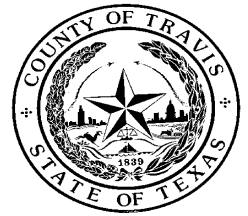


**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2019-0186PA  
REVISION #: 00 UPDATE: U1  
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

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

SUBMITTAL DATE: June 1, 2020  
REPORT DUE DATE: June 15, 2020  
FINAL REPORT DATE: October 28, 2020 (135 days have been added to the update deadline)

STAFF REPORT: 135 days have been added to the update deadline  
This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

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

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

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is December 12, 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:**

**An informal update submittal is required. You must submit the distribution to the case manager.**

**Please submit 2 copies of the plans and 2 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:**

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

## Drainage Engineering Review - David Marquez - 512-974-3389

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 As the floodplain and the environmental reviewers are approved, it appears this comment has been addressed. I would refer to the email on 1-21 to ensure all the items are taken into consideration.
- DE2 Comment addressed but new concerns with the new layout. With the new layout keep in mind that all new impervious cover including all of the bridge will need to be treated. For detention this is just an assurance of no adverse impact for Atlas 14 conditions. Keep in mind that a pond treating ROW will need to follow public standards as seen in DCM 1.2.4. [http://austintexas.gov/cityclerk/postings/land\\_dev\\_rules\\_notices.htm](http://austintexas.gov/cityclerk/postings/land_dev_rules_notices.htm) has the latest changes in the 6-8-2020 agenda. If any private flows go to the pond that are treating public flows, private maintenance will be required. Although approved, I would also check with the environmental reviewer about all of the flows to one pond and if this would trigger 25-8-365. I'm not sure if watershed is defined by tributary or not as Slaughter is a tributary to Onion Creek technically.
- DE3 Comment cleared.
- DE4 Comment cleared

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

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."

- 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.

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.

EV 11 Cleared

<b>Flood Plain Review - Jason Recker - 512-974-2382</b>
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**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.

- 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](http://www.atxfloodpro.com).

**U1:** Please provide modeling for the 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.

- FP2:** Applicant has shown 500-year floodplain "slivers", but does not show the 100-year floodplain. Please also "turn on" the 100-year floodplain in the GIS layer so that it shows properly on the plan set.

**U1:** Comment cleared.

- 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.

- FP4:** Please provide an offsite drainage area map showing the contributing drainage to the creek that runs through your site. Be aware that if there is more than 64 acres of contributing drainage area to a creek which is on or adjacent to your site, the applicant is required to do a floodplain study in compliance with Austin's Drainage Criteria Manual (DCM) as outlined in DCM section 1.2.6

**U1:** 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.

**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.

**FYI:** Additional Comments may be generated on future submittals.

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

W14. §25-9, Utility Criteria Manual Section 2:

Proposed water main extension of the 16" waterline in Ferguson Lane does not comply with approved SER 4532. Revise plan to include all improvements from approved SER to the 8" main rather than the 2.25" main.

**Water Quality Review - David Marquez - 512-974-3389**

Comments cleared

**Wetlands Biologist Review - Andrew Clamann - 512-974-2694**

Comments Cleared (wetland CEF/setbacks shown, labeled and avoided, and floodplain mod revised to address conflict)

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

Travis County  
SUBDIVISION

1. Remove the zoning reference from plan.
2. Revise note #6 as follows: All lots in this subdivision are restricted to uses other than any type of residential.
3. Remove approval label from plan.
4. Remove all topo from plan and show it as an exhibit.

Revise floodplain note as follows:

1. The 100-year flood plain is contained within the drainage easement as shown hereon. No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #481026-\_\_\_\_\_, Travis County, Texas, dated \_\_\_\_\_.
5. 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.
6. 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.
7. Remove approval label from plan.
8. Add block id on plan.
9. Add plan legend to plan.
10. Provide letters from utility providers saying will be providing service to proposed subdivision.
11. 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.
12. Add sidewalks to Proposed Rundberg Lane, Ferguson and Sprinkle and to all proposed streets.
13. Add the following plat note: TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
14. Add the following plat note: No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by Travis County (and other appropriate jurisdiction).
15. Add the following plat note: All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
16. Add the following plat note: Property owner and/or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by Travis County for inspection or maintenance of said easement.
17. FYI: Approved Service Extensions from City of Austin must be approved prior to submitting plan for review.
18. 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.
19. Plan does not comply with 30-2-153 Block Length. Request a waiver for all blocks that exceed 2,000 feet in length.
20. Provide a fire flow letter verifying there will be adequate fire flow to proposed development. Letter must be prepare by record engineer.
21. Add the list of adjacent property owners to proposed development with names and addresses, recording information and addresses.

22. It appears there is a balance of tract. Please provide a tax plat identifying the boundaries of original tract. In addition provide supporting documents such as deeds, surveys to address this comment. The original tract date is September 1, 1983. For more information on this requirement, please see LDC Section 30-2-34. A Phasing Agreement may be required as a result. If you have any questions regarding this matter, please contact Joe Arriaga 854-7562.
23. You are required to send notice as per the following: NOTICE OF NON-RESIDENTIAL DEVELOPMENT

Project name:  
Project location:

Mailing date:

Please be advised that your neighborhood association is within 1000 feet of a proposed development containing a non-residential land use. The development contains a/an \_\_\_\_\_ that will be used for \_\_\_\_\_. Please see the attached site location map for clarification.

Travis County Transportation and Natural Resources Department is reviewing this development application to ensure that it is in compliance with applicable regulations. Travis County's development code can be found on the internet at: <http://www.co.travis.tx.us/tnr/subdivision/default.asp>. Travis County does not enforce deed restrictions and does not have the authority to regulate land use. In the event that the applicant meets all applicable code requirements, the development permit will be administratively approved.

Owner's name:  
Owner's phone number:  
Agent's name:  
Agent's phone number:  
Travis County Case Manager:  
Case Manager's phone number:

For more information please contact the project's owner, agent or the case manager. For copies of the project please make an Open Records Request by calling 854-7683.

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**