SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0152

COMMISSION DATE: September 27, 2022

NEIGHBORHOOD PLAN: Wildhorse Ranch PUD

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

AREA: 60.06 acres

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: Full Purpose

<u>SIDEWALKS</u>: Sidewalks will be constructed along all internal streets and the subdivision side of Blue Bluff Road.

LOTS: 57

DISTRICT: 1

VARIANCES: Variances from LDC § 25-8-341, to allow cut to 15 feet, and LDC § 25-8-342, to allow fill to 15 feet.

DEPARTMENT COMMENTS:

The request is for the approval of Pinnacle at Wildhorse Ranch Preliminary Plan, consisting of 57 lots on 60.06 acres. The variances from LDC § 25-8-341, to allow cut to 15 feet, and LDC § 25-8-342, to allow fill to 15 feet, were approved by the Zoning and Platting Commission on August 16, 2022. 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:

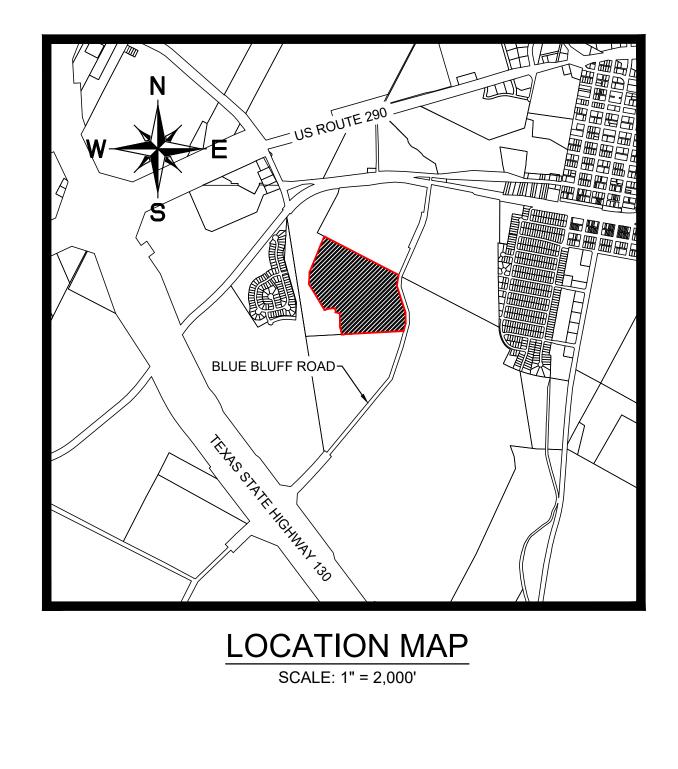
Staff recommends disapproval of the preliminary plan for the reasons listed in the comment report dated September 22, 2022, and attached as Exhibit C.

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 September 22, 2022







GE	INERAL NOTES:
1.	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.
2.	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.
3	WATER AND WASTEWATER SERVICE FOR THE WILDHORSE RANCH BLID WILL BE PROVIDED BY THE CITY OF ALISTIN

WATER AND WASTEWATER SERVICE FOR THE WILDHORSE RANCH PUD WILL BE PROVIDED BY THE CITY OF AUSTIN. 4. 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
- OR FINAL PLAT. PRIOR TO CONSTRUCTION. DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMEN
- 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 8. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN
- STANDARDS 9. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE L
- AS SLICH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY, XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICA 10. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMU
- RATING OF ONE STAR 11. A TRAIL NETWORK WILL BE DESIGNED AND CONSTRUCTED FOR SUBDIVISIONS WITHIN THE WILDHORSE RANCH PUD. INCLUDING AND ALTERNATIVES. SUCH AS HIKE AND RIKE TRAILS. MAINTENANCE OF THE NETWORK WILL BE THE RESPONSIBILITY OF AN OWNER'S ASSOCIATION. TH NETWORK WILL BE DESIGNED TO PROMOTE PEDESTRIAN AND BICYCLE ACCESSIBILITY WITHIN NEIGHBORHOODS. TO AREA PARKS, AND OTHER COMMUNIT
- FACILITIES AND NATURAL AREAS. WHERE APPROPRIATE. BOX CULVERTS MAY BY UTILIZED FOR PEDESTRIAN AND BICYCLE CROSSINGS AT A MINIMUM OF 1 FEET IN HEIGHT
- 12. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLA
- 13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE No.020214-28 14. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIV
- 15. 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
- 16. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN
- 17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED 18. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTA AUTHORITIES
- 19. 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 COMPAN
- 20. 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 IMPROVEMENT A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: GOLDEN RODEO COVE AND WILDHORSE RANCH TRA
- 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 WIL
- 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
- 22. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTION
- 23. 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
- 24. TOPOGRAPHY SOURCE: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350, SAN ANTONIO, TEXAS 78216.
- 25. 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
- 26. 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.
- 27. A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 25-8-341 TO ALLOW CUT TO 15 FEET WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON AUGUST 16, 2022
- 27. A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 25-8-342 TO ALLOW FILL TO 15 FEET WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON AUGUST 16, 2022.
- 28. NO SINGLE FAMILY LOTS ARE ALLOWED DIRECT ACCESS TO PARMER LN.
- 29. 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.
- 30. 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
- 31. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. 32. 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. 33. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- 34. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 35. 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.
- 36. 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.
- 37. 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)
- 38. 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.
- 39. LOT 1 BLOCK A, LOT 17 BLOCK A, LOT 30 BLOCK A, LOT 1 BLOCK B, LOT 13 BLOCK B, AND LOT 25 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.
- 40. 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.
- 41. 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.
- 42. 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.

OWNER/DEVELOPER

TEXAS WH200, LP 9900 US HIGHWAY 290 E MANOR, TX 78653 TEL: (610) 613-2506 CONTACT: JOHN GIANGIULIO

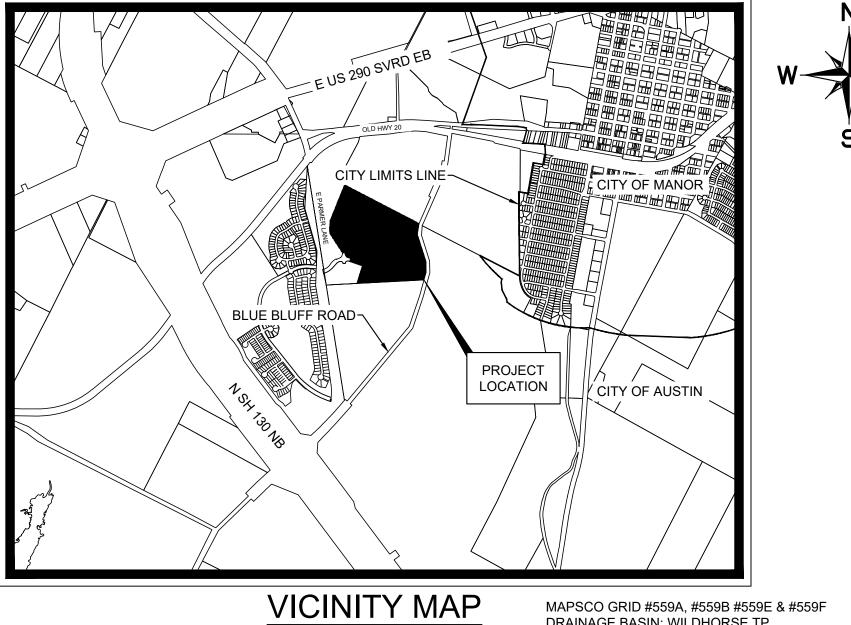
ENGINEER

Kimley»Horn 10814 JOLLYVILLE ROAD, AVALLON IV. SUITE 300

AUSTIN, TEXAS 78759 CERTIFICATE OF REGISTRATION #928 CONTACT: KEVIN J. BURKS, P.E.

Tel No (512) 418-177 Fax No. (512) 418-1791

PRELIMINARY PLAN FOR PINNACLE AT WILDHORSE RANCH CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



SCALE: 1" = 2,000'

DRAINAGE BASIN: WILDHORSE TP

JULY 2022

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



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.

REGISTERED PROFESSIONAL ENGINEER

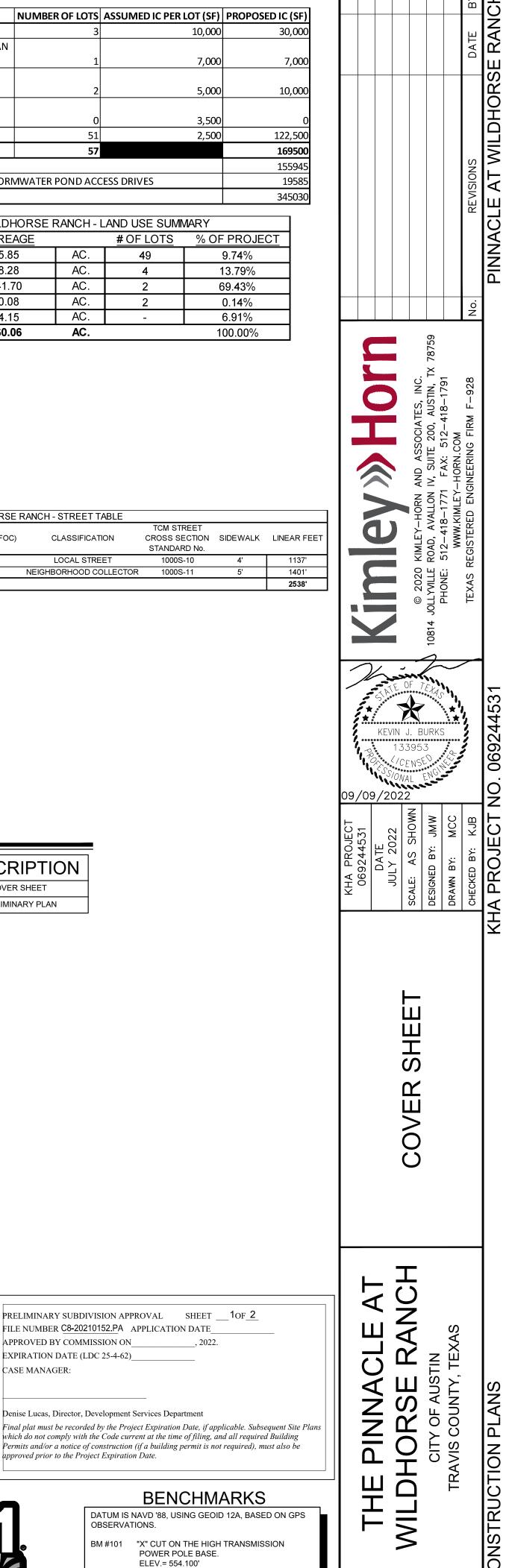
LOT SIZE	NUMBER OF LOTS	ASSUMED IC PER LOT (SF)	PROPOSED IC (SF)	
GREATER THAN 3 AC.	3	10,000	30,000	
GREATER THAN 1 AC. AND NO MORE THAN				
3 AC.	1	7,000	7,000	
GREATER THAN 15,000 SF AND NO MORE				
THAN 1 AC.	2	5,000	10,000	
GREATER THAN 10,000 SF AND NO MORE				
THAN 15,000 SF	0	3,500	0	
10,000 SF OR LESS IN SIZE	51	2,500	122,500	
TOTAL LOTS AND PROPOSED IC	57		169500	
ROW IMPERVIOUS COVER 15594				
OTHER IMPERVIOUS COVER, SUCH AS STORMWATER POND ACCESS DRIVES 19585				
TOTAL				

USE	ACREAGE		<u># OF LOTS</u>	<u>% OF PROJECT</u>
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%
TOTAL	60.06	AC.		100.00%

	PINNACLE AT WILDHORSE RANCH - STREET TABLE					
STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	TCM STREET CROSS SECTION STANDARD No.	SIDEWALK	LINEAR FEE
GOLDEN RODEO COVE	56'	36'	LOCAL STREET	1000S-10	4'	1137'
WILDHORSE RANCH TRAIL	70'	45'	NEIGHBORHOOD COLLECTOR	1000S-11	5'	1401'
TOTAL						2538'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN



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

BENCHMARKS DATUM IS NAVD '88, USING GEOID 12A, BASED ON GPS

. 2022.

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 2

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

FILE NUMBER C8-20210152.PA APPLICATION DATE

Denise Lucas, Director, Development Services Department

OBSERVATIONS.

approved prior to the Project Expiration Date.

APPROVED BY COMMISSION ON

EXPIRATION DATE (LDC 25-4-62)

CASE MANAGER:

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

"X" CUT ON HIGH TRANSMISSION POWER BM #27 POLE BASE ELEV.= 640.400

C8-2021-0152

SHEET NUMBER

OF 2

DATE

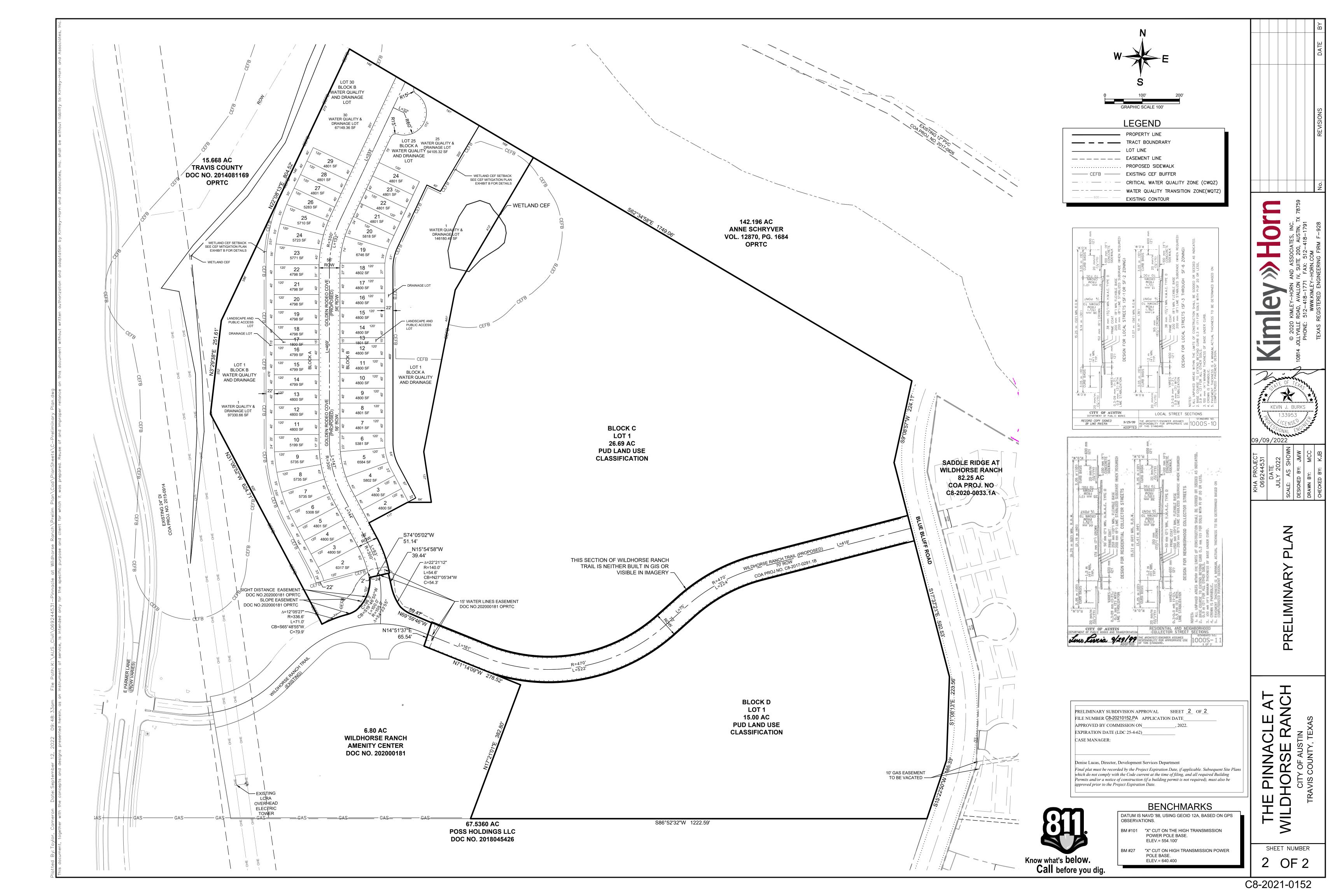


Exhibit C

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

CASE NUMBER: C8-2021-0152 UPDATE: U1 CASE MANAGER: Jennifer Bennett PHONE #: 512-974-9002 PROJECT NAME: Pinnacle at Wildhorse Ranch LOCATION: 12000 BLUE BLUFF RD



SUBMITTAL DATE: September 12, 2022 FINAL REPORT DATE: September 22, 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. 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: Chima Onyia 911 Addressing: Dolores Huerta ATD Engineering: Daniil Kontsevoy Environmental Review: Pamela Abee-Taulli Subdivision Review: Jennifer Bennett Wetlands Biologist Review: Leslie Lilly

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

- AD1: This plat review is Rejected.
- AD2: Remove (Proposed) that is labeled below the street name GOLDEN RODEO COVE. There is no existing GOLDEN RODEO COVE, therefore it is not needed on your plan.

§25-4-155

End of Comments

ATD Engineering Review – Daniil Kontsevoy – 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.
 U1: Comment remains. The comment will be cleared upon the payment.
- 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. **U1: Comment cleared.**
- 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).
 U1: Comment remains. Approval of the block length waiver was contingent upon these lots being public access easements.
- 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. U1: Comment cleared.
- 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. **U1: Comment cleared.**
- ATD 6. Add subdivision construction case number (C8-2017-0291.1B) to the WILDHORSE RANCH TRAIL (West of the roundabout).
 U1: Comment remains. Please, change the location of the case number to the west of the roundabout. Previous comment had a typo.

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

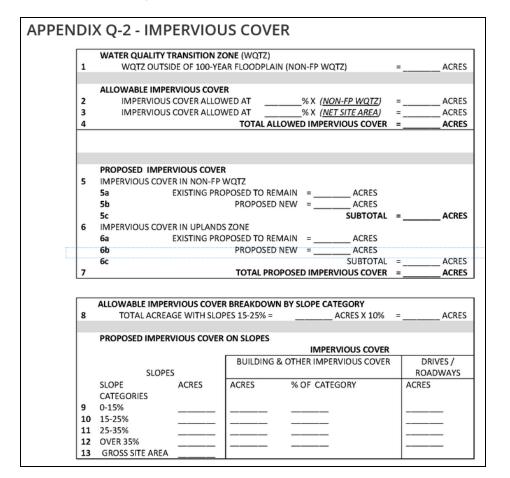
IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

NOTE: I made a jumble of the IC comments. And the related Q2 table corrections I need are only in backup. So I am going to clear all of the IC comments. If you have time to revise the first sheet of the exhibits, where the Q2 table is, per my comments below and send it to me by email, I will upload it to the case file. And I will be very, very appreciative.

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

U1 Comment cleared. Thank you for the explanation. I understand where you are going with this. However, this section of the Q2 table is for what is *allowed* by code. The following section is for what you are *proposing*. For proposed IC, it is all in the uplands and there is no existing IC. So the amount in line 6b should be the total from the Assumptions table.

Also, please note that the allowable IC for single-family lots in a Suburban, full purpose development is 50% of net site area for lots larger than 5750 sf and 55% of net site area for lots smaller than 5750 sf. If you need to add a line after line 3 to accommodate the two lot sizes, please do. Otherwise, please do not add lines to the table. I am sorry that I missed this the first time. Thankyou.



EV 2-6 Cleared

Subdivision Review - Jennifer Bennett - 512-974-9002

- SR 1. FYI: 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)
 - Update 1: Pending updated application

SR 3-5: CLEARED

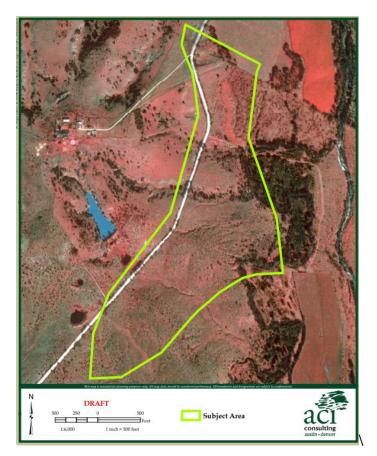
- SR 6. Revise the lines as follows (LDC § 25-1-83):
 - The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
 - All proposed lot lines must be solid and the second heaviest line. (ROW boundaries and 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.
 - Update 1: ROW boundaries and internal lot lines of the proposed subdivision should appear less bold than the prelim boundary. For example, the ROW lines for the Wildhorse Trail extension and the interior lot line boundaries for the larger lots should match the line weights for the smaller lots. Only the very outside boundary should be bold.

SR 7-10: CLEARED

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

WB1 Please provide a compliant ERI for the project location associated with this plan. The ERI provided with the plans is for an adjacent property.

Update 1 The ERI provided with the application covers the area indicated below (image from the submitted ERI). The project location associated with this case number is on the west side of Blue Bluff road and west of the area covered by the submitted ERI.



- WB2. Comment cleared.
- **WB3** 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).

Update 1 Rename the planting tables "Wetland Mitigation" instead of "Floodplain Modification." Provide planting tables for areas indicated for wetland restoration and biofiltration planting area with appropriate species/quantities. The upland planting area tables do not seem to match the acreage indicated in the exhibit plan. Provide more detail about the acreage proposed to be planted.

End of Master Comment Report