

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2021-0152.2A**COMMISSION DATE:** March 28, 2023**SUBDIVISION NAME:** Pinnacle at Wildhorse Ranch Section 2**ADDRESS:** 12000 Blue Bluff Road**APPLICANT:** Texas WH200, LP (Peter Dwyer)**AGENT:** Kimley-Horn & Associates (Kevin J. Burks, P.E.)**ZONING:** Wildhorse Ranch Planned Unit Development (PUD)**NEIGHBORHOOD PLAN:** N/A**AREA:** 16.13 acres**LOTS:** 54**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Gilleland Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along both sides of the internal street.**VARIANCE:** N/A**DEPARTMENT COMMENTS:**

The request is for the approval of Pinnacle at Wildhorse Ranch Section 2, which is a final plat of an approved preliminary plan (C8-2021-0152), consisting of 54 total lots on approximately 16.13 acres. The final plat 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:

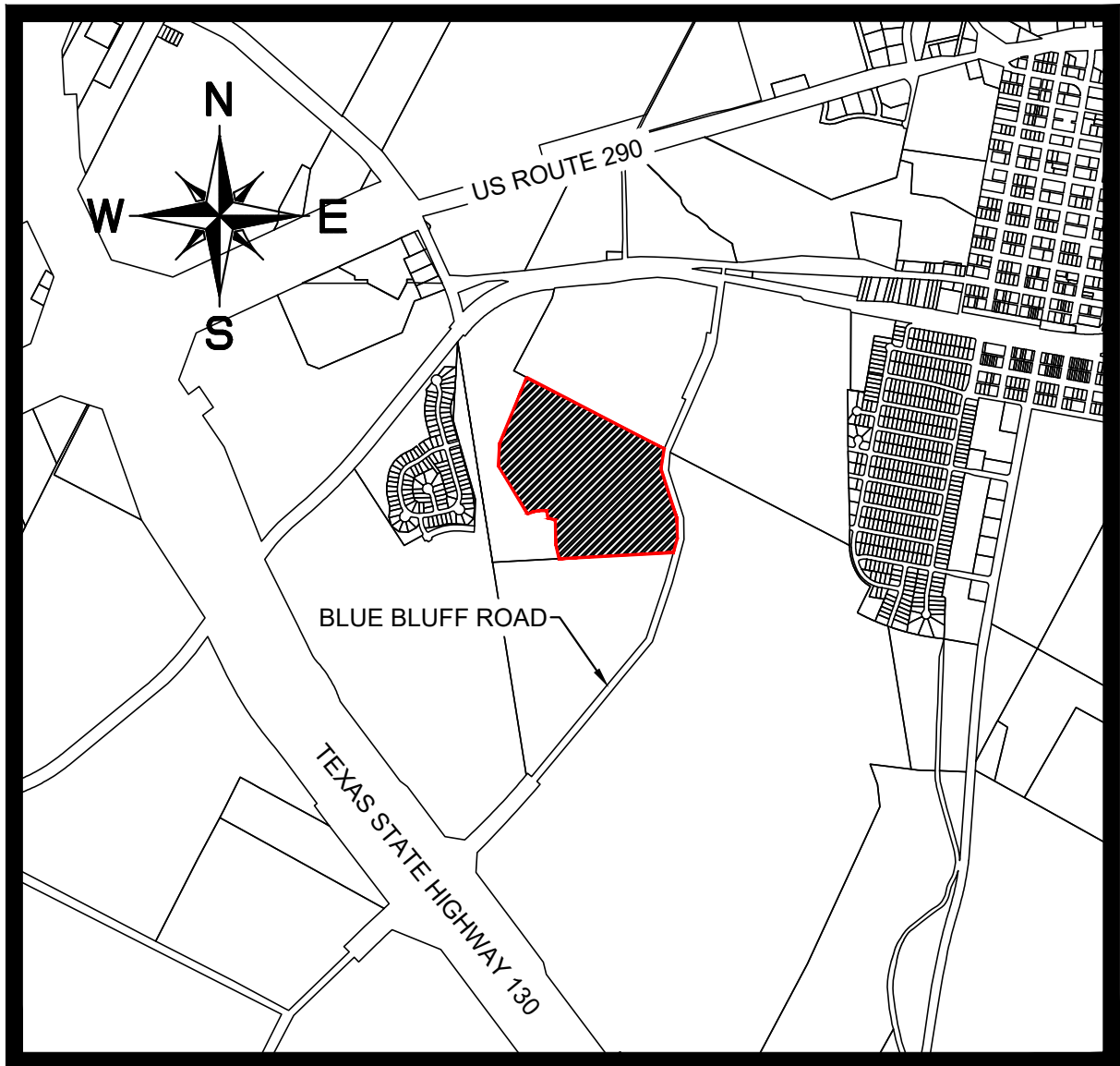
Staff recommends disapproval of the final plat for the reasons listed in the comment report dated March 22, 2023, and attached as Exhibit C.

CASE MANAGER: Juan Enriquez, Senior Planner**PHONE:** 512-974-2767**E-mail:** juan.enriquez@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report dated March 22, 2023



LOCATION MAP

SCALE: 1" = 2,000'

JONES, DEAN 6/2/2021 3:17 PM
C:\AUS_CIVIL\089244631-THE PINNACLE AT WILDHORSE RANCH\PRELIM PLAN\CAD\EXHIBITS\PLANSHEETS\LOCATION MAP.DWG
3/24/2021 3:06 PM

PLOTTED BY
DWG NAME
LAST SAVED

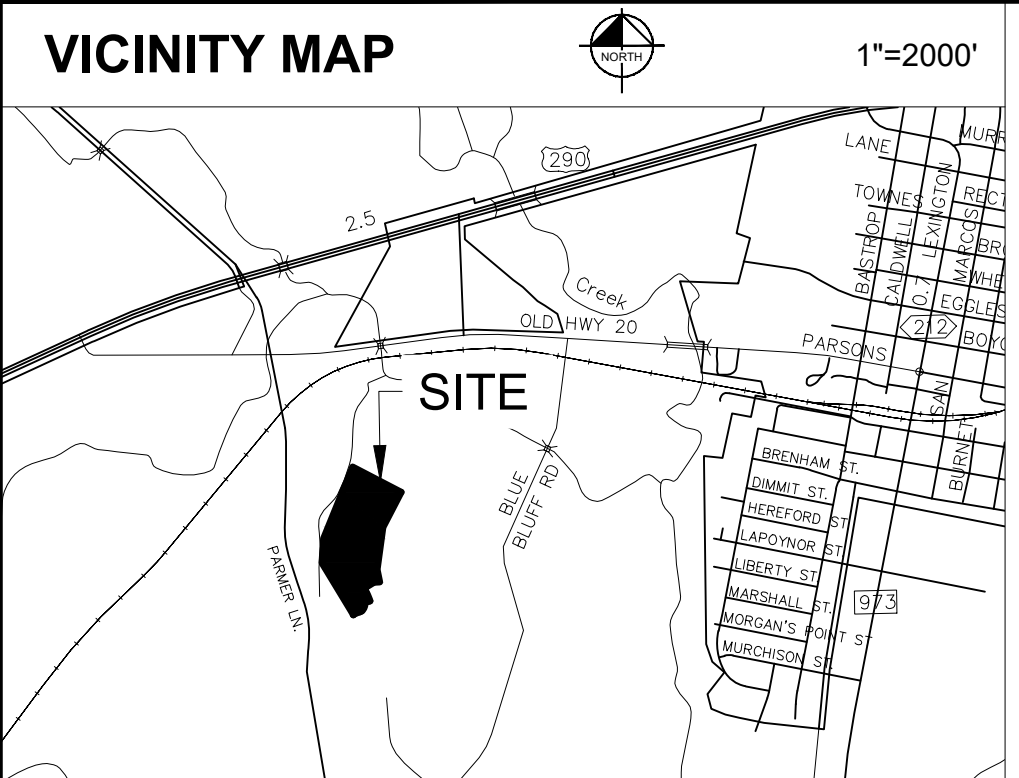
THE PINNACLE AT WILDHORSE RANCH

AUSTIN, TEXAS
JUNE 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.



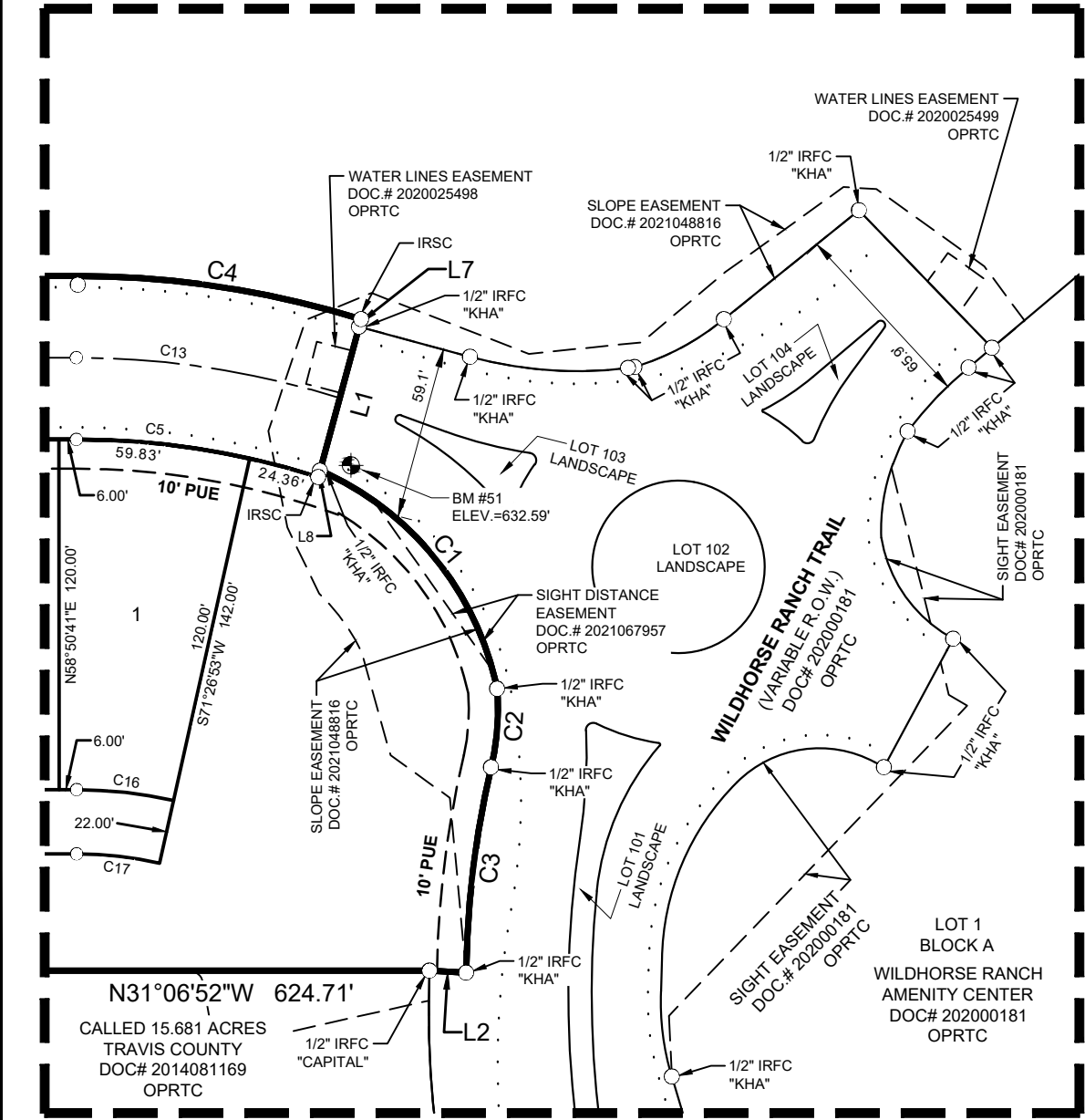
BENCH MARK LIST

BM #51 "X" SET ON SOUTHWEST CORNER OF CURB INLET, NORTHWEST CORNER OF THE ROUNDABOUT. ELEV.=632.59'

SURVEY AND GENERAL NOTES

1. **GEODETIC BASIS STATEMENT:**
HORIZONTAL CONTROL: The bearings shown hereon are the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert Surface distances to Grid apply the Surface to Grid Scale Factor of 0.999940004. The unit of linear measurement is U.S. Survey Feet.
VERTICAL CONTROL: All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations.

3. All property corners of this subdivision will be monumented with a 1/2-inch iron rod with plastic cap stamped "KHA" unless otherwise noted.

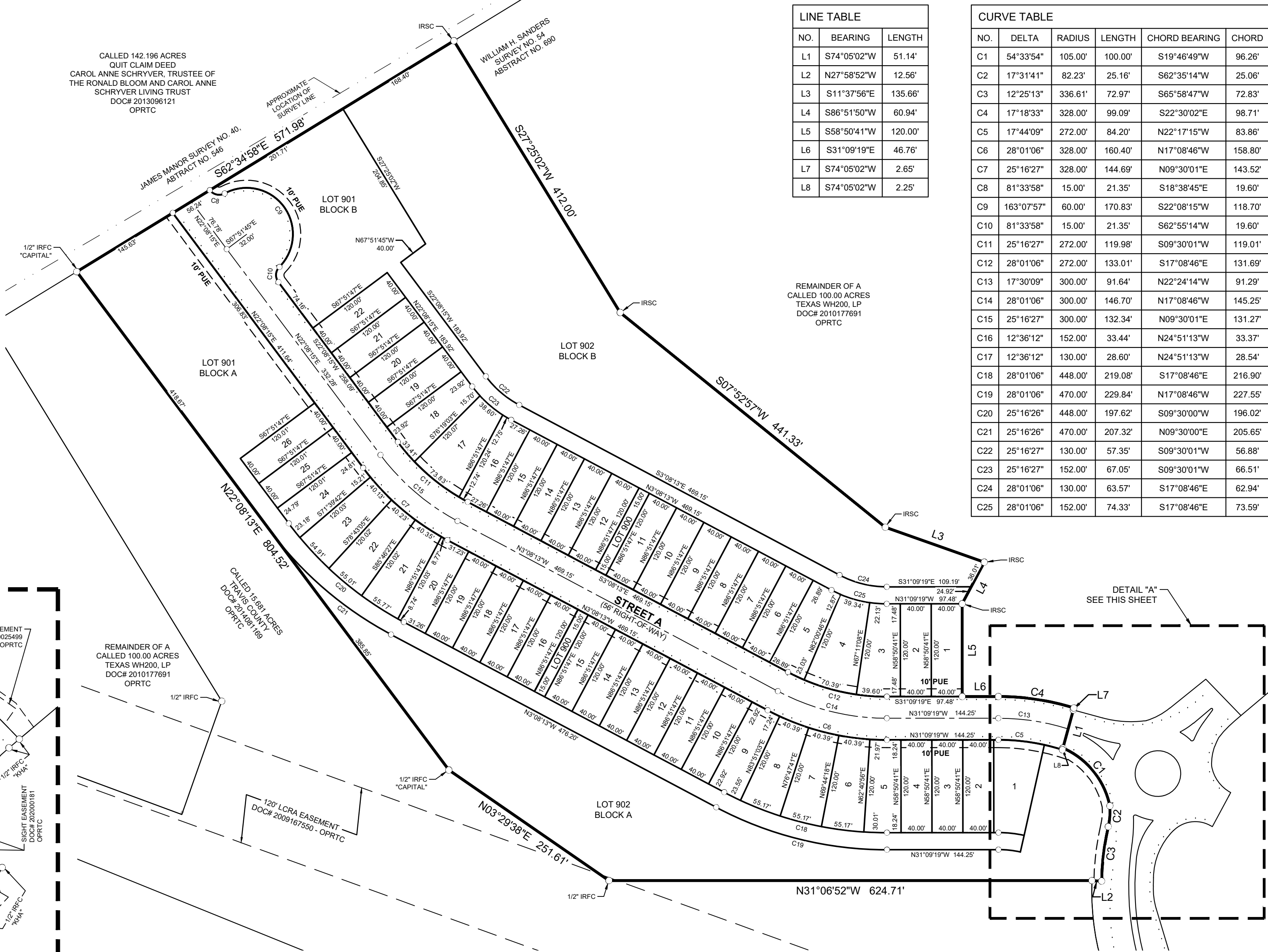


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**PINNACLE AT
WILDHORSE RANCH SECTION 2**

BEING A 16.128 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 100.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO TEXAS WH200, LP. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010177691 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

APPLICATION DATE: December 27, 2022



LINE TYPE LEGEND

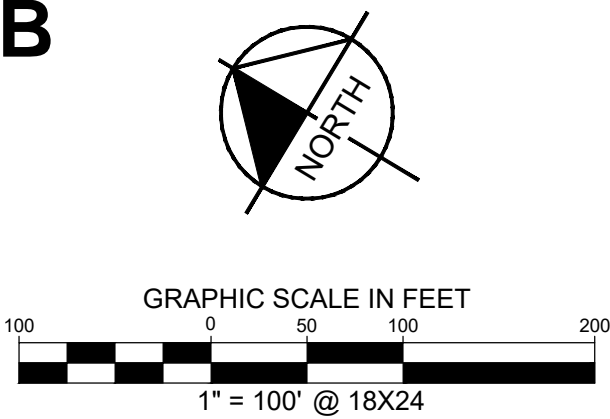
---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	SIDEWALK
---	OPRTC
---	ROW
---	IRSC
---	IRF
---	IRFC
---	PUE

LINE TABLE

NO.	BEARING	LENGTH
L1	S74°05'02"W	51.14'
L2	N27°58'52"W	12.56'
L3	S11°37'56"E	135.66'
L4	S86°51'50"W	60.94'
L5	S58°50'41"W	120.00'
L6	S31°09'19"E	46.76'
L7	S74°05'02"W	2.65'
L8	S74°05'02"W	2.25'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	54°33'54"	105.00'	100.00'	S19°46'49"W	96.26'
C2	17°31'41"	82.23'	25.16'	S62°35'14"W	25.06'
C3	12°25'13"	336.61'	72.97'	S65°58'47"W	72.83'
C4	17°18'33"	328.00'	99.09'	S22°30'02"E	98.71'
C5	17°44'09"	272.00'	84.20'	N22°17'15"W	83.86'
C6	28°01'06"	328.00'	160.40'	N17°08'46"W	158.80'
C7	25°16'27"	328.00'	144.69'	N09°30'01"E	143.52'
C8	81°33'58"	15.00'	21.35'	S18°38'45"E	19.60'
C9	163°07'57"	60.00'	170.83'	S22°08'15"W	118.70'
C10	81°33'58"	15.00'	21.35'	S62°55'14"W	19.60'
C11	25°16'27"	272.00'	119.98'	S09°30'01"W	119.01'
C12	28°01'06"	272.00'	133.01'	S17°08'46"E	131.69'
C13	17°30'09"	300.00'	91.64'	N22°24'14"W	91.29'
C14	28°01'06"	300.00'	146.70'	N17°08'46"W	145.25'
C15	25°16'27"	300.00'	132.34'	N09°30'01"E	131.27'
C16	12°36'12"	152.00'	33.44'	N24°51'13"W	33.37'
C17	12°36'12"	130.00'	28.60'	N24°51'13"W	28.54'
C18	28°01'06"	448.00'	219.08'	S17°08'46"E	216.90'
C19	28°01'06"	470.00'	229.84'	N17°08'46"W	227.55'
C20	25°16'26"	448.00'	197.62'	S09°30'00"W	196.02'
C21	25°16'26"	470.00'	207.32'	N09°30'00"E	205.65'
C22	25°16'27"	130.00'	57.35'	S09°30'01"W	56.88'
C23	25°16'27"	152.00'	67.05'	S09°30'01"W	66.51'
C24	28°01'06"	130.00'	63.57'	S17°08'46"E	62.94'
C25	28°01'06"	152.00'	74.33'	S17°08'46"E	73.59'



CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE RD, BUILDING 4, SUITE 2
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237 FAX: (512) 418-1791
CONTACT: KEVIN BURKS, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER:
TEXAS WH200, LP
9900 HIGHWAY 290 EAST
MANOR, TX 78653
PH: (215) 283-1121
CONTACT: PETE DWYER, MANAGER

C8-2021-0152.2A

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SAL	JGM	1/26/2023	069241705	1 OF 2

DWG NAME: K:\S\A SURVEY\WILDHORSE DEVELOPMENT\069241705\WILDHORSE RANCH-HILL TOP\DWG\PLAT\069241705\WILDHORSE RANCH SECT 2 - PLAT.DWG PLOTTED BY: LUCIO, STEVE 1/26/2023 8:30 AM LAST SAVED 1/26/2023 8:29 AM

PINNACLE AT
WILDHORSE RANCH SECTION 2

BEING A 16.128 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CERTAIN 100.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO TEXAS WH200, LP. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010177691 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
APPLICATION DATE: December 27, 2022

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS WH200, LP, A DELAWARE LIMITED PARTNERSHIP, HAVING ITS HOME OFFICE IN MANOR, TEXAS, ACTING HEREIN BY AND THROUGH PETE DWYER, BEING THE OWNER OF 43.944 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CERTAIN 100.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO TEXAS WH200, LP. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010177691 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 16.128 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

PINNACLE AT WILDHORSE RANCH SECTION 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019, A.D.

BY: PETE DWYER, MANAGER
TEXAS WH200, LP
9900 HIGHWAY 290 EAST
MANOR, TX 78653
215-283-1121
CONTACT: PETE DWYER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 1, 2017.

JOHN G. MOSIER,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: 210-541-9166

ENGINEER'S CERTIFICATION:

I, KEVIN BURKS, P.E., 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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 100-YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP #48453C0480J, EFFECTIVE DATE AUGUST 18, 2014.

KEVIN BURKS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 133953
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE RD, BUILDING 4, SUITE 2
AUSTIN, TEXAS 78759

LOT SUMMARY	
TOTAL RESIDENTIAL LOT ACREAGE:	5.629
TOTAL SUBDIVISION ACREAGE:	16.128
TOTAL NUMBER OF RESIDENTIAL LOTS:	48
TOTAL NUMBER OF WATER QUALITY, PRIVATE RECREATIONAL PARKS AND TRAILS, DRAINAGE LOTS:	2
TOTAL NUMBER OF LANDSCAPE LOTS:	2

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2022, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2018, A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2019, A.D.

JOLENE KIOLBASSA
CHAIRPERSON

ANA AGUIRRE
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____.M., DULY RECORDED ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK A	6.988	304,385
BLK A - LOT 1	0.145	6,317
BLK A - LOT 2	0.110	4,800
BLK A - LOT 3	0.110	4,800
BLK A - LOT 4	0.110	4,800
BLK A - LOT 5	0.122	5,307
BLK A - LOT 6	0.132	5,734
BLK A - LOT 7	0.132	5,734
BLK A - LOT 8	0.132	5,734
BLK A - LOT 9	0.119	5,198
BLK A - LOT 10	0.110	4,800
BLK A - LOT 11	0.110	4,800
BLK A - LOT 12	0.110	4,800
BLK A - LOT 13	0.110	4,800
BLK A - LOT 14	0.110	4,800
BLK A - LOT 15	0.110	4,800
BLK A - LOT 16	0.110	4,800
BLK A - LOT 17	0.110	4,800
BLK A - LOT 18	0.110	4,800
BLK A - LOT 19	0.110	4,800

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK A - LOT 20	0.110	4,800
BLK A - LOT 21	0.132	5,768
BLK A - LOT 22	0.131	5,715
BLK A - LOT 23	0.131	5,703
BLK A - LOT 24	0.121	5,281
BLK A - LOT 25	0.110	4,800
BLK A - LOT 26	0.110	4,800
BLK A - LOT 900	0.041	1,800
BLK A - LOT 901	1.652	71,962
BLK A - LOT 902	2.234	97,333
BLK B	7.207	313,917
BLK B - LOT 1	0.110	4,800
BLK B - LOT 2	0.110	4,800
BLK B - LOT 3	0.133	5,801
BLK B - LOT 4	0.151	6,584
BLK B - LOT 5	0.124	5,380
BLK B - LOT 6	0.110	4,800
BLK B - LOT 7	0.110	4,800
BLK B - LOT 8	0.110	4,800
BLK B - LOT 9	0.110	4,800

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK B - LOT 10	0.110	4,800
BLK B - LOT 11	0.110	4,800
BLK B - LOT 12	0.110	4,800
BLK B - LOT 13	0.110	4,800
BLK B - LOT 14	0.110	4,800
BLK B - LOT 15	0.110	4,800
BLK B - LOT 16	0.110	4,801
BLK B - LOT 17	0.155	6,746
BLK B - LOT 18	0.134	5,818
BLK B - LOT 19	0.110	4,800
BLK B - LOT 20	0.110	4,800
BLK B - LOT 21	0.110	4,800
BLK B - LOT 22	0.110	4,800
BLK B - LOT 900	0.041	1,800
BLK B - LOT 901	1.245	54,223
BLK B - LOT 902	3.351	145,964

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.
- 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.
- 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 DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
- 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.
- 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 AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: 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.
- 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.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY AS SHOWN.
- 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.
- 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.
- 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 SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION REQUIRED BY CITY ORDINANCE. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE EXISTING OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT (IF ANY).
- PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE-FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED.IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS (LDC 25-3-171(A)).

C8-2021-0152.2A

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	SAL	JGM	1/26/2023	069241705	2 OF 2

38 C8-2021-0152.2A - Pinnacle at Wildhorse Ranch Section 2; District 1
CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

Exhibit C
5 of 12



CASE NUMBER: C8-2021-0152.2A
UPDATE: U0
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Pinnacle at Wildhorse Ranch Section 2
LOCATION: 12000 BLUE BLUFF RD

SUBMITTAL DATE: February 27, 2023
FINAL REPORT DATE: March 22, 2023

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/expiration deadline of May 30, 2023. 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 submit an update through the intake submittal webform:
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
 1. The revised plat/plan in pdf format
 2. 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 - Kennedy Higgins
911 Addressing Review - Janny Phung
ATD Engineering Review – Daniil Kontsevov
Drainage Engineering Review - Kyle Virr
Environmental Review - Pamela Abee-Taulli
PARD / Planning & Design Review - Justin Stewart
Subdivision Review - Juan Enriquez
Water Quality Review - Kyle Virr
Wetlands Biologist Review - Leslie Lilly
Site Plan Plumbing - Juan Beltran

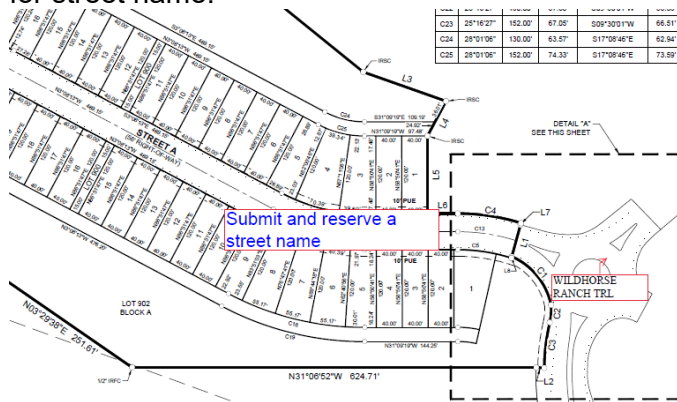
Electric Review - Andrea Katz - 512-322-6957

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

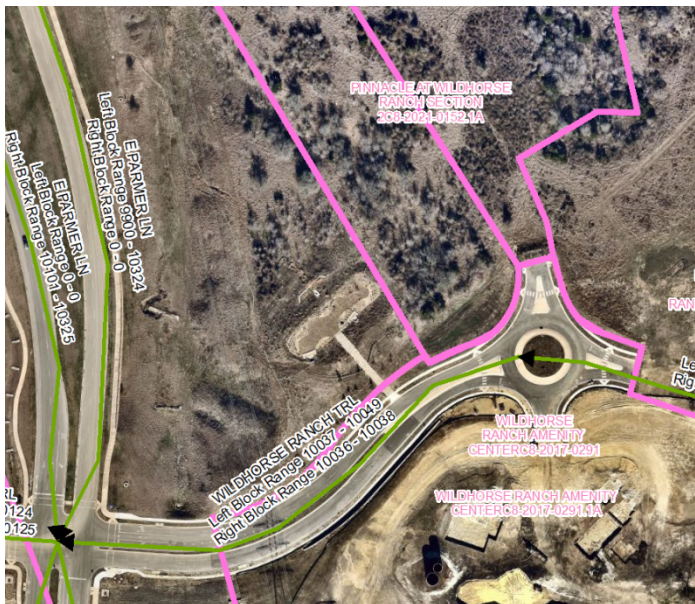
911 Addressing Review - Janny Phung - Janny.Phung@austintexas.gov

AD1: This plat review is Rejected;

AD2: Reserve a street name labeled Street A and resubmit. Also, look at the approved preliminary plan for street name.



AD3: Since the **WILDHORSE RANCH TRL** deemed dedicated by way of their presence on City-owned property, the labels for these streets should be included on your plan in the vicinity map and exhibit. Please only include the built portion in the vicinity map



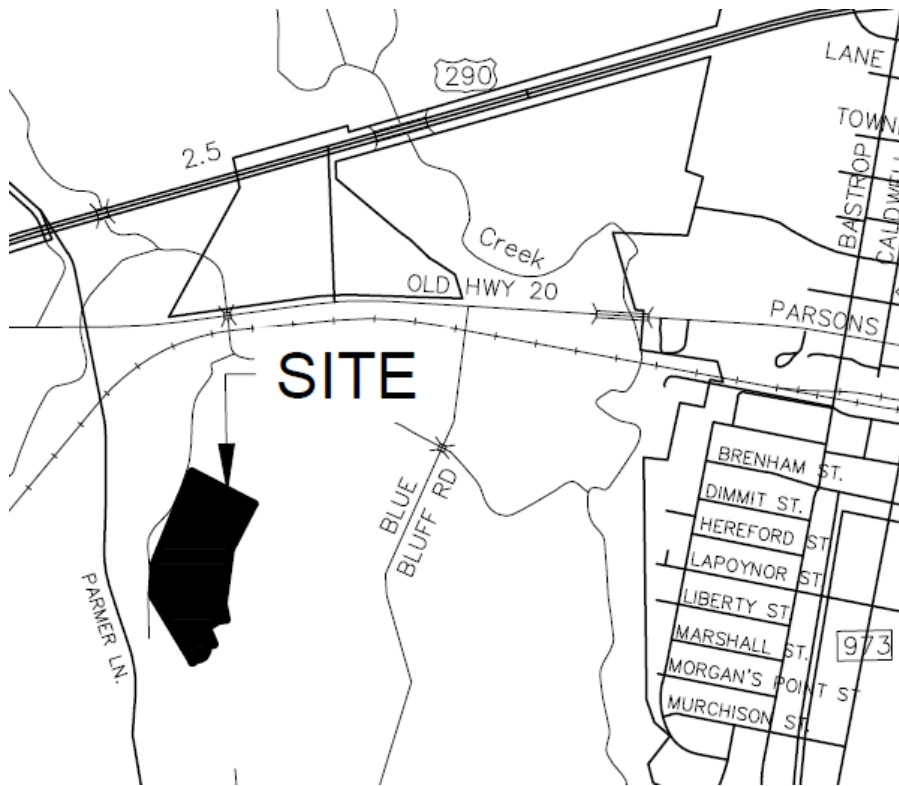
AD4: Please remove all forms of punctuation after abbreviating street types or directionals

AD5: Please remove all the streets from the vicinity map EXCEPT the following:

1. Please update label for **E PARMER LN** the directional E must be included
2. Please update label for **E US 290 HWY** the directional E must be included
3. Please update label for **BRENHAM ST**

4. Please update label for **N FM 973 RD** the directional N and the street type RD must be included

AD6: Please remove 2.5 from the vicinity map



NOTE: Punctuation causes confusion for first responders

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

To reserve a street name for your project, visit <https://www.austintexas.gov/page/reserve-street-name>

NOTE: Before adding new street names to the plat, you may verify that the names are not duplicates. Street names that are already in use or Reserved for use can be found at: <https://www.austintexas.gov/page/street-name-database>

The standards applied to all new street names in Travis County can be found at this link: http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

Active streets and address points can be viewed on Property Profile. Please label what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

§25-4-155

End of Comments

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

- ATD 1. **Please add the following note to the subdivision:** “Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.”
- ATD 2. The Building Permits for this final plat are required to comply with the City’s Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements.
- ATD 3. **Revise plat note #11 to read as follows:** "Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: WILDHORSE RANCH TRL, STREET A. 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, or utility connections by the governing body or utility company." LDC 25-6-351.
- ATD 4. 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. **Show public access easements per approved preliminary plan.** LDC 25-4-153(C).

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: Engineer's seal, signature and date required [LDC 25-7-62].
- DE3: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. **Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer’s estimate of fiscal requirements for review and approval.**
- DE4: **Add the following Floodplain Note** [LDC 25-7-152]:
- "The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #

_____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE5: Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on DCM 1.2.4 (E).

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

3/15/2023 U0

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 1 Provide a conceptual erosion & sedimentation control plan along with **the fiscal estimate for erosion/sedimentation controls and revegetation based** on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PARD approves

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

SR 1. This application was initially submitted on Monday February 27, 2023, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

- **Update/Expiration deadline: Tuesday, May 30, 2023**
- **Fiscal due: Monday, August 28, 2023**
- **All submitted for recording due: Wednesday, September 20, 2023**

SR 2. Change all applicable dates to 20____. 25-1-83

SR 3. Provide a lot summary table near the legend on sheet 1 and make sure that the lot summary and what was written in the application match. Currently, both have slightly different information. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83

SR 4. Please revise the following **City of Austin administrative approval block**: 25-1-83

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS
THE ____ DAY OF _____, 20____, AD.

Juan Enriquez for:

Jose Roig, Interim Director
Development Services Department

SR 5. Revise the notary signature block as follows: 25-1-83

State of _____ §
County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, on this day did personally appear _____, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public – State of _____ Date

SR 6. I can't tell but the final plat may not conform to the approved preliminary. Either change this final plat to match the approved preliminary plan including the lot #'s and block letters or contact the case manager to discuss how the preliminary plan should be revised. It may help to label the non-buildable lots the same as in the approved preliminary plan 25-4-51, 25-4-59

SR 7. Revise the **engineer's certification** as follows. **Remove reference to the 1999 code:** 25-1-83:

"I, (name of engineer), 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."

SR 8. Revise the **surveyor's certification** as follows. **Remove reference to the 1999 code:** 25-1-83:

"I, (name of surveyor), am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of (Title 25) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision."

SR 9. Revise the **Land Use Commission approval block** as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair Secretary

SR 10. Revise the **Travis County Clerk recordation block** as shown: 25-1-83

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock ____M., duly recorded on the ____ day of _____, 20__, A.D., at ____ o'clock ____M. of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the county clerk, this the ____ day of _____ 20__, A.D.

Deputy, County Clerk
Travis County, Texas

- SR 11. If fiscal is required, the fiscal estimate must be approved by the update/expiration deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City's fiscal office. 25-4-84(D)
- SR 12. Confirm the fiscal note as applicable. **You only need one note and not both:**
- a. **If fiscal is not required to be posted, add the following note:** 25-1-83
- "By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."
- b. **If fiscal is required, add the following note.** 25-1-83, 25-4-38, 25-4-84
- "This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."
- SR 13. **FYI.** After the plat is approved, **it must be printed on mylar** that is no less than 18x24 and no larger than 24x36. 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: 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.
- WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf
- WQ4: A full sedimentation/filtration or full sedimentation/biofiltration system is required for City-maintained ponds unless topographic constraints make this design unfeasible. Either provide a

full sedimentation/filtration pond or demonstrate why a full sedimentation/filtration pond is not feasible per criteria in ECM 1.6.5.A.

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

- WB1. Update0.** Submit an accurate and complete Environmental Resource Inventory; information submitted does not meet the LDC and ECM criteria. [LDC 25-8-121 or LDC 30-5-121; ECM 1.3.0 & 1.3.1]
Additional information: *{The ERI provided with the application does include the tract of land represented in the plat. Please provided the correct ERI to document the presence of the wetland CEF as shown in the approved preliminary plan.}*
- WB2. Update0.** Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.
Additional information: *{This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist as shown in the approved preliminary plan.}*
- WB3. Update0.** 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."}*

Site Plan Plumbing - Juan Beltran - 512-972-2095

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, **add a plat note that conveys the following:**

"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."

End of Master Comment Report