

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0152.2A

COMMISSION DATE: April 25, 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 April 19, 2023, and attached as Exhibit C.

CASE MANAGER: Juan Enriquez, Senior Planner

PHONE: 512-974-2767

E-mail: juan.enriquez@austintexas.gov

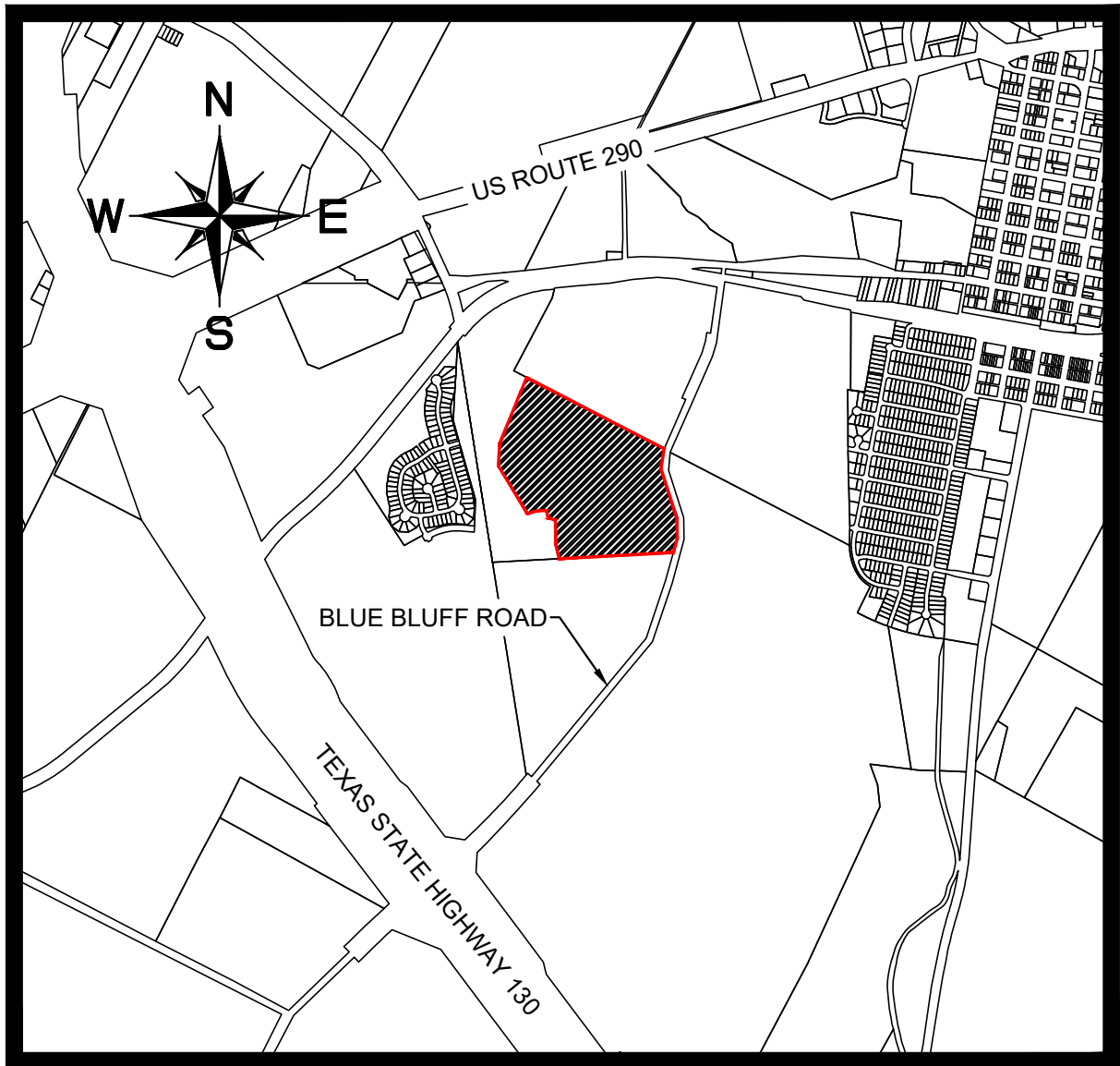
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report dated April 19, 2023

Exhibit A



LOCATION MAP

SCALE: 1" = 2,000'

JONES, DEAN 6/23/2021 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.

A compass rose with a circle and four lines representing North, South, East, and West. The word "NORTH" is written vertically along the North line. A shaded sector is located between the North line and the West line.

	BOUNDARY LINE
	EASEMENT LINE
	SIDEWALK
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
ROW	RIGHT-OF-WAY
IRSG	1/2" IRON ROD W/ "KHA" CAP SET
IRF	IRON ROD FOUND
IRFG	IRON ROD FOUND WITH CAP (WICAP STAMPED)
PUE	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD W/ "KHA" CAP SET / UNLESS OTHERWISE LABELED

1" = 100' @ 18X24

OWNER:
TEXAS WH200, LP.
9900 HIGHWAY 290 EAST
MANOR, TX 78653
PH: (512) 327-7415
CONTACT: PETE A. DWYER,
MANAGER

Kimley»»Horn

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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	SAL	JGM	4/7/2023	069241705	1 OF 2

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 PETER A. 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 , 20 , A.D.

BY: PETER A. DWYER, MANAGER
TEXAS WH200, LP
9900 HIGHWAY 290 EAST
MANOR, TX 78653
PH: (512) 327-7415
CONTACT: PETE DWYER

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

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 (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 OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION..

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 J. 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 CITY OF AUSTIN LAND DEVELOPMENT CODE, 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.

04/10/2023

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



PINNACLE AT
WILDHORSE RANCH SECTION 2

BEING A 16.128 ACRE TRACT OF LAND SITUATED IN 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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF AUSTIN ON THIS THE DAY OF , 20 , A.D.

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

JUAN ENRIQUEZ FOR:
JOSE ROIG, INTERIM DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE DAY OF , 20 , A.D.

CHAIR SECRETARY

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

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK A	6.988	304,385
BLK A - LOT 1	2.234	97,333
BLK A - LOT 2	0.145	6,317
BLK A - LOT 3	0.110	4,800
BLK A - LOT 4	0.110	4,800
BLK A - LOT 5	0.110	4,800
BLK A - LOT 6	0.122	5,307
BLK A - LOT 7	0.132	5,734
BLK A - LOT 8	0.132	5,734
BLK A - LOT 9	0.132	5,734
BLK A - LOT 10	0.119	5,198
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	0.041	1,800
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	0.110	4,800
BLK A - LOT 22	0.110	4,800
BLK A - LOT 23	0.132	5,768
BLK A - LOT 24	0.131	5,715
BLK A - LOT 25	0.131	5,703
BLK A - LOT 26	0.121	5,281
BLK A - LOT 27	0.110	4,800
BLK A - LOT 28	0.110	4,800
BLK A - LOT 29	1.652	71,962
BLK B	7.207	313,917
BLK B - LOT 1	3.351	145,964
BLK B - LOT 2	0.110	4,800
BLK B - LOT 3	0.110	4,800
BLK B - LOT 4	0.133	5,801
BLK B - LOT 5	0.151	6,584
BLK B - LOT 6	0.124	5,380
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	0.041	1,800
BLK B - LOT 14	0.110	4,800
BLK B - LOT 15	0.110	4,800
BLK B - LOT 16	0.110	4,800
BLK B - LOT 17	0.110	4,800
BLK B - LOT 18	0.110	4,801
BLK B - LOT 19	0.155	6,746
BLK B - LOT 20	0.134	5,818
BLK B - LOT 21	0.110	4,800
BLK B - LOT 22	0.110	4,800
BLK B - LOT 23	0.110	4,800
BLK B - LOT 24	0.110	4,800
BLK B - LOT 25	1.245	54,223

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 AND GOLDEN RODEO COVE. 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)).
- 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.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

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	4/7/2023	069241705	2 OF 2

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



CASE NUMBER: C8-2021-0152.2A
UPDATE: U1
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: April 10, 2023
FINAL REPORT DATE: April 19, 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 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 - Angela Gallegos
Drainage Engineering Review - Kyle Virr
Environmental Review - Pamela Abee-Taulli
Water Quality Review - Kyle Virr

ATD Engineering Review – Daniil Kontsevoy – 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.

U1: Comment cleared.

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.

U1: Comment cleared.

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.

U1: Comment cleared.

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).

U1: Comment cleared.

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 to DE2: CLEARED

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.

U1: Please provide a fiscal estimate.

DE4: CLEARED

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

U1: Please revisit this section of the ECM and verify that ALL requirements are met.

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

4/17/2023 U1

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]

U1 Comment pending. The amount for internal erosion fiscal is acceptable. Please do break it out of the OPC. I think this will make it easier down the line. I will accept the estimate informally, through email. Please include this comment if you do email it to me. Thank you.

WATER QUALITY POND B & ALL APPURTENANCES	LS	1	\$	200,000.00	\$	200,000.00
TOTAL WATER QUALITY PONDS					\$	400,000.00

INTERNAL EROSION / SEDIMENT CONTROLS					
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT	
SILT FENCE	LF	3,576	\$ 3.00	\$	10,728.00
ROCK BERM	LF	2,645	\$ 14.00	\$	37,030.00
STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 1,000.00	\$	1,000.00
INLET PROTECTION	EA	8	\$ 50.00	\$	400.00
SITE CLEANUP PER ACRE WITHIN LOC	AC	13.82	\$ 3,000.00	\$	41,460.00
TOTAL INTERNAL EROSION / SEDIMENT CONTROLS				\$	90,618.00

INTERNAL RESTORATION					
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT	
REVEGETATION OF DISTURBED AREA	SY	66,906	\$ 1.50	\$	100,359.00
TOTAL INTERNAL RESTORATION				\$	100,359.00

INTERNAL SIDEWALKS

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.

U1: This comment will clear upon approval of the WQ review.

WQ2: CLEARED

WQ3: CLEARED

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.

U1: The submitted plans show two partial sedimentation/biofiltration basins. Please redesign as full.

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov
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- 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.* }
UPDATE 1. Comment cleared.
- 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.* }
UPDATE 1. Comment cleared.
- 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."* }
UPDATE 1. Comment cleared.

END OF MASTER COMMENT REPORT