

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0033**COMMISSION DATE:** June 22, 2021**SUBDIVISION NAME:** Saddle Ridge at Wildhorse Ranch Preliminary Plan**ADDRESS:** 10621 Blue Bluff Road**APPLICANT:** Heart of Manor LP**AGENT:** Kimley-Horn and Associates (Kevin Burks)**ZONING:** Wildhorse Ranch PUD**NEIGHBORHOOD PLAN:** Wildhorse Ranch PUD**AREA:** 82.24 acres**LOTS:** 248**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Gilleland Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the subdivision side of Blue Bluff Road.**VARIANCES:** Variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet.**DEPARTMENT COMMENTS:**

The request is for the approval of Saddle Ridge at Wildhorse Ranch Preliminary Plan, consisting of 248 lots on 82.24 acres, and variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet. The Environmental Commission recommended the environmental variances on January 20, 2021, as attached in Exhibit D. Staff supports approval of the variances; however, additional information is required for the preliminary plan. Because of this, staff recommends disapproval of the preliminary plan for the reasons listed in the staff report.

The preliminary plan does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the preliminary plan for the reasons listed in the comment report dated June 17, 2021, and attached as Exhibit C.

Staff recommends approval of the variances for the reasons listed in the Environmental Commission motion for variances from LDC § 25-8-341 and 25-8-34, and attached as Exhibit D.

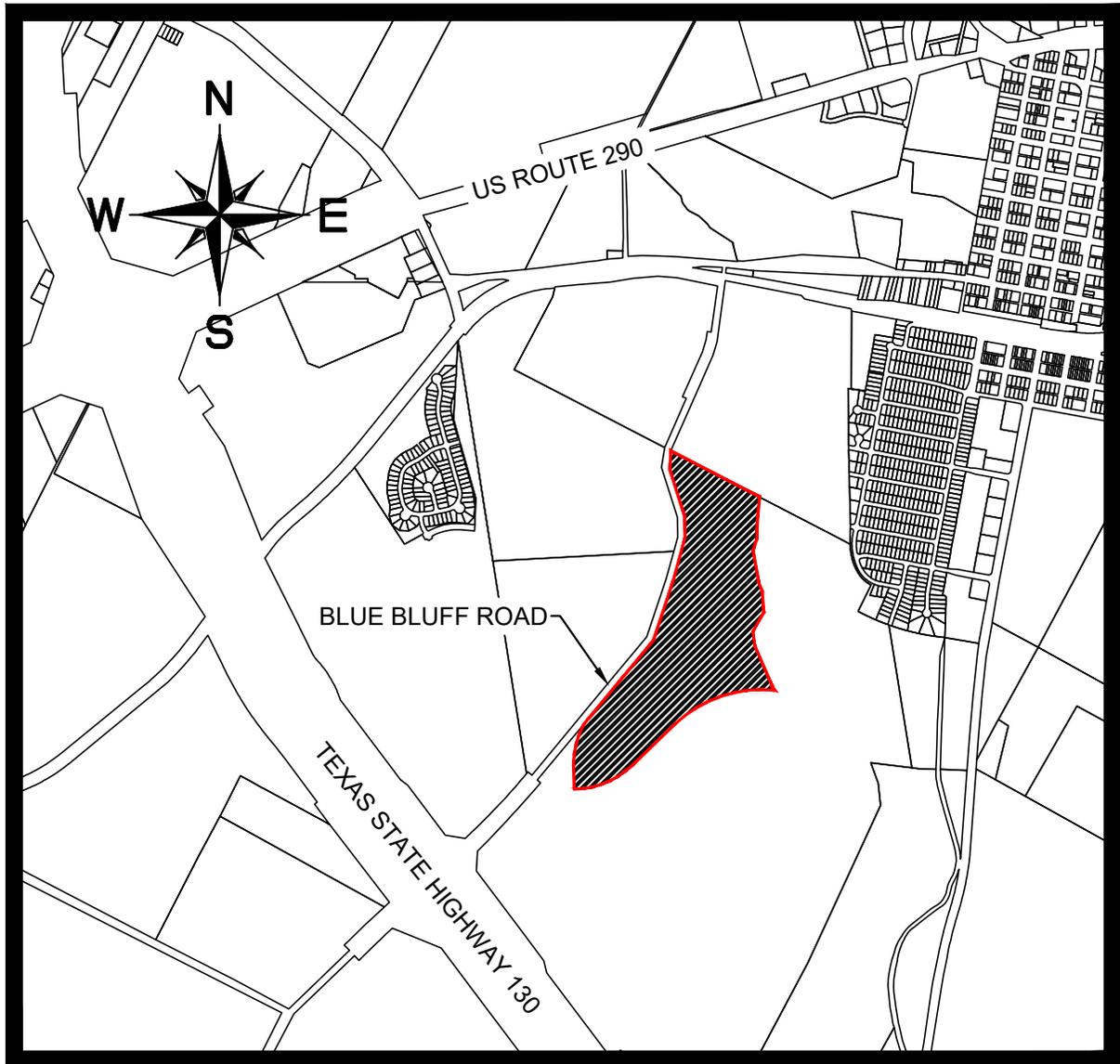
**CASE MANAGER:** Jennifer Bennett**PHONE:** 512-974-9002**EMAIL:** [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated June 17, 2021

Exhibit D: Environmental Commission motion for variances from LDC § 25-8-341 and 25-8-34



# LOCATION MAP

SCALE: 1" = 2,000'

C:\A. TRAVIS 10/28/2018 9:50 AM  
K:\AUS.CIVIL\08244619-WILDHORSE BLUE BLUFF\PRELIMINARY\CAD\EXHIBITS\PLANSHEETS\LOCATION MAP.DWG  
10/25/2018 10:23 AM

PLOTTED BY  
DNG NAME  
LAST SAVED

## BLUE BLUFF AT WILDHORSE RANCH

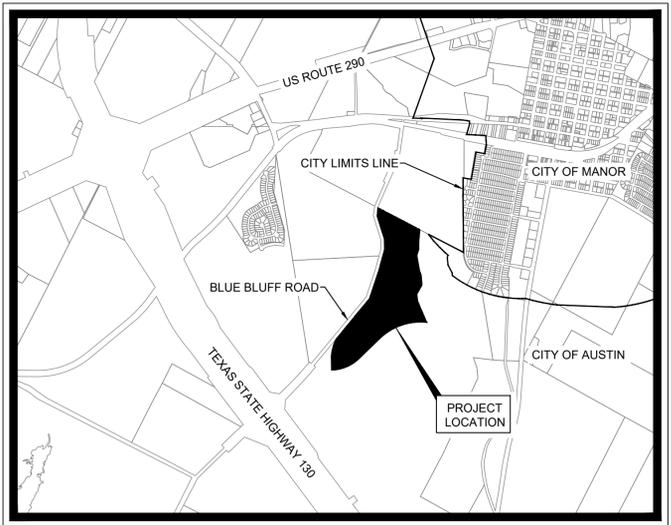
AUSTIN, TEXAS  
OCTOBER 2019

**Kimley»Horn**

10814 Jollyville Road  
Campus IV, Suite 300  
Austin, Texas 78759  
737-471-0157  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

# PRELIMINARY PLAN FOR SADDLE RIDGE AT WILDHORSE RANCH CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



VICINITY MAP  
SCALE: 1" = 2,000'  
MAPSCO GRID #559A, #559B, #559E & #559F  
DRAINAGE BASIN: WILDHORSE TP

## FEBRUARY 2020

### LEGAL DESCRIPTION

82,249 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 652.489 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO HEART OF MANOR, LP RECORDED IN DOCUMENT NO. 2007037703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	TCM STREET CROSS SECTION	LINEAR FEET
SILVER CLOUD COVE	50'	30'	LOCAL ROAD	FIG 1-22	182'
RING EYE COVE	50'	30'	LOCAL ROAD	FIG 1-22	128'
THUNDER COB COVE	50'	30'	LOCAL ROAD	FIG 1-22	91'
CHAMP TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	294'
GOLD ZEPHYR WAY	50'	30'	LOCAL ROAD	FIG 1-22	291'
GOODEYE TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	447'
KOKO CAYUSE TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	819'
CRAZY ALICE RUN	50'	30'	LOCAL ROAD	FIG 1-22	779'
GOLDEN CLOUD BEND	50'	30'	LOCAL ROAD	FIG 1-22	968'
ZIP COCHISE WAY	50'	30'	LOCAL ROAD	FIG 1-22	836'
THUNDERBOLT LANE	50'	30'	LOCAL ROAD	FIG 1-22	636'
TRIGGER JUNIOR PASS	50'	30'	LOCAL ROAD	FIG 1-22	701'
OLLIE MOKÉ TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	688'
<b>TOTAL</b>					<b>6860'</b>

SADDLE RIDGE AT WILDHORSE RANCH - LAND USE SUMMARY			
USE	ACREAGE	# OF LOTS	% OF PROJECT
Single Family Residential	35.42	234	43.06%
Water Quality, Drainage, P.U.E., Landscape, Greenbelt, & Wastewater	34.84	2	42.36%
Landscape	3.50	11	4.26%
Right-of-Way	8.49	-	10.32%
<b>TOTAL</b>	<b>82.25</b>	<b>AC.</b>	<b>100.00%</b>



Know what's below.  
Call before you dig.  
BENCHMARKS

BM #27 1/4" SET ON SOUTHEAST CORNER OF TRANSMISSION TOWER LEG BASE 182' SOUTH OF THE END OF CURB ON THE SOUTH SITE OF WILDHORSE TRAIL. ELEV.=640.40'

### GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN. FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
- THIS PRELIMINARY PLAN IS GOVERNED BY THE (i) WILDHORSE RANCH PUD ORDINANCE NO.02021428, APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (ii) THE PUD LAND USE PLAN, AND (iii) EXCEPT AS OTHERWISE PROVIDED IN THE ZONING ORDINANCE AND THE PUD LAND USE PLAN TO THE CONTRARY, THE RULES AND REGULATIONS SET FORTH IN EFFECT UPON APPROVAL OF THE PUD.
- WATER AND WASTEWATER SERVICE FOR THE WILDHORSE RANCH PUD WILL BE PROVIDED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
- ALL SITE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO IMPERVIOUS COVER, BUILDING SQUARE FOOTAGE, BUILDING HEIGHT, FLOOR TO AREA RATIOS AND SETBACKS, ARE ESTABLISHED AND GOVERNED BY THE SITE DEVELOPMENT CRITERIA TABLE APPEARING ON THE WILDHORSE RANCH PUD LAND USE PLAN, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
- ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
- A TRAIL NETWORK WILL BE DESIGNED AND CONSTRUCTED FOR SUBDIVISIONS WITHIN THE WILDHORSE RANCH PUD, INCLUDING CONVENTIONAL SIDEWALKS AND ALTERNATIVES, SUCH AS HIKE AND BIKE TRAILS. MAINTENANCE OF THE NETWORK WILL BE THE RESPONSIBILITY OF AN OWNER'S ASSOCIATION. THE NETWORK WILL BE DESIGNED TO PROMOTE PEDESTRIAN AND BICYCLE ACCESSIBILITY WITHIN NEIGHBORHOODS, TO AREA PARKS, AND OTHER COMMUNITY FACILITIES AND NATURAL AREAS. WHERE APPROPRIATE, BOX CULVERTS MAY BE UTILIZED FOR PEDESTRIAN AND BICYCLE CROSSINGS AT A MINIMUM OF 10 FEET IN HEIGHT.
- PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO.020214-28.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- FOR LOTS WITH A 15' FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: SILVER CLOUD COVE, RING EYE COVE, THUNDER COB COVE, CHAMP TRAIL, GOLD ZEPHYR WAY, GOODEYE TRAIL, KOKO CAYUSE TRAIL, CRAZY ALICE RUN, GOLDEN CLOUD BEND, ZIP COCHISE WAY, THUNDERBOLT LANE, TRIGGER JUNIOR PASS, AND OLLIE MOKÉ TRAIL. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: SILVER CLOUD COVE, RING EYE COVE, THUNDER COB COVE, CHAMP TRAIL, GOLD ZEPHYR WAY, GOODEYE TRAIL, KOKO CAYUSE TRAIL, CRAZY ALICE RUN, GOLDEN CLOUD BEND, ZIP COCHISE WAY, THUNDERBOLT LANE, TRIGGER JUNIOR PASS, AND OLLIE MOKÉ TRAIL
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALL PROPOSED LOCAL STREETS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- GILLELAND CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- TOPOGRAPHY SOURCE: KIMLEY-HORN AND ASSOCIATES, INC. 801 NW LOOP 410, SUITE 350, SAN ANTONIO, TEXAS 78216.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC.
- A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 25-8-341 & 25-8-342 FOR CUT & FILL TO EXCEED NOT MORE THAN 14.9 FEET OF DEPTH, HAS BEEN APPROVED FOR THIS SITE BY THE ZONING AND PLATTING COMMISSION ON \_\_\_\_\_.
- NO SINGLE FAMILY LOTS ARE ALLOWED DIRECT ACCESS TO BLUE BLUFF ROAD OR THE FUTURE WILDHORSE CONNECTOR.
- THE CITY WILL BE RESPONSIBLE FOR WATER QUALITY AND DETENTION FACILITIES MAINTENANCE.
- IN ACCORDANCE WITH SECTION 25-8-303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%: BLK. A, LOTS 57-59, 61-68; BLK. B, LOTS 8-10; BLK. D, LOTS 1, 2, 7-10, 16, 17, 33; BLK. F, LOTS 1, 5, 6, 11-15, 17-19, 26, 27; BLK. G, LOTS 3-5, 7-9, 12, 13; BLK. H, LOTS 1, 4-6; BLK. I, LOTS 1-3, 5-15; BLK. J, LOTS 1-10; BLK. K, LOTS 5, 6; BLK. L, LOTS 8, 12, 13; BLK. M, LOTS 2-4, 6, 8, 9, 13, 15, 17-24.
- BLK. A, LOTS 1, 10; BLK. B, LOT 11; BLK. C, LOTS 1, 2; BLK. E, LOTS 1, 2; BLK. H, LOT 7; BLK. I, LOT 16; BLK. L, LOT 14; BLK. M, LOTS 1, 7, 14, 25; WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES..
- THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THIS SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF AUSTIN.
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- A PORTION OF THIS SITE IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 100-YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP #48453C0480J DATED AUGUST 18, 2014

### OWNER/DEVELOPER

HEART OF MANOR, LP  
9900 US HIGHWAY 290 E  
MANOR, TX 78653  
TEL: (215) 283-1121  
CONTACT: WILLIAM A. PERUZZI

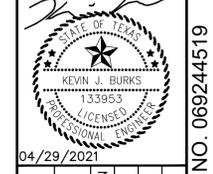
### ENGINEER



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759  
CERTIFICATE OF REGISTRATION #928  
CONTACT: KEVIN J. BURKS, P.E.  
Tel No. (512) 418-1771  
Fax No. (512) 418-1791

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



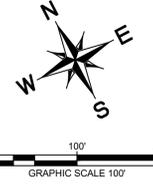
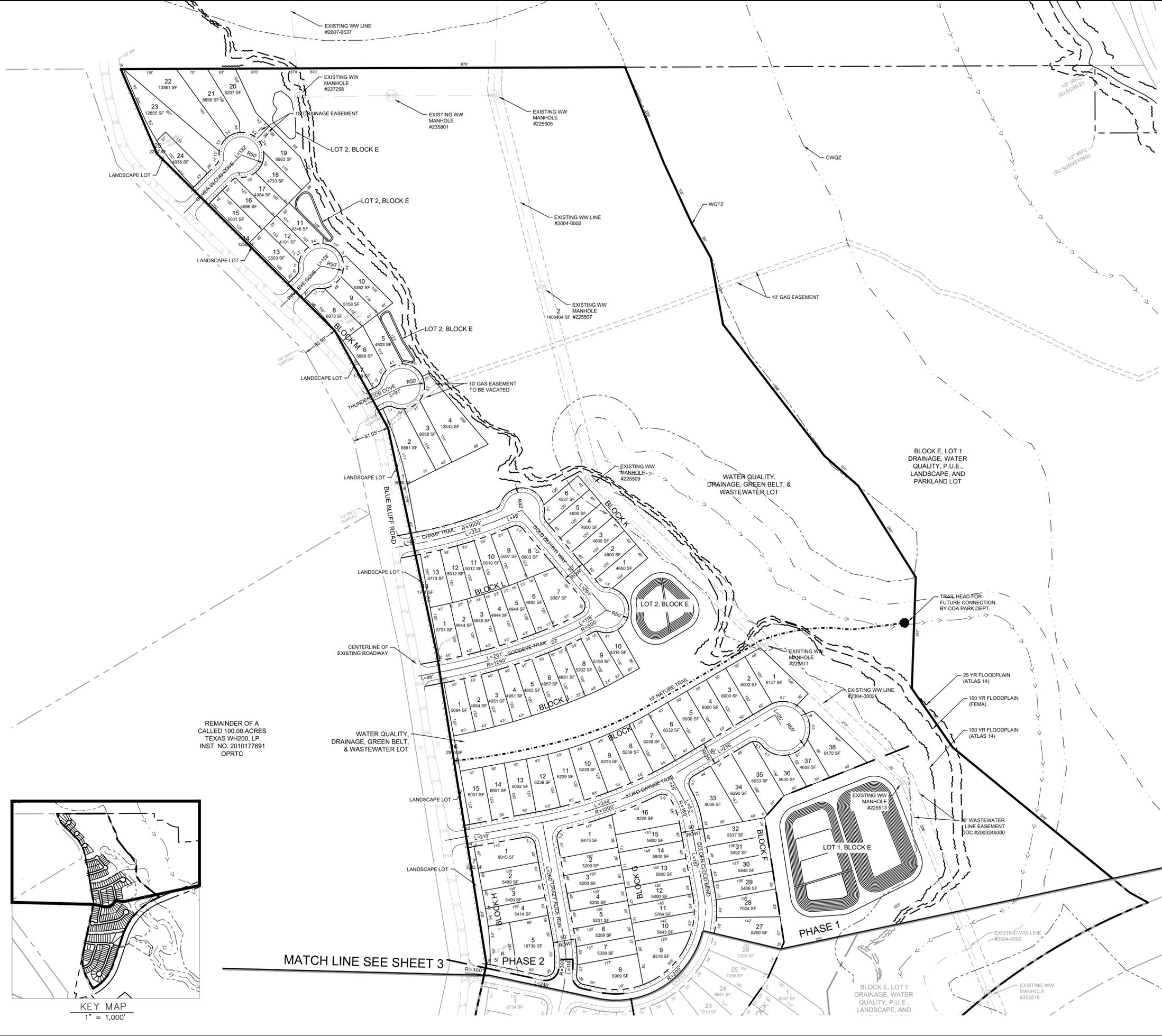
KHA PROJECT	069244519
DATE	APRIL 2021
SCALE	AS SHOWN
DESIGNED BY	KJB
DRAWN BY	AUF
CHECKED BY	KJB

04/29/2021  
COVER SHEET

SADDLE RIDGE AT  
WILDHORSE RANCH  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

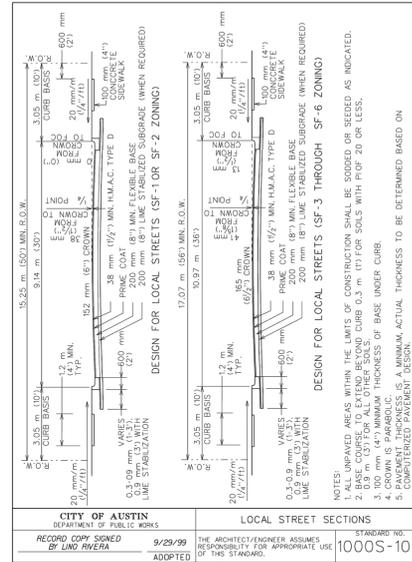
SHEET NUMBER  
1 OF 3

Plotted By: Costley, Megan Date: April 30, 2021 10:39:34am File Path: K:\austin\069244519-wildhorse blue bluff\preliminary\road\plansheets\C- Preliminary Plan.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	PROPOSED SIDEWALK
---	EXISTING CEF TO REMAIN
---	CEF/B
---	EXISTING CEF BUFFER
---	CRITICAL WATER QUALITY ZONE
---	WATER QUALITY TREATMENT ZONE
---	CREEK CENTERLINE
---	EXISTING CONTOUR
---	ATLAS 14 25 YEAR FLOODPLAIN
---	ATLAS 14 100 YEAR FLOODPLAIN
---	FEMA 100 YEAR FLOODPLAIN
---	TRAIL
---	SIDEWALK



REMAINDER OF A CALLED 100.00 ACRES TEXAS WH200, LP INST. NO. 2010177691 OPRTC

MATCH LINE SEE SHEET 3

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069244519
DATE	APRIL 2021
DESIGNED BY	KJB
DRAWN BY	AUF
CHECKED BY	KJB

**PRELIMINARY PLAN**  
**(1 OF 2)**

**SADDLE RIDGE AT WILDHORSE RANCH**  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

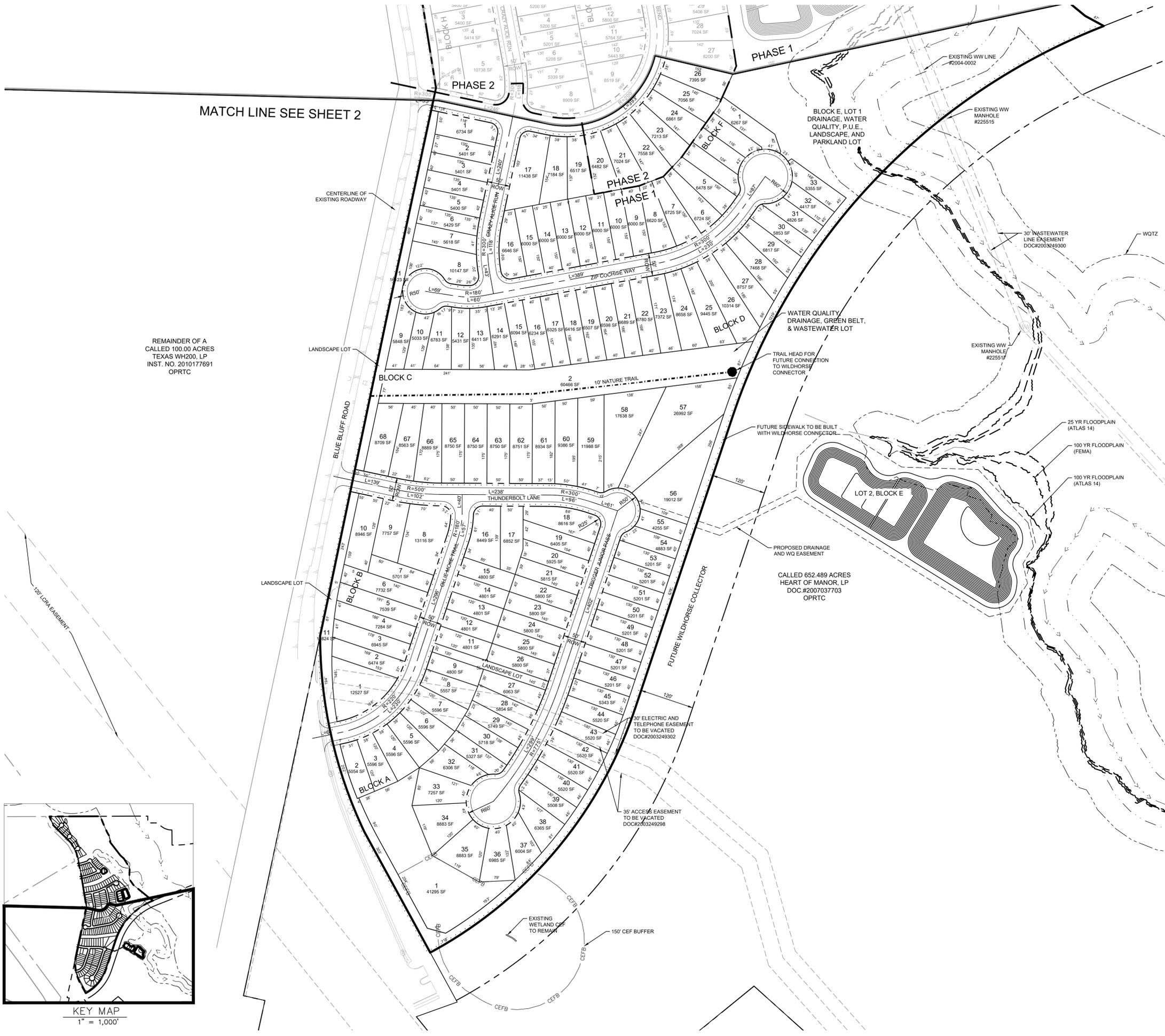
SHEET NUMBER  
**2 OF 3**

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_ OF 3  
FILE NUMBER **C8-2021-0026** APPLICATION DATE \_\_\_\_\_  
APPROVED BY COMMISSION ON \_\_\_\_\_, 2020.  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_  
Steve Hopkins, for:  
Denise Lucas, Director, Development Services Department  
*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*



BM #27 10' SET ON SOUTHEAST CORNER OF TRANSMISSION TOWER LEG BASE 182' SOUTH OF THE END OF CURB ON THE SOUTH SITE OF WILDHORSE TRAIL. ELEV.=640.40'

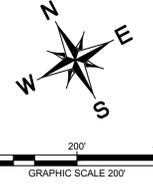
Plotted By: Costley, Messias Date: April 30, 2021 10:39:46am File Path: K:\austin\069244519-wildhorse-blue-bluff\preliminary\road\plan\streets\C- Preliminary Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCH LINE SEE SHEET 2

REMAINDER OF A CALLED 100.00 ACRES TEXAS WH200, LP INST. NO. 2010177691 OPRTC

KEY MAP  
1" = 1,000'



**LEGEND**

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK TO REMAIN
	CEFB
	EXISTING CEF BUFFER
	CRITICAL WATER QUALITY ZONE
	WATER QUALITY TREATMENT ZONE
	CREEK CENTERLINE
	EXISTING CONTOUR
	ATLAS 14 25 YEAR FLOODPLAIN
	ATLAS 14 100 YEAR FLOODPLAIN
	FEMA 100 YEAR FLOODPLAIN
	TRAIL
	SIDEWALK

TCM FIG. 1-22

**Kimley»Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759  
 PHONE: 512-418-1771 FAX: 512-418-1791  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069244519
DATE	APRIL 2021
SCALE	AS SHOWN
DESIGNED BY	KJB
DRAWN BY	AUF
CHECKED BY	KJB

**PRELIMINARY PLAN**  
**(2 OF 2)**

**SADDLE RIDGE AT WILDHORSE RANCH**  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_ OF 3  
 FILE NUMBER C8-2021-0026 APPLICATION DATE \_\_\_\_\_  
 APPROVED BY COMMISSION ON \_\_\_\_\_, 2020.  
 EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
 CASE MANAGER: \_\_\_\_\_  
 Steve Hopkins, for:  
 Denise Lucas, Director, Development Services Department  
*Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*



BM #27 10' SET ON SOUTHEAST CORNER OF TRANSMISSION TOWER LEG BASE 182' SOUTH OF THE END OF CURB ON THE SOUTH SITE OF WILDHORSE TRAIL. ELEV.=640.40'

SHEET NUMBER  
**3 OF 3**

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2020-0033  
 REVISION #: 00  
 CASE MANAGER: Jennifer Bennett  
 UPDATE: U0  
 PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch  
 LOCATION: 10621 BLUE BLUFF RD

SUBMITTAL DATE: May 24, 2021  
 FINAL REPORT DATE: June 17, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond  
 ATD Engineering : Bryan Golden  
 Transportation Planning : Martin Laws  
 Drainage Engineering : Kyle Virr  
 Environmental : Pamela Abee-Tauli  
 Subdivision : Jennifer Bennett  
 Water Quality : Kyle Virr  
 Wetlands Biologist : Miranda Reinhard

Electric Review - Andrea Katz - 512-322-6957

**No Review Required.** Out of AE service area. Contact BEC for service.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This Preliminary Plan is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTES: All street names in plans are reserved and available for this Preliminary Plan

§25-4-155

ATD Engineering Review - Bryan Golden - 512-974-2426

ATD 1. No comments.

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

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

Update 0 6/15/2021

**CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]**

EV 1 The utility line and all associated maintenance access routes must be delineated to demonstrate compliance with regulations and rules for utilities within the CWQZ. [LDC 25-8, Subchapter A, Article 7; ECM 1.5] Clarify which WW line segments and manholes shown on Exhibit B are existing and which are proposed.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: A project assessment for the subject site was submitted as Blue Bluff at Wildhorse Ranch Preliminary Plan Project Assessment (Case #:C8-2020-0033PA). The project assessment included HEC-HMS and HEC-RAS models for the Atlas 14 floodplain delineation. All comments for the project assessment were cleared. Confirmed that floodplain matches the associated PA. Confirmed that all modeling files and associated report are included in the LUR folder. Confirmed that Atlas 14 and FEMA floodplain are contained to proposed drainage easement lot.

No comments.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: Update the Case # to C8-2020-0033 in the bottom right hand corner of each sheet. (LDC § 25-1-83)

SR 2: The preliminary plan consists of sheets 1-3. Please remove the rest of the sheets to the final mylar and PDF. (LDC § 25-1-83)

SR 3: Revise note 20 as follows (LDC § 25-1-83):

“Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

(A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets:

*List all internal streets, and Blue Bluff Road.*

Fiscal security is not required for streets not listed in subsection (A).

(B) Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets:

*List all internal streets, and Blue Bluff Road.”*

SR 4: Revise C.O.A. approval block (LDC § 25-1-83):

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 3.

FILE NUMBER: C8-2020-0033. APPLICATION DATE \_\_\_\_\_

APPROVED BY THE LAND USE COMMISSION ON \_\_\_\_\_, 2021.

EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_

\_\_\_\_\_  
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SR 5. FYI: The proposed drainage facility outside the of the preliminary plan boundary line will need to be dedicated as an easement by separate instrument at the final plat stage. You will also need a restrictive covenant to tie the pond to the property for use and maintenance.

SR 6: Modify Plan Note 27 (LDC § 25-1-83):

“A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 25-8-341 & 25-8-342 FOR CUT & FILL TO EXCEED NOT MORE THAN 14.9 FEET OF DEPTH, HAS BEEN APPROVED FOR THIS SITE BY THE LAND USE COMMISSION ON \_\_\_\_\_.”

SR 7: Please update lot summary table to ensure the correct number of total lots and break down by land use type. (LDC § 25-1-83)

Transportation Planning - Martin Laws - 512-974-6351

- TR1. On preliminary plans, provide a table specifying street classifications, right-of-way width, pavement width, cross-section (shoulders, curb and gutter, or ribbon curb) and sidewalk location (if applicable) in accordance with the TCM, Sec. 1.3.0.
- TR2. On preliminary plans, provide a plat note stating that streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat. LDC 25-6-171(a).
- TR3. Staff calculated the block length to be approx. 1,500 feet along East Trigger . A block may not exceed 1,200 feet in length. A commercial block may be up to 2,000 feet in length if there is adequate traffic circulation and utility service. Block lengths may be varied by the Director if the proposed block length adequately meets the requirements of circulation, utility service, topography, and provisions of the master plan. LDC 25-4-153.

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve the site with City of Austin water and wastewater utilities. 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.

FY1. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Water quality controls are required if the total of new and redeveloped impervious cover exceeds 8,000 square feet. Provide a water quality plan using the assumed values for impervious cover for single-family subdivisions shown in Land Development Code Section 25-8-64. Please also ensure grading for individual lots is directed toward the street in order to capture IC from homes.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

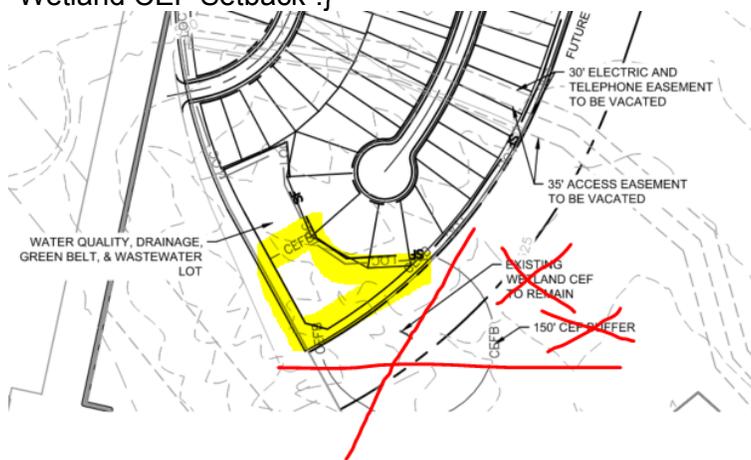
WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their buffers must be shown on all site plan sheets.*

FYI A site visit was conducted by Miranda Reinhard and Andrew Clamann on June 11, 2021 and additional wetland CEFs outside of the limits of the preliminary plan were observed.

**WB1. Update0.** This project does not comply with Critical Environmental Feature protection requirements for off-site wetland CEFs. [LDC 25-8-281; LDC 25-8-282; ECM 1.10] {To clear this comment, please remove the wetland CEF, CEF setback, and associated callout notes that are outside the limits of the preliminary plan (see red X's below). Please clarify that the CEF setback (CEFB) within the limits of the preliminary plan is a closed polygon (highlighted in yellow below) and relabel it as "Wetland CEF Setback".}



ERM Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

No Review Required.

Fire For Site Plan Review - Tom Migl - 512-974-0164

No Review Required 6/15/2021

FYI - this application proceeds the effective date of WUI code adoption Ordinance no. 20200409-040, however the site plan and/or building permits will be subject to this ordinance. The development is within 1.5 miles of a Wildland hazard fuel load and you may want to generate a vicinity map with associated setbacks per the ordinance to anticipate building impacts to the proposed development.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0

PR1: Wildhorse PUD requirement (Ord # 020214-28 and amendments) are superior for parkland dedication. 171 acres of parkland must be dedicated prior to an approval of a D parcel. All parcels in this prelim plan are D parcels. Please coordinate with this reviewer to dedicate 171 of greenbelt parkland.

End of report



**ENVIRONMENTAL COMMISSION MOTION 20210120 003d**

**Date:** January 20, 2021

**Subject:** Blue Bluff at Wildhorse Ranch, C8-2020-0033

**Motion by:** Katie Coyne

**Seconded by:** Wendy Gordon

**RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-341 to allow cut over 4 feet to 15 feet and LDC 25-8-342 to allow fill over 4 feet to 15 feet, and

**WHEREAS**, the Environmental Commission recognizes the site is located in the Gilleland Creek Watershed and in the Desired Development Zone, and

**WHEREAS**, the Environmental Commission recognizes that staff recommends these variances (with one condition) having determined the required Findings of Fact have been met.

**Therefore, the Environmental Commission recommends the requested variances with the following Staff Condition:**

- 1) The Applicant will protect three natural, unclassified drainages. These small waterways with less than 64 acres of drainage will be preserved in a natural state with foot-path trails for pedestrian access to the Critical Water Quality Zone buffers for an unnamed tributary of Gilleland Creek and for Gilleland Creek. Development within these drainage areas will be limited to park amenities such as trails and trail appurtenances (buildings and parking will not be allowed).

**VOTE 8-0**

For: Thompson, Coyne, Maceo, Guerrero, Gordon, Bedford, Creel, Barrett Bixler

Against: None

Abstain: None

Recuse: Ramberg

Absent: None

Approved By:

*Linda Guerrero*

Linda Guerrero, Environmental Commission Chair