

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2021-0152**COMMISSION DATE:** October 25, 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 now complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

**STAFF RECOMMENDATION:**

The staff recommends approval of the Preliminary Plan. This Preliminary Plan meets all applicable State and City of Austin LDC requirements.

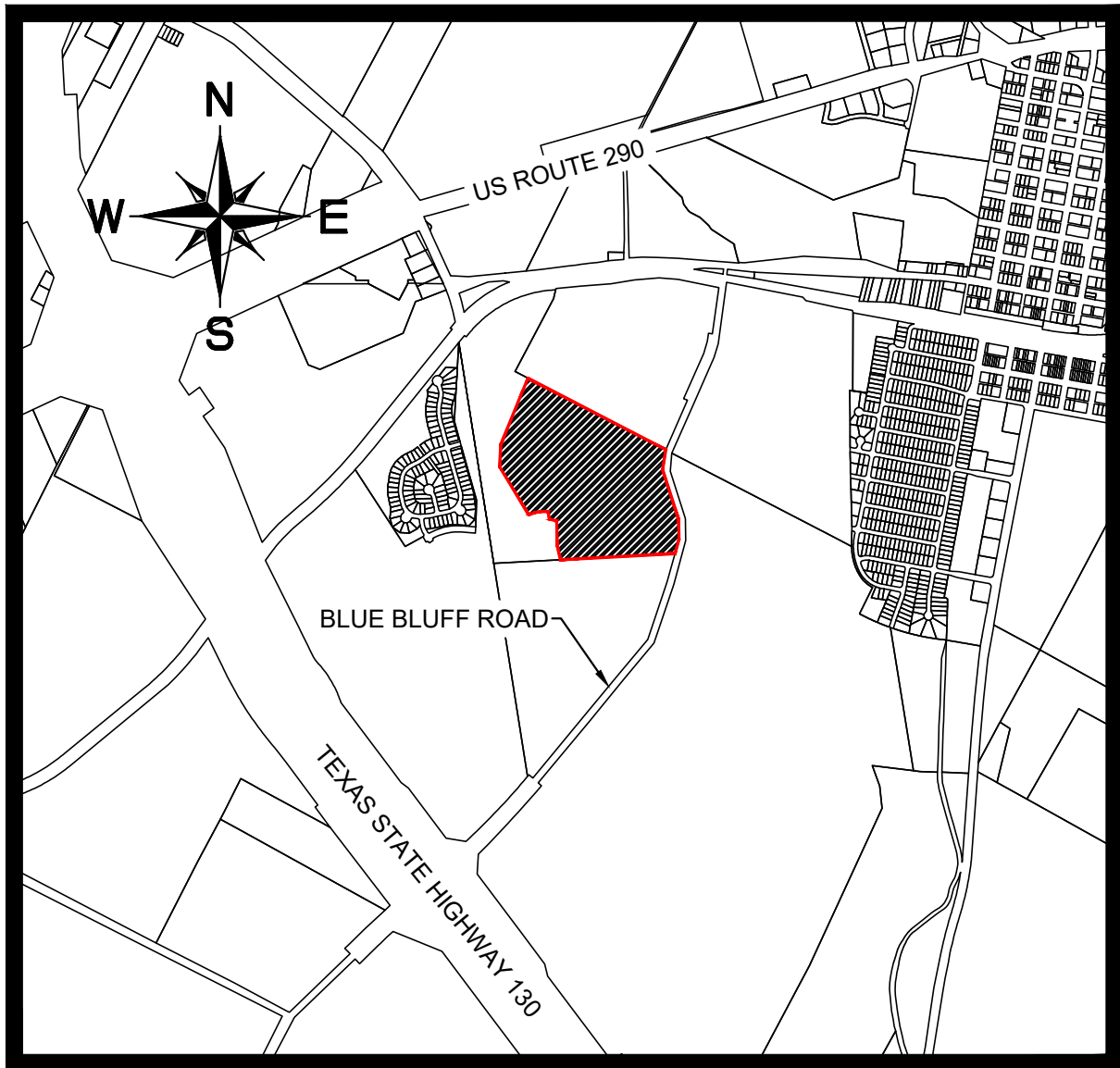
**CASE MANAGER:** Juan Enriquez**PHONE:** 512-974-2767**EMAIL:** [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity Map

Exhibit B: Proposed Preliminary Plan

Exhibit C: Master Comment Report

# Exhibit A



## LOCATION MAP

SCALE: 1" = 2,000'

COSTLEY, 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

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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.



Plotted By: Burton, Connor Date: October 04, 2022 09:29:26am File Path: K:\AUS\_Civil\069244531--Pinnacle at Wildhorse Ranch Prelim Plan\069244531-Cover Sheet.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

GENERAL 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 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.
5. 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.
6. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
7. 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 LDC, AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
10. 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.
11. 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.
12. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
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 COOPERATIVE.
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 GOVERNMENTAL 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 COMPANY.
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 IMPROVEMENTS:
  - 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 TRAIL.
  - 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: GOLDEN RODEO COVE AND WILDHORSE RANCH TRAIL.
21. 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 INTERSECTIONS.
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 HISHER 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

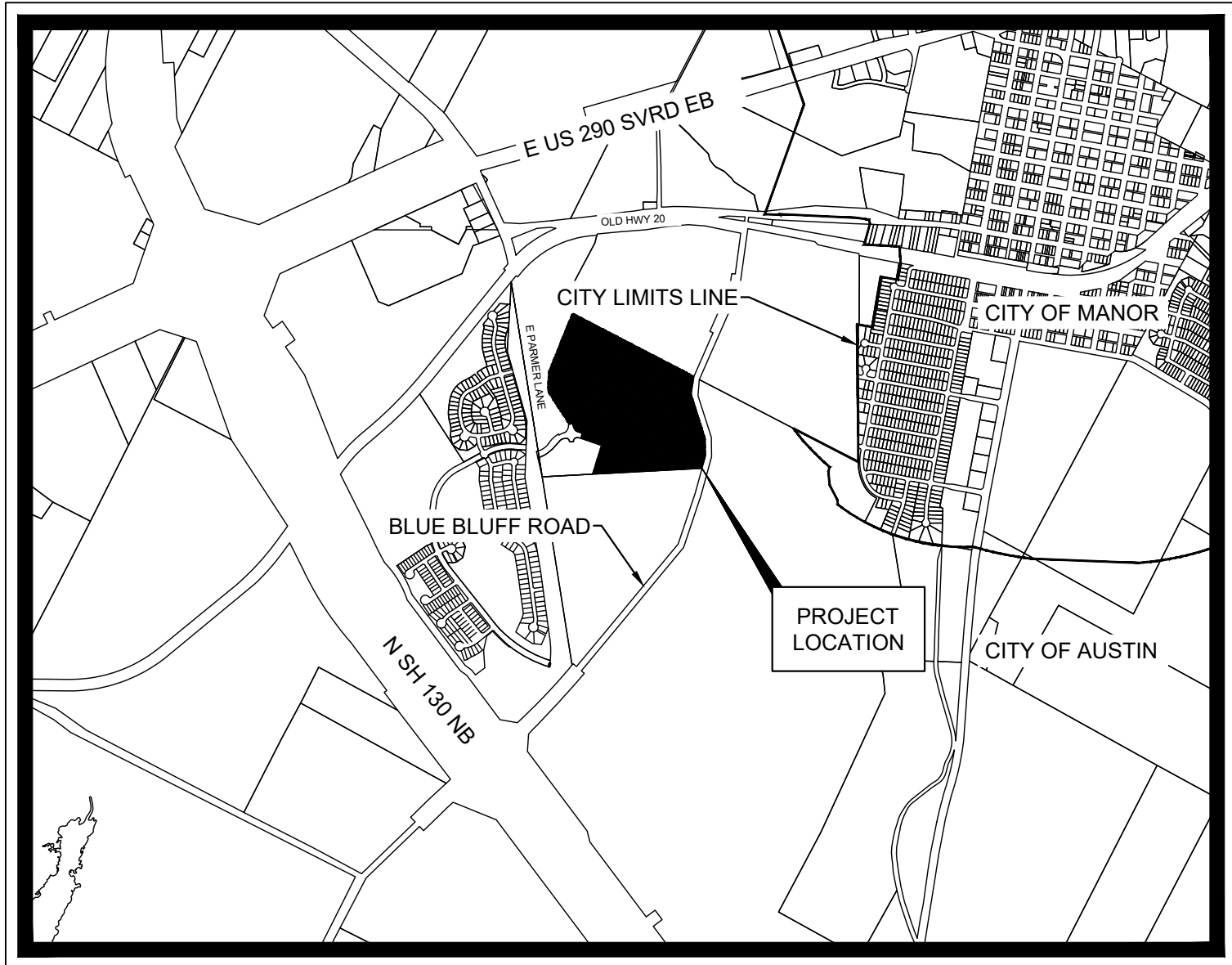
ENGINEER

**Kimley»Horn**

10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300  
AUSTIN, TEXAS 78759  
CERTIFICATE OF REGISTRATION #928  
CONTACT: #####, P.E.

Tel. No. (512) 418-1771  
Fax No. (512) 418-1791

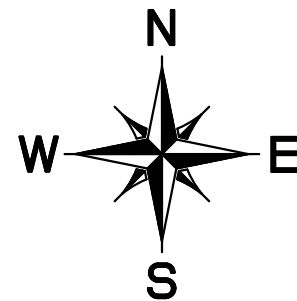
Exhibit B  
PRELIMINARY PLAN  
FOR  
PINNACLE AT  
WILDHORSE  
RANCH  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS



VICINITY MAP

SCALE: 1" = 2,000'

MAPSCO GRID #559A, #559B, #559E & #559F  
DRAINAGE BASIN: WILDHORSE TP



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 LINEAR FEET
GOLDEN RODEO COVE	56'	36'	LOCAL STREET	1000S-10	4'
WILDHORSE RANCH TRAIL	70'	45'	NEIGHBORHOOD COLLECTOR	1000S-11	5'
<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

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



**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



10/04/2022

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

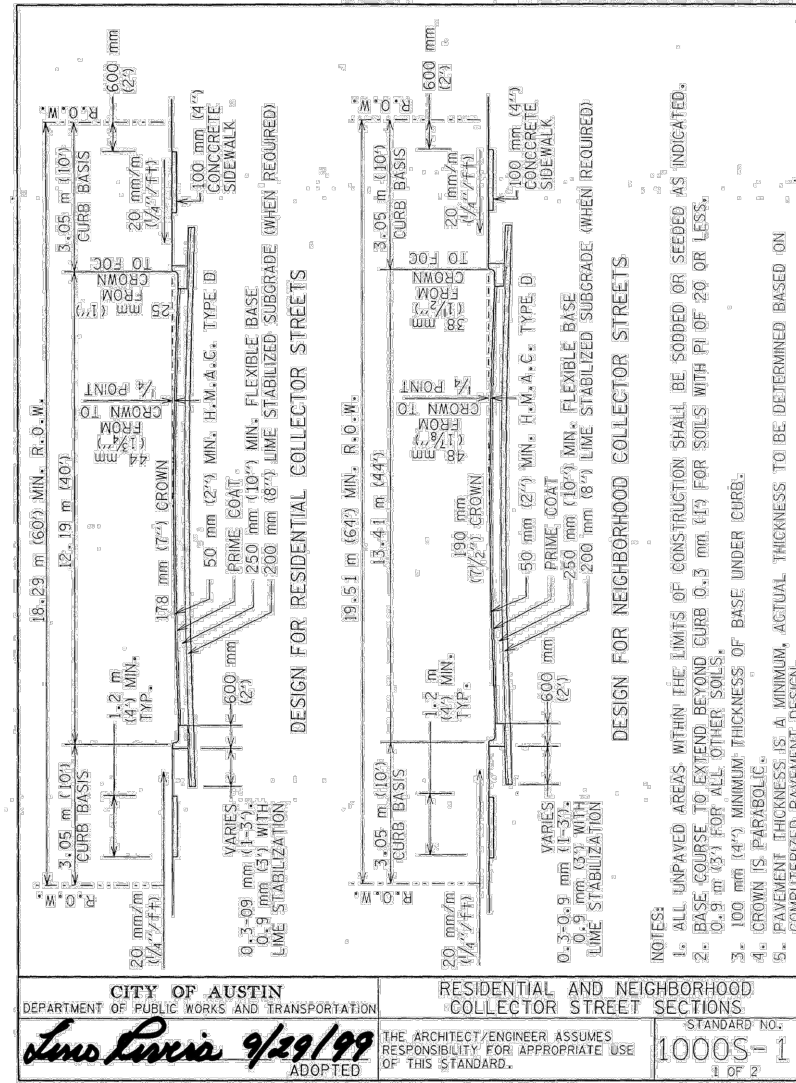
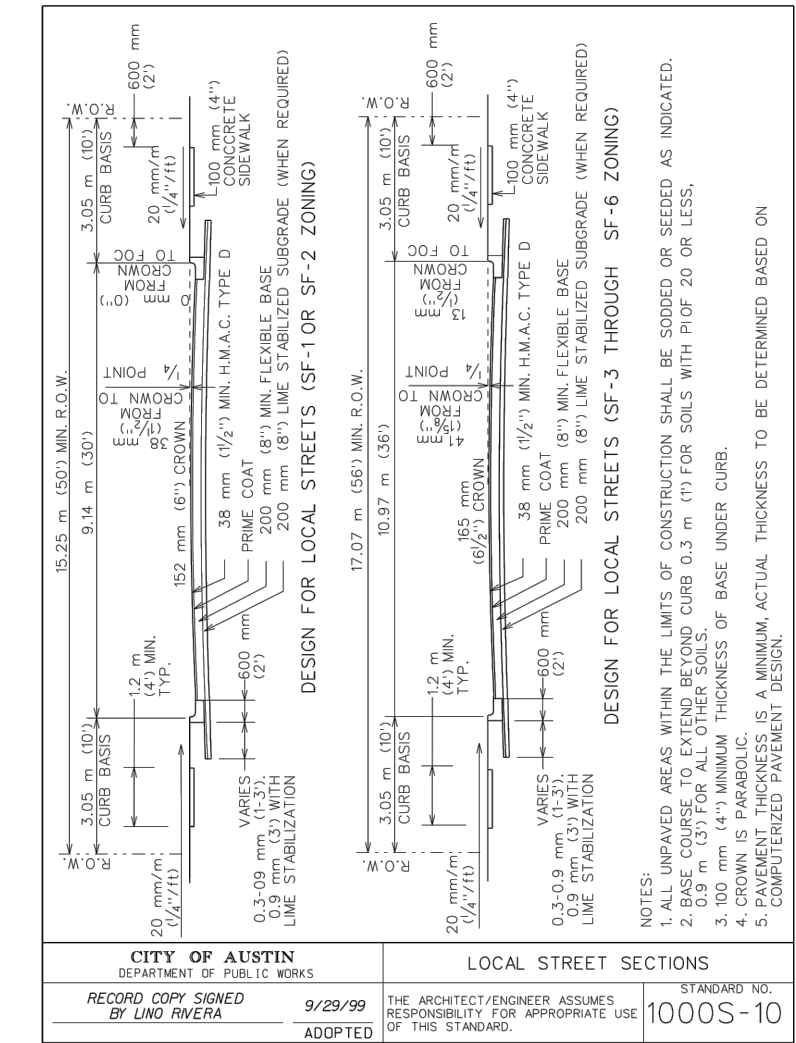
COVER SHEET

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

SHEET NUMBER  
1 OF 2



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# BENCHMARKS

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

[illegible]



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

**CASE NUMBER:** C8-2021-0152  
**UPDATE:** U2  
**CASE MANAGER:** Juan Enriquez, Senior Planner [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

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

**SUBMITTAL DATE:** October 10, 2022  
**FINAL REPORT DATE:** October 20, 2022



**STAFF REPORT:**

**ALL FEES HAVE BEEN PAID AND COMMENTS HAVE BEEN CLEARED. THEREFORE, THIS ITEM IS SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION ON TUESDAY, OCTOBER 25, 2022. THE CASE MANAGER WILL BE EMAILING YOU A COPY OF THE STAFF REPORT AND AGENDA FOR THE MEETING BEFORE THE END OF THIS WEEK.**

**REVIEWER(S):**  
Planner 1: Chima Onyia

**911 Addressing Review - Dolores Huerta - [Dolores.Huerta@austintexas.gov](mailto:Dolores.Huerta@austintexas.gov)**

AD1: Thank you for making all the requested updates. **This plat review is cleared;** however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

**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.  
**U2: Comment cleared.**
- 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.  
**U2: Comment cleared.**
- 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.

**U2: Comment cleared.**

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto: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.

**Update 2. Comment cleared. FYI, the feature labeled as Non-CEF B in the ERI was field verified by city staff and is subject to 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]**

**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.

**Update 2. Comment cleared. FYI, wetland CEF mitigation will be finalized at either site plan or subdivision construction plan. It is still unclear what areas are being planted and whether the areas indicated as "PLANTING AREAS ADDED" are included in that calculation.**

**End of Master Comment Report**