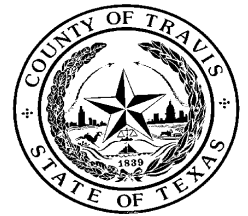


CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2019-0186PA
REVISION #: 00
CASE MANAGER: Joe Arriaga
UPDATE: U2
PHONE #: 512-854-7562

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



SUBMITTAL DATE: November 9, 2020
REPORT DUE DATE: November 23, 2020
FINAL REPORT DATE: December 4, 2020
11 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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. 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. **The final update to clear all comments must be submitted by the update deadline, which is December 23, 2020.** 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:

A formal update submittal is required. 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.

Please submit 4 copies of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

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.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Cindy Edmond
Environmental : Pamela Abee-Taulli
Flood Plain : Jason Recker
AW Utility Development Services : Bradley Barron
Travis Co. Subdivision : Joe Arriaga

Comments cleared

Environmental Review - Pamela Abee-Taulli - 512-974-1879 Pamela.abee-taulli@austintexas.gov

VARIANCE NOTE: if you plan to pursue a Land Use Commission variance, please contact me to schedule a meeting to discuss.

Classified Waterways / CWQZ / WQTZ / Floodplain [LDC 25-8, Subchapter A]

- EV 1 The proposed alignment of Ferguson Ln., between where it departs from the current alignment and where it intersects with Rundberg Ln., is not compliant with rules and regulations for development in the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Use Buffer Averaging to reduce the CWQZ to 100 feet from the centerline on the east side of Ferguson Branch Creek at that location. This will allow the road to be moved eastward, outside of the averaged CWQZ.

Update 1 **Comment almost cleared.** Thank you for providing sh. 11, Averaged CWQZ Areas Exhibit. Please add the following table to same sheet.

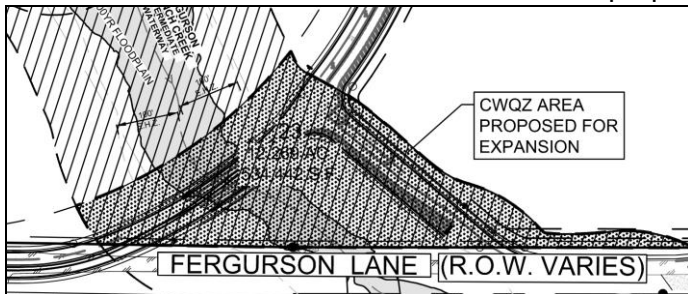
Existing Critical Water Quality Zone	_____ acres
Areas Proposed for Reduction	- _____ acres
Areas Proposed for Expansion	+ _____ acres

Proposed Critical Water Quality Zone	_____ acres

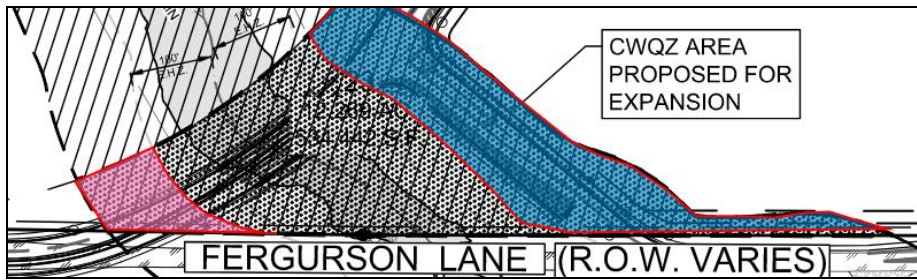
Also, rather than showing "Original CWQZ area through property," "Original CWQZ area disturbed by development," and "Proposed averaged CWQZ buffer area," please show "Areas proposed for Expansion," and "Areas proposed for Reduction."

Update 2 When you submit the permit application, please attend to the following 2 issues:

- 1) Correct the callout below to read "CWQZ area proposed for *reduction*."



- 2) The original EV 1 comment states, "Use Buffer Averaging to reduce the CWQZ to 100 feet from the centerline on the east side of Ferguson Branch Creek at that location." The blue shading below shows the 100-foot decrease in the buffer width that I had in mind. The same can be done on the west side of the waterway (pink shading), which would allow grading for the ROW on either side of the waterway, outside of the minimum 200 feet of buffer.



Per LDC 25-8-92 - CRITICAL WATER QUALITY ZONES ESTABLISHED.

(B) In the suburban watersheds ...

(4) the critical water quality zone boundaries may be reduced to not less than ... 100 feet from the centerline of an intermediate waterway, ... if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.

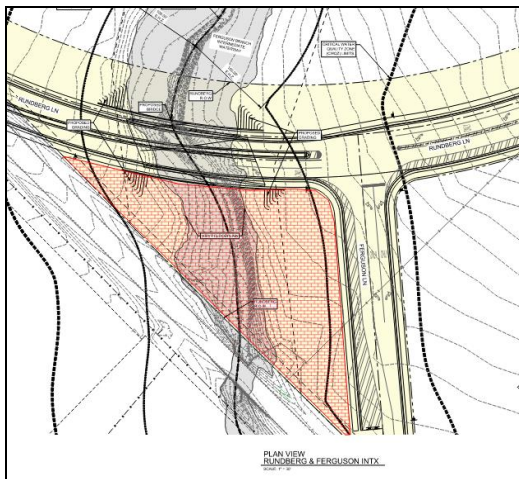
On the second submittal (U1), I missed the fact that the reduction had gone beyond the 100-foot limit. My apologies.

- 3) The bridge for Rundberg will need to span the reduced CWQZ buffer – that is, it will need to span 200 feet. To construct within the buffer, a Land Use Commission variance will be required. The variance will have to receive a recommendation from the Environmental Commission before the permit application may be submitted.

EV 2 Grading outside of the ROW in the Ferguson Branch Creek CWQZ is not compliant with rules and regulations for development in the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Redesign crossing so that grading outside of the ROW is not necessary.

Update 1 Comment not cleared. Clearly show and label the ROW boundaries for both streets.

Update 2 Thank you for the exhibit, sh. 9. When you submit the permit application, add a note explaining why the hatched area below is included in the ROW.



EV 3-9 Cleared

Slopes & Grading [LDC 25-8, Article 7, Division 3, Division 5; ECM 1.8.0, 1.11.0]

EV 10 Grading over 4 feet and not more than 8 feet, not related to stormwater controls or appurtenances, will require an administrative environmental variance. Grading over 8 feet, not related to a stormwater control or appurtenances, will require a Land Use Commission variance. Please explain why grading over 4 feet is required. [LDC 25-8, Article 7, Division 5; ECM 1.8.0]

Update 1 Comment pending delineation of ROW boundaries. Grading is not limited in a roadway ROW.

Update 2 The grading for the pond is fine. However, grading over 8 feet that is neither for the pond nor the ROW will require a Land Use Commission variance. The variance will have to receive a recommendation from the Environmental Commission before the permit application may be submitted.

EV 11 Cleared

Flood Plain Review - Jason Recker - 512-974-2382

General Floodplain Comments:

Reviewer notes: Site is at the northeast corner of the intersection of Ferguson Ln. and Sprinkle Rd. Site is in Austin ETJ. This project assessment will be reviewed under Atlas-14 regulations. Flood Plain Modeling that was reviewed included a 260'+ span bridge. Modeling will need to be confirmed at Subdivision Construction or Site Plan.

FP1: The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer certifies the accuracy of the model in accordance with LDC 30-4-61. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.

U1: Please provide modeling for floodplain delineated on the southwestern portion of your site. Please note that the floodplain shown in yellow on FloodPro is known as the "COA Master Plan Floodplain." This is a 30-year-old study used mainly as a tool to show that there is a floodplain in that area. A new floodplain study needs to be completed for the site which shows where the Atlas 14 floodplain is located.

U2: Flood plain modeling is acceptable. Please include in next submittal a RAS X-section location exhibit. Flood plain modeling for bridge may not be 100% accurate, an addition of skew at bridge location would create a more accurate model. Since the WSE rises that occur take place on your site, modeling is acceptable. Ensure that flood plain easement is dedicated for post project (with bridge) 100-yr Atlas-14 flood plain delineation. Please note that if the proposed bridge is modified to include piers within flood plain for subdivision construction or site plan submittal, modeling will need to be reviewed again. If bridge is modified at subdivision construction, another project assessment will have to be approved.

FP3: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement.

U1: Comment pending. Awaiting floodplain study approval.

U2: Drainage easement delineation is acceptable. Comment cleared.

FP5: It appears from the plans that proposed grading is located in the 100-year floodplain. Applicant will need to demonstrate that the proposed development activities do not cause adverse floodplain impacts per LDC 30-4-61 including the following tasks:

- a) Determine the impacts of the proposed grading on the 25- and 100-year water surface elevations. The applicant's engineer should reflect the proposed grading in the hydraulic model to determine impacts. Increases in 25- and 100-year water surface elevations on other properties are prohibited.
- b) Show that the floodplain storage volume is conserved. The applicant should quantify the loss of floodplain storage volume resulting from the placement of fill within the floodplain and compensate for this loss with a compensatory cut or other method. Be aware that "fill" includes proposed buildings and piers which would diminish floodplain storage volume.

U1: Comment pending. Awaiting floodplain study approval.

U2: Comment cleared.

FP6: It appears that the proposed roadway crossing (which is over a creek with more than 64 acres of contributory drainage area) does not include culverts to convey water from one side to the other. This would be considered an adverse floodplain impact and will not be allowed. Please update plans accordingly.

U1: Comment pending. Awaiting floodplain study approval.

U2: Comment cleared.

AW Utility Development Services - Bradley Barron - 512-972-0078
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AW1. §25-9: Service Extension Requests 4878 and 4879 are currently in review and must be approved prior to plat approval. For status, contact Katie Frazier at 512-972-0232.

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562

1. Show subdivision boundary as a larger solid line. Change all lot lines to be smaller than the boundary line and show as a solid line.
2. Remove all shading from adjacent right-of-ways.
3. You cannot modify the language of the floodplain note. Revise current note as per previous note language.
4. It appears you are proposing to develop the area located within the boundaries of the FEMA Floodplain, if so you are required to submit a complete application to change the floodplain to US Corp of Engineers, contact Travis County Floodplain Coordinator, Stacey Scheffel.
5. Add survey tie directly across Ferguson Lane and Sprinkle Road at 90 degree angle. Make sure there is 35 feet of right-of-way for proposed development project boundary if not show the difference from existing centerline to be dedicated with final plat. Until all the shading is removed, I am unable to verify the adjacent right-of-ways.
6. Ferguson and Sprinkle roads are classified as collector streets that require 70 of right-of-way, show proposed right of way in the amount of 35 feet from the centerline of each street.
7. Add sidewalks to Proposed Rundberg Lane, Ferguson and Sprinkle and to all proposed streets. If you are not proposing to construct the sidewalks a variance from county commissioners court is required. Prepare justification letter addressed to county commissioner for the variance.
8. Verify if there are any cemeteries located within the boundaries of preliminary plan. If there are, provide street access or other access to the cemetery. If there not any cemeteries add note that says: "The are no cemeteries within the boundaries of this subdivision".

Once all comments have been addressed provide the following: PDF of location map, plat, word document of fire flow letter, commissioner's court precinct map showing the location of subdivision. CDs are longer accepted. Please do not submit plat mylars until requested by this reviewer.

END OF REPORT