

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2020-0193

**COMMISSION DATE:** June 13, 2023

**SUBDIVISION NAME:** Wildhorse Tract B, Section 1

**ADDRESS:** 10000 Bloor Road

**APPLICANT:** Forestar Group, Inc (Jeff Scott)

**AGENT:** BGE. Inc (Pablo Martinez)

**ZONING:** Wildhorse Ranch Planned Unit Development (PUD)

**NEIGHBORHOOD PLAN:** N/A

**AREA:** 184.5 acres

**LOTS:** 647

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Gilleland Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along both sides of the internal streets as well as on Emerald Boulevard.

**VARIANCE:** N/A

### **DEPARTMENT COMMENTS:**

The request is for the approval of Wildhorse Tract B, Section 1 preliminary plan consisting of 647 total lots on approximately 184.5 acres. The preliminary plan does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

### **STAFF RECOMMENDATION:**

Staff recommends disapproval of the preliminary plan for the reasons listed in the comment report dated June 8, 2023, and attached as Exhibit C.

**CASE MANAGER:** Juan Enriquez, Senior Planner

**PHONE:** 512-974-2767

**E-mail:** [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed Preliminary Plan

Exhibit C: Comment Report dated June 8, 2023

# Exhibit A

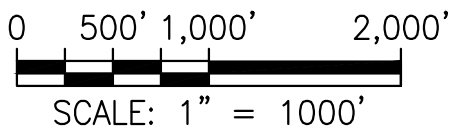
LINDELL LANE

BLUE BLUFF ROAD

SH 130 TOLL

PROJECT LOCATION

BLOOR RD



WILDHORSE TRACT B, SECTION 1  
VICINITY MAP

AUSTIN, TEXAS



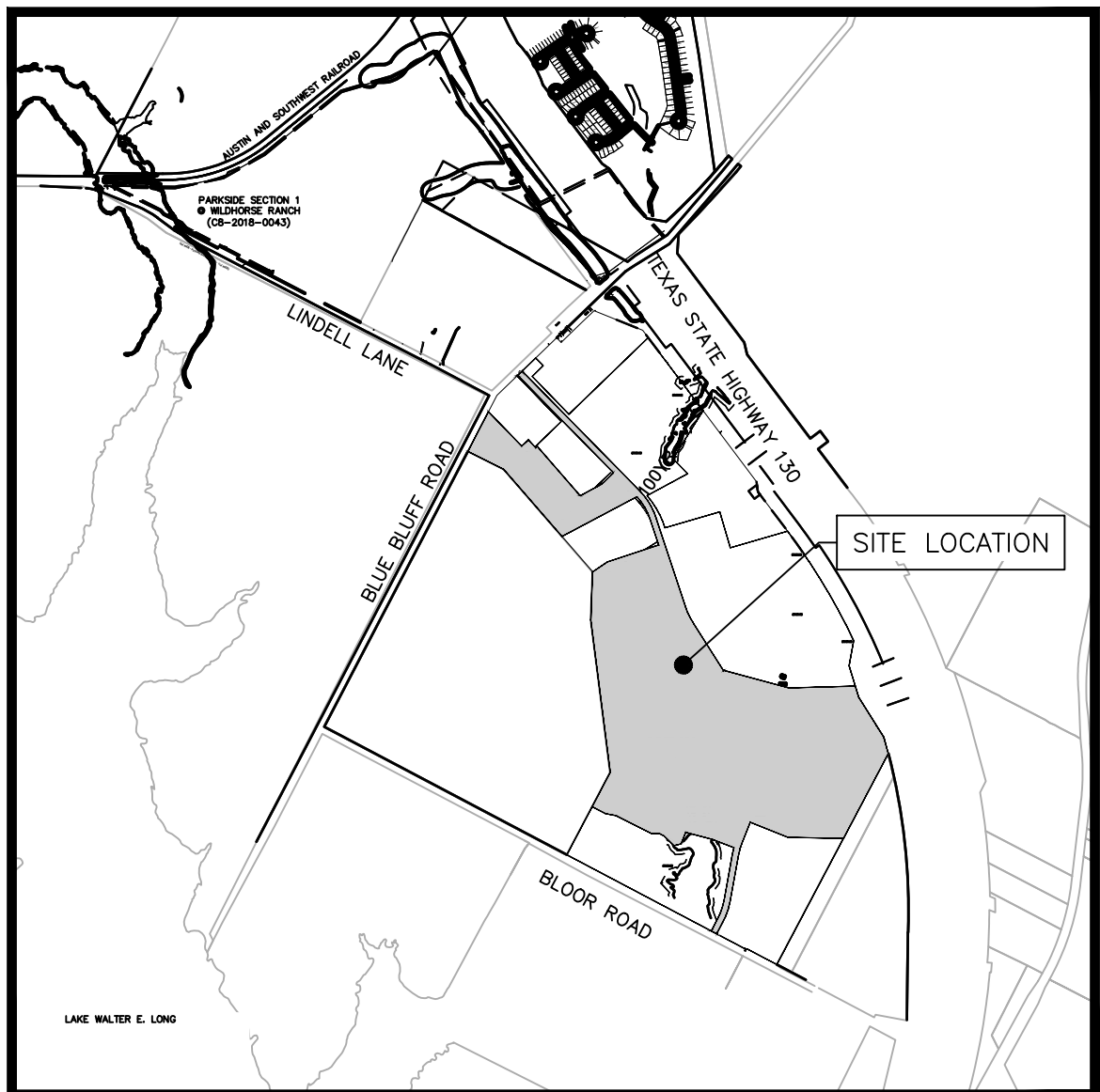
**BGE, INC.**  
1701 DIRECTORS BOULEVARD, SUITE 1000  
AUSTIN, TX 78744  
TBPE Registration No. F-1046  
TEL: 512-879-0400 [www.browngay.com](http://www.browngay.com)



GENERAL NOTES

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY AT FINAL PLATTING.
2. WATER AND WASTEWATER SYSTEM FOR THE WILDHORSE RANCH PUD WILL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY 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.
4. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION; AND IT IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE # 020214-28.
5. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
6. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
8. THE PARKSIDE, TRACT 'B', SECTION 1 AT WILDHORSE RANCH PRELIMINARY PLAN ARE GOVERNED BY THE (I) WILDHORSE RANCH PUD ORDINANCE # 020214-28, 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.
9. ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT APPROVAL, AND THEY WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
10. DRIVEWAY LOCATIONS SHALL CONFORM TO THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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.
13. 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 SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
17. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE. UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY, SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE, OR PROPERTY.
18. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-1-112 OF HE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION.
- 18.1. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS:EMERALD BOULEVARD, ANTELOPE FLATS TRAIL, GROS VENTRE TRAIL, EGLES REST TRAIL, TIMBERED ISLAND TRAIL, NORAS TRAIL, WILSON TRAIL, HANGING ROCK COVE, YELLOWSTONE TRAIL, CANYON TRAIL, FISH CREEK TRAIL, WHITEFISH TRAIL, TETON TRAIL, JENNY LAKE TRAIL, CHISHOLM TRAIL, CHADAR TREK TRAIL, GRAYS PEAK TRAIL, CRESTONE PEAK COVE, PIKES PEAK TRAIL, LONGHORN LOOP TRAIL, HIDDEN FALLS, BRADLEY LAKE TRAIL, SILVER SPUR TRAIL, LA ROSA TRAIL, STAGECOACH TRAIL, BLUE SKY BASIN TRAIL, LAKE SIDE TRAIL, AND PALYRA PEAK. FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
- 18.2. 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 AND APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS. EMERALD BOULEVARD, ANTELOPE FLATS TRAIL, GROS VENTRE TRAIL, EGLES REST TRAIL, TIMBERED ISLAND TRAIL, WILSON TRAIL, HANGING ROCK COVE, YELLOWSTONE TRAIL, CANYON TRAIL, FISH CREEK TRAIL, WHITEFISH TRAIL, TETON TRAIL, JENNY LAKE TRAIL, CHISHOLM TRAIL, CHADAR TREK TRAIL, GRAYS PEAK TRAIL, CRESTONE PEAK COVE, PIKES PEAK TRAIL, LONGHORN LOOP TRAIL, HIDDEN FALLS, BRADLEY LAKE TRAIL, SILVER SPUR TRAIL, LA ROSA TRAIL, STAGECOACH TRAIL, BLUE SKY BASIN TRAIL, LAKE SIDE TRAIL, AND PALYRA PEAK
19. A TEN (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
20. STANDARD STREET SIGNS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS.
21. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE ARE OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
22. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
23. ALL PONDS INCLUDED IN THIS SUBDIVISION TO BE MAINTAINED BY THE CITY OF AUSTIN.
24. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
- \* WATER AND WASTEWATER – CITY OF AUSTIN
  - \* ELECTRIC – AUSTIN ENERGY
  - \* GAS – TEXAS GAS SERVICE
26. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP # 48453C0480J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED: AUGUST 18, 2014.
27. CITY OF AUSTIN FULLY DEVELOPED AND FEMA 100-YEAR FLOODPLAINS AREAS WITHIN THIS PROJECT SHALL BE CONTAINED IN A DRAINAGE EASEMENT TO BE RECORDED PRIOR TO APPROVAL OF FINAL PLAT.
28. ALL ACTIVITIES WITHIN THE 'CEP' BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
29. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN PRIOR TO THE CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOTS IN THIS SUBDIVISION.
30. ALL SITE DEVELOPMENT REGULATIONS (OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES), 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.
31. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD SHALL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE AUSTIN DEVELOPMENT LAND CODE (LDC), AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY PLAN. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
32. ALL DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDERS STANDARD AT A MINIMUM RATING OF ONE STAR.
33. ALL LOTS ARE IN CONFORMANCE WITH PUD AND SF-4A (SMALL LOT STANDARDS).
34. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE # 020214-28.
35. THIS PROJECT IS LOCATED IN THE GILLELAND WATERSHED, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
36. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
37. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC-25-8-42 TO ALLOW: CUT UP TO EIGHT (8') FEET (25-8-341), AND FILL UP TO EIGHT (8') FEET.
38. TOPOGRAPHY SOURCE: CITY OF AUSTIN PUBLIC GEOSPATIAL DATA.
39. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS: LOT 34, BLOCK A, LOTS 43, 49, AND 55, BLOCK C, LOTS 3, 57 AND 58 BLOCK D, LOTS 36 AND 98, BLOCK G, LOT 1, BLOCK H, LOT 22, BLOCK I, LOTS 1 AND 26 BLOCK J, LOTS 11, 107, 108, AND 109 BLOCK K, LOT 32 BLOCK M, LOTS 1 , BLOCK N, LOT 1, BLOCK N, LOTS 6 AND 21 BLOCK O, AND LOT 6, BLOCK P. THESE LOTS SHALL BE MAINTAINED BY OWNER OR HIS/HER ASSIGNS.
40. STREETS WILL BE CONSTRUCTION TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT OF WAY WITH FINAL PLAT
41. 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.

PRELIMINARY PLAN  
FOR  
PARKSIDE, TRACT 'B', SEC. 1  
AT WILDHORSE RANCH  
BLUE BLUFF ROAD  
AUSTIN, TEXAS



VICINITY MAP  
N.T.S.

DATE OF SUBMITTAL:  
JANUARY 7, 2022

FEMA MAP NUMBER: 48453C0480J  
DATED: AUGUST 18, 2014

DEVELOPER:

FORESTAR GROUP, INC.  
10700 PECAN PARK BOULEVARD, SUITE 150  
AUSTIN, TEXAS, 78750  
(713) 457-1690

ENGINEER AND SURVEYOR:

BGE INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TEXAS 78744  
(512) 879-0400

AUSTIN ENERGY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 'B' OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
2. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10') FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH AN Y 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENCE.

Exhibit B

LEGAL DESCRIPTION

172.56 ACRES OUT OF 345.72 ACRES OUT OF THE  
ABSTRACT 690 SURVEY 54, SANDERS W. H. ABSTRACT 161  
SURVEY 43 CASTRO M ACR.  
AS RECORDED UNDER DEED No. 2020110671, O.P.R.T.C.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN (KEY MAP)
3	LOT TABLES
4	PRELIMINARY PLAN (1-OF-7)
5	PRELIMINARY PLAN (2-OF-7)
6	PRELIMINARY PLAN (3-OF-7)
7	PRELIMINARY PLAN (4-OF-7)
8	PRELIMINARY PLAN (5-OF-7)
9	PRELIMINARY PLAN (6-OF-7)
10	PRELIMINARY PLAN (7-OF-7)

Lot Size	Number of Lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	-	10,000	-
greater than 1 ac. and no more than 3 ac.	-	7,000	-
greater than 15,000 SF and no more than 1 ac.	-	5,000	-
greater than 10,000 SF and no more than 15,000 SF	-	3,500	-
10,000 SF or less in size	625	2,500	1,562,500
<b>Total lots and proposed IC</b>	<b>625</b>		<b>NET 1,562,500</b>
ROW impervious cover			1,049,021
Other impervious cover, such as stormwater pond access drives			21,621
		<b>TOTAL</b>	<b>2,633,142</b>

APPENDIX Q-1  
NET SITE AREA

WILDHORSE TRACT B

TOTAL GROSS SITE AREA = 184.48 ACRES

SITE DEDUCTIONS

CRITICAL WATER QUALITY ZONE (CWQZ) = 2.66 ACRES  
WATER QUALITY TRANSITION ZONE (WQTZ) = 4.42 ACRES  
WASTEWATER IRRIGATION AREAS = 0.00 ACRES

DEDUCTION SUBTOTAL = 7.08 ACRES

UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) = 177.40 ACRES

NET SITE AREA CALCULATION

AREA OF UPLANDS WITH SLOPES 0 - 15% = 156.32 X 100% = 156.32 ACRES  
AREA OF UPLANDS WITH SLOPES 15 - 25% = 16.60 X 40% = 6.64 ACRES  
AREA OF UPLANDS WITH SLOPES 25 - 35% = 3.18 X 20% = 0.64 ACRES  
AREA OF UPLANDS WITH SLOPES > 35% = 1.30 X 0% = 0.00 ACRES

NET SITE AREA TOTAL = 163.59 ACRES

APPENDIX Q-2  
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 30% X 4.42 WQTZ AREA = 1.33 ACRES

IMPERVIOUS COVER ALLOWED AT 60% X 177.40 NET SITE AREA = 106.44 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 16.60 X 10 % = 1.660

PROPOSED TOTAL IMPERVIOUS COVER

WQTZ PROPOSED IMPERVIOUS COVER = 0.00 ACRES= 0.00%  
NET SITE PROPOSED IMPERVIOUS COVER = 60.45 ACRES= 32.77%  
TOTAL PROPOSED IMPERVIOUS COVER = 60.45 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER - TOTAL		
		BUILDING / AND OTHER IMPERVIOUS COVER	% OF CATEGORY	DRIVEWAYS / ROADWAYS ACRES
0 - 15 %	163.40	34.47	21.1%	24.31
15 - 25 %	16.60	1.40	8.4%	0.21
25 - 35 %	3.18	0.00	0.0%	0.04
OVER 35 %	1.30	0.00	0.0%	0.02
TOTAL SITE AREA	184.48			

I, JUAN P. MARTINEZ, P.E. NO. 106158, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY STATE THAT THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF AUSTIN 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.

Juan P. Martinez

03/11/22

DATE

JUAN P. MARTINEZ, P.E.  
BGE, INC. TBPE NO. F-1046  
1701 DIRECTORS BOULEVARD, SUITE 1000  
AUSTIN, TEXAS 78744  
(512) 879-0400 (MAIN)



Brown & Gay Engineers, Inc.

1701 Directors Blvd, Suite 1000

Austin, TX 78744

Tel: 512-879-0400 • www.browngay.com

TBPE Registration No. F-1046

TBPELS LICENSING SURVEY FIRM

No. 10106502

SHEET

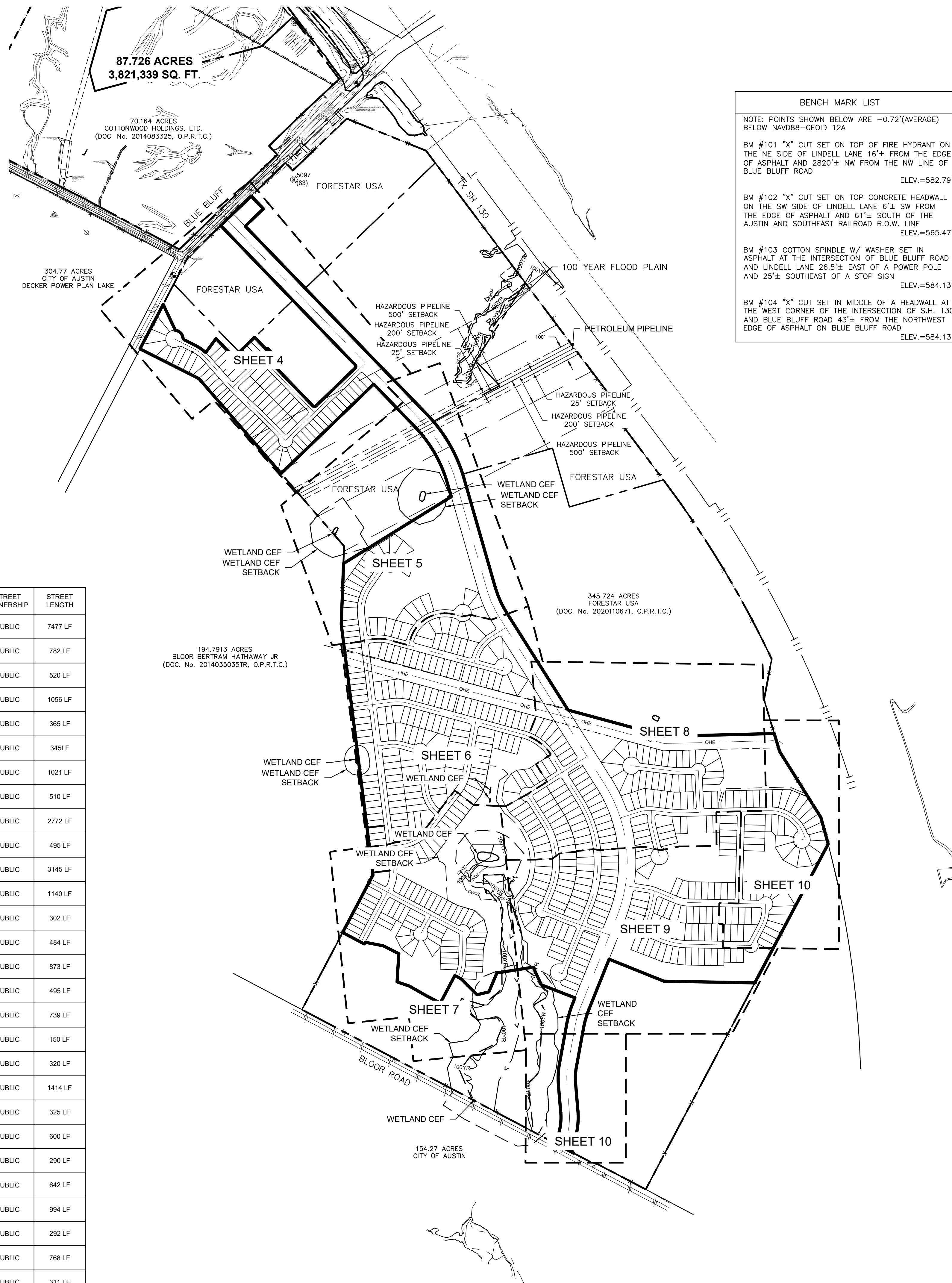
1 OF 11

CASE #: C8-2020-0193

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_\_ 1 \_\_\_\_\_ OF \_\_\_\_\_ 11 \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED BY (ZAP) (PC) ON \_\_\_\_\_  
EXPIRATION DATE (25-4-62, LDC) \_\_\_\_\_  
CASE MANAGER \_\_\_\_\_  
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT  
ZONING PLD  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE.  
SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE  
CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR  
NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED),  
MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



Street Name	Row Width (ft)	Street Width (ft)	Design Speed	Type	Street Classification	Street Ownership	Street Length
Emerald Boulevard	120	44	35 MPH	C&G	Major Roadway	Public	7477 LF
Antelope Flats Trail	50	30	25 MPH	C&G	Local Road	Public	782 LF
Gros Ventre Trail	50	30	25 MPH	C&G	Local Street	Public	520 LF
Eagles Rest Trail	50	30	25 MPH	C&G	Local Street	Public	1056 LF
Timbered Island Trail	50	30	25 MPH	C&G	Local Street	Public	365 LF
Noras Trail	50	30	25 MPH	C&G	Local Street	Public	345LF
Wilson Trail	50	30	25 MPH	C&G	Local Street	Public	1021 LF
Hanging Rock Cove	50	30	25 MPH	C&G	Local Street	Public	510 LF
Yellowstone Trail	50	30	25 MPH	C&G	Local Street	Public	2772 LF
Canyon Trail	50	30	25 MPH	C&G	Local Street	Public	495 LF
Fish Creek Trail	50	30	25 MPH	C&G	Local Street	Public	3145 LF
Whitefish Trail	50	30	25 MPH	C&G	Local Street	Public	1140 LF
Teton Trail	50	30	25 MPH	C&G	Local Street	Public	302 LF
Jenny Lake Trail	50	30	25 MPH	C&G	Local Street	Public	484 LF
Chisholm Trail	50	30	25 MPH	C&G	Local Street	Public	873 LF
Chadar Trek Trail	50	30	25 MPH	C&G	Local Street	Public	495 LF
Gray's Peak Trail	50	30	25 MPH	C&G	Local Street	Public	739 LF
Crestone Peak Cove	50	30	25 MPH	C&G	Local Street	Public	150 LF
Pikes Peak Trail	50	30	25 MPH	C&G	Local Street	Public	320 LF
Longhorn Loop Trail	50	30	25 MPH	C&G	Local Street	Public	1414 LF
Hidden Falls	50	30	25 MPH	C&G	Local Street	Public	325 LF
Bradley Lake Trail	50	30	25 MPH	C&G	Local Street	Public	600 LF
Silver Spur Trail	50	30	25 MPH	C&G	Local Street	Public	290 LF
La Rosa Trail	50	30	25 MPH	C&G	Local Street	Public	642 LF
Stagecoach Trail	50	30	25 MPH	C&G	Local Street	Public	994 LF
Blue Sky Basin Trail	50	30	25 MPH	C&G	Local Street	Public	292 LF
Lake Side Trail	50	30	25 MPH	C&G	Local Street	Public	768 LF
Palmyra Peak	50	30	25 MPH	C&G	Local Street	Public	311 LF



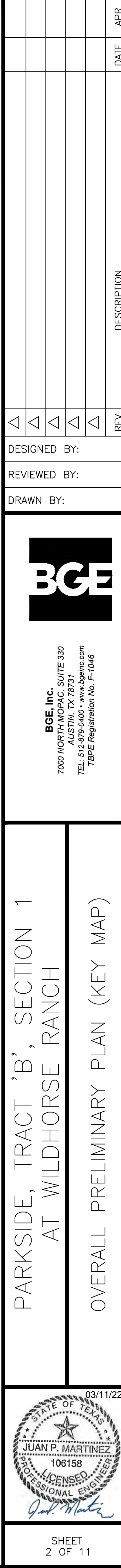
**NOTES:**

1. LOTS 14-17 OF HANGIN ROCK COVE ARE PROHIBITED VEHICULAR ACCESS TO EMERALD BLVD. SINGLE FAMILY THROUGH STREET LOTS ARE NOT PERMITTED (SHEET 5).
2. LOTS 22 AND 23 OF BRADLEY LAKE TRAIL ARE PROHIBITED VEHICULAR ACCESS TO EMERALD BLVD. SINGLE FAMILY THROUGH STREET LOTS ARE NOT PERMITTED (SHEET 8).
3. LOTS 1-7 OF HIDDEN FALLS TRAIL ARE PROHIBITED VEHICULAR ACCESS TO EMERALD BLVD. SINGLE FAMILY THROUGH STREET LOTS ARE NOT PERMITTED (SHEET 8-9).
4. LOTS 52-57 AND 2-45 OF FISH CREEK TRAIL ARE PROHIBITED VEHICULAR ACCESS TO EMERALD BLVD. SINGLE FAMILY THROUGH STREET LOTS ARE NOT PERMITTED (SHEET 8-9).
5. LOTS 103-106 OF BLUE SKY BASIN TRAIL ARE PROHIBITED VEHICULAR ACCESS TO EMERALD BLVD. SINGLE FAMILY THROUGH STREET LOTS ARE NOT PERMITTED (SHEET 9).

LAND USE SUMMARY			
USE	# OF LOTS	ACREAGE	% OF PROJECT
SINGLE FAMILY	625	88.52	48%
OPEN SPACE & DRAINAGE	22	49.69	23%
PUBLIC STREETS	---	46.27	25%
TOTAL	647	184.48	100.00%

CASE #: C8-2020-0193

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_\_ 2 \_\_\_\_\_ OF \_\_\_\_\_ 11 \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
 APPROVED BY (ZAP) (PC) ON \_\_\_\_\_  
 EXPIRATION DATE (25-62, LDC) \_\_\_\_\_  
 CASE MANAGER \_\_\_\_\_  
 DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT  
 \_\_\_\_\_ ZONING \_\_\_\_\_ PUD \_\_\_\_\_  
 FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE.  
 SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE  
 CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR  
 NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED),  
 MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.





LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'A'	5951.31	0.14	R
2	'A'	4800.00	0.11	R
3	'A'	4800.00	0.11	R
4	'A'	4800.00	0.11	R
5	'A'	4800.00	0.11	R
6	'A'	4800.00	0.11	R
7	'A'	4800.00	0.11	R
8	'A'	6132.33	0.14	R
9	'A'	6132.34	0.14	R
10	'A'	4800.00	0.11	R
11	'A'	4800.00	0.11	R
12	'A'	4800.00	0.11	R
13	'A'	4800.00	0.11	R
14	'A'	4800.00	0.11	R
15	'A'	4800.00	0.11	R
16	'A'	4772.92	0.11	R
17	'A'	4045.95	0.09	R
18	'A'	5263.86	0.12	R
19	'A'	9850.32	0.23	R
20	'A'	8828.78	0.20	R
21	'A'	5190.80	0.12	R
22	'A'	5843.63	0.13	R
23	'A'	5789.94	0.13	R
24	'A'	5704.02	0.13	R
25	'A'	5618.10	0.13	R
26	'A'	5520.43	0.13	R
27	'A'	5373.63	0.12	R
28	'A'	5209.57	0.12	R
29	'A'	5045.66	0.12	R
30	'A'	4881.64	0.11	R
31	'A'	4717.63	0.11	R
32	'A'	4558.13	0.10	R
33	'A'	4441.54	0.10	R
34	'A'	3004.84	0.07	OS
35	'A'	4912.91	0.11	R
36	'A'	4892.28	0.11	R
37	'A'	4871.65	0.11	R
38	'A'	4851.69	0.11	R
39	'A'	5278.18	0.12	R
40	'A'	7389.01	0.17	R
41	'A'	6469.92	0.15	R
42	'A'	6525.09	0.15	R
43	'A'	6522.11	0.15	R
44	'A'	5687.29	0.13	R
45	'A'	6661.62	0.15	R
46	'A'	12150.33	0.28	R
47	'A'	9947.98	0.23	R
48	'A'	8307.63	0.19	R
49	'A'	9701.28	0.22	R
50	'A'	6456.28	0.15	R
51	'A'	5376.56	0.12	R
52	'A'	5464.63	0.13	R
53	'A'	5552.70	0.13	R
54	'A'	5640.76	0.13	R
55	'A'	6957.84	0.16	R
56	'A'	4800.00	0.11	R
57	'A'	4800.00	0.11	R
58	'A'	4800.00	0.11	R
59	'A'	4800.00	0.11	R
60	'A'	4800.00	0.11	R

LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'B'	6531.94	0.15	R
2	'B'	5353.62	0.12	R
3	'B'	5326.69	0.12	R
4	'B'	5299.77	0.12	R
5	'B'	5272.84	0.12	R
6	'B'	5245.91	0.12	R
7	'B'	5218.98	0.12	R
8	'B'	5192.05	0.12	R
9	'B'	5165.13	0.12	R
10	'B'	6228.08	0.14	R
11	'B'	6187.85	0.14	R
12	'B'	5072.37	0.12	R
13	'B'	5045.43	0.12	R
14	'B'	5019.24	0.12	R
15	'B'	5028.51	0.12	R
16	'B'	5094.32	0.12	R
17	'B'	5166.23	0.12	R
18	'B'	5238.13	0.12	R
19	'B'	5310.03	0.12	R
20	'B'	6524.06	0.15	R

LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'C'	7924.95	0.18	R
2	'C'	5400.12	0.12	R
3	'C'	5400.12	0.12	R
4	'C'	5400.12	0.12	R
5	'C'	5400.59	0.12	R
6	'C'	4962.22	0.11	R
7	'C'	7333.54	0.17	R
8	'C'	10192.35	0.23	R
9	'C'	6716.91	0.15	R
10	'C'	7688.68	0.18	R
11	'C'	6288.28	0.14	R
12	'C'	7576.51	0.17	R
13	'C'	12663.12	0.29	R
14	'C'	14407.80	0.33	R
15	'C'	6936.99	0.16	R
16	'C'	6249.20	0.14	R
17	'C'	7506.61	0.17	R
18	'C'	7311.81	0.17	R
19	'C'	7311.81	0.17	R
20	'C'	7311.81	0.17	R
21	'C'	8713.94	0.20	R
22	'C'	7834.99	0.18	R
23	'C'	6000.13	0.14	R
24	'C'	6674.33	0.15	R
25	'C'	6784.40	0.16	R
26	'C'	6706.45	0.15	R
27	'C'	6125.59	0.14	R
28	'C'	7306.47	0.17	R
29	'C'	8212.10	0.19	R
30	'C'	8973.47	0.21	R
31	'C'	6065.10	0.14	R
32	'C'	5421.17	0.12	R
33	'C'	4844.16	0.11	R
34	'C'	4939.64	0.11	R
35	'C'	4957.90	0.11	R
36	'C'	4976.17	0.11	R
37	'C'	4994.43	0.11	R
38	'C'	5529.09	0.13	R
39	'C'	5897.86	0.14	R
40	'C'	5711.99	0.13	R
41	'C'	5058.54	0.12	R
42	'C'	4730.95	0.11	R
43	'C'	9436.93	0.22	OS
44	'C'	4762.50	0.11	R
45	'C'	4804.35	0.11	R
46	'C'	4804.32	0.11	R
47	'C'	4804.29	0.11	R
48	'C'	4804.25	0.11	R
49	'C'	20404.62	0.47	OS
50	'C'	4804.07	0.11	R
51	'C'	4804.03	0.11	R
52	'C'	4804.00	0.11	R
53	'C'	4803.96	0.11	R
54	'C'	5956.62	0.14	R
55	'C'	368251.10	8.45	OS/DE

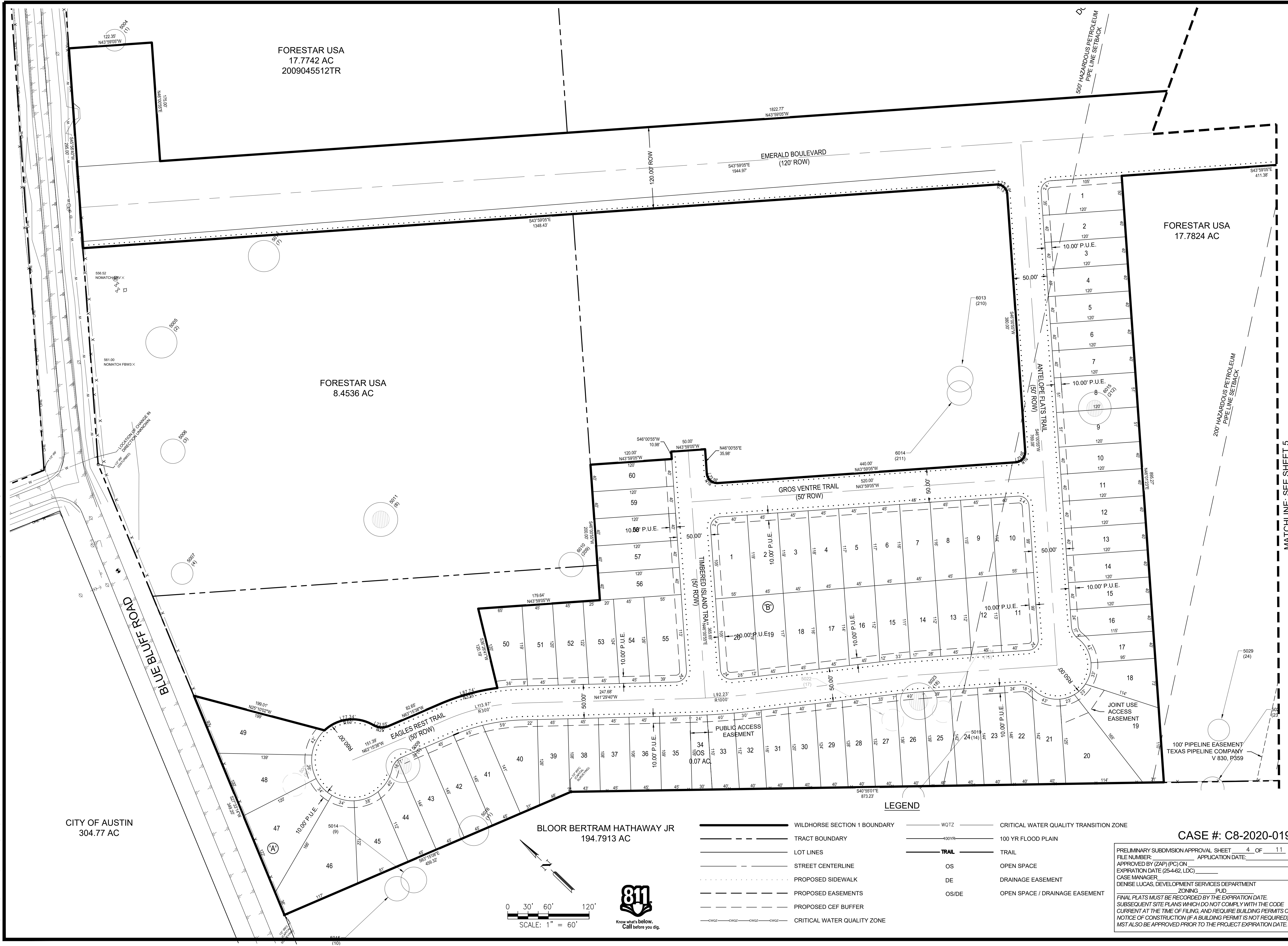
LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'D'	10812.53	0.25	R
2	'D'	11152.25	0.26	R
3	'D'	13112.98	0.30	OS
4	'D'	11863.93	0.27	R
5	'D'	10396.06	0.24	R
6	'D'	5232.46	0.12	R
7	'D'	5400.00	0.12	R
8	'D'	5400.00	0.12	R
9	'D'	5400.00	0.12	R
10	'D'	5400.00	0.12	R
11	'D'	5400.00	0.12	R
12	'D'	5400.00	0.12	R
13	'D'	5400.00	0.12	R
14	'D'	5400.00	0.12	R
15	'D'	5400.00	0.12	R
16	'D'	5400.00	0.12	R
17	'D'	5400.00	0.12	R
18	'D'	5400.00	0.12	R
19	'D'	5400.00	0.12	R
20	'D'	5400.00	0.12	R
21	'D'	5400.00	0.12	R
22	'D'	5400.00	0.12	R
23	'D'	5400.00	0.12	R
24	'D'	5343.27	0.12	R
25	'D'	7769.29	0.18	R
26	'D'	7063.06	0.16	R
27	'D'	5818.38	0.13	R
28	'D'	5839.04	0.13	R
29	'D'	7347.92	0.17	R
30	'D'	7305.51	0.17	R
31	'D'	5400.00	0.12	R
32	'D'	5400.00	0.12	R
33	'D'	5400.00	0.12	R
34	'D'	5400.00	0.12	R
35	'D'	5400.00	0.12	R
36	'D'	5400.00	0.12	R
37	'D'	5400.00	0.12	R
38	'D'	5400.00	0.12	R
39	'D'	5400.00	0.12	R
40	'D'	5400.00	0.12	R
41	'D'	5400.00	0.12	R
42	'D'	5400.00	0.12	R
43	'D'	5400.00	0.12	R
44	'D'	5400.00	0.12	R
45	'D'	5400.00	0.12	R
46	'D'	5400.00	0.12	R
47	'D'	5400.00	0.12	R
48	'D'	5400.00	0.12	R
49	'D'	6039.55	0.14	R
50	'D'	6393.33	0.15	R
51	'D'	7191.82	0.17	R
52	'D'	7655.56	0.18	R
53	'D'	6714.81	0.15	R
54	'D'	6145.50	0.14	R
55	'D'	5667.91	0.13	R
56	'D'	5400.00	0.12	R
57	'D'	4837.99	0.11	OS
58	'D'	151013.44	3.47	OS

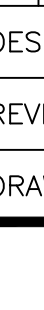
LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'F'	7855.10	0.18	R
2	'F'	5391.21	0.12	R
3	'F'	5393.22	0.12	R
4	'F'	5395.23	0.12	R
5	'F'	5397.23	0.12	R
6	'F'	5399.34	0.12	R
7	'F'	5479.69	0.13	R
8	'F'	5862.99	0.13	R
9	'F'	6622.13	0.15	R
10	'F'	8708.78	0.20	R
11	'F'	8953.41	0.16	R
12	'F'	7901.57	0.18	R
13	'F'	6602.87	0.15	R
14	'F'	5400.00	0.12	R
15	'F'	5400.00	0.12	R
16	'F'	5400.00	0.12	R
17	'F'	5400.00	0.12	R
18	'F'	5400.00	0.12	R
19	'F'	5400.00	0.12	R
20	'F'	5400.00	0.12	R
21	'F'	5400.00	0.12	R
22	'F'	5400.00	0.12	R
23	'F'	5400.00	0.12	R
24	'F'	5400.00	0.12	R
25	'F'	5407.19	0.12	R
26	'F'	6327.52	0.15	R

LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'E'	7185.43	0.16	R
2	'E'	5400.00	0.12	R
3	'E'	8347.69	0.19	R
4	'E'	5406.36	0.12	R
5	'E'	5400.01	0.12	R
6	'E'	5400.01	0.12	R
7	'E'	5400.01	0.12	R
8	'E'	5402.63	0.12	R
9	'E'	5456.64	0.13	R
10	'E'	5530.55	0.13	R
11	'E'	5604.47	0.13	R
12	'E'	7287.63	0.17	R
13	'E'	5786.71	0.13	R
14	'E'	5951.19	0.14	R
15	'E'	6115.67	0.14	R
16	'E'	6238.49	0.14	R
17	'E'	5992.94	0.14	R
18	'E'	5802.41	0.13	R
19	'E'	5644.27	0.13	R
20	'E'	11806.92	0.27	R
21	'E'	7844.75	0.18	R
22	'E'	5358.19	0.12	R
23	'E'	5454.15	0.13	R
24	'E'	5487.15	0.13	R
25	'E'	5670.59	0.13	R
26	'E'	6156.53	0.14	R
27	'E'	6615.06	0.15	R
28	'E'	6347.41	0.15	R
29	'E'	12821.83	0.29	R
30	'E'	6477.46	0.15	R
31	'E'	4943.66	0.11	R
32	'E'	5592.39	0.13	R
33	'E'	5582.80	0.13	R
34	'E'	7733.44	0.18	R
35	'E'	6657.05	0.15	R
36	'E'	6548.75	0.15	R

LOT DATA TABLE				
LOT #	BLOCK	AREA (SF)	AREA (AC.)	LOT TYPE
1	'G'	6550.85	0.15	R
2	'G'	5399.84	0.12	R
3	'G'	5399.93	0.12	R
4	'G'	5611.75	0.13	R
5	'G'	6389.49	0.15	R
6	'G'	5960.45	0.14	R
7	'G'	10156.62	0.23	R
8	'G'	8770.53	0.20	R
9	'G'	5941.72	0.14	R
10	'G'	6240.53	0.14	R
11	'G'	5684.62	0.13	R
12	'G'	5400.19	0.12	R
13	'G'	5400.55	0.12	R
14	'G'	6414.63	0.15	R
15	'G'	6131.44	0.14	R
16	'G'	6203.12	0.14	R
17	'G'	6203.12	0.14	R
18	'G'	6203.12	0.14	R
19	'G'	6203.12	0.14	R
20	'G'	6203.12	0.14	R
21	'G'	5942.19	0.14	R
22	'G'	5612.06	0.13	R
23	'G'	6131.94	0.14	R
24	'G'	5908.60	0.14	R
25	'G'	7418.22	0.17	R
26	'G'	7347.68	0.17	R
27	'G'	7736.42	0.18	R
28	'G'	6617.98	0.15	R
29	'G'	6070.09	0.14	R
30	'G'	5400.00	0.12	R
31	'G'	5412.94	0.12	R
32	'G'	6683.31	0.15	R
33	'G'	5400.00	0.12	R
34	'G'	5400.00	0.12	R
35	'G'	5400.00	0.12	R
36	'G'	1378.42	0.03	OS
37	'G'	5388.59	0.12	R
38	'G'	5400.00	0.12	R
39	'G'	5400.00	0.12	R
40	'G'	5400.00	0.12	R
41	'G'	5400.00	0.12	R
42	'G'	5400.00	0.12	R
43	'G'	5320.05	0.12	R
44	'G'	5033.10	0.12	R
45	'G'	5776.83	0.13	R
46	'G'	4996.99	0.11	R
47	'G'	4817.16	0.11	R
48	'G'	4800.00	0.11	R
49	'G'	4800.00	0.11	R
50	'G'	4966.79	0.11	R
51	'G'	5261.54	0.12	R
52	'G'	4672.63	0.11	R
53	'G'	6752.77	0.16	R
54	'G'	6752.77	0.16	R
55	'G'	4911.87	0.11	R
56	'G'	5266.67	0.12	R
57	'G'	4964.09	0.11	R
58	'G'	4800.00	0.11	R
59	'G'	4800.00	0.11	R
60	'G'	4800.00	0.11	R
61	'G'	4800.00	0.11	R
62	'G'	4800.00	0.11	R
63	'G'	4800.00	0.11	R
64	'G'	4800.00	0.11	R
65	'G'	4800.00	0.11	R
66	'G'	4800.00	0.11	R
67	'G'	4800.00	0.11	R
68	'G'	7034.93	0.16	R
69	'G'	6131.83	0.14	R
70	'G'	6139.44	0.14	R
71	'G'	6585.67	0.15	R
72	'G'	7321.69	0.17	R
73	'G'	7374.03	0.17	R
74	'G'	6579.29	0.15	R
75	'G'	6129.37	0.14	R
76	'G'	5400.00	0.12	R
77	'G'	5400.00	0.12	R
78	'G'	5400.00	0.12	R
79	'G'	5400.00	0.12	R
80	'G'	5400.00	0.12	R
81	'G'	5400.00	0.12	R
82	'G'	5400.00	0.12	R
83	'G'	5418.30	0.12	R
84	'G'	6770.61	0.16	R
85	'G'	6218.11	0.14	R
86	'G'	6282.80	0.14	R
87	'G'	4270.94	0.10	R
88	'G'	5400.00	0.12	R
89	'G'	5400.00	0.12	R
90	'G'	5400.00	0.12	R
91	'G'	5400.00	0.12	R
92	'G'	5400.00	0.12	R
93	'G'	7139.51	0.16	R
94	'G'	5997.93	0.14	R
95	'G'	5400.00	0.12	R
96	'G'	5400.00	0.12	R
97	'G'	5400.00	0.12	R
98	'G'	750828.36	17.24	OSIDE





<div style="text-align: center;">  <p><b>BGE Inc</b>  7000 NORTHMAC, SUITE 330  AUSTIN, TX 78731  TEL: 512-875-5400 • www.bgeinc.com  TPEE Registration No. F-1046</p> </div>	DESIGNED BY:	△				
	REVIEWED BY:	△				
	DRAWN BY:	△				
		△				
		△				
		REV		DESCRIPTION	DATE	APR



- LEGEND**
- WILDHORSE SECTION 1 BOUNDARY
  - TRACT BOUNDARY
  - LOT LINES
  - STREET CENTERLINE
  - PROPOSED SIDEWALK
  - PROPOSED EASEMENTS
  - PROPOSED CEF BUFFER
  - CRITICAL WATER QUALITY ZONE
  - CRITICAL WATER QUALITY TRANSITION ZONE
  - 100 YR FLOOD PLAIN
  - TRAIL
  - OS OPEN SPACE
  - DE DRAINAGE EASEMENT
  - OS/DE OPEN SPACE / DRAINAGE EASEMENT

BLOOR BERTRAM HATHAWAY JR  
194.7913 AC

FORESTAR USA  
17.7824 AC

FORESTAR USA  
17.7824 AC



0 30' 60' 120'  
SCALE: 1" = 60'

CASE #: C8-2020-0193

PRELIMINARY SUBDIVISION APPROVAL SHEET 5 OF 11  
FILE NUMBER: APPLICATION DATE:  
APPROVED BY (ZAP) (PC) ON  
EXPIRATION DATE (25-4-62, LDC)  
CASE MANAGER  
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT  
ZONING PLD  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE.  
SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE  
CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR  
NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED),  
MST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



SHEET  
5 OF 11

PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH  
PRELIMINARY PLAN (2-OF-7)

BGE INC.  
BIOCHAMBERS  
7000 NORTH CHAMBERS  
AUSTIN, TX 78751  
TEL: 512-875-0400 • www.bgeinc.com  
TPEE Registration No. F-1946



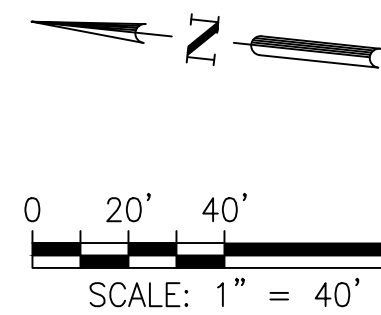
DESIGNED BY:  
REVIEWED BY:  
DRAWN BY:

REV DESCRIPTION

DATE

APR





LEGEND

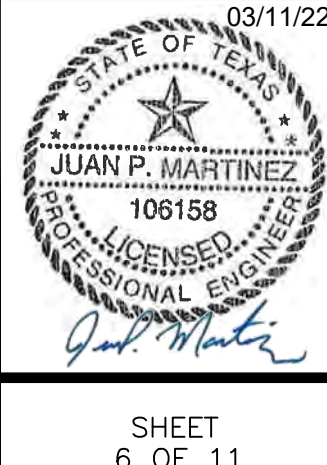
- WILDHORSE SECTION 1 BOUNDARY
- TRACT BOUNDARY
- LOT LINES
- STREET CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENTS
- PROPOSED CEF BUFFER
- CRITICAL WATER QUALITY ZONE
- CRITICAL WATER QUALITY TRANSITION ZONE
- 100 YR FLOOD PLAN
- TRAIL
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- OS/IDE OPEN SPACE / DRAINAGE EASEMENT

CASE #: C8-2020-0193

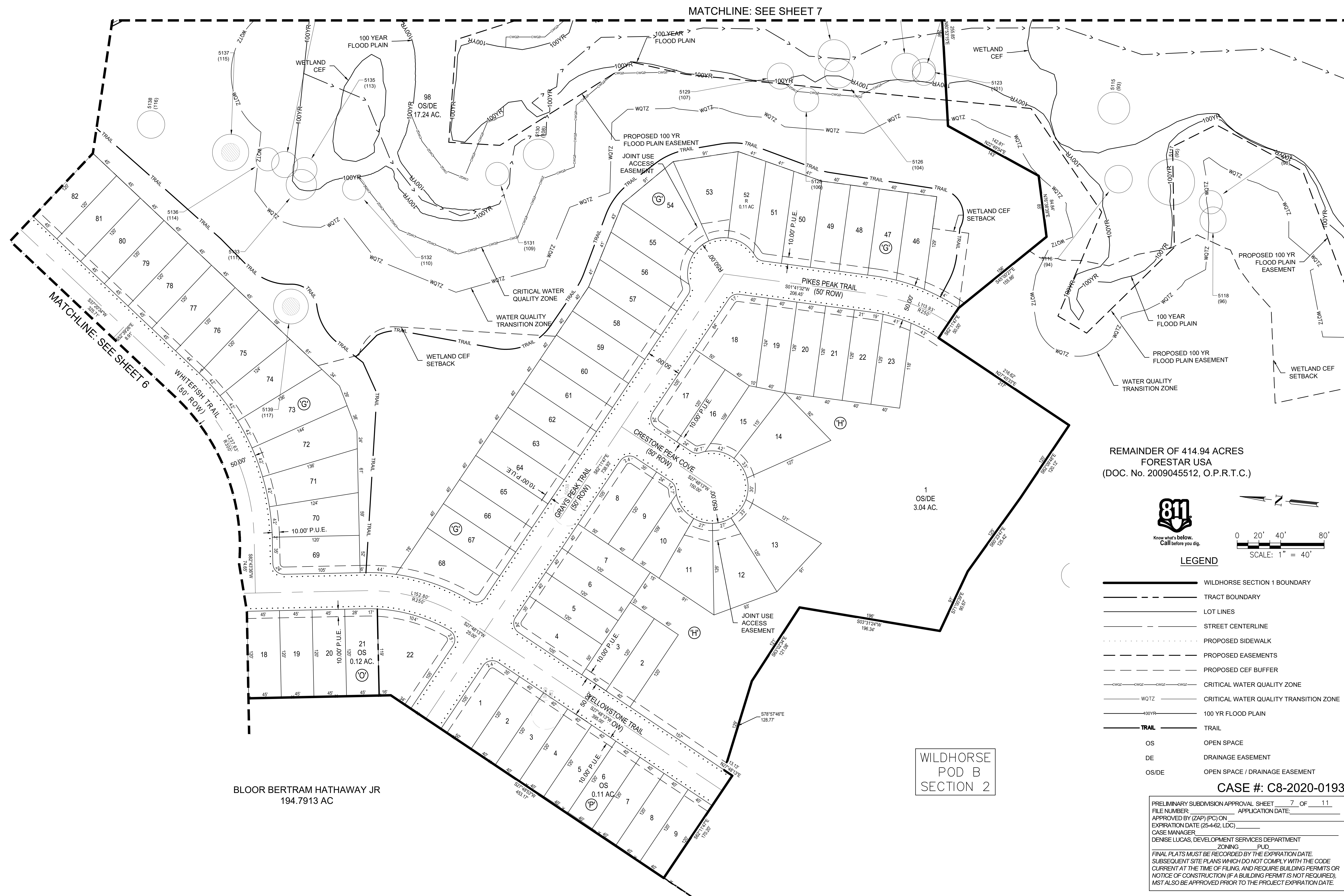
PRELIMINARY SUBDIVISION APPROVAL SHEET 6 OF 11  
FILE NUMBER: APPLICATION DATE:  
APPROVED BY (ZAP) (PC) ON:  
EXPIRATION DATE (25-4-62, LDC):  
CASE MANAGER:  
DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT  
ZONING PUD  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE.  
SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE  
CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR  
NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED),  
MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.


PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH

PRELIMINARY PLAN (3-OF-7)





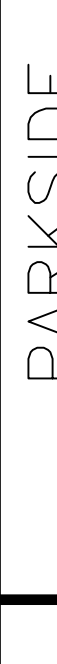


<div style="text-align: center;">  <p><b>BGE, Inc.</b>  7000 MCINTOSH SUITE 330  AUSTIN, TX 78731  TEL: 512-875-0400 • www.bgeinc.com  TBEPE Registration No. F-1046</p> </div>	DESIGNED BY:	Δ					
	REVIEWED BY:	Δ					
	DRAWN BY:	Δ					
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	REV						
						DATE	APR
						DESCRIPTION	

PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH

PRELIMINARY PLAN (4-OF-7)

03/11/22

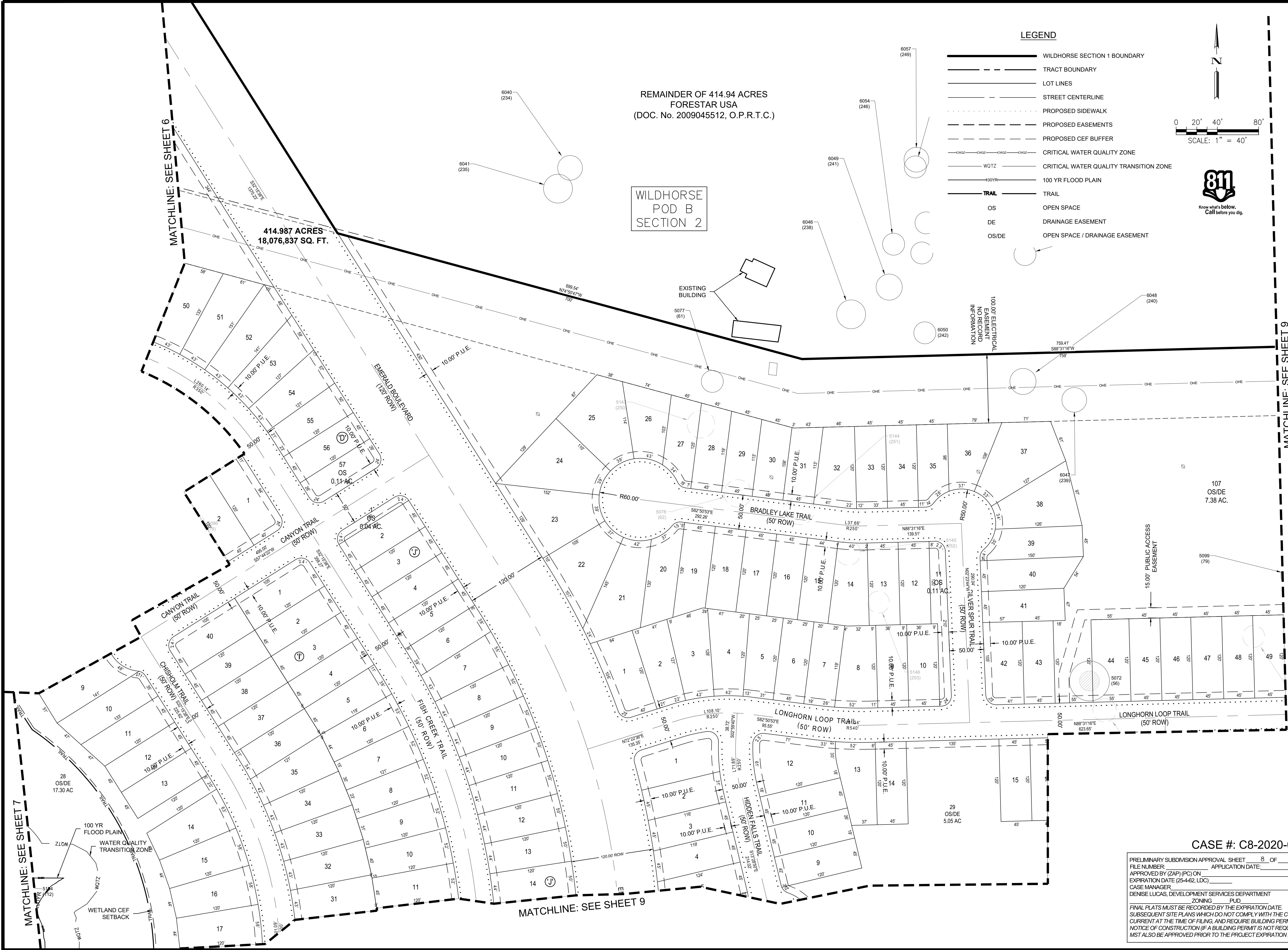


JUAN P. MARTINEZ  
106158  
LICENSED PROFESSIONAL ENGINEER

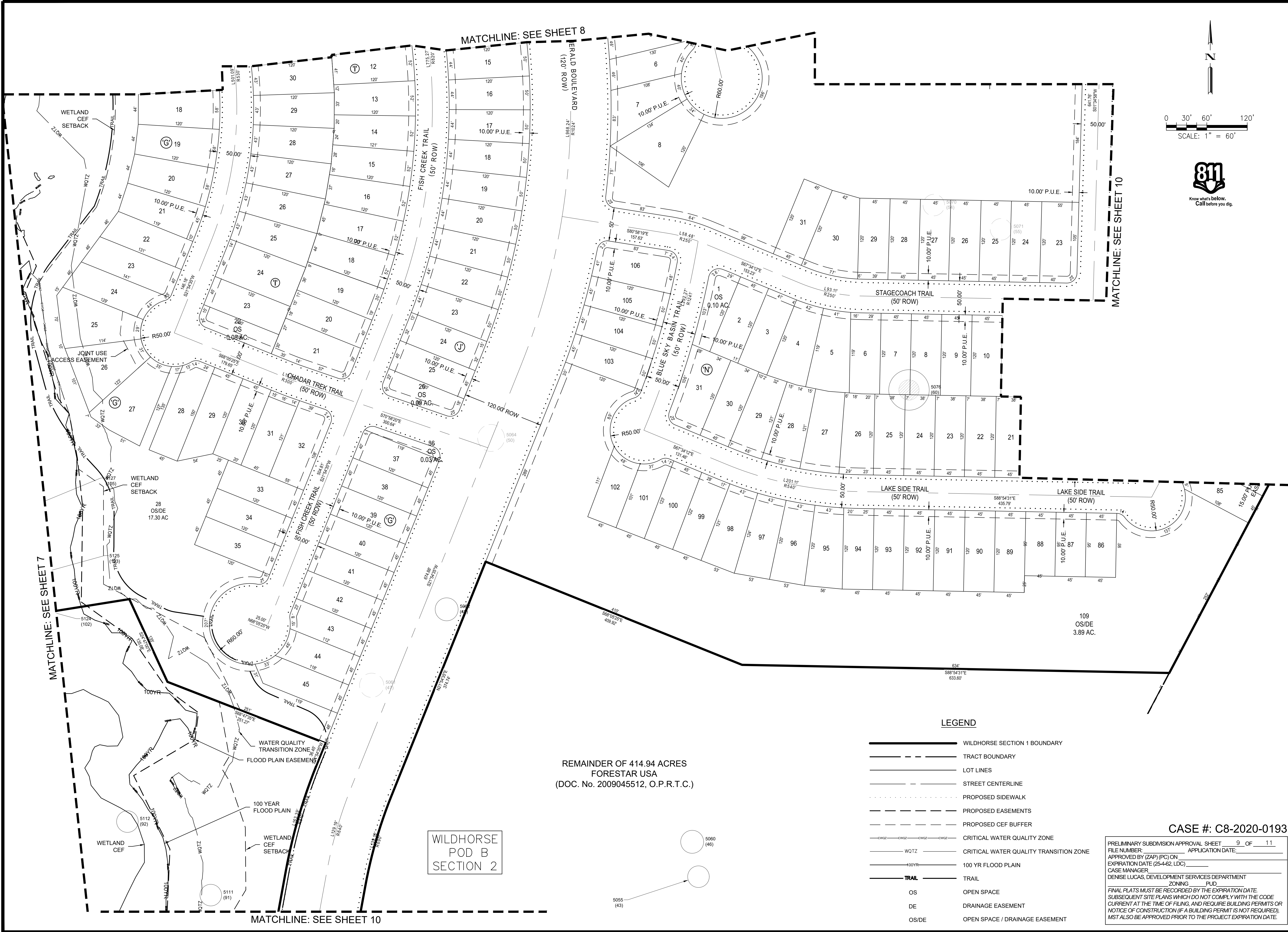
*Juan P. Martinez*

SHEET  
7 OF 11









DATE	REV	DESCRIPTION
APR		

DESIGNED BY:  
REVIEWED BY:  
DRAWN BY:

**BGE**

BGE Inc.  
9000 NORTHMAC SUITE 330  
AUSTIN, TX 78751  
TEL: 512-875-0400 • www.bgeinc.com  
TPE Registration No. F-1946

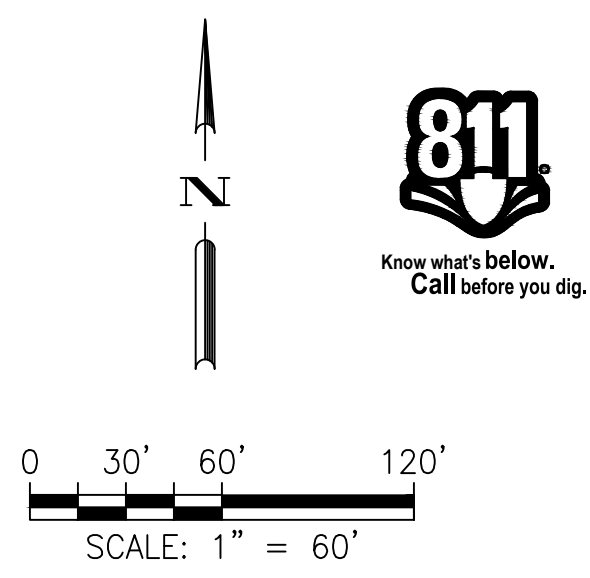
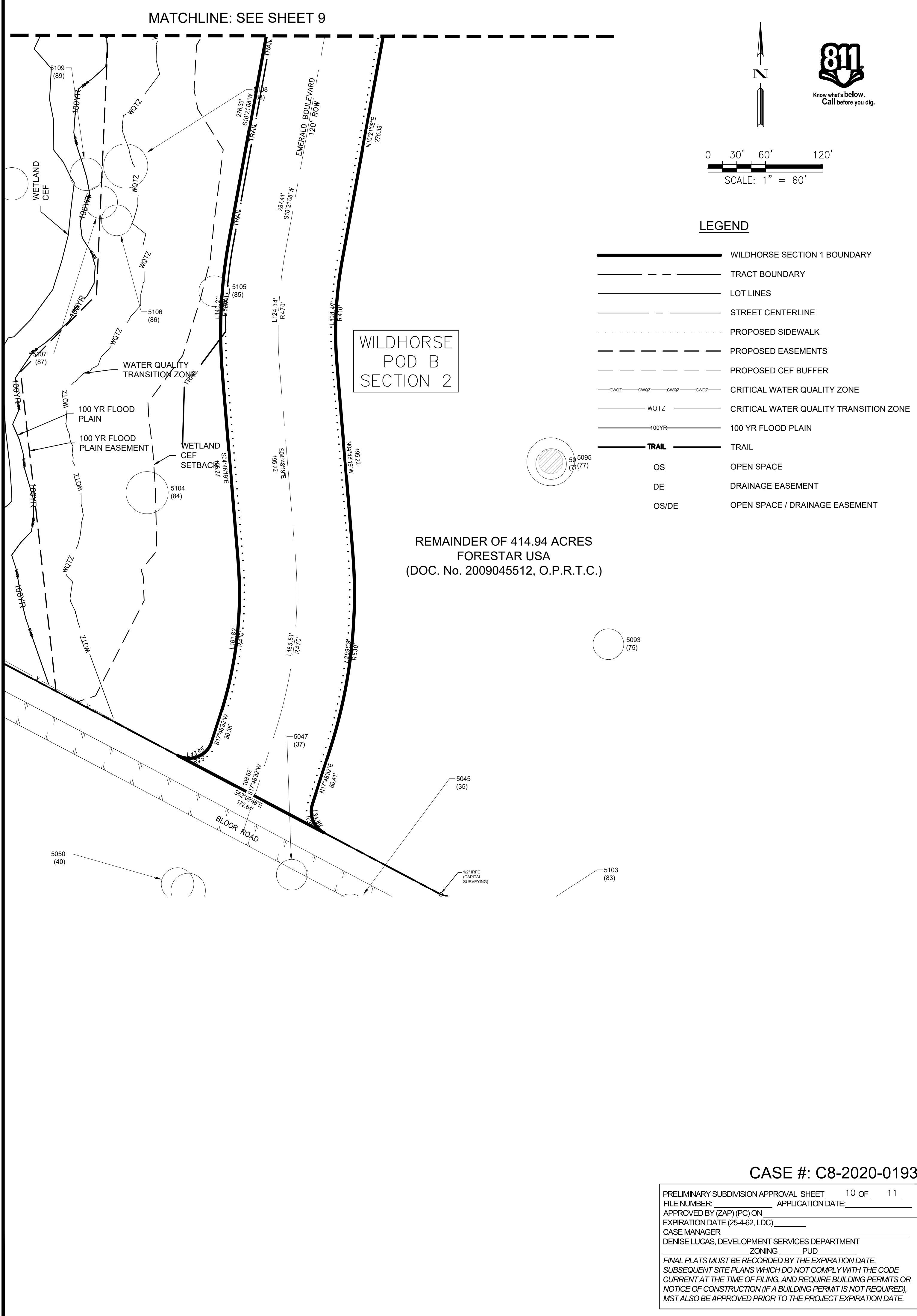
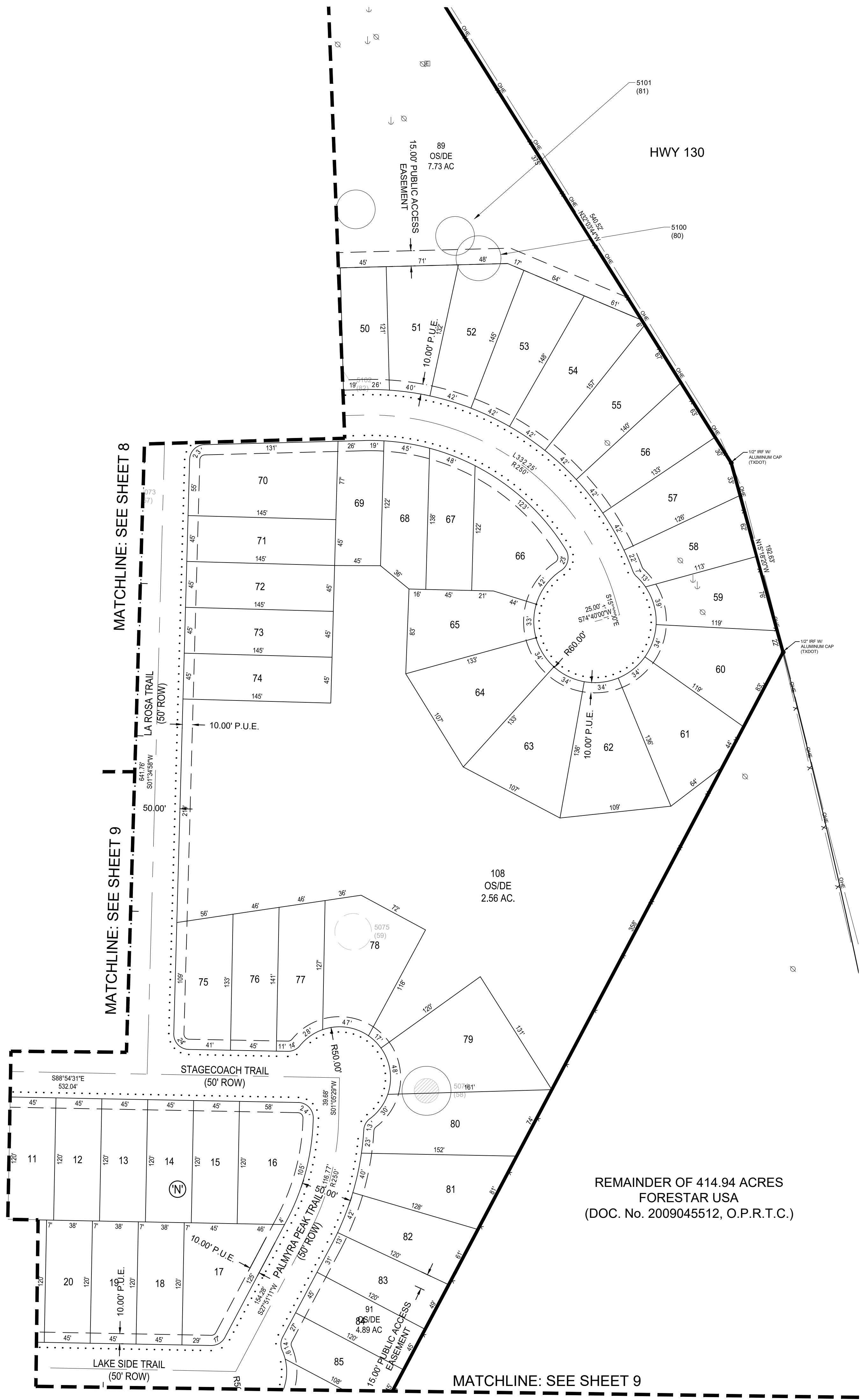
PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH

PRELIMINARY PLAN (6-OF-7)

03/11/22

SHEET 9 OF 11





- LEGEND**
- WILDHORSE SECTION 1 BOUNDARY
  - TRACT BOUNDARY
  - LOT LINES
  - STREET CENTERLINE
  - PROPOSED SIDEWALK
  - PROPOSED EASEMENTS
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  - CRITICAL WATER QUALITY ZONE
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  - 100 YR FLOOD PLAIN
  - TRAIL
  - OS OPEN SPACE
  - DE DRAINAGE EASEMENT
  - OS/DE OPEN SPACE / DRAINAGE EASEMENT

**CASE #: C8-2020-0193**

PRELIMINARY SUBMISSION APPROVAL SHEET 10 OF 11

FILE NUMBER: APPLICATION DATE:

APPROVED BY (ZAP) (PC) ON

EXPIRATION DATE (25-462, LDC)

CASE MANAGER

DENISE LUCAS, DEVELOPMENT SERVICES DEPARTMENT

ZONING: FUD

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

DATE

APR

DESCRIPTION

REV

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE

BGE Inc.  
9000 NORTCHAM, SUITE 300  
AUSTIN, TX 78751  
TEL: 512-875-0400 www.bgeinc.com  
TPEE Registration No. F-1946

PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH

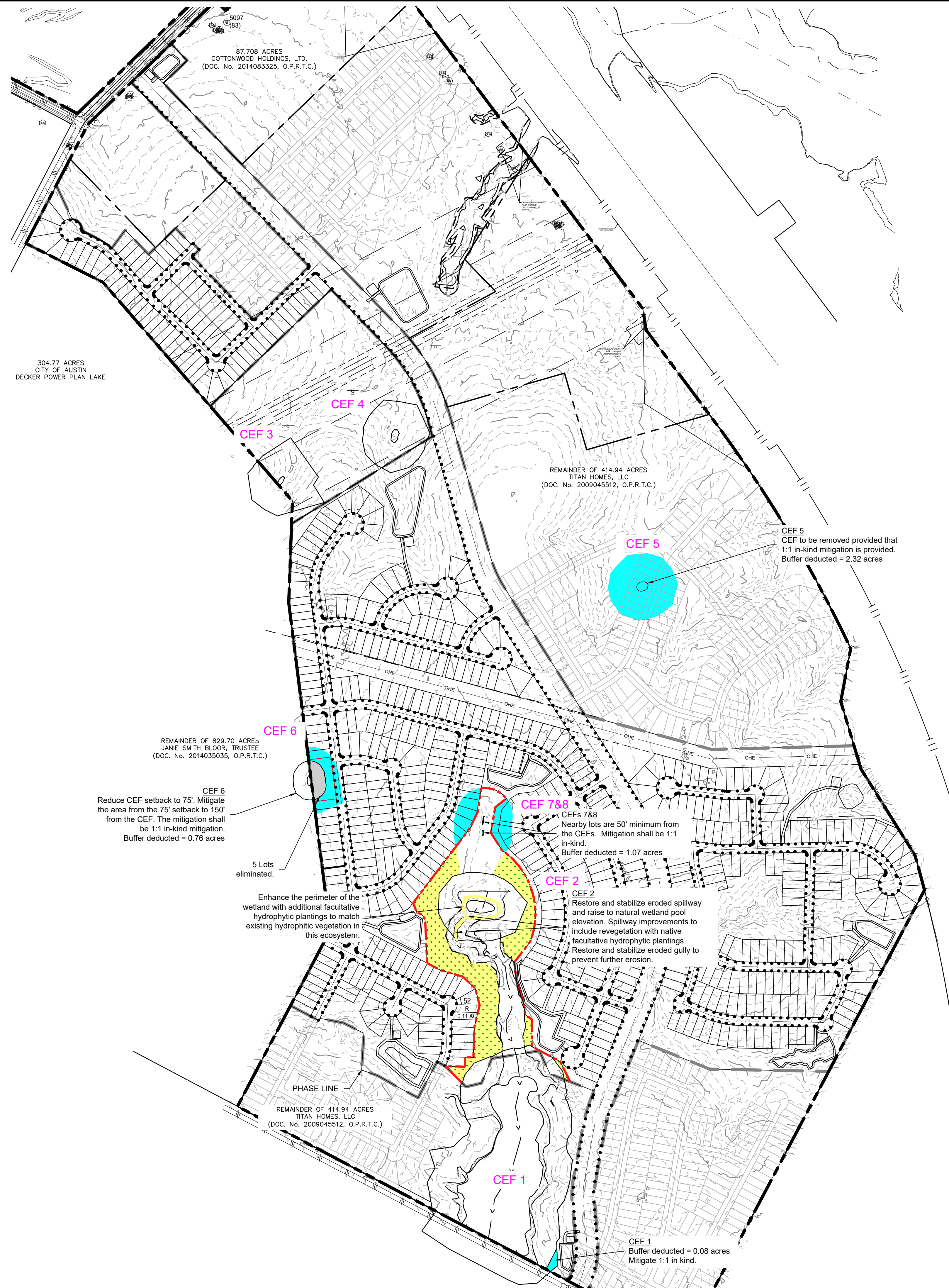
PRELIMINARY PLAN (7-OF-7)

STATE OF TEXAS  
JUAN P. MARTINEZ  
106158  
LICENSED PROFESSIONAL ENGINEER




03/11/22

SHEET  
10 OF 11






### LEGEND

-  PROJECT BOUNDARY LINE  
 LOT LINE  
 EXISTING MINOR 5' CONTOUR INTERVAL  
 EXISTING MAJOR 25' CONTOUR INTERVAL  
 PROPOSED EASEMENT  
 PHASE 1 BOUNDARY

PROPOSED MODIFIED CEF BUFFER

	<u>CEF BUFFER DEDUCTED:</u> $0.76+1.07+2.32+0.08 = 4.23$ Acres
	<u>CEF BUFFER ADDED:</u> 4.94 Acres

 PROPOSED MIXED SEEDING OF THE FOLLOWING SPECIES  
FOR BUFFER MITIGATION:

- CURLY DOCK (RUMEX CRISPUS), FAC
- MARSH ELDER (IVA ANNUA), FAC
- LACE LEAF FROG FRUIT (PHYLA NODIFLORA), FAC
- ELEGANT BLAZING STAR (LIATRIS ELEGANS), FAC
- SNOW ON THE MOUNTAIN (EUPHORIA MARGINATA), FACU

Note: The plant species above were found in the tract in or adjacent to the CEFs.

NOTES:

1. CEF 5 IS OUTSIDE OF THIS PRELIMINARY PLAN BOUNDARY AND IS TO BE MITIGATED ON A FUTURE PRELIMINARY PLAN.
2. A CEF MITIGATION PLAN IS REQUIRED. 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 RELEASED.

PARKSIDE, TRACT 'B', SECTION 1  
AT WILDHORSE RANCH

WETLAND MITIGATION

WETLAND MITIGATION





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

**CASE NUMBER:** C8-2020-0193  
**UPDATE:** U1  
**CASE MANAGER:** Juan Enriquez, Planning Officer [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

**PROJECT NAME:** Wildhorse Tract B, Section 1  
**LOCATION:** BLOOR RD

**SUBMITTAL DATE:** May 31, 2023  
**FINAL REPORT DATE:** June 8, 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 : Kennedy Higgins  
911 Addressing : Janny Phung  
ATD Engineering : Bryan Golden  
Environmental : Mike Mcdougal  
Subdivision : Juan Enriquez  
AW Utility Development Services : Bradley Barron



**AW Utility Development Services - Bradley Barron - 512-972-0078**

AW1. §25-9:

Service Extension Requests 5682 (W) and 5683 (WW) are currently in review and must be approved prior to plat approval. For status, contact Katie Frazier at (512)972-0232 or [Katie.Frazier@austintexas.gov](mailto:Katie.Frazier@austintexas.gov).

**Environmental Review - Mike McDougal - 512-974-6380**

Update #1 – Wednesday, June 7, 2023

EV 01 through EV 02 Update #1      Comments cleared.

EV 03 Update #1      The Administrative Environmental Variance document indicates grading from 4 to 8 feet (outside the ROW) is not proposed on slopes over 15%. This is inconsistent with the grading exhibit. Grading from 4 to 8 feet (outside the ROW) is proposed on slopes over 15%:

- On Lot 20 on Wheeler Peak Trail;
- Near Lot 26 on Trifecta Trail;
- On Lots 96 & 97 on Orchid Side Trail; and
- Possibly other areas.

Note that in accordance with LDC 25-8-42 and the Administrative Variance document, administrative variances to allow grading from 4 to 8 feet are not applicable on slopes over 15%.

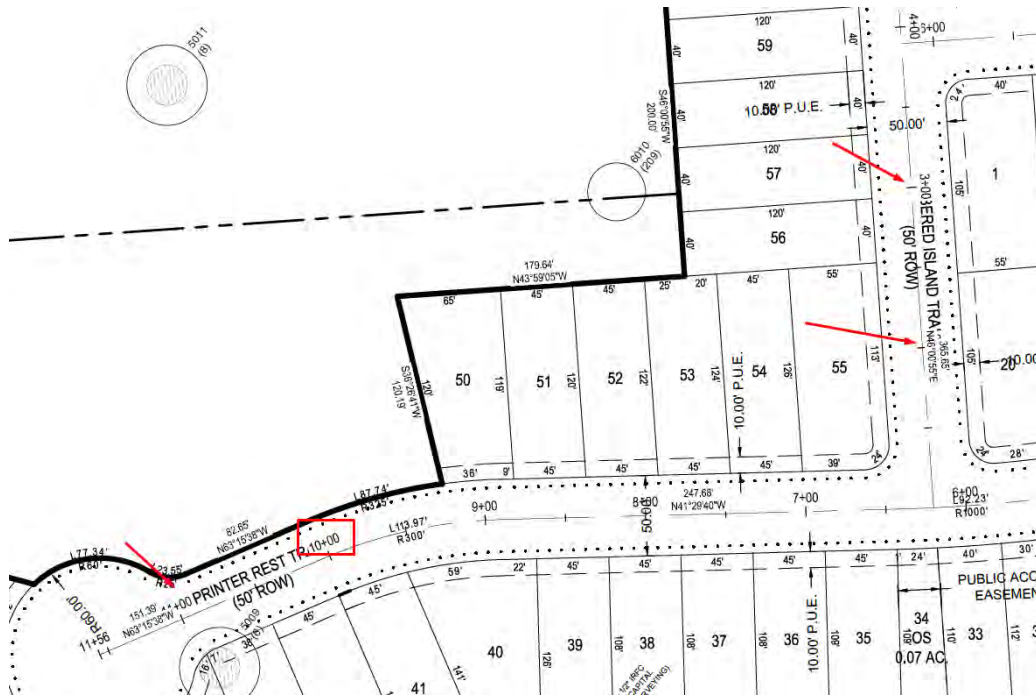
**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

AD1: This plat review is Rejected.

AD2: Please provide an overall page with all the proposed street names without labels on the names. Email [addressing@austintexas.gov](mailto:addressing@austintexas.gov) to have your street name candidates reviewed and reserved with the subject line: Street Name Case Number Project Name

Example: Street Name C8-2021-0152.2A Pinnacle at Wildhorse Ranch Section 2





NOTE: 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](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)  
(This document takes less than 10 minutes to read.)

NOTE: A link to [Reserve A Street Name](http://www.austintexas.gov/departments/911-addressing), which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website <http://www.austintexas.gov/departments/911-addressing> and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer.

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

NOTE: The standards applied to all addresses in Travis County can be found at this link: <https://www.austintexas.gov/sites/default/files/files/911AddressingStandards.pdf>

End of Comments

#### ATD Engineering Review - Bryan Golden - 512-974-2426

- ATD 1. Local streets are now classified as Level 1 streets per the ASMP and must be designed with 58 ft. ROW, and only 20-30 ft. pavement (30' with interval parallel parking). TCM, Fig. 2-15, 2.8.2.2. Please revise all local streets to meet these minimums and revise street table to reflect Level 1 instead of "local". All Level 1 streets must have 5' sidewalks on both sides of the street set behind a 7' tree/planting zone (TCM 3.3.3.2).

**U1: Comment cleared. To be addressed with subdivision construction plan.**

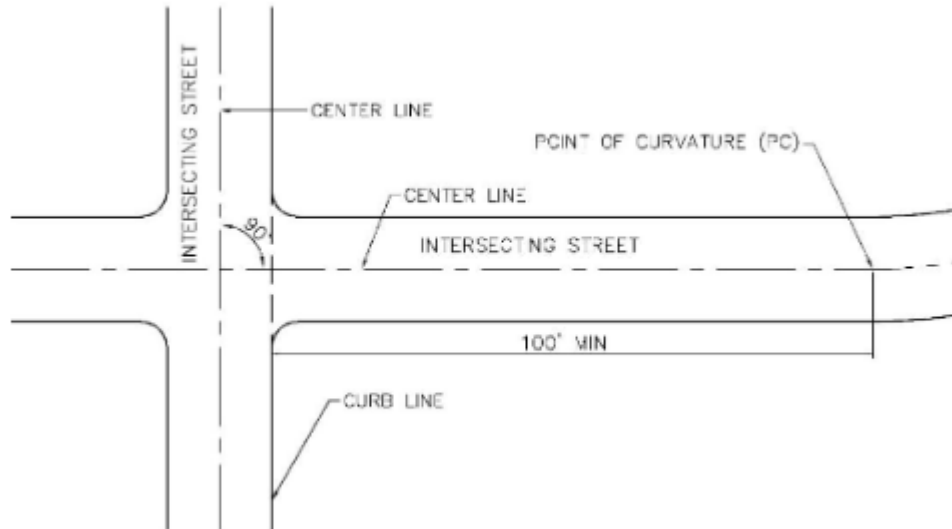
- ATD 2. For Level 1 roadways, cul-de-sacs may only have a throat width of 30' (pavement) and a throat length of 150' min. and 300' maximum. TCM, Table 3-9. Cul-de-sacs may only have radius of 48' and paving width of 25'. Please revise the following as necessary:
- Eagles Nest Trail



- Hanging Rock Cove
- Yellowstone Trail
- Wilson Trail
- Canyon Trail
- Crestone Peak Cove (throat length min.)
- Bradley Lake Trail
- Fish Creek Trail

**U1: Comment cleared.**

- ATD 3. A Street or street intersection, whether public or private, shall be designed and constructed in accordance with the TCM. LDC 25-4-154:
- Intersections with Level 1 streets must have a radius no more than 15' (10'-15' preferred). TCM 3.6.2 (A).
  - The horizontal approach to an intersection shall be tangent for a minimum length of 100 ft. TCM



3.6.4.3 (A).

- Verify horizontal approach distance for Palmyra Peak Trail at Stagecoach Trail.
- Verify horizontal approach for Hanging Rock Cove at Wilson Trail.

**U1: Comments cleared. To be addressed with subdivision construction plan.**

- ATD 4. Intersections must meet at 90-degree angles. Skewed intersections may be no greater than 100-degrees or less than 80-degrees. TCM 3.6.4.3 (C).
- Verify intersection angle of Pikes Peak Trail and Grays Peak Trail.
  - Verify intersection angle of Teton Trail and Jenny Lake Trail.

**U1: Comment cleared.**

- ATD 5. The ASMP requires 72' of right-of-way for Blue Bluff Road south of Lindell Lane, and 116' of right-of-way north of Lindell Lane. Dedicate 36 feet and 58 feet of right-of-way, respectively, from the existing centerline in accordance with the ASMP (LDC 25-6-55).

**U1: Comment cleared.**

- ATD 6. Please remove "Urban Standards" from plat note #1. Note should read: *streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat.*

**U1: Based on new changes, please revise notes #1-5 to reflect altered roadway names (i.e. Emerald to Apaloosa).**



- ATD 7. 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 and include the sidewalk symbol within the legend. LDC 25-6-351.

**U1: Comment cleared.**

**Flood Plain Review - Zach Kretsch - (512) 552-5174**

**DATE REVIEWED: 6/1/2023**  
**UPDATE # U1**

General notes: This is a withdrawal resubmit of case C8-2022-0173. The floodplain model on site has been reviewed and approved with PA C8-2020-0193PA. The floodplain and drainage easement still needs to be reviewed with this preliminary plan. See the comment below that should be addressed prior to formal review submittal. **U1: Floodplain delineation is approved.**

**Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions [zach.kretsch@austintexas.gov](mailto:zach.kretsch@austintexas.gov)**

- FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.  
LIST Sections of CODE not in compliance.  
25-7-33 – Floodplain Maps, Delineation, and Depiction  
**U1: Comment cleared. Floodplain delineation is approved.**

**Subdivision Review - Juan Enriquez – [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)**

- SR 1. For preliminary plans, owner's name, address and deed reference are required for all adjacent, unplatted property. 25-1-83
- SR 2. FYI. If the joint driveway will provide access to more than 3 dwellings, fiscal may be required for a Type 2 driveway. Contact the transportation reviewer.
- SR 3. Revise the **engineer's certification** 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 4. Add the surveyor's certification as follows 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 5. Revise the City of Austin approval block in a 6"x4" area exactly as shown below on each page of the preliminary plan: 25-1-83  
"PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_ OF \_\_\_\_."



FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_

CASE MANAGER:

\_\_\_\_\_  
Juan Enriquez, for:

Jose Roig, Interim Director, Development Services Department

*Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date."*

- SR 6. FYI. The Austin Fire Dept. may require the following note for small lot subdivisions (SF-4A) or residential flag lots. Contact the Fire reviewer: "This development is subject to an Alternative Method of Compliance (AMOC) to allow a performance based design as required and approved by the Fire Marshal."

**End of Master Comment Report**