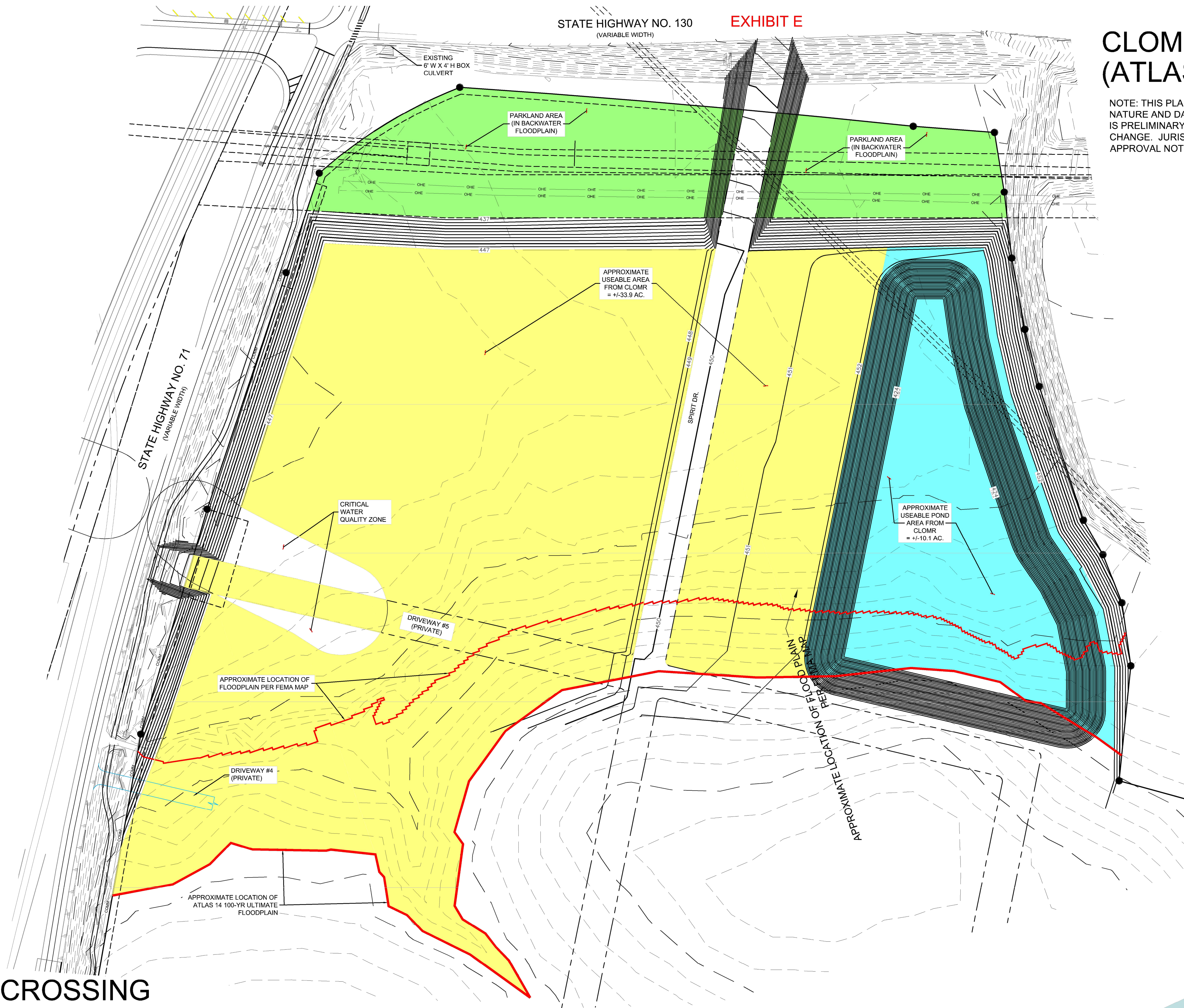
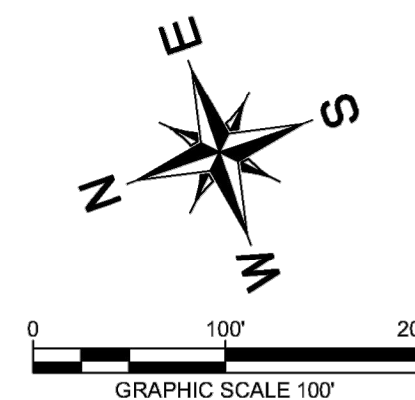


CLOMR GRADING MAP (ATLAS 14)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND DATA PRESENTED HEREON IS PRELIMINARY AND SUBJECT TO CHANGE. JURISDICTIONAL REVIEW AND APPROVAL NOT COMPLETED.



CLOMR FILL EXHIBIT



VELOCITY CROSSING

AUSTIN, TEXAS
OCTOBER 2018

DWG NAME: K:\AUS_CIVIL\069243000\VELOCITY CROSSING\CADD\EXHIBITS\CLOMR GRADING\ATLAS CLOMR PROPOSED GRADING.DWG
LAST SAVED: 10/24/2018 8:40 PM

Kimley»Horn

10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
512-418-4512
State of Texas Registration No. F-928

EX-R

Exhibit C: Comment Report

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



CASE NUMBER: C8-2022-0112
UPDATE: U2
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

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

SUBMITTAL DATE: September 26, 2022
FINAL REPORT DATE: October 5, 2022

STAFF REPORT:

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

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

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **September 26, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

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

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

All staff comments have been cleared for this application, please review the below responses. This application is scheduled to go before commission Tuesday, October 11, 2022. Please reach out to the Case Manager if you have any questions.

REVIEWERS:

Planner 1: Chima Onyia
PARD / Planning & Design Review - Scott Grantham
Electric Review - Andrea Katz
ATD Engineering Review - Amber Hutchens

911 Addressing Review - Janny Phung
Regional Stormwater Management Review - Katina Bohrer
Subdivision Review - Amy Combs
ERM Review - Miranda Reinhard

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

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

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

U2: Plan has been updated with land uses. Residential land use is proposed only for lot C1 with 325 units proposed. Parkland dedication will be satisfied for these units by the dedication of 9.46 acres of credited parkland (18.26 acres of total parkland) on lots E6 and F8. If additional residential is proposed, or if the updated parkland dedication ordinance (20220915-053) is in effect, additional parkland will be required. A note has been added to the coversheet:

“Land to be dedicated is shown on this preliminary plan as Lots E6 and F8, which will provide credit for 325 residential units on Lot C1. Any additional proposed units will have additional parkland requirements. Land will be dedicated to the City of Austin upon final plat of any lots adjacent to lot E6 and F8.”

Comment cleared.

PR2. Recommend a follow up meeting with PARD to discuss parkland dedication and sequence. Please contact this reviewer to schedule a meeting.

U2: Thank you for discussions with PARD. **Comment cleared.**

PR3. Within the Preliminary Plan, show parkland as separately platted lots. Label future parkland as “To be dedicated to City of Austin.” 25-1-83; 25-1-602

U2: Thank you for label. **Comment cleared.**

PR4. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions. 25-1-83; 25-1-602; 25-1-603

U2: Table has been shared. **Comment cleared.**

PR5. **Comment cleared.**

PR6. **Comment cleared.**

Electric Review - Andrea Katz - 512-322-6957

ER1. U2. Comment cleared with note 35 on sheet 2.

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

ATD2. Block lengths may not exceed 1200 feet in length. LDC 25-4-153. Revise the plat to provide for the required block length for Blocks C, D, and E, or submit a waiver for ATD to review.

U1: *Response noted; waiver fee has been added in AMANDA and can be paid in Austin Build + Connect.* Waiver approval memo will be issued as soon as the fee is paid. Add a note the General Notes section identifying the waiver approval specifying code and blocks.

U2: **Comment addressed.**

ATD6. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Planning Commission. LDC 25-4-152 TCM, 1.3.2.E. Redesign the subdivision to provide a second outlet for Velocity Crossing or request a variance.

U1: *Response noted; waiver fee has been added in AMANDA and can be paid in Austin Build + Connect. Waiver approval memo will be issued as soon as the fee is paid.*

Add a note the General Notes section identifying the waiver approval specifying code and street being granted the variance.

U2: Comment addressed.

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

All Environmental Review comments cleared

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

FYI: EXPEDITION DR– Rejected, active EXPEDITION TRL and may cause 911 response issues. Please choose another name; FYI comment only since this is a new comment in this update.

FYI: Reserved: TRAVERSE CIR, WORLD DR

NOTE: Please reference COA street name standards at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

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

Reviewer notes: At SW corner of SH71 and Onion Creek. Previous case number: C8-2020-0141. Conditional approval of RSMP was granted per letter sent to applicant (as evidenced by the letter being included with this case submittal documents). As applicant is likely aware, the RSMP group currently has no permanent staff, please be patient with us as we figure out status of all projects and get oriented. My understanding is that a new RS case number needs to be assigned and a new letter issued which references this particular SP case number. Per previous review comments from Emily, at Plat, participation agreement and fee must be paid for roadway, and then the subsequent fees would be determined for each development area at the time of (assumed) site plan submittal. Conditional Letter of approval dated 9/9/2022 and sent to applicant on 9/13/2022

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

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

A. An updated conditional approval letter will be issued via email. At final plat, public ROW will be finalized, and a formal agreement, approval letter, and payment will be completed for that area. At the time of each site development application, site area, impervious cover, and other details will

be finalized with total impervious cover not to exceed 127.7 acres across the 207 participating acres as outlined in the comprehensive drainage analysis completed with this preliminary plan. At final plat, an RSMP tracking table will be established and carried through each site development plan to ensure that proposed impervious cover assumed in the drainage analysis is not exceeded. Any exclusions of drainage easements or other area from the RSMP participation payment calculation(s) will be documented and finalized at the time of approval for the applicable site plan(s). (DCM 8.2)

UPDATE 1: Pending

UPDATE 2: Conditional approval letter sent to applicant on 9/13/2022. Comment Cleared.

- B.** Plat note number 10 must have the blanks filled in upon receipt of the updated conditional approval letter (DCM 8.2.2)

UPDATE 1: Pending

UPDATE 2: date inserted appropriately. Comment cleared

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

UPDATE 2: Cleared

Subdivision Review - Amy Combs - (512) 974-2786
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- SR1.** This application was submitted on June 27, 2022. All comments must be cleared by September 26 (U1- Change in date due to weekend), 2022. (25-1-83)

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

"Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

A. Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Velocity Crossing, Sky Park Commons (Or New Name for Road since you can't use Park), World Drive, and Spirit Drive

Fiscal security is not required for streets not listed in subsection (A).

B. Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: Velocity Crossing, Sky Park Commons (Or New Name for Road since you can't use Park), World Drive, and Spirit Drive"

U1. Comment Not Cleared. Text revised, but please add Momentum Way to both lists and label on the face of the plan

U2. Comment Cleared. Street Names Added.

- SR3.** Please update the legend on the overall preliminary plan to show just what is on the face of the overall preliminary plan (25-1-83)

U1. Comment Cleared. Text Revised.

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

U1. Comment Cleared. Text Revised.

- SR5.** It appears that there are phasing outlines on the preliminary plan, it is suggested that these lines are removed from the preliminary plan, because they are not necessary. The final plats would need to be submitted in the exact sequence that they are in the preliminary plan-if they are not

submitted in this sequence you would need to send in an application to this preliminary plan to correct the phases. Additionally, the phasing lines appear to be cutting through lots?- you would not be able to submit a final plat with partial lots (25-1-83)

U1. Comment Cleared.

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

U1. Comment Cleared. Text Revised.

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

U1. Comment Cleared. Text Revised.

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

U1. Comment Cleared

SR9. Please remove all of the building footprints from the surrounding property- for instance on sheet 3 and sheet 5 there appears to be contours or building footprints for the surrounding property (25-1-83)

U1. Comment Not Cleared. On sheet 5 there still appears to be an outline?

U2. Comment Cleared. Outline removed.

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

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

ERM1. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { *This comment can be addressed by adding a note on all sheets stating that: "With the exception of the channel restoration in Site Plan "D", no Subdivision Improvements or Site Development Permits can be released for areas currently within the Atlas-14 floodplain or any CWQZ, until the channel restoration is complete and accepted by the City. However, utility connections could be permitted with minimal disturbance and no impervious cover impacts."* }

U1. Comment cleared. (This note was added to all the preliminary plan sheets.)

ERM2. Update0. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { *This comment can be addressed by clearly showing and labeling the Critical Water Quality Zone (CWQZ) on all sheets where it exists.* }

Update1. Repeat comment. (The applicant indicated 'The CWQZ has been shown and called out on all Exhibits where it exists.' However, it is not shown or labeled on any of the exhibits.) Please clearly show and label the CWQZ on all sheets where it exists.

Update2. Comment cleared. (The CWQZ is shown and clearly labeled on a separate exhibit submitted with this update based on coordination with the Case Manager and Environmental Reviewer.)

ERM3. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { *This comment can be addressed by clearly showing and labeling the City of Austin 100-year Fully Developed Floodplain on all sheets where it exists.* }

Update1. Repeat comment. (The applicant indicated "The City of Austin 100-year Fully

Developed Floodplain has been shown and called out on all Exhibits where it exists.” However, it is not shown or labeled on any of the exhibits.) Please clearly show and label the COA 100-year Fully Developed Floodplain on all sheets where it exists.

Update2. Comment cleared. (The City of Austin 100-year Fully Developed Floodplain is shown and clearly labeled on a separate exhibit submitted with this update based on coordination with the Case Manager and Floodplain Reviewer.)

ERM4. Please demonstrate compliance to LDC 25-8-261; LDC 25-8-364; ECM 1.7.

Additional information: { *This comment can be addressed by please including a comprehensive floodplain modification/restoration plan sheet entitled “Floodplain Modification/Restoration” clearly showing the location/extent of the floodplain modification areas and the location/extent of the floodplain restoration areas [ECM 1.7]. This sheet should also include:*

- a. *Clearly delineate and calculate the area for all areas of vertical (cut/fill) or horizontal (boundary change) Floodplain Modification*
- b. *Method of proposed restoration (e.g. plantings) including all specifics (species, size, quantity, location, etc.)*
- c. *Calculations showing the required restoration ratios have been met including a balance table showing floodplain modification area equals floodplain restoration area.*}

U1.Comment cleared. (Based on coordination with the applicant a note stating “Future floodplain modification associated with a development permit within the limits of this Preliminary Plan will require compliance with City of Austin floodplain restoration and mitigation requirements. Prior to site or subdivision construction plan approval, restoration and/or mitigation shall also be coordinated and approved with City of Austin.” was added as Note #34 under “General Notes” on Sheet 2.)

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

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

U1.Comment cleared. (Based on coordination with the applicant a note stating “Future floodplain modification associated with a development permit within the limits of this Preliminary Plan will require compliance with City of Austin floodplain restoration and mitigation requirements. Prior to site or subdivision construction plan approval, restoration and/or mitigation shall also be coordinated and approved with City of Austin.” was added as Note #34 under “General Notes” on Sheet 2.)

End of Master Comment Report