SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0186 **COMMISSION DATE:** September 20, 2022

SUBDIVISION NAME: Harris Branch Commerce Park Preliminary Plan

ADDRESS: 6400 E Parmer Lane

APPLICANT: Austin HB Residential Properties

AGENT: CSF Civil Group (Charles Steinman, PE)

ZONING: Planned Unit Development (PUD)

NEIGHBORHOOD PLAN: N/A

AREA: 297.37 acres **LOTS**: 14

COUNTY: Travis **DISTRICT:** 1

WATERSHED: Harris Branch and Gilleland Creek **JURISDICTION:** Full Purpose

SIDEWALKS: Sidewalks will be constructed along all internal streets and the subdivision side of E. Howard Lane, Titanium Street, and E Parmer Lane.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of Harris Branch Commerce Park Preliminary plan, consisting of 14 total lots on approximately 297.37 acres. The preliminary 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. 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 preliminary plan for the reasons listed in the comment report dated September 15, 2022, and attached as Exhibit C.

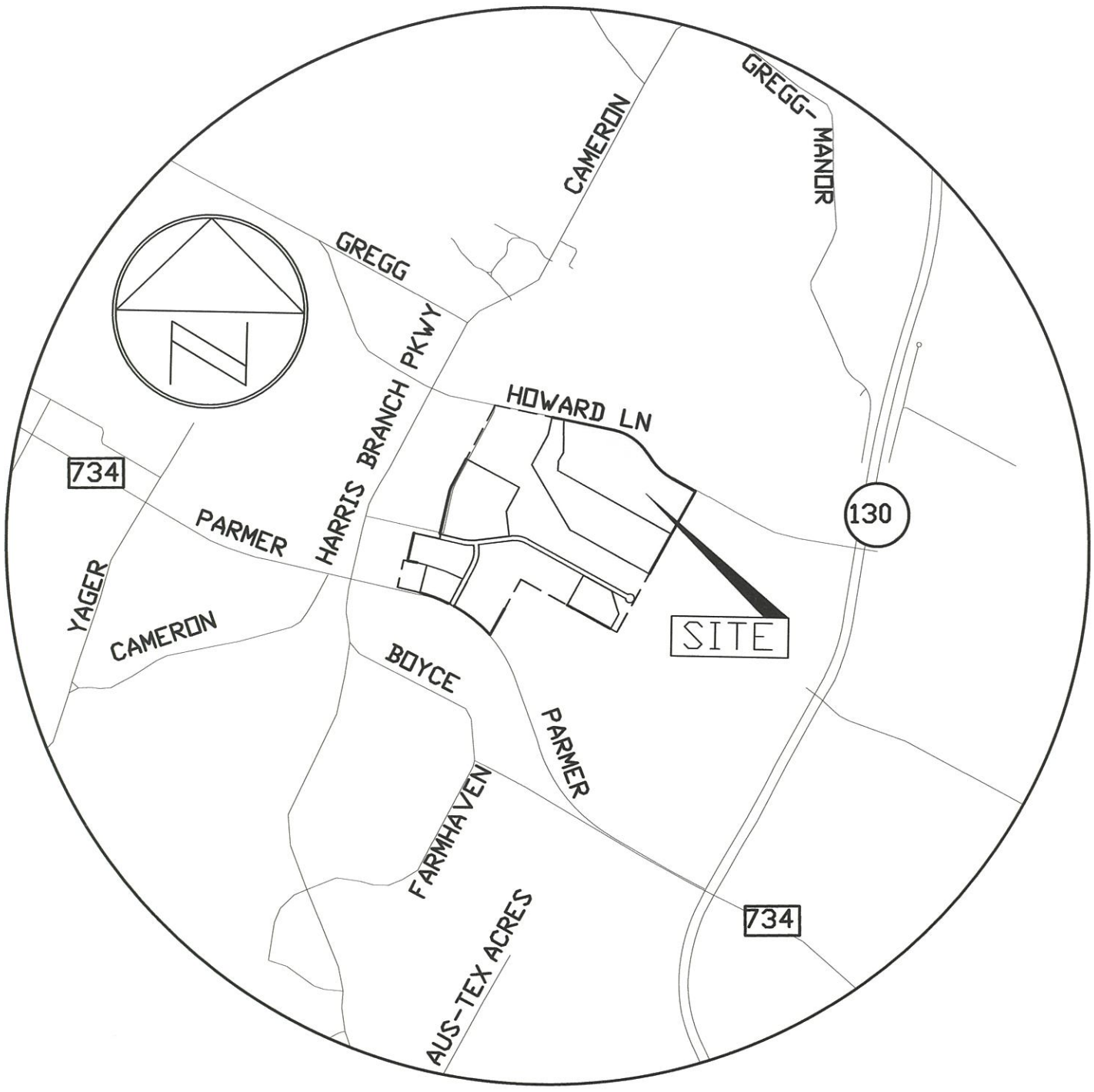
CASE MANAGER: Jennifer Bennett **PHONE:** 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map
Exhibit B: Proposed preliminary plan
Exhibit C: Comment report dated September 15, 2022

PRELIMINARY PLAN FOR HARRIS BRANCH COMMERCE PARK



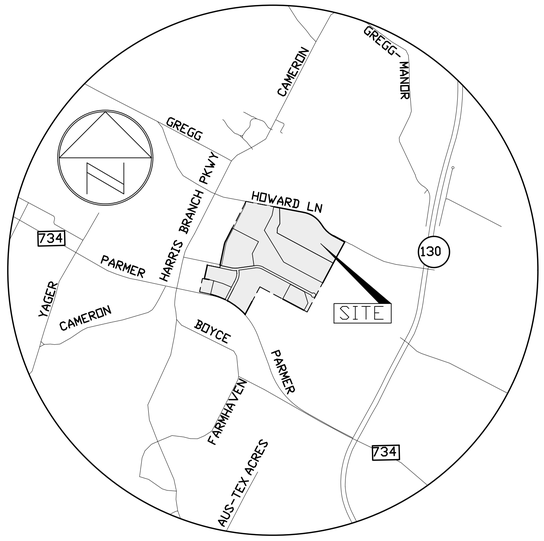
LOCATION MAP
NOT TO SCALE

Waivers Granted with this Preliminary Plan

1) Block Length; 25-4-153 (D);
2) Balance of the Tract; 25-4-34.

CITY GRID NO.: R31 & Q31
MAPSCO PAGE NUMBER: 498T, 498U, 498X, 498Y
THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS
THIS PROJECT IS LOCATED IN THE GILLELAND CREEK AND HARRIS BRANCH CREEK WATERSHED A SUBURBAN WATERSHED.
TAX I.D. No. 02-4241-0206, 02-4241-0207
ZONING = P.U.D.
ACREAGE = 297.37
RELATED CASE: C814-90-0003 (P.U.D. ORDINANCE)
(P.U.D. SUBJECT TO CURRENT CODE)

PRELIMINARY PLAN FOR HARRIS BRANCH COMMERCE PARK



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NOT TO SCALE

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ZONING = P.U.D.
ACREAGE = 297.37
RELATED CASE: C814-90-0003 (P.U.D. ORDINANCE)
(P.U.D. SUBJECT TO CURRENT CODE)

CSF JOB NO.: 10205.01
APPLICATION DATE: (TO BE DETERMINED)

SUBMITTED BY: _____
CHARLES E. STEINMAN, P.E. No. 64410

5-5-2022
STATE OF TEXAS
CHARLES E. STEINMAN
64410
PROFESSIONAL ENGINEER

"I, Charlie E. Steinman, 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."

CSF Civil Group
Austin, Texas Tel (512) 614-4466
www.csfcivilgroup.com
Texas Registered Firm No. F-12377
Cook ▪ Steinman ▪ Fleming
PLANNING, ENGINEERING & CONSTRUCTION SERVICES

BENCHMARKS:

BM #1: MAG NAIL WITH WASHER SET ON SOUTHEAST CORNER OF A CURB INLET, EAST SIDE OF TITANIUM STREET, AT THE NORTHEAST CORNER OF THE INTERSECTION OF TITANIUM STREET AND SILICONE DRIVE.

ELEVATION = 602.50'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL LAYOUT
3	PRELIMINARY PLAN SHEET A
4	PRELIMINARY PLAN SHEET B
5	PRELIMINARY PLAN SHEET C
6	PRELIMINARY PLAN NOTES
7	EXISTING WETLANDS & SETBACKS
8	PROPOSED WETLANDS & SETBACK

OWNER:

AUSTIN HB RESIDENTIAL PROPERTIES, LTD.
4807 HARMON AVE.
AUSTIN, TEXAS 78751
PH: (518) 322-5222
RBuicko@Galesi-Austin.com

SURVEYOR:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 7809
PH: (512) 202-8631
joby@earlysurveying.com

ENGINEER:

CSF CIVIL GROUP, LLC.
3636 Executive Center Dr, Ste 209
AUSTIN, TEXAS 78731
PH: (512) 614-4466

JOE BEN EARLY, JR. R.P.L.S. 6016

"I, Joe Ben Early, Jr., 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."

PRELIMINARY PLAN NOTES:

1. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. NOR WITHIN THE LIMITS OF THE FULLY-DEVELOPED 100-YEAR FLOODPLAIN ACCORDING TO CITY OF AUSTIN G.I.S. MAPPING OF THE ATLAS 100-YEAR FLOODPLAIN.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. TO THE BEST OF MY KNOWLEDGE THE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
4. SEE SHEET 6 FOR ADDITIONAL GENERAL PRELIMINARY PLAN NOTES.
5. "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 OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS."
6. "THIS PROJECT IN NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE".
7. THE PROPERTY IN THIS PRELIMINARY PLAN IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE HARRIS BRANCH PUD ORDINANCE AND ANY AMENDMENTS PRIOR TO RECORDATION. ALL "PARK" PARCEL, AND DEVELOPMENTS THEREON, SHALL BE PRIVATE OWNED AND MAINTAINED EXCEPT PARCEL LOT 4 BLOCK C WHICH IS TO BE DEDICATED TO THE CITY OF AUSTIN FOR PUBLIC PARKLAND PURPOSES. ACCESS TO ALL PRIVATELY OWNED "PARK" PARCELS SHALL REMAIN OPEN TO THE PUBLIC.
8. THE SUBDIVISION OF THE PROPORTIONATE SHARE OF ALL "PARK" PARCELS MUST BE INCLUDED IN THE SUBDIVISION OF ANY PARCEL ADJACENT TO A "PARK" PARCEL. FISCAL ASSURANCE SHALL BE POSTED FOR CONSTRUCTION OF TRAIL SYSTEM IMPROVEMENTS WITHIN SUCH "PARK" PARCELS (IF ANY) PRIOR TO THE APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF AUSTIN FOR NON-RESIDENTIAL SUBDIVISIONS. PARKLAND DEDICATION IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK C LOT 4,BLOCK B LOT 2, BLOCK B LOT 4 AND BLOCK B LOT 6

Project No.: 10205.02
SHEET
1

CITY OF AUSTIN USE ONLY:

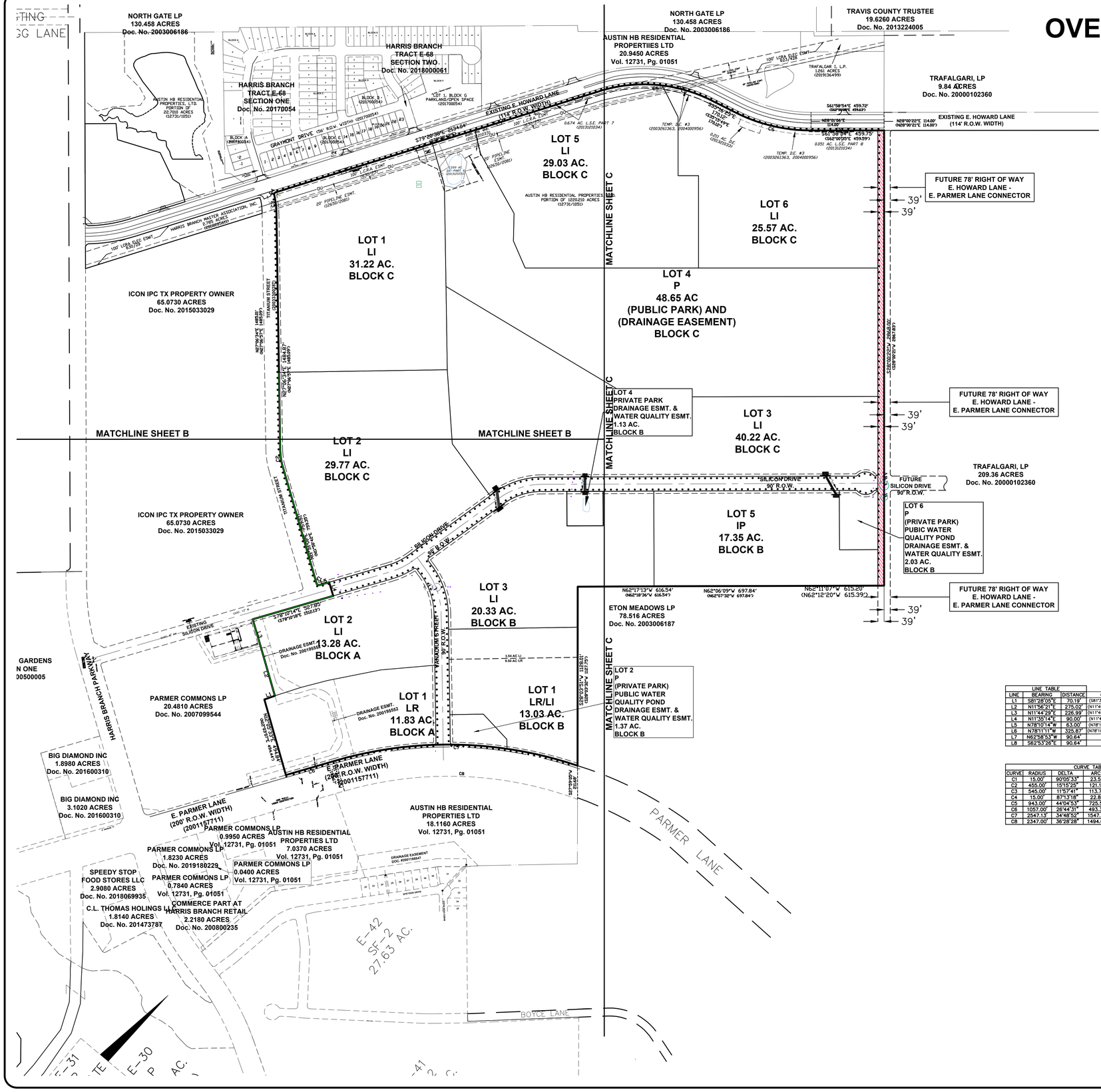
PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ___.
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER:
_____
JENNIFER BENNETT-REUMUTH FOR:
Denise Lucas, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans 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.

CITY OF AUSTIN CASE NO. C8-2020-0186

HARRIS BRANCH
COMMERCE PARK
CITY OF AUSTIN CASE NO.

OVERALL LAYOUT



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S81°28'05"E	70.19'	(S81°30'50"E 70.65')
L2	N11°56'21"E	275.02'	(N11°49'42"E 275.35')
L3	N11°44'29"E	226.99'	(N11°49'42"E 226.89')
L4	N11°35'14"E	90.00'	(N11°49'42"E 90.00')
L5	N78°10'14"W	63.00'	(N78°10'18"W 63.00')
L6	N78°11'11"W	325.83'	(N78°10'12"W 326.04')
L7	N62°58'53"W	90.64'	(90.00')
L8	S62°53'26"E	90.64'	(90.00')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	15.00'	90°05'33"	23.59'	N33°07'46"W	21.23'	(N33°10'24"W 21.22')
C2	455.00'	15°15'25"	121.16'	N19°33'54"E	120.80'	(N19°28'50"E 120.81')
C3	545.00'	11°57'41"	113.78'	N21°07'43"E	113.57'	(N21°06'06"E 113.57')
C4	15.00'	87°13'18"	22.83'	N57°53'53"E	20.69'	(N57°54'16"E 20.36')
C5	943.00'	44°04'53"	725.51'	S57°18'50"E	707.75'	(S57°18'16"E 707.75')
C6	1057.00'	26°44'31"	493.34'	S48°38'39"E	488.87'	(S48°36'12"E 488.95')
C7	2547.13'	34°48'52"	1547.71'	N60°46'44"W	1524.01'	(N60°46'33"W 1523.67')
C8	2347.00'	36°28'28"	1494.09'	S59°57'20"E	1468.99'	(N59°57'04"W 1468.28')

Dedication of One-half of East Howard Lane – East Parmer Lane Connector

Whereas the current Austin Strategic Mobility Plan (ASMP) currently indicates the future alignment of the East Howard Lane – East Parmer Lane Connector, to be centered on the eastern boundary of the project known as: Harris Branch Commerce Park; and

Whereas said ASMP recommends a future minimum right-of-way width of 78-feet for said future Connector roadway; and

Whereas the City of Austin Staff, as a condition of their support and approval of the Preliminary Plan of Harris Branch Commerce Park, has requested that one-half (1/2) of the recommended 78-feet of future right-of-way (39-feet) be dedicated with the Harris Branch Commerce Park Preliminary Plan;

Whereas Austin HB Residential Properties, Ltd has agreed to dedicate the requested 39-feet of right-of-way to the City of Austin for the future use in the construction of said Connector roadway;

Austin HB Residential Properties, Ltd will formalize the dedication of said 39-feet of right-of-way to the City of Austin at the earliest of: 1) the final platting of the property located adjacent to said Connector roadway; or 2) prior to the construction of said Connector roadway by the City of Austin, Austin HB Residential Properties, Ltd (or its assigns) shall cause the 39-feet of right-of-way to be dedicated to the City of Austin by a metes-and-bounds instrument of conveyance. Upon the formal dedication of said 39-feet of right-of-way, Austin HB Properties, Ltd., will consider its obligations under said ASMP to have been satisfied and discharged, with no further dedicatory nor fiscal responsibility obligations assumed nor implied.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ___.
FILE NUMBER _____ APPLICATION DATE _____
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Denise Lucas, Development Services Department

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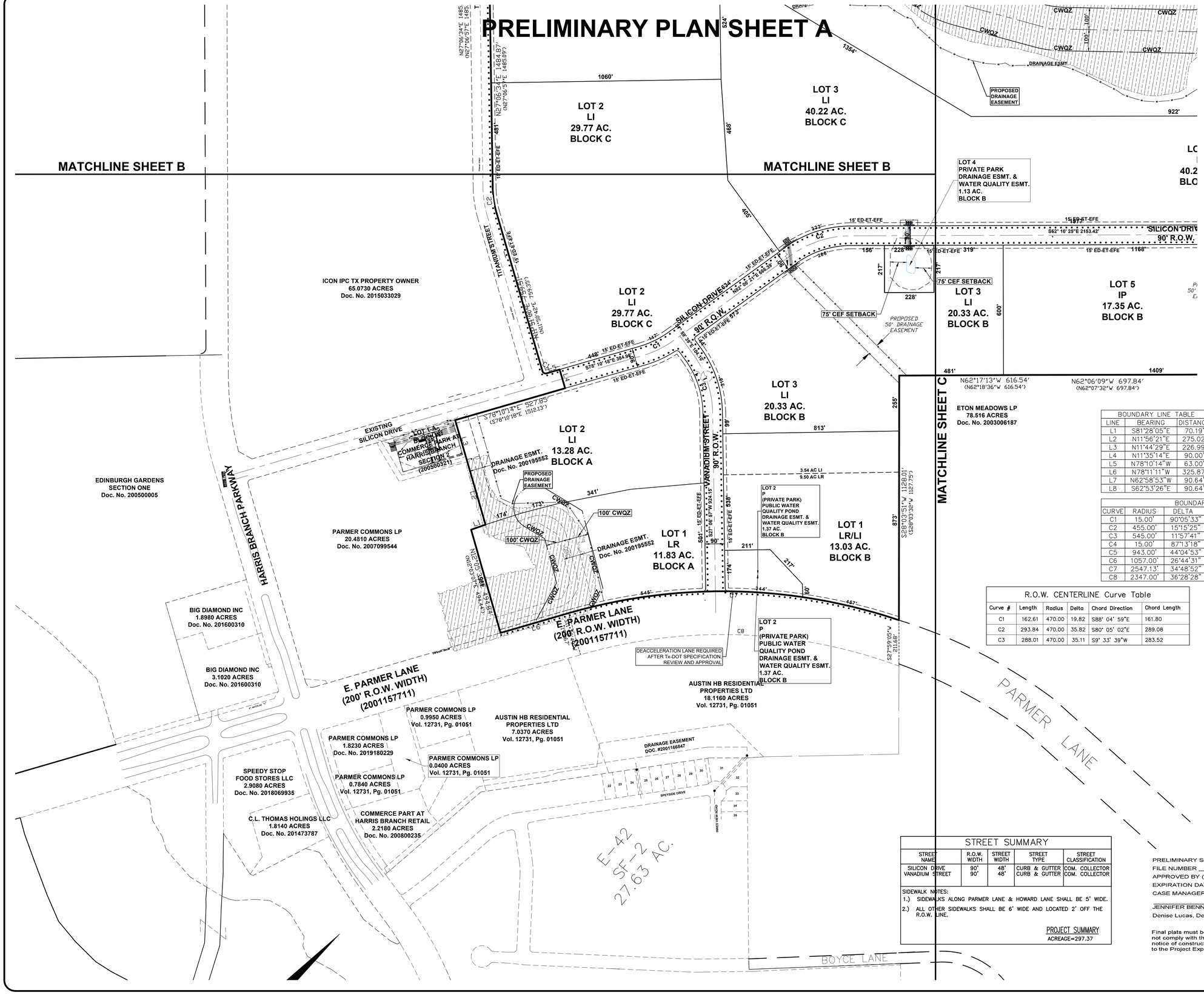
HARRIS BRANCH COMMERCE PARK
OVERALL LAYOUT

AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.:
10205.02

SHEET
2

PRELIMINARY PLAN SHEET A



LEGEND

- CWQZ — CRITICAL WATER QUALITY ZONE
- CEF SETBACK
- BOUNDARY STREET SIDEWALK
- 15' ED–ET–EFE — ELECTRIC DISTRIBUTION–ELECTRIC TELECOMMUNICATIONS–ELECTRIC FIBER EASEMENT
- LOCALIZED 100–YR FLOODPLAIN PER AUSTIN CODE (64–ACRES)

100–YEAR FLOODPLAIN NOTE

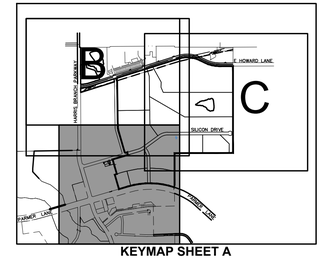
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R.O.W. CENTERLINE Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	162.61	470.00	19.82	S88° 04' 59"E	161.80
C2	293.84	470.00	35.82	S80° 05' 02"E	289.08
C3	288.01	470.00	35.11	S9° 33' 39"W	283.52

LAND USE SUMMARY	LOTS	AC.
LI	7	189.42
LR	1	11.83
LR/LI	1	13.03
IP	1	17.35
PUBLIC PARK	1	48.65
PRIVATE PARK	1	1.13
PRIVATE PARK PUBLIC WQ	2	3.40
SILICON DR & VANADIUM STR.		10.00
FUTURE HOWARD/PARMER CONNECTOR		2.56
TOTAL	14	297.37



KEYMAP SHEET A
NTS.

STREET SUMMARY

STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM STREET	90'	48'	CURB & GUTTER	COM. COLLECTOR

SIDEWALK NOTES:
1.) SIDEWALKS ALONG PARMER LANE & HOWARD LANE SHALL BE 5' WIDE.
2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

PROJECT SUMMARY
ACREAGE=297.37

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___.
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER:

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JENNIFER BENNETT-REUMUTH FOR:
Denise Lucas, Development Services Department

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2-5-22
STATE OF TEXAS
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64410
LICENSED PROFESSIONAL ENGINEER

HARRIS BRANCH COMMERCE PARK
PRELIMINARY PLAN SHEET A

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET
3

PRELIMINARY PLAN SHEET B

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
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PROJECT SUMMARY
ACREAGE=297.37

HARRIS BRANCH TRACT E-68 SECTION ONE Doc. No. 20170054

AUSTIN HB RESIDENTIAL PROPERTIES, LTD. PORTION OF 22.7010 ACRES (12731/1051)

20.9450 ACRES Vol. 12731, Pg. 01051

EXISTING E. HOWARD LANE (114' R.O.W. WIDTH)

GRAYMONT DRIVE (56' R.O.W. WIDTH) (201700054)

BLOCK A (201700054) BLOCK B (201700054) BLOCK C (201700054) BLOCK D (201700054) BLOCK E (201700054) BLOCK F (201700054)

"LOT 1, BLOCK G PARKLAND/OPEN SPACE (201700054)

S79°20'38"E 2134.04'

100' LCRA ESMT (630/29)

15' ED-ET-EFE

20' PIPELINE ESMT. (12650/2081)

HARRIS BRANCH MASTER ASSOCIATION, INC. 2.785 ACRES (2000205611)

0.599 AC. L.S.E. PART 2 (2013121033)

0.674 AC. L.S.E. PART 2 (2013121034)

TEMP. E.C. #3 (2003261363, 2004000956)

MATCHLINE SHEET C

LOT 5 LI 29.03 AC. BLOCK C

LOT 1 LI 31.22 AC. BLOCK C

LOT 4 P 48.65 AC (PUBLIC PARK) AND (DRAINAGE EASEMENT) BLOCK C

AUSTIN HB RESIDENTIAL PROPERTIES PORTION OF 1220.210 ACRES (12731/1051)

422' DRAINAGE ESMT.

DRAINAGE ESMT. CWQZ

ICON IPC TX PROPERTY OWNER 65.0730 ACRES Doc. No. 2015033029

TITANIUM STREET (200239027)

N27°06'34"E 1485.01' (N27°06'57"E 1485.09')

N27°05'34"E 1494.87' (N27°06'57"E 1485.09')

LOT 2 LI 29.77 AC. BLOCK C

LOT 3 LI 40.22 AC. BLOCK C

PROPOSED DRAINAGE EASEMENT

MATCHLINE SHEET A

MATCHLINE SHEET A

LOT 2 LI 29.77 AC. BLOCK C

LOT 3 LI 20.33 AC. BLOCK B

LOT 4 PRIVATE PARK DRAINAGE ESMT. & WATER QUALITY ESMT. 1.13 AC. BLOCK B

SILICON DRIVE 90' R.O.W.

VANADIUM STREET 90' R.O.W.

EXISTING SILICON DRIVE

LOT 2 LI 13.28 AC. BLOCK A

DRAINAGE ESMT. Doc. No. 200195552

PROPOSED DRAINAGE EASEMENT

100' CWQZ

LOT 1 LR 11.83 AC. BLOCK A

LOT 2 P (PRIVATE PARK) PUBLIC WATER QUALITY POND DRAINAGE ESMT. & WATER QUALITY ESMT. 1.37 AC. BLOCK B

LOT 1 LR/LI 13.03 AC. BLOCK B

3.54 AC LI 9.50 AC LR

75' CEF SETBACK

PROPOSED 50' DRAINAGE EASEMENT

LOT 3 LI 20.33 AC. BLOCK B

ETON MEADOWS LP 78.516 ACRES Doc. No. 2003006187

N62°17'13"W 616.54' (N62°18'36"W 616.54')

S28°03'51"W 1128.01' (S28°03'32"W 1127.75')

MATCHLINE SHEET C

EDINBURGH GARDENS SECTION ONE Doc. No. 200500005

PARMER COMMONS LP 20.4810 ACRES Doc. No. 2007099544

HARRIS BRANCH PARKWAY

BIG DIAMOND INC

PARMER LANE

S78°10'14"E 527.85' (S78°10'18"E 1512.13')

N78°10'14"W 63.00'

S11°35'14"W 90.00'

S11°44'29"W 226.99'

S11°56'21"W 275.02'

N78°11'11"W 325.87'

N62°58'53"W 90.64'

S62°53'26"E 90.64'

LAND USE SUMMARY

LOTS		AC.
LI	7	189.42
LR	1	11.83
LR/LI	1	13.03
IP	1	17.35
PUBLIC PARK	1	48.65
PRIVATE PARK	1	1.13
PRIVATE PARK PUBLIC WQ	2	3.40
SILICON DR & VANADIUM STR.		10.00
FUTURE HOWARD/PARMER CONNECTOR		2.56
TOTAL	14	297.37

KEYMAP SHEET B NTS.

0 200' 400' SCALE: 1" = 200'

LEGEND

- CWQZ — CRITICAL WATER QUALITY ZONE
- CEF SETBACK
- BOUNDARY STREET SIDEWALK
- 15' ED-ET-EFE — ELECTRIC DISTRIBUTION-ELECTRIC TELECOMMUNICATIONS-ELECTRIC FIBER EASEMENT
- LOCALIZED 100-YR FLOODPLAIN PER AUSTIN CODE (64-ACRES)

100-YEAR FLOODPLAIN NOTE

1) THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J. DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. NOR WITHIN THE LIMITS OF THE FULLY-DEVELOPED 100-YEAR FLOODPLAIN ACCORDING TO CITY OF AUSTIN G.I.S. MAPPING OF THE ATLAS 100-YEAR FLOODPLAIN.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____
JENNIFER BENNETT-REUMUTH FOR:
Denise Lucas, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans 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.

CITY OF AUSTIN CASE NO. C8-2020-0186

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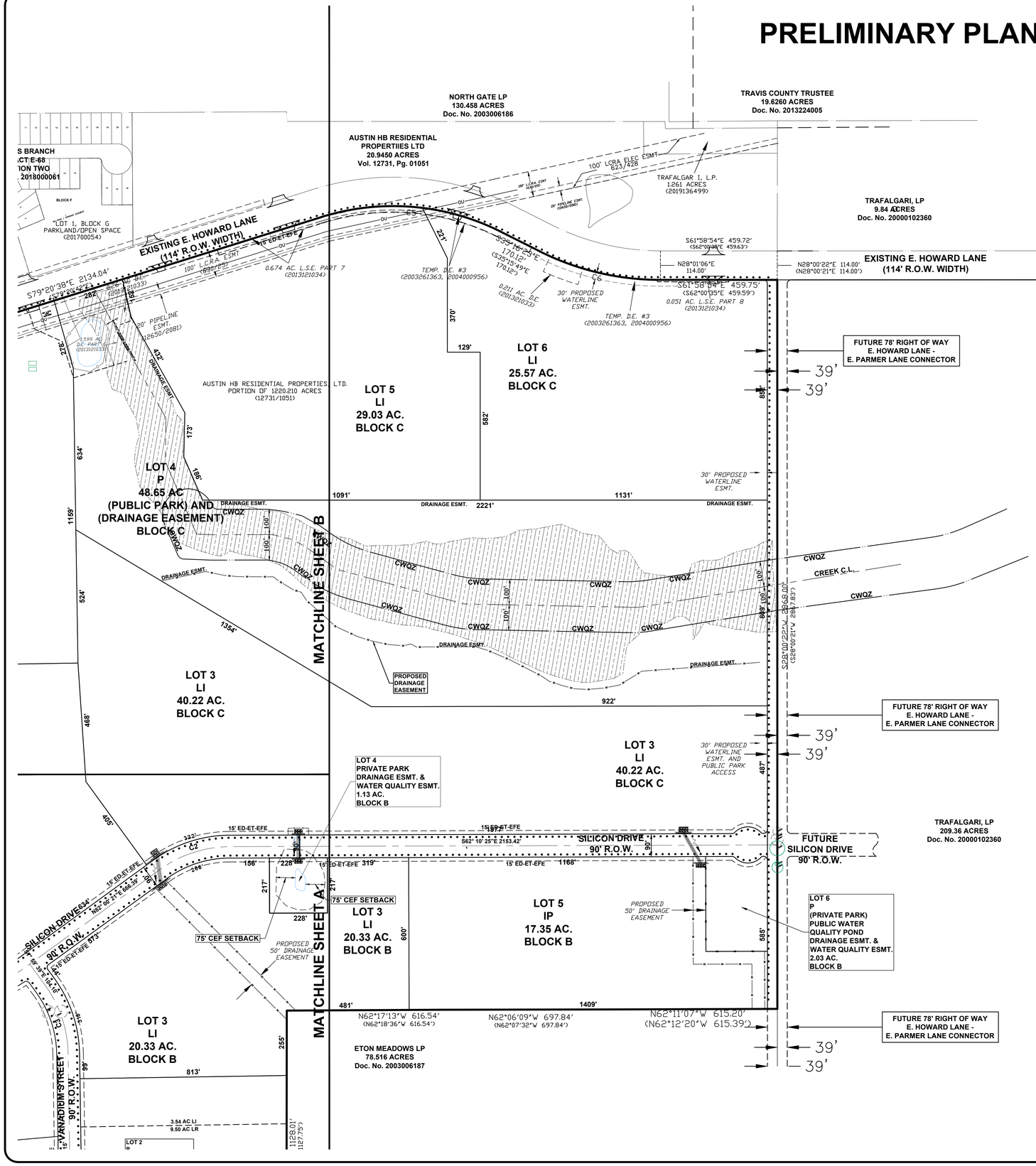
2-5-22
STATE OF TEXAS
CHARLES E. STEINMAN
64410
LICENSED PROFESSIONAL ENGINEER

HARRIS BRANCH COMMERCE PARK
PRELIMINARY PLAN SHEET B

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET
4

PRELIMINARY PLAN SHEET C





LEGEND

- CWQZ — CRITICAL WATER QUALITY ZONE
- CEF SETBACK
- BOUNDARY STREET SIDEWALK
- 15' ED-ET-EFE — ELECTRIC DISTRIBUTION-ELECTRIC TELECOMMUNICATIONS-ELECTRIC FIBER EASEMENT
- LOCALIZED 100-YR FLOODPLAIN PER AUSTIN CODE (64-ACRES)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°28'05"E	70.19'
L2	N11°56'21"E	275.02'
L3	N11°44'29"E	226.99'
L4	N11°35'14"E	90.00'
L5	N78°10'14"W	63.00'
L6	N78°11'11"W	325.87'
L7	N62°58'53"W	90.64'
L8	S62°53'26"E	90.64'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°05'33"	23.59'	N33°07'46"W	21.23'
C2	455.00'	15°15'25"	121.16'	N19°33'54"E	120.80'
C3	545.00'	11°57'41"	113.78'	N21°07'43"E	113.57'
C4	15.00'	87°13'18"	22.83'	N57°53'53"E	20.69'
C5	943.00'	44°04'53"	725.51'	S57°18'50"E	707.75'
C6	1057.00'	26°44'31"	493.34'	S48°38'39"E	488.87'
C7	2547.13'	34°48'52"	1547.71'	N60°46'44"W	1524.01'
C8	2347.00'	36°28'28"	1494.09'	S59°57'20"E	1468.99'

100-YEAR FLOODPLAIN NOTE

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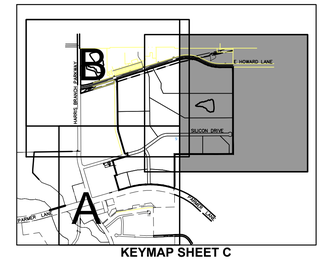
R.O.W. CENTERLINE Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	162.61	470.00	19.82	S88° 04' 59"E	161.80
C2	293.84	470.00	35.82	S80° 05' 02"E	289.08
C3	288.01	470.00	35.11	S9° 33' 39"W	283.52

LAND USE SUMMARY	LOTS	AC.
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TOTAL	14	297.37

STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM STREET	90'	48'	CURB & GUTTER	COM. COLLECTOR

SIDEWALK NOTES:
1.) SIDEWALKS ALONG PARMER LANE & HOWARD LANE SHALL BE 5' WIDE.
2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

PROJECT SUMMARY
ACREAGE=297.37



KEYMAP SHEET C
NTS.

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ___.
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JENNIFER BENNETT-REUMUTH FOR:
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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

HARRIS BRANCH
PRELIMINARY PLAN SHEET C

HARRISBRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET
5

PRELIMINARY PLAN NOTES

GENERAL NOTES

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN 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.

2. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

3. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LDC AND THE ECM.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE COA LAND DEVELOPMENT CODE, AND OTHER REGULATIONS OF THE CITY.

6. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE LDC AND ECM.

7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

8. "PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HOWARD LANE, PARMER LANE, SILICON DRIVE, TITANIUM STREET, AND VANADIUM STREET. THESE 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.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PARMER LANE AND SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG AND PARMER LANE ARE SUBJECT TO 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.

9. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER. THE PROPOSED STREETS ARE LISTED IN THE STREET DESIGN TABLE HEREON.

10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

11. "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: SILICON DRIVE, TITANIUM STREET, AND VANADIUM STREET.

   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 STREET: SILICON DRIVE, TITANIUM STREET, AND VANADIUM STREET.

12. ALL CURB RETURN RADII SHALL BE 25', AND ALL RADII AT RIGHT-OF-WAYS ARE 15' UNLESS OTHERWISE NOTED.

13. SOURCE OF TOPOGRAPHY: CITY OF AUSTIN.

14. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE GILLELAND CREEK WATERSHED, AND HARRIS BRANCH CREEK WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH P.U.D. ORDINANCE C814-90-0003 (AS AMENDED) AND THE LAND DEVELOPMENT CODE. NO PORTION OF THIS PROJECT LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.

15. PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

16. NO LOT BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

17. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.

18. THE CITY OF AUSTIN FULLY-DEVELOPED 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATION, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0480J & 48453C0290J DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

19. ACCURATE LIMITS OF THE 100 YEAR FLOODPLAIN FOR FULLY DEVELOPED CONDITIONS BASED UPON EXISTING WATERWAY CONDITIONS, ARE SHOWN HEREON.

20. AREAS HAVING A SLOPE IN EXCESS OF 15% EXIST WITHIN THIS SUBDIVISION CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

21. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

23. WITH THE EXCEPTION OF THE WATER QUALITY/GREEN BELT LOTS, NO LOT HEREIN SHALL HAVE DIRECT ACCESS TO PARMER LANE WITHOUT WRITTEN APPROVAL OF TxDOT.

24. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS.

25. THIS SUBDIVISION SHALL BE ANNEXED INTO THE HARRIS BRANCH COMMERCIAL OWNERS ASSOCIATION, DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.

26. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO 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.

27. PRIOR TO CONSTRUCTION, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

28. THIS PRELIMINARY PLAN SHALL COMPLY WITH THE HARRIS BRANCH PUD ORDINANCE AND THE PUD LAND USE PLAN, AS AMENDED.

29. TRAIL REQUIREMENTS (IF ANY) WILL BE IN ACCORDANCE WITH P.U.D. ORDINANCE C814-90-0003. FISCAL SURETY FOR CONSTRUCTION OF TRAIL SYSTEM IMPROVEMENTS (IF ANY) SHALL BE POSTED PRIOR TO SUBDIVISION PLAT RECORDATION.

30. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT HAVE PREVIOUSLY BEEN SATISFIED AND RESOLVED WITH P.U.D. ORDINANCE AND LAND USE PLAN C814-90-0003. GREENBELT LOTS WILL BE CONVEYED TO A COMMERCIAL OWNER'S ASSOCIATION FOR DEVELOPMENT AND MAINTENANCE.

31. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

32. WATER QUALITY/GREENBELT LOT 2, 4 AND 6 BLOCK B WILL BE OWNED AND MAINTAINED BY THE HARRIS BRANCH COMMERCIAL OWNER'S ASSOCIATION. THE PUBLIC WATER QUALITY/DETENTION FACILITIES, WILL BE OWNED BY THE HARRIS BRANCH COMMERCIAL OWNER'S ASSOCIATION AND MAINTAINED BY THE CITY OF AUSTIN. IMPROVEMENTS THEREON SHALL BE LIMITED TO OPEN SPACE, DRAINAGE FACILITIES, AND PUBLIC UTILITIES UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN.

33. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS MUST COMPLY WITH THE INDICATED IMPROVEMENTS AND RESTRICTIONS SPECIFICALLY APPROVED HEREON, AND WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE CITY OF AUSTIN; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED UNLESS APPROVED BY THE CITY OF AUSTIN.

34. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES BUILDINGS, SHEDS, POOLS, LANDSCAPING, OR GARDENS IS ALLOWED IN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.

35. EACH FINAL PLAT SHALL COMPLY WITH THE LAND DEVELOPMENT CODE RELATIVE TO THE INSTALLATION OF PROPERTY AND BOUNDARY CORNER MARKERS.

36. THE COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS SUBDIVISION SHALL BE RECORDED PRIOR TO RECORDATION OF A FINAL PLAT FOR ANY LOT IN THE SUBDIVISION.

37. AUSTIN ENERGY HAS 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

38. 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 25-8 PF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

39. 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.

40. 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 CLEARANCE 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 CLEARANCE WILL BE CHARGED TO THE OWNER.

41. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

IMPERVIOUS COVER APPENDIX Q-2

SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 80% X GROSS SITE AREA = 237.90 ACRES
= 80% x 297.37 = 237.90 AC.

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 0.94 x 10% = 0.09 AC.

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 237.8 ACRES = 79.9%

PROPOSED IMPERVIOUS COVER ON SLOPES

		IMPERVIOUS COVER		
		BUILDING/AND OTHER IMPERVIOUS COVER		DRIVEWAYS/ ROADWAYS
	ACRES	ACRES	% OF CATEGORY	ACRES
0-15%	295.88	235.82	79.7%	2.08
15-25%	0.94	0.09	100%	0
25-35%	0.42	0.0	0%	0
OVER 35%	0.15	0.0	0%	0
TOTAL SITE AREA	297.37			

IMPERVIOUS COVER NOTE

THE IMPERVIOUS COVER NUMBERS INDICATED IN THE APPENDIX Q-2 SUMMARY HEREON, ARE ESTIMATES NECESSARY FOR PRELIMINARY SUBDIVISION REVIEW AND APPROVAL BY THE CITY OF AUSTIN. THE NUMBERS INDICATED HEREON ARE NOT INTENDED TO PREJUDICE A POSSIBLE FUTURE REQUEST FOR A SPECIFIC VARIANCE RELATED TO CONSTRUCTION ON SLOPES. SUCH A REQUEST SHALL BE CONSIDERED BY THE CITY OF AUSTIN ON A CASE-BY-CASE BASIS, AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL (OR DENIAL) BY THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE.

STREET SUMMARY

STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
SILICON DRIVE	90'	48'	CURB & GUTTER	COM. COLLECTOR
VANADIUM STREET	90'	48'	CURB & GUTTER	COM. COLLECTOR

SIDEWALK NOTES:
1.) SIDEWALKS ALONG PARMER LANE & HOWARD LANE SHALL BE 5' WIDE.
2.) ALL OTHER SIDEWALKS SHALL BE 6' WIDE AND LOCATED 2' OFF THE R.O.W. LINE.

PROJECT SUMMARY
ACREAGE=297.37

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PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ___.
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

JENNIFER BENNETT-REUMUTH FOR:
Denise Lucas, Development Services Department

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LICENSED
PROFESSIONAL ENGINEER

HARRIS BRANCH COMMERCE PARK
PRELIMINARY PLAN NOTES

HARRIS BRANCH
AUSTIN HB RESIDENTIAL PROPERTIES, LTD

Project No.: 10205.02
SHEET
6

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

CASE NUMBER: C8-2020-0186
UPDATE: U0
CASE MANAGER: Jennifer Bennett PHONE #: 512-974-9002

PROJECT NAME: Harris Branch Commerce Park
LOCATION: 6400 E PARMER LN

SUBMITTAL DATE: August 22, 2022
FINAL REPORT DATE: September 15, 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 **November 21, 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
Subdivision Review: Jennifer Bennett
Electric Review: Betty Nguyen
911 Addressing: Janny Phung
ATD Engineering: Daniil Kontsevoy
Drainage Engineering: Kyle Virr
Environmental Review: Mel Fuechec
Flood Plain Review: Zach Kretsch
Water Quality Review: Kyle Virr
Wetlands Biologist: Miranda Reinhard
Site Plan Plumbing: Juan Beltran
PARD Review: Robynne Heymans

Subdivision Review - Jennifer Bennett - jennifer.bennett@austintexas.gov

SR 1. This application was submitted on August 22, 2022. All comments must be cleared by November 21, 2022. (LDC § 25-1-83)
SR 2. Staff received the waiver request from Section 25-4-34(B), of the Land Development Code, which requires that an application for a preliminary plan or final plat include all land constituting the original tract. Staff supports this request. Please pay the fee associated with this waiver.
SR 3. The plan set should be in shades of black and white. There are some layers shown in color. (LDC § 25-1-83)
SR 4. Please include the acronyms (i.e. LI, LR, IP) for the different land uses in the Land Use Summary table. (LDC § 25-1-83)
SR 5. A preliminary plan set should include the cover sheet, one sheet that shows the overall plan in one view, preliminary plan sheets, and notes sheet. Please remove the exhibit sheets from the existing PDF, unless a reviewer requests an exhibit sheet to be part of the approved plan. These can be placed in a separate document and added to the file. (LDC § 25-1-83)

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

Please be advised that additional comments may be generated as update information is reviewed. 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.

WB1. Update0. Submit an accurate and complete Environmental Resource Inventory; information submitted does not meet the LDC and ECM criteria. [LDC 25-8-121 or LDC 30-5-121; ECM 1.3.0 & 1.3.1]
Additional information: {*ERI must identify all critical environmental features (CEFs) pursuant to LDC 25-8-121. Please provide the most recent revised ERI submitted for the Harris Branch Commerce Park Water & Wastewater (SP-2021-0030D) showing the presence of the previously identified wetland CEF boundaries as field verified by Miranda Reinhard and Andrew Clamann on April 27, 2021.*}

WB2. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.
Additional information: {*On the Proposed Wetlands & Setbacks – Sheet 8, the "Wetland Mitigation" Note and "Parklands Notes" on is illegible. It appears that an error with the text on top of text occurred. See the screenshot below.*}

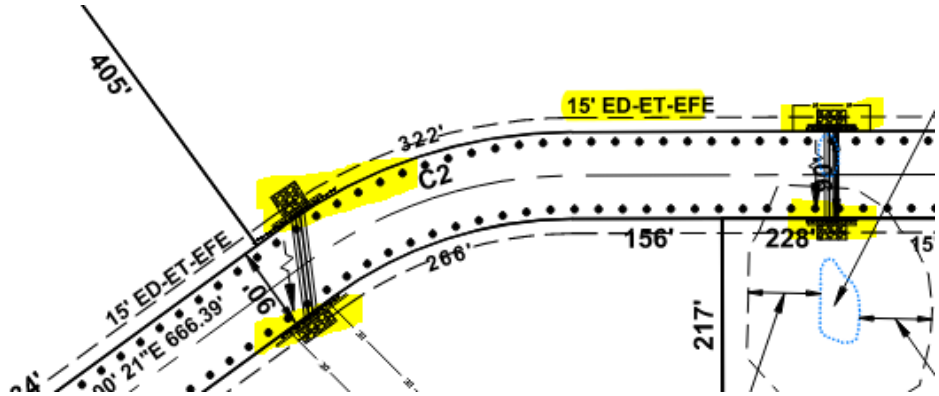
WB3. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.
Additional information: {*On the Proposed Wetlands & Setbacks – Sheet 8, under the "Wetlands Mitigation" Note:*

a) *Please ensure the note has been revised to state after "A CEF…or Lot 3 Block C" to say "A CEF….or Lot 3 Block C* ***and will be included as a plat note."***
b) Please explain why you removed some of the other references to all of the lots. Lots no longer included in the list are: Lots 1 (Block A, B, C), Lots 2 (Block A, B, C), Lots 3 (Block A, B, C), Lots 4 (Block A, B), Lots 5 (Block A, B), and Lots 6 (A, B, C) }

Electric Review - Betty Nguyen - betty.nguyen@austinenergy.com

EL 1. Easements shown on the Plat needs to be shown on other sheets (pages 7-16).
§ 25-1-83 - SUBDIVISION APPLICATION REQUIREMENTS AND EXPIRATION

EL 2. Proposed drainage facilities are encroaching into the 15' electric distribution, electric telecommunications, and electric fiber easement. Please verify and relocate these facilities away from the easement area.
§ 25-1-83 - SUBDIVISION APPLICATION REQUIREMENTS AND EXPIRATION

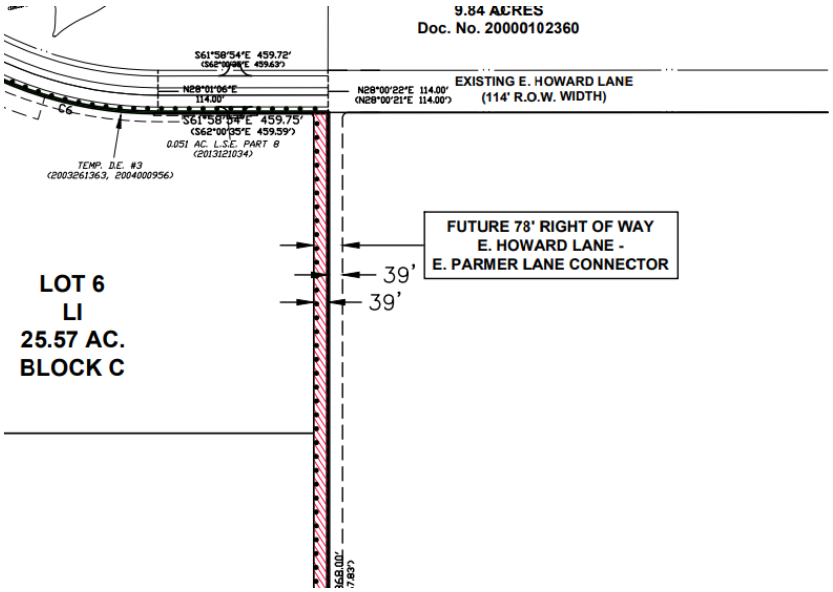


EL 3. There are LCRA transmission circuits located on this subdivision which do not impact Austin Energy. The owner/applicant is required to contact Jeff Mayronne at Jeff.Mayronne@lcra.org or 512-578-4587 with LCRA for review/approval.
§ 25-1-83 - SUBDIVISION APPLICATION REQUIREMENTS AND EXPIRATION

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

AD1: This plat review is Rejected.

AD2: Please submit a street name review to name the future E HOWARD LN AND E PARMER LN CONNECTOR

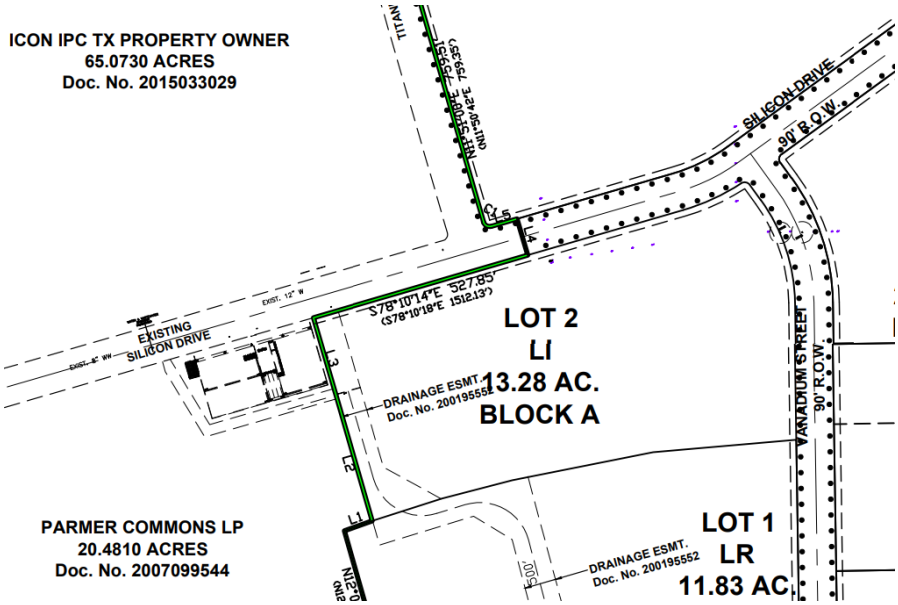


AD3: Please update **E HOWARD LN** as it reads here and remove the word EXISTING.

AD4: On all sheets and places where SILICON DR is labeled, the labels should be as follows: **SILICON DR (Proposed)**. Optionally, the word PROPOSED enclosed within parenthesis, may be placed below the street name label. No punctuation should appear in the street name label. Please update **SILICON DR (Existing)** for the built section. Remove the word "Future".

Example:
SILICON DR
(Proposed)

AD5: VANADIUM DR is the correct reserved name for this project.



AD6: Please update the following in the location map:

1. E HOWARD LN the directional E must be included
2. E PARMER LN the directional E must be included
3. E YAGER LN the directional E must be included

4. CAMERON RD the street type RD must be included
5. BOYCE LN the street type LN must be included
6. FARMHAVEN RD the street type RD must be included
7. AUS TEX ACRES LN the street type LN must be included
8. N SH 130 the directional N must be included
9. GREG MANOR RD the street type RD must be included
10. GREGG LN the street type LN must be included

AD7: Please remove the punctuation marks on all street names

NOTE: The unbuilt segment of **SILICON DR** needs to include a label that denotes the segment is neither built in GIS or visible in imagery.

NOTE: Proposed ROW's must be labeled to distinguish built from unbuilt ROW's

NOTE VANADIUM DR is incorrectly labeled as VANADIUM ST

NOTE: Punctuation or diacritical marks cause confusion for first responders

To reserve a street name for your project, visit https://www.austintexas.gov/page/reserve-street-name

NOTE: Before adding new street names to the plat, you may verify that the names are not duplicates. Street names that are already in use or Reserved for use can be found at: https://www.austintexas.gov/page/street-name-database

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

§25-4-155

End of Comments

ATD Engineering Review – Daniil Kontsevoy – 512-978-1561

ATD 1. The Street Impact Fee (SIF) ordinance will apply to buildings on this preliminary plan. A rate notification memo will be issued with the approval of the preliminary plan setting the rate applied to subsequent plats.

ATD 2. The ASMP requires 116 feet of right-of-way for E HOWARD LN. Dedicate 58 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

ATD 3. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for TITANIUM ST (i.e. show the opposite right-of-way line) to verify right-of-way width. LDC 25-4-131.

ATD 4. 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).

ATD 5. Sidewalks are required on the subdivision side of Silicon Dr (along the northern border of the Lot 2). Identify the location of the sidewalks by a dotted line on the preliminary plan. LDC 25-6-351. TCM, 4.1.1.

ATD 6. New street intersections to state highways (Vanadium St - E. Parmer Ln) require approval of the Texas Department of Transportation. A written sign-off from TXDOT is required prior to clearance of Transportation Review comments.

ATD 7. The horizontal approach to an intersection shall be tangent for a minimum length of 100 ft. TCM, 3.6.4.3 A.
Dimension the tangent distance at Vanadium St for the intersection with Silicon Dr.

ATD 8. A waiver for block length distance for Silicon Dr (25-4-153(D)) will be granted upon dedication of half of the right-of-way for the Howard-Parmer connector road, as prescribed by the ASMP.
Waiver fee has been added and can be paid in Austin Build + Connect. Waiver approval memo will be issued as soon as the fee is paid.

ATD 9. Staff calculated the block length for TITANIUM ST to be approx. 2500 feet. A commercial block may be up to 2,000 feet in length if there is adequate traffic circulation and utility service. Block lengths may be varied by the Director if the proposed block length adequately meets the requirements of circulation, utility service, topography, and provisions of the master plan. LDC 25-4-153.
Recommendation: provide a Public Access Easement for a future pedestrian connection of TITANIUM ST with the public park.

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

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

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

DE2: Please provide enough information to demonstrate compliance with applicable requirements on DCM 1.2.4 (E).

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov

COVERSHEET NOTES [LDC 25-8, Article 1]
EV 1 On the cover sheet, add the following note:
“This project is located in the Harris Branch Watershed and the Gilleland Creek Watershed, which are classified as Suburban Watersheds.”
[LDC 25-8, Article 1, Definitions; Descriptions of Regulated Areas]

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

EV 2 Add the table below to the Drainage plan. Interbasin diversion must demonstrate compliance with applicable regulations and rules. [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

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

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

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 9/7/2022
UPDATE # U0

General notes: This floodplain review is to clear the rest of the comments from the project assessment as well as conduct a floodplain review for the tributary that runs along the southwest end of the lot. The applicant has provided an engineering report and associated HMS and RAS modeling for the floodplains on site. See the comments below.

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 zach.kretsch@austintexas.gov.

FP1: 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. HMS output values do not match flows in RAS. Provide an HMS/RAS correlation table for both tributaries in the engineering report.

FP2: 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. HMS output values do not match flows in RAS. Provide an HMS/RAS correlation table for both tributaries in the engineering report.

Below comments pertain to Drainage code requirements outlined in FP1 and FP2.

FP3: Confirm that no modifications are proposed at subdivision construction phase for either tributary on the lot.

FP4: Provide explanation for manning's n value of .04 for the entire channel within the floodplain report. This value is lower than typical channels for overbanks.

FP5: Provide explanation for ineffective flow for all cross sections within RAS in the report.

FP6: Provide a more concise hydraulic workmap for both tributaries. The workmap should include the 100-year ATLAS 14 floodplain, contours, contour values, drainage/proposed drainage easements, Cross sections, and WSEL's at each cross section within the floodplain report.

FP7: Include a cross section just upstream of the culvert on the lot for the southern tributary with a contraction/expansion coefficient of .3/.5 respectively. Include the culvert in the RAS modeling as well.

FP8: Bank stations should be at around the 2-year WSEL, or where the main channel changes to the overbanks. Update your bank stations in RAS.

Reviewers notes: At the next submittal, ensure changes are made to the engineering report regarding updates to the modeling and comments above. Check that modeling comments are cleared and check hydraulic workmap to ensure floodplain delineations are correct and proposed easements contain the floodplain. Check that the workmap matches the preliminary plan.

Water Quality 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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17. . For commercial subdivisions, the site plan will detail water quality controls, but the applicant must show adequate space for controls on the preliminary plan

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Site Plan Plumbing - Juan Beltran - 512-972-2095

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add note that conveys the following: **Each Lot with 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.**

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

PR 1: Provide a parkland dedication credited acerage table for Block C Lot 4 on a sheet in the preliminary plan:

Parkland dedication credits	
Uplands	# acres
100 yr flood plain	# acres
25 yr flood plain	# acres
Drainage/ WQ easement	# acres

PR 2: Pursuant to Parkland Dedication Note 3 please add the following note to the coversheet.. This note replaces note 29 on sheet 6, it can be removed.

“The subdivision of the proportionate share of all “Park” parcels must be included in the subdivision of any parcel adjacent to a “park” parcel. Fiscal assurance shall be posted for construction of trail system improvements within such “Park” parcels prior to the approval of the subdivision plat by the City of Austin for Non-residential subdivisions. Parkland dedication is shown on this preliminary plan as Block C Lot 4, Block B Lot 4, Block B Lot 2 and Block B Lot 6.”

PR 3: Pursuant to Parkland Dedication Notes 1 and 2 parkland dedication is required prior to approval of final plats adjacent to parkland in this preliminary plan. Please provide this reviewer with a template of the Park easements or deeds or arrange to post fiscal surety on the land.

PR 4: Define the boundaries of the drainage easement and water quality easement on the “Park” parcels Block B Lot 2, Block B Lot 6, and, Block B Lot 4. Defining the easement areas is required so that park areas are not at risk of being lost by “blanket” easements. Water quality pond must be designed as a park amenity including educational signage, trail and native vegetation/habitat creation.

PR 5: Pursuant to Parkland Dedication Notes 4-11, please provide an exhibit of the park trail system and park improvements for dedicated park lots. Include wayfinding signage, trail and fencing materials and details, trail access width, landscaping and cost estimate.

PR 6: Please show the general alignment of the access road to the parkland on Lot 4 Block C, as well as proposed trails on the preliminary plan. Clarify if park access is gained from the future Howard Lane ROW dedication. You may include the following notes to accompany the proposed improvement alignment if desired:

1) Public Access to the Public Park Lot 4, Block C, shall be initially provided via the 30' Access Easement adjacent to the eastern boundary of Lot 3, Block C, from Silicon Drive, along the eastern boundary of Lot 3, Block C;

2) Upon the construction of the East Howard Lane - East Parmer Lane Connector shown hereon, the City of Austin shall have the option to move the Lot 4, Block C driveway, to tie directly to said East Howard Lane - East Parmer Lane Connector;

4) The public parkland improvements shown upon Lot 4, Block C hereon are conceptual, and are shown hereon in order to demonstrate, within this Preliminary Plan, the access to and possible development of public park improvements upon the open portions of Lot 4, Block C. Lot 4, Block C shall be wholly dedicated to the City of Austin as real property in accordance with the Harris Branch P.U.D. The Harris Branch P.U.D. and subsequent agreements between the Developer herein and the City of Austin Parks and Recreation Department are the defining the documents covering the obligations, timing, and funding of any public parks improvements within Harris Branch, and the Developer shall comply with the Harris Branch P.U.D. and any subsequent agreements between the Developer herein and the City of Austin Parks Recreation Department relative to those public parks improvements upon Lot 4, Block C.

PR 7: Please remove note 30 on sheet 6, the parkland note 7 on the coversheet and note 29 on sheet 6 work to address the substance of this note and it is not necessary.

PR 8: Please revise note 29 on sheet 6 to include: “All greenbelt parcels to remain open to the public and include, along street frontage of each pond, “Wetlands Educational Signage” with the language to be crafted by the Engineer and City Staff at the time of the infrastructure permit for each pond, based upon the final type of pond and the design of each pond. Each pond shall include a publicly accessible, improved surface loop trail around it, which may double as a pond maintenance access road.