

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0146

COMMISSION DATE: July 25, 2023

SUBDIVISION NAME: Parkside Section 2 At Wildhorse Ranch

ADDRESS: 9936-1/2 Lindell Lane

APPLICANT: Jeff Scott (Forestar USA Real Estate)

AGENT: Pablo Martinez (BGE, Inc.)

ZONING: PUD

NEIGHBORHOOD PLAN: N/A

AREA: 42.3 Acres

LOTS: 169

COUNTY: Travis

DISTRICT: 1

WATERSHED: Gilliland Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along the subdivision side of Lindell Lane.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.

The 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 plat for the reasons listed in the comment report dated July 20, 2023 and attached as Exhibit C.

CASE MANAGER: Nick Coussoulis

PHONE: 512-978-1769

E-mail: Nicholas.Coussoulis@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

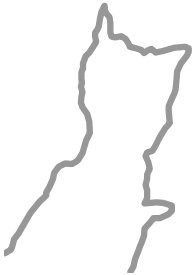
Exhibit C: Comment report

N SH 130

AUSTIN AND SOUTHWEST RAILROAD

PARKSIDE SECTION 1
● WILDHORSE RANCH
(C8-2018-0043)

LINDELL LANE



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 PLATING.
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 SECTION 2 AT WILDHORSE RANCH PRELIMINARY PLANS 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 THE RELEASE TO ENSURE THAT THOSE TEMPORARY 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. 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: SPANISH MUSTANG BLVD, BRAIDED REIN DR, PINES WAY, GUADALUPE PEAK TRAIL, PERSEPHONE DRIVE, SNAKE BEND, PITCHSTONE PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE, AND GOLDRUSH PASS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC 25-6-351)
16. 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, OR INCLUDED ON THE WILDHORSE PUD OR ASSOCIATED AMENDMENTS, 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.
17. 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 THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: SPANISH MUSTANG BOULEVARD, BRAIDED REIN DRIVE, PINES WAY, GUADALUPE PEAK TRAIL, PERSEPHONE DRIVE, SNAKE BEND, PITCHSTONE PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE, AND GOLDRUSH PASS.

FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
 - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: SPANISH MUSTANG BOULEVARD, BRAIDED REIN DRIVE, PINES WAY, GUADALUPE PEAK TRAIL, PERSEPHONE DRIVE, SNAKE BEND, PITCHSTONE PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE, AND GOLDRUSH PASS.

PRELIMINARY PLAN
FOR
PARKSIDE SECTION 2
AT WILDHORSE RANCH
9936-1/2 LINDELL LANE
AUSTIN, TEXAS



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

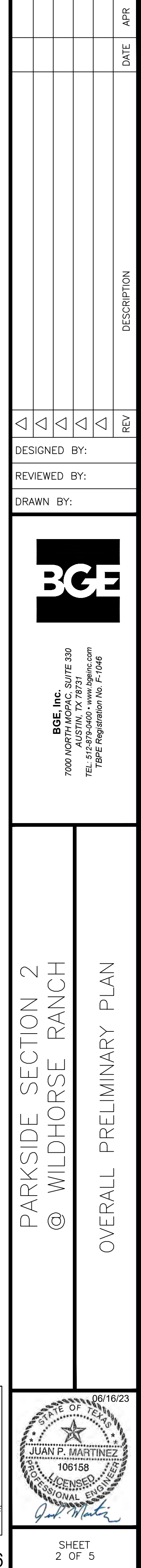
Diagram illustrating two rectangular lots:

- 45' LOT:** A rectangle with a width of 45 feet and a height labeled "VARIES".
- 50' LOT:** A rectangle with a width of 50 feet and a height labeled "VARIES".

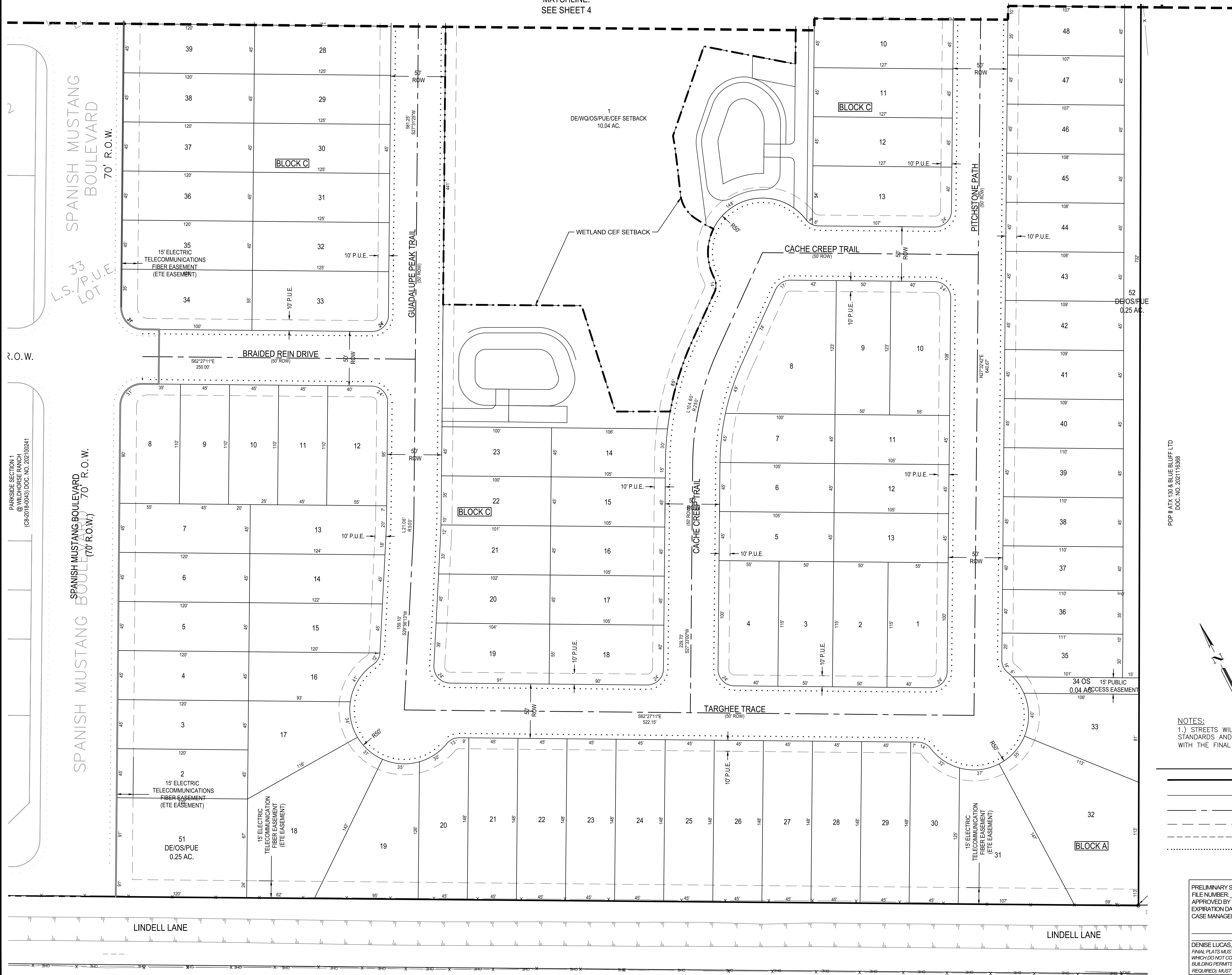
SHEET
10F5

STREET NAME	ROW WIDTH (FT)	STREET WIDTH (FT)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
SPANISH MUSTANG BOULEVARD	70	44	35 MPH	C&G	NEIGHBORHOOD COLLECTOR	PUBLIC	434 LF
SPANISH MUSTANG BOULEVARD	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	489 LF
BRAIDED REIN DRIVE	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	250 LF
GUADALUPE PEAK TRAIL	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	766 LF
PRICELESS PASS	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	650 LF
SNAKE BEND	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	716 LF
PITCHSTONE PATH	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	776 LF
CACHE CREEP TRAIL	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	632 LF
TARGHEE TRACE	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	522 LF
PEYTO TRAIL	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	322 LF
CURB STRAP DRIVE	50	30	25 MPH	C&G	LOCAL ROAD	PUBLIC	530 LF

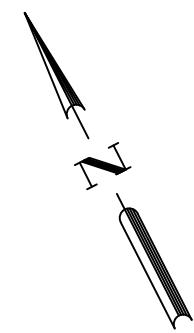
LAND USE SUMMARY			
USE	NUMBER OF LOTS	ACREAGE	PERCENT OF PROJECT
SINGLE FAMILY	169	23.52	55.61%
OPEN SPACE, DRAINAGE, WATER QUALITY, CEF BUFFER	5	11.70	27.67%
PUBLIC STREET		7.07	16.72%
TOTAL	174	42.29	100%



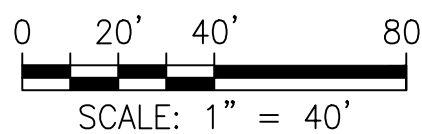
MATCHLINE:
SEE SHEET 4



- * OS = OPEN SPACE
- * WQ = WATER QUALITY
- * DE = DRAINAGE EASEMENT
- * ETE = ELECTRIC TELECOMMUNICATIONS EASEMENT
- * PUE = PUBLIC UTILITY EASEMENT
- * CEF = CRITICAL ENVIRONMENTAL FEATURE








Know what's below.
Call before you dig.



NOTES:
1.) STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT. (LDC 25-6-171(a))

LEGEND

- | | |
|---|-----------------------|
|  | PROJECT BOUNDARY LINE |
|  | LOT LINE |
|  | STREET CENTERLINE |
|  | PROPOSED 10' P.U.E. |
|  | PROPOSED EASEMENT |
| | PROPOSED 4' SIDEWALK |

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 6
FILE NUMBER: C8-2022-0146 APPLICATION DATE: _____
APPROVED BY THE LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

_____, FOR:
DENISE LUCAS, 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.

#C8-2022-0146

[illegible]

DESIGNED BY:

REVIEWED BY:

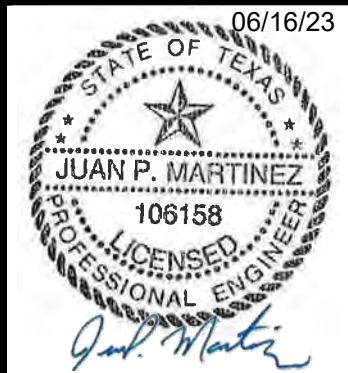
DRAWN BY:



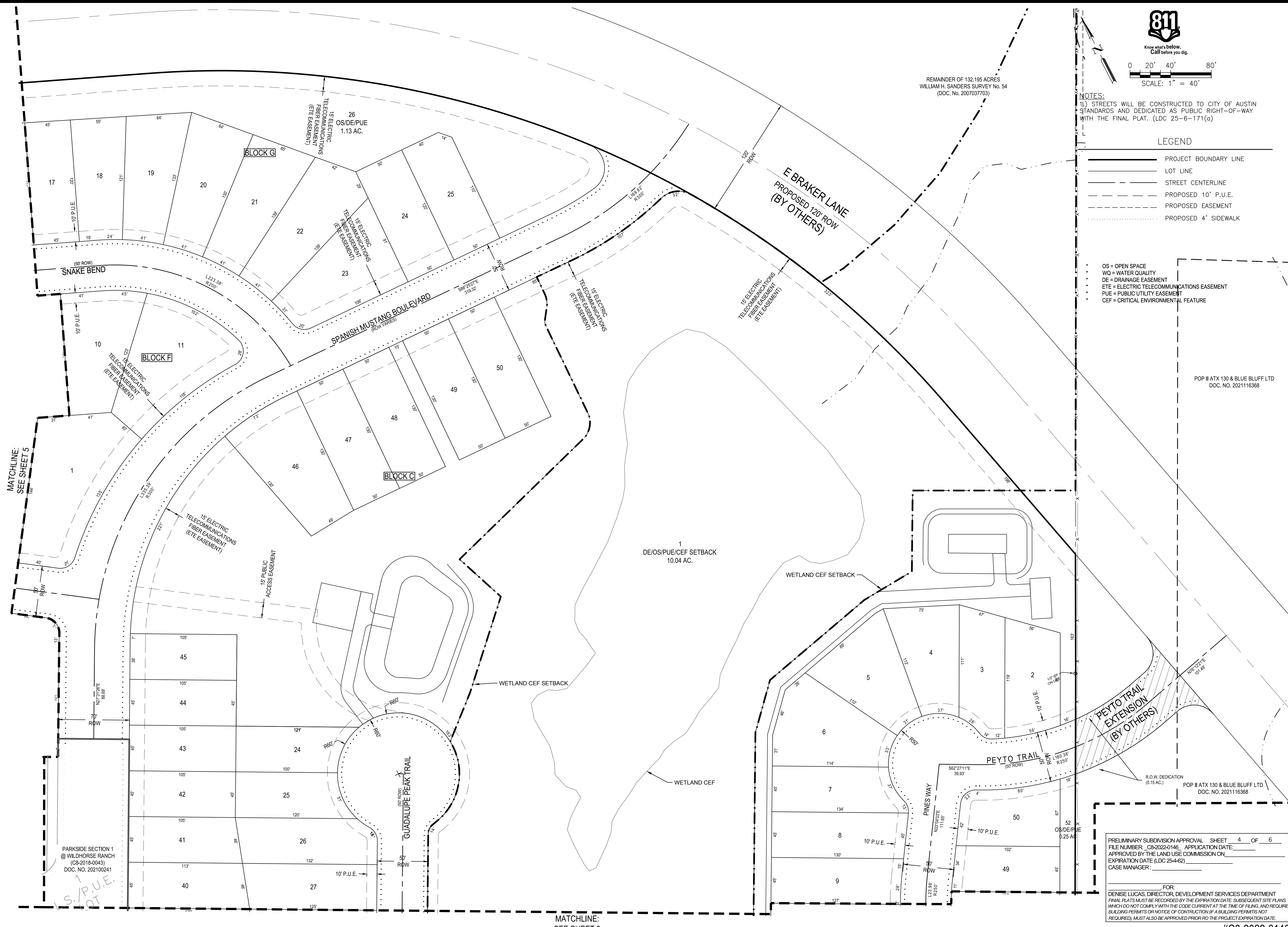
BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBBE Registration No. E 4046



PARKSIDE SECTION 2
@ WILDHORSE RANCH

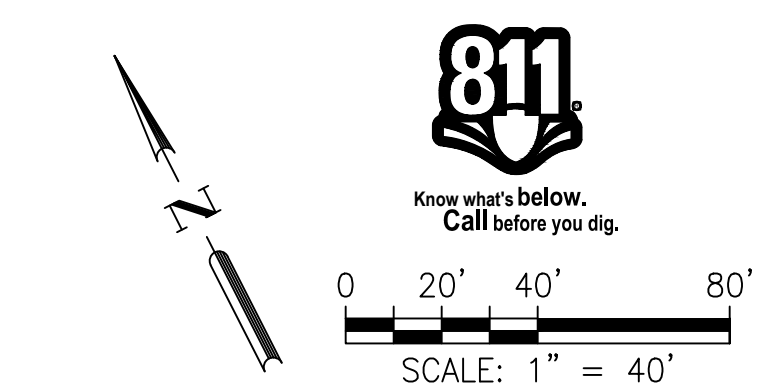
PRELIMINARY PLAN (1-OF-3)



SHEET
3 OF 5



<p>PARKSIDE SECTION 2 @ WILDHORSE RANCH PRELIMINARY PLAN (2-OF-3)</p>				<p>DESIGNED BY:</p>	<p>DATE</p>
	<p>06/16/23</p>		<p>7000 NORFOLK SUITE 330 AUSTIN, TX 78731 TEL. 512-879-0400 • www.bgeinc.com TBPE Registration No. F-1046</p>	<p>REVIEWED BY:</p>	<p>APR</p>
	<p>SHEET 2 OF 5</p>		<p>REV</p>	<p>DESCRIPTION</p>	



NOTES:
1.) STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS 'PUBLIC RIGHT-OF-WAY' WITH THE FINAL PLAT. (LDC 25-6-171(g))

LEGEND	
	PROJECT BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
	PROPOSED 10' P.U.E.
	PROPOSED EASEMENT
	PROPOSED 4' SIDEWALK

- OS = OPEN SPACE
- WQ = WATER QUALITY
- DE = DRAINAGE EASEMENT
- ETE = ELECTRIC TELECOMMUNICATIONS EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- CEF = CRITICAL ENVIRONMENTAL FEATURE

DATE	REV	DESCRIPTION
APR		

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

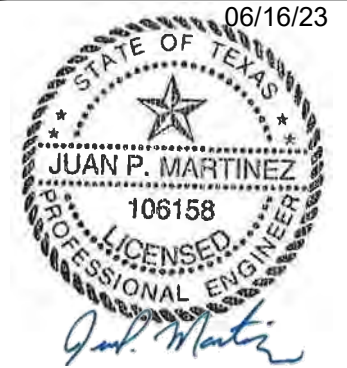


BGE Inc.
7000 NORTHMAC, SUITE 330
AUSTIN, TX 78751
TEL: 512-875-0400 • www.bgeinc.com
TBEPE Registration No. F-1946

PARKSIDE SECTION 2
© WILDHORSE RANCH
PRELIMINARY PLAN (3-OF-3)

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 6
FILE NUMBER: C8-2022-0146 APPLICATION DATE: _____
APPROVED BY THE LAND USE COMMISSION ON: _____
EXPIRATION DATE (LDC 25-4-62): _____
CASE MANAGER: _____

FOR:
DENISE LUCAS, 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.



**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: Wildhorse Tract A

Service Requested: **Water**

SER-5680

Infor (IPS) Service Request Number: 1066426

Date Received: 10/04/2022

Location: 9940 LINDELL LN AUSTIN TX 78724

Acres: 84.20

Land Use: MIXED (RESIDENTIAL/COMMERCIAL)

LUE: 342

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-5681

Quad(s): R27

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: DECKER

Pressure Zone: NORTH

DWPZ: NO

Demand (Estimated Peak Hour): 748 GPM

FIRE FLOW: 2,000 GPM

Cost Participation: \$0

% Within City Limits: 100

% Within Limited Purpose: 0

Description of Improvements:

Applicant shall construct approximately 3,900 feet of 16-inch water main from the existing 24-inch water transmission main (Project No. 2014-0576) located in Lindell Ln and extend north-northeast through the subject tract and across N SH 130 to the existing 16-inch water main (Project No. 2020-0706) in Buckskin Horse Way, as approximately shown on the attached map. A portion of the proposed 16-inch water main is under construction by Parkside Section 1 at Wildhorse Ranch (SER-1940; C8-2018-0043.2B). Water service to the subject tract is contingent on the City's final acceptance of the Parkside Section 1 at Wildhorse Ranch improvements.

Applicant shall also construct approximately 1,700 feet of 12-inch water main east-west along future E Braker Ln, as approximately shown on the attached map, to serve proposed lots within the subject tract, and shall make an appropriately sized connection to the proposed 16-inch water main described above.

Applicant shall also construct appropriately sized looped water mains within the subject tract in order to provide water service to each proposed lot.

The proposed water improvements described above may be constructed in phases as development progresses as long as adequate looping is established within each phase.

NOTES: 1) Water demand and sprinkled fire flow requirement based on engineering calculations received from Juan P. Martinez, P.E. of BGE, Inc. on 10/11/2022. 2) This SER modifies and supersedes SER-1940 (Wild Horse Ranch (Revised)) only as applied to infrastructure proposed and utility service to the property proposed to be served by this SER. This SER does not affect SER-1940 (Wild Horse Ranch (Revised)) as it applies to the infrastructure proposed and the provision of service to the property described by SER-1940 (Wild Horse Ranch (Revised)) that is not within the property proposed to be served by this SER. 3) Depending on how the subject tract is ultimately developed, additional water main extension(s) from the proposed 16-inch and 12-inch water mains described above may be required to extend water service to each lot within the subject tract and this SER may need to be amended.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but it is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.
- 6) Approval of a site plan that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.



Project Manager, Utility Development Services

3/28/2023

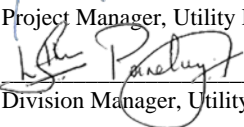
Date



Supervisor, Utility Development Services

03/28/23

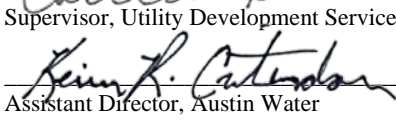
Date



Division Manager, Utility Development Services

3/29/2023

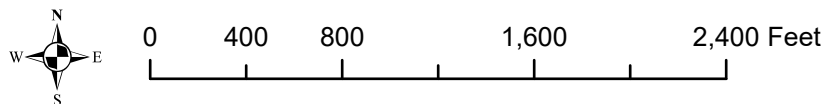
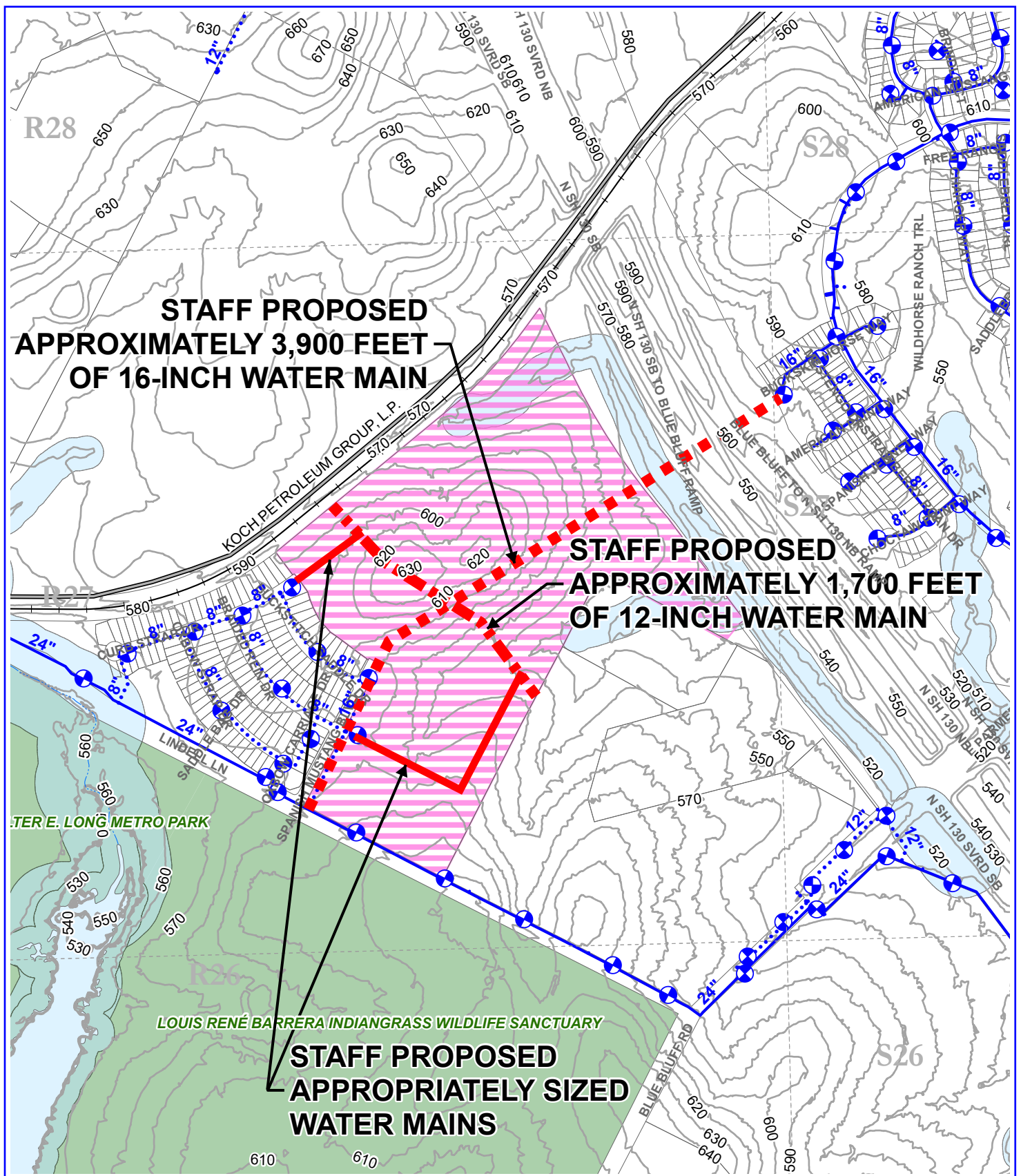
Date



Assistant Director, Austin Water

03/29/2023

Date



W. S.E.R. Name: Wildhorse Tract A

W. S.E.R. Number: 5680

Utility Development Services Plotted 2/24/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: Wildhorse Tract A

Service Requested: **Wastewater**

SER-5681

Infor (IPS) Service Request Number: 1066427

Date Received: 10/04/2022

Location: 9940 LINDELL LN AUSTIN TX 78724

Acres: 84.20

Land Use: MIXED (RESIDENTIAL/COMMERCIAL)

LUE: 342

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-5680

Quad(s): R27

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: DECKER

Pressure Zone: NORTH

DWPZ: NO

Flow (Estimated Peak Wet Weather): 273 GPM

Cost Participation: \$0

% Within City Limits: 100

% Within Limited Purpose: 0

Description of Improvements:

Mixed-Use/Commercial Area (approximately 173 LUEs, 42 acres, and 138 gpm peak wet weather flow)

To serve proposed lots located north of future E Braker Ln, Applicant shall construct approximately 1,300 feet of appropriately sized gravity wastewater main from the existing 27-inch wastewater interceptor (Project No. 2006-0527) located along N SH 130 SB and extend southwest through the subject tract, as approximately shown on the attached map.

Single-Family Area (approximately 169 LUEs, 42 acres, and 135 gpm peak wet weather flow)

To serve proposed lots located south of future E Braker Ln, Applicant shall make appropriately sized wastewater connections to the proposed 8-inch gravity wastewater mains (Project No. 2022-0984) under construction with the Parkside Section 1 at Wildhorse Ranch project (SER-1941; C8-2018-0043.2B), as approximately shown on the attached map. Wastewater service to this portion of the subject tract is contingent on the City's final acceptance of the Parkside Section 1 at Wildhorse Ranch improvements.

In addition to the proposed wastewater improvements described above, Applicant may construct approximately 1,675 feet of 8-inch gravity wastewater main (minimum 1.00% slope) from the existing 12-inch gravity wastewater main (Project No. 2022-1044) located northeast of the subject tract along N SH 130 SB and extend southwest to the subject tract, as approximately shown on the attached map. The proposed 8-inch gravity wastewater main is also proposed by Braker Lane Extension (SER-4845; SP-2022-0425D). If this project needs these wastewater improvements prior to the completion of them by others, then the design and construction of those improvements are the responsibility of the Applicant.

NOTES: 1) Wastewater flow based on engineering calculations received from Juan P. Martinez, P.E. of BGE, Inc. on 10/11/2022. 2) This SER modifies and supersedes SER-1941 (Wild Horse Ranch (Revised)) only as applied to infrastructure proposed and utility service to the property proposed to be served by this SER. This SER does not affect SER-1941 (Wild Horse Ranch (Revised)) as it applies to the infrastructure proposed and the provision of service to the property described by SER-1941 (Wild Horse Ranch (Revised)) that is not within the property proposed to be served by this SER. 3) Depending on how the subject tract is ultimately developed, additional wastewater main extension(s) from the proposed wastewater mains described above may be required to extend wastewater service to each lot within the subject tract and this SER may need to be amended.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but it is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.
- 6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

Project Manager, Utility Development Services

3/28/2023

Date

Supervisor, Utility Development Services

03/28/23

Date

Division Manager, Utility Development Services

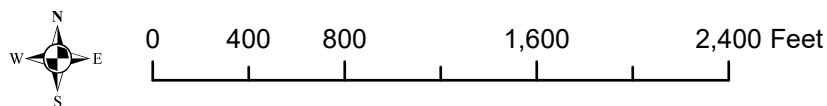
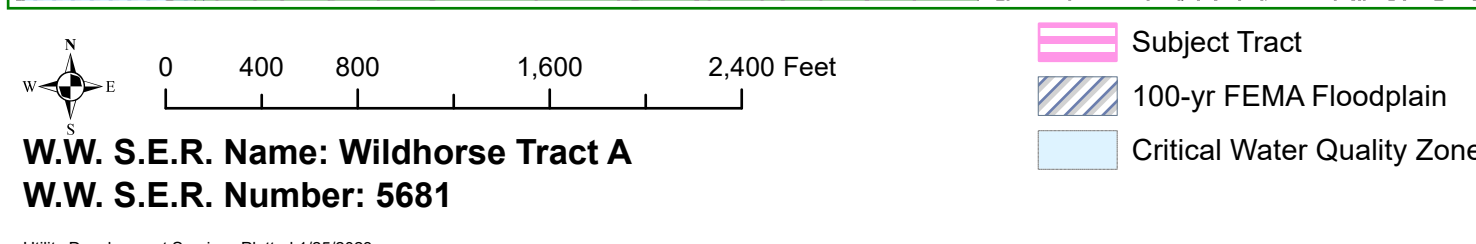
3/29/2023

Date

Assistant Director, Austin Water

03/29/2023

Date



W.W. S.E.R. Name: Wildhorse Tract A

W.W. S.E.R. Number: 5681

Utility Development Services Plotted 1/25/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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



CASE NUMBER: C8-2022-0146
UPDATE: U0
CASE MANAGER: Nicholas Coussoulis

Email: Nicholas.Coussoulis@austintexas.gov

PROJECT NAME: Parkside Section 2 At Wildhorse Ranch
LOCATION: 9936-1/2 LINDELL LN

SUBMITTAL DATE: June 26, 2023
FINAL REPORT DATE: July 20, 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 **September 25, 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: Shakayla Stevenson
911 Addressing: Janny Phung
ATD Engineering: Bryan Golden
Drainage Engineering: Kyle Virr
Environmental: Pamela Abee-Taulli
Subdivision: Nicholas Coussoulis
AW Utility Development Services: Bradley Barron
Water Quality: Kyle Virr
Wetlands Biologist: Leslie Lilly

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

AD1: This plan review is rejected for the following reasons:

AD2: PITCHSTONE PATH - STONE is on the DO NOT USE LIST

AD3: GUADALUPE PEAK TRL and TARGHEE TRL- Inappropriate street types. Streets do not meander

AD4: New streets in subdivision shall be named to provide continuity of name with existing streets and to prevent conflict with identical or similarly spelled or pronounced names in other parts of the planning jurisdiction. Please provide the plans which show the continuation of E BRAKER LN to existing portions.

NOTE: The following have been reserved: PEYTO TRL, SNAKE BND, CACHE CREEK TRL

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

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

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

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

Note: A copy of the Addressing Standards is available online at: <http://www.austintexas.gov/department/911-addressing>

§25-4-155

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

ATD 1. Round the intersection of Lindell Lane and Spanish Mustang Blvd. to provide at least a 15 ft. right-of-way radius, as ROW dedication. TCM, 3.6.2.A./1.3.1.D.3 (Lot 51 Block A).

ATD 2. Sidewalks are required on the subdivision side of Lindell Lane. Identify the location of the sidewalks by a dotted line on the preliminary plan and include the sidewalk symbol within the legend and the sidewalk note (#15). LDC 25-6-351. TCM, 4.1.1.

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: Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable.

DE2: A drainage study is required. The drainage study should provide evidence that the proposed development complies with Chapter 25-7 (Drainage; LDC) and the Drainage Criteria Manual. The report should:

- Assume fully developed upstream conditions.
- Illustrate that the site plan is providing conveyance for fully developed off-site flows.
- Provide topographic map of upstream area with supporting calculations of flowrates.
- Specify basis of topography as U.S.G.S., City Standard Datum, or On-site topographical survey with date of survey and surveyor's certification. Clarify boundary of proposed tract.
- Delineate the one hundred (100) year floodplain and provide supporting calculations.
- Provide calculations demonstrating adequacy of drainage facilities adjacent to this tract.
- Verify adequacy of all drainage easements and/or drainage facilities.
- Verify that no adverse flooding of other property will occur because of proposed improvements.
- Show location of all proposed water quality controls and verify adequacy of each with calculations.
- Address need for detention.
- Provide a topographic map showing locations of HEC-2 or HEC-RAS cross-sections.

DE3: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE4: The 100 year floodplain must be contained in drainage easements. [LDC 25-7-152]

DE5: Minimum drainage easement width is 15 feet for stormsewer, 25 feet for channels. [LDC 25-7-152]

DE6: Separate dedication of off-site drainage easement required prior to final plat approval. [LDC 25-7-151]

DE7: Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger - label all proposed Drainage Easements on Preliminary Plan and provide a Drainage Access Easement of no less than 15 feet in width. [LDC 25-7-152]

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

7/3/2023 U0

COVERSHEET NOTES [LDC 25-8, Article 1]

EV 1 Remove note #36. With the PUD amended, this is not necessary.

36. A VARIANCE HAS BEEN GRANTED ON _____ IN ACCORDANCE THE WILDHOSE PUD AMENDMENT TO ALLOW: CUT UP TO EIGHT (33') FEET (25-8-341), AND FILL UP TO EIGHT (16') FEET.

INTERBASIN DIVERSION [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

EV 2 If this plan proposes diversion of stormwater from one watershed to another, add the table below to the Drainage plan. Interbasin diversion must be delineated to comply with applicable regulations and rules. [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. of drainage) of Diversion*

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*Proposed diversion must be less than 20 percent of the gross site area or less than 1 acre, whichever is smaller.

Subdivision Review - Nicholas Coussoulis - Nicholas.Coussoulis@austintexas.gov

- SR 1. This application was submitted on June 26, 2023. All comments must be cleared by September 25, 2023. (25-1-83)
- SR 2. Add the Case #C8-2022-0146 in the bottom right-hand corner of each sheet. 25-1-83
- SR 3. Add the following plat note to the Preliminary Plan 25-4-211: "Parkland requirements for this development will be satisfied at final plat".
- SR 4. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83
- SR 5. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each lot. 25-1-83
- SR 6. Provide a title for the subdivision. It should be ½" to 1" letter size minimum and BOLD as well as on each page. 25-1-83
- SR 7. The plat diagram should be before the plat notes. The plat notes and signatures should follow after the diagram. 25-1-83
- SR 8. A cover sheet is required. It should include an overview of the entire preliminary plan and a summary of the lots and acreage. 25-1-83
- SR 9. Revise the lines as follows: 25-1-83
- The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
 - All proposed lot lines must be solid and the second heaviest line.
 - Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
 - Lot lines outside but adjacent to the project must be broken and the lightest weight.
- SR 10. 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 11. Revise 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 12. Revise the City of Austin approval block in a 6"x4" area on each page of the preliminary plan as follows: 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:

Nick Coussoulis, for:

Jose Roig, 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 13. Do the uses proposed in this preliminary plan match the PUD land use plan? Do all lots meet the minimum width and size for each land use type per the PUD? 25-1-83

SR 14. Please provide tax certificates for 2022. 25-1-83

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

AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 2 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

Water Quality Review - Kyle Virr - 512-974-2538

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WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: Projects submitted after November 7, 2022, will be required to provide green stormwater control measures to meet water quality control requirements (with some exceptions) in accordance with the recently passed Ordinance No. 20221027-045, Part 18 [25-8-213 (C) and (D)]. Green infrastructure options are outlined in ECM 1.6.7. Administrative waivers may be granted on a case-by-case basis. The ordinance document can be found here (see pg. 24-26 for green infrastructure requirements): <https://services.austintexas.gov/edims/document.cfm?id=399108>.

WQ3: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ4: For stacked detention, the velocity of the flows entering the SCM for the developed 100 year peak flow must not exceed two feet per second.

WQ5: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ6: Provide the ECM Appendix R-1 table.

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

WB3. Update0. Demonstrate that this project complies with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]
Additional information: { *The modification of the previously negotiated wetland CEF setback is pending approval of the C814-00-2063.10 PUD amendment currently in review.* }

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed preliminary plan (C8-2022-0146) is approved from a plumbing code perspective.

End of Master Comment Report.