SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0112 **COMMISSION DATE:** September 6, 2022

SUBDIVISION NAME: Velocity Preliminary Plan

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

APPLICANT: Justin Kramer (Kimley-Horn)

AGENT: VC HOLDINGS QOZ LP (Mark Bulmash)

ZONING: LI-PDA Limited Industrial **NEIGHBORHOOD PLAN:** None

AREA: 270 acres **LOTS**: 22

COUNTY: Travis **DISTRICT:** 2

WATERSHED: Onion Creek **JURISDICTION:** Full Purpose

SIDEWALKS: Sidewalks will be constructed along all interior streets and S FM 973 RD, E SH 71 EB, and TOLL 130

VARIANCE: None requested

DEPARTMENT COMMENTS:

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

STAFF RECOMMENDATION:

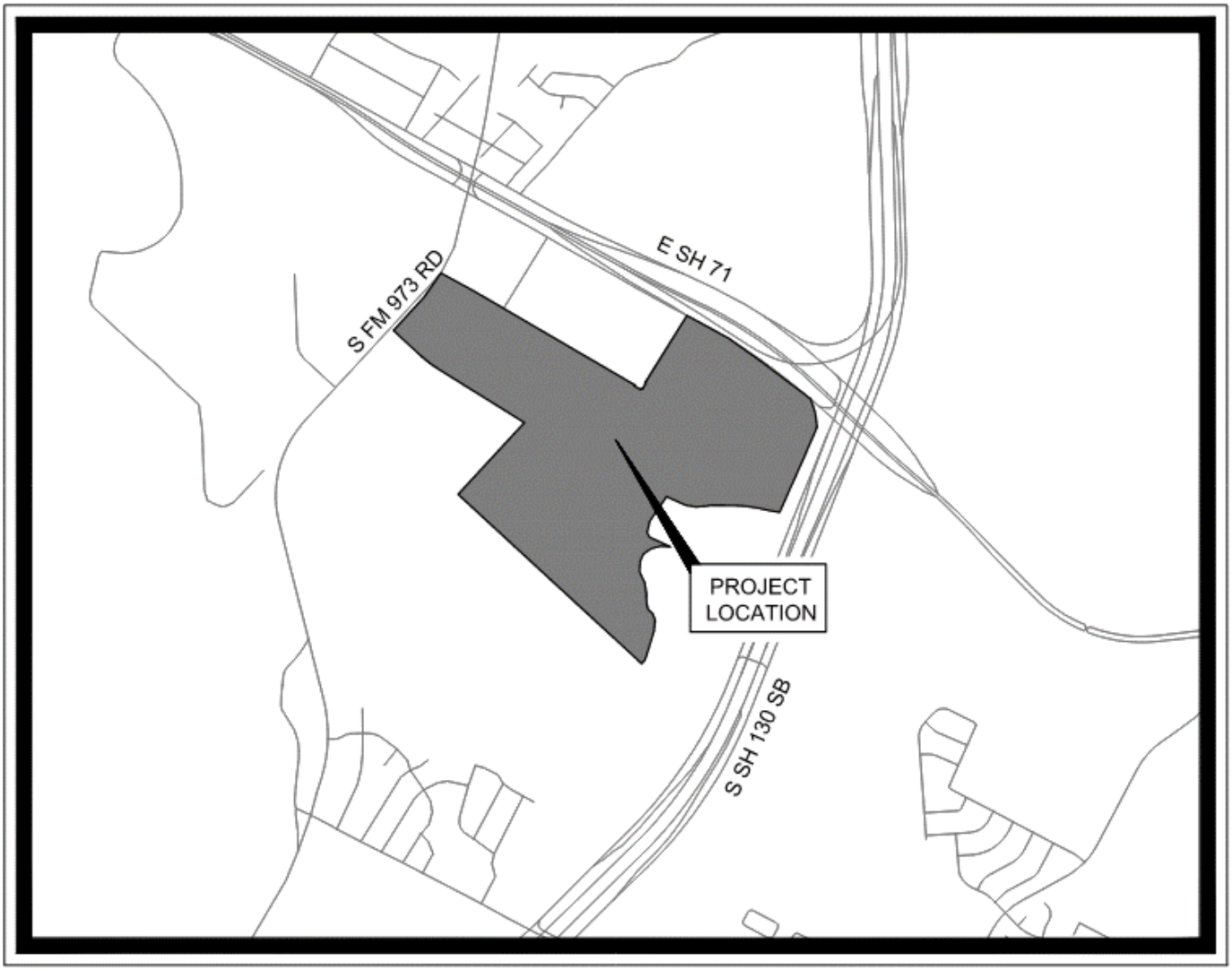
Staff recommends disapproval of the plat for the reasons listed in the comment report dated September 1, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs **PHONE:** 512-974-2786

E-mail: amy.combs@austintexas.gov

ATTACHMENTS
Exhibit A: Vicinity map
Exhibit B: Proposed plan
Exhibit C: Comment report dated September 1, 2022

Exhibit A: Vicinity Map



VICINITY MAP

SCALE: 1" = 2,000'

NORTH

COA GRID: P15, P16

Exhibit B: Proposed Plan

VELOCITY PRELIMINARY PLAN

SOUTHWEST CORNER OF SH-71 AND SH-130 AUSTIN, TEXAS C8-2022-0112

SHEET INDEX

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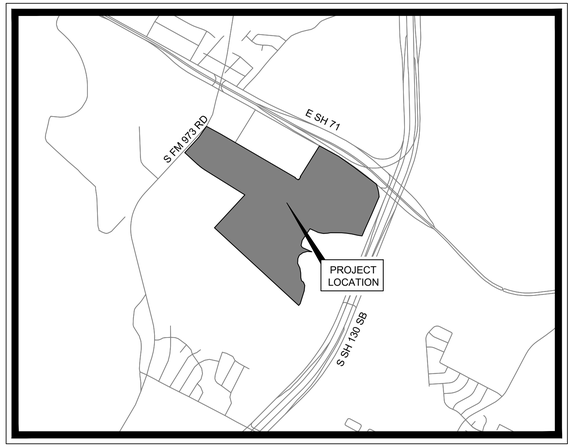
7	PRELIMINARY PLAN (SHEET 4 OF 6)
8	PRELIMINARY PLAN (SHEET 5 OF 6)
9	PRELIMINARY PLAN (SHEET 6 OF 6)
10	STREET CROSS-SECTIONS



VICINITY MAP
SCALE: 1" = 2,000'
NORTH
COA GRID: P15, P16

JUNE 2022

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.

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 C8-2022-0112 APPLICATION DATE 06/27/2022

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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GKM
CHECKED BY: JJK

COVER SHEET

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:05am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Cover Sheet.dwg
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VELOCITY PRELIMINARY PLAN

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN, FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SERVICE FOR VELOCITY CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
6. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
8. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS .
10. CONDITIONAL PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS PRELIMINARY PLAN THROUGH PAYMENT ON _____ (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS _____. REFER TO RSMP APPROVAL LETTER FOR CONDITIONS OF PARTICIPATION. FORMAL AGREEMENTS MUST BE EXECUTED FOR FUTURE DEVELOPMENTS WITHIN THIS PRELIMINARY PLAN AND PAYMENTS MADE FOR PARTICIPATION AT THE TIME OF DEVELOPMENT.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG EXPEDITION DRIVE, WORLD DRIVE, VELOCITY CROSSING, SPIRIT DRIVE, S FM 973 RD, SH 71 EB, TOLL 130, MOMENTUM WAY AND ALL IDENTIFIED JOINT USE ACCESS EASEMENTS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG S FM 973 RD, E SH 71 EB, AND TOLL 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: VELOCITY CROSSING, EXPEDITION DRIVE, WORLD DRIVE, AND SPIRIT DRIVE
    FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
    B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: VELOCITY CROSSING, EXPEDITION DRIVE, WORLD DRIVE, AND SPIRIT DRIVE
13. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
16. THIS PROJECT IS LOCATED IN THE ONION CREEK AND COLORADO RIVER WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
17. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
18. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
19. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP. NO. 48453C0620K AND #48453C06210L TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
20. THERE ARE NO KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
21. ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN DESIGN STANDARDS AND PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AT THE TIME OF FINAL PLAT.
22. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN…B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED…VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER
23. PARKLAND REQUIREMENTS WILL BE SATISFIED AT THE TIME OF SITE PLAN.
24. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
25. APPLICANT IS RESPONSIBLE TO OBTAIN APPROVAL FROM PRIVATE UTILITY COMPANIES FOR LOCATIONS WHERE PROPOSED ROADWAYS OR UTILITIES CROSS THEIR EXISTING EASEMENTS. A REVISION OF THE PRELIMINARY PLAN MAY BE REQUIRED IN THE EVENT THAT THE UTILITY COMPANIES DO NOT APPROVE OF THE PROPOSED DESIGNS.
26. LOTS LOCATED WITHIN FLOODPLAIN IN BLOCKS D, E, G, H, AND I TO BE MASS GRADED AND REMOVED FROM FLOODPLAIN AT TIME OF SUBDIVISION CONSTRUCTION PLANS. REFERENCE EXHIBIT - N FOR ROUGH MASS GRADING.
27. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES
28. A PERSON WHO SEEKS TO CONVEY A LOT CONTAINING A RESTRICTED PIPELINE AREA SHALL, BEFORE TITLE IS TRANSFERRED, DELIVER TO THE PROPOSED GRANTEE A DOCUMENT DESCRIBING THE RESTRICTED PIPELINE AREA, THE LIMITATIONS ON ITS DEVELOPMENT, AND THE NAME AND ADDRESS OF THE PIPELINE OWNER OR OPERATOR.
29. THIS SITE HAS RECEIVED AN APPROVED WAIVER FROM LDC 25-4-153 FOR BLOCK LENGTHS FOR THE FOLLOWING BLOCKS: BLOCK B, BLOCK D, AND BLOCK E.
30. THIS SITE HAS RECEIVED AN APPROVED WAIVER AND BEEN GRANTED A VARIANCE FROM TCM 1.3.2E FOR STANDARD CUL-DE-SAC AND SINGLE OUTLET STREET LENGTH REQUIREMENTS FOR *VELOCITY CROSSING*.
31. A Q2 TABLE IS NOT REQUIRED FOR THIS PLAN. THE IMPERVIOUS COVER ALLOWANCE WILL BE REVIEWED WHEN THE INDIVIDUAL SITE PLANS ARE SUBMITTED. PER ECM 1.8.1.E, "FOR A COMMERCIAL SUBDIVISION WITH AN INTERNAL ROADWAY, THE PLATTED LOTS WILL NEED TO ACCOUNT FOR THE ROADWAY IF THE ROADWAY EXCEEDS THE IMPERVIOUS COVER LIMITS WITHIN THE RIGHT-OF-WAY."
32. WITH THE EXCEPTION OF THE CHANNEL RESTORATION IN SITE PLAN "D", NO SUBDIVISION IMPROVEMENTS OR SITE DEVELOPMENT PERMITS CAN BE RELEASED FOR AREAS CURRENTLY WITHIN THE ATLAS-14 FLOODPLAIN OR ANY *CWQZ*, UNTIL THE CHANNEL RESTORATION IS COMPLETE AND ACCEPTED BY THE CITY. HOWEVER, UTILITY CONNECTIONS COULD BE PERMITTED WITH MINIMAL DISTURBANCE AND NO IMPERVIOUS COVER IMPACTS
33. DUE TO FUTURE FLOODPLAIN ALTERATIONS PROPOSED WITH A RELATED DEVELOPMENT PERMIT, ENVIRONMENTAL LAND USE COMMISSION VARIANCES AND/OR ENVIRONMENTAL ADMINISTRATIVE VARIANCES MAY BE REQUIRED FOR DEVELOPMENT THAT DOES NOT COMPLY WITH THE LAND DEVELOPMENT CODE.
34. FUTURE FLOODPLAIN MODIFICATION ASSOCIATED WITH A DEVELOPMENT PERMIT WITHIN THE LIMITS OF THIS PRELIMINARY PLAN WILL REQUIRE COMPLIANCE WITH CITY OF AUSTIN FLOODPLAIN RESTORATION AND MITIGATION REQUIREMENTS. PRIOR TO SITE OR SUBDIVISION CONSTRUCTION PLAN APPROVAL, RESTORATION AND/OR MITIGATION SHALL ALSO BE COORDINATED AND APPROVED WITH CITY OF AUSTIN.

BLOCK	LOT	LOT AREA (AC)
B	1	9.06
C	1	8.54
	2	13.49
	3	0.25
D	1	16.38
E	1	1.47
	2	14.52
	3	79.06
	4	12.60
	5	1.47
F	1	10.53
	2	8.56
	3	11.06
	4	15.71
	5	0.75
	6	5.71
	7	14.27
G	1	11.07
	2	2.62
H	1	3.48
I	1	3.55
	2	2.02
RIGHT-OF-WAY		24.38

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
6/3/2022

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 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 UNDER MY DIRECTION AND SUPERVISION.

_____

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	185.83'
C2	12.50'	19.28'	N15°35'04"W	17.42'	88°21'22"	12.15'
C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	195.23'
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	63.38'
C5	1345.00'	126.67'	S55°25'14"E	126.62'	5°23'45"	63.38'
C6	26189.53'	1012.01'	N23°43'13"E	1011.95'	2°12'50"	506.07'

LINE TABLE

LINE	LENGTH	BEARING
L1	376.45	N17°19'47.68"E
L2	150.03	N5°28'47.68"E
L3	94.73	N22°13'12.32"W
L4	70.54	N51°08'12.32"W
L5	83.54	N13°56'12.32"W
L6	136.69	N0°59'12.32"W
L7	133.61	N9°29'12.32"W
L8	150.69	N25°14'12.32"W
L9	134.78	N3°14'47.68"E
L10	99.95	N24°01'47.68"E
L11	119.69	N54°08'47.68"E
L12	128.33	N74°09'47.68"E
L13	128.28	S85°24'12.32"E
L14	291.29	N65°34'50.64"W
L15	66.75	N32°13'30.26"W
L16	148.74	N12°05'37.70"E
L17	390.57	N34°02'31.38"E
L18	256.97	S65°23'28.51"E
L19	141.58	S79°17'37.18"E
L20	114.98	N87°16'19.59"E
L21	88.08	N79°20'55.94"E
L22	313.32	S89°31'00.66"E
L23	130.91	S85°15'40.08"E
L24	161.06	S81°34'54.85"E
L25	147.55	S77°42'13.61"E
L26	134.32	S80°36'03.13"E
L27	180.92	N23°06'12.35"E

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)

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 22

TOTAL LINEAR FOOTAGE OF STREETS: 14,332

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	6001'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
MOMENTUM WAY	73'	34'	LOCAL STREET	537'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
EXPEDITION DRIVE	73'	34'	LOCAL STREET	2214'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
SPIRIT DRIVE	73'	34'	LOCAL STREET	1004'	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	73'	34'	LEVEL 3 CONNECTOR	2127	7' SIDEWALK, 9.5' LANDSCAPE/FURNITURE, 7' BIKE LANE, 3' BUFFER, STANDARD CURB, 2-11.3' TRAVEL LANES, 11.3' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK
VELOCITY CROSSING	90'	36'	LEVEL 3 CONNECTOR	2408	7' SIDEWALK, 8' LANDSCAPE/FURNITURE, 8' BIKE LANE, 4' BUFFER, STANDARD CURB, 2-12.5' TRAVEL LANES AND 11' TWO WAY TURN LANE, STANDARD CURB, 3' BUFFER, 7' BIKE LANE, 9.5' LANDSCAPE/FURNITURE, 7' SIDEWALK

PRELIMINARY SUBDIVISION APPROVAL SHEET __2__ OF __26__

FILE NUMBER __C8-2022-0112__ APPLICATION DATE __06/27/2022__

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.

No.	REVISIONS	DATE	BY

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GKM
CHECKED BY: JJK

GENERAL NOTES

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:07am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Cover Sheet.dwg
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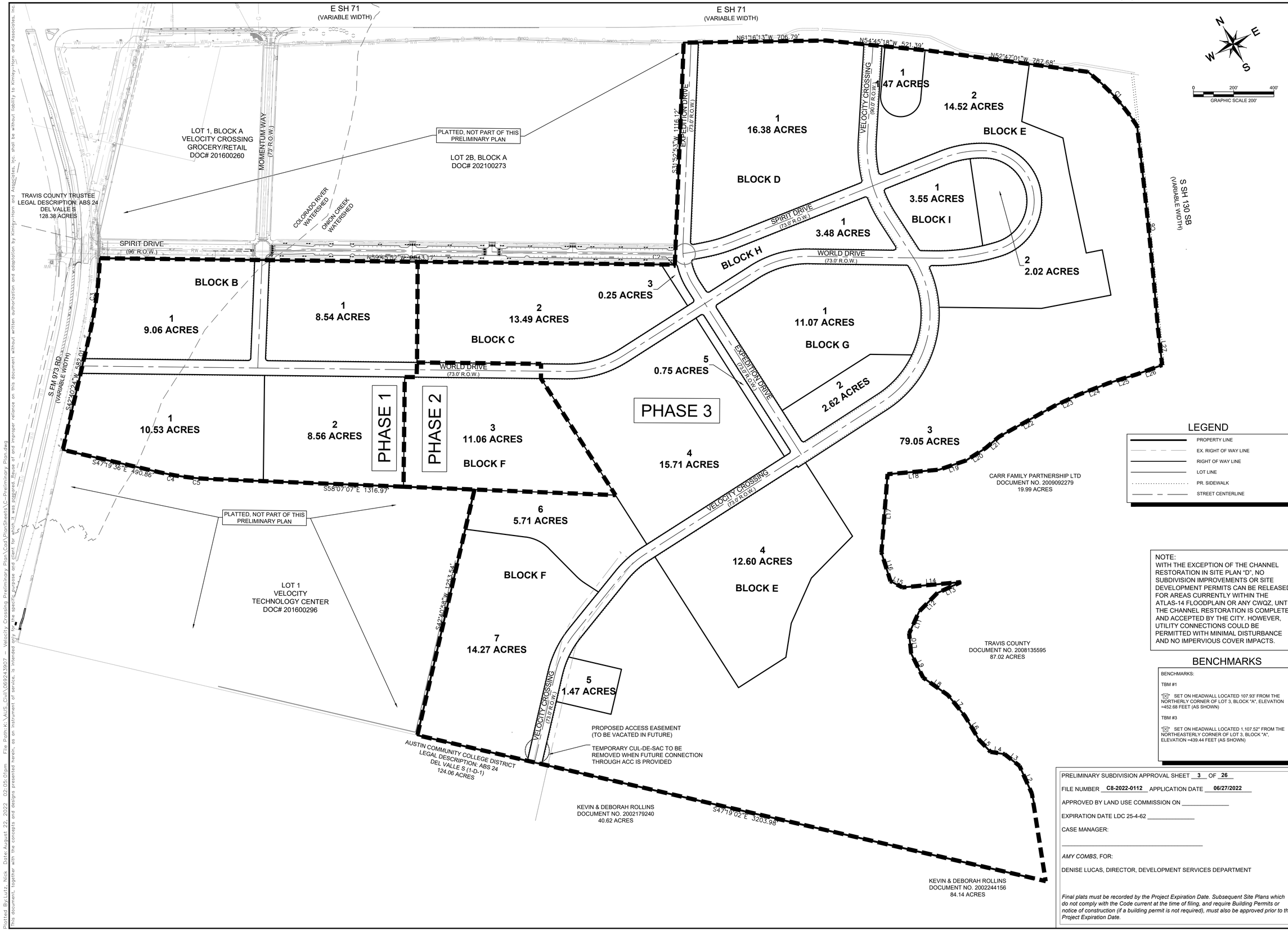
VELOCITY PRELIMINARY PLAN



LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PR. SIDEWALK
- STREET CENTERLINE

NOTE:
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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 3 OF 26

FILE NUMBER C8-2022-0112 APPLICATION DATE 06/27/2022

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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

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

OVERALL PRELIMINARY PLAN

VELOCITY PRELIMINARY PLAN

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3

Plotted By:Lutz, Nick Date:August 22, 2022 02:05:01pm File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Civil\PlanSheets\C-Preliminary Plan.dwg
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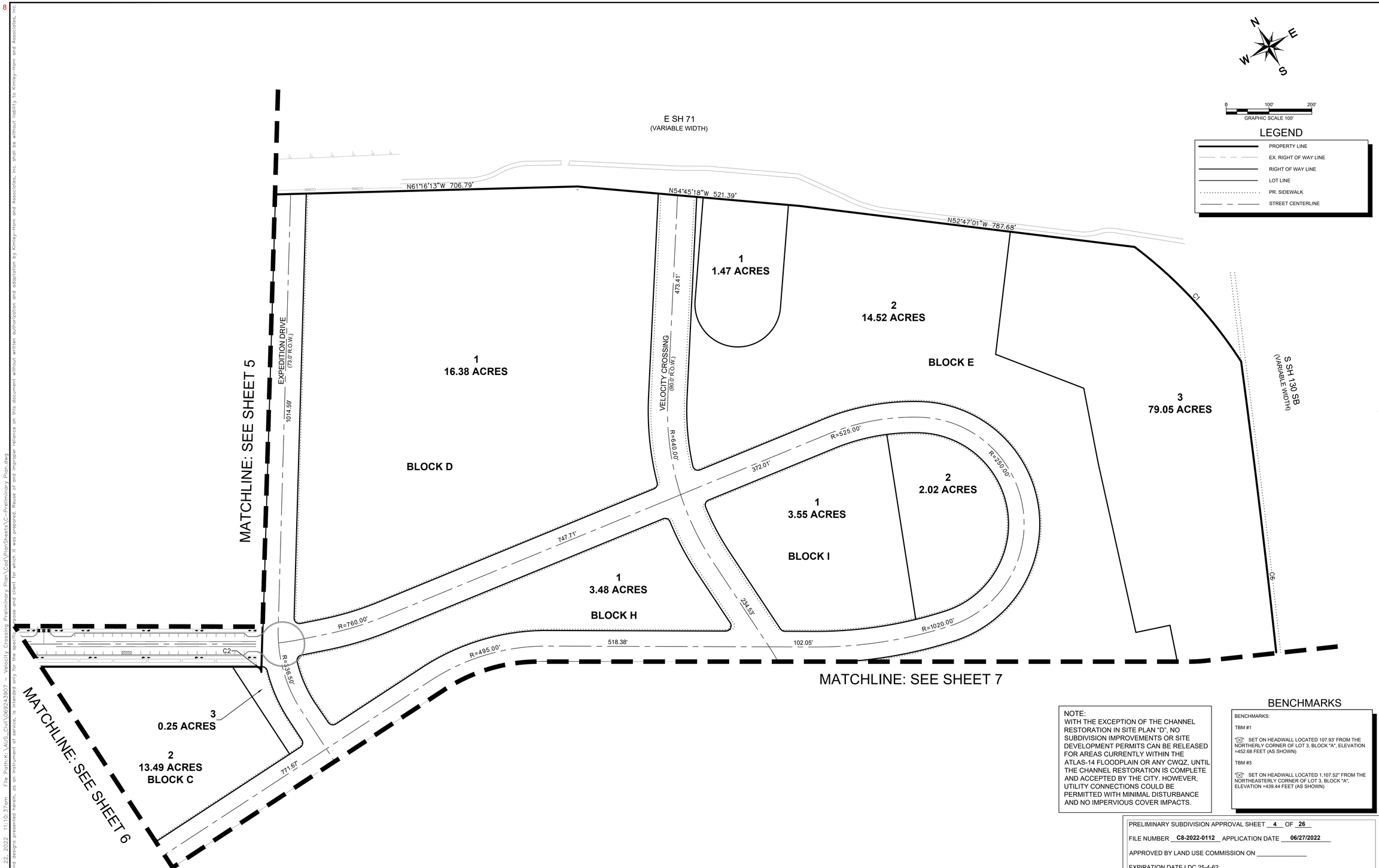

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PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 26

FILE NUMBER C8-2022-0112 APPLICATION DATE 06/27/2022

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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No.	REVISIONS	DATE	BY

Kimley»Horn

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STATE OF TEXAS
JUSTIN J. KRAMER
142369
LICENSED PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GXM
CHECKED BY: JJK

PRELIMINARY PLAN
(SHEET 1 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:37am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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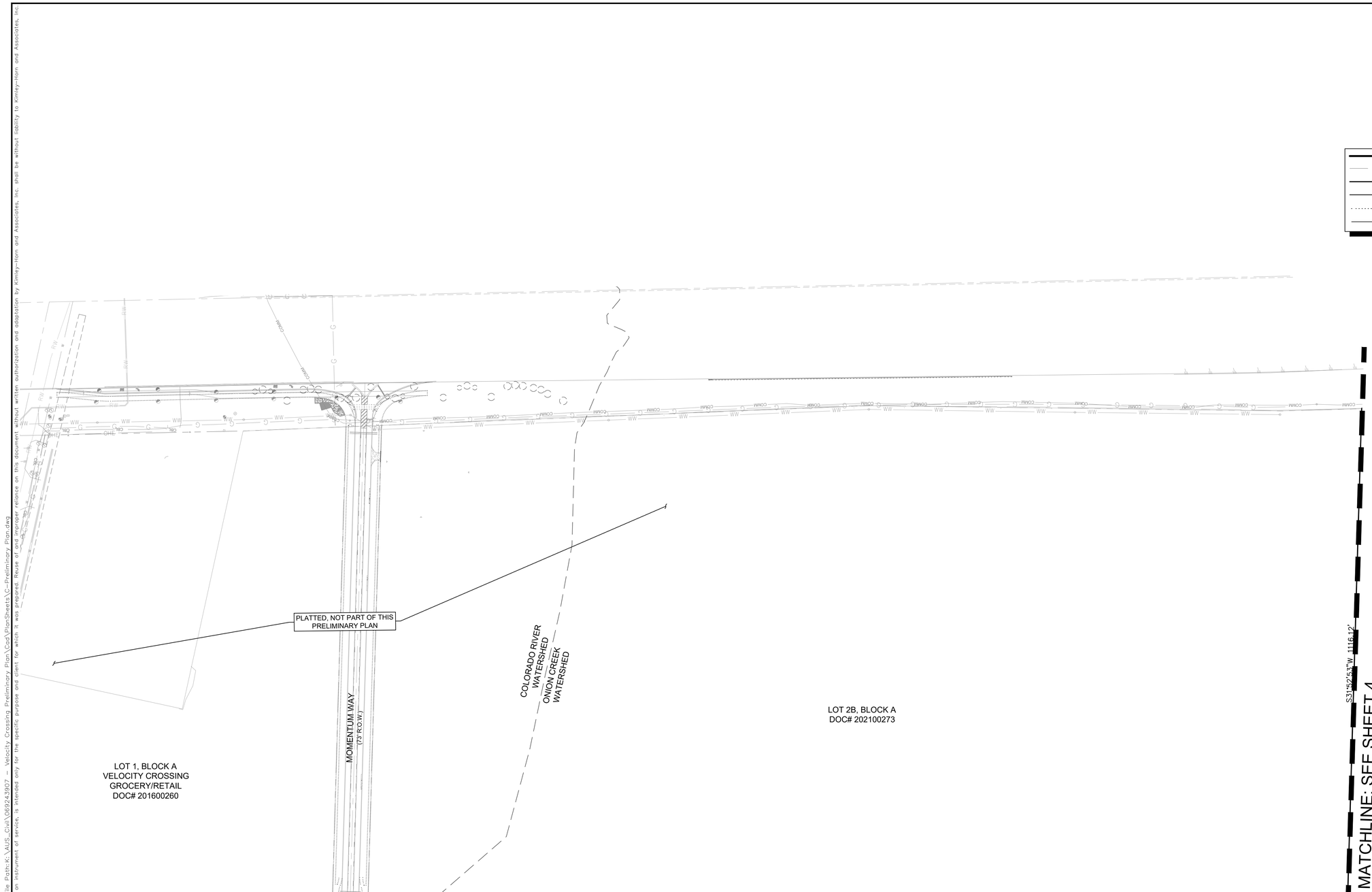
VELOCITY PRELIMINARY PLAN



N E S W

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PR. SIDEWALK
- STREET CENTERLINE

NOTE:
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BENCHMARKS

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PRELIMINARY SUBDIVISION APPROVAL SHEET 5 OF 26

FILE NUMBER C8-2022-0112 APPLICATION DATE 06/27/2022

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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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GRM
CHECKED BY: JJK

PRELIMINARY PLAN
(SHEET 2 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:39am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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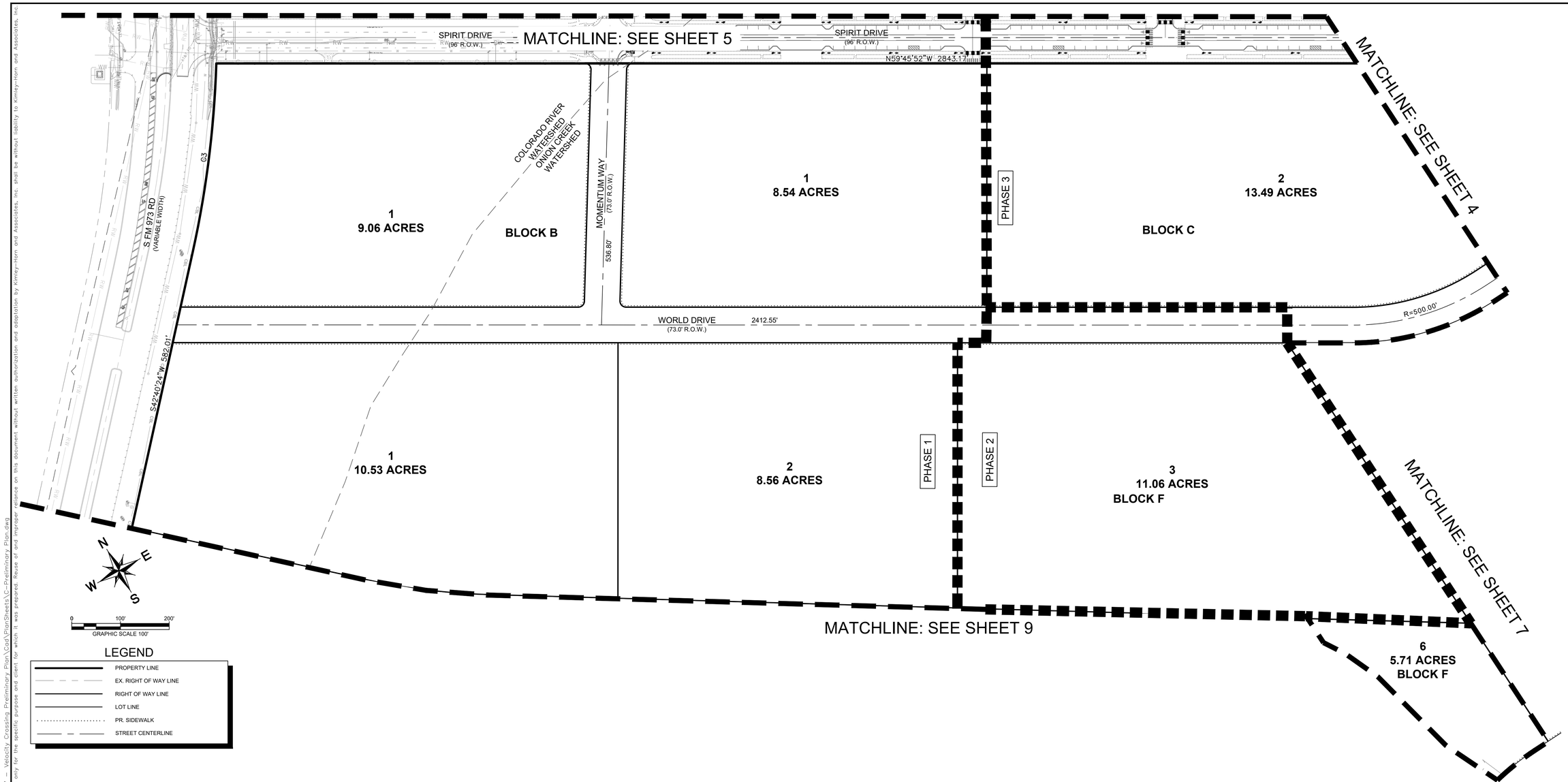

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PR. SIDEWALK
- STREET CENTERLINE

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PRELIMINARY SUBDIVISION APPROVAL SHEET __6__ OF __26__

FILE NUMBER __C8-2022-0112__ APPLICATION DATE __06/27/2022__

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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STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906	
DATE JUNE 2022	
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

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:41am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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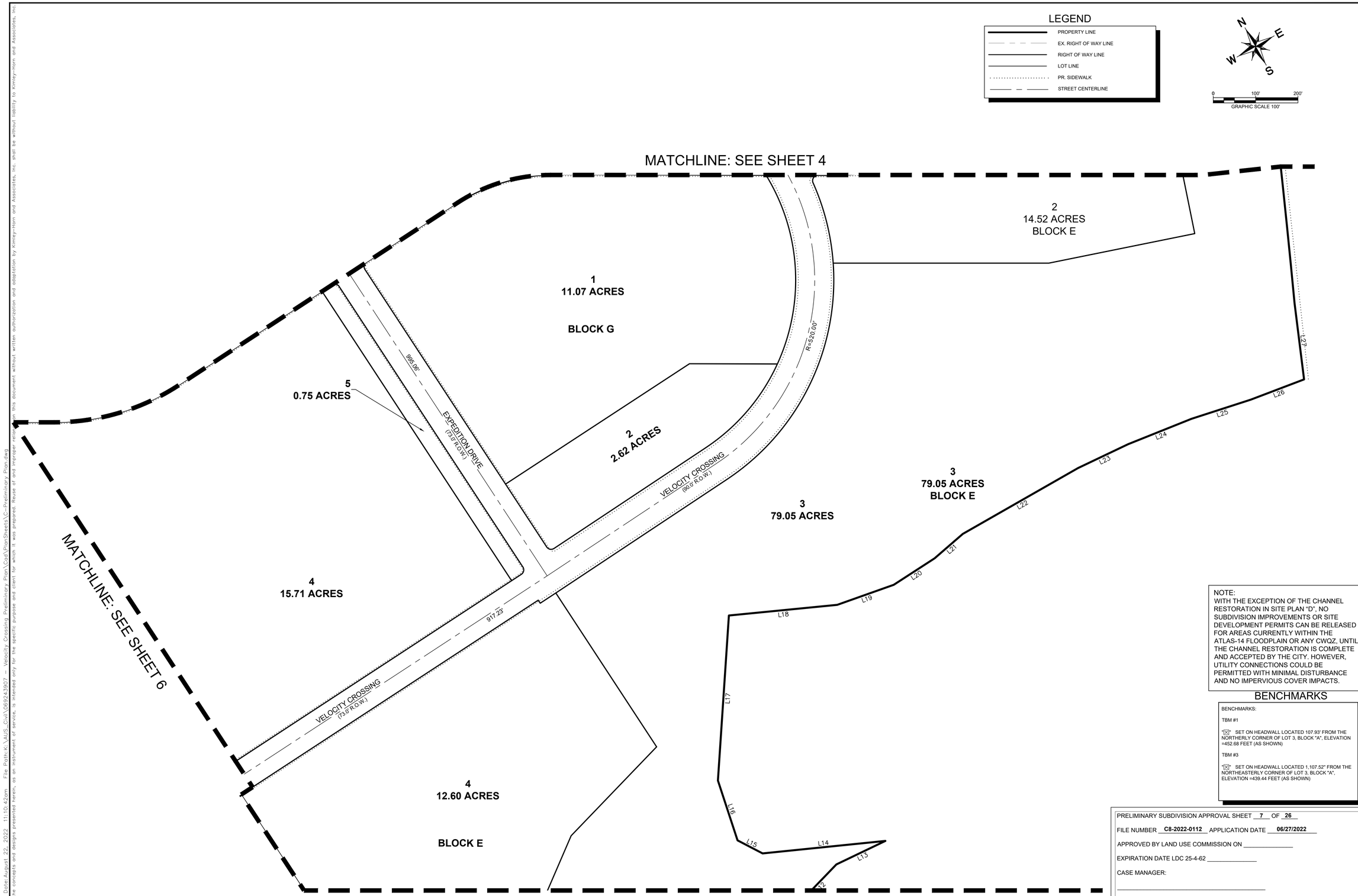
VELOCITY PRELIMINARY PLAN



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PRELIMINARY SUBDIVISION APPROVAL SHEET 7 OF 26

FILE NUMBER C8-2022-0112 APPLICATION DATE 06/27/2022

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

CASE MANAGER:

_____

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906	
DATE JUNE 2022	
SCALE: AS SHOWN	
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JJK

PRELIMINARY PLAN
(SHEET 4 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:42am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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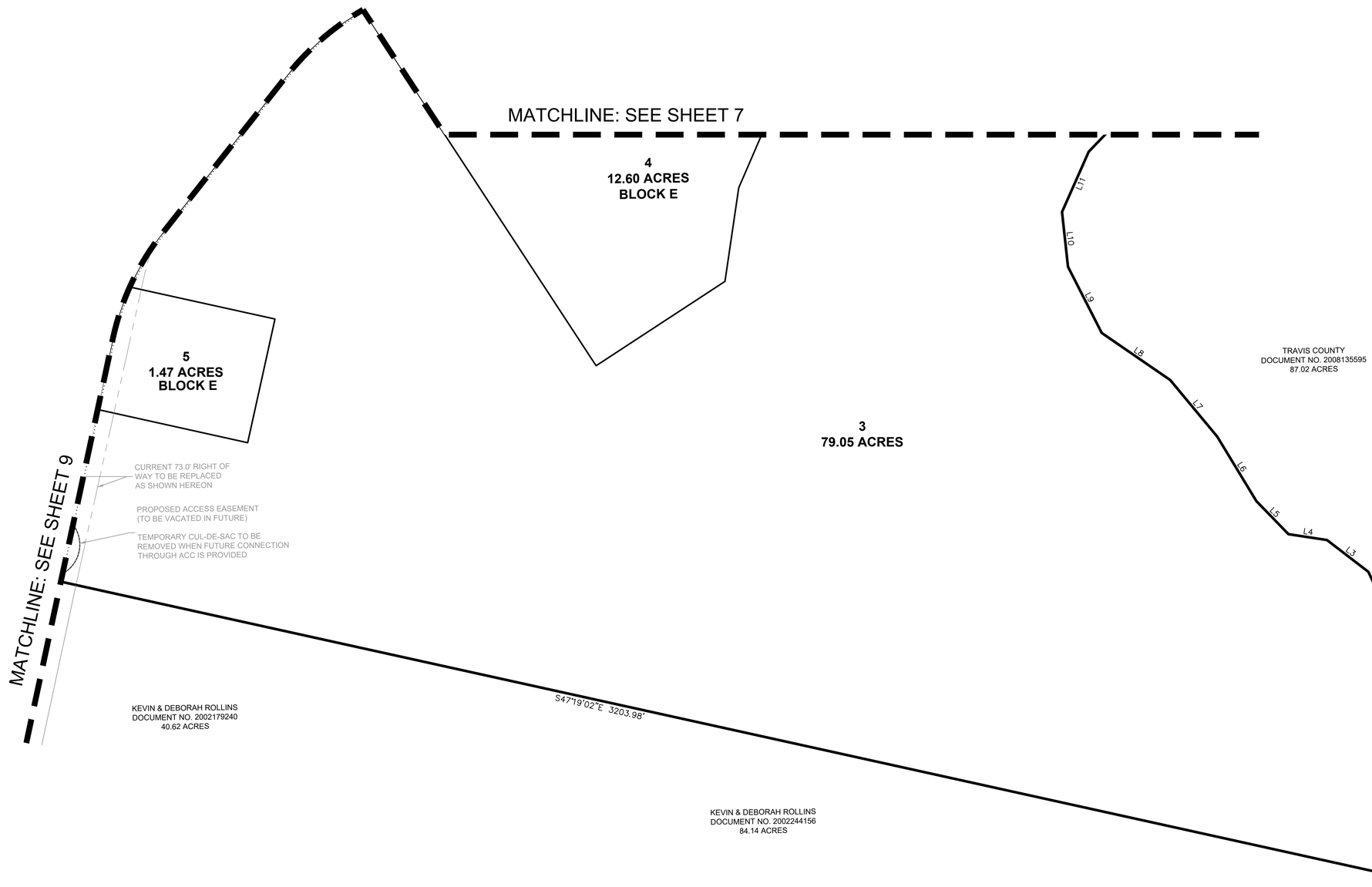

N W E S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PR. SIDEWALK
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PRELIMINARY SUBDIVISION APPROVAL SHEET __8__ OF __26__

FILE NUMBER __C8-2022-0112__ APPLICATION DATE __06/27/2022__

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

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LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GXM
CHECKED BY: JJK

PRELIMINARY PLAN
(SHEET 5 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:46am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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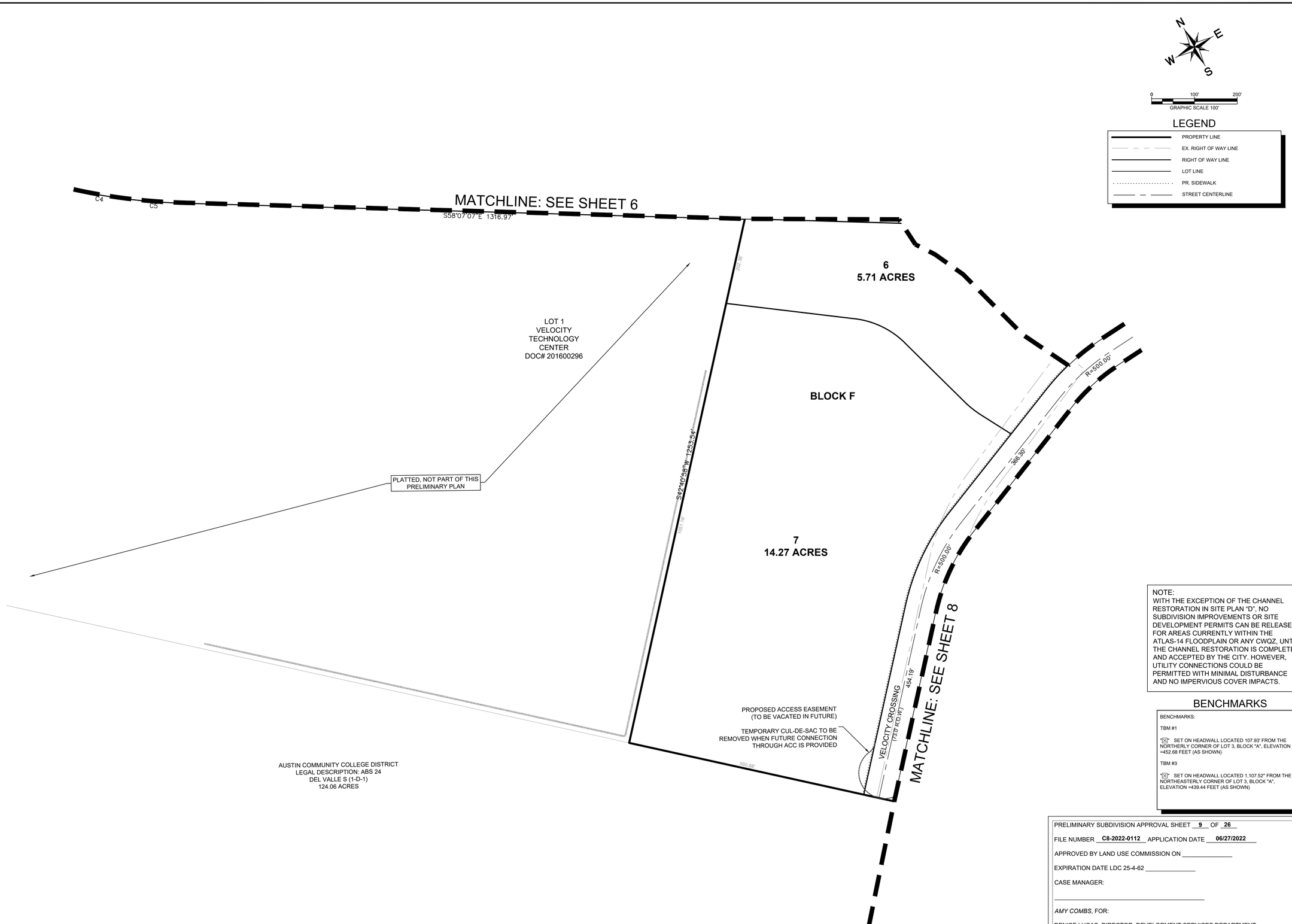
VELOCITY PRELIMINARY PLAN



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PRELIMINARY SUBDIVISION APPROVAL SHEET __9__ OF __26__

FILE NUMBER __C8-2022-0112__ APPLICATION DATE __06/27/2022__

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

CASE MANAGER:

_____

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LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243906
DATE JUNE 2022
SCALE: AS SHOWN
DESIGNED BY: NZL
DRAWN BY: GRM
CHECKED BY: JJK

PRELIMINARY PLAN
(SHEET 6 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9

Plotted By:Hudson, Audrey Date:August 22, 2022 11:10:47am File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Preliminary Plan.dwg
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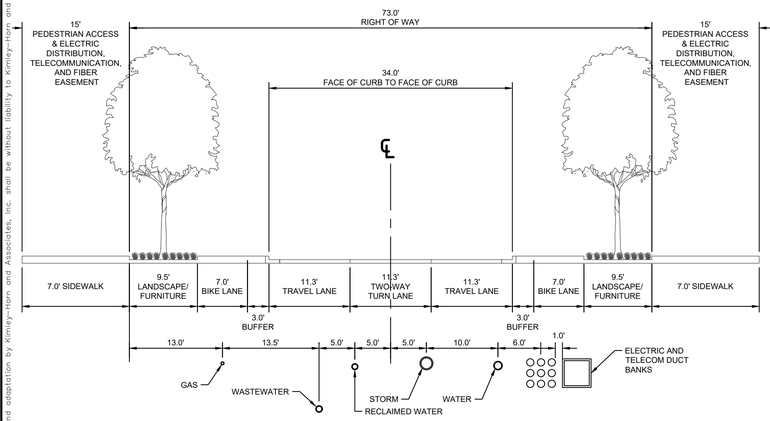
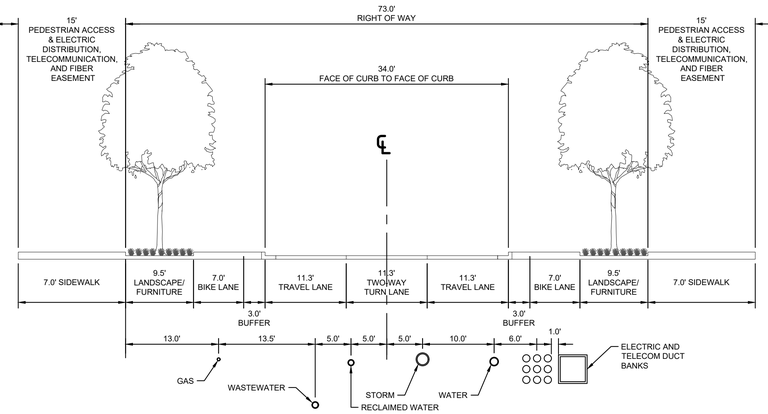
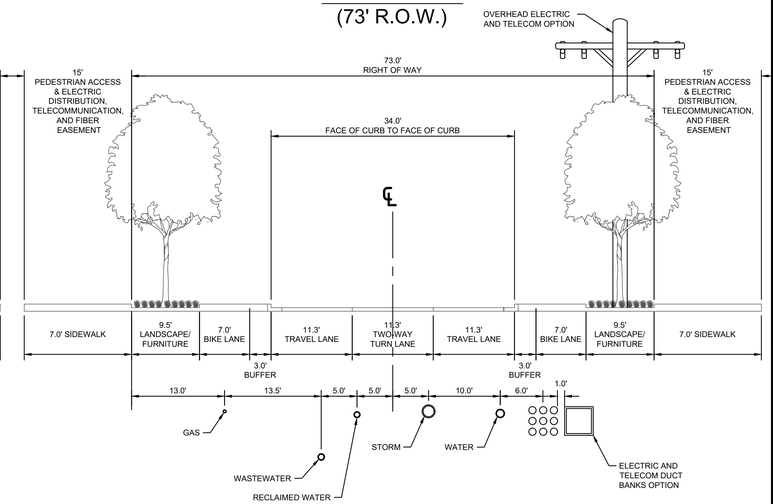
MOMENTUM WAY
(73' R.O.W.)



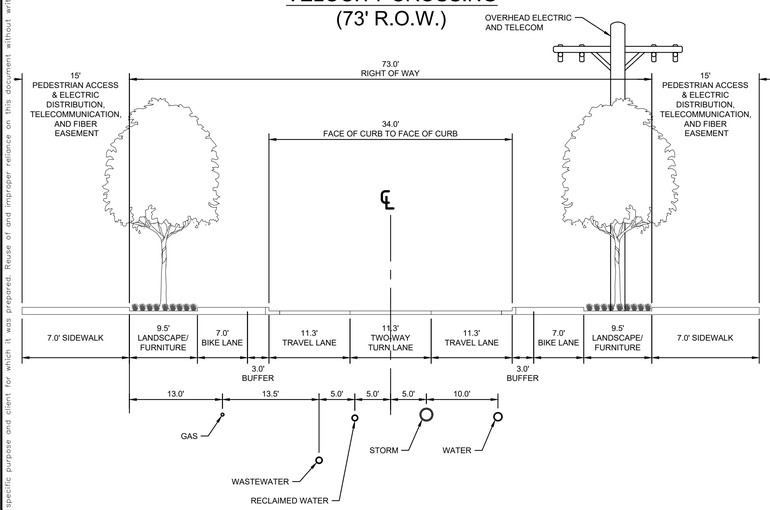
EXPEDITION DRIVE
(73' R.O.W.)



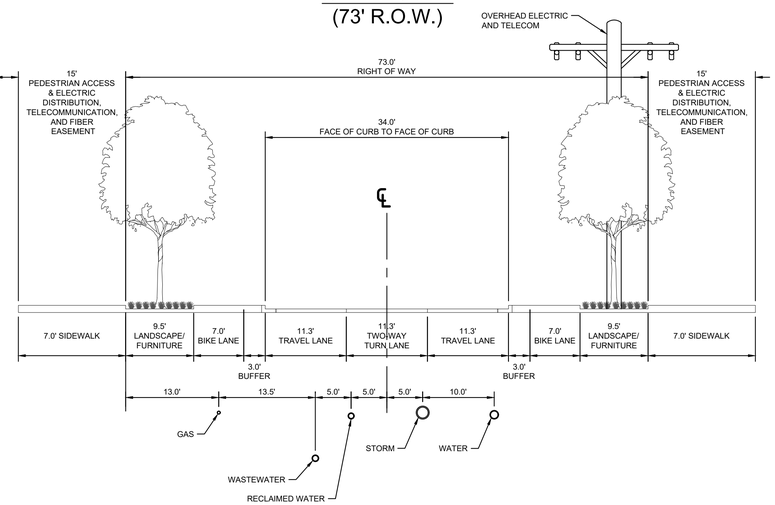
WORLD DRIVE
(73' R.O.W.)



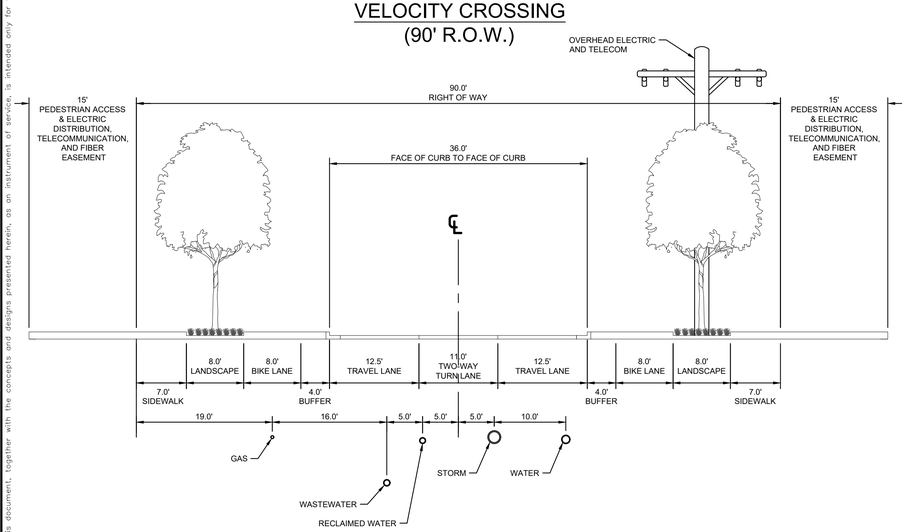
VELOCITY CROSSING
(73' R.O.W.)



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



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



BENCHMARKS

BENCHMARKS:

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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)

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 C8-2022-0112 APPLICATION DATE 06/27/2022

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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
8/19/2022

KHA PROJECT 069243907
DATE JUNE 2022
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

Plotted By:Lutz, Nick Date:August 22, 2022 02:02:58pm File Path:K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Street Cross-Sections.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

CASE NUMBER: C8-2022-0112
UPDATE: U1
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

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

SUBMITTAL DATE: August 22, 2022
FINAL REPORT DATE: September 1, 2022

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

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

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):
All comments must be addressed by filing an updated submittal prior to the update deadline of **September 26, 2022.** Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

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

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

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

REVIEWERS:
Planner 1: Chima Onyia
Electric: Andrea Katz
ATD Engineering: Amber Hutchens
Drainage Engineering: Kyle Virr
Environmental Review - Pamela Abee-Taulli
Planning & Design Review - Scott Grantham
RSMP- Katina Bohrer
Subdivision Review - Amy Combs
911 Addressing Review - Janny Phung
ATD Engineering Review - Amber Hutchens
Drainage Engineering Review - Kyle Virr
ERM Review - Miranda Reinhard

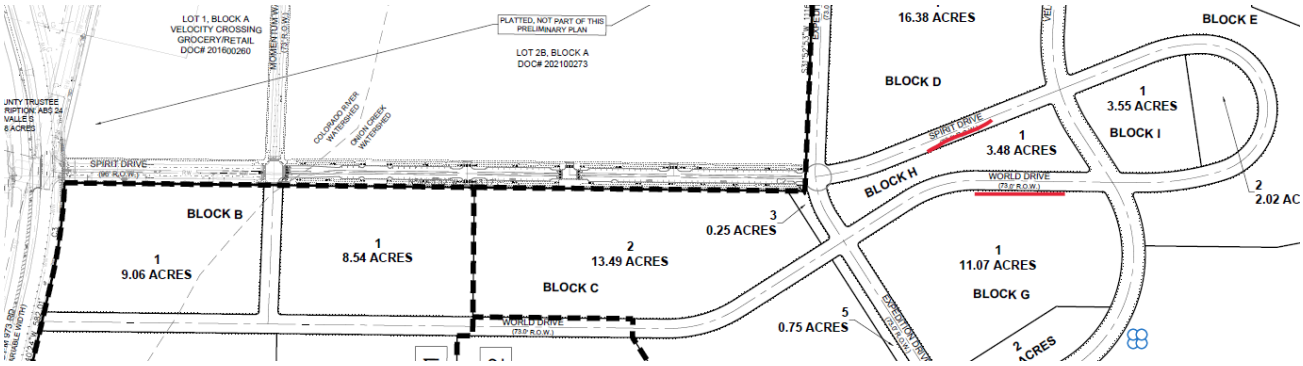
Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1, EL 2. U1: **Comments pending.** Please show all easements on the face of the plat.

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

AD1: The segment labeled as SPIRIT DR and WORLD DR is actually one continuous street. You can do one of three things:

1. Name entire street Spirit Cir
2. Name entire street World Cir
3. Starting at Block 1, introduce a break so there is a corner that demarks the two streets.



FYI: The standards applied to all new street names in Travis County can be found at this link: http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

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

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.

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.

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy,

and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

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

U1: Approval from RSMP will clear this comment.

DE2 to DE6: CLEARED

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

EV1-5 Cleared

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

EV 6 Resubmit this project through the Project Assessment. The proposed grading plan must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Article 7; ECM 1.8.0] A commission variance may be required. Also, indicate on the grading plan what the maximum cut and fill is.

U1. Comment pending. Provide a revised grading exhibit per our discussion of 8/30/2022, showing grading outside of the ROW that would be required to construct the roadways and ponds as shown on the preliminary plan. If containment walls within the ROW taller than 4 feet will be required, add the following note on the ESC plan: "Note: Building Permits are required for all site walls prior to construction. All applicable wall designs and drawing details will be required to be submitted by means of a Site Plan Correction for review prior to Building Permit issuance."

EV 7-8 Cleared

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

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

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

U1: Thank you for your response. Comment pending as a reminder.

PR2. Recommend a follow up meeting with PARD to discuss parkland dedication and sequence. Please contact this reviewer to schedule a meeting.
U1: Thank you for your response. A meeting is scheduled for 8/31/22. Additional meetings may be needed. Comment pending.

PR3. Within the Preliminary Plan, show parkland as separately platted lots. Label future parkland as "To be dedicated to City of Austin."
U1: Thank you for your response. At the preliminary plan stage, this is the most important comment. Preliminary plan can be amended if resolution is reached on other aspects of the development (e.g. TIA).

PR4. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions.
U1: Thank you for your response. Comment pending.

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

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

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

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

- Parkland Area 1 (Block C) – please remove this from credited parkland. With pond removed, it is only narrow strips along Hwy 71 and Velocity Crossing.
- Linear parks, along roadways – please confirm that these are at least 40 ft in width.
- Linear park at Block B, #8 – enlarge to at least 0.25 acres to meet minimum park size.
- North-south stub at Block E – clarify what will be north of this, consider extension to World Drive.
- Make any additional changes to accommodate the above.

U1: These issues may be raised after the preliminary plan stage. Comment cleared.

PR6. Thank you for an open discussion of the sequence of parkland dedication, and desire for flexibility with development. PARD proposes the following sequence.

A. Proposed parkland areas and crediting shown on Preliminary Plan, labeled "To be dedicated to the City of Austin."
B. At time of Final Plat, the same areas are shown as on Preliminary, divided out as separate lots:
   1. Adjacent to Onion Creek
   2. Signature Park / Neighborhood Park
   3. South of World Drive

C. These areas will be dedicated by deed at the time of Final Plat, and a note added to the Plat to indicate Parkland Dedication is satisfied for ____ units and ____ hotel rooms by the dedication of ____ acres as shown on the Final Plat.
D. A Parkland Improvement, Maintenance, and Programming Agreement will be completed at this time to allow for construction of the parks after dedication.
E. Fiscal will be posted for the construction of amenities.
F. A tracking table will be used for site plans to track how many units have been built up to the total noted on the Final Plat.

G. If, in the process of site plans (SDPs), the numbers (of units) on the final plat are exceeded, additional parkland dedication or fees in lieu will be owed.

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

U1: These issues may be raised after the preliminary plan stage. Comment cleared.

Regional Stormwater Management Review - Katina Bohrer - 512-974-3558

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

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

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

A. An updated conditional approval letter will be issued via email. At final plat, public ROW will be finalized, and a formal agreement, approval letter, and payment will be completed for that area. At the time of each site development application, site area, impervious cover, and other details will be finalized with total impervious cover not to exceed 127.7 acres across the 207 participating acres as outlined in the comprehensive drainage analysis completed with this preliminary plan. At final plat, an RSMP tracking table will be established and carried through each site development plan to ensure that proposed impervious cover assumed in the drainage analysis is not exceeded. Any exclusions of drainage easements or other area from the RSMP participation payment calculation(s) will be documented and finalized at the time of approval for the applicable site plan(s). (DCM 8.2)
UPDATE 1: Pending

B. Plat note number 10 must have the blanks filled in upon receipt of the updated conditional approval letter (DCM 8.2.2)
UPDATE 1: Pending

C. Since this has a new case number, and in order to have a complete and cohesive submittal, please submit the RSMP HMS model to Intake for inclusion in the case file.

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

SR1. This application was submitted on June 27, 2022. All comments must be cleared by September 26 (U1- Change in date due to weekend), 2022. (25-1-83)

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

"Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:
A. Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Velocity Crossing, Sky ParkCommons *(Or New Name for Road since you can't use Park),* World Drive, and Spirit Drive
Fiscal security is not required for streets not listed in subsection (A).
B. Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: Velocity Crossing, Sky Park Commons *(Or New Name for Road since you can't use Park),* World Drive, and Spirit Drive"
U1. Comment Not Cleared. Text revised, but please add Momentum Way to both lists and label on the face of the plan

SR3. Please update the legend on the overall preliminary plan to show just what is on the face of the overall preliminary plan (25-1-83)
U1. Comment Cleared. Text Revised.

SR4. Note 20 states that there is no known CEFs on the property, but then note 30 states that CEFs need to have a buffer, please coordinate with the wetlands biologist reviewer on what notes they would like to see on the plan (25-1-83)
U1. Comment Cleared. Text Revised.

SR5. It appears that there are phasing outlines on the preliminary plan, it is suggested that these lines are removed from the preliminary plan, because they are not necessary. The final plats would need to be submitted in the exact sequence that they are in the preliminary plan-if they are not submitted in this sequence you would need to send in an application to this preliminary plan to correct the phases. Additionally, the phasing lines appear to be cutting through lots?- you would not be able to submit a final plat with partial lots (25-1-83)
U1. Comment Cleared.

SR6. Please update the case/ file number to C8-2022-0112 on the plan on both the bottom of each sheet and the approval blocks (25-1-83)
U1. Comment Cleared. Text Revised.

SR7. Please update the application date on the approval block in the lower right hand of each sheet to June 27 2022 (25-1-83)
U1. Comment Cleared. Text Revised.

SR8. Please ensure that this preliminary plan matches the project assessment associated with this application- For instance there appears to be a lot labeled as Lot 2 Block C on the project assessment, but this lot does not seem to appear on the current preliminary plan, there also appears to be very slight differences in acres of the lots from the project assessment to the current plan (25-1-83)

U1. Comment Cleared, because the prior project assessment has expired, the recommendations from the project assessment do not apply

SR9. Please remove all of the building footprints from the surrounding property- for instance on sheet 3 and sheet 5 there appears to be contours or building footprints for the surrounding property (25-1-83)
U1. Comment Not Cleared. On sheet 5 there still appears to be an outline?

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

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

ERM1. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.
Additional information: {*This comment can be addressed by adding a note on all sheets stating that: "With the exception of the channel restoration in Site Plan "D", no Subdivision Improvements or Site Development Permits can be released for areas currently within the Atlas-14 floodplain or any CWQZ, until the channel restoration is complete and accepted by the City. However, utility connections could be permitted with minimal disturbance and no impervious cover impacts."*}
Update1. Comment cleared. (This note was added to all the preliminary plan sheets.)

ERM2. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.
Additional information: {*This comment can be addressed by clearly showing and labeling the Critical Water Quality Zone (CWQZ) on all sheets where it exists.*}
Update1.Repeat comment. (The applicant indicated 'The CWQZ has been shown and called out on all Exhibits where it exists." However, it is not shown or labeled on any of the exhibits.) Please clearly show and label the CWQZ on all sheets where it exists.

ERM3. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.
Additional information: {*This comment can be addressed by clearly showing and labeling the City of Austin 100-year Fully Developed Floodplain on all sheets where it exists.*}
Update1. Repeat comment. (The applicant indicated "The City of Austin 100-year Fully Developed Floodplain has been shown and called out on all Exhibits where it exists." However, it is not shown or labeled on any of the exhibits.) Please clearly show and label the COA 100-year Fully Developed Floodplain on all sheets where it exists.

ERM4. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.
Additional information: {*This comment can be addressed by please including a comprehensive floodplain modification/restoration plan sheet entitled "Floodplain Modification/Restoration" clearly showing the location/extent of the floodplain modification areas and the location/extent of the floodplain restoration areas [ECM 1.7]. This sheet should also include:*

a) Clearly delineate and calculate the area for all areas of vertical (cut/fill) or horizontal (boundary change) Floodplain Modification
b) Method of proposed restoration (e.g. plantings) including all specifics (species, size, quantity, location, etc.)
c) Calculations showing the required restoration ratios have been met including a balance table showing floodplain modification area equals floodplain restoration area.}
Update1.Comment cleared. (Based on coordination with the applicant a note stating "Future floodplain modification associated with a development permit within the limits of this Preliminary Plan will require compliance with City of Austin floodplain restoration and mitigation requirements. Prior to site or subdivision construction plan approval, restoration and/or mitigation shall also be coordinated and approved with City of Austin." was added as Note #34 under "General Notes" on Sheet 2.)

ERM5. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

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

Update1.Comment cleared. (Based on coordination with the applicant a note stating "Future floodplain modification associated with a development permit within the limits of this Preliminary Plan will require compliance with City of Austin floodplain restoration and mitigation requirements. Prior to site or subdivision construction plan approval, restoration and/or mitigation shall also be coordinated and approved with City of Austin." was added as Note #34 under "General Notes" on Sheet 2.)

END OF REPORT