

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0112.0A

**COMMISSION DATE:** July 25, 2023

**SUBDIVISION NAME:** Velocity Phase 2

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

**APPLICANT:** VC HOLDINGS QOZ LP (Mark Bulmash)

**AGENT:** KFM (Chris Allen)

**ZONING:** LI-PDA

**NEIGHBORHOOD PLAN:** NA

**AREA:** 40.33 Acres

**LOTS:** 4

**COUNTY:** Travis

**DISTRICT:** 2

**WATERSHED:** Colorado River and Onion Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along World Drive and Monument Way.

### **DEPARTMENT COMMENTS:**

The request is for the approval of Velocity Phase 2, a subdivision, comprised of 4 lots on 40.33 acres.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated July 20, 2023, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** 512-974-2786

**E-mail:** [amy.combs@austintexas.gov](mailto:amy.combs@austintexas.gov)

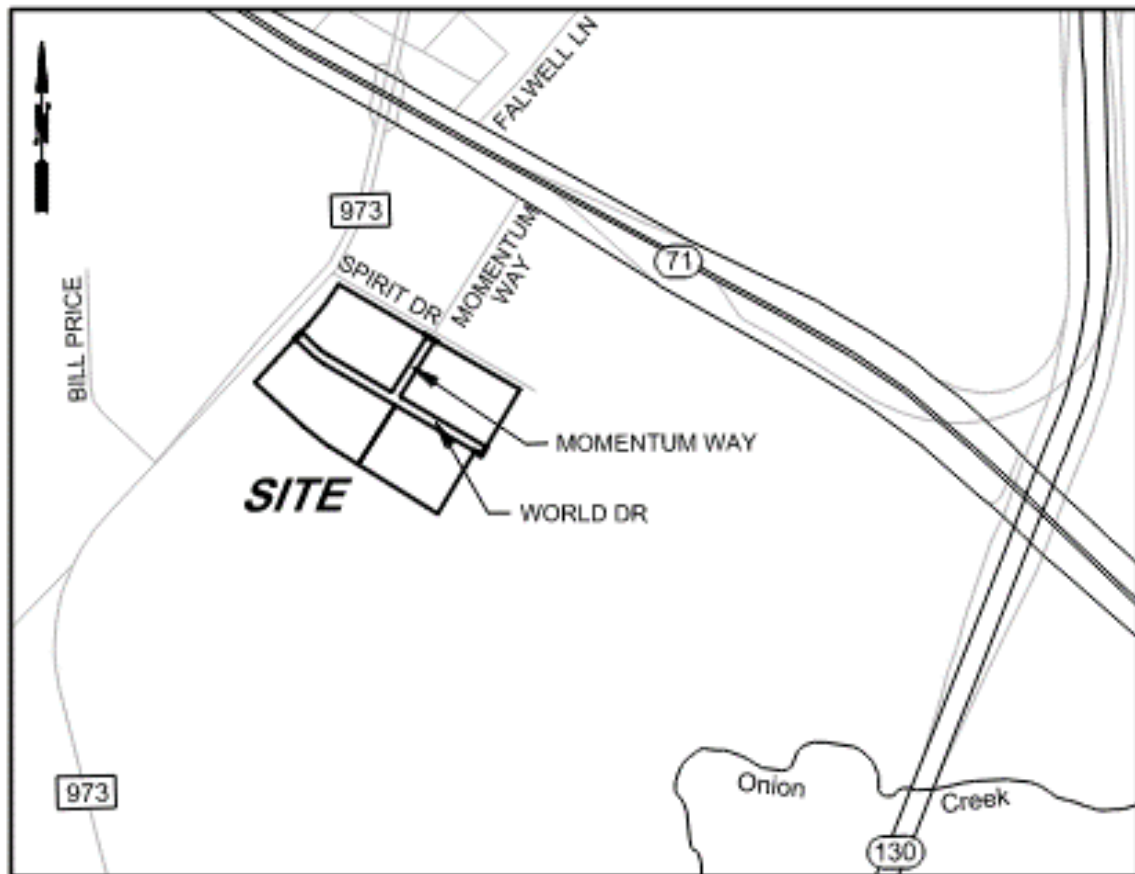
### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

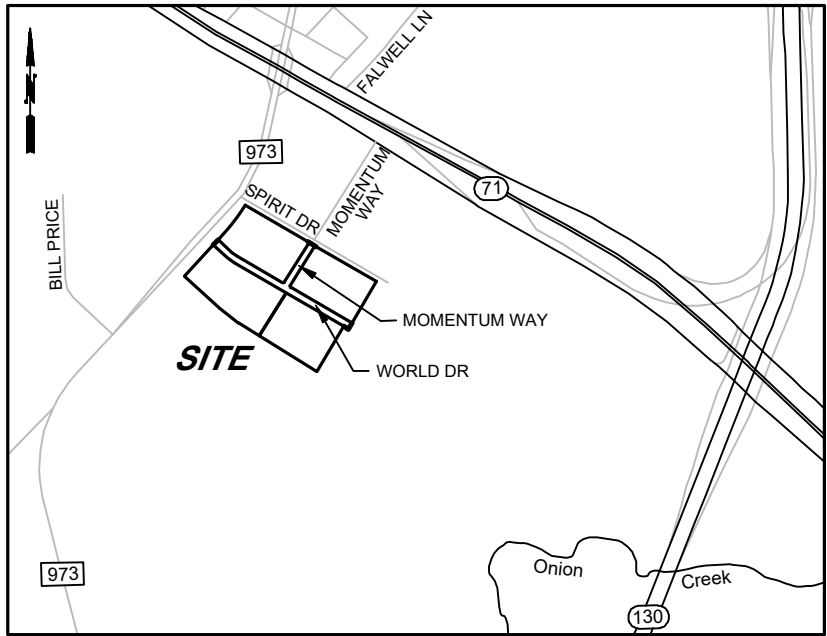
Exhibit C: Comment report dated July 20, 2023

## Exhibit A: Vicinity Map









VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY 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.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE 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.
- 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.
- 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 CLEARANCES 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 CLEARANCES WILL BE CHARGED TO THE OWNER.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WORLD DRIVE, MOMENTUM WAY 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.
- 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.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT ON THIS PLAT WILL BE SUBJECT TO THE CITY OF AUSTIN STREET IMPACT FEE AS APPLICABLE PRIOR TO ACQUIRING THE BUILDING PERMIT.

# FINAL PLAT VELOCITY PHASE 2 SUBDIVISION OF 40.33 ACRES ± OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, CITY OF AUSTIN, TRAVIS COUNTY, TX

SURVEYOR'S CERTIFICATION:

COUNTY OF TRAVIS  
STATE OF TEXAS

I, DEREK KINSAUL, 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 AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DEREK KINSAUL, R.P.L.S. NO. 6356  
SURVEY WORKS, LLC  
1207 UPLAND DRIVE, AUSTIN, TEXAS 78741  
TBPELS FIRM NO. 10194157  
512-599-8067  
INFO@SURVEYWORKS.COM

DATE

ENGINEER'S CERTIFICATION:

COUNTY OF TRAVIS  
STATE OF TEXAS

I, CHRIS M. ALLEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRATICE 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, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0610L, DATED JANUARY 22, 2020 FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CHRIS M. ALLEN, P.E. NO. 131852  
KFM ENGINEERING & DESIGN  
1301 S. MOPAC EXPY. STE. #150, AUSTIN TX 78746  
TBPELS FIRM NO. 20821  
(512) 628-8281  
CALLEN@KFM-LLC.COM

DATE

SURVEYED METES AND BOUNDS DESCRIPTION

BEING A 40.33 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE SANTIAGO DEL VALLE LEAGUE, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 268.591 ACRES, AND CONVEYED TO VC HOLDINGS QOZ, LP, A TEXAS LIMITED PARTNERSHIP BY A SPECIAL WARRANTY DEED AS RECORDED UNDER DOCUMENT NUMBER 2019095869, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 8.563 ACRES, TO VELOCITY P10 VENTURE, LLC BY SPECIAL WARRANTY DEED AS RECORDED UNDER DOCUMENT NUMBER 2022135564, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 40.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod found (1/2-inch diameter) with red cap stamped "KHA" being the westernmost corner of said 268.591 acre tract, at the north corner of Lot 1, Velocity Technology Center, a subdivision recorded in Document No. 201600296, Official Public Records of Travis County, Texas, and in the southeast right of way (R.O.W.) line of Farm to Market Highway 973 (variable width public right of way), for the west corner of herein described tract;

**Thence**, along the northwest line of said 268.591 acre tract, common with the southeast line of said F.M. 973 R.O.W. the following two (2) courses and distances:

- N 42°40'52" E** for a distance of **581.95 feet**, to an iron rod found (1/2-inch diameter) at a point of curvature, and;
- along a curve to the left having an arc length of 389.28 feet, a radius of 2100.00 feet, a central angle of 10°37'15" and a chord that bears **N 37°21'03" E 388.72 feet** to an iron rod found (1/2-inch diameter) with pink cap stamped "Survey Works", for the north corner of herein described tract, being a northwestern corner of said 268.591 acre tract, in said F.M. 973 R.O.W. and at the western corner of a called 6.320 acre tract (96 foot public R.O.W.) called Spirit Drive, as described in Document No. 2016167143 and 201600260, of the Official Public Records of Travis County, Texas, for the north corner of herein described tract;

**Thence**, leaving said F.M. 973 R.O.W., along the south line of said Spirit Drive the following two (2) courses and distances:

- S 59°45'55" E** for a distance of **854.24 feet** to an iron rod found (1/2-inch diameter) with red cap stamped "KHA", being the north corner of said 8.563 acre tract;
- S 59°45'36" E** for a distance of **726.61 feet** to an iron rod found (1/2-inch diameter) with red cap stamped "KHA", being the east corner of said 8.563 acre tract, for the east corner of herein described tract, from which an iron rod found (1/2-inch diameter) with pink cap stamped "Survey Works" bears S 59°45'29" E 1,261.99 feet;

**Thence**, over and across said 268.591 acre tract, the following four (4) courses and distances:

- S 30°15'55" W** a distance of **500.10 feet** to an iron rod found (1/2-inch diameter) with red cap stamped "KHA", being the south corner of said 8.563 acre tract;
- S 30°15'55" W** a distance of **73.00 feet** to a 8" concrete monument set with pink cap stamped "Survey Works";
- N 59°45'19" W** a distance of **60.00 feet** to an iron rod set (1/2-inch diameter) with pink cap stamped "Survey Works";
- S 30°15'55" W** a distance of **545.24 feet** to an iron rod set (1/2-inch diameter) with pink cap stamped "Survey Works", being a point on the south line of said 268.591 acre tract, same being a point on the north line of said Lot 1, Velocity Technology Center, for the south corner of herein described tract, from which an iron rod found (1/2-inch diameter) with red cap stamped "KHA" bears S 58°07'31" E 352.91 feet, at the east corner of said Lot 1;

**Thence**, along the south line of said 268.591 acre tract, common with the north line of said Lot 1 the following three (3) courses and distances:

- N 58°07'31" W** a distance of **963.83 feet** to an iron rod found (1/2-inch diameter) at a point of curvature, and;
- along a curve to the right with an arc length of 253.34 feet, a radius of 1,345.00 feet, a chord bearing of **N 52°42'48" W**, and a chord length of **252.97 feet** to an iron rod found (1/2-inch diameter) with red cap stamped "KHA";
- N 47°19'28" W** a distance of **490.87 feet** to the **POINT OF BEGINNING**, in all containing 40.33 acres of land, more or less.

OWNER'S DEDICATION:

COUNTY OF TRAVIS  
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, VC HOLDINGS QOZ, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CROSS MOCERI, BEING THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED AS THAT CERTAIN 40.33 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE SANTIAGO DEL VALLE LEAGUE, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 268.591 ACRES, TO VC HOLDINGS QOZ, LP, A TEXAS LIMITED PARTNERSHIP BY A SPECIAL WARRANTY DEED AS RECORDED UNDER DOCUMENT NUMBER 2019095869, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 8.563 ACRES, TO VELOCITY P10 VENTURE, LLC BY SPECIAL WARRANTY DEED AS RECORDED UNDER DOCUMENT NUMBER 2022135564, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE 40.33 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS:

VELOCITY PHASE 2 SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

VC HOLDINGS QOZ, LP, A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
CROSS MOCERI, AUTHORIZED PERSON  
VC HOLDINGS QOZ, LP  
1601 RIO GRANDE, SUITE 300  
AUSTIN, TEXAS 78701

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

VELOCITY P10 VENTURE, LLC

BY: \_\_\_\_\_  
CROSS MOCERI, AUTHORIZED PERSON  
VELOCITY P10 VENTURE, LLC  
1601 RIO GRANDE, SUITE 300  
AUSTIN, TEXAS 78701

COUNTY OF TRAVIS  
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, DID PERSONALLY APPEAR \_\_\_\_\_, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

JURISDICTION:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

JOEY DE LA GARZA FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**KFM**  
ENGINEERING & DESIGN

1301 S. MOPAC EXPY., SUITE 150  
AUSTIN, TEXAS 78746  
PHONE: (512) 628-8281  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**SURVEY  
WORKS**

INFO@SURVEYWORKS.COM  
SURVEYWORKS.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

SHEET  
2 of 2  
CASE NO. C8-2022-0112.OA

**Exhibit C: Comment Report**  
**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT**  
**SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8-2022-0112.0A  
UPDATE: U0  
CASE MANAGER: Amy Combs                      PHONE #: (512) 974-2786

PROJECT NAME: Velocity Phase 2  
LOCATION: 3848-1/2 E SH 71 SERVICE ROAD EB

SUBMITTAL DATE: June 26, 2023  
FINAL REPORT DATE: July 20, 2023

**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 25, 2023**. 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 submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. 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: Tiffany Turpen  
Electric: Cody Shook  
911 Addressing: Janny Phung  
ATD Engineering: Dari Majd  
Drainage Engineering: Kyle Virr  
PARD / Planning & Design: Scott Grantham

Regional Stormwater Management: Mateer  
Hudgens  
Subdivision: Amy Combs  
AW Utility Development Services: Bradley  
Barron  
Water Quality: Kyle Virr

**Electric Review - Cody Shook - [Cody.Shook@austinenergy.com](mailto:Cody.Shook@austinenergy.com)**

**EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)**

- (A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

**Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all internal and external street R.O.W. Show the easements on the face of the plat.**

**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

- AD1.** Please update label for **S FM 973 RD** the directional S and street type RD must be included in the exhibit and the vicinity map §25-4-155

- AD2.** Please update label for **E SH 71** the directional E and street type RD must be included §25-4-155

- AD3.** Please update label for **BILL PRICE RD** the street type RD must be included §25-4-155

**FYI:** Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

**FYI:** World Dr has been reserved

**FYI:** If streets names are labeled on the plat, street types must be included

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

**ATD Engineering Review - Dari Majd - 512-974-4024**

- ATD1.** The ASMP requires 116 feet of right-of-way for Spirit Drive. Dedicate 59 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

- ATD2.** Sidewalks are required on the subdivision side of Spirit Drive. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the legend. LDC 25-6-351. TCM, 4.1.1. (*Missing Dotted Line Sidewalk Legend*)

LEGEND	
○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
●	1/2" IRON ROD FOUND (UNLESS NOTED)
▲	MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS"
△	CALCULATED POINT
□	PROPOSED 8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS"
---	PROPERTY LINE
- - -	ADJOINER LINE
- . - . -	PROPOSED BIKE LANE
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
{ }	GRID RECORD INFORMATION
[ ]	SURFACE RECORD INFORMATION
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS
	TRAVIS COUNTY
N/F	NOW OR FORMERLY
MF	MULTI FAMILY
R/O/UM	RETAIL OFFICE, INDUSTRIAL, MEDICAL



## **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:** Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable.
- DE2:** 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.
- DE3:** Engineer's seal, signature and date required [LDC 25-7-62].
- DE4:** Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- DE5:** The 100-year floodplain must be contained in drainage easements. [LDC 25-7-152]
- DE6:** Minimum drainage easement width is 15 feet for storm sewer, 25 feet for channels. [LDC 25-7-152]
- DE7:** Separate dedication of off-site drainage easement required prior to final plat approval. [LDC 25-7-151]
- DE8:** Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger - label all proposed Drainage Easements on Preliminary Plan and provide a Drainage Access Easement of no less than 15 feet in width. [LDC 25-7-152]
- DE9:** Label all access easements for maintenance and/or inspection of drainage easements as "Drainage Access Easements". [LDC 25-7-152]
- DE10:** Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) located within drainage easements comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc.

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

- PR1.** Approved Preliminary plan C8-2022-0112 had these notes attached, which refer in part to information provided in the Parkland Early Determination (PED #1286).
  - 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 54.3 acres of parkland owed.

Plan has been updated with land uses. Residential land use is proposed only for lot C1 [Lot numbering may have changed] 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:

- PR2.** The following note was requested but not included on the final set of plat notes 25-1-602 (A – B):  
“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.”
- PR3.** Please contact me if you would like to discuss parkland planning for the Preliminary Plan area. A detailed plan is not being required, and an incremental approach can be taken.
- PR4.** Provide an updated land use table for the lots that will be final platted, and an approximate unit count for all lots that will contain residential. If unit count is unknown, 25-1-602 (J) allows assumptions to be used to calculate.
- PR5.** Fiscal surety must be posted for parkland requirements associated with this final plat. Once parkland requirements are finalized, I will prepare a fiscal surety memo. 25-1-606 (C)
- PR6.** The park development fee is also required. This fee may be offset by the construction of approved recreational amenities on the parkland. Please indicate whether you will be paying park development fee or offsetting with planned amenities. 25-1-606
- PR7.** Add the following note to the plat 25-1-602 (A):

Parkland dedication has been provided for \_\_\_\_ units by the dedication of \_\_\_\_ acres of land. Fiscal surety was posted with the city until such time as the land is dedicated as parkland.

<b>Regional Stormwater Management Review - Mateer Hudgens - (512) 497-2409</b>
--

- RS1.** **Comment cleared. Feasibility meeting was already held for conditional approval of the preliminary plan.**
- RS2.** If the Watershed Protection Department approves RSMP participation for this subdivision, please place the following note on the plat and fill in the blanks upon receiving the RSMP Approval Letter. **“Participation in the Regional Stormwater Management Program was granted for the dedicated ROW in this subdivision by payment on \_\_\_\_\_ (date on Approval Letter) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is \_\_\_\_\_. Refer to the RSMP Approval Letter and Agreement for conditions of participation.” [LDC 25-7-61; DCM 8.2.2]**
- RS3.** Submit a complete RSMP Application Package with all relevant attachments and supporting documentation. RSMP Application Packages must be submitted electronically through the formal Intake submittal process. For the purposes of this application please submit an RSMP Application Form with PDF printout of property information from appraisal district website or certified appraisal. DCM 8.2.2
- RS4.** Since the portion of this site that flows to the Colorado River Watershed is not participating in RSMP, the acreage of impervious cover provided in the Feasibility Determination Request Form (3.66 acres of ROW) appears to be including impervious cover outside of the area participating in RSMP. When submitting the RSMP Application form please confirm that the Acreage of Participation and Proposed Impervious Cover (acres) is correct. DCM 8.2.2



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

**SR1.** This application was initially submitted on June 26, 2023, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

- **Update deadline: September 25, 2023**
- **Fiscal due: December 26, 2023**
- **All submitted for recording due: January 23, 2024**

**SR2.** Please remove the specific uses from the legend and the lot summary table (25-1-83)

**SR3.** Please place the vicinity map on sheet 1 (25-1-83)

**SR4.** From the approved preliminary plan this section looks to be Phase 1 not Phase 2. Please update the title and anywhere the title appears on the plat to reflect the correct phase from the preliminary plan (25-1-83)

**SR5.** A metes and bounds description is typically not on plats in Travis County. Please consider removing this description or please ensure that the description is the same as in the current deed. (25-1-83)

**SR6.** Add Case # C8-2022-0112.0A in the bottom right-hand corner of each sheet. 25-1-83

**SR7.** Please show the amount of property to be dedicated as right of way in the Summary Table on the first sheet (25-1-83)

**SR8.** Show subdivision name and record reference, Volume \_\_\_\_\_, Page \_\_\_\_\_, or Doc# for adjacent platted property. Show owner's name and deed reference for adjacent unplatted property. 25-1-83

- It looks as if the current deeds for the adjacent properties may not be shown, please update and remove the land use for the adjacent properties.

**SR9.** Please revise the following administrative City of Austin approval block: 25-1-83

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,

DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS  
THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.

---

*Amy Combs* for:

Jose Roig, Director  
Development Services Department

**SR10.** Are there 2 people signing the plat in the owner's dedication statement on the second sheet? If so, there needs to be a notary block for each representative instead of just one. Also, please revise the notary signature block(s) as follows: 25-1-83.

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

Before me, the undersigned authority, a notary public in and for the State of \_\_\_\_\_, on this day did personally appear \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
Notary Public – State of \_\_\_\_\_

\_\_\_\_\_  
Date

**SR11.** One concrete monument is required to be placed at or near a major property corner if one is not located and shown within 1300 feet on previously recorded property. Please remove “proposed” from the legend 25-4-131

**SR12.** This would be a final plat and not a resubdivision. Please revise the owner’s dedication as follows: 25-1-83 and TX LGC 212.004(c):

That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in \_\_\_\_\_ County, Texas, as conveyed by deed as recorded in Document No. ( XX ) of the official public records of \_\_\_\_\_ County, Texas, does hereby subdivide (XX) acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

TITLE OF SUBDIVISION

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

**SR13.** Add the Land Use Commission approval block as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**SR14.** Revise note 6, which is required by LDC 25-4-83: “The owner of this subdivision and the owner’s successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin regulations. The owner understands that plat vacation or replatting may be required, at the owner’s expense, if plans to construct this subdivision do not comply with the regulations.”

**SR15.** If fiscal is required, the fiscal estimate must be approved by the update deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City’s fiscal office. 25-4-84(D)

**SR16.** Add/revise the fiscal note as applicable:

**a.** If **fiscal is not required** to be posted, add the following note: 25-1-83

“By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.”

- b. **If fiscal is required**, add the following note. 25-1-83, 25-4-38, 25-4-84 "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."

**SR17.** Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83

**SR18.** Please ensure that everything on the face of the plat is referenced in the legend and that the legend reflects everything on the face of the plat (25-1-83)

**SR19.** Please remove specific city code references in the plat notes and remove plat note 21 (25-1-83)

<b>AW Utility Development Services - Bradley Barron - 512-972-0078</b>
--

**AW1.** Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water, reclaimed, and wastewater utilities. Each lot must have a separate water, reclaimed, and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water, reclaimed, and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

**AW2.** Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 1 with the following note:

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

**AW3.** Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 2 with the following note:

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.

**AW4.** Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Add "RECLAIMED" to note 13.

**AW5.** Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 19 with the following note:

EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE RECLAIMED METERS, AND SEPARATE WATER METERS. THE RESPECTIVE PRIVATE WATER, PRIVATE RECLAIMED, AND PRIVATE SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

**FYI.** The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**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.

**WQ2:** Projects submitted after November 7, 2022, will be required to provide green stormwater control measures to meet water quality control requirements (with some exceptions) in accordance with the recently passed Ordinance No. 20221027-045, Part 18 [25-8-213 (C) and (D)]. Green infrastructure options are outlined in ECM 1.6.7. Administrative waivers may be granted on a case-by-case basis. The ordinance document can be found here (see pg. 24-26 for green infrastructure requirements): <https://services.austintexas.gov/edims/document.cfm?id=399108>.

**WQ3:** 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.

**WQ4:** For stacked detention, the velocity of the flows entering the SCM for the developed 100-year peak flow must not exceed two feet per second.

**WQ5:** 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](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

**Wetlands Biologist Review - John Clement - john.clement@austintexas.gov**

No Wetland review required.

**ERM Review - John Clement – john.clement@austintexas.gov**

No ERM review required.

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

Please be advised that lot grading will not be permitted with the subdivision construction permit. The subdivision construction plan will only permit development of the roadway and stormwater facilities.

EV Review is approved for the plat.

**END OF REPORT**