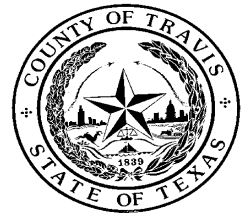


CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2019-0186PA  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

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



SUBMITTAL DATE: January 6, 2020  
REPORT DUE DATE: January 27, 2020  
FINAL REPORT DATE: May 21, 2020

**STAFF REPORT: 115 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 July 30, 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.**

**REVIEWERS:**

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

- ATD 1. FYI - The ASMP (adopted 04/11/2019) requires 116' of right-of-way for Rundberg Lane extension.
- ATD 2. FYI - The ASMP (adopted 04/11/2019) requires 120' of right-of-way for Ferguson Lane.
- ATD 3. FYI - The ASMP (adopted 04/11/2019) requires 78' of right-of-way for Sprinkle Road.
- ATD 4. ATD defers to Travis County and DSD transportation regarding non-standard ROW widths (30-3-21) and private street connection (30-2-159).
- ATD 5. ATD staff will review and comment if any waivers are requested DSD and Travis County in the subdivision process.

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

## **APPROVED**

**The proposed subdivision (C8J-2019-0186PA) is approved from a plumbing code perspective.**

Electric Review - Karen Palacios - 512-322-6110

FYI

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.

FYI the following needs to be shown at the time of the preliminary and final plat submittal. Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement on the face of the plat.

If additional ROW is required by the City of Austin/County the easement must be from the new ROW.

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 discussed in our meeting, see email sent from me on 1-21-2020 for general concerns. Also ensure the wet pond will meet the minimum requirements for wet pond sizing.

DE2 Keep in mind that increase in flow will be at the points of discharge and not the projects flow as a whole. There will be at least two locations to demonstrate no increase in flow. Detention for wet ponds begin after the extended detention as this is part of wet pond design.

DE3 ensure the design, signage and horizontal curve design meet minimum radius design for the roadway. I know it was discussed that the design was looked into buy the appropriate groups.

DE4 It appears that slope easements will be required to stabilize the ROW. The easement will need to contain until the minimum 3:1 slope meets natural grade that is less steep than this. If retaining walls are built, they will need to be City standards and reviewed by Quality Management Division [Ben.Sanders@austintexas.gov](mailto:Ben.Sanders@austintexas.gov). This also applies for any retaining wall within the horizontal distance of the walls height (i.e. A 10' wall within 10' of a public easement)

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.

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.

EV 3 Show the one-half CWQZ for both Ferguson Branch and Walnut creeks.

EV 4 When we met, I told you that the CWQZ stub, where it crosses the existing Ferguson Ln., between lots 4 and 5, would be removed when you re-routed the drainage going to that culvert. However, I was wrong. That will remain a CWQZ, as shown on the submitted plan.

EV 5 Show the proposed buffer averaging. [LDC 25-8, Subchapter A, Article 2; ECM 1.5.0] Delineation includes, but is not limited to, showing the following. On all sheets label:

- 1) the existing CWQZ as "Original CWQZ";
- 2) the proposed buffer averaged CWQZ as "Averaged CWQZ"; and
- 3) the CWQZ minimum setback; [LDC 25-8, Subchapter A, Article 2; ECM 1.5.0]

EV 6 If trails are proposed, show them on the plan. Trails must be delineated to demonstrate compliance with regulations and rules for trails in the [CWQZ](#). [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3]

EV 7 Detention is not allowed in the CWQZ. Green water quality controls are allowed in the outer half of the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Remove southwest detention pond from CWQZ.

EV 8 Grading for the intersection of Ferguson & Rundberg may require floodplain modification. If so, demonstrate compliance with rules and regulations for development in the [CWQZ](#). [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3, 1.7.0]

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

EV 9 Provide an exhibit showing:

- Cut / fill from 4 to 8 feet; and
- Cut / fill in excess of 8 feet (specify maximum cut / fill).

In addition, include an overlay of the site plan / subdivision lot lines / ROW on the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

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]

EV 11 Only grading related to the infrastructure permitted by the subdivision plan will be permitted with the subdivision plan. Commercial site plans will be required for development (including any land disturbance) of the commercial sites. Remove grading not related to subdivision infrastructure.

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.

**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).

**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.

**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.

**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

**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.

**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.

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

No recommendations

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

**\*\*\*COMMENTS PROVIDED WITH THE PROJECT ASSESSMENT REVIEW ARE PROVIDED FOR INFORMATION PURPOSES ONLY. PREREQUISITES ARE IDENTIFIED BELOW AND MUST BE INCLUDED WITHIN PLANS SUBMITTED FOR FORMAL COMPLETENESS CHECK APPROVAL. NO CONSTRUCTION WILL BE ALLOWED WITH THE PROJECT ASSESSMENT REVIEW.\*\*\***

COMMENTS FOR THE PRELIMINARY PLAN:

WW1. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved Service Extension Request 4532 (W) and 4533 (WW). The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. 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.

WW2. Per Utility Criteria Manual 2.5.1(C):

Remove all proposed water and wastewater easements from the preliminary plan. All easements, if necessary, will be dedicated by separate instrument as to form, type, and width with the construction or site plan phase.

Water and wastewater easements are exclusive. The proposed 30' Drainage/PUE will need to be revised to be exclusive to wastewater. However, lots 4 & 5 can take frontage from Parnell Drive and this easement is not necessary. Austin Water will not approve this easement configuration.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water and wastewater easements as proposed. Additional notes will be required with the Pipeline Engineering review.

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW3. Per Utility Criteria Manual 2:

Public utilities in private streets/PUE do not comply with UCM. Each lot must take utility service from Right of Way frontage. Private street and easements layout shown on the plan must be approved by Pipeline Engineering as to form, type, and width. A utility cross section showing both vertical and horizontal alignments must be provided for review.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water, wastewater, and public utility easements as proposed. Additional notes may be required with the Pipeline Engineering review.

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW4. §25-9, Utility Criteria Manual Section 2:

Proposed water main extension of the 16" waterline 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.

The proposed public water line layout is not acceptable. Revise the plan to remove public water mains from the private street/PUE to proposed Rundberg Ln extension so that public mains are contained within R.O.W.

WW5. Per Utility Criteria Manual 2:

10" water main is not an acceptable size for public water main.

WW6. Per Utility Criteria Manual Section 2, §25-4:

Add the following note to the plan:

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

WW7. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

Add the following note to the plan:

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 AUSTIN WATER. 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.

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.

COMMENTS FOR PLAT:

WW1. Per Utility Criteria Manual Section 2, §25-1, §25-4, §25-9, and the Uniform Plumbing Code:

No plat provided for review. Submit a plat for review.

Water Quality Review - David Marquez - 512-974-3389
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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 See DE comments as much was discussed in our meeting.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694
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WB1.U0. One or more wetland CEFs exist within this property but are not shown on the plan. The ERI documents a wetland CEF in Ferguson Branch and this wetland CEF must be shown and labeled in the plan. Wetland CEFs must be protected and they cannot be protected if they are not shown and labeled on all sheets of the plan where they exist. To clear this comment, please clearly show and label the wetland CEF on all sheets of the plan where it exists. [30-5-281 and 30-5-282]

WB2.U0. Wetland CEF setbacks associated with wetland CEF (see WB1.U0) exist within this property but are not shown on the plan. Wetland CEFs are protected with standard 150' setbacks and they cannot be protected if they are not shown and labeled on all sheets of the plan where they exist. To clear this comment, please clearly show and label the wetland CEF setbacks on all sheets of the plan where it exists. [30-5-281 and 30-5-282]

WB3.U0. The proposed fill/grading in floodplains for the proposed plan is not compliant with Floodplain Modification rules. The plan does not accurately show the floodplain boundaries (plan floodplain boundaries are in conflict with City GIS floodplain boundaries). Examples include the fill for Lot 3 pond, Lot 8 pond, Rundberg Lane, etc. To clear this comment, please 1) clearly show and label all floodplain

boundaries accurately, and 2) remove all proposed grading that is in conflict with Floodplain Modification rules. [30-5-364]

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

**Premier Logic Park Preliminary Plan  
Project Assessment  
C8J-2019-0186PA  
City of Austin 2 Mile ETJ  
February 11, 2020**

Travis County  
**SUBDIVISION**

1. Submit a Traffic Impact Analysis. Contact Andre Betit, Travis County Traffic Engineer, 512-854-8757 for a study scope. Provide a copy of study to this reviewer.
2. 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.
3. Add survey tie directly across Ferguson Lane and Sprinkle Road at 90 degree angle.
4. Remove approval label from plan.
5. Add block id on plan.
6. Provide letters from utility providers saying will be providing service to proposed subdivision.
7. 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.
8. Add sidewalks on both Ferguson and Sprinkle.
9. FYI: Approved Service Extensions from City of Austin must be approved prior to submitting plan for review.
10. Proposed extension of Runberg Lane must account for 50% of street. Please revise.
11. Add note that says: All streets within this preliminary plan are public. Remove the notation on all streets that say: 'commercial collector 35 mph....' from plan.
12. Revise plan legend and only include plan requirement; remove all site plan symbols and annotations.
13. 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.
14. Remove all references to Chapter 25, this plan is subject to Title 30 only. This includes surveyor's and engineer's certifications.
15. Add note: Water and Wastewater shall be provided by \_\_\_\_\_ .
16. Plan does not comply with 30-2-153 Block Length. Request a waiver for all blocks that exceed 2,000 feet in length.

17. Provide a fire flow letter verifying there will be adequate fire flow to proposed development. Letter must be prepared by record engineer.
18. Add the list of adjacent property owners to proposed development with names, recording information and addresses.
19. 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.
20. Send notice as per the following: NOTICE OF NON-RESIDENTIAL DEVELOPMENT

Project name:

Mailing date:

Project location:

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.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569
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- TR 1 Please be advised that a Traffic Impact Analysis will need to be filed for review, reviewed, and approved by Travis County TNR, prerequisite to filing a Preliminary Plan for this development.
- TR 2. Please be advised that a Phasing Agreement document addressing traffic mitigations identified in the TIA and as agreed with Travis County TNR will be required to be submitted with a Preliminary Plan for this development.



- TR 3. Please be advised that a current Traffic Regulation on Ferguson Lane prohibits truck traffic on Ferguson Lane east of Tuscany Drive; any use of driveways in this development by truck traffic on Ferguson Lane will require modification of this Traffic Regulation. No representation of the ability for the applicant to gain the approval of Commissioners Court in modifying this Traffic Regulation is made in this Project Assessment document. In any event, please note that the restriction prohibiting truck traffic through the residential area east of this development will remain in effect.
- TR 4. Proposed street sections provided in this Project Assessment are considered as information only; please note that the appropriateness of proposed street sections will be addressed with review of the Preliminary Plan.
- TR 5. A 48' private street easement is shown on this development. Please be advised that a private street will require that a private street lot be dedicated per the requirements of Title 30 Austin/Travis County Subdivision Regulations, and will require approval of a variance request for a private street by Travis County Commissioners Court. Otherwise, this connection should be included as a Joint Use Access Easement, Drainage Easement, and PUE. In any event, this joint driveway/private street connection should be shown on the preliminary plan, and the connection to Ferguson Lane addressed in the TIA.
- TR 6. There is a proposed 25' access easement shown connecting to an offsite tract east of this development; please be advised that documentation from the property owner of this tract concurring with the inclusion of this easement will need to be submitted with a Preliminary Plan.
- TR 9. Please be advised that a Preliminary Plan application will need to include horizontal and vertical sight distance exhibits for each roadway connection to external streets. Sight Line Easements will be required to be shown on the Preliminary Plan providing for minimum sight distance as identified in the City of Austin Transportation Criteria Manual Table 1-1.
- TR 10. Please be advised that additional right of way may be required for Sprinkle Cut off and Ferguson Lane; the letter from Travis County addressed the right of way boundary for future Rundberg Extension only, and did not address other boundary streets.
- TR 11. The letter signed by Cynthia McDonald that is included as an exhibit in the engineer's report for this development is incomplete without the referenced attachments to the letter; please include all attachments sent with the original letter when providing a copy of this correspondence as a reference.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569
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- DCR 1. Title 30 Subdivision Regulations require that the 500 year floodplain or Atlas 14 precipitation floodplain be contained within a drainage easement on the Preliminary Plan. Please be advised that this demonstration and drainage easement will be required to be submitted with, and shown on, the Preliminary Plan.
- DCR 2. Please be advised that the Preliminary Plan will need to include all drainage easements needed for conveyance of stormwater flows to the common-use detention ponds. Otherwise, include information regarding lots that will be required to provide detention on-site (for example, on-site detention is required for Lot 4 at the southeast corner of the development?)
- DCR 3. Documentation of SER approval will be required to be submitted with the Preliminary Plan.

- DCR 4. Please be advised that a complete drainage report and drainage analysis, including electronic files for computer programs utilized in the analysis, will be required for the preliminary plan.
- DCR 5. The drainage presentation appears to indicate that a small increase in peak stormwater runoff will occur at one of the discharge locations where stormwater exits the development boundary; please be advised that stormwater peak flows will be required to be kept at or below pre-development levels.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457
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- PR1. FYI – Because no residential or hotel rooms are planned, there are no parkland dedication or fee requirements.
- PR2. Please add this note to the plat:
- No residential uses shall be constructed in this subdivision unless and until parkland fees are paid for any applicable residential units.
- PR3. A Parkland Determination letter will be issued to the applicant. Please include this letter with the subdivision application when coming to Completeness Check.

End of report