

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2022-0112**COMMISSION DATE:** October 11, 2022**SUBDIVISION NAME:** Velocity Preliminary Plan (W/R C8-2020-0141)**ADDRESS:** 3848 1/2 E SH 71 SERVICE ROAD EB**APPLICANT:** Mark Bulmash (VC HOLDINGS QOZ LP)**AGENT:** Justin Kramer (Kimley Horn)**ZONING:** LI-PDA**NEIGHBORHOOD PLAN:** NA**AREA:** 270.50 acre**LOTS:** 25**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along S FM 973 Rd, E SH 71 EB, Toll 130 and all interior streets**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Velocity Preliminary Plan comprised of 25 lots on 270.50 acres

The plan was originally disapproved for reasons on September 6, 2022. The applicant has submitted an update that addresses those reasons. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:

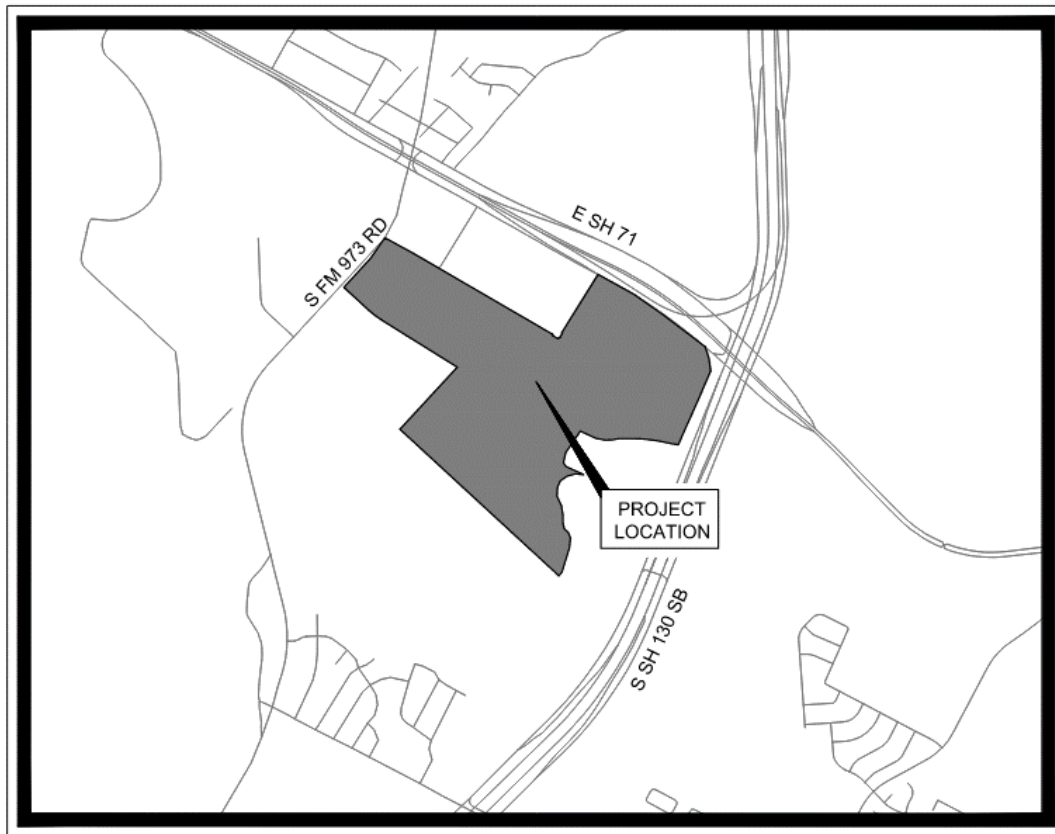
The staff recommends approval of the plan.

CASE MANAGER: Amy Combs**PHONE:** 512-974-3175**E-mail:** amy.combs@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated October 5, 2022

Exhibit A: Vicinity map**VICINITY MAP**

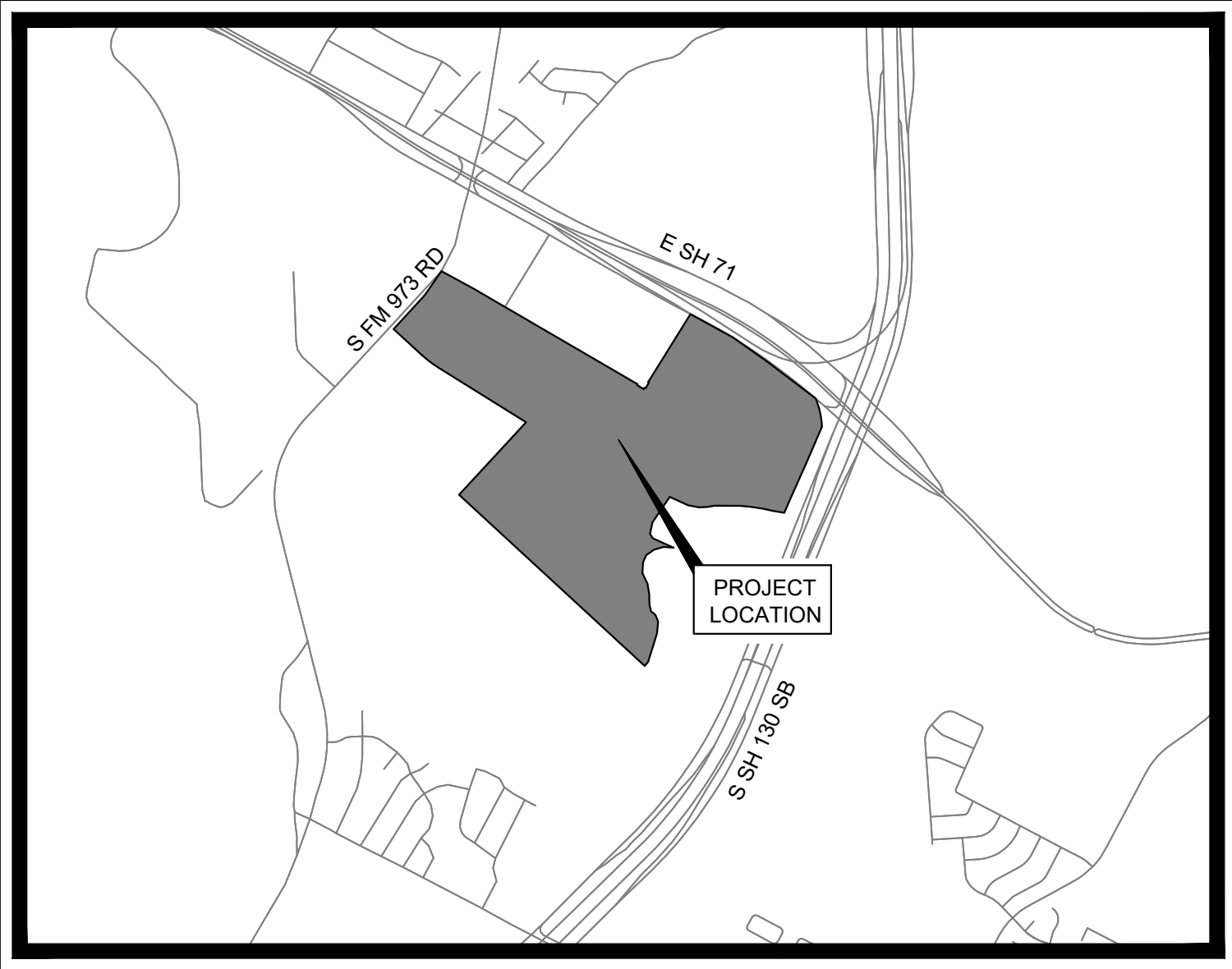
SCALE: 1" = 2,000'



COA GRID: P15, P16

Exhibit B: Proposed Plan

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



VICINITY MAP
SCALE: 1" = 2,000'
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 2014189948, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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9	PRELIMINARY PLAN (SHEET 6 OF 6)
10	STREET CROSS-SECTIONS

OWNER/DEVELOPER

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

SURVEYOR

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

ENGINEER

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

BENCHMARKS

BENCHMARKS:

TBM #1

SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =462.68 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:

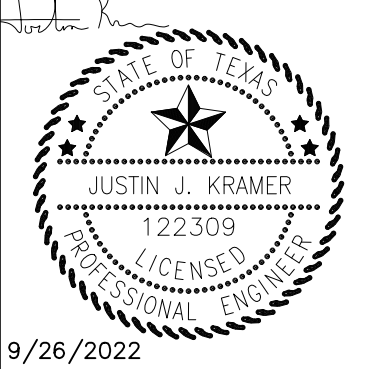
AMY COMBS, FOR:

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.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



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

COVER SHEET

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

Plotted By: Lutz, Nick Date: September 26, 2022 01:50:41pm File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\CodePlanSheets\C-Cover Sheet.dwg
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GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN, FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SERVICE FOR VELOCITY CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 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.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- CONDITIONAL PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS PRELIMINARY PLAN THROUGH PAYMENT ON SEPTEMBER 9, 2022 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT. OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS ONI-RS-2021-0054R, REFER TO RSPM 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.
- 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, TRAVERSE CIRCLE 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.
- 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:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: VELOCITY CROSSING, EXPEDITION DRIVE, WORLD DRIVE, MOMENTUM WAY, TRAVERSE CIRCLE, AND SPIRIT DRIVE. FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
 - 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, MOMENTUM WAY, TRAVERSE CIRCLE, AND SPIRIT DRIVE
- 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.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.
- THIS PROJECT IS LOCATED IN THE ONION CREEK AND COLORADO RIVER WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
- THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- 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.
- THERE ARE NO KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
- 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.
- 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
- PARKLAND REQUIREMENTS WILL BE SATISFIED AT THE TIME OF SITE PLAN.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- THIS SITE HAS RECEIVED AN APPROVED WAIVER AND BEEN GRANTED A VARIANCE FROM LDC 25-4-152 TCM 1.3.2E FOR STANDARD CUL-DE-SAC AND SINGLE OUTLET STREET LENGTH REQUIREMENTS FOR VELOCITY CROSSING WHICH IS ADJACENT TO BLOCKS D, E, F, G, H, I.
- 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."
- 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 CWOZ, 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
- 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.
- 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.
- TWENTY (20') FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO SH 130 AND FIFTEEN (15') FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO ALL OTHER STREET R.O.W.

BLOCK	LOT	LOT AREA (AC)	LAND USE
B	1	9.06	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	1	8.54	MULTIFAMILY
	2	13.49	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
C	3	0.25	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	1	16.38	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
D	1	1.47	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	2	14.52	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
E	3	48.48	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	4	18.81	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
F	5	2.32	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	6	17.22	PARKLAND (TO BE DEDICATED TO CITY OF AUSTIN)
G	7	6.31	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	1	10.53	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
H	2	8.56	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	3	11.06	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
I	4	15.71	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	5	0.75	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
J	6	4.92	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	7	14.01	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
K	8	1.04	PARKLAND (TO BE DEDICATED TO CITY OF AUSTIN)
	1	11.07	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
L	2	2.62	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	1	3.48	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
M	1	3.55	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
	2	2.02	RETAIL / OFFICE / INDUSTRIAL / MEDICAL
RIGHT-OF-WAY		24.38	---

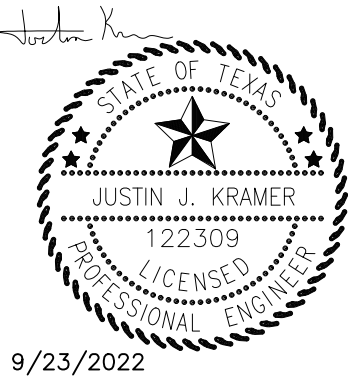
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1043.35'	367.80'	N12°39'43"W	365.90'	20°11'53"	185.83'
C2	12.50'	19.28'	N15°35'04"W	17.42'	88°21'22"	12.15'
C3	2100.00'	389.33'	S37°20'59"W	388.78'	10°37'21"	195.23'
C4	1345.00'	126.67'	S50°01'29"E	126.62'	5°23'45"	63.38'
C5	1345.00'	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

TOTAL NO. OF LOTS

NO. OF BLOCKS: 8
TOTAL NO. OF LOTS: 25
TOTAL LINEAR FOOTAGE OF STREETS: 14,291

STREET	RIGHT OF WAY / ACCESS EASEMENT	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET	SECTION
WORLD DRIVE	73'	34'	LEVEL 3 CONNECTOR	4281'	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
TRAVERSE CIRCLE	73'	34'	LOCAL STREET	1720'	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

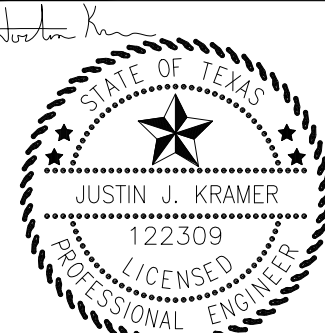


I, JUSTIN J. KRAMER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND 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 PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.



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



KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JUK

GENERAL NOTES

VELOCITY PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 26

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

APPROVED BY LAND USE COMMISSION ON _____

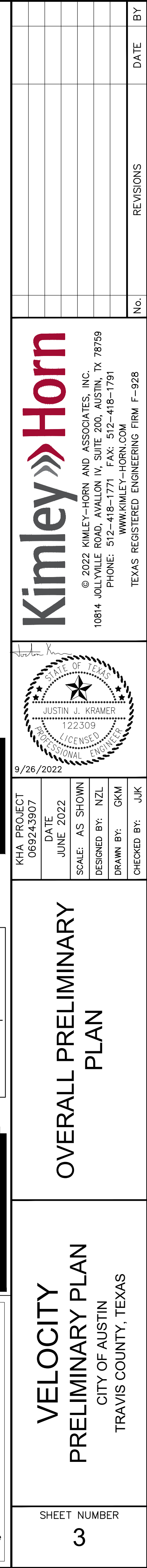
EXPIRATION DATE LDC 25-4-62 _____

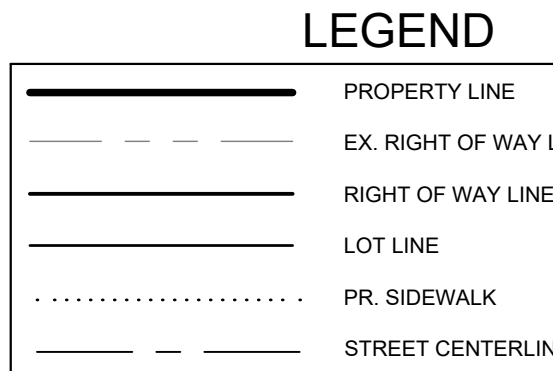
CASE MANAGER: _____

AMY COMBS, FOR:

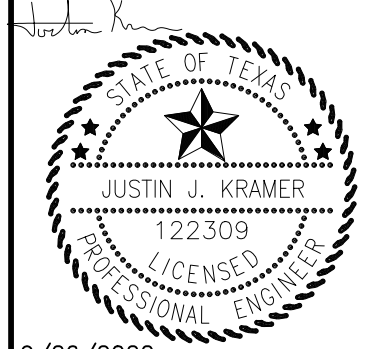
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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.





Kimley»»Horn
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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 400, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 069243907	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: 0304	CHECKED BY: JIK
--------------------------	-------------------	-----------------	------------------	---------------------------	-----------------

PRELIMINARY PLAN
(SHEET 1 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

NOTE:
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 CWOZ, 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.

BENCHMARKS

BENCHMARKS:

"X" SET ON HEADWALL LOCATED 107.93' FROM THE
NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION
=452.68 FEET (AS SHOWN)

TBM #3

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

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 26

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

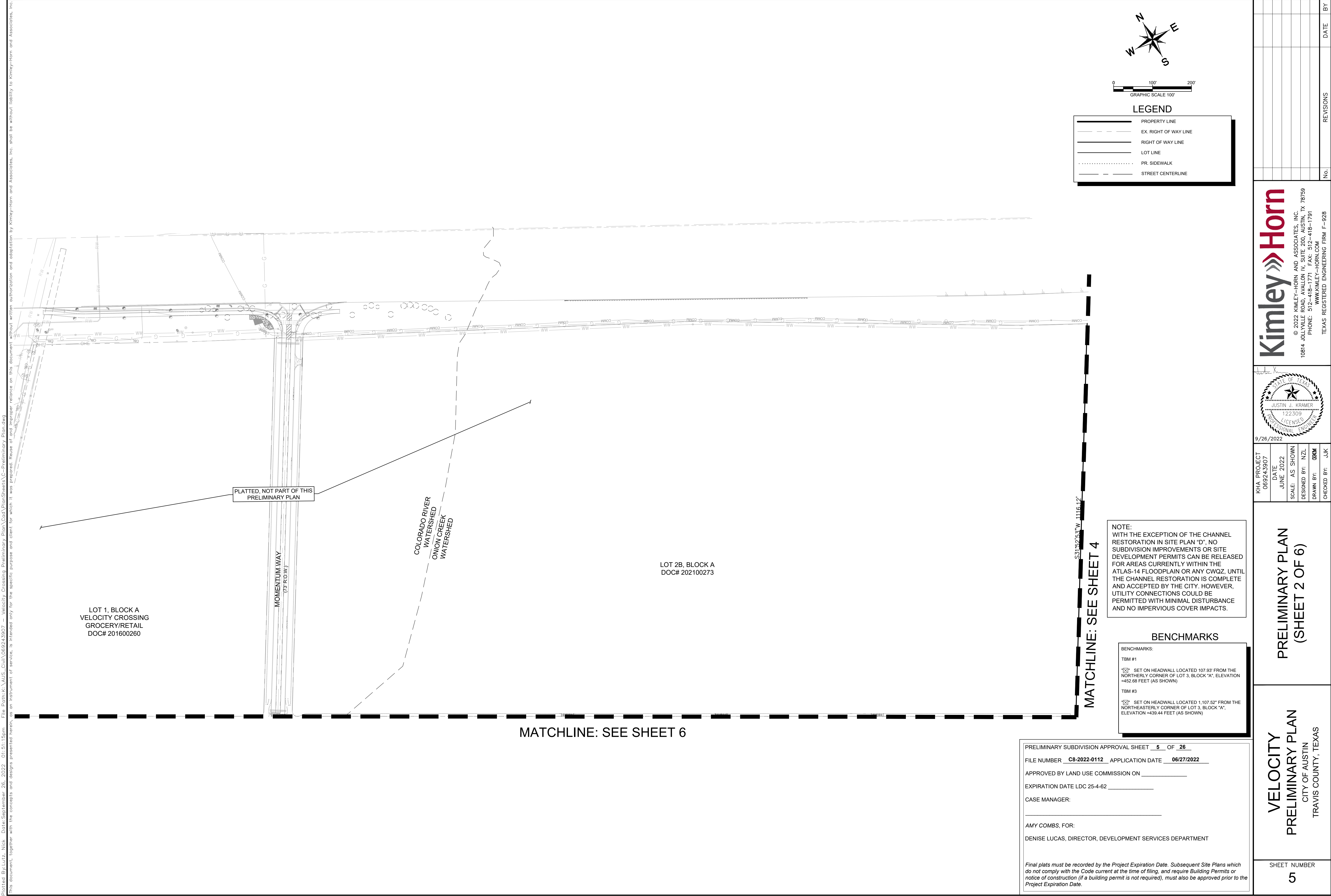
APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE LDC 25-4-62 _____

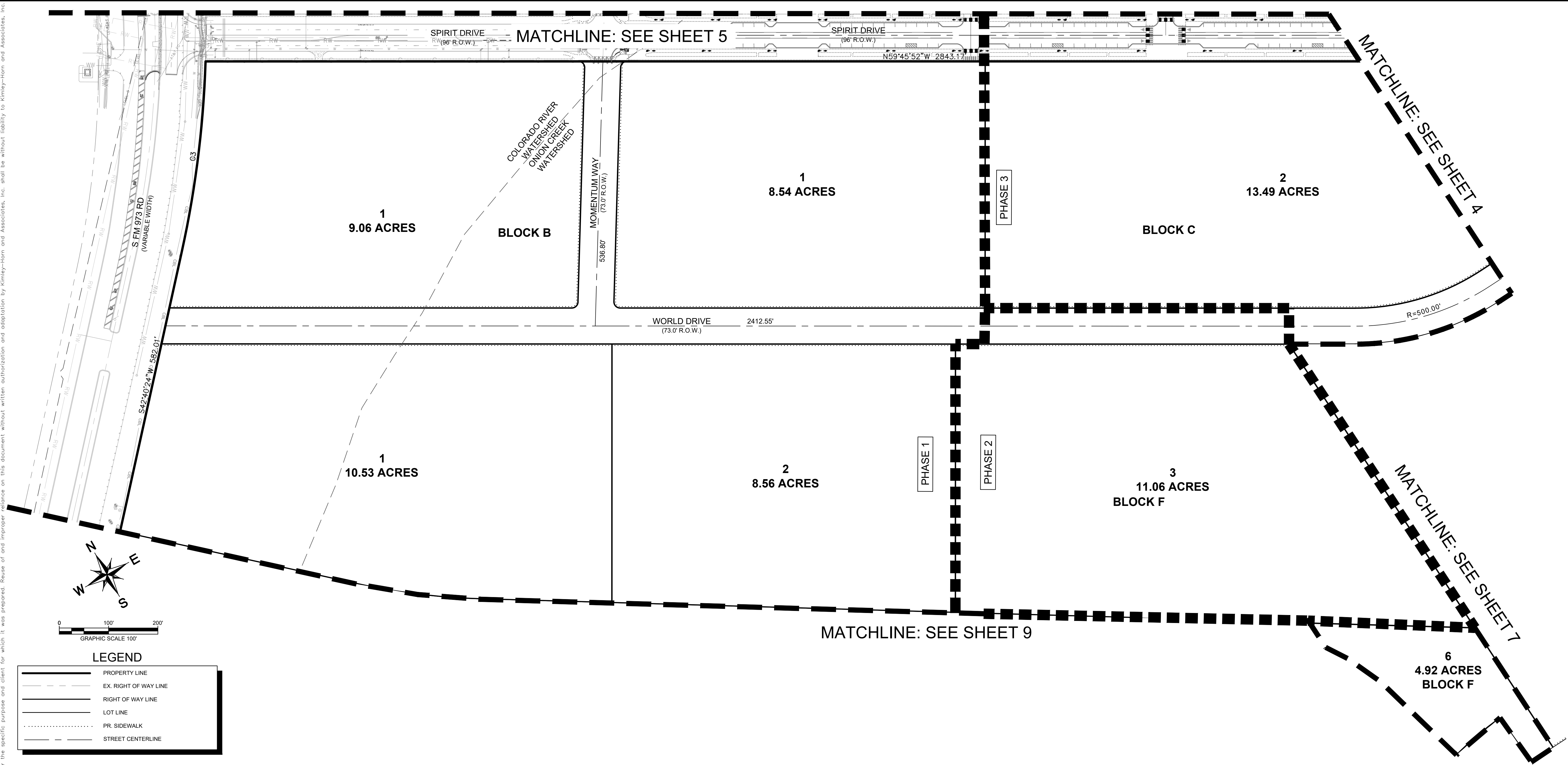
CASE MANAGER:

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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Plotted By: Lutz, Nick Date: September 26, 2022 01:51:20pm File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Code\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

NOTE:
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 CWOZ, 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.

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TBM #3
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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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REVISIONS		BY
No.	DATE	

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



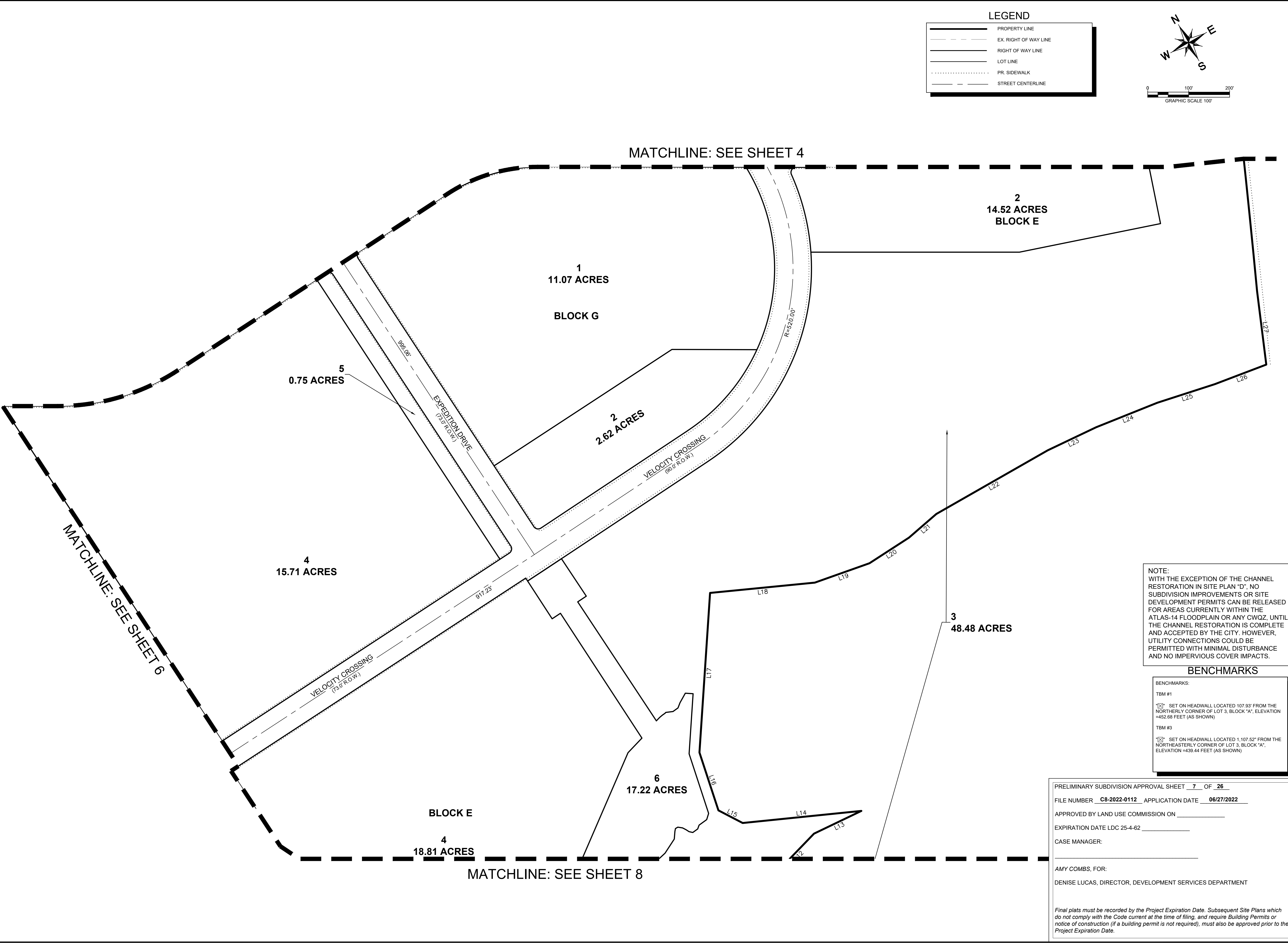
KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JJK

PRELIMINARY PLAN
(SHEET 3 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6

Plotted By: Lutz, Nick Date: September 26, 2022 01:51:25pm 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

0 100' 200'

GRAPHIC SCALE 100'

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

9/26/2022

KHA PROJECT	069243907
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

PRELIMINARY SUBDIVISION APPROVAL SHEET 7 OF 26

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

APPROVED BY LAND USE COMMISSION ON _____

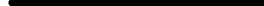





EXPIRATION DATE LDC 25-4-62 _____

CASE MANAGER: _____

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.



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

18.81 ACRES
BLOCK E

6
17.22 ACRES

TRAVIS COUNTY
DOCUMENT NO. 2008135595
87.02 ACRES

5
2.32 ACRES

BLOCK E

7
6.31 ACRES

3
48.48 ACRES

CURRENT 73.0' RIGHT OF
WAY TO BE REPLACED
AS SHOWN HEREON

PROPOSED ACCESS EASEMENT
(TO BE VACATED IN FUTURE)

TEMPORARY CUL-DE-SAC TO BE
REMOVED WHEN FUTURE CONNECTION
THROUGH ACC IS PROVIDED

KEVIN & DEBORAH ROLLINS
DOCUMENT NO. 2002179240
40.62 ACRES

KEVIN & DEBORAH ROLLINS
DOCUMENT NO. 2002244156
84.14 ACRES

NOTE:
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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 _____

CASE MANAGER:

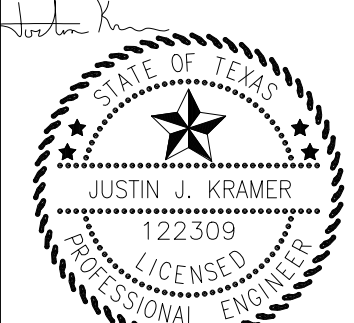
AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-9298



9/26/202:

KHA PROJECT 069243907	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: XXX	CHECKED BY: LUK
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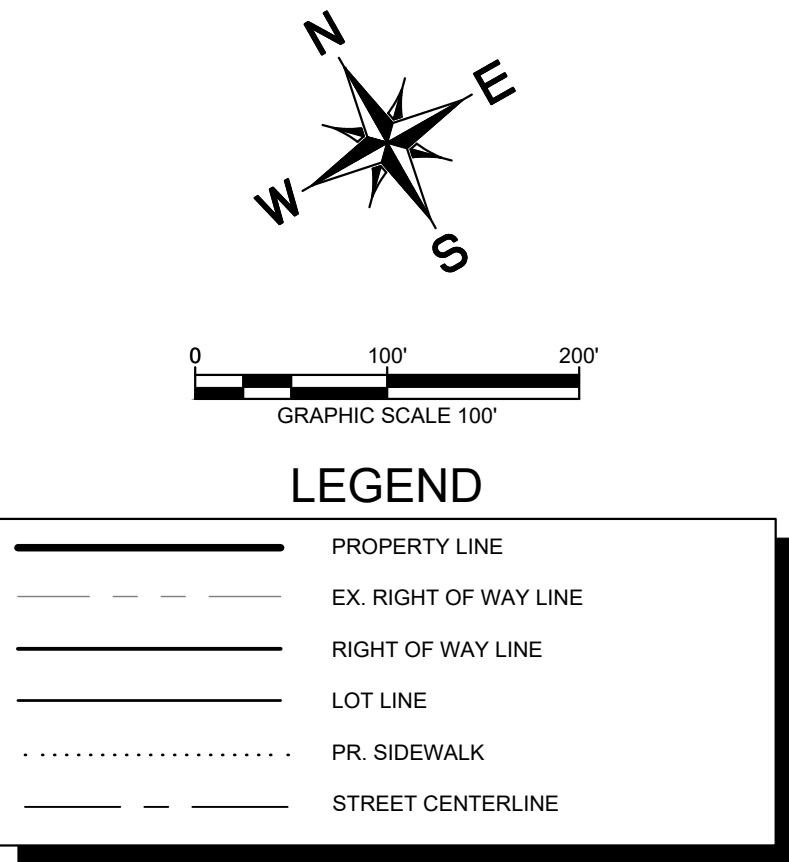
PRELIMINARY PLAN
(SHEET 5 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

8

C8-2022-0112



NOTE:
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RESTORATION IN SITE PLAN "D", NO
SUBDIVISION IMPROVEMENTS OR SITE
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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:

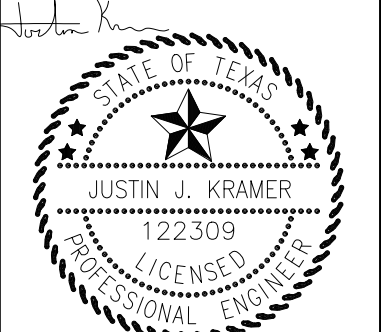
AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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[illegible]

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



KHA PROJECT 069243907	DATE JUNE 2022	SCALE: AS SHOWN	DESIGNED BY: NZL	DRAWN BY: XXX	CHECKED BY: JJK
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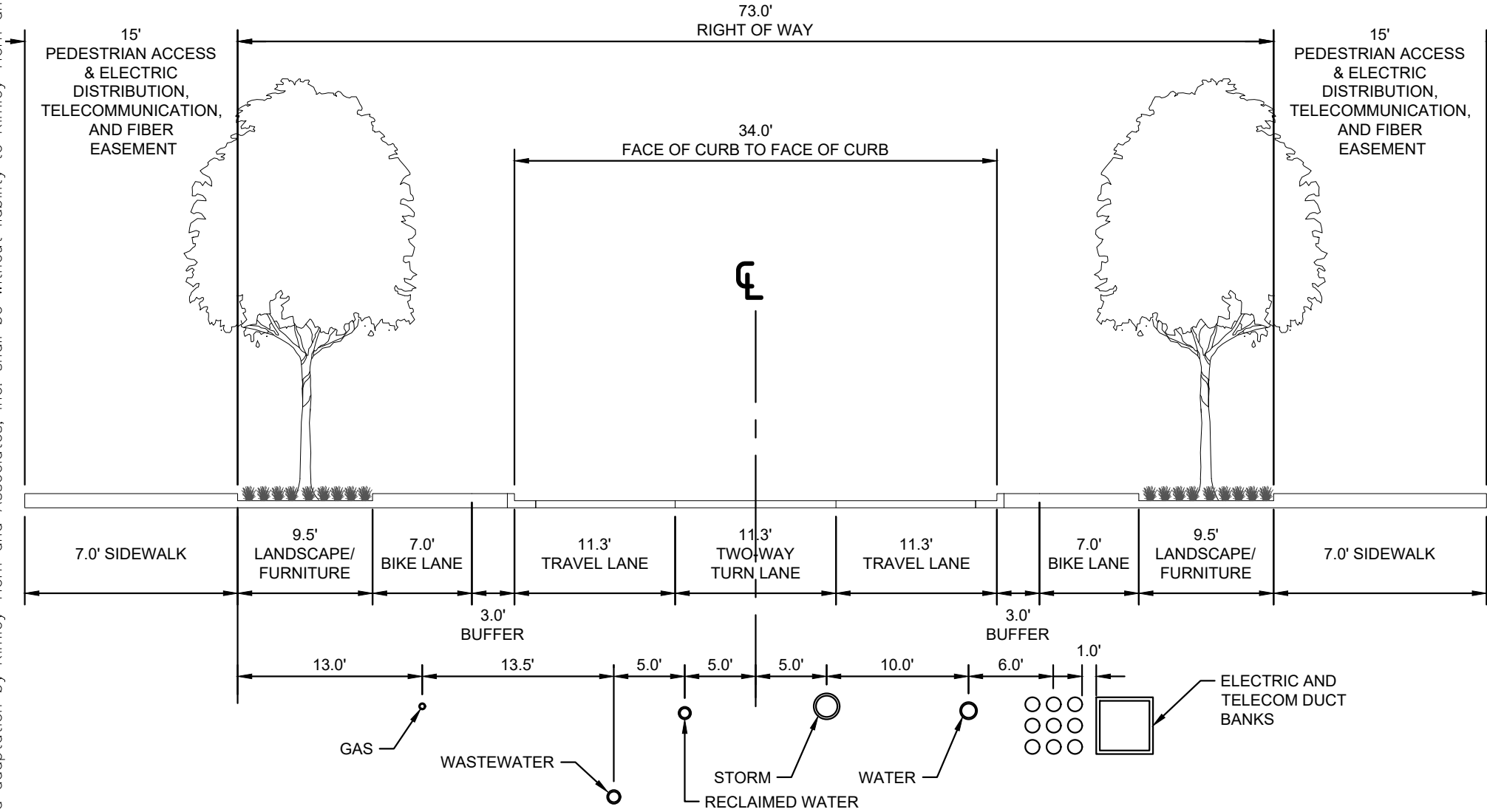
PRELIMINARY PLAN
(SHEET 6 OF 6)

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

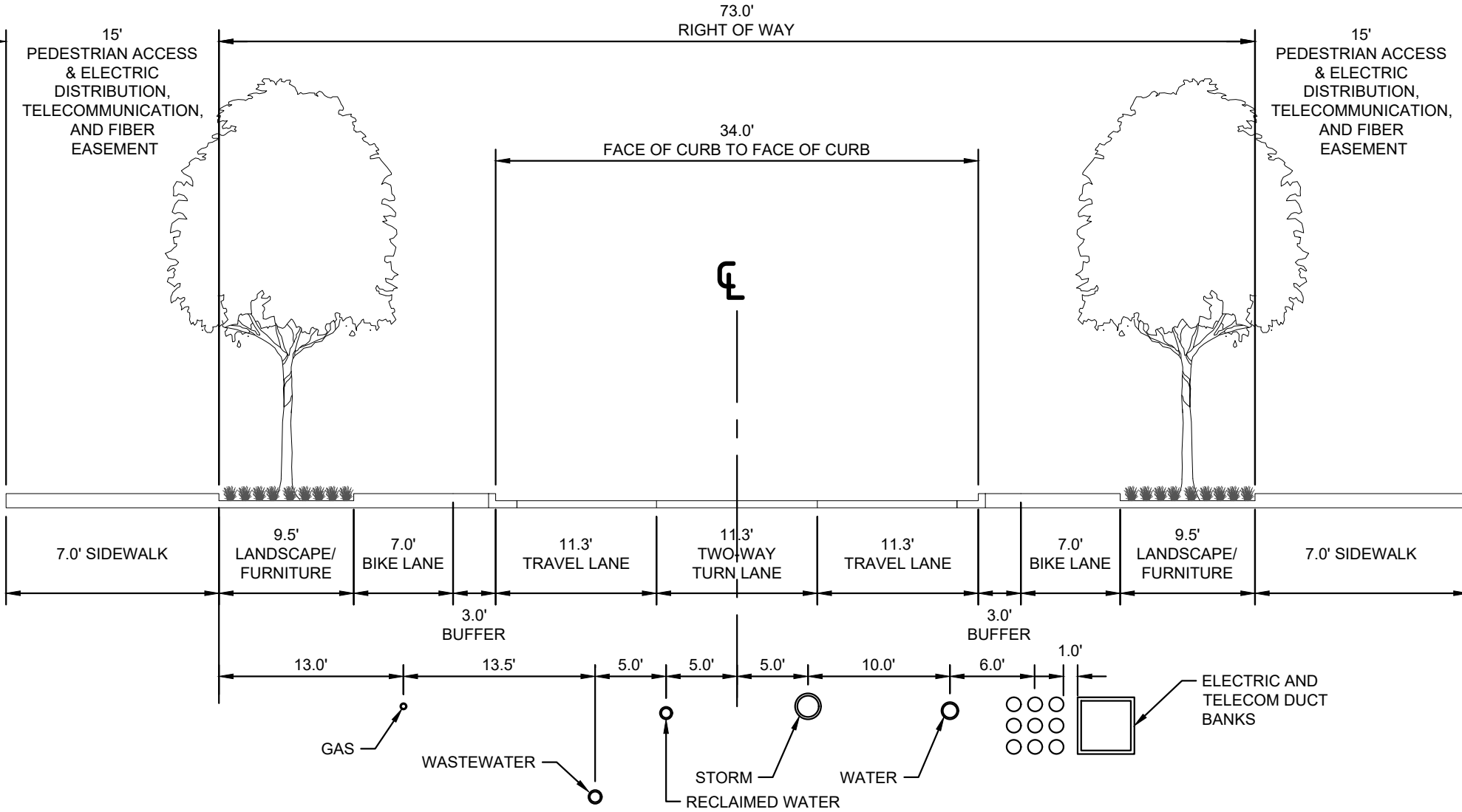
SHEET NUMBER
9

Plotted By: Lutz, Nick Date: September 26, 2022 01:51:48pm File Path: K:\AUS-Civil\069243907 - Velocity Crossing Preliminary Plan\Cad\PlanSheets\C-Street Cross-Sections.dwg
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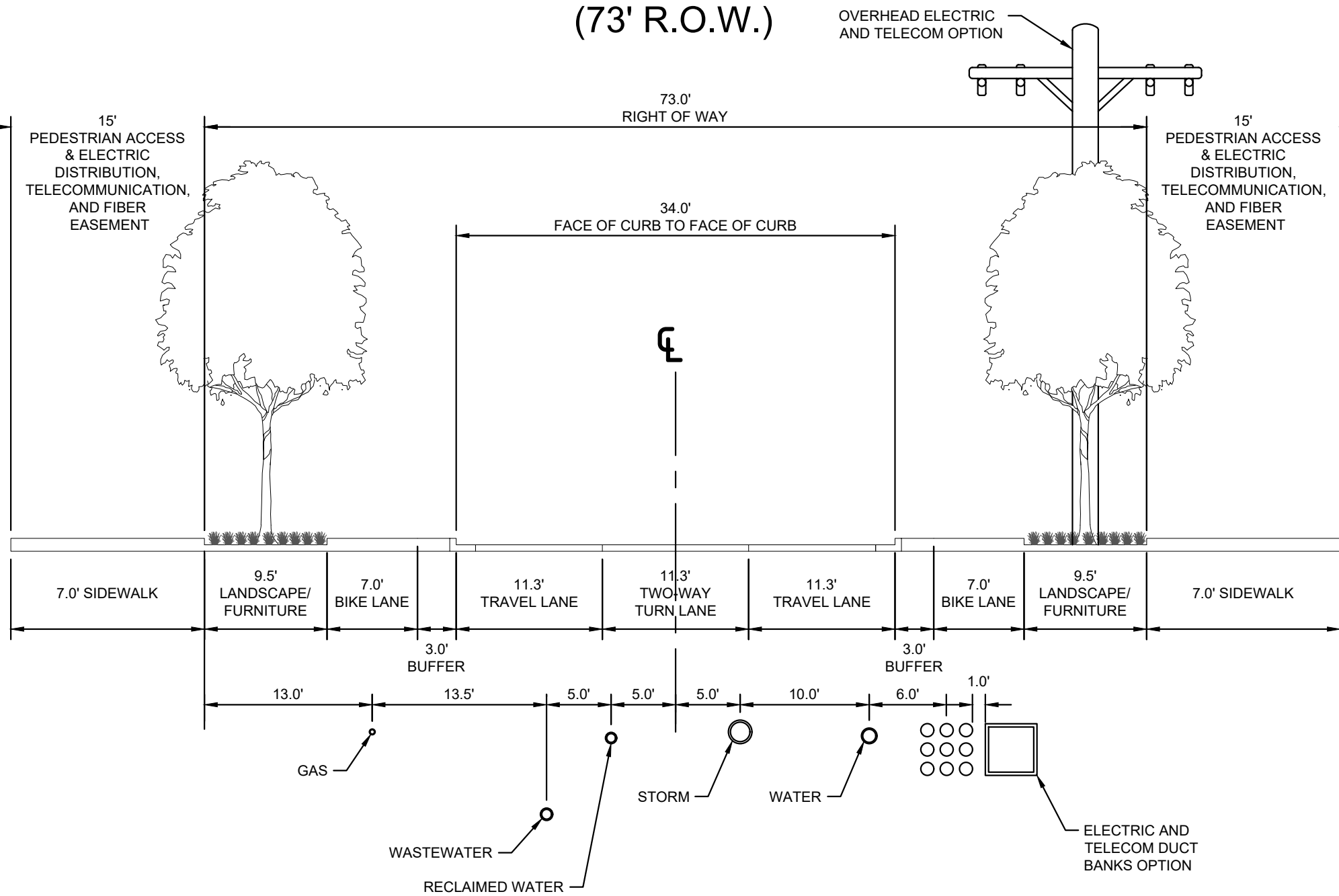
MOMENTUM WAY
(73' R.O.W.)



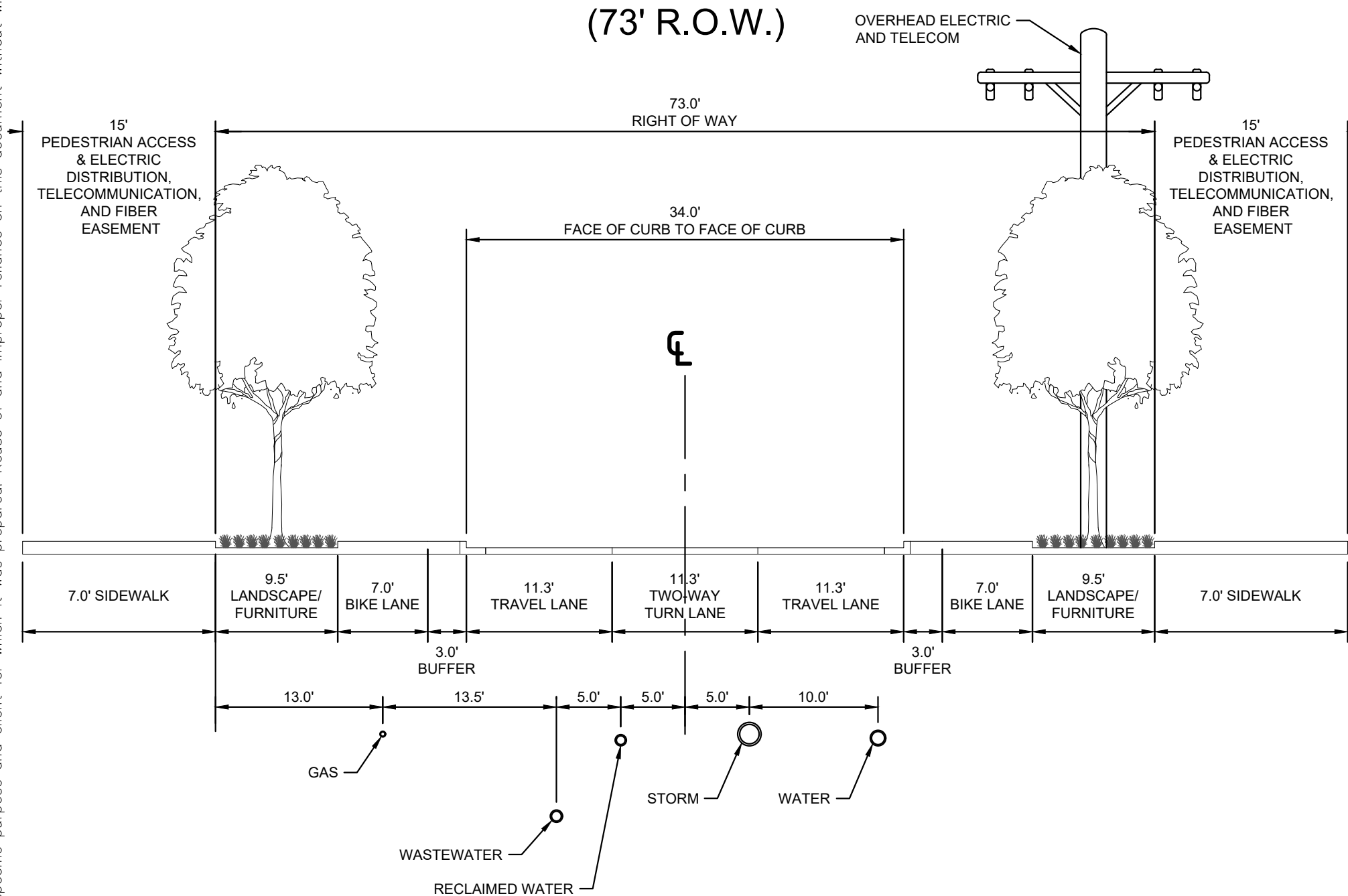
EXPEDITION DRIVE
(73' R.O.W.)



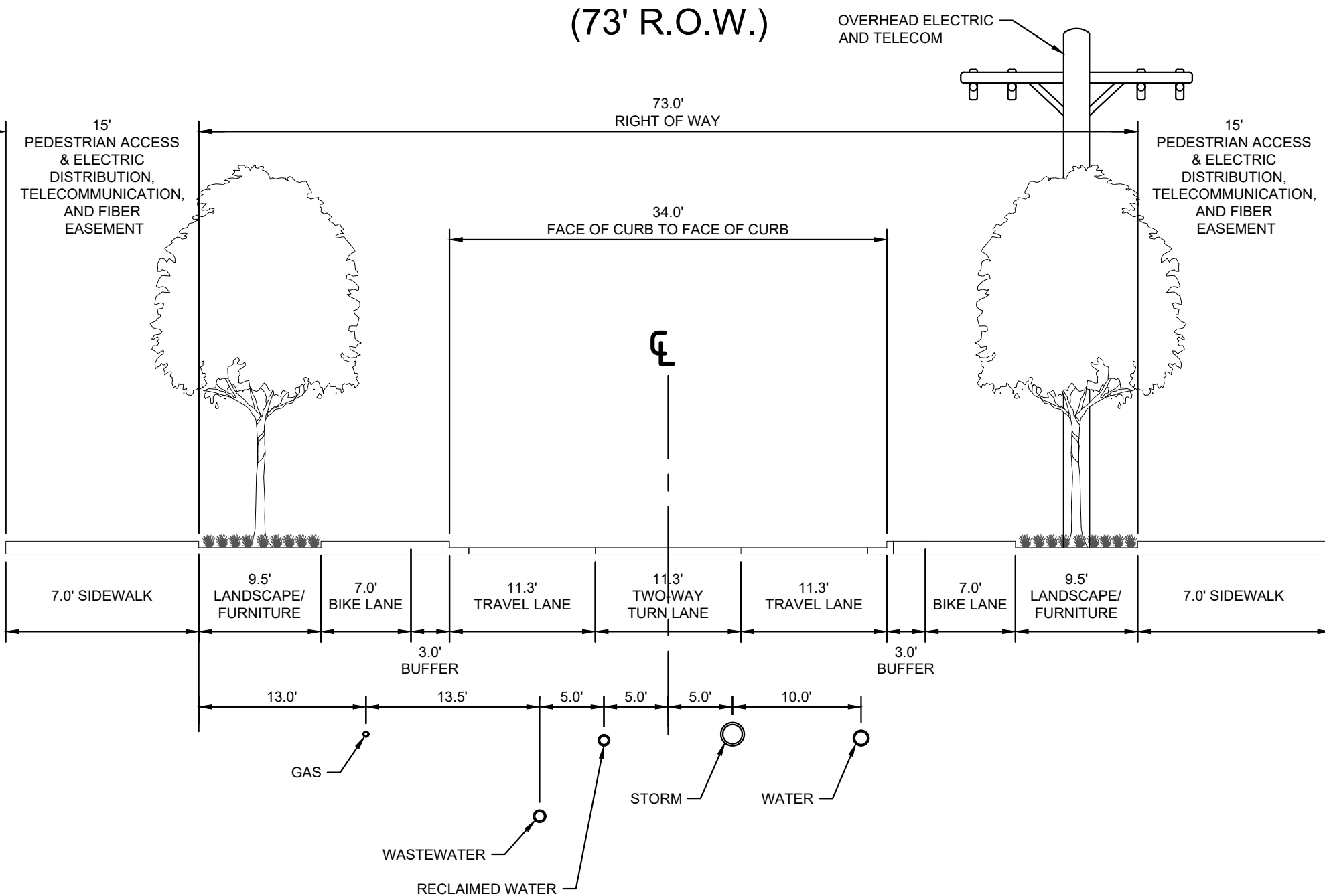
WORLD DRIVE
(73' R.O.W.)



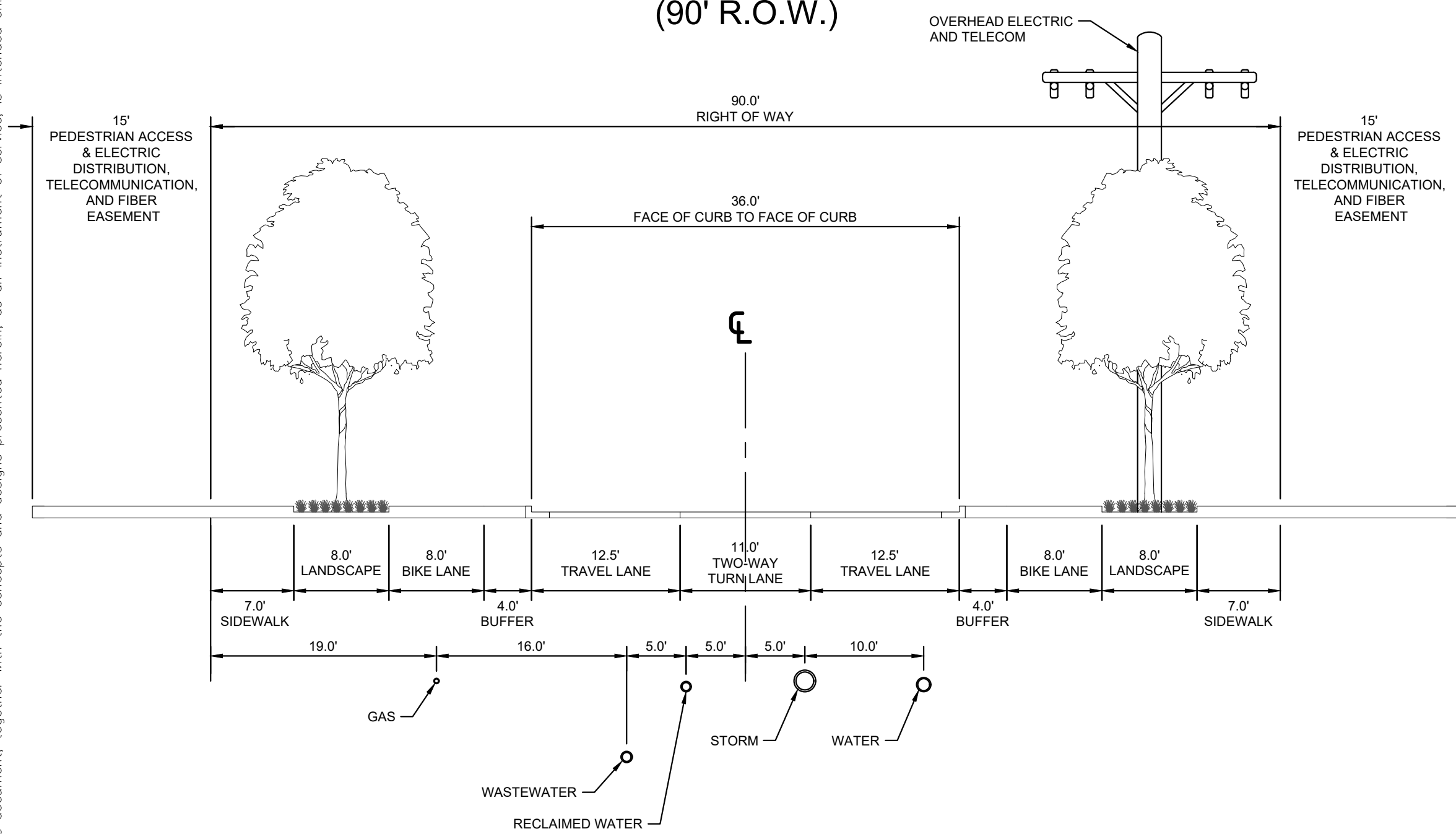
VELOCITY CROSSING
(73' R.O.W.)



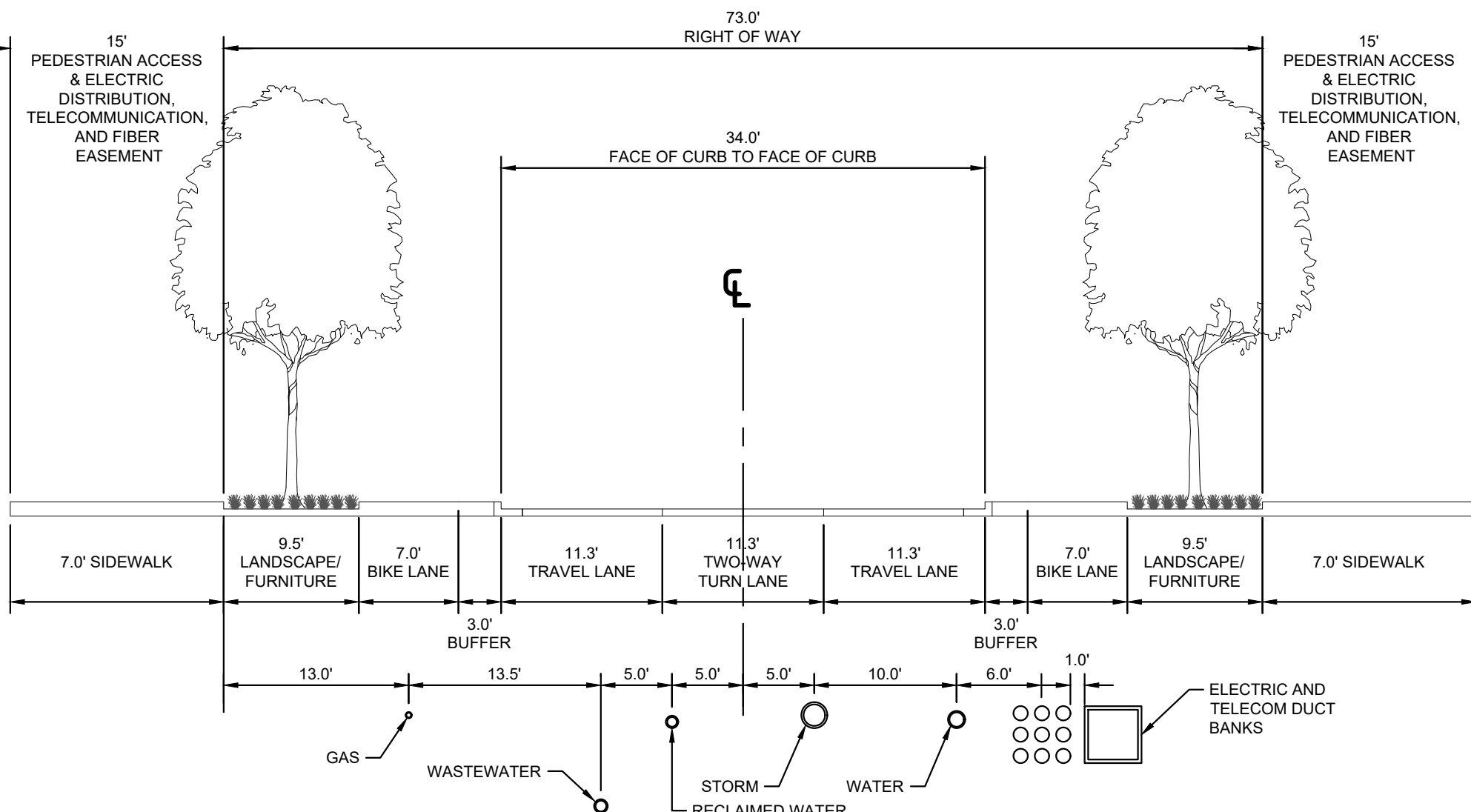
SPIRIT DRIVE
(73' R.O.W.)



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



TRAVERSE CIRCLE
(73' R.O.W.)



- 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

BENCHMARKS

BENCHMARKS:

TBM #1
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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: _____

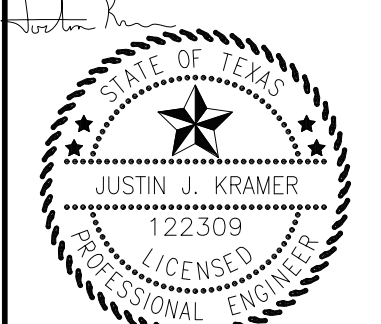
AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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NO.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

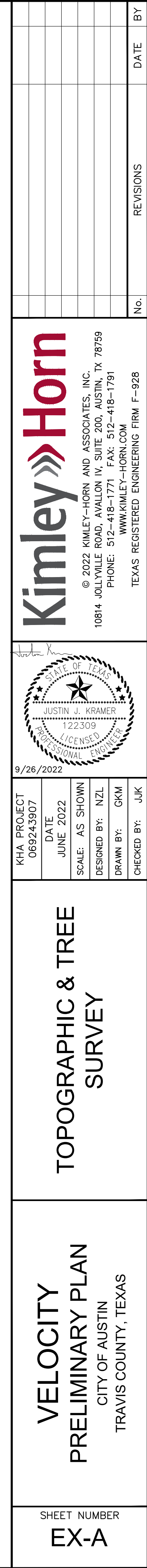


KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY:	NZL
DRAWN BY:	GKM
CHECKED BY:	JJK

STREET
CROSS-SECTIONS

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10





Plotted By: Lutz, Nick Date: September 26, 2022 01:52:54pm File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Coa\PlanSheets\C-Slopes Map.dwg This document, together with the concepts and designs presented herein, 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.

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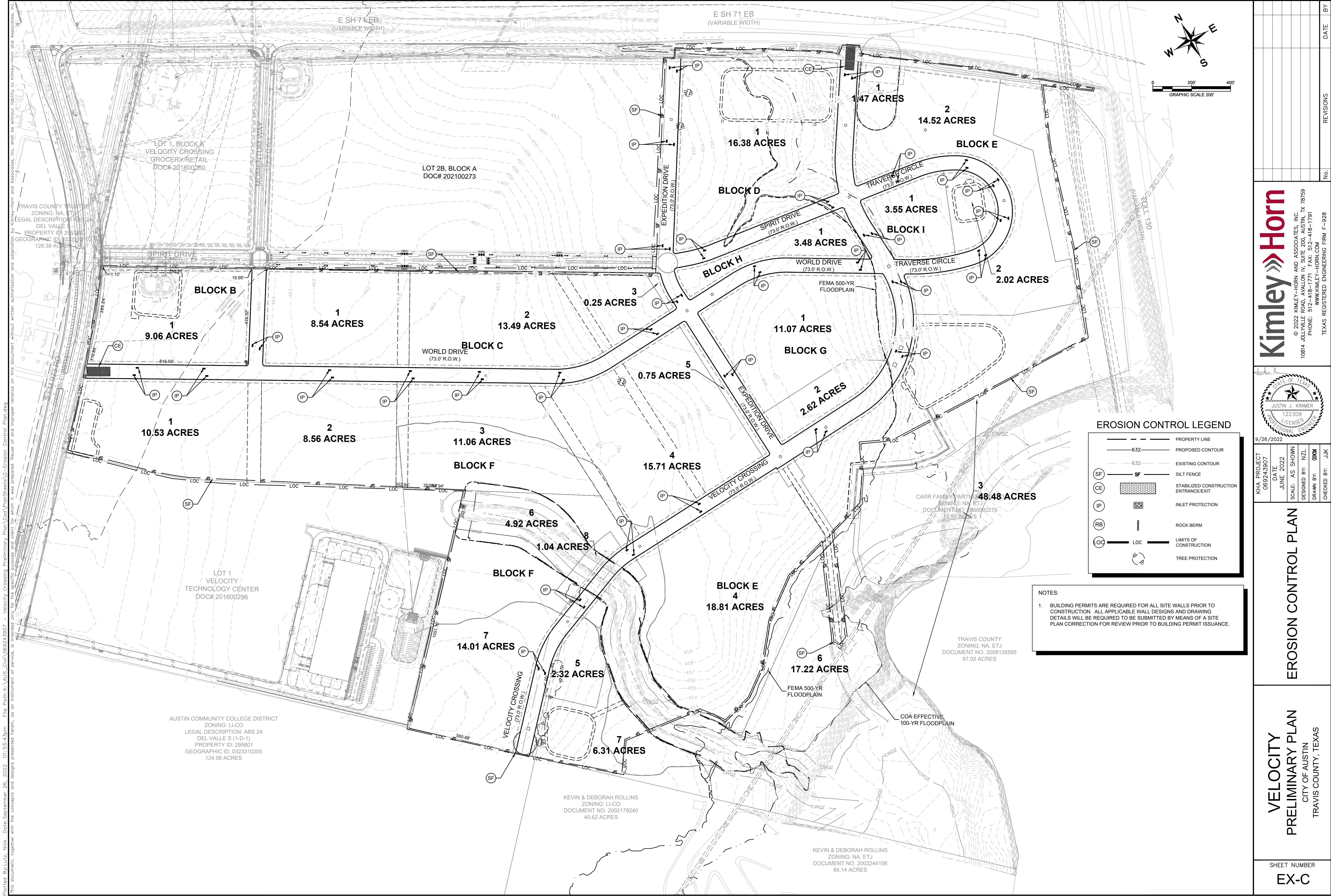
STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED PROFESSIONAL ENGINEER
9/26/2022

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

TOPOGRAPHIC SLOPE
MAP

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
EX-B



Plotted By: Lutz, Nick Date: September 26, 2022 01:53:43pm File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\Coa\PlanSheets\C-Erosion Control Plan.dwg

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TRAVIS COUNTY TRUSTEE
ZONING: NA, ETJ
LEGAL DESCRIPTION: ABS 24
DEL VALLE S
PROPERTY ID: 295781
GEOGRAPHIC ID: 0323310205
128.38 ACRES

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

LOT 2B, BLOCK A
DOC# 202100273

LOT 1
VELOCITY
TECHNOLOGY CENTER
DOC# 201600296

AUSTIN COMMUNITY COLLEGE DISTRICT
ZONING: LI-CO
LEGAL DESCRIPTION: ABS 24
DEL VALLE S (1-D-1)
PROPERTY ID: 295801
GEOGRAPHIC ID: 0323310205
124.06 ACRES

KEVIN & DEBORAH ROLLS
ZONING: LI-CO
DOCUMENT NO. 2002179240
40.62 ACRES

KEVIN & DEBORAH ROLLS
ZONING: NA, ETJ
DOCUMENT NO. 2002244156
84.14 ACRES

CARR FAMILY PARTNERS
ZONING: NA, ETJ
DOCUMENT NO. 2009092279
19.99 ACRES

TRAVIS COUNTY
ZONING: NA, ETJ
DOCUMENT NO. 2008135595
87.02 ACRES

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

LOT 2B, BLOCK A
DOC# 202100273

LOT 1
VELOCITY
TECHNOLOGY CENTER
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AUSTIN COMMUNITY COLLEGE DISTRICT
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40.62 ACRES

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19.99 ACRES

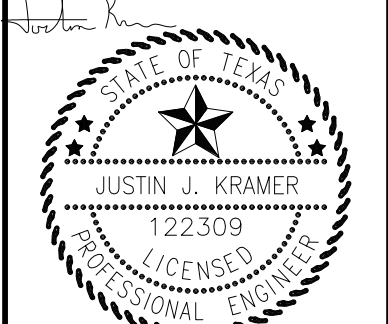
TRAVIS COUNTY
ZONING: NA, ETJ
DOCUMENT NO. 2008135595
87.02 ACRES

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

LOT 2B, BLOCK A
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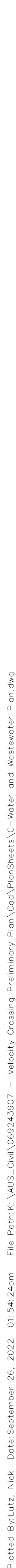


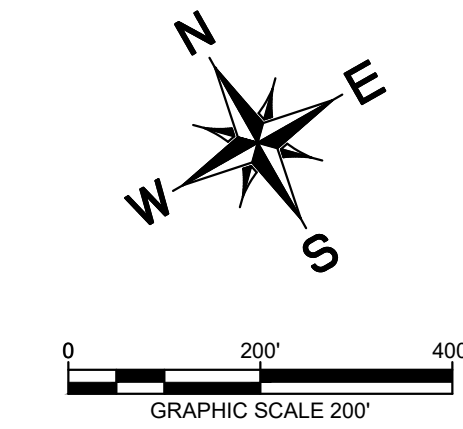
KHA PROJECT	069243907
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY	NZL
DRAWN BY	GRM
CHECKED BY	JUK

EROSION CONTROL PLAN

VELOCITY
PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
EX-C





LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	PROPOSES RECLAIMED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	CRITICAL WATER QUALITY ZONE
	CREEK CENTERLINE
	FEMA 500-YR FLOODPLAIN

NOTES

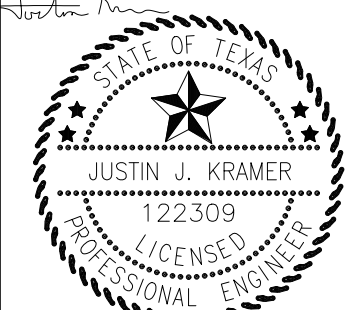
REFER TO APPROVED WATER SER #3618 AND WASTEWATER SER #3619.

BENCHMARKS

BENCHMARKS:
TBM #1
SET ON HEADWALL LOCATED 107.93' FROM THE NORTHERLY CORNER OF LOT 3, BLOCK "A", ELEVATION =462.68 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)

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069243907	JUNE 2022	AS SHOWN	NZL	GKM	JUK

RECLAIMED WATER PLAN

VELOCITY PRELIMINARY PLAN
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
EX-E

Plotted By: Lutz, Nick Date: September 26, 2022 01:54:37pm File Path: K:\AUS_Civil\069243907 - Velocity Crossing Preliminary Plan\CoaPlanSheets\C-Water and Wastewater Plan.dwg
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