

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

APPLICANT: Market Place Real Estate Group (Karl Koebel)

AGENT: Kimley-Horn and Associates (Justin Kramer)

ZONING: LI-PDA

NEIGHBORHOOD PLAN: NA

AREA: 270 acres

LOTS: 19

COUNTY: Travis

DISTRICT: 2

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

SIDEWALKS: 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 commercial-office 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

E-mail: amy.combs@austintexas.gov

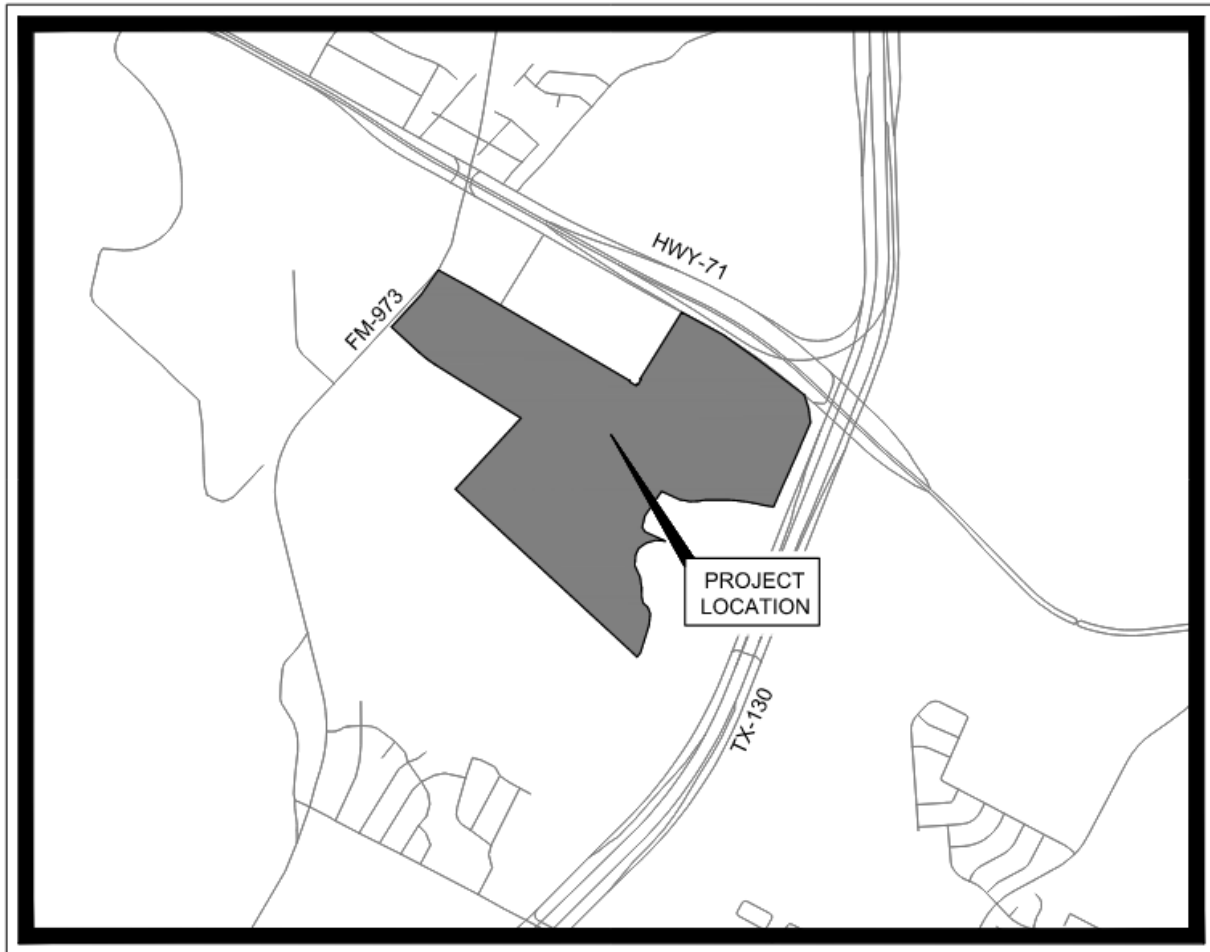
ATTACHMENTS:

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated April 14, 2022

Exhibit A: Vicinity Map



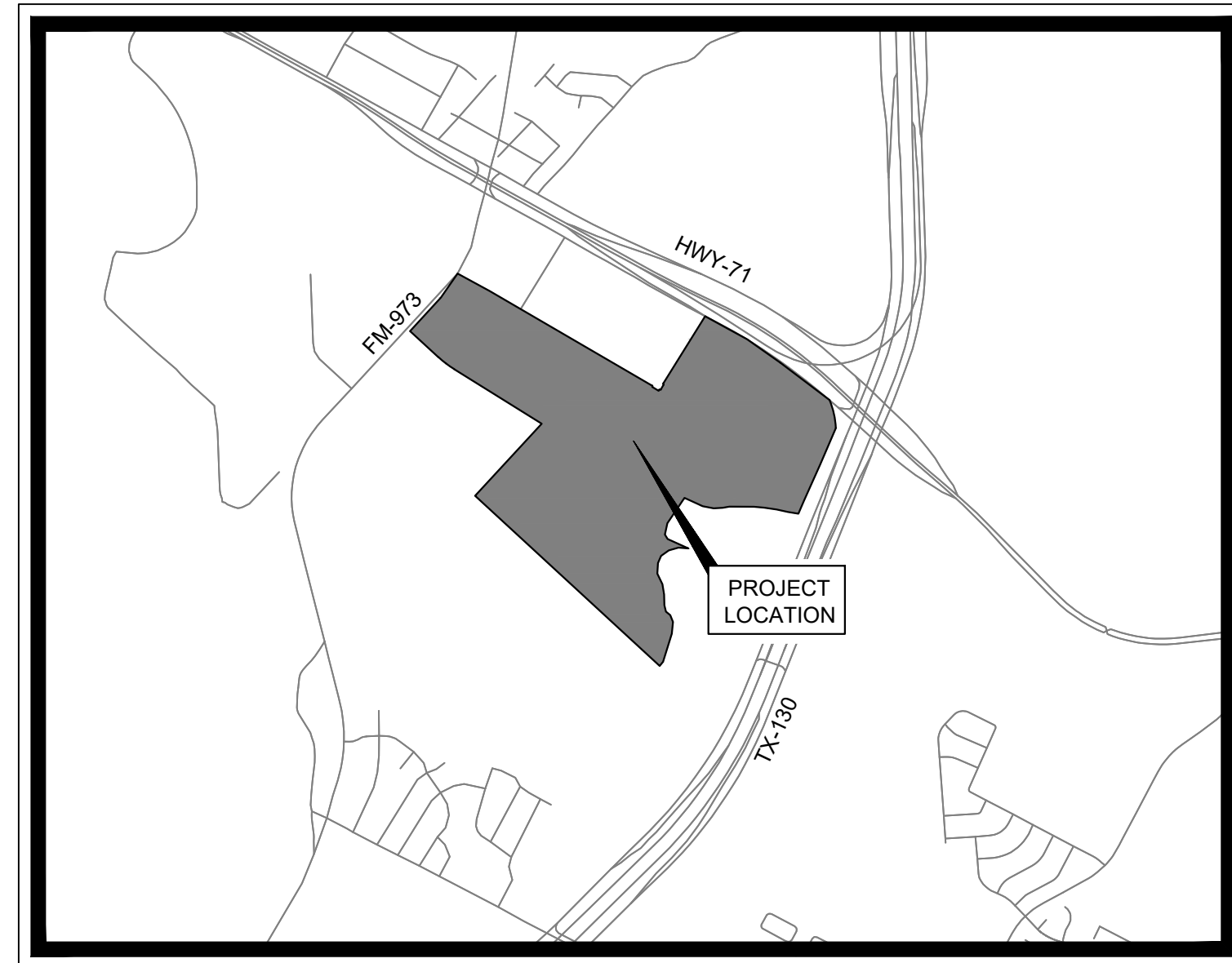
VICINITY MAP
SCALE: 1" = 2,000'



COA GRID: P15, P16

Exhibit B: Proposed Preliminary Plan

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



DECEMBER 2021

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 2014188945 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.

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

OWNER/DEVELOPER

MARK BULMASH
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

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 1 OF 26

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

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

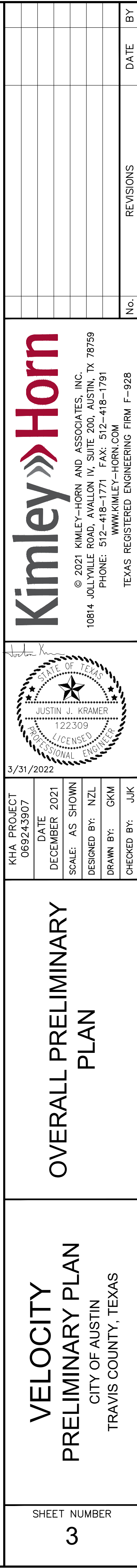
CASE MANAGER:

AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

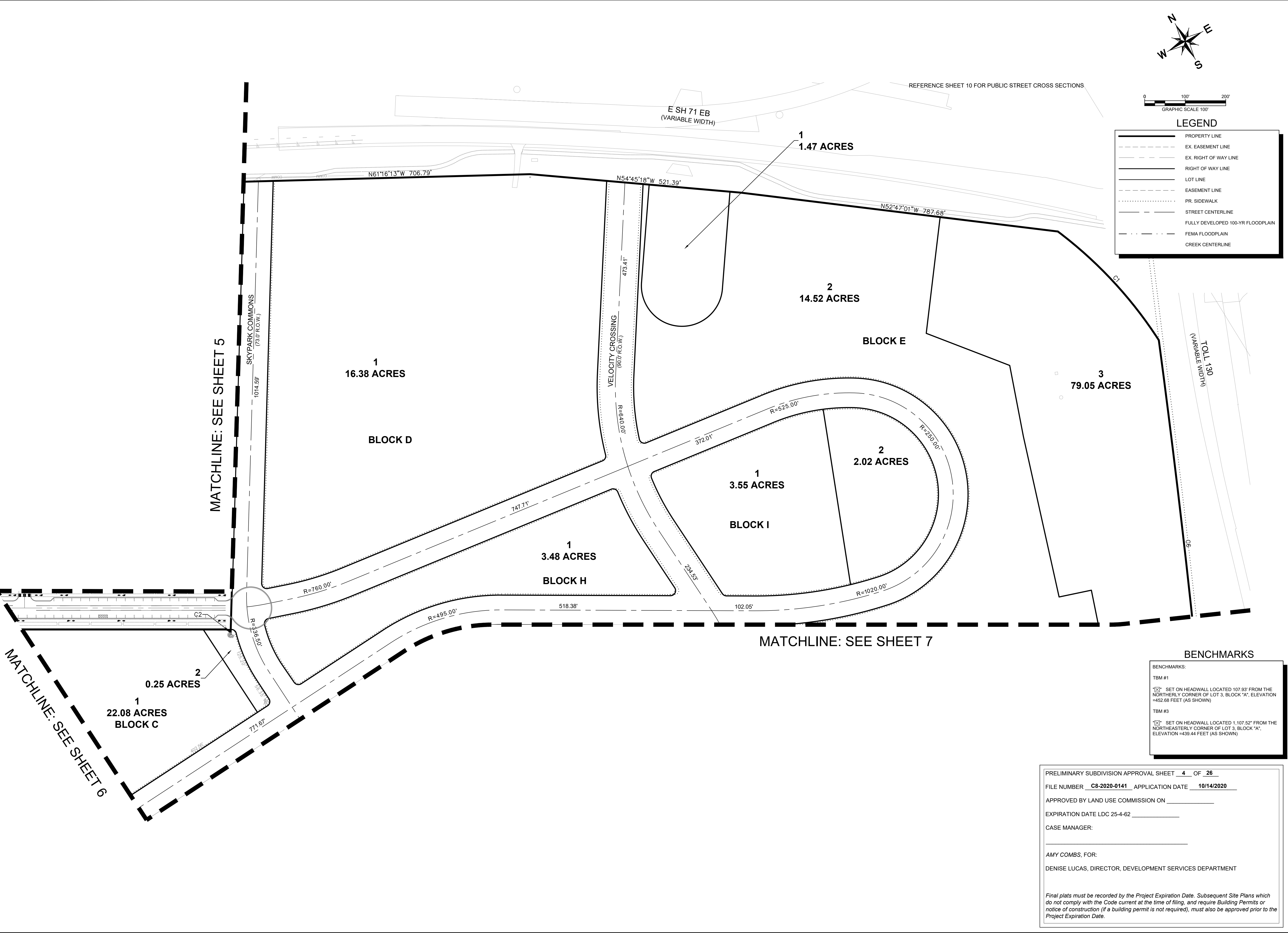
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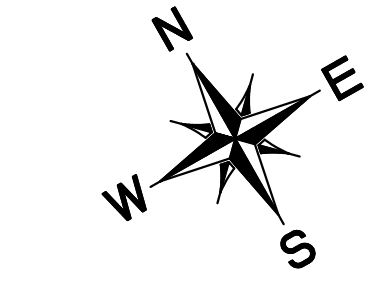
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Plotted By: Lutz, Nick Date: March 31, 2022 09:55:33am File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\Velocity Crossing Preliminary Plan.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, and its use is limited to the specific project and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and adaptation by Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.
















0 100' 200'

GRAPHIC SCALE 100'

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 |

PLATTED, NOT PART OF THIS
PRELIMINARY PLAN


COLORADO RIVER
WATERSHED
ONION CREEK
WATERSHED

LOT 2B, BLOCK A
DOC# 202100273

LOT 1, BLOCK A
VELOCITY CROSSING
GROCERY/RETAIL
DOC# 201600260

MOMENTUM WAY
(73' R.O.W.)

S31°52'53"W 1116.12'


 MATCHLINE: SEE SHEET 4

MATCHLINE: SEE SHEET 6

BENCHMARKS

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"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 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:

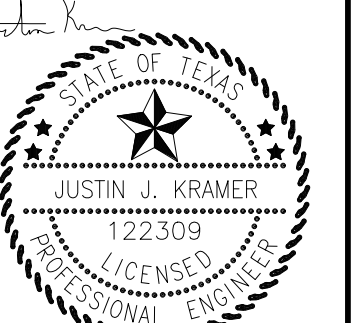
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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.

Kimley»Horn

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

TEXAS REGISTERED ENGINEERING FIRM F-928



31/2022

069243907

DATE
DECEMBER 2021

SCALE: AS SHOWN

DESIGNED BY: NZL

DRAWN BY:

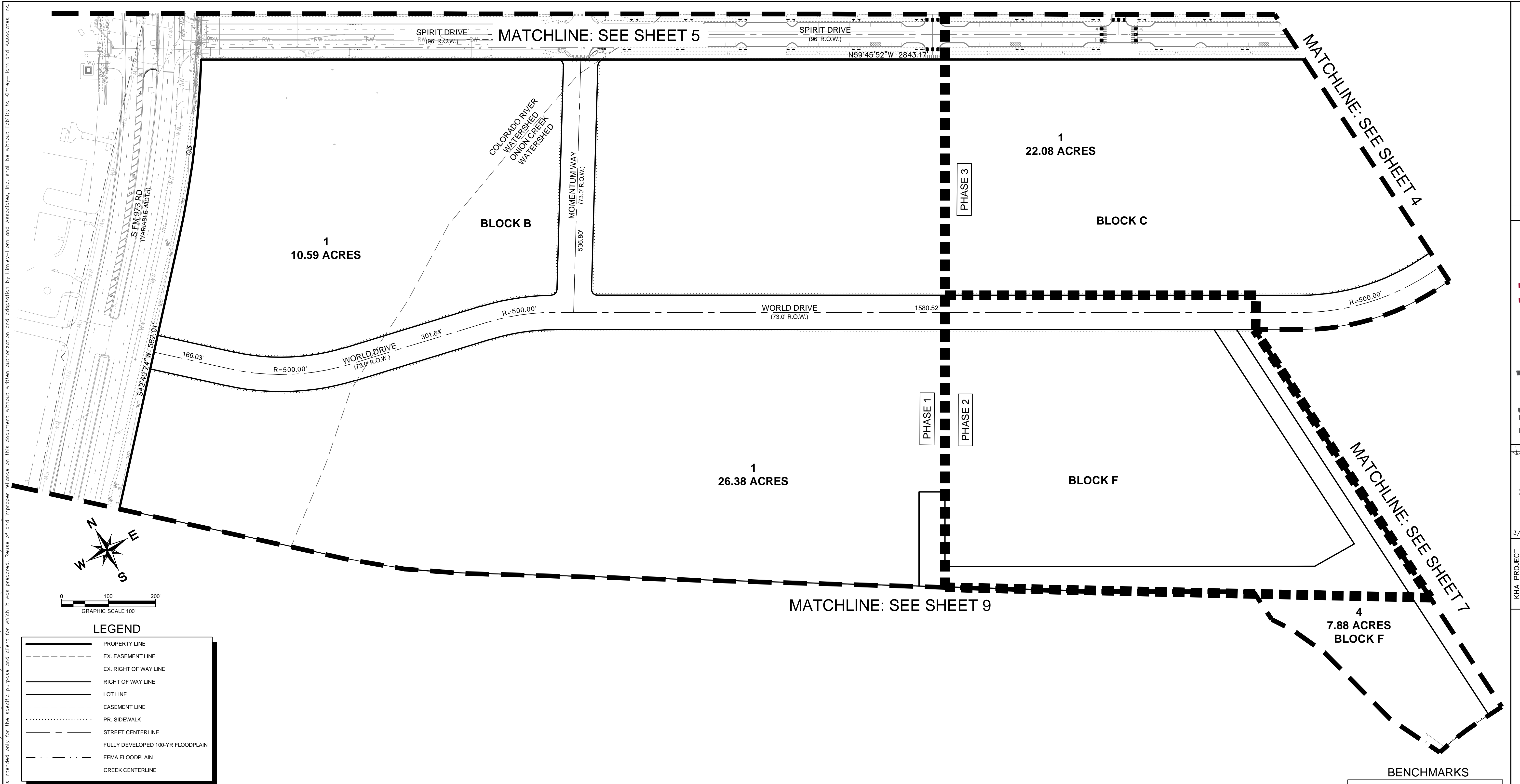
CHECKED BY: JJK

PRELIMINARY PLAN
(SHEET 2 OF 6)

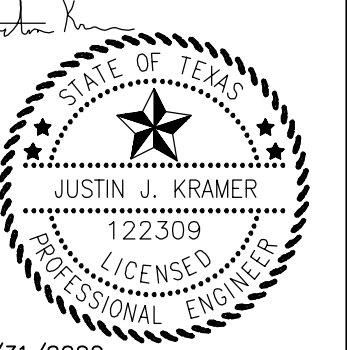
VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

C8-2020-0141

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Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



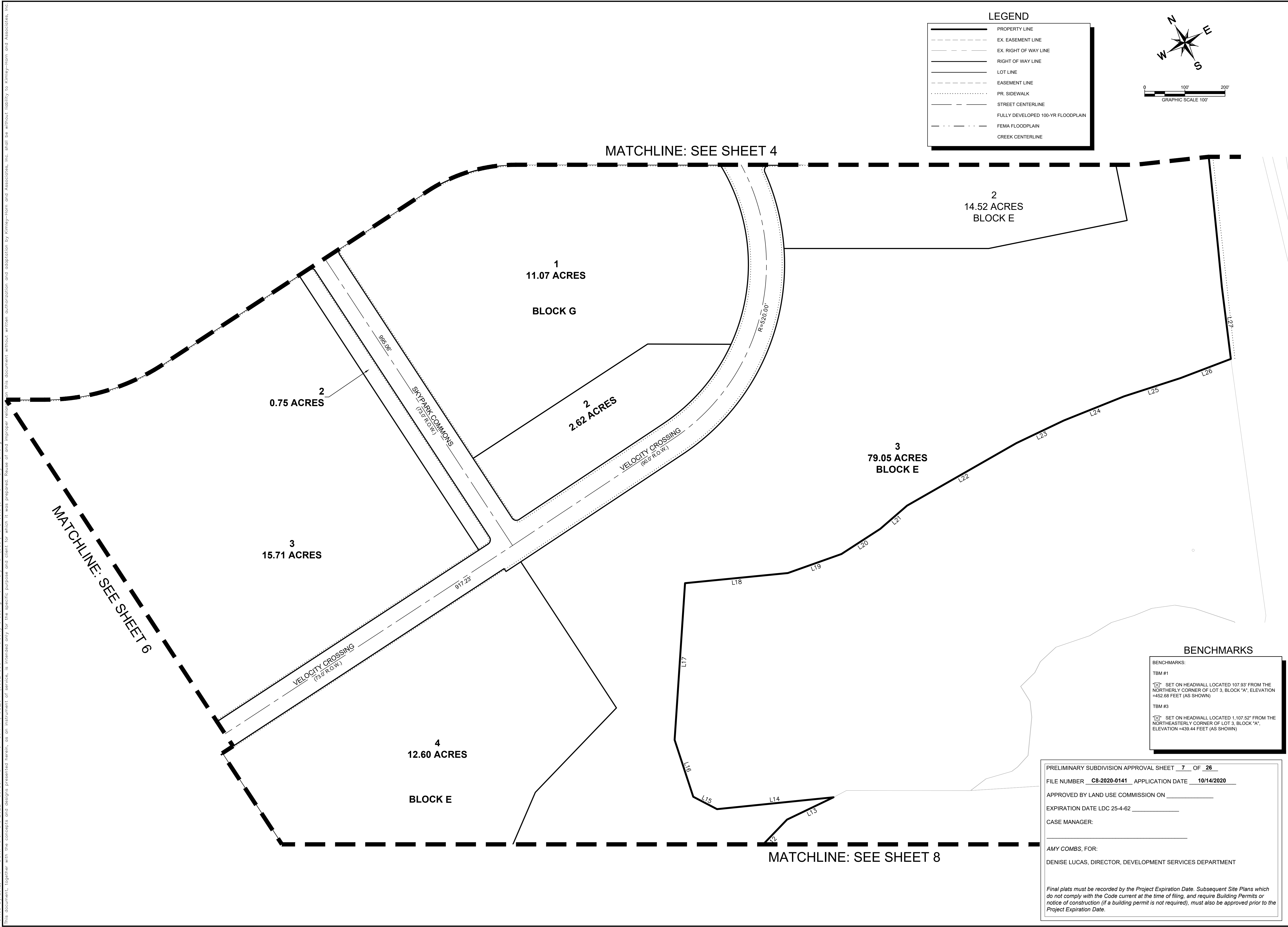
069243907
DATE
DECEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GKM
CHECKED BY: JJK

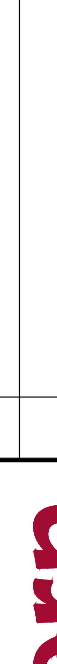

PRELIMINARY PLAN
(SHEET 3 OF 6)

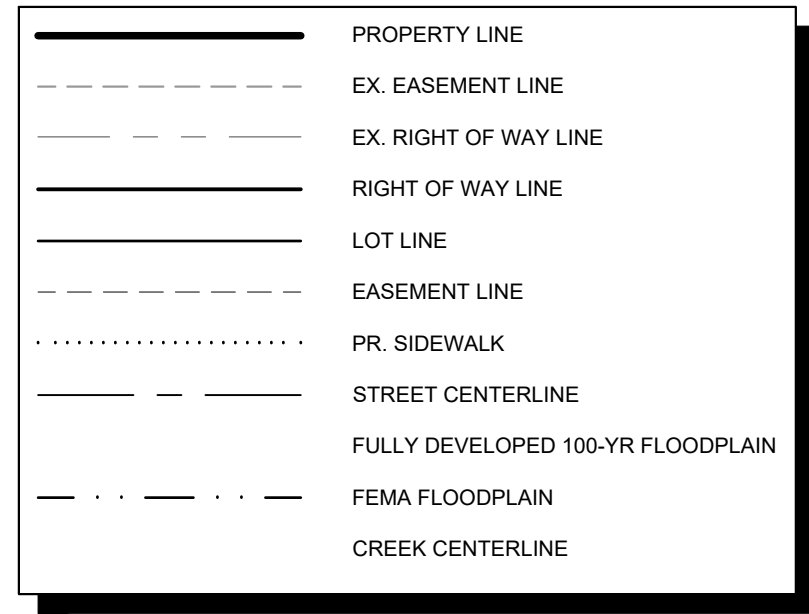
**VELOCITY
PRELIMINARY PLAN**
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6

C.8-2020-0141



SHEET NUMBER 7		VELOCITY PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS		PRELIMINARY PLAN (SHEET 4 OF 6)		KHA PROJECT 06924-3907 DATE DECEMBER 2021 SCALE: AS SHOWN DESIGNED BY: NZL DRAWN BY: CKM CHECKED BY: JJK	 <p>3/31/2022</p>	 <p>© 2021 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</p>	No. _____ REVISIONS _____ DATE _____ BY _____
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4
12.60 ACRES
BLOCK E

5
1.47 ACRES
BLOCK E


KEVIN & DEBORAH ROLLINS
DOCUMENT NO. 2002179240
40.62 ACRES

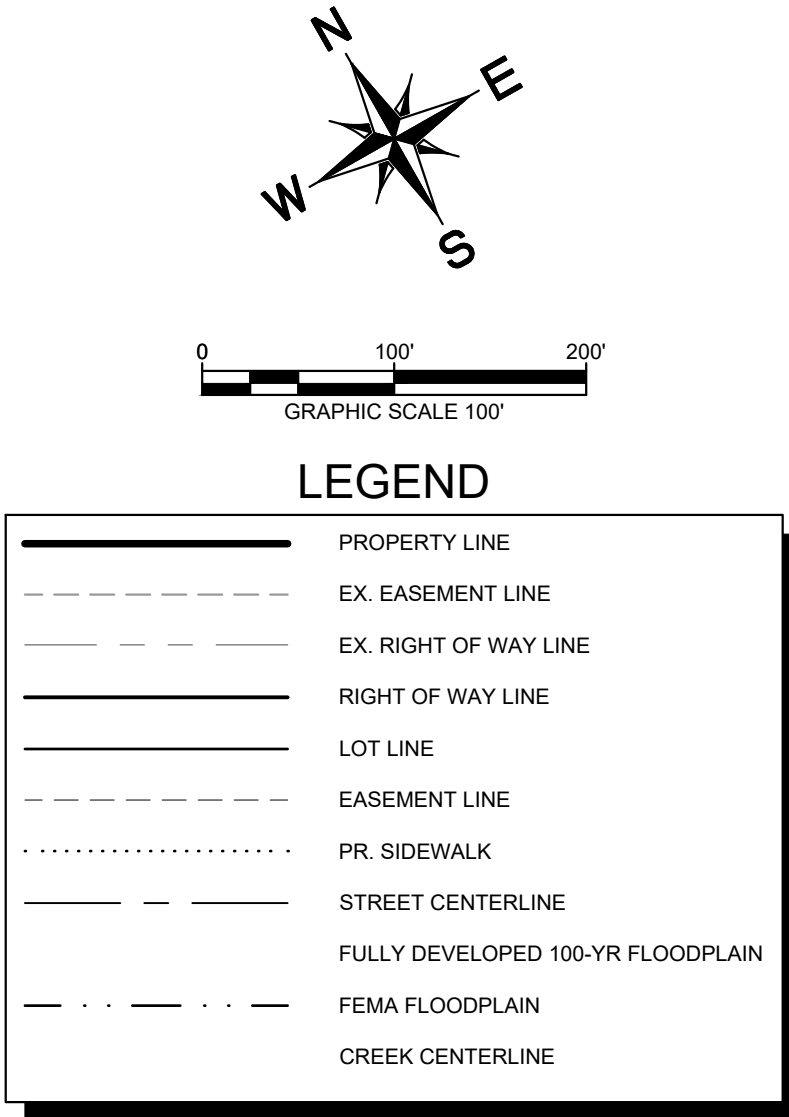
3
79.06 ACRES

KEVIN & DEBORAH ROLLINS
DOCUMENT NO. 2002244156
84.14 ACRES

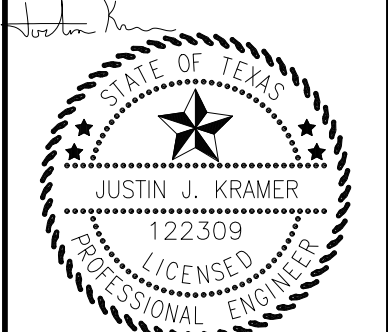
BENCHMARKS:	
TBM #1	
<input checked="" type="checkbox"/>	SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =452.68 FEET (AS SHOWN)
TBM #3	
<input checked="" type="checkbox"/>	SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

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SHEET NUMBER		8		<p>VELOCITY</p> <p>PRELIMINARY PLAN</p> <p>CITY OF AUSTIN</p> <p>TRAVIS COUNTY, TEXAS</p>		<p>PRELIMINARY PLAN</p> <p>(SHEET 5 OF 6)</p>		<p>KHA PROJECT 06924-5907</p> <p>DATE DECEMBER 2021</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: NZL</p> <p>DRAWN BY: QRCM</p> <p>CHECKED BY: JUK</p>		<p>3/31/2022</p>  <p>Justin J. Kramer Professional Engineer License No. 122309 State of Texas</p>		<p>Kimley»»Horn</p> <p>© 2021 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>		<p>No.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>	
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[illegible]

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KHA PROJECT 069243907	DATE DECEMBER 2021	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: XXX	CHECKED BY: JJUK
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PRELIMINARY PLAN
(SHEET 6 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9

PRELIMINARY SUBDIVISION APPROVAL SHEET 9 OF 26

FILE NUMBER C8-2020-041 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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BENCHMARKS

BENCHMARKS:

TBM #1

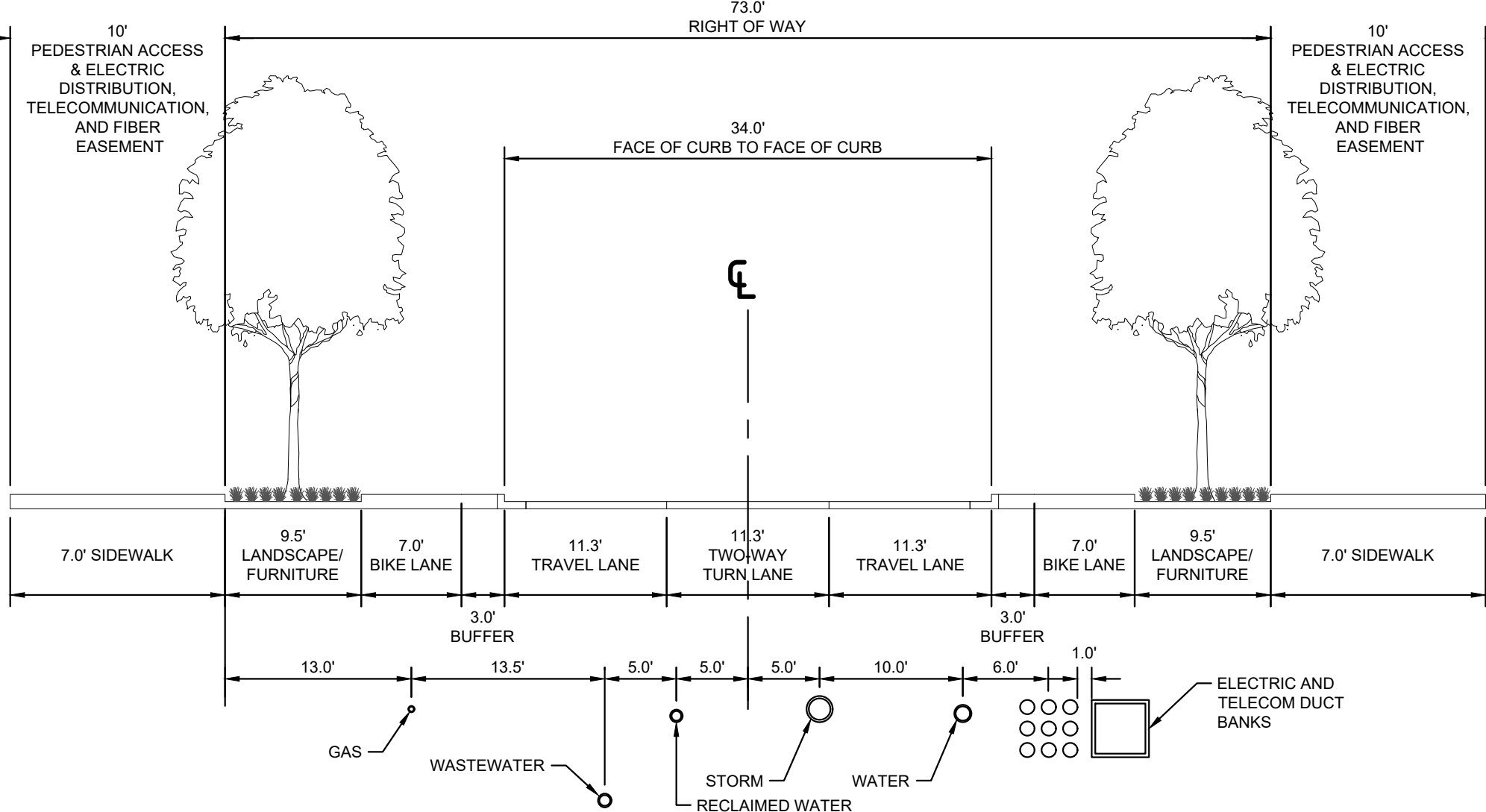
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TBM #3

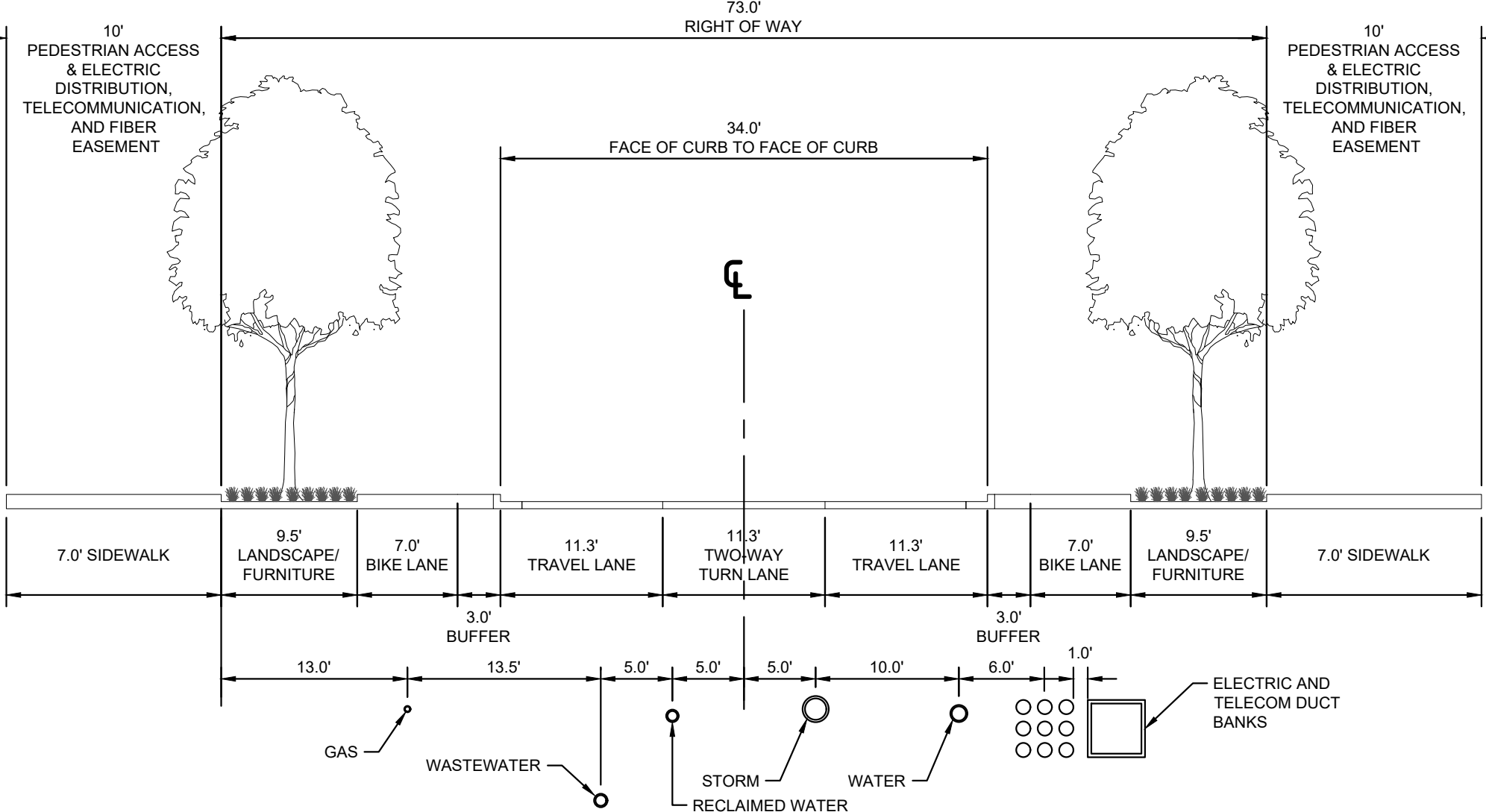
☒ SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

Plotted By: Lutz, Nick Date: March 31, 2022 09:56:07am File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\Velocity Crossing Sections.dwg
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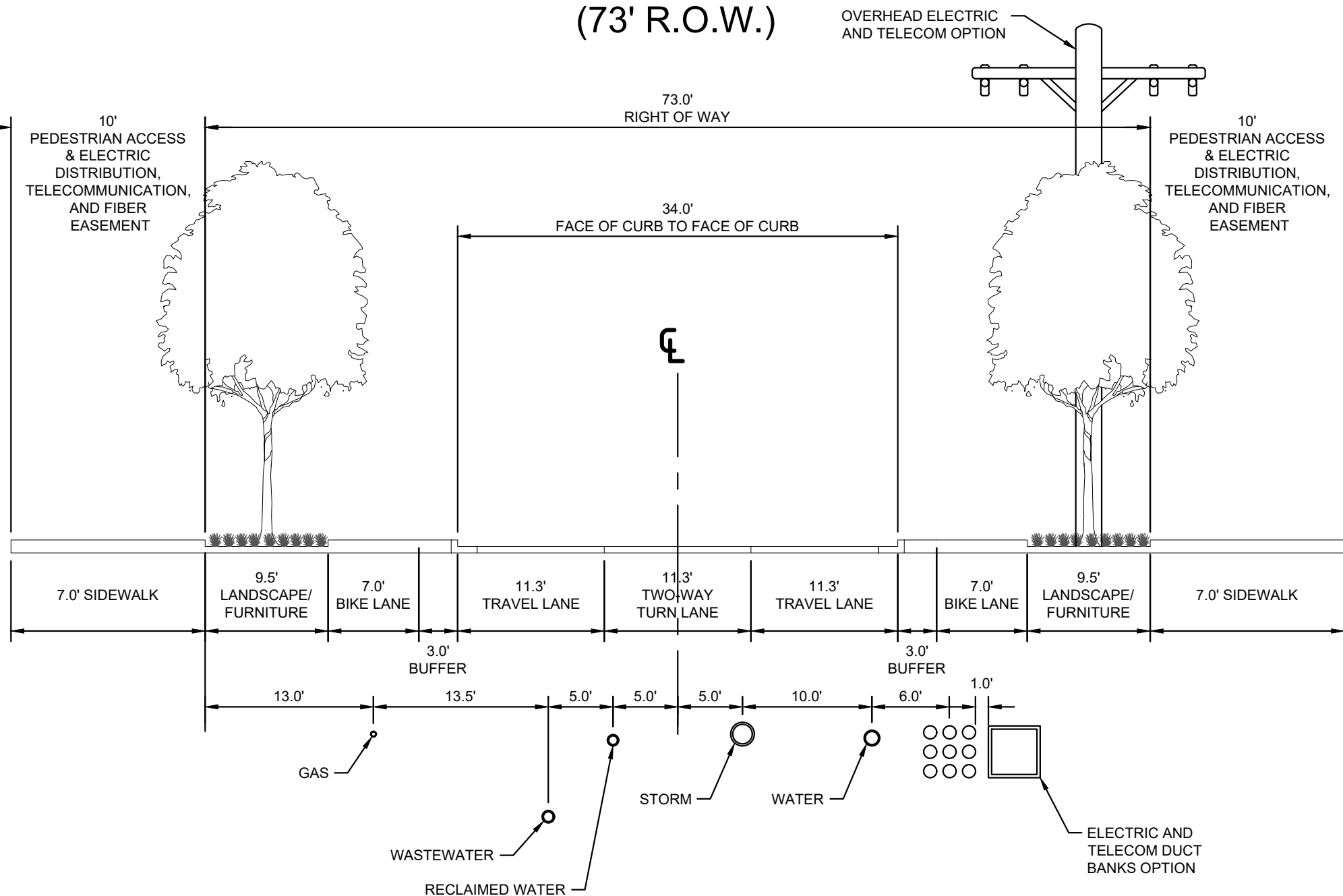
MOMENTUM WAY
(73' R.O.W.)



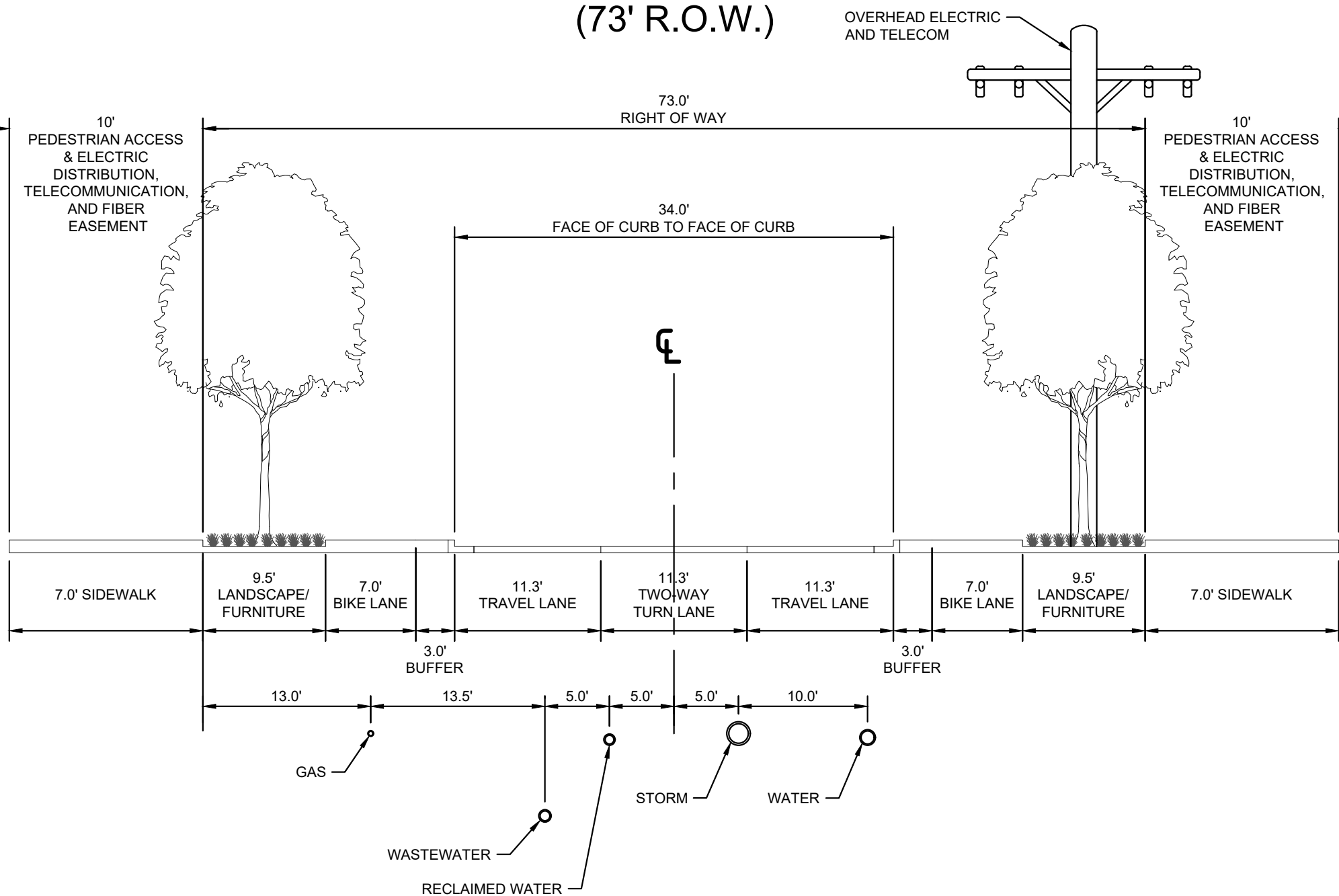
SKY PARK COMMONS
(73' R.O.W.)



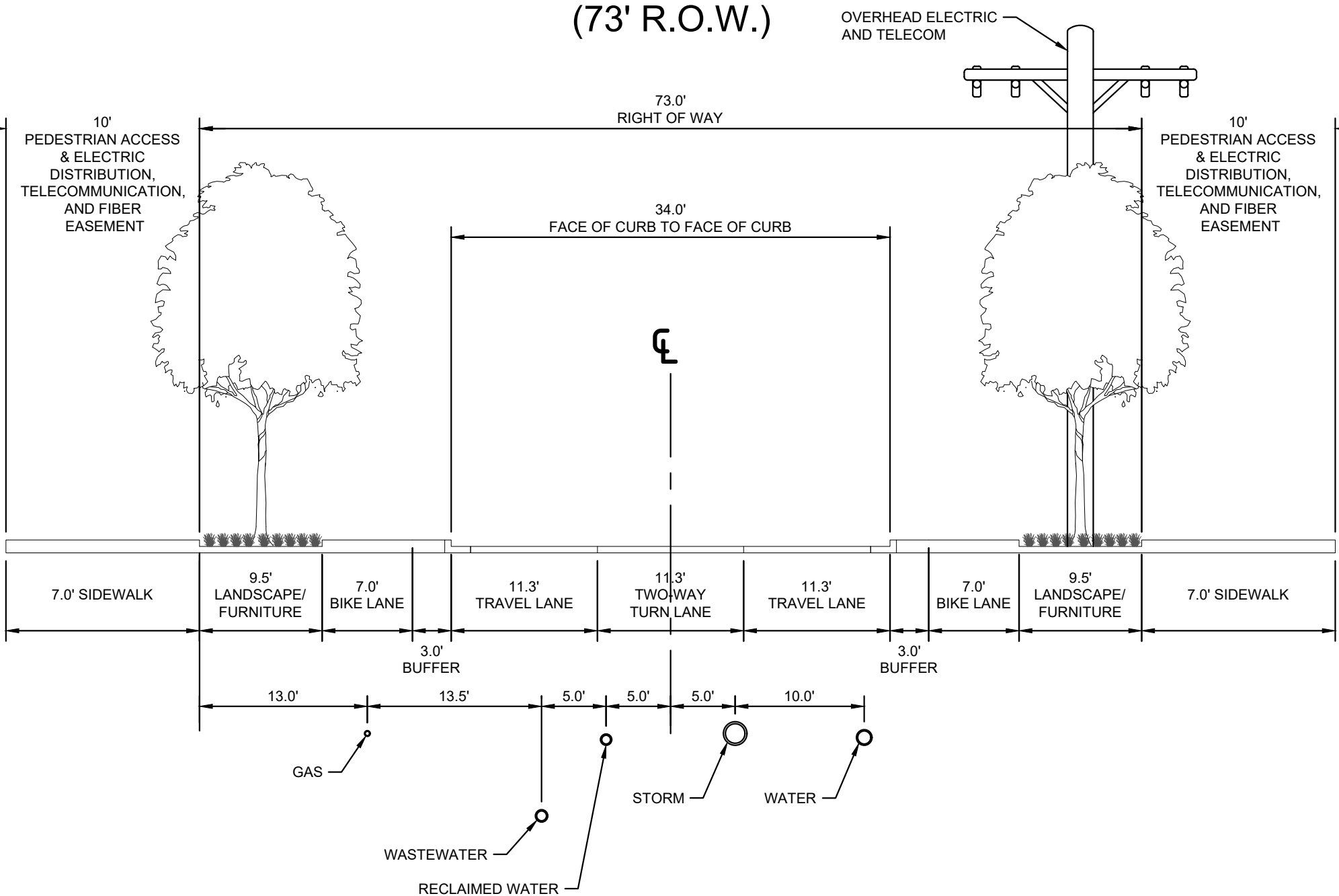
WORLD DRIVE
(73' R.O.W.)



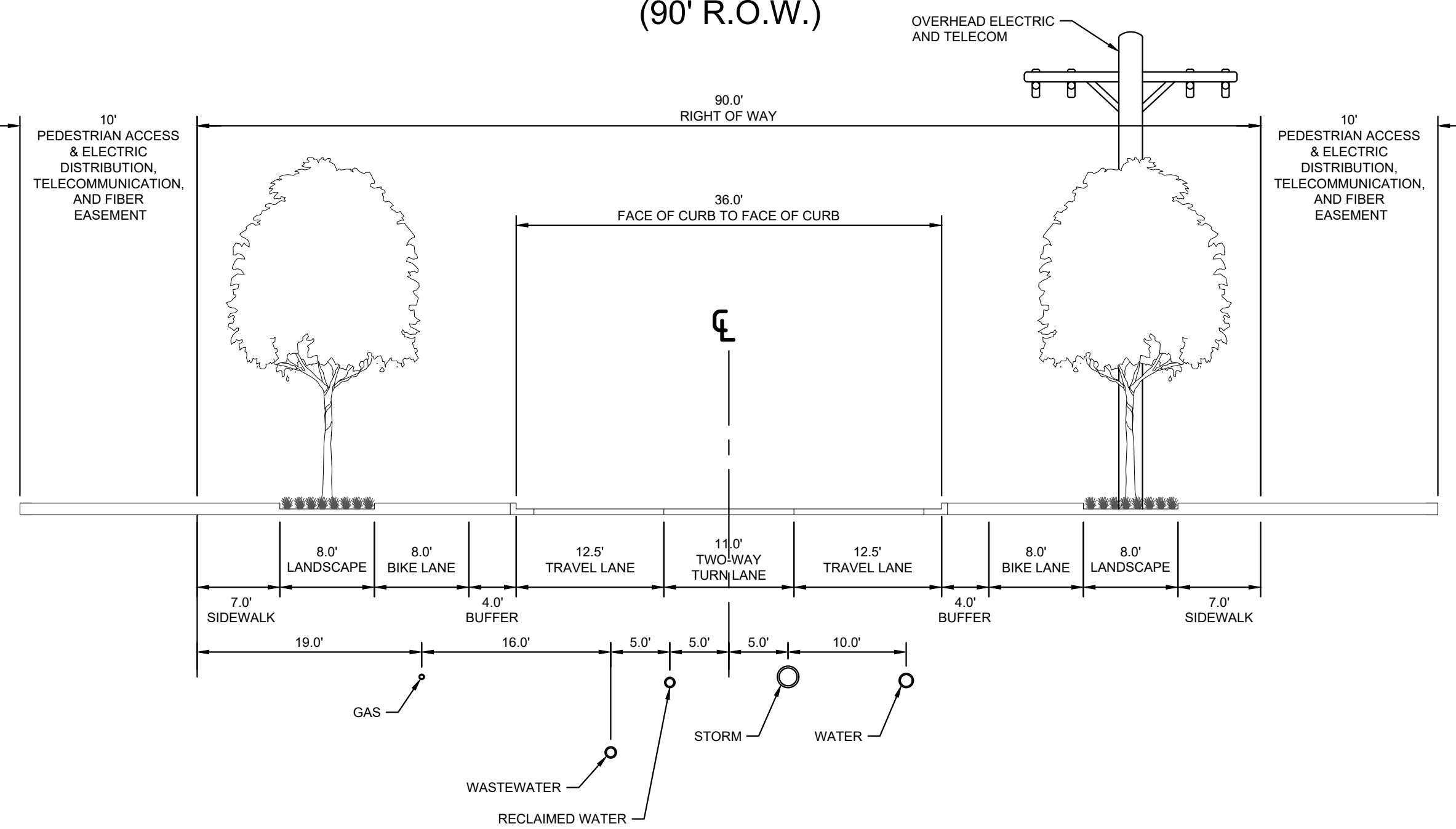
VELOCITY CROSSING
(73' R.O.W.)



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



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



BENCHMARKS

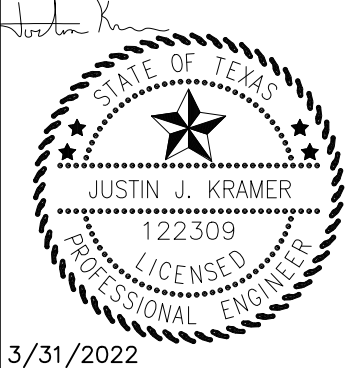
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TBM #3
"X" SET ON HEADWALL LOCATED 1,107.52' FROM THE NORTHEASTERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =439.44 FEET (AS SHOWN)

- 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

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	DECEMBER 2021
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JJK

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: C8-2020-0141
REVISION #: 00 UPDATE: U1
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Velocity Preliminary Plan
LOCATION: 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.

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

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 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. 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
B	D-A				Full
	D-D1				None
C	D-D1				Full
D	D-C				None
E					
F	D-D1				
G					
H					

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
C	24.84	22.48	90.5%	FULL
D	19.64	15.71	80.0%	NONE
E	114.09	42.89	37.6%	PARTIAL
F	70.33	59.14	84.1%	PARTIAL
G	16.56	14.99	90.5%	FULL
H	5.81	4.65	80.0%	PARTIAL
I	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 than 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
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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"

Wetlands Biologist Review - John Clement - 512-974-1475

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