

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0152

COMMISSION DATE: September 27, 2022

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 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

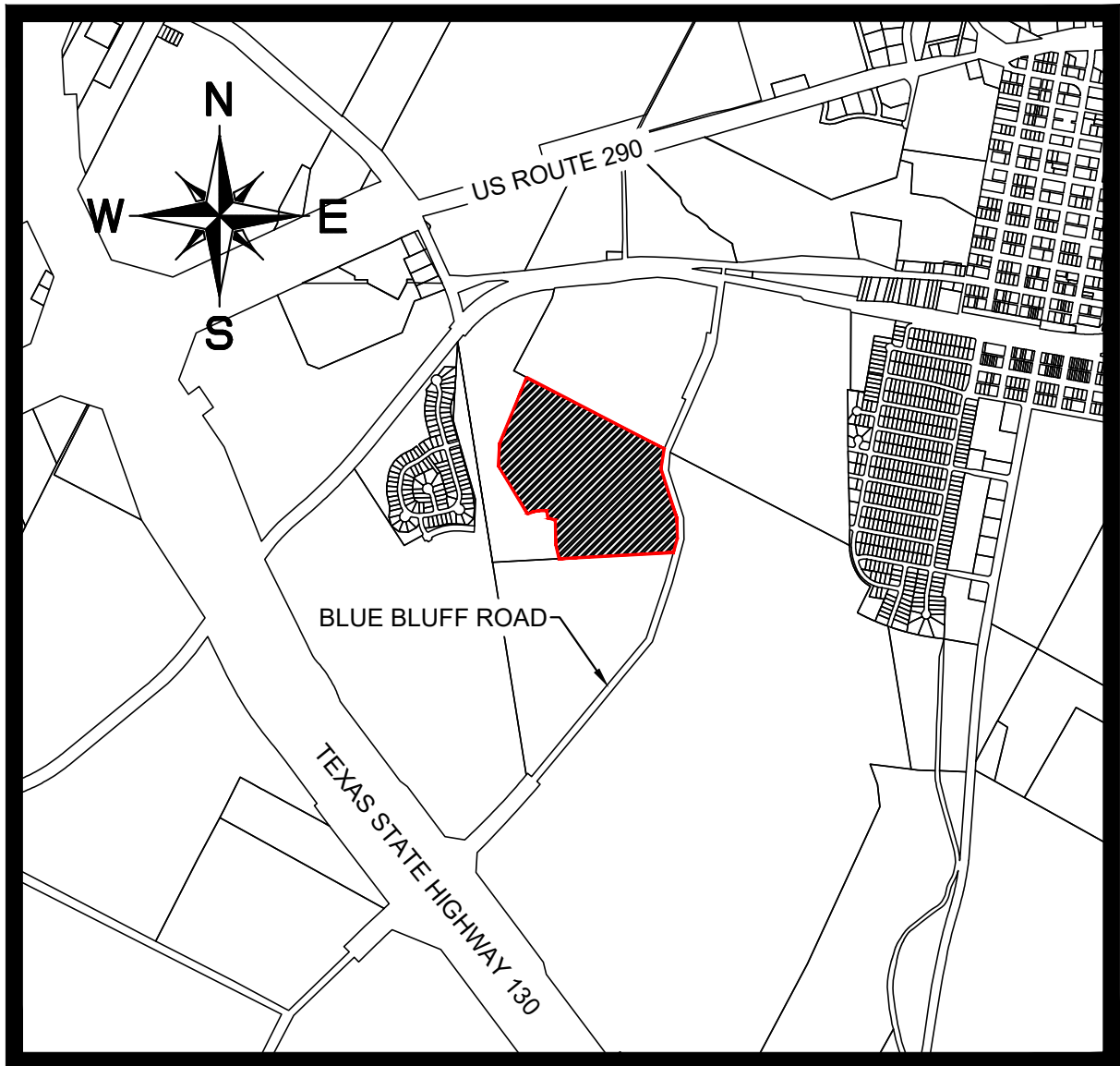
EMAIL: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated September 22, 2022



LOCATION MAP

SCALE: 1" = 2,000'

COSLEY, MEGAN 3/22/2021 4:45 PM
 C:\AUS_CIVIL\08244651-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

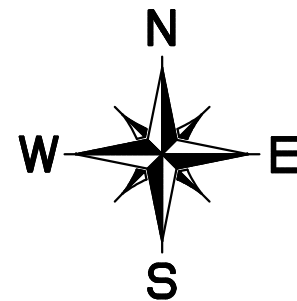
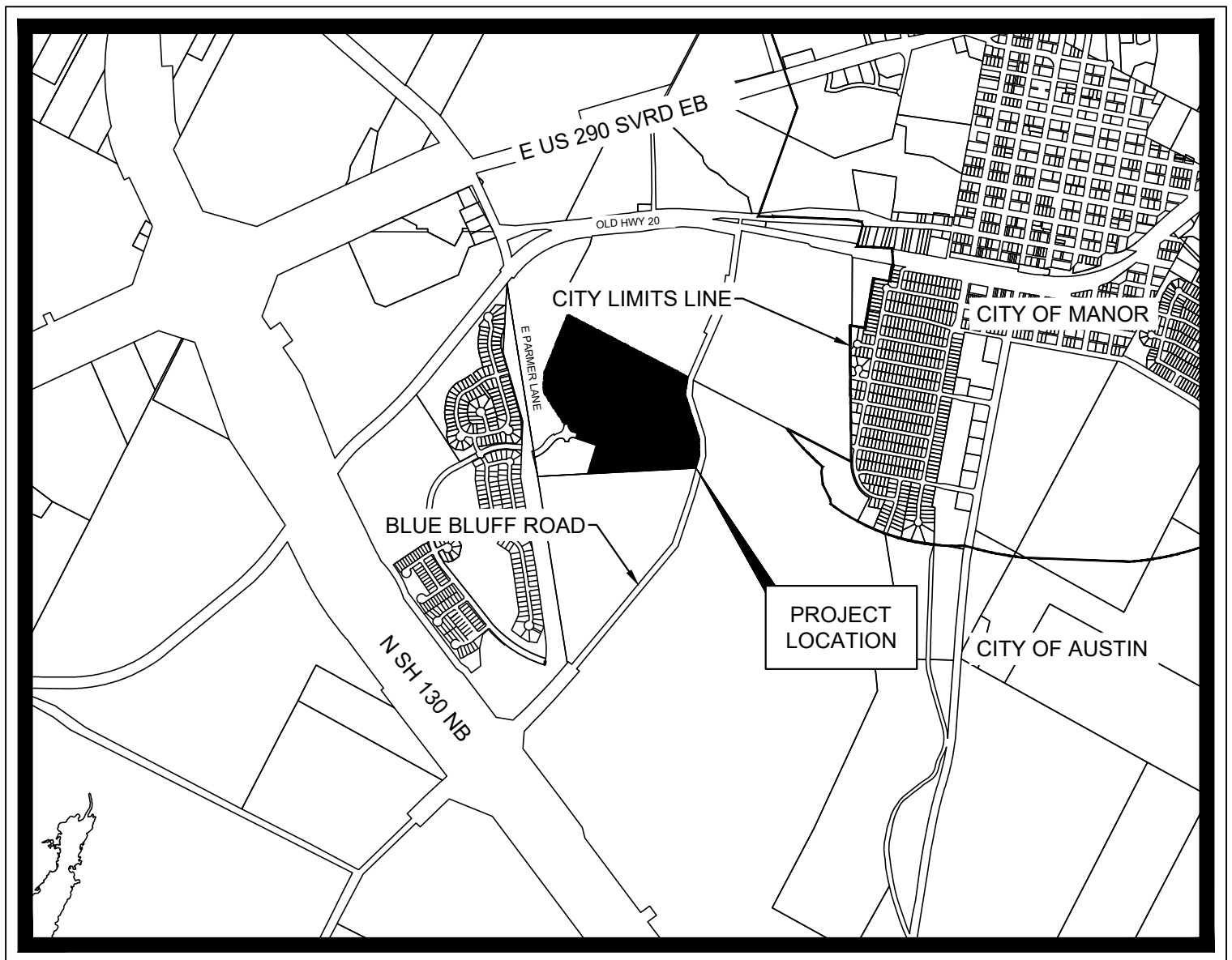
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

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

LOT SIZE	NUMBER OF LOTS	ASSUMED IC PER LOT (\$F)	PROPOSED IC (\$F)
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			155945
OTHER IMPERVIOUS COVER, SUCH AS STORMWATER POND ACCESS DRIVES			19585
TOTAL			345030

PINNACLE AT WILDHORSE RANCH - LAND USE SUMMARY				
USE	ACREAGE		# OF LOTS	% OF PROJECT
Single Family Residential	5.55	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 FEET
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

VICINITY MAP

SCALE: 1" = 2,000'

MAPSCO GRID #559A, #559B #559E & #559F
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

OWNER/DEVELOPER

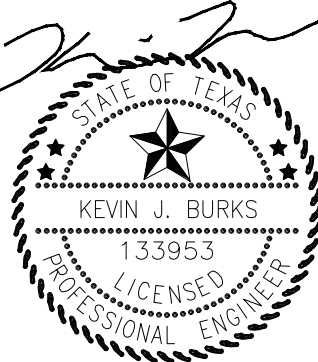
TEXAS WH200, LP
9900 US HIGHWAY 290 E
MANOR, TX 78653
TEL: (610) 613-2506
CONTACT: JOHN GIANGIULIO

ENGINEER

Kimley»Horn

10814 JOLLYVILLE ROAD, AVALON 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



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	DATE
----------------------------------	------



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

BENCHMARKS

DATUM IS NAVD '88, USING GEOID 12A, BASED ON GNSS
OBSERVATIONS.

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

COVER SHEET

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

SHEET NUMBER
1 OF 2

CIVIL CONSTRUCTION PLANS

KHA PROJECT NO. 069244531

PINNACLE AT WILDHORSE RANCH

Kimley»»Horn

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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM E-928



09/09/2022

KHA PROJECT
069244531

SCALE: AS SHOWN

DESIGNED BY: JMW

DRAWN BY: MCC

C8-2021-0152

**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 Kontsevov
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.

APPENDIX Q-2 - IMPERVIOUS COVER

WATER QUALITY TRANSITION ZONE (WQTZ)				
1	WQTZ OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ)			= _____ ACRES
ALLOWABLE IMPERVIOUS COVER				
2	IMPERVIOUS COVER ALLOWED AT _____ % X (NON-FP WQTZ)			= _____ ACRES
3	IMPERVIOUS COVER ALLOWED AT _____ % X (NET SITE AREA)			= _____ ACRES
4	TOTAL ALLOWED IMPERVIOUS COVER			= _____ ACRES
PROPOSED IMPERVIOUS COVER				
5	IMPERVIOUS COVER IN NON-FP WQTZ			
5a	EXISTING PROPOSED TO REMAIN			= _____ ACRES
5b	PROPOSED NEW			= _____ ACRES
5c	SUBTOTAL			= _____ ACRES
6	IMPERVIOUS COVER IN UPLANDS ZONE			
6a	EXISTING PROPOSED TO REMAIN			= _____ ACRES
6b	PROPOSED NEW			= _____ ACRES
6c	SUBTOTAL			= _____ ACRES
7	TOTAL PROPOSED IMPERVIOUS COVER			= _____ ACRES
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
8	TOTAL ACREAGE WITH SLOPES 15-25% = _____ ACRES X 10%			= _____ ACRES
PROPOSED IMPERVIOUS COVER ON SLOPES				
		IMPERVIOUS COVER		
		BUILDING & OTHER IMPERVIOUS COVER		DRIVES / ROADWAYS
		ACRES	% OF CATEGORY	ACRES
9	0-15%	_____	_____	_____
10	15-25%	_____	_____	_____
11	25-35%	_____	_____	_____
12	OVER 35%	_____	_____	_____
13	GROSS SITE AREA	_____		

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

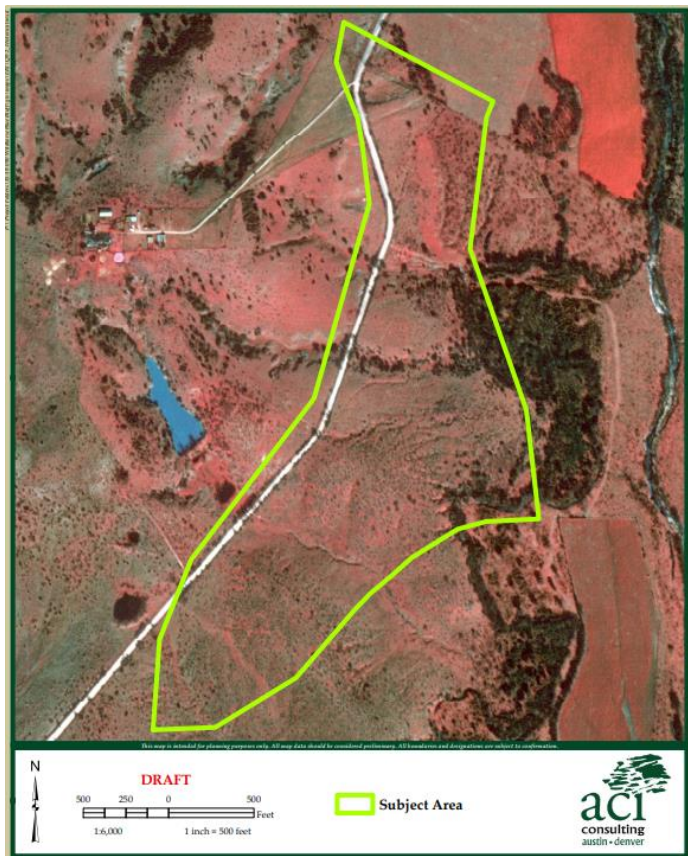
- SR 6. Revise the lines as follows (LDC § 25-1-83):
- The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
 - All proposed lot lines must be solid and the second heaviest line. (ROW boundaries and internal 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