#### SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8J-2019-0186 <u>ZAP DATE</u>: 5.17.2022

**SUBDIVISION NAME:** Premier Logistics Park - Preliminary Plan

**AREA:** 148.272 acres **LOT(S):** 7 Lots

**OWNER/APPLICANT:** Hillwood, A Perot Company (Mike Jones)

**AGENT:** Parnell Engineering, Inc (Will Parnell)

ADDRESS OF SUBDIVISION: Extension of Ferguson Road

GRIDS: N/A COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A MUD: N/A

PROPOSED LAND USE: N/A

**ADMINISTRATIVE WAIVERS:** 

None

**VARIANCES:** 

None

**SIDEWALKS:** Are required on all boundary and internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan consisting of 7 commercial lots on 148.272 acres. The proposed subdivision will take access from the end of Ferguson Road and is located in the city's 2-Mile ETJ. Water and wastewater will be provided by City of Austin. The developer has entered into a phasing agreement with Travis County for the purpose of addressing the transportation effects of the proposed development on all adjacent existing roadways. The roadway improvements include dedication of right-of-way for the extension of Ferguson road, adding turn signals, deceleration, acceleration and turning lanes.

#### **COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

#### **ISSUES:**

Staff has received some inquiries from several residents of the area on this proposed request.

**STAFF RECOMMENDATION:** This plan is subject to HB3167. As this preliminary plan has been scheduled for May 17<sup>th</sup>, 2022, at Travis County Commissioners court this morning and it meets all Title 30 requirements; Staff <u>recommends approval with conditions</u> of proposed preliminary plan subject to the conditions listed in the case manager comment report that has been included with the back up.

#### **ZONING AND PLATTING COMMISSION ACTION:**

CASE MANAGER: Jose Luis Arriaga PHONE: 512-854-7562

Email address: joe.arriaga@traviscountytx.gov

## PRELIMINARY SUBDIVISION PLAN FOR

# PREMIER LOGISTICS PARK

AUSTIN, TEXAS 78710 OCT 2021

**DEVELOPER** 

HILLWOOD, A PEROT COMPANY 3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219 (972) 201-2876 **CONTACT: MIKE JONES** 

#### CIVIL ENGINEER

PARNELL ENGINEERING INC 500 E WHITESTONE BLVD, PO BOX #1419 CEDAR PARK, TX 78613 (512) 431-8411 CONTACT: WILL PARNELL, P.E.

#### **SURVEYOR**

4WARD LAND SURVEYING 2201 WOODWARD STREET, STE 2201 AUSTIN, TEXAS 78744 (512) 537-2384 CONTACT: JASON WARD, R.P.L.S.

#### SITE DEVELOPMENT SUMMARY

TOTAL AREA 148.272 ACRES

#### FLOOD PLAIN INFORMATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 584.4' M.S.L

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED FOR DEVELOPMENT PURPOSES. THE MAXIMUM ALLOWABLE IMPERVIOUS COVER IS 65% PER CITY OF AUSTIN WATERSHED REGULATIONS. THE SUBJECT SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR THE RECHARGE TRANSITION ZONE AS DEFINED BY TCEQ OR THE CITY OF AUSTIN.

- I. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING
- NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- 3. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §30-1-112 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: PARNELL DRIVE, RUNDBERG LANE, AND PREMIER LOGISTICS PARK

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: PARNELL DRIVE AND RUNDBERG LANE.
- 4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TRAVIS COUNTY ZONING ORDINANCE REQUIREMENTS.
- 5. THIS PRELIMINARY SUBDIVISION PLAN IS WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN.
- 6. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN ANY TYPE OF RESIDENTIAL..
- 7. LOT 3 IS FOR UTILITIES AND UTILITY INFRASTRUCTURE, DRAINAGE, WATER QUALITY, AND DETENTION. NO OTHER DEVELOPMENT
- 8. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL
- 9. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 10. THIS PRELIMINARY PLAN IS NOT SUBJECT TO THE CITY OF AUSTIN TREE ORDINANCE AND OR MITIGATION
- 11. ALL STREETS WITHIN THIS PRELIMINARY PLAN ARE PUBLIC.
- 12. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS PROVIDED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- 14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNEE(S).
- 15. 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 TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT
- 16. THERE ARE NO CEMETERIES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 17. DEVELOPMENT OF THIS SUBDIVISION WILL BE SUBJECT TO THE PHASING AGREEMENT RECORDED AS DOCUMENT 2021246927
- 18. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 19. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY
- 20. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER 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.



NOT TO SCALE C.0.A. GRID NO'S: M28

SUBMITTAL DATE:

## LEGAL DESCRIPTION

BEING 148.24 ACRES OF LAND MORE OR LESS OUT OF THE WILLIAM S. HOTCHKISS SURVEY NO. 32 AND THE JAMES O. RICE SURVEY NO. 31 IN TRAVIS COUNTY, TEXAS, BEING TRACT 2 AS CONVEYED TO ABON CORPORATION. A TEXAS CORPORATION IN VOLUME 5080, PAGE 1179, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

TOTAL AREA SUMMARY				
LOTS	6	125.771 Ac.		
DETENTION LOTS	1	9.540 Ac.		
DEDICATED ROW		12.961 Ac.		
TOTAL SITE AREA		148.272 Ac.		

## **AUSTIN ENERGY STANDARD NOTES**

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

	INDEX
NO.	TITLE
1 OF 2	COVER
2 OF 2	PRELIMINARY SUBDIVISION PLAN

#### **ENGINEER'S CERTIFICATION:**

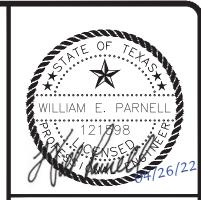
I, WILL PARNELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY

## **SURVEYOR'S CERTIFICATION:**

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN IS COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARE FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY MY DIRECTION AND SUPERVISION.

04/27/2022





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1 OF 2

#### **APPENDIX Q-2 IMPERVIOUS COVER**

#### SUBURBAN WATERSHEDS NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

#### PREMIER LOGISTICS PARK (GROSS SITE AREA = 148.272 ACRES)

IMPERVIOUS COVER ALLOWED AT 65% X GROSS SITE AREA = 96.377 ACRES

#### ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15% - 25% = 2.63 ACRES X 10% = 0.26 ACRES (ALLOWED I.C.)

#### PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVOUS COVER = 96.377 ACRES = 65.00%

#### PROPOSED IMPERVIOUS COVER ON SLOPES

			IMPERVIOUS CO	VER
		BUILDI	NG/AND OTHER	DRIVEWAYS/
		IMPE	RVIOUS COVER	<b>ROADWAYS</b>
SLOPE	ACRES	ACRES	% OF CATEGORY	ACRES
CATEGORIES				
0 - 15%	144.887	86.532	59.72%	9.844 ACRES
15 - 25%	2.635	0	0%	0.02 ACRES
25 - 35%	0.497	0	0%	0 ACRES
OVER 35%	0.253	0	0%	0 ACRES
TOTAL SITE AREA =	148.272			

		LOT SUMMARY		
LOT#	ACRES	USE	<b>ALLOWED IC %</b>	IC (ACRES)
LOT 1*	34.5457	N/A	36.93%	12.7565
LOT 2	15.0263	OFFICE/WAREHOUSE	72.87%	10.9500
LOT 3	9.1728	WQ AND DET	6.70%	0.6145
LOT 4	25.1349	OFFICE/WAREHOUSE	82.61%	20.7640
LOT 5	23.1216	OFFICE/WAREHOUSE	92.10%	21.2940
LOT 6	11.9468	OFFICE/WAREHOUSE	75.00%	8.9596
LOT 7	14.2527	OFFICE/WAREHOUSE	78.54%	11.1940

86.5326 ACRES

DEDICATED ROW	15.0715	AC
TOTAL PROJECT	148 2723	Δ٢

133.2008

IMPERVIOUS COVER	2 = 86.5326 (BUILDABLE IC)	+ 9.8444 (ROADW	AY IC) =	96.3770	ACRES
	96.3770/148.2723 =	65.00%	IMPERVIOUS COVI	ER	]

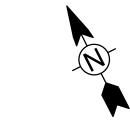
96.3770/14	3.2725 =	05.00%	IIVIPERVIOUS COVER	
				-
*NOTE: REFER TO RESTRICTIVE CO	VENANT NO		RESTRICTING THE IMPERV	IOUS
COVER ALLOWANCE ON ALL LOTS.				

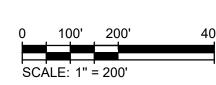
## LIST OF ADJACENT LANDOWNERS:

- G3 EXHIBITS,LLC CALLED 11.75 ACRES, DOC. #2018197063 ADDRESS: 304 BUCKEYE TR, AUSTIN, TEXAS,
- GLOBAL WORLDWIDE INTERNATIONAL, LLC, DOC.#2018014595 ADDRESS: 3616 FAR WEST BLVD #117, PMB 500 AUSTIN, TX 78731-3082
- DRUM PROPERTY LTD., CALLED 3.978 ACRES, TRACT 1, DOC.#2018107822 ADDRESS: 10723 ROCKLEY, RD, HOUSTON, TEXAS 77099-3515
- DRUM PROPERTY LTD., CALLED 22.43 ACRES, TRACT 2, DOC.#201810722 ADDRESS:10723 ROCKLEY, RD, HOUSTON, TEXAS 77099-3515

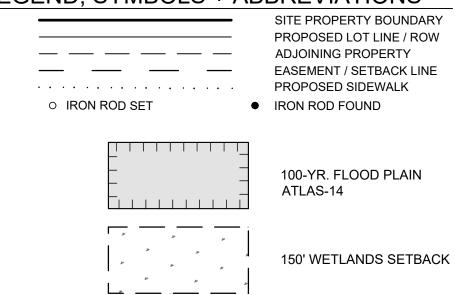
CURVE TABLE					
CURVE#	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C1	1078.85'	N75°45'37"E	986.54'	743.00'	83°11'4
C2	859.46'	S62°53'34"W	823.89'	857.00'	57°27'3
C3	915.16'	N66°56'05"E	866.07'	800.00'	65°32'3
C4	952.75'	S68°16'50"W	897.43'	800.00'	68°14'0
C5	439.38'	N48°51'02"E	434.58'	857.00'	29°22'3
C6	83.06'	S37°25'05"W	83.02'	731.00'	6°30'3
C7	47.20'	S85°44'49"W	42.48'	30.00'	90°08'5
C8	122.88'	N55°49'56"W	122.60'	529.04'	13°18'2
C9	30.05'	N34°39'45"W	28.81'	30.00'	57°22'5
C10	187.47'	S80°03'44"E	141.21'	74.00'	145°09'0
C11	187.47'	N45°12'44"W	141.21'	74.00'	145°09'0
C12	29.65'	S89°57'05"E	28.46'	30.00'	56°37'5
C13	112.04'	N55°40'19"W	111.78'	471.04'	13°37'4
C14	51.87'	N0°40'17"E	45.64'	30.00'	99°03'3
C15	865.49'	N83°34'17"E	817.38'	743.00'	66°44'3
C17	44.92'	S20°38'22"W	40.84'	30.00'	85°47'5
C18	63.70'	S33°19'08"E	63.30'	165.00'	22°07'0
C19	7.47'	S23°19'45"E	7.47'	200.00'	2°08'2
C20	155.72'	S53°33'52"E	155.09'	500.00'	17°50'4

LINE#	LENGTH	BEARING
L1	17.00'	N 27°33'33" E
L2	118.00'	N 62°57'07" W
L3	100.72'	S 41°00'21" W
L4	57.14'	N 44°38'32" W

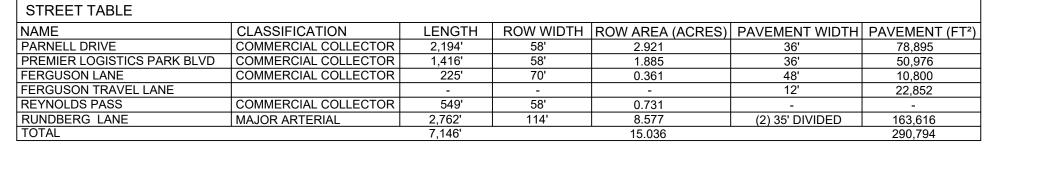




## LEGEND, SYMBOLS + ABBREVIATIONS

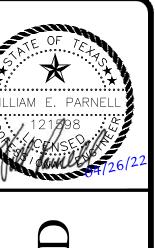


CWQZ CREEK BUFFER



- 1. CURRENT TRAFFIC REGULATION ON FERGUSON LANE PROHIBITS TRUCK TRAFFIC ON FERGUSON LANE EAST OF TUSCANY DRIVE. THE RESTRICTION OF TRUCK TRAFFIC THROUGH THE RESIDENTIAL AREA EAST OF THIS DEVELOPMENT WILL REMAIN IN EFFECT.
- 2. ALL STREETS WITHIN THIS PRELIMINARY PLAN ARE PUBLIC.
- 3. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.
- 4. ALL USES ARE INDUSTRIAL.

CRITICAL WATER QUALITY ZONE AREAS TABLE				
EXISTING CRITICAL WATER QUALITY ZONE	11.631 AC			
AREAS PROPOSED FOR REDUCTION	-2.699 AC			
AREAS PROPOSED FOR EXPANSION	2.723 AC			
PROPOSED CRITICAL WATER QUALITY ZONE	11.655 AC			

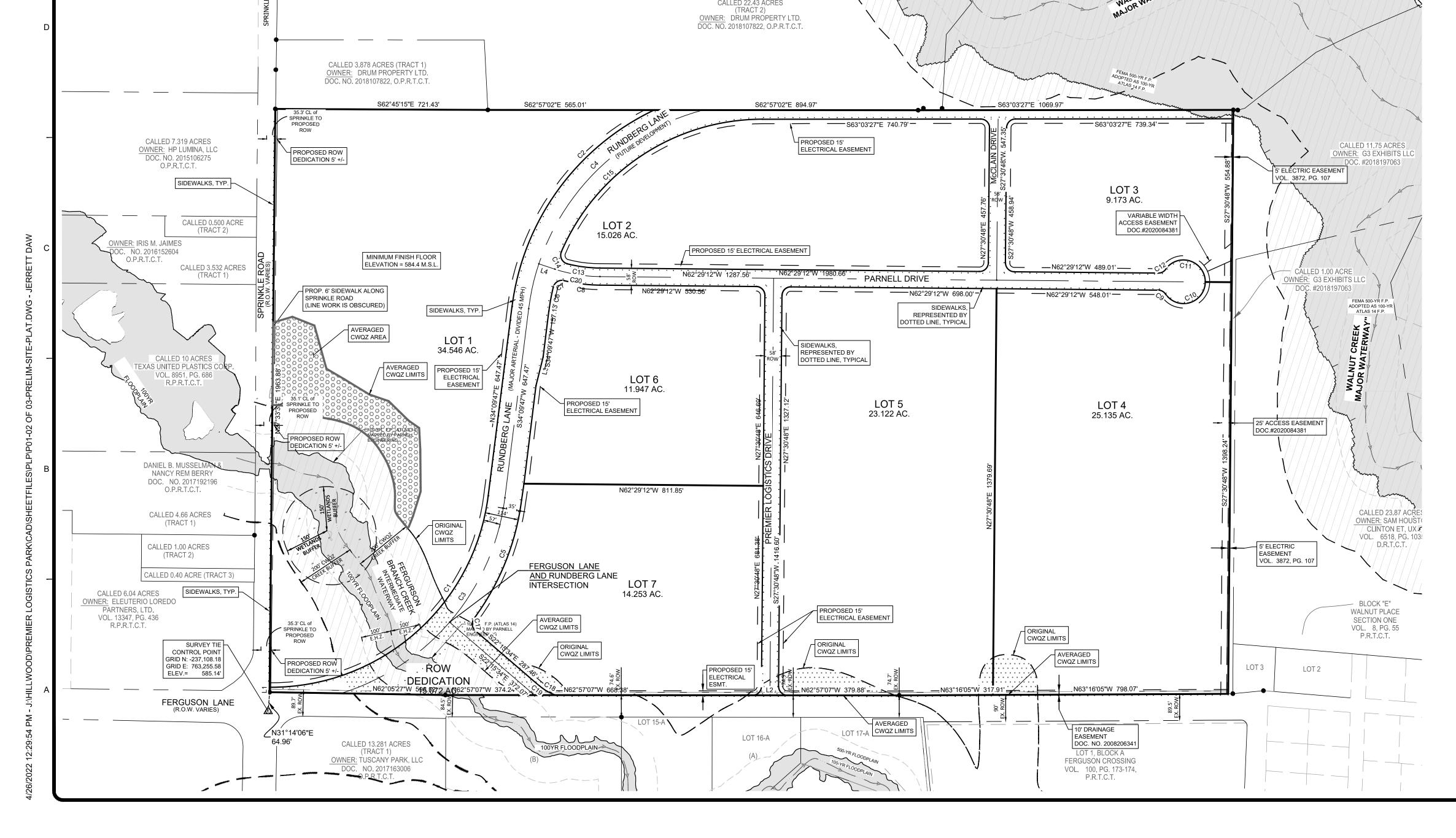


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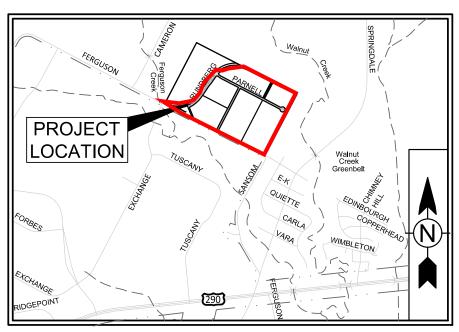
2 OF 2 C8J-2019-0186

Bar Measures 1 inch, otherwise drawing not to scale



# SUBDIVISION IMPROVEMENTS PLAN FOR PREMIER LOGISTICS PARK

## 2900 FERGUSON LANE AUSTIN, TRAVIS COUNTY, TEXAS 78754 JANUARY 2022



#### **VICINITY MAP**

NOT TO SCALE C.0.A. GRID NO'S : M28 MAPSCO PAGE : 526Z

#### SUBMITTAL DATE:

JANUARY XX. 2022

#### **RELATED CASE NUMBERS:**

TAX I.D NO: 0234310412 C8I-2019-0264 C8J-2019-0186