.	DESCRIPTION		
1	COVER SHEET		
2	GENERAL NOTES		
3	OVERALL PRELIMINARY PLAN		
4 PRELIMINARY PLAN (SHEET 1 OF 6)			
5	PRELIMINARY PLAN (SHEET 2 OF 6)		
6	PRELIMINARY PLAN (SHEET 3 OF 6)		
7 PRELIMINARY PLAN (SHEET 4 OF 6)			
8	PRELIMINARY PLAN (SHEET 5 OF 6)		
9	PRELIMINARY PLAN (SHEET 6 OF 6)		
10	STREET CROSS-SECTIONS		



VC HOLDINGS QOZ, LP 1601 RIO GRANDE, SUITE 300 AUSTIN, TEXAS 78701 TEL: (512) 494-4224

SURVEYOR

JOHN GREGORY MOSIER, RPLS, PG KIMLEY-HORN AND ASSOCIATES 601 NW LOOP 410, SUITE 250 SAN ANTONIO, TEXAS 78216 TEL: (210) 321-3402

ENGINEER

JUSTIN J, KRAMER, P.E. #122309 KIMLEY-HORN AND ASSOCIATES, INC, 10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TEXAS 78759 TEL: (512) 418-1771 STATE OF TEXAS REGISTRATION NO. F-928

	BENCHMARKS	COVER
	BENCHMARKS:	
	TBM #1 "I 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)	7
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PRELIMINARY SUBDIVISION APPROV	AL SHEET OF	
FILE NUMBER <u>C8-2020-0141</u> APPI	LICATION DATE	
APPROVED BY LAND USE COMMISSI	ON ON	
EXPIRATION DATE LDC 25-4-62		
CASE MANAGER:		VELOCITY ELIMINARY PI CITY OF AUSTIN TRAVIS COUNTY, TEXA
AMY COMBS, FOR:		
DENISE LUCAS, DIRECTOR, DEVELO	PMENT SERVICES DEPARTMENT	
Final plats must be recorded by the Proj	ect Expiration Date. Subsequent Site Plans which	
do not comply with the Code current at t	he time of filing, and require Building Permits or it is not required), must also be approved prior to the	SHEET NUMBER
Project Expiration Date.	i is not required), must also be approved prior to the	1 1

C8-2020-0141

JUSTIN J. KRAMER

122309

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THE FOLLOWING STREETS: VEL VE CAL SECURITY IS NOT REQUIREE ENVIRONMENTAL AND SAFE	
VE CAL SECURITY IS NOT REQUIRED ENVIRONMENTAL AND SAFE	A NEW AND
CAL SECURITY IS NOT REQUIRED	CONTENT ON COMPANY ON CONTENT AND CONTINUED ON NORD SINCE TOU CAN TUSE FARM, WORLD DRIVE, AND SFIRT
ENVIRONMENTAL AND SAFE	FOR STREETS NOT LISTED IN SUBSECTION (A).
IN EASEMENTS DETENTION W	Y CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK,
	ATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE
	JDING THE FOLLOWING STREETS: VELOCITY CROSSING, SKY PARK COMMONS (OR NEW NAME FOR ROAD SINCE YOU CAN'T USE RIVE
K), WORLD DRIVE, AND SPIRIT D	
SION / SEDIMENTATION CONTRO	DLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION,
SUANT TO LDC AND THE ENVIRO	DNMENTAL CRITERIA MANUAL.
TER QUALITY CONTROLS ARE RE	EQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUAN
LDC AND THE ENVIRONMENTAL	CRITERIA MANUAL.
LOT SHALL BE OCCUPIED UNTIL	THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
S PROJECT IS LOCATED IN THE C	DNION CREEK AND COLORADO RIVER WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
	S PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE
	HAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO
	DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS
	HALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
	D WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP. NO. 48453C0620K AND #48453C06210L TRAVIS COUNTY, TEXAS
ED JANUARY 22, 2020.	
	R WITHIN 150 FEET OF THIS PROPERTY.
ADWAY DESIGN SHALL COMPLY	WITH THE CITY OF AUSTIN DESIGN STANDARDS AND PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AT THE TIME OF FINAL PLAT.
ACTIVITIES WITHIN THE CEF BU	FFERS MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED
THE MAXIMUM EXTENT. PRACTIC	ABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
CITY'S ENVIRONMENTAL CRITE	RIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY
ES FROM THE UTILITY COMPATI	BLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHINB) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD
NSMISSION CONDUCTOR, UNLE	SS MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHEDVARIATIONS TO THESE PLANTING DISTANCES AND
CIES MAY BE MADE ONLY WITH	THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER
KLAND REQUIREMENTS WILL BE	SATISFIED AT THE TIME OF SITE PLAN.
	Y OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS
	HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S
	IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
	TAIN APPROVAL FROM PRIVATE UTILITY COMPANIES FOR LOCATIONS WHERE PROPOSED ROADWAYS OR UTILITIES CROSS
	ISION OF THE PRELIMINARY PLAN MAY BE REQUIRED IN THE EVENT THAT THE UTILITY COMPANIES DO NOT APPROVE OF THE
POSED DESIGNS.	
S LOCATED WITHIN FLOODPLAIN	I IN BLOCKS D, E, G, H, AND I TO BE MASS GRADED AND REMOVED FROM FLOODPLAIN AT TIME OF SUBDIVISION CONSTRUCTIO
NS. REFERENCE EXHIBIT - N FOR	R ROUGH MASS GRADING.
CH LOT WITHIN THIS SUBDIVISION	SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER
VICE LINES SHALL BE POSITION	ED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES
ERSON WHO SEEKS TO CONVEY	A LOT CONTAINING A RESTRICTED PIPELINE AREA SHALL, BEFORE TITLE IS TRANSFERRED, DELIVER TO THE PROPOSED
ANTEE A DOCUMENT DESCRIBIN	G THE RESTRICTED PIPELINE AREA, THE LIMITATIONS ON ITS DEVELOPMENT, AND THE NAME AND ADDRESS OF THE PIPELINE
NER OR OPERATOR.	
	L VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND
	TION IS PROHIBITED. DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT. [LDC 25-8-281]
DIEWATER DISPUSAL UR IRRIGA	ATOM 15 FROHIDITED, DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT. [LDC 25-8-281]
	DC AND THE ENVIRONMENTAL (OT SHALL BE OCCUPIED UNTIL PROJECT IS LOCATED IN THE O SITE IS NOT OVER THE EDWAR DISTURBED AREAS WITHIN THIS EASE OF FISCAL SURETY FOR THE JRE THAT SUBSEQUENT PHASE ADEQUATELY REVEGETATED S ORTION OF THIS SITE IS LOCATE ED JANUARY 22, 2020. RE ARE NO KNOWN CEF'S ON OU DWAY DESIGN SHALL COMPLY (ACTIVITIES WITHIN THE CEF BUI HE MAXIMUM EXTENT. PRACTIC CITY'S ENVIRONMENTAL CRITE ES FROM THE UTILITY COMPATI NSMISSION CONDUCTOR, UNLES CIES MAY BE MADE ONLY WITH SCLAND REQUIREMENTS WILL BE HIN A SIGHT LINE EASEMENT AN ERMINED TO CAUSE A TRAFFIC ENSE. THE PROPERTY OWNER LICANT IS RESPONSIBLE TO OB' R EXISTING EASEMENTS. A REV POSED DESIGNS. S LOCATED WITHIN FLOODPLAIN IS. REFERENCE EXHIBIT - N FOR H LOT WITHIN THIS SUBDIVISION VICE LINES SHALL BE POSITION RSON WHO SEEKS TO CONVEY NTEE A DOCUMENT DESCRIBING IER OR OPERATOR. HIN A CEF BUFFER THE NATURA

30.		CEF BUFFE
	BLOCK	LOT
	В	1
	С	1
		2
	D	1
		1
		2
	E	3
		4
		5
		1
		2
	F	3
		4
		5
		1
	G	2
	Н	1
		1
	I	2
	RIGHT	-OF-WAY

16.38

1.47

14.52

79.05

12.60

1.47

26.38

0.75

15.71

7.88

14.25

11.07

2.62

3.48

3.55

2.02

24.38

2

3

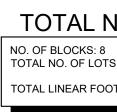
					_
STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6042'	
MOMENTUM WAY	73'	34'	LOCAL STREET	537'	
SKY PARK COMMONS	73'	34'	LOCAL STREET	2214'	
SPIRIT DRIVE	73'	34'	LOCAL STREET	1004'	
VELOCITY CROSSING	73'	34'	LEVEL 3 CONNECTOR	2127	
VELOCITY CROSSING	90'	36'	LEVEL 3 CONNECTOR	2408	



CURVE TABLE

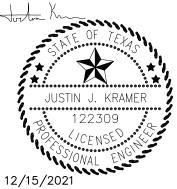
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	T
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	
C2	12.50'	19.28'	N15°35'04"W	17.42'	88°21'22"	
C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	
C5	1345.00'	126.67'	S55°25'14"E	126.62'	5°23'45"	
C6	26189.53'	1012.01'	N23°43'13"E	1011.95'	2°12'50"	

	ABLE	
LINE	LENGTH	BEA
L1	376.45	N17°19
L2	150.03	N5°28'
L3	94.73	N22°13
L4	70.54	N51°08
L5	83.54	N13°56
L6	136.69	N0°59'
L7	133.61	N9°29'
L8	150.69	N25°14
L9	134.78	N3°14'
L10	99.95	N24°01
L11	119.69	N54°08
L12	128.33	N74°09
L13	128.28	S85°24
L14	291.29	N65°34
L15	66.75	N32°13
L16	148.74	N12°05
L17	390.57	N34°02
L18	256.97	S65°23
L19	141.58	S79°17
L20	114.98	N87°16
L21	88.08	N79°20
L22	313.32	S89°31
L23	130.91	S85°15
L24	161.06	S81°34
L25	147.55	S77°42
L26	134.32	S80°36
L27	180.92	N23°06



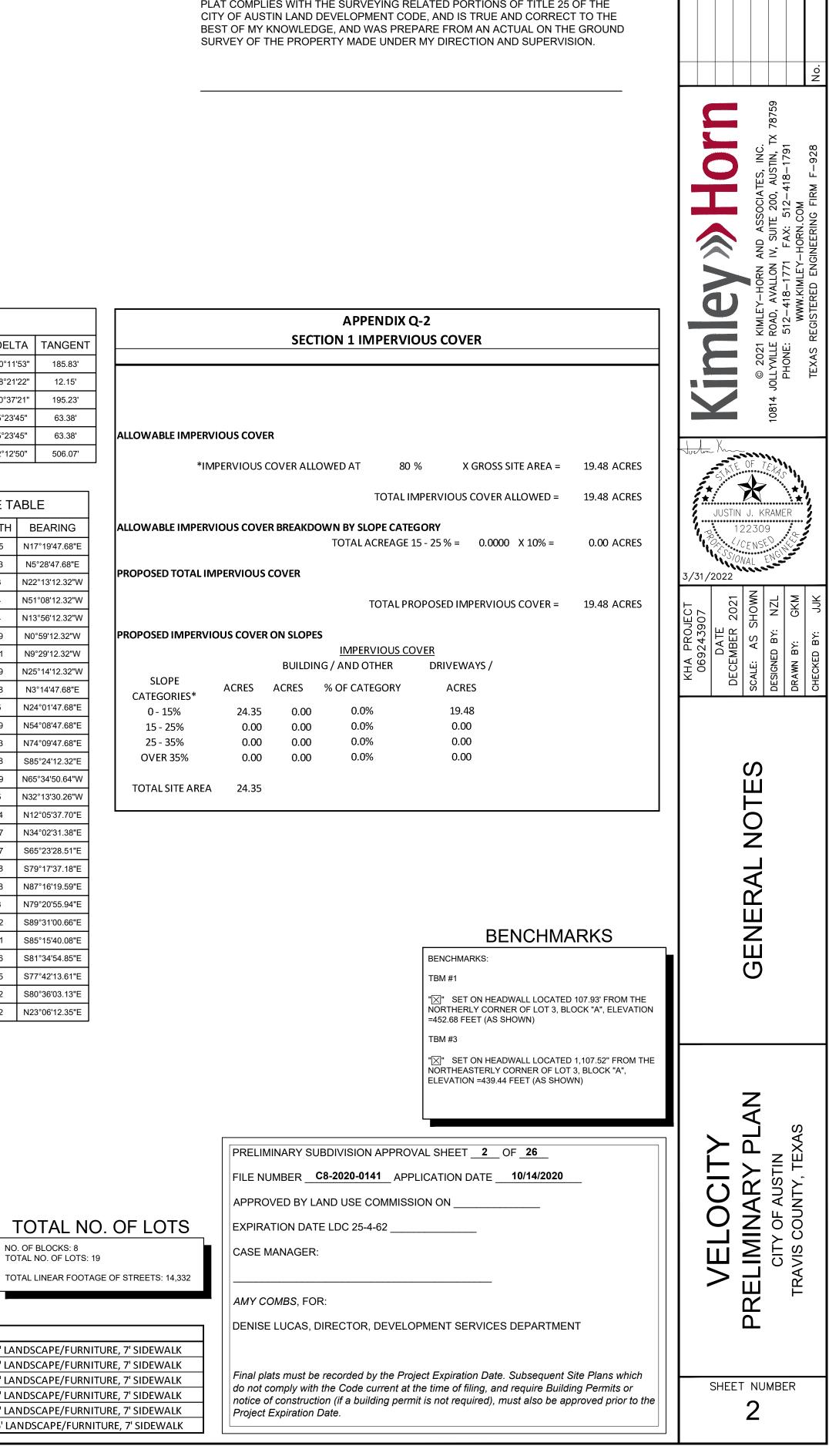
7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK 7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK 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 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 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 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

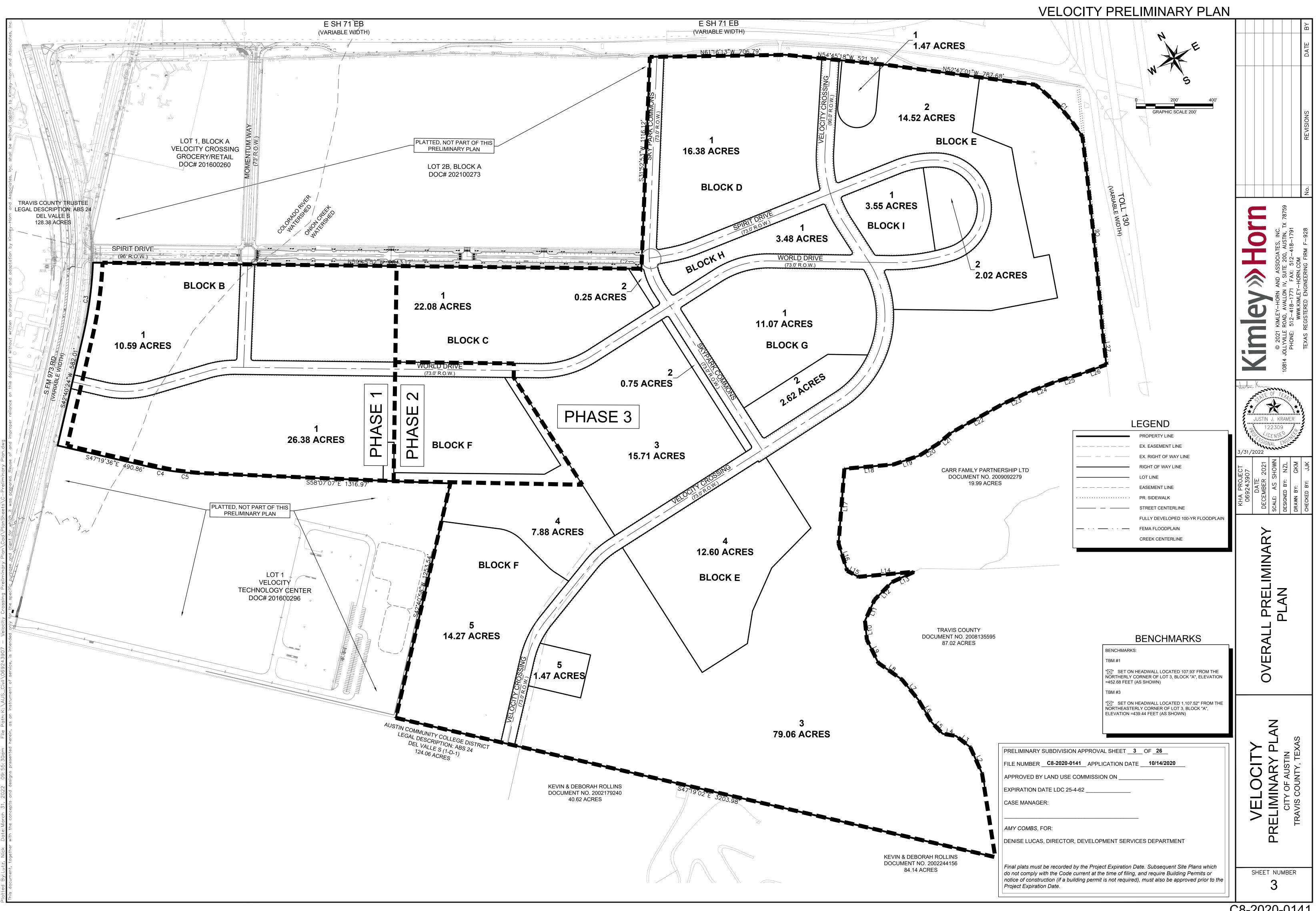
SECTION



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 PLAT 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.

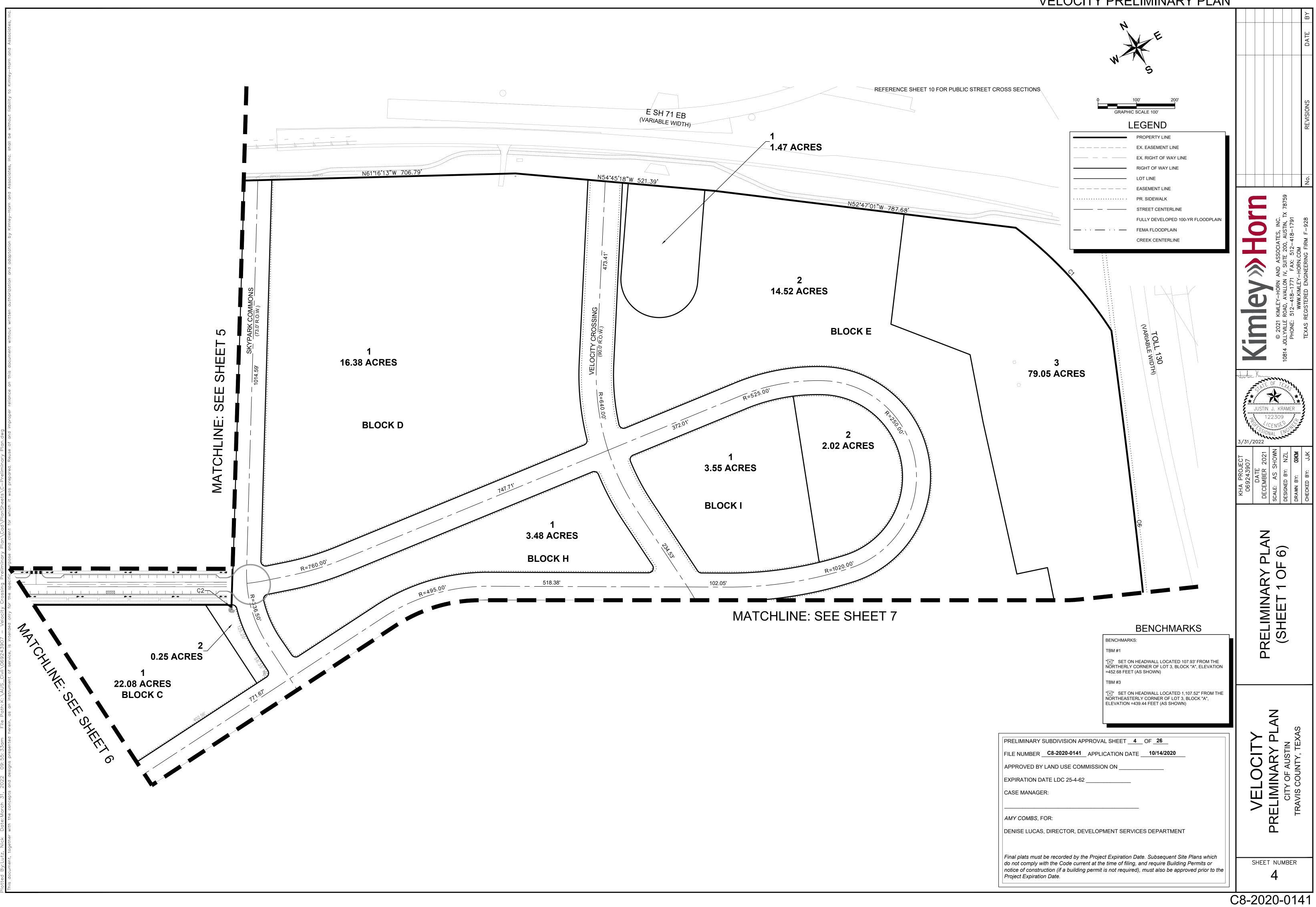
I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE



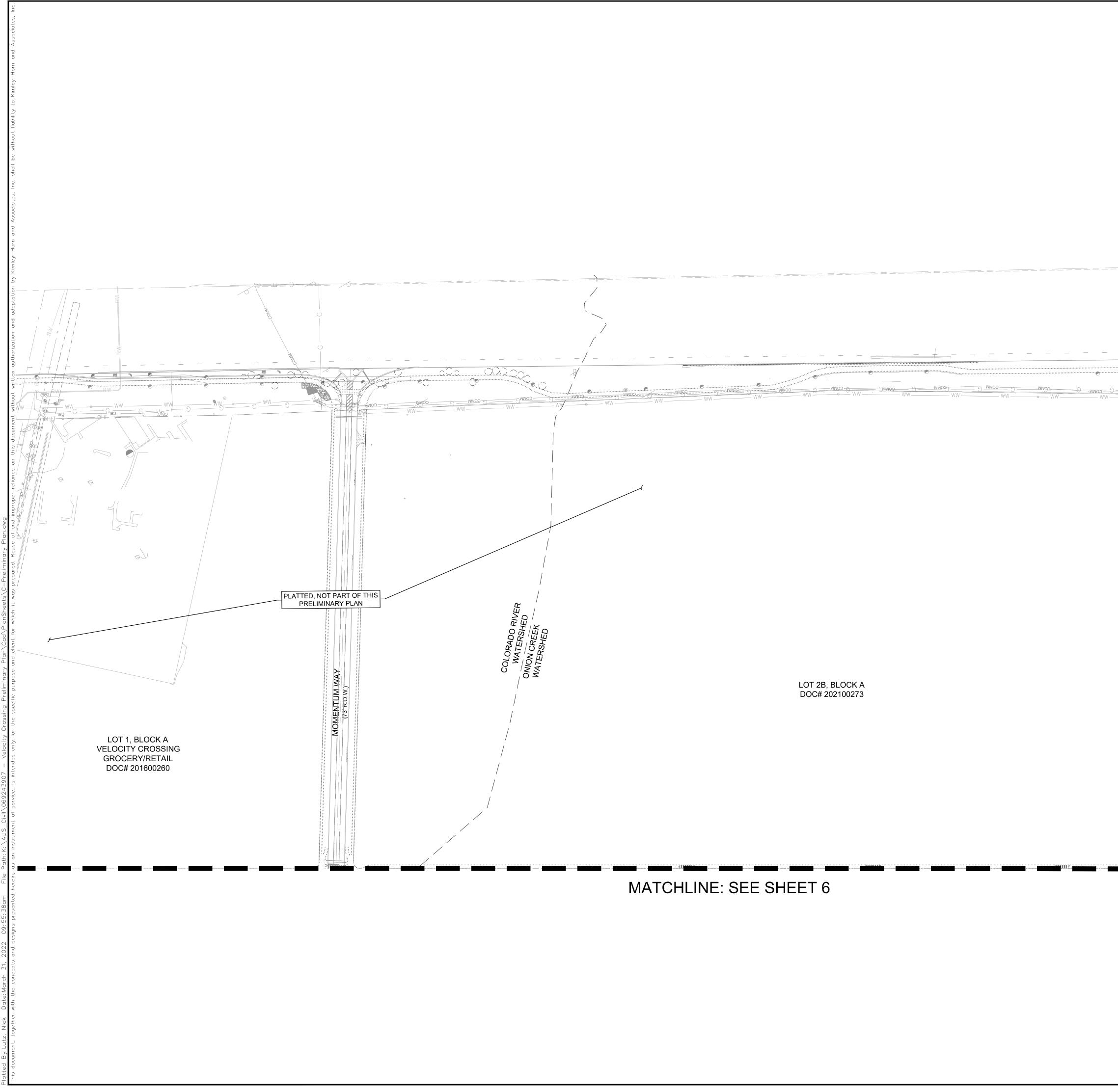


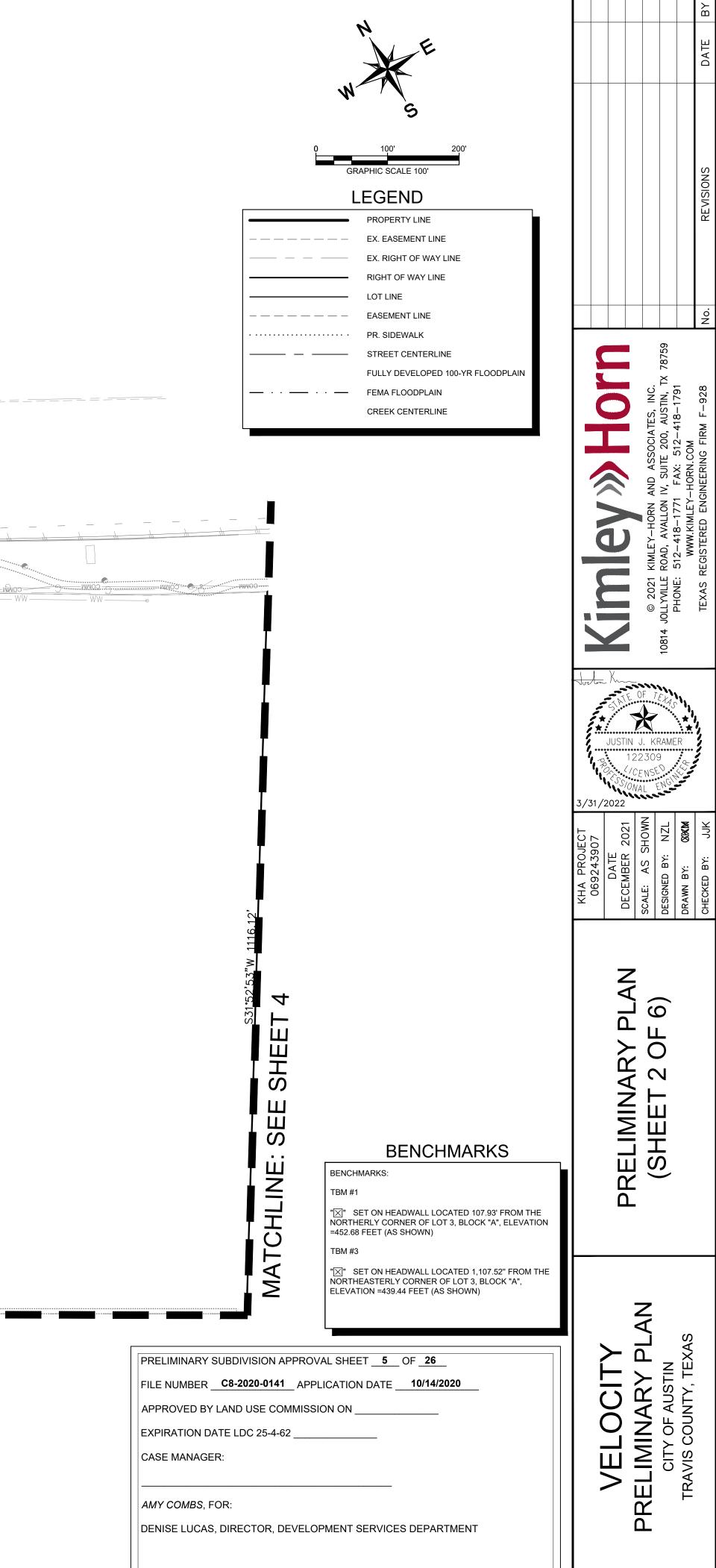


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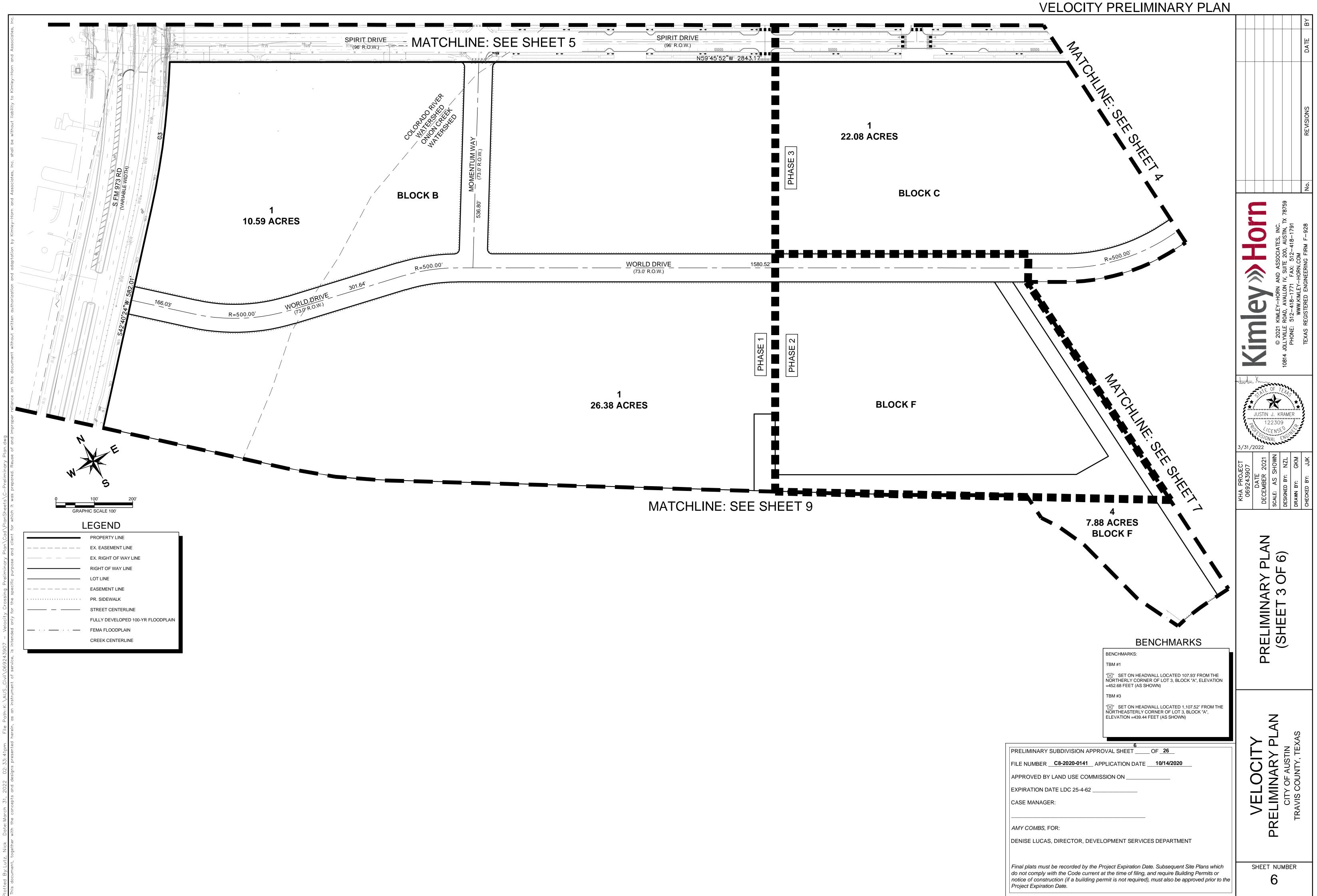


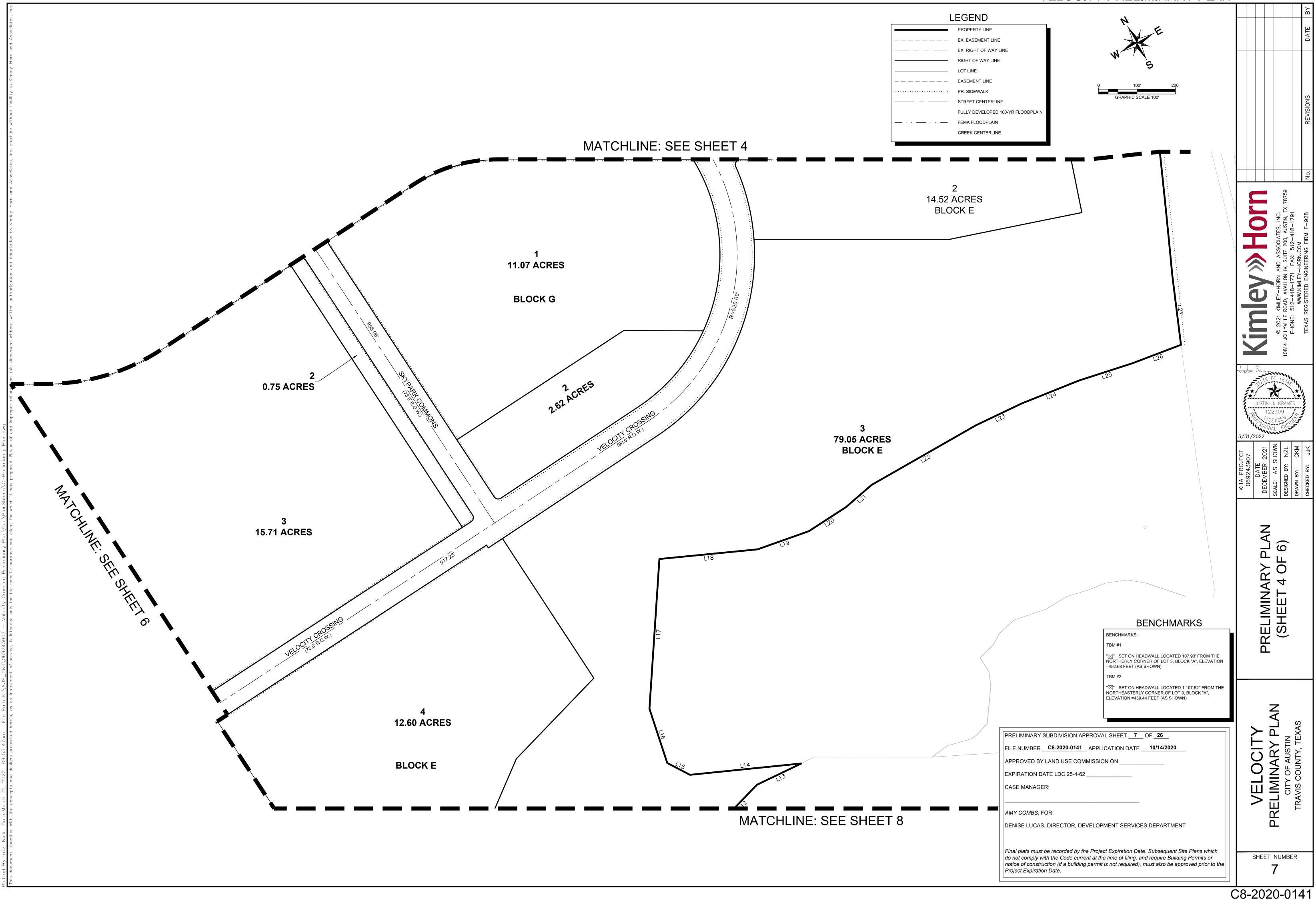
Final plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building Permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

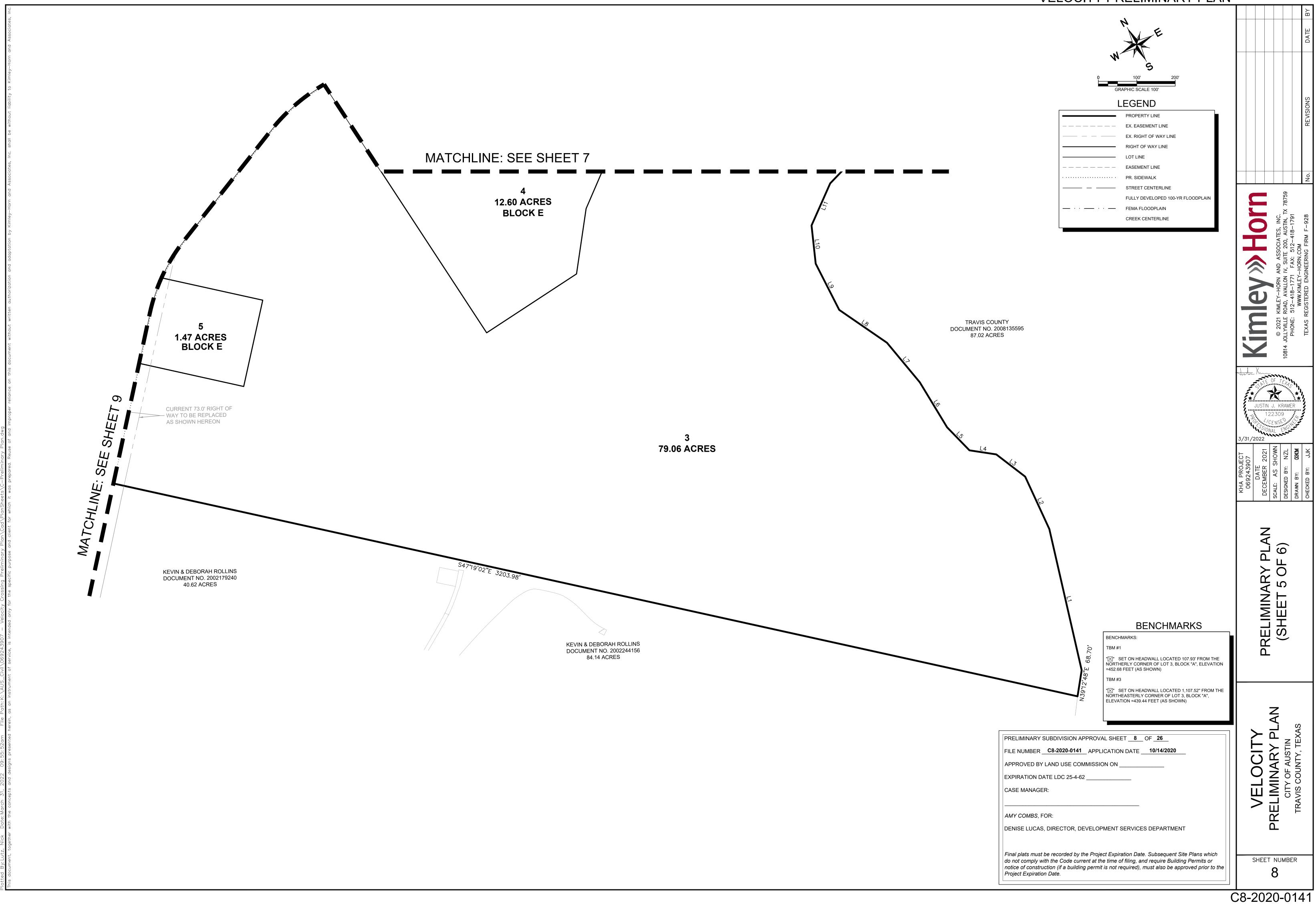
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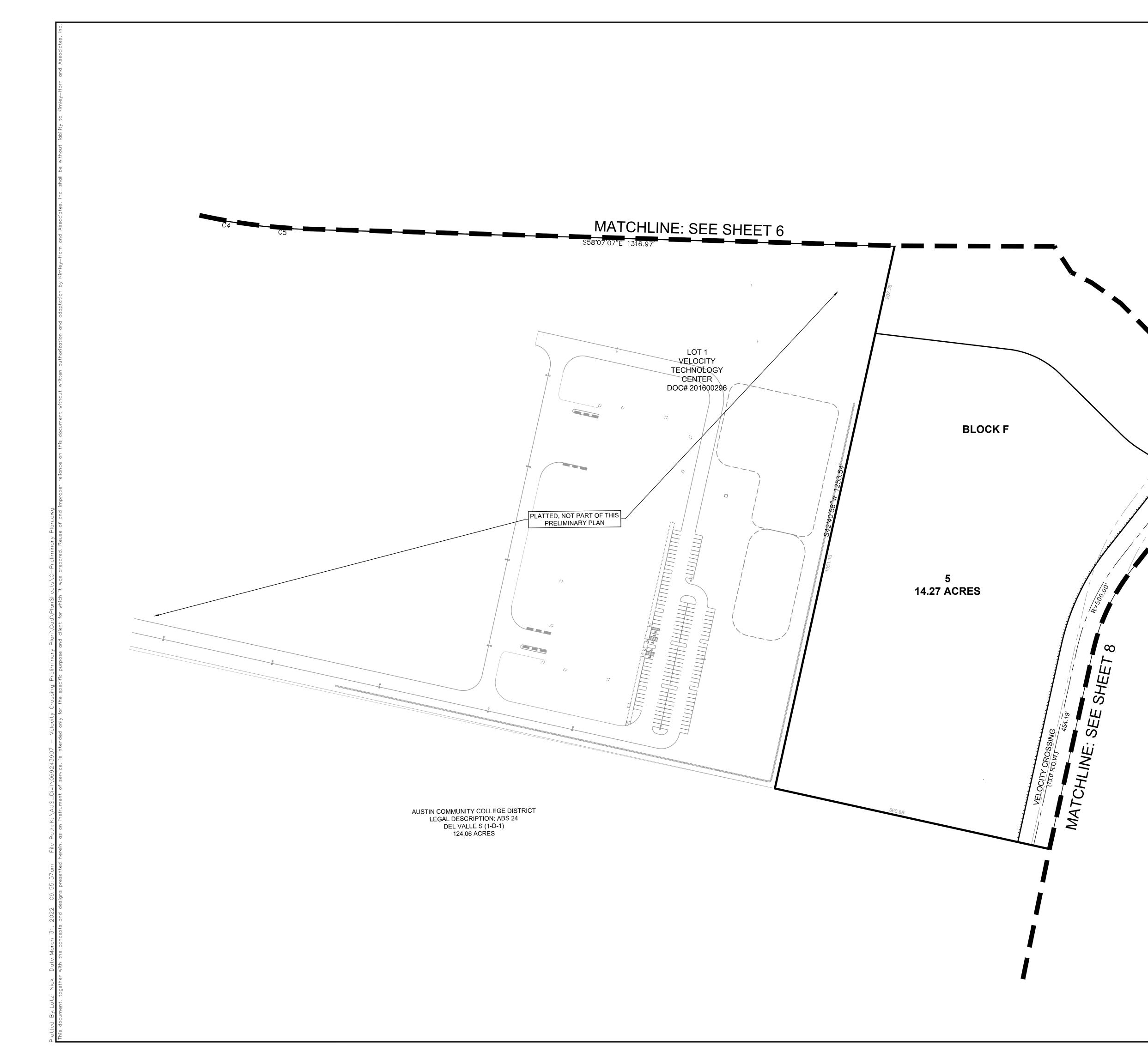
SHEET NUMBER

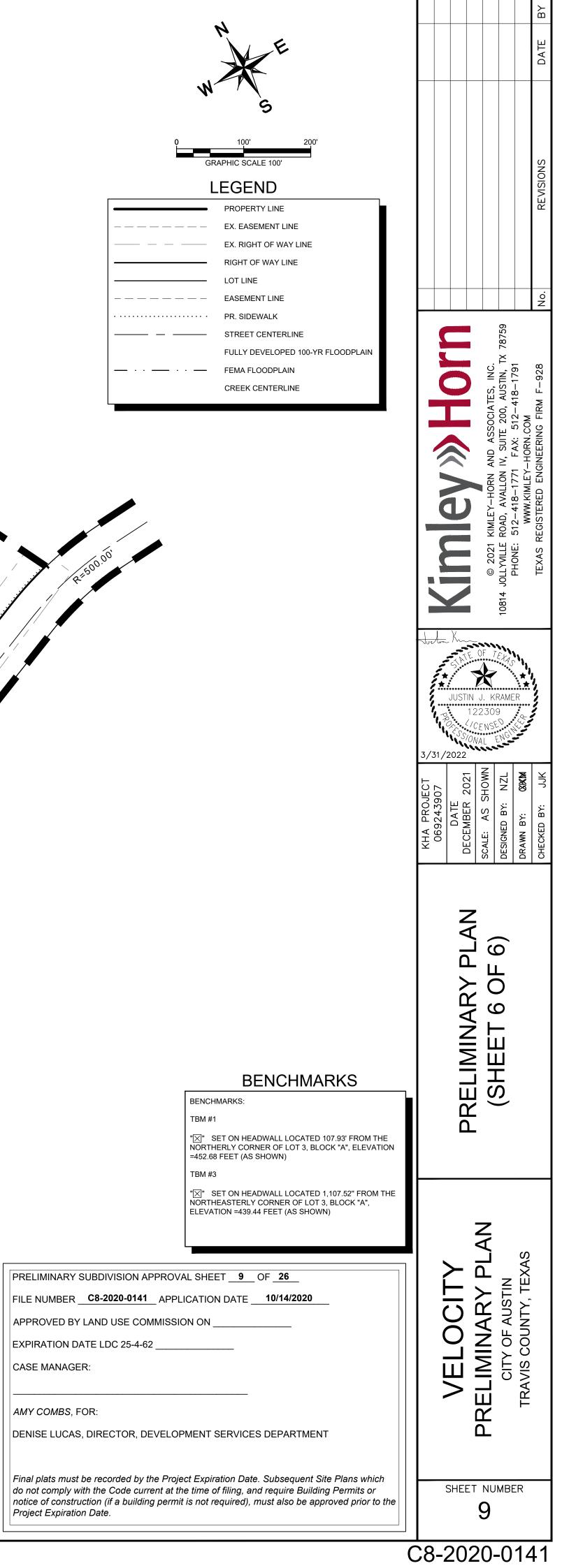
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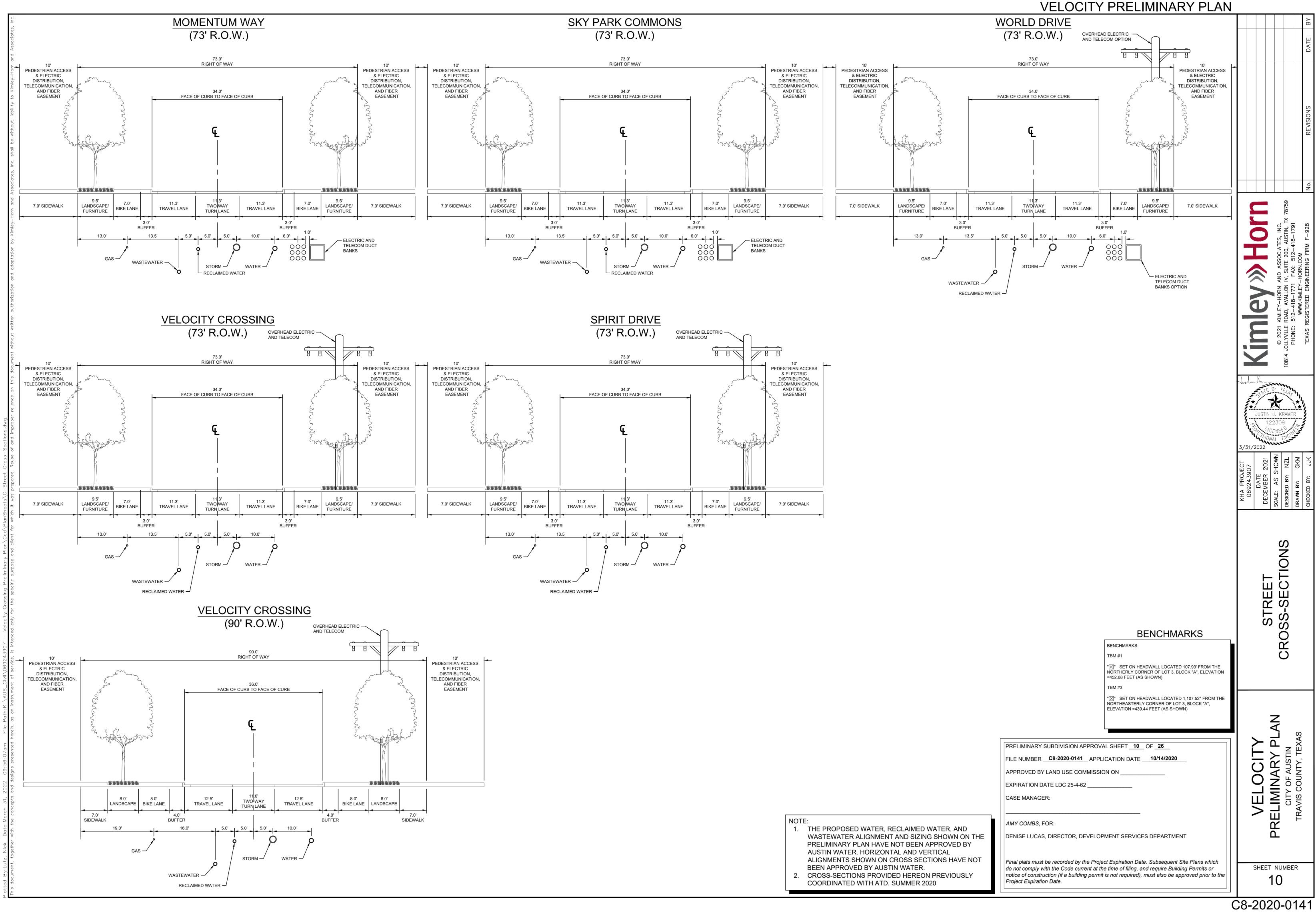












10'	
PEDESTRIAN ACCESS	
& ELECTRIC	
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AND FIBER	
EASEMENT	

NOTE	Ξ:
1.	THE PROPOSED WATER, RECLAI
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	PRELIMINARY PLAN HAVE NOT B
	AUSTIN WATER. HORIZONTAL AN
	ALIGNMENTS SHOWN ON CROSS
	BEEN APPROVED BY AUSTIN WA
2.	CROSS-SECTIONS PROVIDED HE
	COORDINATED WITH ATD, SUMM

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

 CASE NUMBER:
 C8-2020-0141

 REVISION #:
 00
 UPDATE:
 U1

 CASE MANAGER:
 Amy Combs
 PHONE #:
 (512) 974-2786

PROJECT NAME:Velocity Preliminary PlanLOCATION:3848-1/2 E SH 71 SVRD EB

SUBMITTAL DATE: April 4, 2022 FINAL REPORT DATE: April 14, 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 **April 3**, **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).

REVIEWERS: Planner 1: Chima Onyia 911 Addressing: Jorge Perdomo ATD Engineering: Amber Mitchell

Environmental: Pamela Abee-Taulli Regional Stormwater Management: Emily Booth Subdivision: Amy Combs



911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1. Not Cleared. SKY PARK COMMONS – Park is on the do not use list NOTE1: Use of the COMMONS street type should be utilized in a high-density area surrounded by grassy knolls or grassy areas as stated in street name reservation standards §25-4-155

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

ATD1. On preliminary plans, provide a plat note stating that streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat. LDC 25-6-171(a). Update Note 22 for this purpose.

U1: Comment addressed.

ATD2. 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.
U1: Response noted; waiver fee has been added in AMANDA and can be paid in Austin Build + Connect. Waiver approval memo will be issued as soon as the fee is paid. Add a note the General Notes section identifying the waiver approval specifying code and blocks.

ATD3. Provide the following plat note: "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." LDC 25-6-351. Update Note 43 for this purpose. **U1:** Comment addressed.

ATD4. Remove Note 45; fiscal surety will not be allowed for site plans adjacent to required street construction. LDC 25-1-83.

U1: Comment addressed.

ATD5. Update Note 12 to include "and all identified Joint Use Access Easements". LDC 25-6-351 and LDC 25-4-153.

U1: Comment addressed.

ATD6. 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.

U1: Response noted; waiver fee has been added in AMANDA and can be paid in Austin Build + Connect. Waiver approval memo will be issued as soon as the fee is paid.

Add a note the General Notes section identifying the waiver approval specifying code and street being granted the variance.

ATD7. Maximum length of cul-de-sac or single-outlet Street between turnaround bubbles is 1000 ft. (700 ft. desirable). TCM, Fig. 1-40.

U1: Response noted; update plans to depict temporary turnaround/cul-de-sac on all applicable preliminary plan pages, not just a sheet in the exhibits file.

EV1. Provide an exhibit showing grading proposed as part of the subdivision application for:

- Cut from 4 to 8 feet;
- Cut over 8 feet;
- Fill from 4 to 8 feet; and
- Fill over 8 feet.

Exclude grading within the ROW and for proposed ponds. Grading must comply with limits in LDC 25-8 Subchapter A.

U1. Comment pending.

- Mass grading is not permitted with a commercial subdivision plan. Grading of individual lots will be done with the site plans for their individual development. Roadways, detention & water quality ponds, and other infrastructure may be developed with a commercial subdivision. Please remove the mass grading plan from the exhibits for the preliminary plan.
- Please revise the cut/fill exhibit to include only the grading necessary for construction of the roadways, ponds, and other infrastructure.

FYI: There is an impervious cover tracking table on the impervious cover exhibit. Please be advised that each site plan will be required to comply with the appropriate watershed impervious cover on its own. The impervious cover will not be averaged across the subdivision. The only exception will be for two or more lots that are tied together through a unified development agreement due to sharing of drainage infrastructure.

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.

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

Katina.Bohrer@austintexas.gov Because so many FYI comments are interspersed here, I've gone ahead and BOLDED the comments and detailed information which must be cleared prior to prelim approval.

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. As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager has 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. **UPDATE 1: Cleared**

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. As there is a current approved CLOMR through FEMA (16-06-1425R). The Subdivision Reviewer/Case Manager has 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. **UPDATE 1: Cleared**

b. The floodplain on the unstudied tributary does not match the approved floodplain from SP-2021-0153D. Please update floodplain delineation appropriately.

UPDATE 1: The floodplain delineated on the exhibits is correct. Per conversation with case manager, floodplain is to be only delineated in associated exhibits. Comment Cleared.

c. The drainage easement on the unstudied tributary does not match the approved drainage easement from SP-2021-0153D. Please update the drainage easement delineation appropriately.

UPDATE 1: The drainage easement is delineated on the exhibits and contains the regulatory floodplain. Per conversation with case manager, easements to be delineated only on associated exhibits. Comment Cleared.

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 easement shown on the unstudied tributary does not contain the floodplain as determined by SP-2021-0153D. Please update drainage easement to contain the approved floodplain. **UPDATE 1: The proposed easement shown on the exhibits contains the regulatory floodplain. Comment Cleared.**

b. The drainage easement shown on the unstudied tributary does not match the approved drainage easement as shown on SP-2021-0153D. Please update drainage easement delineation appropriately. **UPDATE 1: the proposed drainage easement shown on the exhibits contains the regulatory floodplain. Comment Cleared.**

Regional Stormwater Management Review - Emily Booth - RSMP@austintexas.gov

Kimley-Horn general note to reviewer: The RSMP Report/documents (05_EmilyBooth_RSMP_C8-2020-0141) have been included with this submittal. No updates were made to the RSMP Report /documents from the last submittal. Kimley-Horn did confirm that the Prelim Plan exhibits were solely referenced and not duplicated in the report but no alterations have been made from the previous submittal. The Prelim Plan plan sheets and exhibits were updated with this submittal to address the comments provided. Please see subsequent responses for how comments have been addressed.

U1: this general note directly contradicts the response to RS3

RS1. The tables on the plat indicating site areas appear to be added incorrectly to get a total site area of 24.40 acres rather than 270.93 acres. Please provide updated documents reflecting the correct acreages. For simplicity and to minimize versions, the preliminary plan sheets should not be duplicated within the RSMP documents. Referring to the applicable preliminary plan sheets is best practice (LDC 25-7-61)

Response: The table on the Preliminary Plan has been updated, 24.38 Ac is the ROW area, and this has been added/clarified on the plans. Kimley-Horn has confirmed duplicate plans/exhibits have been removed from the RSMP Report with this submittal, and that the report refers to applicable Preliminary Plan plansheets or exhibits.

U1: The impervious cover tracking table is not acceptable. For blocks that have "partial" participation, the acres of RSMP participation and impervious cover WITHIN the block must be provided. This is a tracking table for RSMP purposes and impervious cover purposes since both are important to track. See also RS2

RS2. It appears that all of the exhibits except for the impervious cover and RSMP exhibits have Blocks and Lots identified per the preliminary plan but the impervious cover exhibit has different naming and the RSMP one don't have any designation of blocks or lots. The impervious cover tracking table is not helpful if it cannot be used to track actual lots and blocks. Please update the naming convention and designation of areas to match the overall preliminary plan on the impervious cover exhibit. It would also be helpful to add a column to that table indicating which Blocks and lots are within the RSMP participation area, and which are detaining all storm events. Either that edit or adding the blocks and lots information to the RSMP exhibit should be provided with the next update (LDC 25-7-61)

Response: Block lettering has been added to the RSMP Impervious Cover Exhibit and matches up with the Preliminary Plan block lettering convention. Additionally, the status of RSMP participation has been added to the table, and the areas not participating in RSMP have been hatched and added to the legend.

U1: COMMENT NOT ADDRESSED: It appears that all <u>of the exhibits except for the impervious</u> <u>cover and RSMP exhibits have Blocks and Lots identified per the preliminary plan but the</u> <u>impervious cover exhibit has different naming and the RSMP one don't have any designation of</u> <u>blocks or lots. The impervious cover tracking table is not helpful if it cannot be used to track</u> <u>actual lots and blocks</u>. Please update the naming convention and designation of areas to match the overall preliminary plan on the impervious cover exhibit. <u>It would also be helpful to add a</u> <u>column to</u> that table indicating which Blocks and lots are within the RSMP participation area, and which are detaining all storm events. Since the ROW areas will be paid for with the plat, those need to be called out separately for tracking purposes. So, to be very clear, the tracking table needs to have BOTH naming conventions (lots/blocks and drainage areas), area in acres, impervious cover in acres and in percentage, RSMP participation status and for "partial" in the current table there needs to be two rows one for all of the above for the RSMP area of that lot and one for the non-RSMP area of that lot. SO, for every area, designated with both the block and the drainage area naming, RSMP status is EITHER participating or detention (or yes/no or full/none) but there is NO "partial" RSMP status.

Block/Lot	Drainage Area Name	Area (acres)	Impervious Cover (acres)	Impervious cover (%)	RSMP Status
В	D-A				Full
В	D-D1				None
С	D-D1				Full
D	D-C				None
E					
F	D-D1				
G					
н					

Connect the Proposed Drainage Area Map with drainage area naming to the block naming. The drainage areas is what all the analysis and other reviewed information from the PA was based on but now everything is labeled with Blocks and since there are splits in participation for multiple blocks (which is ridiculous and which is going to make the site plans complicated assuming each Block will be a site plan), we need to connect the two so that we can actually track the impervious cover and RSMP assumptions but also so that we can make sure that the future developments follow the analysis that is based on assumptions that are not currently reflected in the "tracking table" that was provided.



VELOCITY IMPERVIOUS COVER TRACKING TABLE				
BLOCK NO.	AREA (AC.)	I.C. (AC.)	I.C. (%)	RSMP PARTICIPATION
B	11.89	9.41	79.1%	PARTIAL
С	24.84	22.48	90.5%	FULL
D	19.64	15.71	80.0%	NONE
Ē	114.09	42.89	37.6%	PARTIAL
Ē	70.33	59.14	84.1%	-PARTIAL
G	16.56	14.99	90.5%	FULL
H	- 5.81	4.65	80.0%	-PARTIAL
	7.32	5.86	80.0%	NONE
TOTAL:	270.48	175.13	64.7%	

TAKE THE RSMP NOTE POINTING TO THE DOCUMENT FROM JUNE 2021 OFF OF THE RSMP IMPERVIOUS COVER EXHIBIT (or else update it to reflect the correct version of the document dated November 2021...)

RS3. The engineering report correctly describes the partial RSMP participation, but it would be helpful to call out the acreage that is not participating so that totals can be checked (LDC 25-7-61)

Response: The engineering report has been updated to include the acreage of area not participating in RSMP. Please refer to the "Detention / Water Quality Section, paragraph 2.

U1: The engineer report states 207 acres area is participating in RSMP with 61.7% impervious cover included in that area. The "tracking table" indicates over 67% impervious cover with more that 90% impervious for two of the blocks that have "full" RSMP participation. Refer to other comment about the tracking table. This table and the report need to be consistent and correct and fall within the assumptions of the analysis provided for the PA.

RS4. Plat note number 11 wording should not refer to Exhibit L. Please replace this note with the following language: "Participation in the Regional Stormwater Management Program through payment has been conditionally approved for a portion of this preliminary plan by the City of Austin Watershed Protection Department, Office of the Director on ______(date). The RSMP case number for this conditional approval is ______. Payment and final approval of participation will occur with the final plat for public ROW and with subsequent site development plans for the remaining area. Refer to the conditional approval letter for conditions of participation." The blanks should be filled in upon receipt of the conditional approval letter (DCM 8.2.2)

Response: Kimley-Horn has revised note 10 on the Preliminary Plan to the note provided above. U1: The conditional approval letter has NOT been issued. Thus, the blanks in this note should not yet be filled out. The information you used in the note is from the PA recommendation letter which is only for getting into formal review.

RS6. A 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)

Response: Comment noted. An impervious tracking table for the RSMP area will be added at the time of Final Plat submittal.

U1: Conditional approval letter issuance is pending resolution of other comments.

Subdivision Review - Amy Combs - (512) 974-2786

- **SR1**. Please clearly label all lots and blocks, it is unclear what land is a lot. For instance, in Phase 1 is the property to the northeast a lot? (25-1-83)
- **SR13**. Please update note 12 B. on sheet 2 to reflect the following- updating Skypark Commons to a revised street name:

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, Skypark Commons, World Drive, and Spirit Drive"

WBR1. All wetland comments cleared. WPD staff performed a site visit on 4/11/22 and the feature does not possess the hydrologic or vegetative characteristics of a wetland CEF. No protection or mitigation is required.

ERM Review - John Clement - 512-974-1475

All ERM comments cleared.

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

The proposed preliminary plan (C8-2020-0141) is cleared from a plumbing code perspective.

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

All electric review comments cleared

End of Master Comment Report