

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2021-0152**COMMISSION DATE:** August 16, 2021**SUBDIVISION NAME:** Pinnacle at Wildhorse Ranch Preliminary Plan**ADDRESS:** 12000 Blue Bluff Rd**APPLICANT:** Texas WH200 LP**AGENT:** Kimley-Horn and Associates (Kevin Burks)**ZONING:** Wildhorse Ranch PUD**NEIGHBORHOOD PLAN:** Wildhorse Ranch PUD**AREA:** 60.06 acres**LOTS:** 57**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 Pinnacle at Wildhorse Ranch Preliminary Plan, consisting of 57 lots on 60.06 acres, and variances from LDC § 25-8-341, to allow cut to 15 feet, and LDC § 25-8-342, to allow fill to 15 feet. The Environmental Commission recommended the environmental variances on May 4, 2022, 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 August 11, 2022, 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 25-8-342, and attached as Exhibit D.

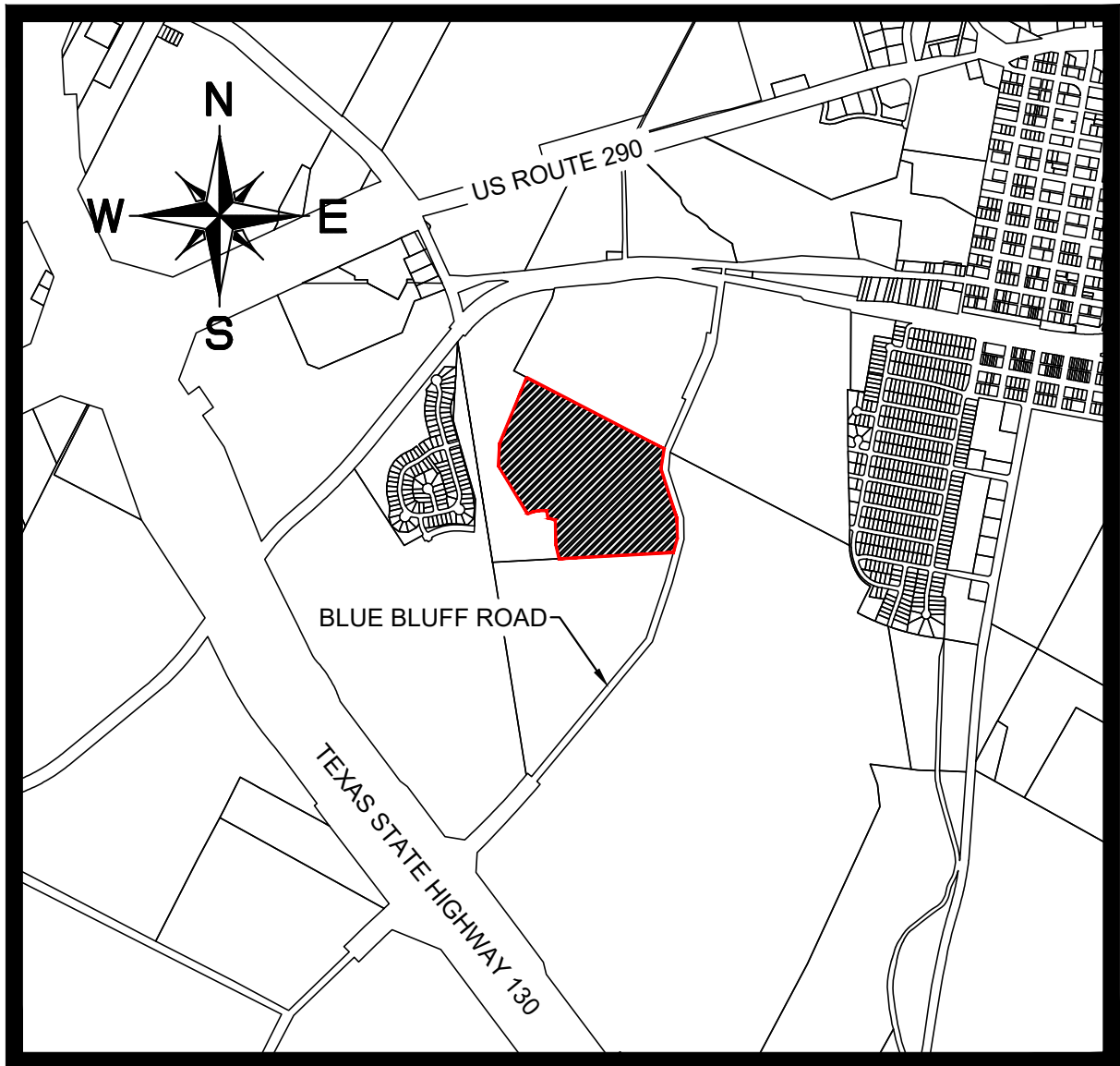
**CASE MANAGER:** Jennifer Bennett**PHONE:** 512-974-9002**EMAIL:** jennifer.bennett@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated August 11, 2022

Exhibit D: Environmental Commission motion for variances from LDC § 25-8-341 and 25-8-342



## LOCATION MAP

SCALE: 1" = 2,000'

COSLEY, MEGAN 3/22/2021 4:45 PM  
 C:\AUS\_CIVIL\089244651-THE PINNACLE AT WILDHORSE RANCH\PRELIM PLAN\CAD\EXHIBITS\PLANSHEETS\LOCATION MAP.DWG  
 3/22/2021 4:45 PM

PLOTTED BY  
 DWG NAME  
 LAST SAVED

## THE PINNACLE AT WILDHORSE RANCH

AUSTIN, TEXAS  
 MARCH 2021

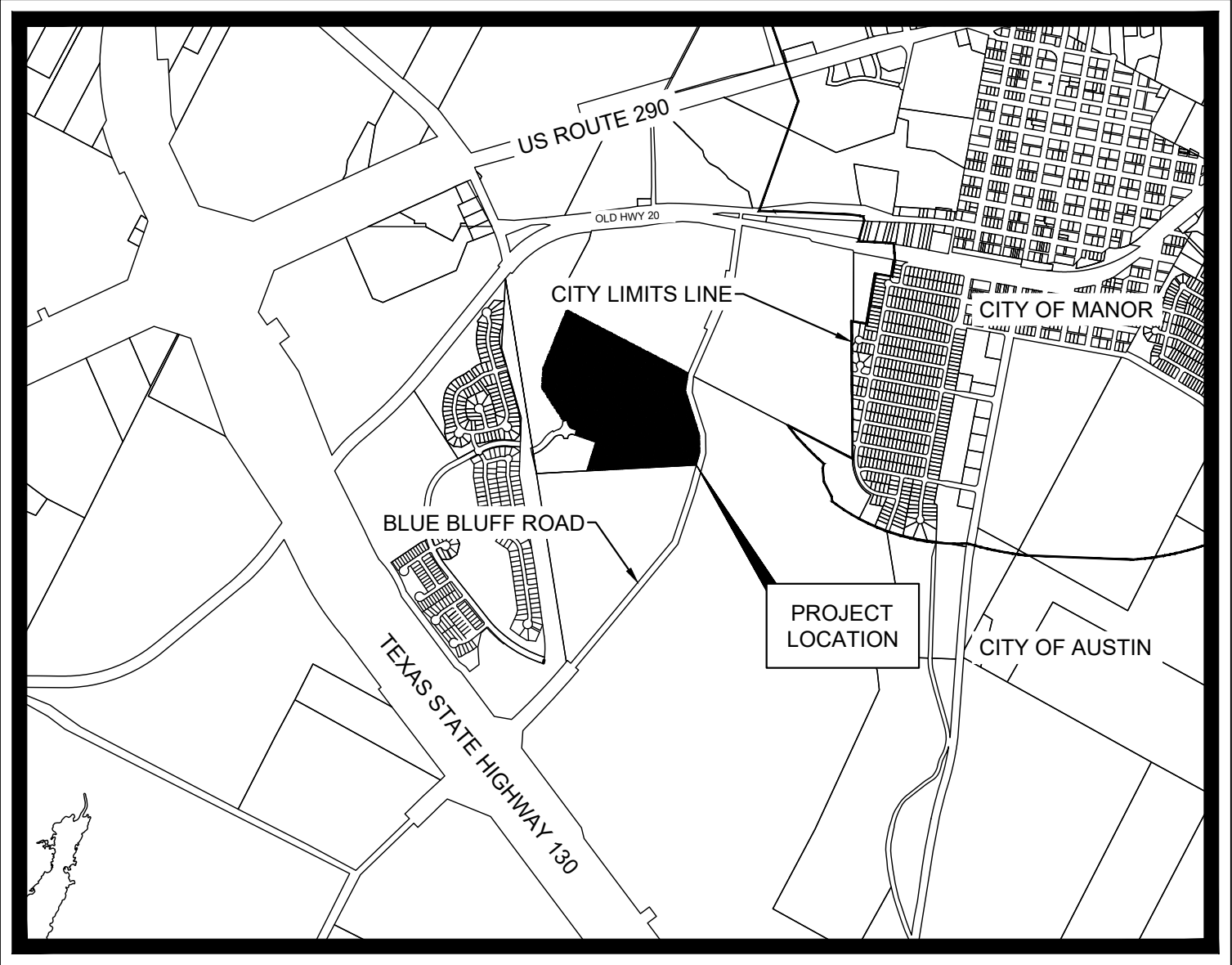
**Kimley»Horn**

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  
PINNACLE 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

AUGUST 2021

LEGAL DESCRIPTION

60.06 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

LOT SIZE	NUMBER OF LOTS	ASSUMED IC PER LOT (SF)	PROPOSED IC (SF)
GREATER THAN 3 AC.	3	10,000	30,000
GREATER THAN 1 AC. AND NO MORE THAN 3 AC.	1	7,000	7,000
GREATER THAN 15,000 SF AND NO MORE THAN 1 AC.	2	5,000	10,000
GREATER THAN 10,000 SF AND NO MORE THAN 15,000 SF	0	3,500	0
10,000 SF OR LESS IN SIZE	51	2,500	122,500
<b>TOTAL LOTS AND PROPOSED IC</b>	<b>57</b>		<b>169500</b>
ROW IMPERVIOUS COVER			155945
OTHER IMPERVIOUS COVER, SUCH AS STORMWATER POND ACCESS DRIVES			19585
<b>TOTAL</b>			<b>345030</b>

PINNACLE AT WILDHORSE RANCH - LAND USE SUMMARY				
USE	ACREAGE	# OF LOTS	% OF PROJECT	
Single Family Residential	5.85	AC.	49	9.74%
Water Quality, Drainage	8.28	AC.	4	13.79%
Multi Family	41.70	AC.	2	69.43%
Landscape	0.08	AC.	2	0.14%
Right-of-Way	4.15	AC.	-	6.91%
<b>TOTAL</b>	<b>60.06</b>	<b>AC.</b>		<b>100.00%</b>

PINNACLE AT WILDHORSE RANCH - STREET TABLE					
STREET	RIGHT OF WAY	PAVEMENT (FOC/FOC)	CLASSIFICATION	TCM STREET CROSS SECTION STANDARD No.	SIDEWALK LOCATION LINEAR FEET
GOLDEN RODEO COVE	56'	36'	LOCAL STREET	1000S-10	BACK OF CURB 1137'
WILDHORSE RANCH TRAIL	70'	48'	NEIGHBORHOOD COLLECTOR	1000S-11	BACK OF CURB 1401'
<b>TOTAL</b>					<b>2538'</b>

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN

PRELIMINARY SUBDIVISION APPROVAL

SHEET 1 of 2

FILE NUMBER C8-20210152.PA

APPLICATION DATE: \_\_\_\_\_, 2022.

APPROVED BY COMMISSION ON \_\_\_\_\_

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

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

Denise Lucas, Director, Development Services Department

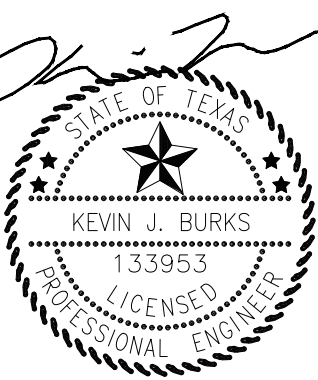
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the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

BENCHMARKS

BENCHMARK	DESCRIPTION
BM #101	"X" CUT ON THE HIGH TRANSMISSION POWER POLE BASE. ELEV = 554.100'
BM #27	"X" CUT ON HIGH TRANSMISSION POWER POLE BASE. ELEV = 640.400



REGISTERED PROFESSIONAL ENGINEER DATE



I, KEVIN J. BURKS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

OWNER/DEVELOPER

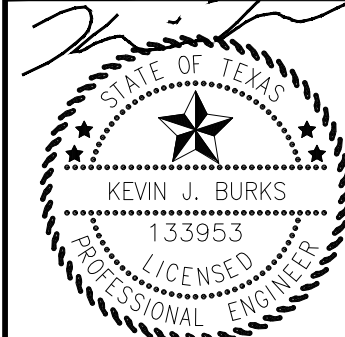
HEART OF MANOR, LP  
9900 US HIGHWAY 290 E  
MANOR, TX 78653  
TEL: (215) 283-1121  
CONTACT: WILLIAM A. PERUZZI

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



07/18/2022

KHA PROJECT	069244531
DATE	JULY 2022
SCALE	AS SHOWN
DESIGNED BY:	JMW
DRAWN BY:	MCC
CHECKED BY:	KJB

COVER SHEET

THE PINNACLE AT  
WILDHORSE RANCH  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

SHEET NUMBER  
1 OF 2

KHA PROJECT NO. 069244531

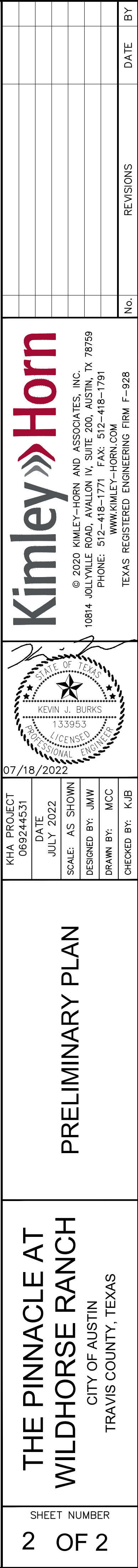
CIVIL CONSTRUCTION PLANS

PINNACLE AT WILDHORSE RANCH

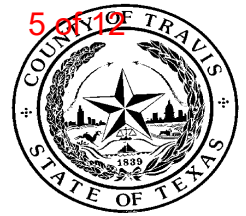
GENERAL NOTES:

- 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: GOLDEN RODEO COVE AND WILDHORSE RANCH 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: GOLDEN RODEO COVE AND WILDHORSE RANCH 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. 601 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 FARMER LN.
- THE CITY WILL BE RESPONSIBLE FOR WATER QUALITY AND DETENTION FACILITIES MAINTENANCE FOR THE SINGLE FAMILY LOTS AND PUBLIC ROW. THE MULTIFAMILY PARCELS SHALL PROVIDE PRIVATE DRAINAGE AND WATER QUALITY WITH THEIR SITE PLANS.
- IN ACCORDANCE WITH SECTION 25-8-303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%: LOTS 3-11, 26-31, 46, AND 48-53 OF BLOCK A
- 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).
- NO 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.
- LOT 14, BLOCK A AND LOT 17, BLOCK B WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- A CEF MITIGATION PLAN IS REQUIRED. SOME OF THE DETAILS FOR THE MITIGATION PLAN WILL BE REVIEWED, APPROVED, AND EXECUTED DURING THE SUBDIVISION CONSTRUCTION PLANS. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL MITIGATION PLAN HAS BEEN COMPLETED AND APPROVED BY THE ENVIRONMENTAL INSPECTOR.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 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.







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

CASE NUMBER: C8-2021-0152  
 REVISION #: 00  
 CASE MANAGER: Jennifer Bennett  
 UPDATE: U0  
 PHONE #: 512-974-9002

PROJECT NAME: Pinnacle at Wildhorse Ranch  
 LOCATION: 12000 BLUE BLUFF RD



SUBMITTAL DATE: July 18, 2022  
 FINAL REPORT DATE: August 11, 2022

**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 **October 17, 2022**. 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. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Chima Onyia  
 911 Addressing: Dolores Huerta  
 ATD Engineering: Daniil Kontsevov  
 Drainage Engineering: Kyle Virr  
 Environmental Review: Pamela Abee-Taulli  
 Subdivision Review: Jennifer Bennett  
 Water Quality Review: Kyle Virr

**Electric Review - Andrea Katz - 512-322-6957**

**No Review Required. Out of Austin Energy service area**, served by Bluebonnet Electric Cooperative, Inc.

**911 Addressing Review - Dolores Huerta - Dolores.Huerta@austintexas.gov**

AD1: This plat review is Rejected.

AD2: In the vicinity map, update the label for E US 290 HWY SVRD EB as it reads here.

AD3: In the vicinity map, update the label for N SH 130 NB as it reads here.

AD4: Please update WILDHORSE RANCH TRAIL (Proposed) as it reads here for the unbuilt section. Please add the label WILDHORSE RANCH TRAIL (Existing) for the built section.

AD5: GOLDEN RODEO COVE has been approved and reserved for your project.

AD6: Add the label for E PARMER LN as it reads here.

NOTE: The unbuilt segment of WILDHORSE RANCH TRAIL needs to include a label that denotes the segment is neither built in GIS or visible in imagery.

NOTE: Proposed ROW's must be labeled to distinguish built from unbuilt ROW's

§25-4-155

End of Comments

**ATD Engineering Review – Daniil Kontsevov – 512-978-1561**

- ATD 1. ATD transportation review fees as adopted by City Council will be added to AMANDA. These fees can be paid online on ABC portal.
- ATD 2. Revise "sidewalk location" in the street table to just "sidewalk" and put the required widths in the column, according to street classification (4' and 5'). Remove "back of curb". TCM, Sec. 1.3.0.
- ATD 3. A residential block that is more than 900 feet in length must be transected by a pedestrian path that is located not less than 300 feet from each block end. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. Change "landscape lots" to "public access **easements**". LDC 25-4-153(C).
- ATD 4. Use open-ended cul-de-sac design to terminate at the adjoining property to the north of GOLDEN RODEO COVE, in order to reduce the block length. Reference Figure 1-42a in Appendix H of the TCM on the preliminary plan. TCM 1.3.2 E., LDC 25-4-153.
- ATD 5. Sidewalks are required on the subdivision side of BLUE BLUFF ROAD. Identify the location of the sidewalks by a dotted line on the preliminary plan. LDC 25-6-351. TCM, 4.2.1.
- ATD 6. Add subdivision construction case number (C8-2017-0291.1B) to the WILDHORSE RANCH TRAIL (East of the roundabout).

### 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.
- DE2: Provide a brief drainage study that would show whether there are significant offsite flows or well defined waterways on site. As a minimum, provide a topographic area map. If concentrated flows exist, drainage easements are required. [LDC 25-7-151]
- DE3: DCM 2.4.2 states that "sound engineering judgement should be used to determine a flow path representative of the drainage area." Please justify the proposed condition flow path and how it is "representative" of the proposed drainage condition.

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

#### IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

- EV 1 Please explain where the 45% IC allowance for drainage, etc., is from:

APPENDIX Q-2				
PINNACLE AT WILDHORSE RANCH IMPERVIOUS COVER - BLOCK A				
<b>ALLOWABLE IMPERVIOUS COVER</b>				
Single Family	60 %	X	5.74 ACRES	= 3.44 ACRES
Drainage, Water Quality, PUE, Landscape, and Greenbelt	45 %	X	8.47 ACRES	= 3.81 ACRES
Right of Way	85 %	X	4.15 ACRES	= 3.53 ACRES

- EV 2 The ROW IC allowance is the same as the commercial IC allowance, 80%. Please revise accordingly.

APPENDIX Q-2				
PINNACLE AT WILDHORSE RANCH IMPERVIOUS COVER - BLOCK A				
<b>ALLOWABLE IMPERVIOUS COVER</b>				
Single Family	60 %	X	5.74 ACRES	= 3.44 ACRES
Drainage, Water Quality, PUE, Landscape, and Greenbelt	45 %	X	8.47 ACRES	= 3.81 ACRES
Right of Way	85 %	X	4.15 ACRES	= 3.53 ACRES

- EV 3 Please show a total for the allowable IC:

APPENDIX Q-2				
PINNACLE AT WILDHORSE RANCH IMPERVIOUS COVER - BLOCK A				
ALLOWABLE IMPERVIOUS COVER				
Single Family	60 %	X	5.74 ACRES	= 3.44 ACRES
Drainage, Water Quality, PUE, Landscape, and Greenbelt	45 %	X	8.47 ACRES	= 3.81 ACRES
Right of Way	85 %	X	4.15 ACRES	= 3.53 ACRES
<b>TOTAL</b>				

**SLOPES & GRADING [LDC 25-8, Article 7, Division 3, ECM 1.8.0, 1.11.0]**

EV 4 Thank you for providing the exhibits. Please add the grading exhibits from the Project Assessment.

**LAND USE COMMISSION VARIANCE [LDC 25-8, Article 1]**

EV 5 Please revise the cover sheet variance note as follows:

- A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO 25-8-341 TO ALLOW CUT TO 15 FEET WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON \_\_\_\_\_.
- A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO 25-8-342 TO ALLOW FILL TO 15 FEET WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON \_\_\_\_\_.

EV 6 Please coordinate with the case manager, Jennifer Bennett, (and cc me in correspondence) to arrange the variance hearing at the Zoning and Platting Commission. This comment will remain until the variance request has been approved.

**Subdivision Review - Jennifer Bennett - 512-974-9002**

- SR 1. This application was submitted on July 18, 2022. All comments must be cleared by October 17, 2022. (LDC § 25-1-83)
- SR 2. Per TCAD, this property appears to be owned by Texas WH200 LP with the most recent deed recorded in Document No. 2010177691. Please update the preliminary plan application with the ownership information and have the correct owner sign the application. Also, the owner's information should be updated on Sheet 1 of the prelim. (LDC § 25-1-83)
- SR 3. Revise the Case # (C8-2021-0152) in the bottom right-hand corner of each sheet to leave off "PA". (LDC § 25-1-83)
- SR 4. Double-check all of the Lot and Block numbers. There appear to be like 3 "Lot 1, Block A" lots with the same label. (LDC § 25-1-83)
- SR 5. Make sure that all bearings/distances for the outside boundary line of this preliminary plan are labeled (for example, at the intersection of Golden Rodeo Cove and Wildhorse Ranch Trail). Also, verify that the correct dimensions are shown for all lots (for example, Lot 26, Block A) LDC § 25-1-83
- SR 6. Revise the lines as follows (LDC § 25-1-83):
- The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
  - All proposed lot lines must be solid and the second heaviest line. (ROW boundaries and internal lot lines of the proposed subdivision should appear less bold than the prelim boundary)
  - Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
  - Lot lines outside but adjacent to the project must be broken and the lightest weight.



- SR 7. Please remove the land use and zoning for adjacent properties and any references to City of Austin case numbers. If an adjacent property is not an approved and recorded plat, remove the proposed lot lines and include the owner's name, acreage, and deed reference. (LDC § 25-1-83)
- SR 8. Remove the utility lines (e.g. water, sewer, and gas etc.), any sort of pavement structure (existing or proposed), curb boundaries (only show street ROW and centerlines), drainage pond structures, and easement centerlines from the prelim. The easement boundaries should be shown.  
Also, the ROW boundaries should be solid and the same line weight as the internal lot boundaries (less bold than the outside property boundary). (LDC § 25-1-83)
- SR 9. Plat Note 20, Part B needs to have the actual street names instead of "all proposed local streets." (LDC § 25-1-83)
- SR 10. In Plat Note 39, make sure all applicable lots are mentioned. There should be 6 lots (4 water quality/drainage lots, and 2 landscape lots) total. (LDC § 25-1-83)

#### 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: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2: Provide an Appendix R-1 table for each Water Quality pond to ensure area reserved for water quality controls is adequate.
- WQ3: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the
- WQ4: 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.
- WQ5: 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 - Leslie Lilly - Leslie.lilly@austintexas.gov

- WB1 U0** Please provide a compliant ERI for the project location associated with this plan. The ERI provided with the plans is for an adjacent property.
- WB2. U0.** Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).  
Additional information: { *This comment can be addressed by adding a note on all sheets stating that: "All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."* }

- WB3 U0** Demonstrate that this project complies with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]  
*{Additional information: {This reviewer cannot determine wetland CEF protection provisions and potential wetland CEF 1:1 mitigation. Please provide more detail on the "Exhibit B – CEF MITIGATION SHEET"}*
- a. *This sheet should encompass all proposed wetland CEF setback mitigation including a balance table specifying the total acreage of proposed wetland CEF/CEF setback area encroached upon/impacted/reduced as well as the total acreage for each of the proposed mitigation methods.*
  - b. *Please provide all details for planting and seeding meeting the minimum criteria of 609S to include the seed specification (species, total pounds, etc.) and the tree/shrub specifications (species, quantity, size, and location).}*

<b>Site Plan Plumbing - Cory Harmon - 512-974-2882</b>
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**APPROVED**

The proposed preliminary plan (C8-2021-0152) is approved from a plumbing code perspective.

**End of Master Comment Report**





## **ENVIRONMENTAL COMMISSION MOTION 20220504 003a**

**Date:** May 4, 2022

**Subject:** Pinnacle at Wildhorse Ranch, C8-2021-0152

**Motion by:** Jennifer Bristol

**Seconded by:** Melinda Schiera

### **RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting variances as follows:

- Request to vary from LDC 25-8-341 to allow cut to 15 feet.
- Request to vary from LDC 25-8-342 to allow fill to 15 feet.

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

**WHEREAS**, the Environmental Commission recognizes that Staff recommends this variance, (with staff conditions) having determined the required Findings of Fact have been met.

**THEREFORE**, the Environmental Commission recommends the variance request with the following:

### **Staff Conditions:**

1. The applicant will provide enhanced vegetation for the wetland critical environmental features, to be comprised of 1 (one) canopy tree and 2 (two) understory trees per 700 square feet, to be planted in clusters, with plants no closer than 3 feet on center, in a generally tree-less area that is roughly 70,000 sf.
2. Grading over 8 feet will be stabilized by containment and/or terracing.
3. Water quality requirements will be met by using biofiltration, a green stormwater quality infrastructure.

### **Environmental Commission Conditions:**

1. Create pollinator zones where possible
2. Use native plants that represent the prairie ecosystem where possible
3. Include an Integrated Pest Management Plan

**VOTE: 9-0**

For: Qureshi, Scott, Schiera, Barrett Bixler, Nickells, Bristol, Aguirre, Brimer, Bedford

Against: None

Abstain: None

Recuse: Ramberg

Absent: Thompson

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The letters are somewhat stylized and cursive.

Kevin Ramberg, Environmental Commission Chair