

**PLANNING COMMISSION  
CONDITIONAL USE SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2023-0033C **PC HEARING DATE:** April 2, 2024

**PROJECT NAME:** Project Connect Expo Center Park and Ride

**ADDRESS OF SITE:** 7001 Decker Lane **COUNCIL DISTRICT:** 1

**NEIGHBORHOOD PLANNING AREA:** NA

**WATERSHED:** Elm Creek **JURISDICTION:** Austin Full Purpose

**APPLICANT/  
OWNER:** Cap Metro  
Robert Chaney  
(512) 839-1330

**AGENT:** MWM Design Group  
Shari Pape  
(512) 689-3289

**CASE MANAGER:** Meg Greenfield  
[Meg.greenfield@austintexas.gov](mailto:Meg.greenfield@austintexas.gov)  
(512) 978-4663

**PROPOSED DEVELOPMENT:**

Capital Metro Transportation Authority (Cap Metro) is proposing the Expo Center Park and Ride, located at 7001 Decker Lane. The project is part of the Project Connect MetroRapid and Electric Vehicles (EV) program. The park and ride will be the terminal facility for its Expo MetroRapid Line. The park and ride will include eight bus bays, four electric bus charging stations, and 159 parking spaces.

The proposed 8-acre site is un-developed, located adjacent to the Travis County Expo Center and is currently owned by the City of Austin. The site was rezoned as Public with a Transportation Terminal use. Cap Metro is in process of acquiring the land and will act as the owner and developer of the proposed park and ride.

This site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends **approval** of this site plan.

**SUMMARY COMPONENTS OF SITE PLAN:**

**LAND USE:** All land use comments have been cleared.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**WATER QUALITY/DRAINAGE:** Legal documents and DCM waivers outstanding.

**PREVIOUS APPROVALS**

Previous site plan: None.

**PROJECT INFORMATION**

<b>SITE AREA</b>	347,971 sq. ft.	7.988 acres
<b>EXISTING ZONING</b>	P	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	NA	NA
<b>BUILDING COVERAGE</b>	NA	.12%
<b>BUILDING HEIGHT</b>	NA	12 ft
<b>IMPERVIOUS COVERAGE</b>	NA	64%
<b>PARKING</b>	NA	159 spaces

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P	Vacant
<i>North</i>	SF3	Parking
<i>South</i>	CS-CO	Vacant
<i>East</i>	SF3	Parking
<i>West</i>	MF2	Multifamily

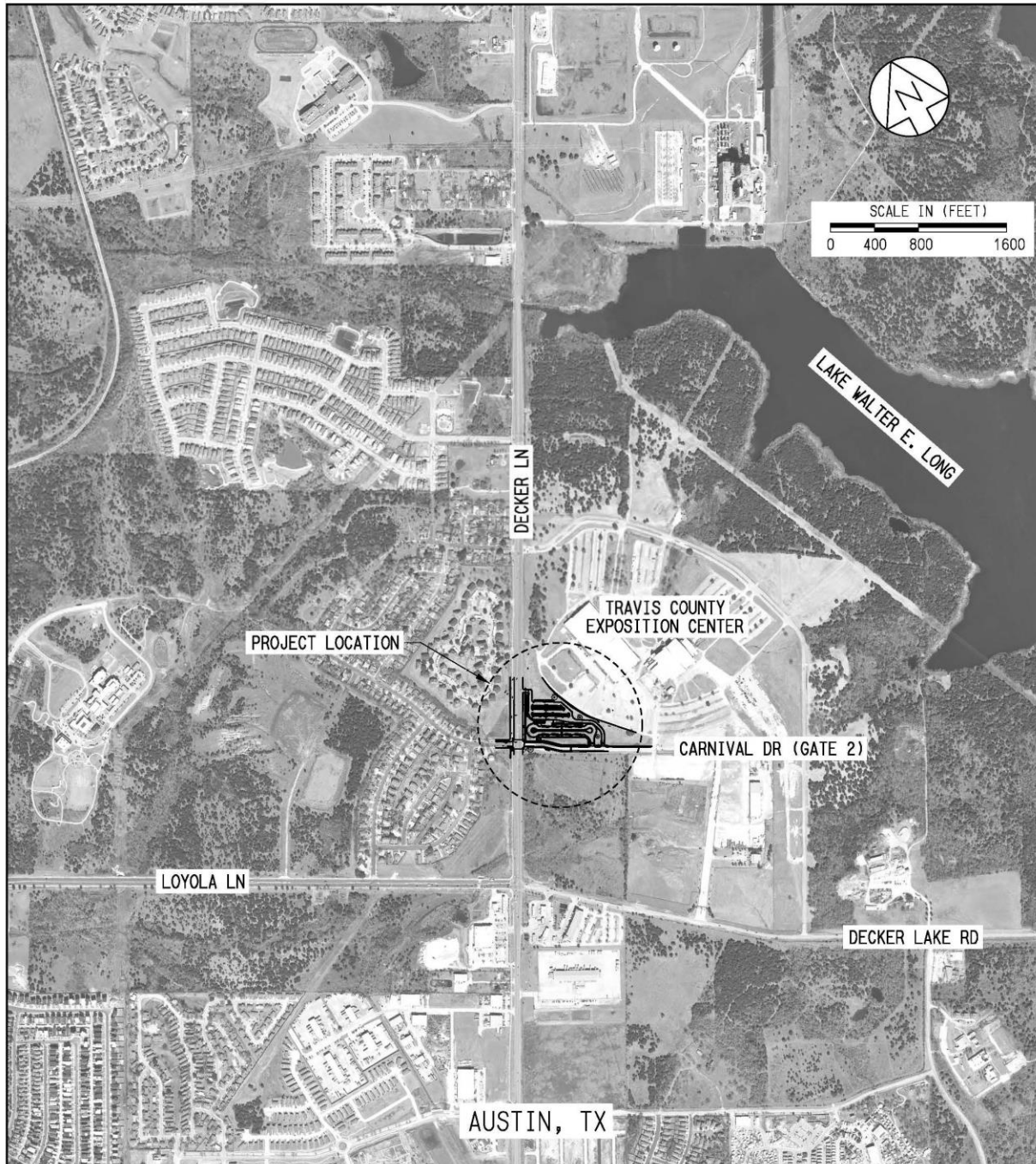
**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Decker Lane	125 feet (variable)	Approx. 75 feet	Suburban Roadway

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 City of Manor, Colony Park/Lakeside  
 Community Development Corp  
 Del Valle Community Coalition  
 Del Valle Independent School District  
 Friends of Austin Neighborhoods  
 Friends of Northeast Austin  
 Homeless Neighborhood Association  
 Imperial Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Parker Station Residential Community  
 SELTexas  
 Sierra Club  
 Austin RegionalGroup

**EXHIBIT 1**



**Site Location Map**

**Project Connect**

Expo Center Park and Ride  
Engineer's Summary Letter  
Site Development Permit

This letter is a summary of findings related to the proposed construction of Capital Metro Transportation Authority's (Capital Metro) Expo Center Park and Ride, located at 7001 Decker Lane. The project is part of **Project Connect** and it's MetroRapid and Electric Vehicles (EV) program. The park and ride will be the terminal facility for its Expo MetroRapid Line. The park and ride location, which includes eight bus bays including four electric bus charging stations of EV on site, is adjacent to the Travis County Exposition Center (Expo Center) near the intersection of Decker Lane and Carnival Drive in eastern Austin. The park and ride facility is currently being designed to accommodate 150 vehicles. The proposed improvements include:

- Eight bus bays with four (4) battery electric bus charging stations of EV;
- Approximately 150 parking spaces for commuter use;
- Electrical transformer and additional electrical equipment for electric bus charging infrastructure;
- Bus shelter and other amenities within the bus platform areas;
- Prefabricated restroom facility for use by bus drivers;
- Water quality pond for on-site detention;
- Sidewalks throughout the site for safe pedestrian passage;
- Retaining walls and other features to mitigate existing site slopes and maintain trees

The proposed 8.01 acre site is un-developed, located adjacent to the Travis County Expo Center and is currently owned by the City of Austin. The site was rezoned as Public-Transportation. Capital Metro will act as the owner and developer of the proposed park and ride.

The site is located within the Elm Creek watershed, and is not located within the 25-year or 100-year floodplain per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48453C0490K, dated 1/22/2020. Stormwater runoff from the site currently discharges to Carnival Drive and on to Decker Ln. For the proposed development, stormwater runoff will be collected curb inlets and conveyed via storm sewer to a proposed on-site water quality/detention pond. The proposed water quality/detention pond will mitigate the additional stormwater runoff from the additional impervious cover to the existing conditions of the discharge point.

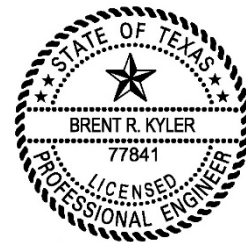


A variance to Land Development Code 25-8-341&342 and 25-8-301&302 is anticipated for this project, due to the cut and fill heights exceeding 4 feet. The existing topography slopes from a from the northeast portion of the site down to the southwest portion of the site. To meet ADA requirements and meet parking requirements, required the use of retaining walls with cut and fill areas exceeding 4 feet. In addition, there are existing slopes that exceed 15%. The slopes that will remain that exceed 15% were maintained to minimize impact to existing trees.

Brent R. Kyler

*Brent R. Kyler*

Senior Project Manager  
HNTB Corporation



**CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT**

CASE NUMBER: SPC-2023-0033C  
REVISION #: 00  
CASE MANAGER: Meg Greenfield  
UPDATE: U3  
PHONE #:

PROJECT NAME: Project Connect Expo Center Park and Ride  
LOCATION: 7001 DECKER LN

SUBMITTAL DATE: February 9, 2024  
REPORT DUE DATE: February 26, 2024  
FINAL REPORT DATE: March 6, 2024

9 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan 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.

**CONFLICT RESOLUTION PROCESS PILOT:**

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is April 21, 2027.** 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.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.** Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**REVIEWERS:**

Planner 1 : Mase Cone  
Addressing : Janny Phung  
Drainage Engineering : Jose Castillo  
Site Plan Plumbing : Cory Harmon  
Water Quality : Jose Castillo  
AW Pipeline Engineering : Jaron Hogenson  
Environmental : Talula Thibault  
Site Plan : Meg Greenfield  
AW Utility Development Services : Bradley Barron

**Electric Review - Andrea Katz - 512-322-6957**

**Comments clear.** Be advised, however that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

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

AD1: Addressing rejects this Site Plan for the following reason:

AD2: **Comments Cleared**

AD3: **Comment Pending** The street name **CARNIVAL DR** should be removed from all sheets since this is not a recognized road name in the county for emergency response. Street names need to be named on recorded plats on private property to receive separate addresses on the named roadway. CARNIVAL DR appears on sheet 130 of 142.

**STREETS**

STREET	CLASSIFICATION	PROTECTION	STREET FROM	STREET TO	
DECKER LANE	MAJOR ARTERIAL	NOT PROTECTED	DECKER LAKE ROAD	VALLEYFIELD DRIVE	
DECKER LANE	MAJOR ARTERIAL	NOT PROTECTED	CARNIVAL DRIVE	VALLEYFIELD DRIVE	
CARNIVAL DRIVE	PRIVATE ROAD	NOT PROTECTED	CARNIVAL DRIVE	CARNIVAL DRIVE	

**INTERSECTIONS**

AD4: **Comment Pending** Situs/physical for Travis County Appraisal District is inaccurate. It is currently listed as 8003 DECKER LN and should be updated to 7311 DECKER LN. This property will have multiple addresses assigned. You may send an [Address Verification Letter](#) to Travis County Appraisal District to update at [CSInfo@tcadcentral.org](mailto:CSInfo@tcadcentral.org).

End of Comments

**Drainage Engineering Review - Jose Castillo - 512-974-7273**

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.

DE 3. Clearly show and label all existing and proposed drainage easements on drainage layout sheet as per final plat or by separate instrument. [Application packet]

U1. Comment stands. The drainage easements cannot be found in the drainage area maps.

U2. Comment remains. Drainage Easement found in sheet 57. Add DE recording number as soon as it is available.

U3. Comment remains. Provide documents when available. The metes and bounds needs to be revised by this reviewer then the legal department and then recordation of document. Submit the metes and bounds and legal documents when available.

DE 5. ~~Please provide both existing and proposed drainage area maps with common points of analysis. Please make sure that the drainage area maps show all onsite drainage basins and are separated from offsite drainage basins. DCM 1.2.2.D.~~

~~U1: Comment stand. The proposed drainage area map and existing drainage area maps need to be separated in order to see what is existing and what is proposed. The offsite drainage basins should also be shown on both drainage area maps and labeled as offsite or something similar. Please ensure that offsite flows are separate from onsite flows. The onsite drainage basins should add up and be same for existing and proposed conditions and match with the overall site size.~~

~~U2: Comment remains. Make the following modifications in the sheet titles:~~

- ~~• Sheet #70, Existing Onsite and Offsite Drainage Map~~
- ~~• Sheet #71, Proposed Onsite and Offsite Drainage Map~~

~~If a problem with these basic changes, provide one existing On-Site Map, one existing Off-site Map, one proposed On-site Map and one proposed Off-site map.~~

~~Are you detaining for the proposed road? Are you over detaining on the proposed detention pond for this proposed road that is downstream of it?~~

U3. Comment clears.

DE 6. ~~Please provide a summary table comparing the existing conditions to the proposed conditions. Include information used to determine the peak flows for all drainage areas such as the drainage area designations, sizes, amounts of impervious cover, time of concentrations, intensity, runoff coefficients, curve numbers, and peak flows for the 2-, 10-, 25-, and 100-year storm events at the points of analysis.~~

~~U1: Comment stands. Please include IC% for the offsite flows. The IC % for existing and proposed are shown as the same. Please clarify.~~

~~U2: Comment remains. Please see DE 5. For design of drainage easements (off-site drainage), these areas will be considered as fully developed per DCM 8.3.3 and LDC 25-7-151 B, please reflect that information in maps. Add any additional notes in Drainage Maps, eg. off-site drainage existing with existing CN and proposed off-site drainage with fully developed CN and a note saying that these flows were used for the design of the drainage easement.~~

U3. Comment clears.

DE 10. Please ensure that offsite flows are separated from onsite flows. Fully developed conditions should be used for calculating flows for the offsite areas. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

U1. Comment stands. The drainage area map still shows onsite flows with offsite flows (part of the road seems to be included with the onsite flows). This comment will remain open until the recordation of the drainage easement.



U2. Comment remains. This comment will remain open until the recordation of the drainage easement.

U3. Comment remains open until DE is recorded.

DE 11. ~~Please show compliance with DCM 1.2.3.C.~~

U1. ~~Please provide more information about the existing ditch. Provide calculations showing that the existing ditch does have capacity for the flows. Please provide compliance with DCM 6.4.1. Velocity flows will need to be less than 6fps and the flows will need to come at an angle in order to prevent any erosion.~~

U2. ~~Comment remains. Add the requested information in the construction plans and provide a sheet number for this information. Also, provide plan and profile sheets for channels 1, 2, 3 4, 5 and 6 which will be part of the proposed drainage easement. Please keep in mind that is some infrastructure not permitted inside drainage easements (such as retaining walls, or other similar improvement in the easement tract, please contact Legal Department if you have any questions about this topic, appears to have proposed curb and gutter and parking in some locations.)~~

U3. Comment clears

DE 17. ~~Please verify how close the retaining walls are to the ROW. If they are in close, proximity the ROW, this plan will need to be reviewed by Quality Management Division (QMD) of Public Works. Please email the standard submittal form and PDFs of the plan set to QMD@austintexas.gov and copy me. This comment will be cleared once I receive an approval memo from QMD.~~

U1. ~~Comment pending email verification from QMD.~~

U2. ~~Comment remains. Comment pending email verification from QMD.~~

U3. Comment clears.

DE 18. ~~Please demonstrate the "draw-down" time for the proposed detention pond will not exceed 24-hours from the time of peak storage to the time of complete emptying of the pond, as determined by hydrograph routing or other calculations acceptable to the City. [DCM 1.2.4(E)(18)]~~

U1. ~~Comment pending DE 13.~~

U2. ~~Comment remains. Provide a printout of hydrograph showing the following information: peak flow occurs at 12:16 and complete emptying occurs at 22:06, providing a draw-down time for detention of less than 24-hours. The information mentioned was not found in submittal package.~~

U3. Comment clears.

DE 19. ~~Please provide an updated electronic copy of the model used for hydrologic engineering and planning for the site.~~

U1. ~~Comment pending DE 13.~~

U2. ~~Comment remains. The information mentioned did not get to this reviewer. The information mentioned was not found in the submittal package.~~

U3. Comment clears.

DE 20. FYI: Additional comments will be generated once the above comments are addressed.

U2. Comment remains.

U3. Comment remains.

New comments U2.

DE 21. ~~Texas Registered Professional Engineer's seal, signature and date must be legible on all plan sheets, summary letters and reports.~~

U3. Comment clears.

DE 22. Did you submit already the metes and bound and legal documentation for these drainage easements? If not, please email information to this reviewer.

U3. Comment remains.

- DE 23. ~~Add a Point of Analysis (POA) table comparing existing vs proposed for the 2-, 10-, 25-, 100-year storm event. Please indicate where these table is located in your next update. I understand it is only one Poa for this project (south of Carnival Dr.).~~

U3. Comment clears.

### Storm Sewer System

- DE 24. Per DCM 5.2.0.F. Where a lateral conduit intersects the trunk line at a wye junction, the soffit elevation of the incoming lateral conduit shall match the approximate soffit elevation of the trunk line conduit. If the soffit elevations are not proposed to be approximately the same, a request for a waiver will be required. Special consideration may be given in cases where there are design constraints such as the presence of existing major utilities which prevent the matching of soffit elevations without extensive utility relocations. In the case of a lateral pipe intersecting a box culvert, allowances shall be made to allow the wall of the pipe to penetrate the wall of the box without having to notch either the pipe wall or the top slab of the box. Meet code in all instances for proposed storm sewer in the proposed drainage easement.

U3. Comment remains. Change title of sheets 85-89 to Storm Sewer Profiles. For sheet 59, add the title Storm sewer system layout.

- DE 25. ~~Per DCM 5.2.0.G. For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. This includes discharges into box culverts and channels. Meet code in all instances for proposed storm sewer in the proposed drainage easement.~~

U3. Comment clears.

- DE 26. ~~Per DCM 5.2.0.L. The 25-year hydraulic grade line shall remain a minimum of six (6) inches below the theoretical gutter flow line of inlets. Meet code in all instances for proposed storm sewer in the proposed drainage easement.~~

U3. Comment clears.

- DE 27. ~~Per DCM 5.1.0. The design storm shall be the 25-year storm with provisions made for the 100-year storm as noted in [Section 3](#). Meet code in all instances for proposed storm sewer in the proposed drainage easement.~~

U3. Comment clears.

- DE 28. ~~Per DCM 5.6.1. Spacing in manholes, Due to equipment constraints, every point within the storm drain must be a maximum of 250 feet from an access point for drains 30 inches in diameter or smaller. For storm drains greater than 30 inches in diameter, manholes shall be placed so that there is a maximum distance of 300 feet to an access point. Storm drain outfalls may be considered as access points for maintenance purposes. Meet code in all instances for proposed storm sewer in the proposed drainage easement.~~

U3. Comment clears.

- DE 29. ~~Per DCM 5.7.0. Depth of cover. The minimum depth of cover shall be two and a half feet (2.5 ft) over the storm drain outer edge except at the connection to a storm drain inlet. Depth of cover is measured from the ground elevation to the top outer edge of the storm drain. Meet code in all instances for proposed storm sewer in the proposed drainage easement.~~

U3. Comment clears.

- DE 30. ~~At least one element has been identified in the Storm sewer sheets (7' X 7' junction box) that will need either request a waiver because COA does not have a standard detail. Per DCM 1.2.4.A. All drainage system components that are within public right-of-way or public drainage easements shall be manufactured and installed in compliance with the City of Austin Standard~~

~~Specifications and Standards and shall comply with all applicable portions of the City of Austin's Transportation Criteria Manual published by the Department of Transportation, unless:~~

- ~~1. Those components receive stormwater runoff solely from private property,~~
- ~~2. That property consists solely of the property being developed, and~~
- ~~3. Those components are privately maintained.~~

U3. Comment clears.

DE 31. ~~Per DCM 5.6.1. Access points must be accessible in accordance with the requirements of Section 1.2.4.E of this Manual and must provide a maintenance path within the storm drain that has no more than one horizontal bend, with that bend having a deflection of no more than forty-five (45) degrees in the direction of the maintenance path, and no vertical bend with a deflection of greater than five (5) degrees. Appears Line B1 has two bends.~~

U3. Comment clears.

DE 32. ~~DCM 1.2.4.A. Provide a COA construction detail for the curb inlet instead of proposed TxDot detail.~~

U3. Comment clears.

DE 33. Provide storm sewer models for all the proposed storm that is located in proposed storm sewer system.

U3. Comment remains. Model received and sent to WPD for review.

DE 34. To request a DCM waiver, please provide a letter (typically 1-2 pages of text plus exhibits) either addressed to your DSD Drainage Reviewer or Watershed Protection Department, the document should include the following information:

- 1) the Address of the site, project name, and permit number,
- 2) the section of DCM for the waiver(s),
- 3) along with EXHIBITS that show the location of the waiver request, corresponding plan, profile, and detail sheets (for any non-standard infrastructure), as appropriate. Please circle in red or highlight the waiver portion of the plans; for waivers related to storm drains and SD easements include plan and profiles.

The letter should include:

- 4) explain why the DCM cannot be met,
- 5) why the proposed solution is the only feasible option in this scenario,
- 6) and provide justification for the waiver request, which may require calculations to prove no other property or ROW will be adversely affected by the waiver.

DCM waivers require substantial review since they are requests for non-compliance, therefore they can add significant review time. To reduce review time please review the justification with your DSD Drainage Reviewer if you have one or Project Sponsor before submitting it to WPD.

All waivers are reviewed by Watershed Protection Department.

U3. Comment remains. This comment will remain open until all DE comments are cleared.

**Environmental Review - Talula Thibault - [talula.thibault@austintexas.gov](mailto:talula.thibault@austintexas.gov)**

**Update 3**February 22, 2023

EV 01-03 Comments previously cleared.

EV 04 **U3 Comment cleared.**

EV 05 Provide the current ECM Appendix P-1: Erosion Control Notes. The notes can be found at: [https://www.municode.com/library/tx/austin/codes/environmental\\_criteria\\_manual?nodeId=APXP-1ERCONO](https://www.municode.com/library/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-1ERCONO). The P-1 notes are missing information. Add the Developer Information to the ECM Appendix P-1 Erosion Control Notes (note #10).

**U3 Comment pending.** Add missing Developer Info to the ECM P-1 ESC Notes (#10) on sheet 138 of the plan set.

EV 06-08 Comments previously cleared.

EV 09 Provide a grading exhibit with clear, differentiating hatches or colors for the following categories:

- Cut -4.00 to -8.00 feet;
- Cut greater than -8.00 feet;
- Fill 4.00 to 8.00 feet;
- Fill greater than 8.00 feet;
- Slopes over 15%;
- Proposed pond footprint(s); and
- Public streets.

Exclude grading beneath buildings, parking garages, and public ROWs. Additional grading review

and comment may be pending. [LDC 25-8-341 & 342]

**U3 Comment pending.** Add a note to the plan set cover sheet stating: *"An Administrative Environmental Variance has been granted to allow cut and fill measurements that exceed four (4) feet, per LDC 25-8-341 & 342."*

EV 10-12 Comments previously cleared.

EV 13 **U3 Comment cleared.**

EV 14-28 Comments previously cleared.

**Site Plan Review - Meg Greenfield - meg.greenfield@austintexas.gov**

**Reviewer notes:** Compatibility is triggered by the adjacent SF3 site to the northeast; however this project is exempt per 25-10-1052B-4-a. This project is exempt from Subchapter E per Ord. 20220519-094.

### **ZONING**

SP1. Please label zoning and land use of subject and adjacent sites. Show all existing buildings on adjoining lots within 50 feet. If no buildings exist within 50 feet on adjoining lots, note this on the site plan sheet.

U1: Comment cleared.

SP2. This site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}. Once all reviewers are clear or informal, contact this reviewer to schedule for ZAP.

**U1-2: Comment pending.**

**U3: ZAP will be scheduled by this reviewer.**

SP3. – SP7 comments cleared.



- SP8. Please add case number (SPC-2023-0033C) to bottom right hand corner of every sheet.  
U1: Please add to sheet 7 and traffic control sheets.  
U2: comment not addressed. Also case number and sheet numbers are missing from landscape sheets. Please always check the sheets you get from consultants and make sure the formatting matches and is correct.  
**U3: comment cleared.**
- SP9. – SP14. Comments cleared.

**Site Plan Plumbing - Cory Harmon - 512-974-2882**

- Civil Engineer –
1. The water supply fixture unit demand shown on the demand data table on the Austin Water general info sheet is incorrect. Provide a detailed water supply fixture unit analysis broken out by fixture type. The water supply fixture units must be calculated according to the 2021 Uniform Plumbing Code.
  2. Ensure that the water supply fixture unit demand is converted to GPM demand in accordance with appendix A of the 2021 Uniform Plumbing Code.
  3. The Austin Water general info sheet indicates that the domestic water meter will be 2"; however, the Proposed Water and Wastewater Utilities Plan indicates that it will be 1". Rectify this discrepancy.
  4. Revise the Proposed Water and Wastewater Utilities Plan:
    - a. The plan indicates that the irrigation backflow preventer will be installed inside of the public easement. The backflow preventer is a private appurtenance and must be installed outside of the public easement. Revise plans accordingly.
    - b. Relocate the city cleanout such that it is located at the public easement boundary. (fourth request)

**AW Utility Development Services - Bradley Barron - [Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)**

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:  
The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Jaron Hogenson with Pipeline Engineering at (512)972-0235 or [Jaron.Hogenson2@austintexas.gov](mailto:Jaron.Hogenson2@austintexas.gov).

**Water Quality Review - Jose Castillo - 512-974-7273**

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 21. Please provide compliance with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:~~
- ~~1. City of Austin Certification of Compliance Form;~~
  - ~~2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;~~
  - ~~3. Development permit from the TCEQ, or;~~

4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The applicant may find the Landfill Certification Form on the City of Austin website at [http://www.ci.austin.tx.us/watershed/downloads/engineers\\_cert\\_form.pdf](http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf).

U1. — The exhibit does not provide the form. Comment stands.

U2. — Comment remains.

U3. — Comment clears.

WQ 23. 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>.

U1. — The water quality pond is not a green pond. Please comply.

U2. — Comment remains. We acknowledge that a biofiltration pond is proposed. On sheet 61, add the title Appendix R-6 Full or Partial Biofiltration Pond Calculations for Development Permits and make sure this table matches with ECM.

U3. — Comment clears.

WQ 26 Please show compliance with DCM 1.2.4.E.

U1. — Comment pending DE 13.

U2. — Comment remains. This detention/water quality pond has to meet all items for the COA maintained pond per table in DCM 1.2.4 Drainage System. Clearly mark all the items in sheet 59 of 142. Some items not found in plans are the 12-foot access strip around basin and staging area. Other items not found in this sheet and mentioned included: drainage easements, setbacks, fencing, gates, outfalls, signage, and landscaping. Is this detention/WQ pond in an drainage easement?

U3. — Comment clears.

WQ 27 Include riprap detail and rip rap calculations per ECM 1.4.6.D.

U1. — Comment pending DE 13.

U2. — Comment remains. Please indicate the location for rip rap detail, the rip-rap calculation is located in sheet 61.

U3. — Comment clears.

WQ 29 FYI: Additional comments will be generated once the above comments are addressed.

U2. — Comment remains.

U3. — Comment remains.

New Comments for U3

### **Biofiltration (Partial)**

WQ30. The basin separator element in a partial sedimentation/biofiltration pond should comply with the specifications found in ECM 1.6.7.C(3)(B).

WQ31. Provide the detail found in ECM Figure 1.6.7.C-2 for the basin separator element. Ensure compliance.

### **IPM PLANS**

WQ31. An Integrated Pest Management (IPM) plan is required for this project per ECM 1.6.2(F). Please submit an IPM plan, in accordance with the requirements outlined in ECM 1.6.9(2) (D)(2). The

City of Austin has an online process for IPM submittals. Please submit online at <https://www.austintexas.gov/department/integrated-pest-management>.

WQ32. Once the IPM has been submitted online and approved, an IPM restrictive covenant should be recorded to tie the document to the property per ECM 1.6.2.F. The standard document is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. This comment will clear once the IPM RC is recorded, and the document number is provided on the cover sheet of the plans.

WQ33. Please place the following note on the cover sheet: "For Integrated Pest Management Plan, see agreement filed in document No. \_\_\_\_\_, Official Public Records, Travis County, Texas."

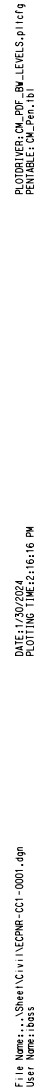
**AW Pipeline Engineering - Jaron Hogenson - (512) 972-0235**

AWPE Redlines can be found here: <https://studio.bluebeam.com/share/okwvzv>







**Planner 1 Review – Mase Cone – [mase.cone@austintexas.gov](mailto:mase.cone@austintexas.gov)**

1. Fill out the Site Plan Approval blocks with the following information in **bold**.
  - **Sheet numbering**
  - File number: **SPC-2023-0033C**
  - **Application date**
  - Under Section **112** (or 142) of Chapter **25-5** of the City of Austin Code
  - Case Manager: **Meg Greenfield**
  - **Zoning**

**End of Master Comment Report**



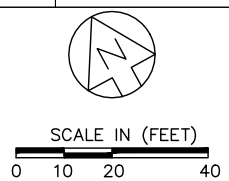
**LEGEND**

-  PROPERTY LINE
-  MAINTENANCE STAGING AREA
-  PEDESTRIAN ELEMENTS
-  ROADWAY & PARKING LOT ELEMENTS
-  FENCING
-  EXISTING TREES

1. SEE PHASING PLANS FOR LIMITS OF CONSTRUCTION.
2. 7 U-RACKS/14 BICYCLE PARKING SPACES WILL BE PROVIDED.
3. SEE PLAT, EASEMENTS, AND ZONING SHEET FOR MORE INFORMATION.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
5. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
6. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
9. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
10. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
11. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
12. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
13. NO EXISTING BUILDINGS ON ADJOINING SITES ARE WITHIN 50 FEET OF THE PROPOSED SITE.
14. UTILIZE SECTION A-A (ALTERNATE) ON PLATFORM FOUNDATION SECTION AND DETAIL SHEET (SHT 157)

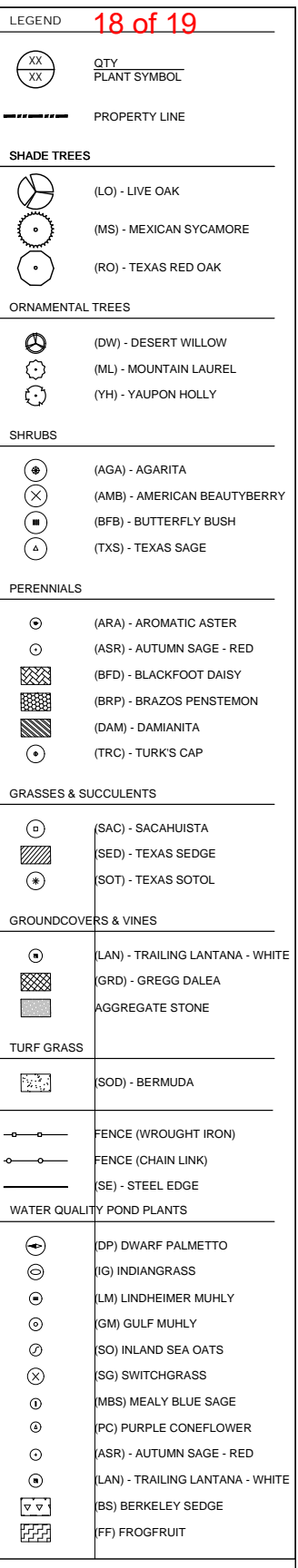
<div>02/02/2024</div> <div></div> <div><div>HNTB</div><div>TBPE FIRM Registration No.:420</div></div>	<div><div>For Permitting Only</div><div>Not for Bidding or Construction</div></div>	<div><div>CapMetro</div><div></div></div>	<table><tr><td>SCALE</td><td>AS NOTED</td></tr><tr><td>DRAWN</td><td>R NIERE/J BASS/A KHOWAJA</td></tr><tr><td>DESIGNED</td><td>R NIERE/J BASS/A KHOWAJA</td></tr><tr><td>CHECKED</td><td>J MIETH/A GAVLIK</td></tr><tr><td>IN CHARGE</td><td>B KYLER</td></tr><tr><td>DATE</td><td>1/30/2024</td></tr><tr><td>CASE No.</td><td>SPC-2023-0033C</td></tr></table>	SCALE	AS NOTED	DRAWN	R NIERE/J BASS/A KHOWAJA	DESIGNED	R NIERE/J BASS/A KHOWAJA	CHECKED	J MIETH/A GAVLIK	IN CHARGE	B KYLER	DATE	1/30/2024	CASE No.	SPC-2023-0033C	<table><tr><td colspan="3">PROJECT CONNECT EXPO CENTER PARK AND RIDE</td></tr><tr><td colspan="3">SITE PLAN</td></tr><tr><td>PROJECT No. PLN2114</td><td>DWG No.</td><td>REV</td></tr></table>	PROJECT CONNECT EXPO CENTER PARK AND RIDE			SITE PLAN			PROJECT No. PLN2114	DWG No.	REV
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 <b>HNTB</b> <small>TBPE FIRM Registration No.: 420</small>	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p><b>For Permitting Only Not for Bidding or Construction</b></p> </div>		SCALE	AS NOTED		
			DRAWN	T ROSE		
			DESIGNED	T ROSE		
			CHECKED	S HOBSON		
			IN CHARGE	B. KYLER		
			DATE	1/26/2023		
			CASE No. SPC-2023-0033C	PROJECT No. PLN2114	DWG No. ECPNR-LC4-0001	REV






NOTES:

REFER TO THE LIMIT OF CONSTRUCTION IN PHASING PLAN SHEETS

FINISHED ELEVATION FOR PARKING—LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED CURB ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL [ECM 1.4.7]

SCALE IN (FEET)



0 10 20 40

CONTRACT SHEET No.	126 OF 158
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PROJECT CONNECT EXPO CENTER PARK AND RIDE
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LANDSCAPE PLAN  
SHEET 2 OF 3

SCALE	AS NOTED
DRAWN	T ROSE
DESIGNED	T ROSE
CHECKED	S HOBSON
IN CHARGE	B. KYLER
DATE	1/26/2023

C	PROJECT No. PLN2114	DWG No. ECPNR-LC4-0002	REV
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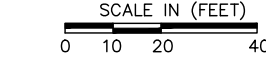
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**HNTB**  
TBPE FIRM  
Registration No.: 420

**For Permitting  
Only  
Not for Bidding  
or Construction**







**CapMetro**  
 *project*  
**connect**

CONTRACT SHEET No. 127 OF 158		
PROJECT CONNECT EXPO CENTER PARK AND RIDE  LANDSCAPE PLAN SHEET 3 OF 3		
PROJECT No. PLN2114	DWG No. ECPNR-LC4--0003	REV