



# **Wildhorse Ranch PUD**

## **9936 ½ Lindell Lane**

**C814-00-2063.10 (PUD Amendment)**

Leslie Lilly

Environmental Program Coordinator

Watershed Protection



# Planned Unit Development Amendment

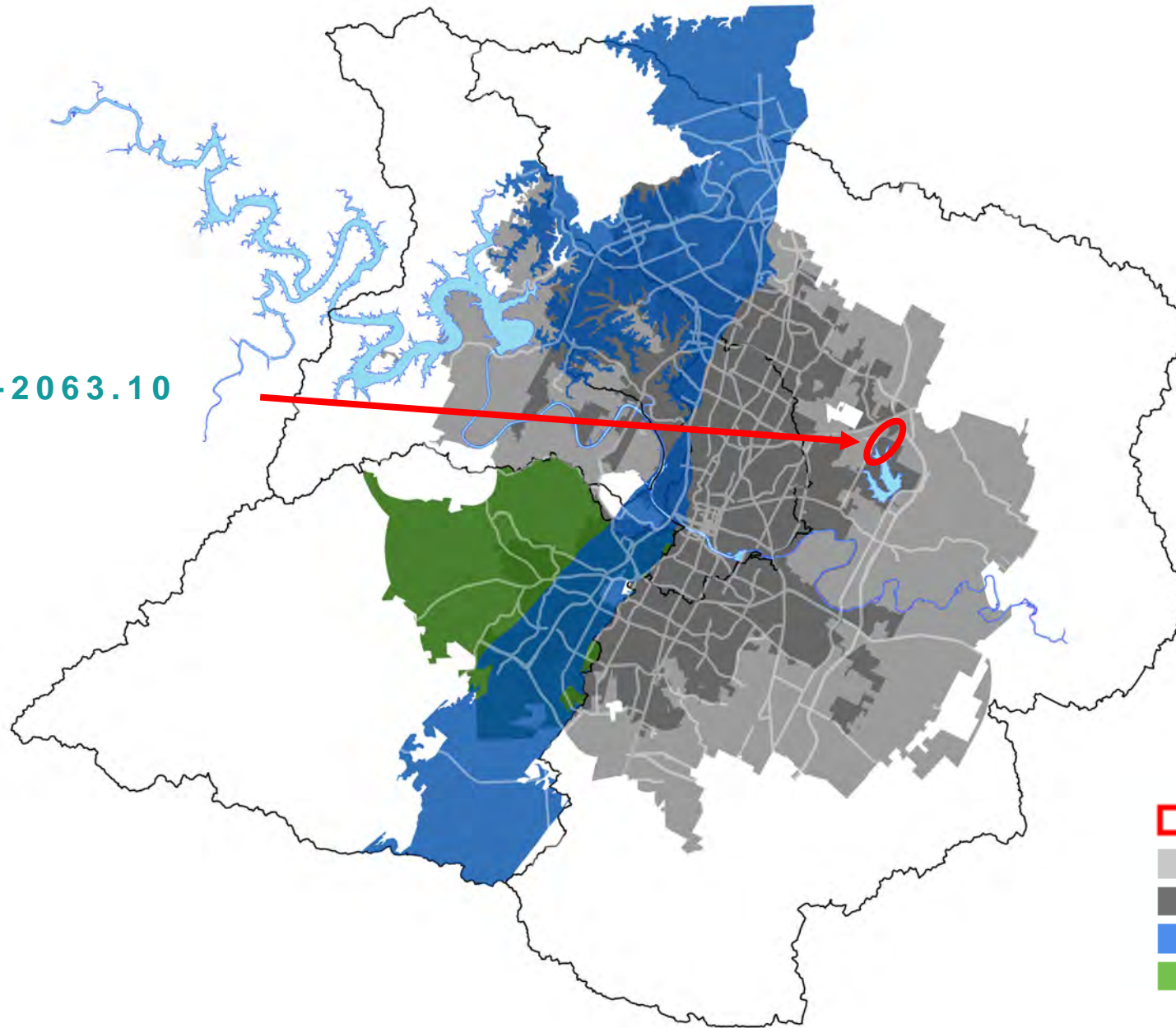
A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.






Wildhorse Ranch PUD was approved by council in 2000, consisting of 2,164-acre site in eastern Travis County.

The applicant is requesting a PUD Amendment to revise the land use plan and zoning ordinance for a 132-acre tract to modify restrictions to cut/fill limits and construction on slopes to allow the construction of the council approved alignment of the future Braker Lane.



C814-00-2063.10



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



# Site Conditions

- Located in Full Purpose Jurisdiction
- 2,164-acre Wildhorse Ranch PUD
- 132-acre tract proposed for amendment







# Environmental Features

- Gilleland Creek and Decker Creek Watershed
- Suburban Watershed
- Not in Edwards Aquifer Recharge or Contributing Zone
- CWQZ and Floodplain on subject tract
- Wetland CEFs





## Updated ASMP Alignment of Braker Ln



WATERSHED  
PROTECTION



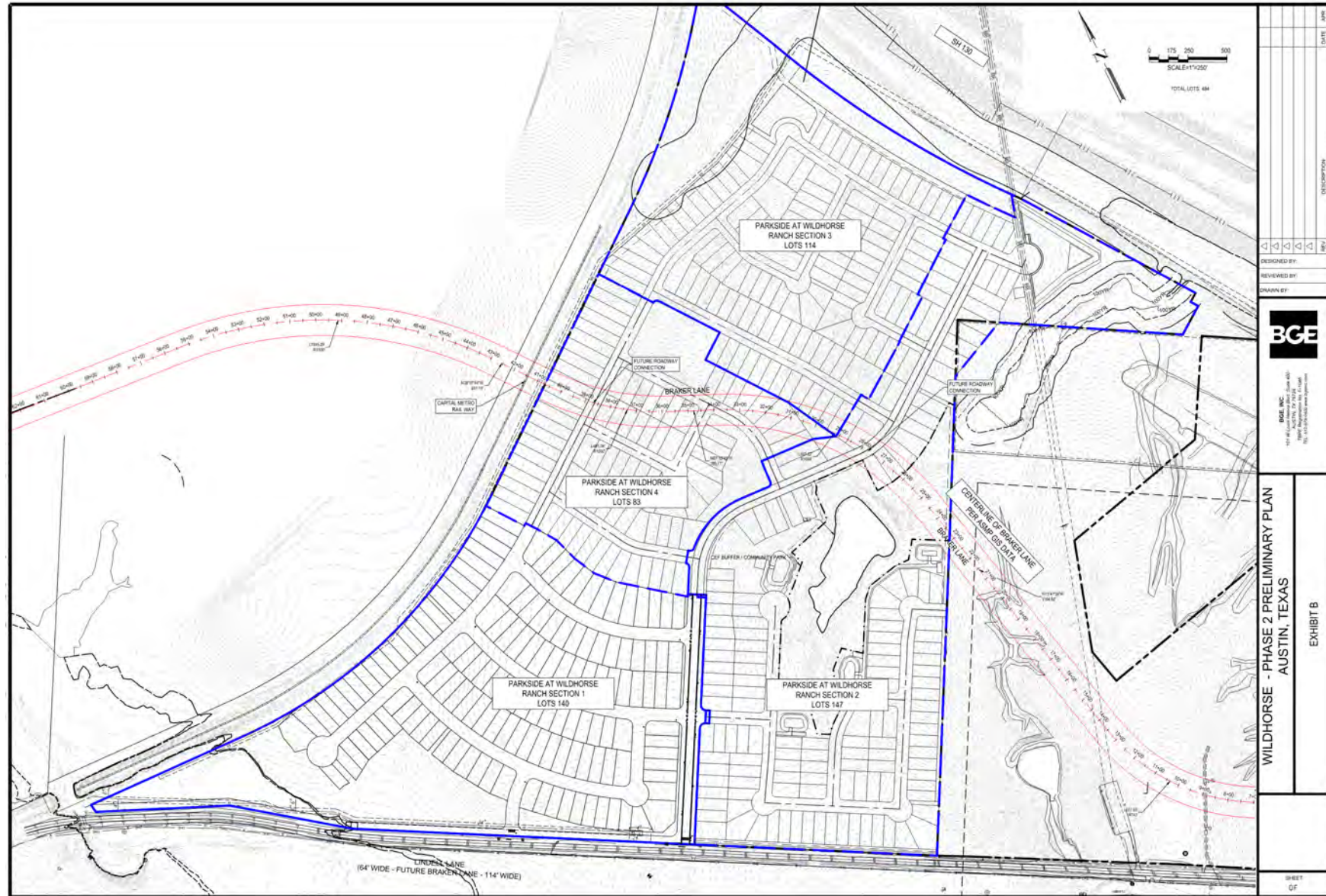




# Wildhorse PUD Development



**WATERSHED  
PROTECTION**







- Parkland dedication
- Residential use south of future Braker Lane
- Commercial/Mixed Use north of Braker

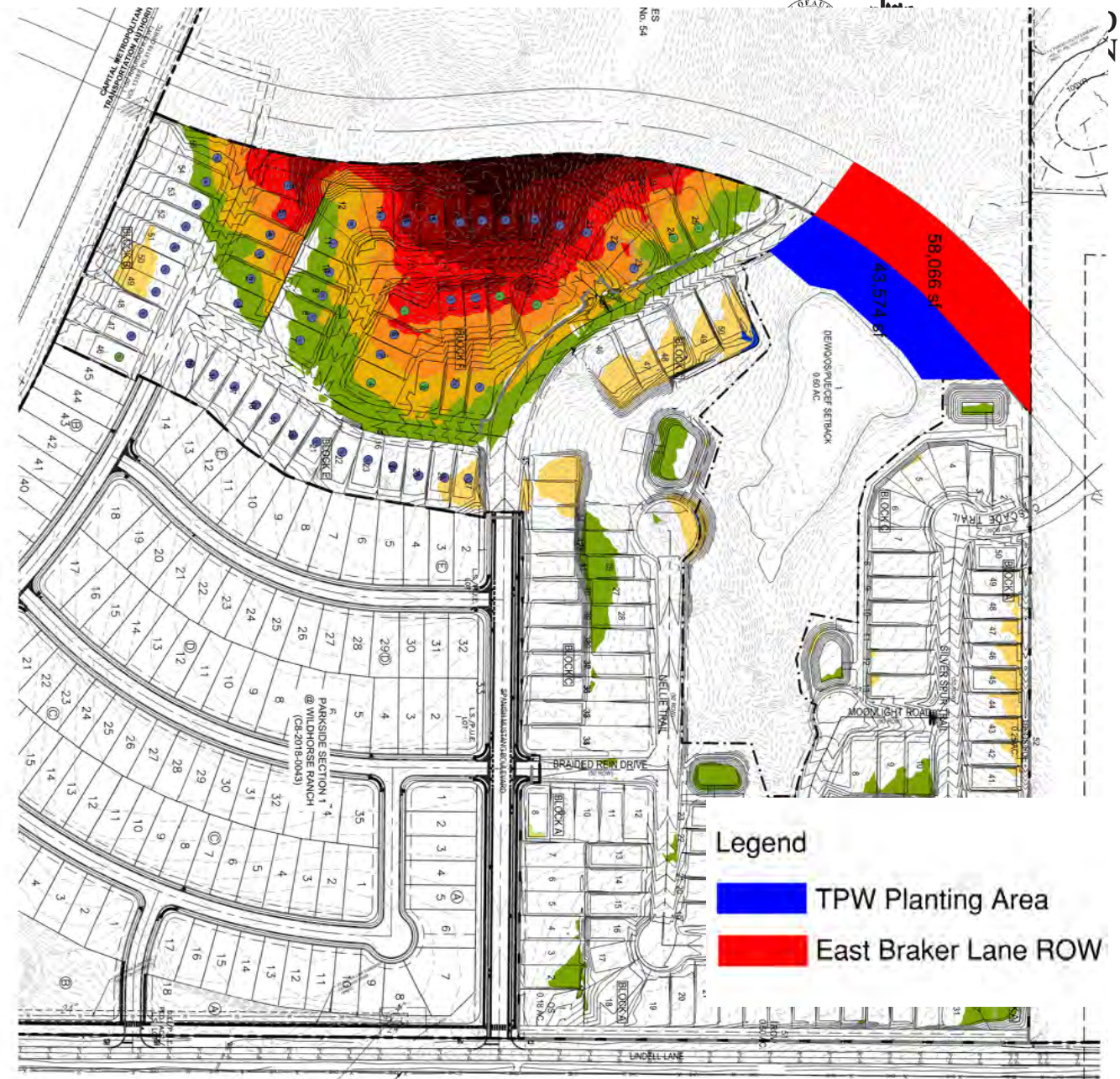






# Proposed Code Modifications

1. 25-8-341 (Cut Requirements)
2. 25-8-342 (Fill Requirements)
3. 25-8-301 (Construction of a roadway or driveway)
4. 25-8-301 (Construction of a building or parking area)





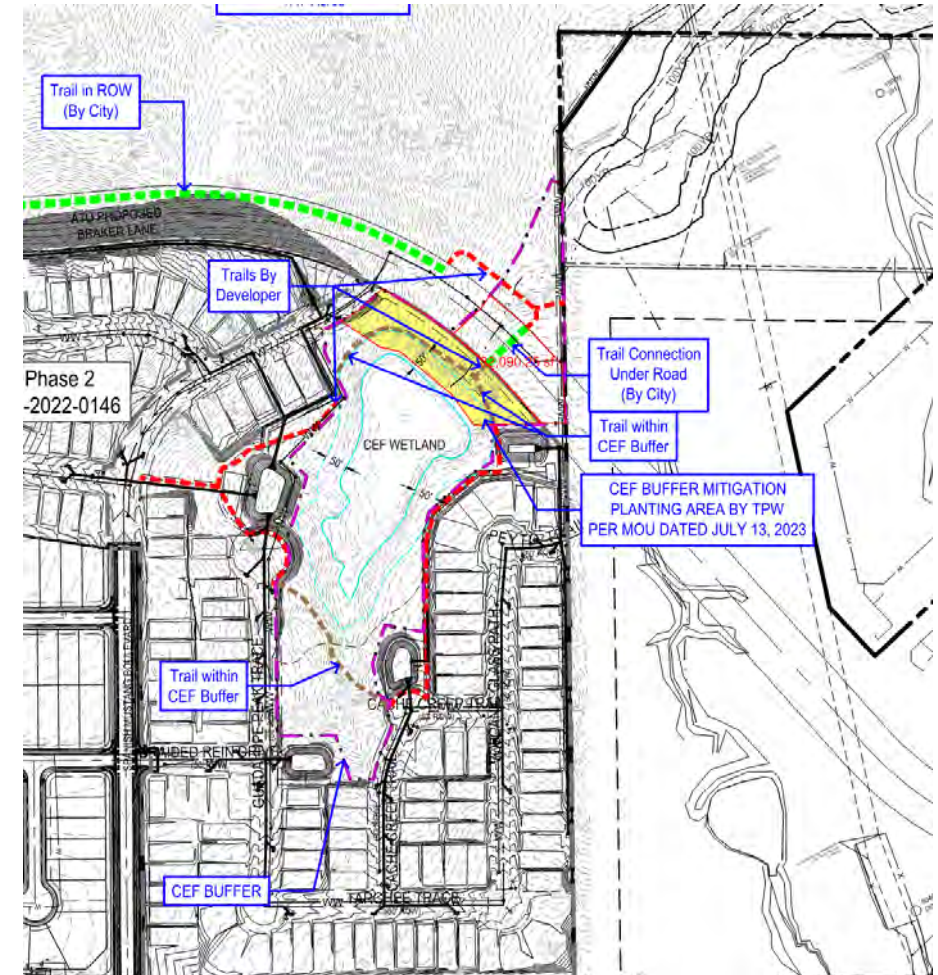


# Recommendation

Staff recommends approval of the PUD

Amendment with the following conditions

- 0.87 acre of native plantings in the ROW of Braker Lane
- 1 acre of restoration planting within wetland CEF buffer
- Enhanced creek crossings for the future Braker Lane to span the 2-year storm for two unclassified tributaries that serve as headwaters for Gilleland Creek
- Enhanced trail crossing with boardwalk style section to span wetland CEF buffer for a maximum of 100 ft.







# Questions?

**Contact Information:**

**Leslie Lilly**

**[leslie.lilly@austintexas.gov](mailto:leslie.lilly@austintexas.gov)**