

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2019-0186.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Premier Logistics Park
LOCATION: 2900-1/2 FERGUSON LN



SUBMITTAL DATE: October 17, 2022
REPORT DUE DATE: November 7, 2022
FINAL REPORT DATE: November 10, 2022

STAFF REPORT: 3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. Formal submittal Oct. 17, LUC Nov. 15, End of Formal 1/15/2023, Fiscal by 4/15/23, Recording by 7/14/23. **The final update to clear all comments must be submitted by the update deadline, which is January 16, 2023.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS:

Planner 1: Chima Onyia

Electric Review - Andrea Katz - 512-322-6957

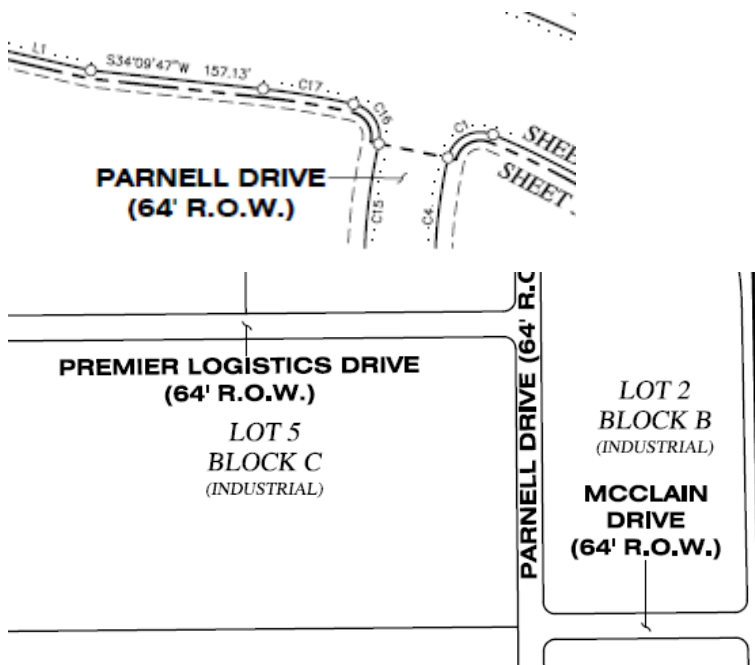
Approved

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

AD1: This plat review is rejected for the following reasons:

AD2: RUNDBERG is a continuation of TUSCANY WAY and must continue the same name. It also does is an active street name and does not have a street type is therefore a duplicate. Please change and resubmit for review. If not, please clarify.

AD3: Please add the label, PARNELL DR, MCCLAIN DR within the R.O.W, and not as a call out.



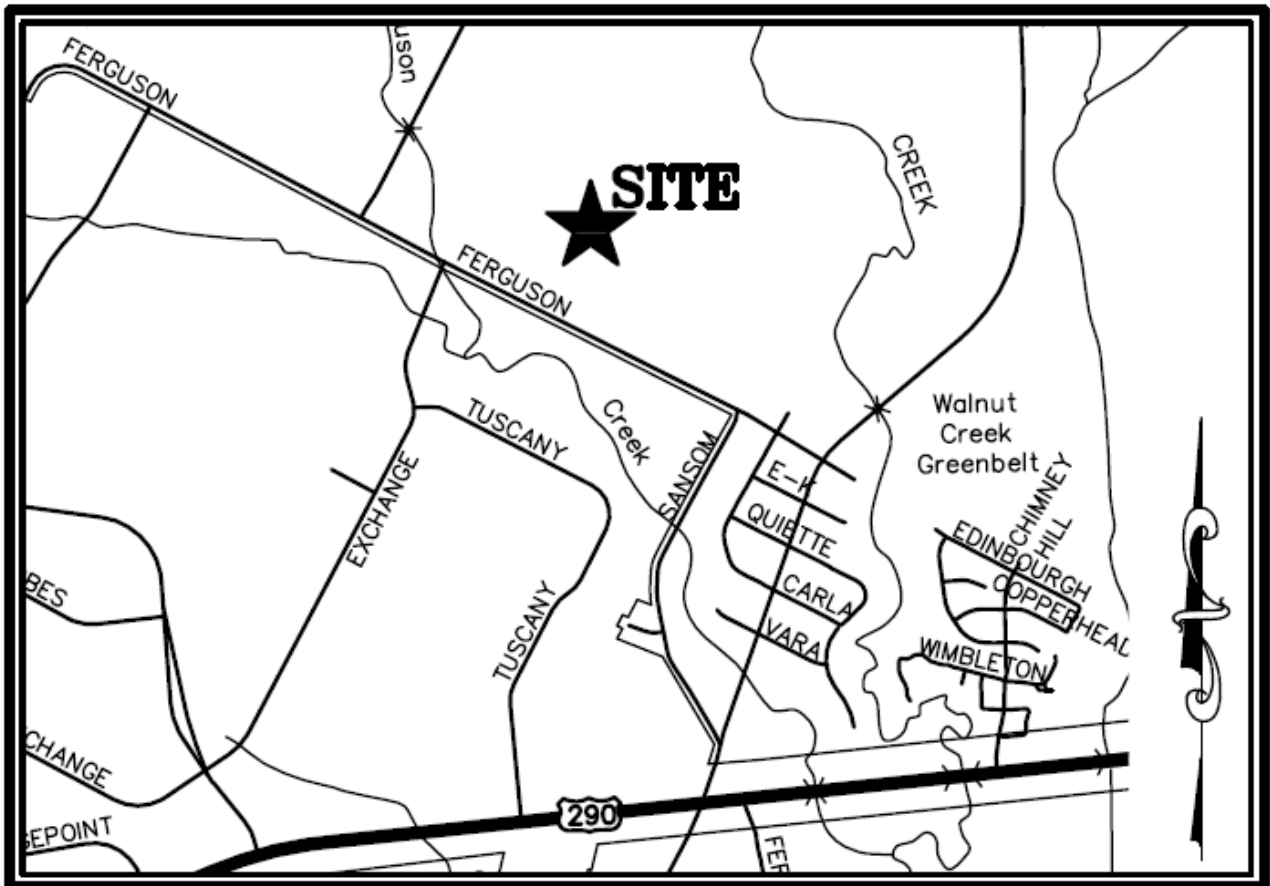
§ 30-2-155 STREET NAMES

- (A) New streets in subdivision shall be named to provide continuity of name with existing streets and to prevent conflict with identical or similarly spelled or pronounced names in other parts of the planning jurisdiction.
- (B) An applicant may suggest a street name. Approval of a street name by the city's 911 computer mapping division is required before a final plat may be approved.

AD4: Please include street types in all street names in the vicinity map

AD5: Please remove the punctuation marks for all street names and types

NOT TO SCALE



NOTE: Reserved: PREMIER LOGISTICS DR, PARNELL DR, MCCLAIN DR

NOTE: Addressing recommends to please place callout labels directly on the ROW and not on a parcel

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>

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

Active streets and address points can be viewed on Property Profile. Please label to what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

§ 30-2-155

End of Comments

PLAT NOTES [LDC 25-1, Article 4]

- EV 1 Revise plat note #23, regarding the restrictive covenant restricting impervious cover, as follows: *"Impervious cover is limited per Restrictive Covenant No. ____."* This comment will be cleared when the RC has been recorded with the county and the number included in the plat note.
- EV 2 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]
- EV 3 This comment pending approval of the ROW dedication shown on the plat.

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 4 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

DATE REVIEWED: 10/27/2022
UPDATE # U0

General notes: The floodplain on the lot has been reviewed and approved with the project assessment C8J-2019-0186PA. The drainage easement contains the studied floodplain on the lot.

- FP1: Easement must be dedicated to contain the 100-year ATLAS 14 floodplain or pre-ATLAS 14 500-year floodplain per LDC 25-7-152 and LDC 30-4-152. Please delineate the location of easement on plat. Easement can be dedicated either via separate instrument or via plat. U1: Floodplain on the northeast portion of the lot is contained within the ROW dedicated via plat. No development is proposed within the ROW with this subdivision application. Comment cleared.

No formal comments at this time.

PARD / Planning & Design Review - Paul Books - 512-974-9372

- PR1: No review required. There is no residential or hotel/motel use in this subdivision.

AW Utility Development Services - Bradley Barron - 512-972-0078

No comments.

Water Quality Review - Judy Anderson - Judy.Anderson@austintexas.gov

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.

WQ 1. Provide the plat note, "Water quality controls are required for all development pursuant to the Land Development Code." LDC 30-5-211

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

Update 0 11/1/2022

WB1 Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF".

WB2 Pursuant to LDC 25-8-281(C)(2)(a), please add a note stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

Subdivision

1. Please revise the lot numbering to restart with 1 in each block. 30-1-113
2. Please add a street table to the plat with all streets and a total for linear feet. 30-1-113
3. Please upload a copy of the deed doc 2019049251. 30-1-113
4. Travis County regulates to the 500-year floodplain as a surrogate for the Atlas 14 100-year floodplain per Chapters 464 and 482 of the Travis County code as of May 1, 2019. This subdivision is subject to this requirement for the delineation the floodplain and the drainage easement. Note that the minimum finished floor elevation shall be set two feet above the 500-year floodplain. Please revise the flood plain note to be for the 500 year FEMA or 100 year Flood Plain using Atlas 14 data. 30-1-113
5. Please add all streets getting sidewalks to Note 12. 30-1-113
6. Please add Travis County to Note 15. 30-1-113
7. Please add the following note: This plat is subject to the Travis County Phasing Agreement in document 2021246927. 30-1-113
8. Please add the following note for fiscal: The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 30-1-113, 30-2-38, 30-2-84
This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas.

9. The County Clerk blocks will need to be updated to Dyana Limon-Mercado. 30-1-113

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

APPROVED

The proposed final plat (C8J-2019-0186.1A) is approved from a plumbing code perspective.

End of Master Comment Report