

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0033

COMMISSION DATE: July 13, 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. The variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet, were approved by the Planning Commission on June 22, 2021. However, the preliminary plan was disapproved at that time.

The recent update for this preliminary plan still 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 July 8, 2021, and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

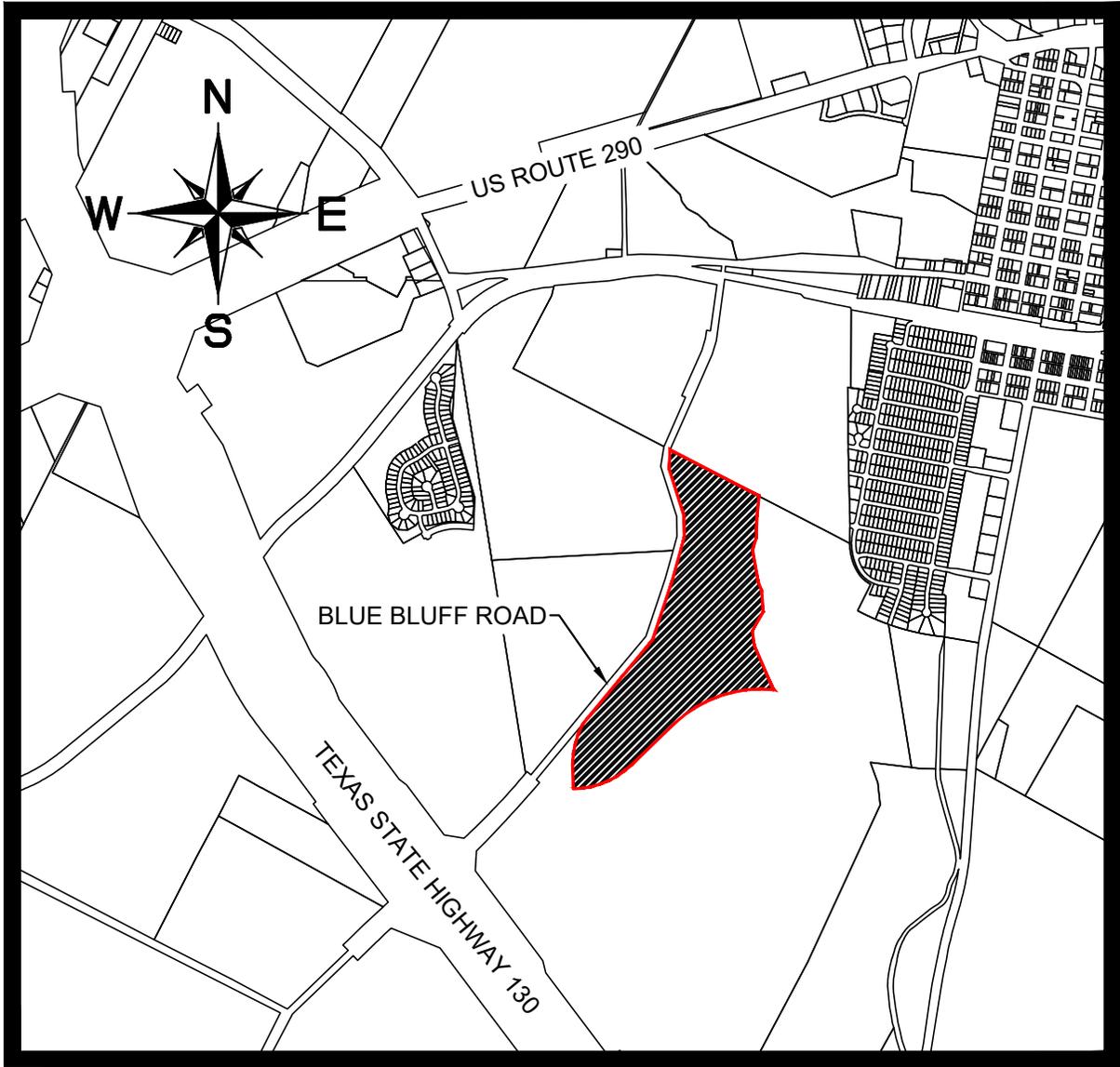
EMAIL: jennifer.bennett-reumuth@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated July 8, 2021



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
 DING NAME
 LAST SAVED

BLUE BLUFF AT WILDHORSE RANCH

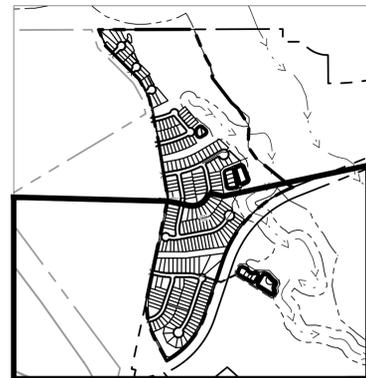
AUSTIN, TEXAS
 OCTOBER 2019



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.

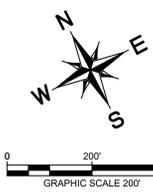
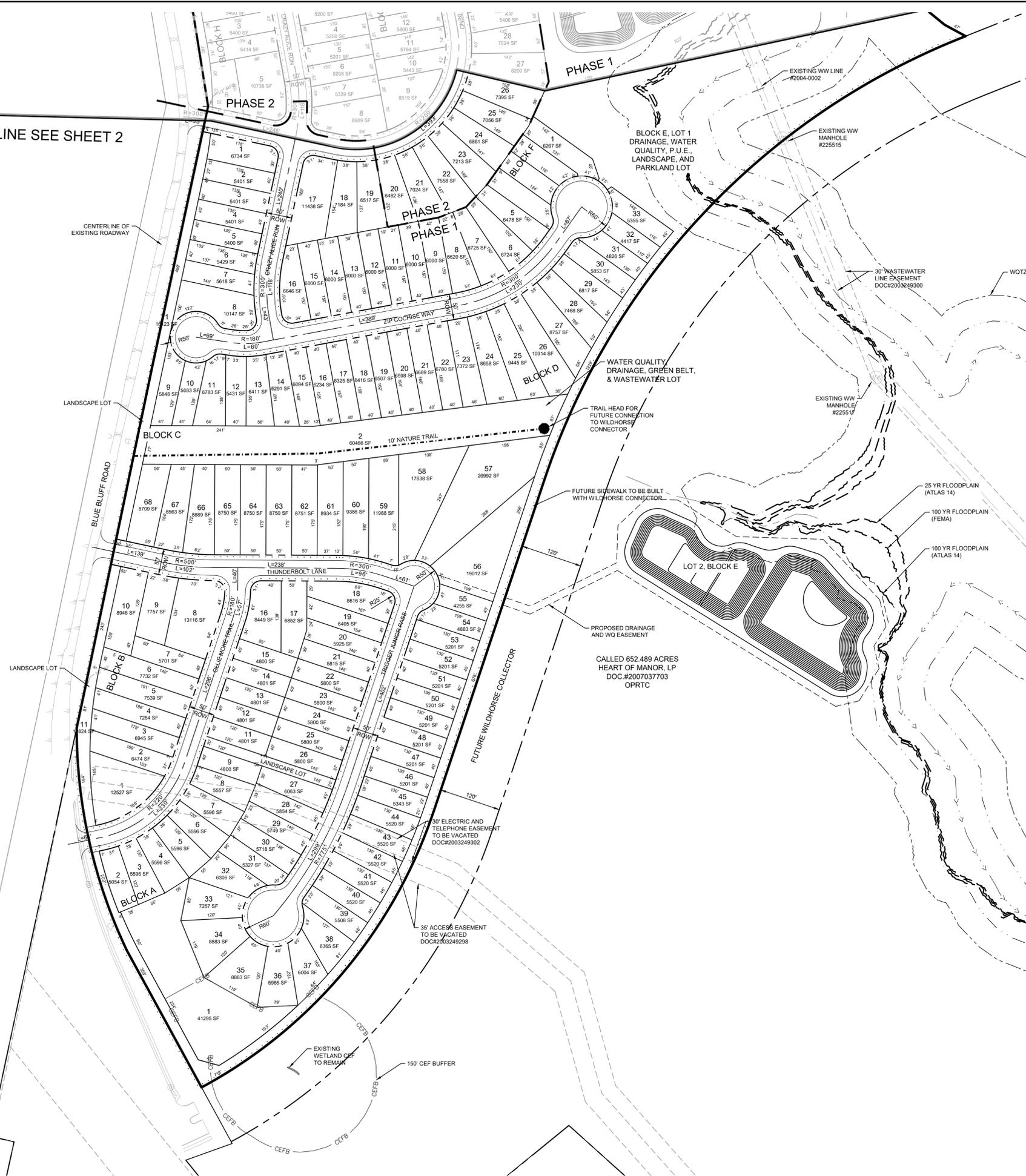
Plotted By: Costley, Messpam Date: April 30, 2021 10:39:46am File Path: K:\Users\costley\Documents\09244519-wildhorse-blue-bluff\preliminary\road\plan\streets\c Preliminary Plan.dwg
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KEY MAP
 1" = 1,000'

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

MATCH LINE SEE SHEET 2



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

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.



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

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'

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 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

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: U1
PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch
LOCATION: 10621 Blue Bluff Rd

SUBMITTAL DATE: June 28, 2021
FINAL REPORT DATE: July 8, 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 . 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
Water Quality: Kyle Virr

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

ATD 1. Outstanding review fee.

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

All comments cleared.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: CLEARED

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)

UPDATE 1: Comment remains. Also FYI, the PDF should be shades of black and white.

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.”

UPDATE 1: Streets are still not listed in part (B). Please update.

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.

UPDATE 1: Make sure it states “THE LAND USE COMMISSION” instead of just “COMMISSION”.

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: CLEARED

SR 7: CLEARED

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.

U1: Comment Cleared

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).

U1: Comment Cleared

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.

U1: Comment Cleared

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.

U1: Please confirm that all requirements in DCM 1.2.4.E. will be met with the design.

WQ2: CLEARED

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

U1: Pending.

Comments Cleared.

- *Please be advised that the Final Plat will be required to 1) show and label the CEF Setback area, and 2) add the standard CEF note that states that “all activities within the CEF Setback must comply with the City of Austin Land Development Code. The natural vegetation cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.*
- *Please also be advised that the construction documents will be required to show all mitigation details.*

End of report