

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2021-0152.2A**COMMISSION DATE:** May 23, 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 recent update for this Preliminary Plan now complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval with conditions.

STAFF RECOMMENDATION:

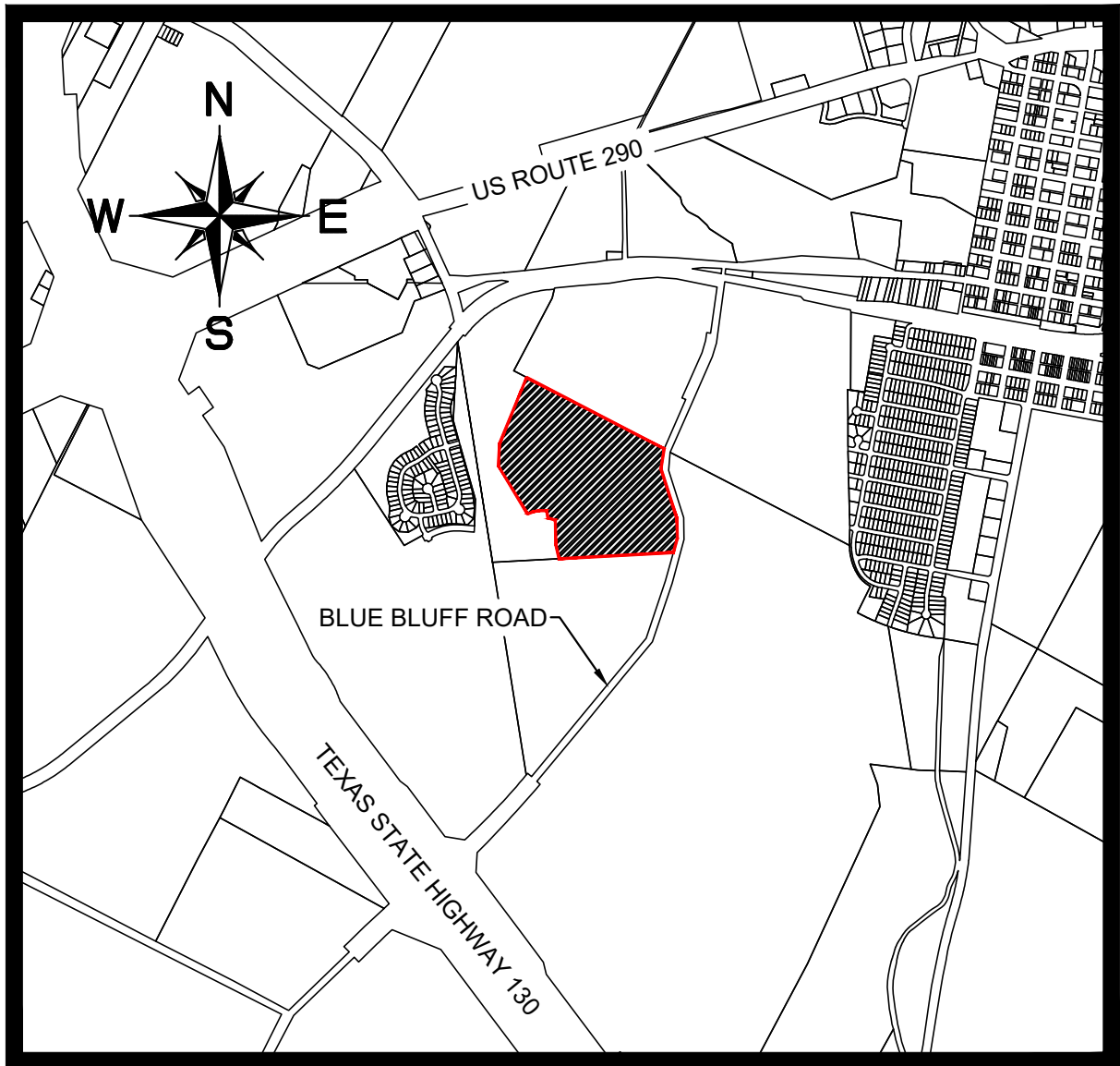
Staff recommends approval of the final plat with conditions listed in the comment report dated May 18, 2023, and attached as Exhibit C.

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 May 18, 2023



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

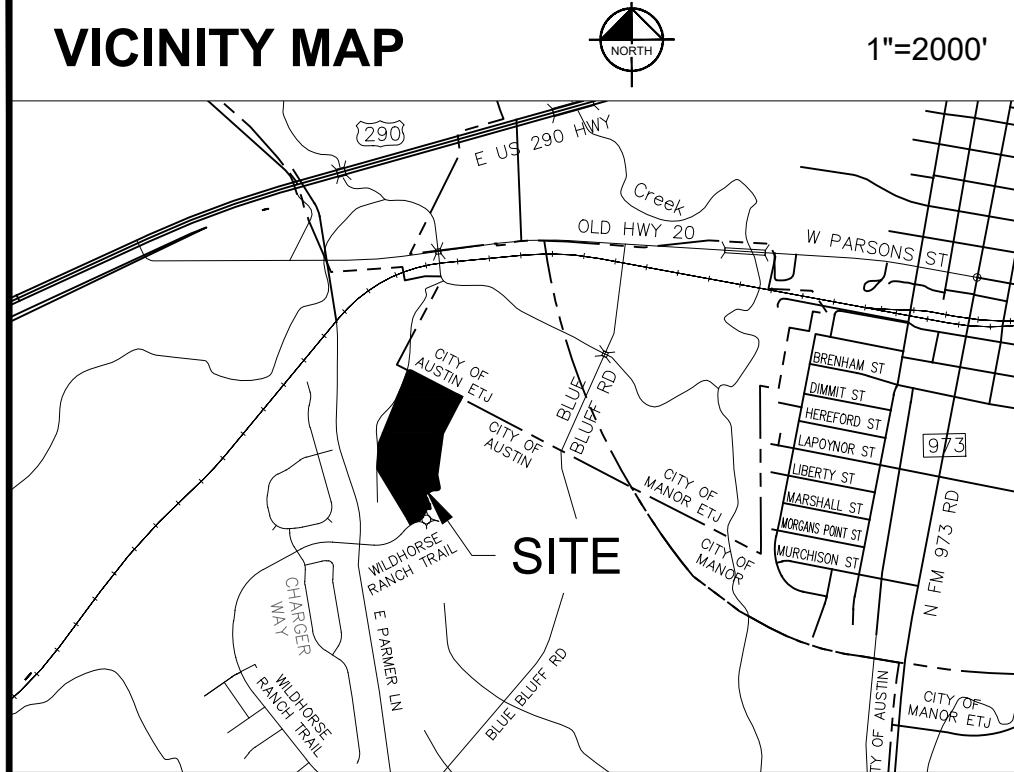
THE PINNACLE AT WILDHORSE RANCH

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.

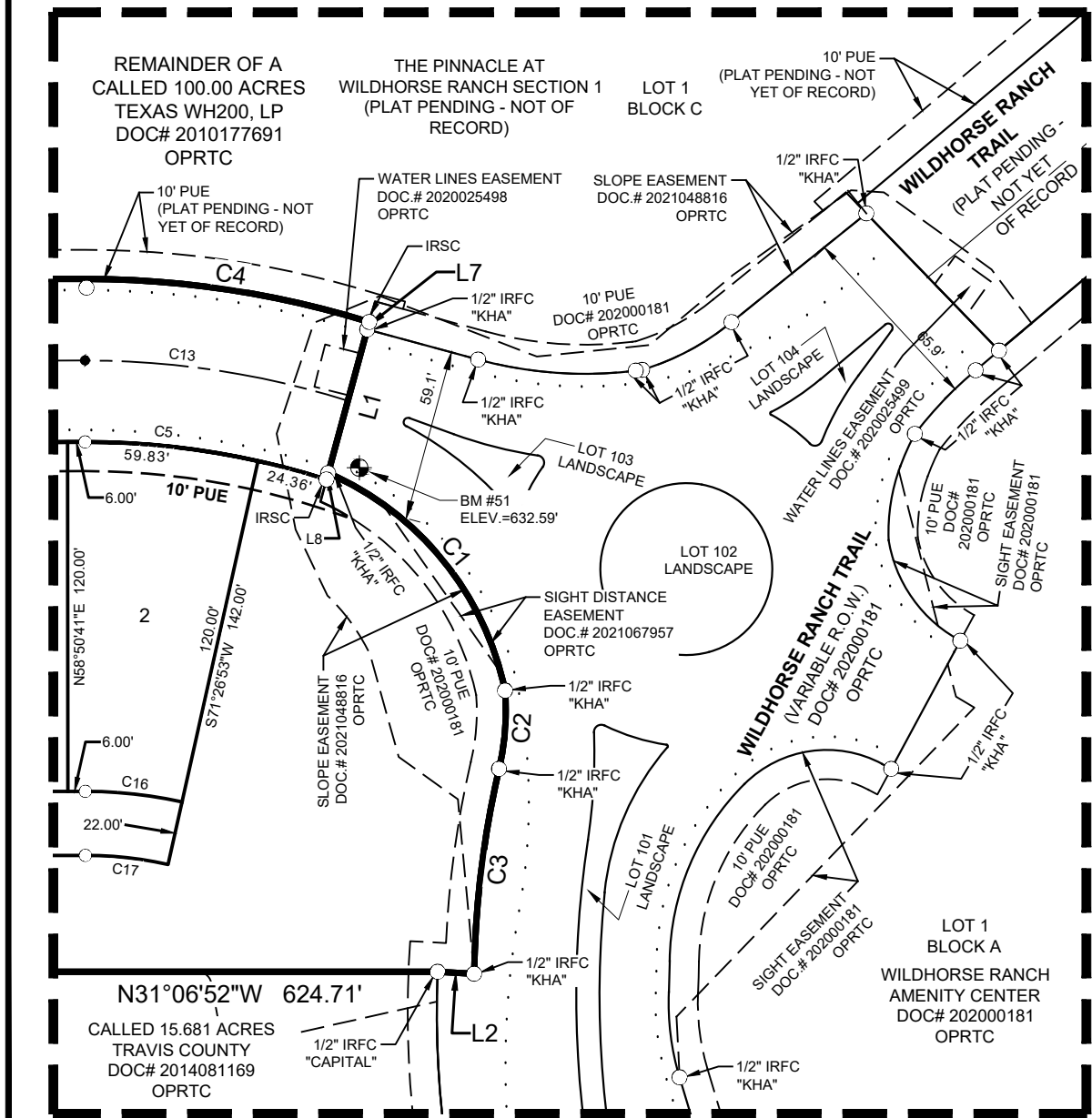


BENCH MARK LIST

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

SURVEY AND GENERAL NOTES

- 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 an average elevations of -0.72 below the North American Vertical Datum of 1988 (NAVD '88) GEOID (12A) based on GPS observations.
- 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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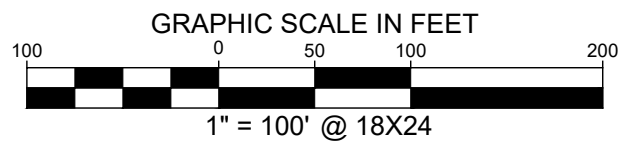
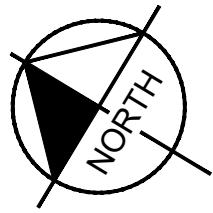
**PINNACLE AT
WILDHORSE RANCH SECTION 2**

BEING A 16.128 ACRE TRACT OF LAND SITUATED IN THE 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
	1/2" IRON ROD W/ "KHA" CAP SET / UNLESS OTHERWISE LABELED



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'

CALLLED 142.196 ACRES
QUIT CLAIM DEED
CAROL ANNE SCHRYVER, TRUSTEE OF
THE RONALD BLOOM AND CAROL ANNE
SCHRYVER LIVING TRUST
DOC# 2013096121
OPRTC

JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546

LOT 25
BLOCK B
WATER QUALITY
AND
DRAINAGE LOT

LOT 29
BLOCK A
WATER QUALITY
AND
DRAINAGE LOT

LOT 1
BLOCK B
WATER QUALITY
AND
DRAINAGE LOT

LOT 13
BLOCK B
PUBLIC ACCESS
EASEMENT

LOT 25 - DRAINAGE LOT

LOT 17
BLOCK A
PUBLIC ACCESS
EASEMENT

LOT 29 - DRAINAGE LOT

LOT 1
BLOCK A
WATER QUALITY
AND
DRAINAGE LOT

LOT 1
BLOCK A
WATER QUALITY
AND
DRAINAGE LOT

LOT 1
BLOCK A
WATER QUALITY
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LOT 1
BLOCK A
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DRAINAGE LOT

LOT 1
BLOCK A
WATER QUALITY
AND
DRAINAGE LOT

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:	4
TOTAL NUMBER OF LANDSCAPE LOTS:	2

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 J. BURKS, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
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: (512) 327-7415
CONTACT: PETE A. 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" = 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

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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: U2
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: May 8, 2023
FINAL REPORT DATE: May 18, 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
911 Addressing Review - Janny Phung

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

AD1: This plat review is Rejected.

AD2: Please clarify whether the street will continue north beyond the platted area and email addressing@austintexas.gov for correspondence with the subject line: Street Name C8-2021-0152.2A
Pinnacle at Wildhorse Ranch Section 2

AD3: GOLDEN RODEO CV is reserved for Pinnacle at Wildhorse Ranch but is more than 600' ft. Please relabel as GOLDEN RODEO RUN if the street ends at the plat boundary

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

§25-4-155

End of Comments

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.

U2: **Fiscal posting will occur during the plat recordation stage.**

DE4 to DE5: CLEARED

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

5/16/2023 U2

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.

U2 The fiscal estimate is accepted. Fiscal posting will occur during the plat recordation stage. Post the approved amount through the Fiscal Office (FiscalSurety@austintexas.gov).

END OF MASTER COMMENT REPORT