

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0146

COMMISSION DATE: September 19, 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 was originally disapproved for reasons on July 25, 2023. The applicant has submitted an update that addresses those reasons. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:

The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

CASE MANAGER: Nick Coussoulis

PHONE: 512-978-1769

E-mail: Nicholas.Coussoulis@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

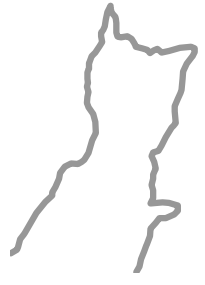
Exhibit C: Comment report

N SH 130

AUSTIN AND SOUTHWEST RAILROAD

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

LINDELL LANE



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. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY 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 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. 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, GUADALUPE PEAK TRACE, PRICELESS PASS, SNAKE BEND, VOLCANIC GLASS PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC 25-6-351)
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, GUADALUPE PEAK TRACE, PRICELESS PASS, SNAKE BEND, VOLCANIC GLASS PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE.
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 DETERMIDED 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, GUADALUPE PEAK TRACE, PRICELESS PASS, SNAKE BEND, VOLCANIC GLASS PATH, CACHE CREEP TRAIL, TARGHEE TRACE, PEYTO TRAIL, CURB STRAP DRIVE.

19. EASEMENTS ARE HEREBY DEDICATED AS SHOWN OR NOTED ON PLAT HEREON.

20. 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.

21. 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.

22. ALL PONDS INCLUDED IN THIS SUBDIVISION TO BE MAINTAINED BY THE CITY OF AUSTIN.

23. 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.

24. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

* WATER AND WASTEWATER – CITY OF AUSTIN

* ELECTRIC – AUSTIN ENERGY

* GAS – SI ENERGY

25. 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.

26. 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.

27. ALL ACTIVITIES WITHIN THE 'CEF' 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.

28. 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.

29. 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 OR ASSOCIATED AMENDMENTS.

30. 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.

31. 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.

32. ALL LOTS ARE IN CONFORMANCE WITH PUD AND SF-4A (SMALL LOT STANDARDS).

33. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE WILDHORSE RANCH PUD ORDINANCE # 020214-28.

34. THIS PROJECT IS LOCATED IN THE DECKER CREEK & GILLELLE WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.

35. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

36. TOPOGRAPHY SOURCE: CITY OF AUSTIN PUBLIC GEOSPATIAL DATA.

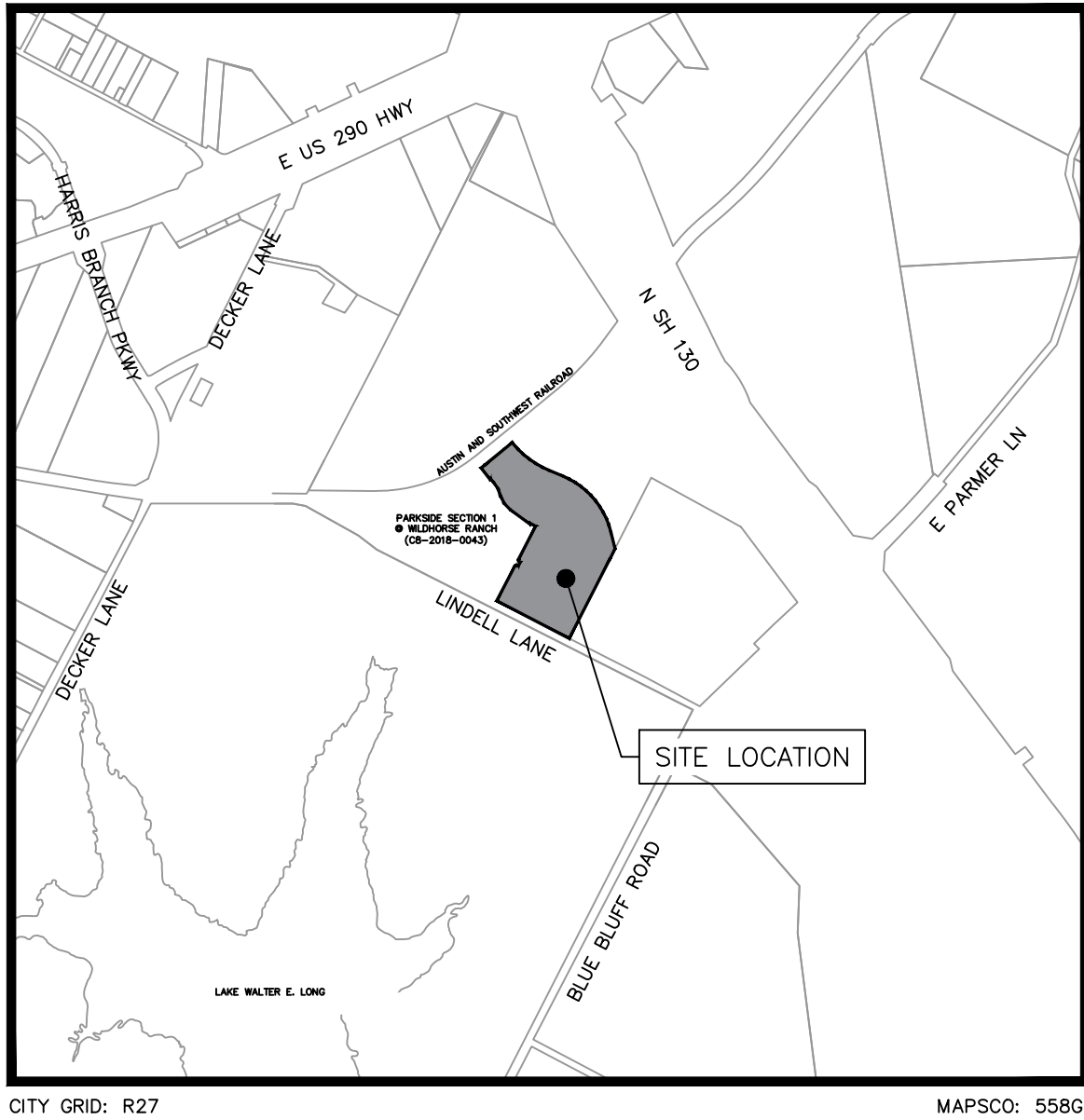
37. LOTS 1, 34, 52, BLOCK A, LOT 1, BLOCK C & LOT 26, BLOCK G WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

38. 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.

39. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTNANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS RETAINING WALLS, TREES OR THE OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

40. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.

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



VICINITY MAP
N.T.S.

DATE OF SUBMITTAL:
JULY 15, 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

LEGAL DESCRIPTION

42.29 ACRES OUT OF 132.195 ACRES OUT OF THE
WILLIAM H. SANDERS SURVEY No. 54,
AS RECORDED UNDER DEED No. 2007037703

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%

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 ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH 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 EXPENSE.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN (1-OF-4)
4	PRELIMINARY PLAN (2-OF-4)
5	PRELIMINARY PLAN (3-OF-4)

APPENDIX Q-1
NET SITE AREA

PARKSIDE SECTION 2
WILDHORSE PUD

TOTAL GROSS SITE AREA = 42.29 ACRES

SITE DEDUCTIONS

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

DEDUCTION SUBTOTAL = 0.00 ACRES

UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) = 42.29 ACRES

NET SITE AREA CALCULATION

AREA OF UPLANDS WITH SLOPES 0 - 15% = 36.99 X 100% = 36.99 ACRES
AREA OF UPLANDS WITH SLOPES 15 - 25% = 1.97 X 40% = 0.79 ACRES
AREA OF UPLANDS WITH SLOPES 25 - 35% = 2.44 X 20% = 0.49 ACRES
AREA OF UPLANDS WITH SLOPES > 35% = 0.89 X 0% = 0.00 ACRES

NET SITE AREA TOTAL = 38.27 ACRES

APPENDIX Q-2
IMPERVIOUS COVER
PARKSIDE SECTION 2
WILDHORSE PUD

IMPERVIOUS COVER ALLOWED AT 30% X 0.00 WQTZ AREA = 0.00 ACRES
IMPERVIOUS COVER ALLOWED AT 60% X 38.27 NET SITE AREA = 22.96 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 1.97 X 10 % = 0.197

PROPOSED TOTAL IMPERVIOUS COVER

WQTZ PROPOSED IMPERVIOUS COVER = 0.00 ACRES= 0.00%
NET SITE PROPOSED IMPERVIOUS COVER = 14.21 ACRES= 33.60%
TOTAL PROPOSED IMPERVIOUS COVER = 14.21 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER - TOTAL		DRIVEWAYS / ROADWAYS / ACRES
		BUILDING / AND OTHER IMPERVIOUS COVER ACRES	% OF CATEGORY	
0 - 15 %	36.99	9.92	26.8%	4.14
15 - 25 %	1.97	0.09	4.6%	0.04
25 - 35 %	2.44	0.01	0.4%	0.01
OVER 35 %	0.89	0.00	0.0%	0.00
TOTAL SITE AREA	42.29			

I, JUAN P.. MARTINEZ, P.E. NO. 106158, 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. 09/01/23

Juan P. Martinez

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

9/1/2023

DATE



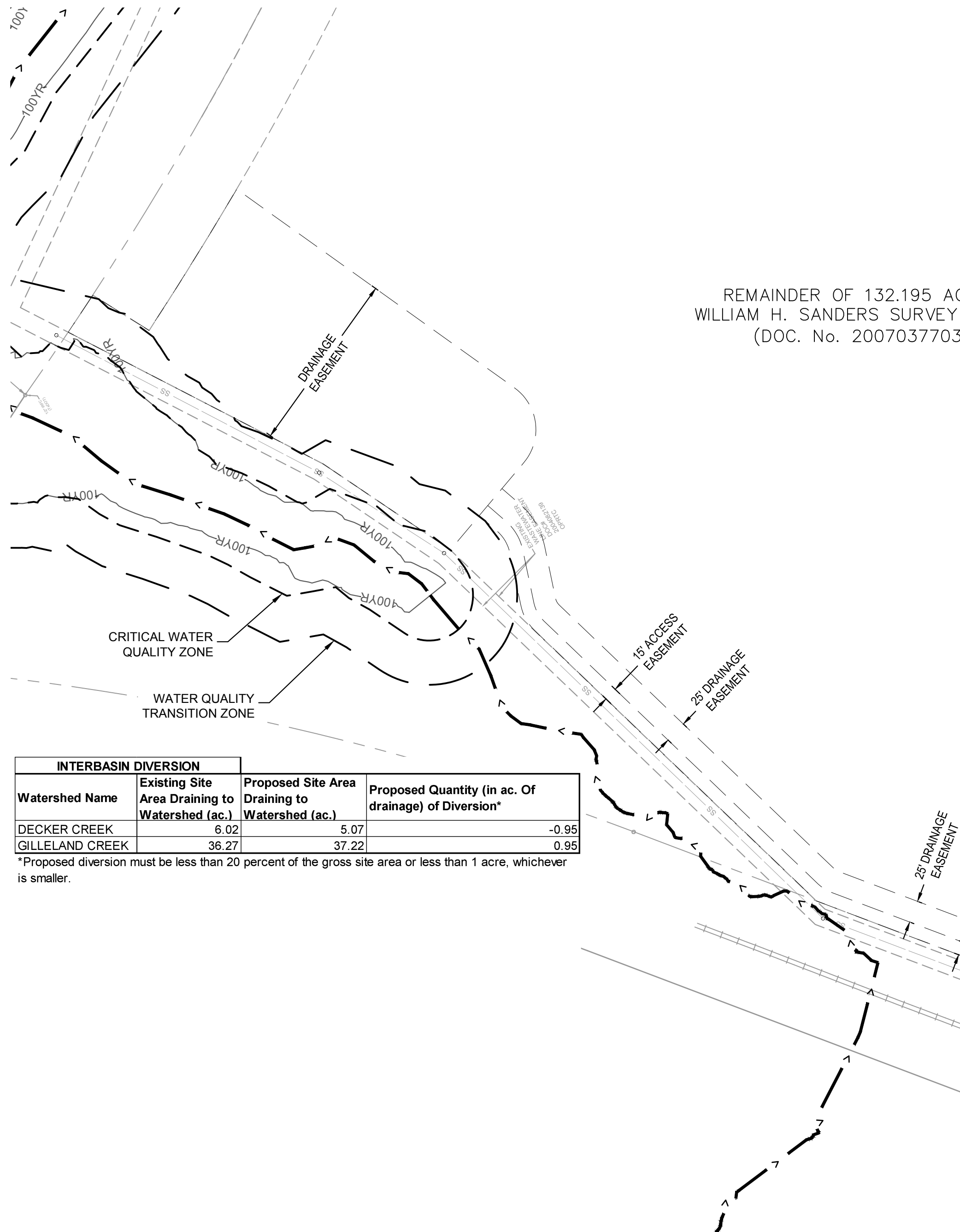
PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 5
FILE NUMBER: C8-2022-0146 APPLICATION DATE: _____
APPROVED BY THE LAND USE COMMISSION ON: _____
EXPIRATION DATE (LDC 25-4-62): _____
CASE MANAGER: _____
NICK COUSSOULIS, FOR:
JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLATS MUST BE RECORDED 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 PERMITS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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. 10106902
SHEET 10F6

#C8-2022-0146

BENCH MARK LIST	
NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEIOD 12A	
BM #101 "X" CUT SET ON TOP OF FIRE HYDRANT ON THE NE SIDE OF LINDELL LANE 16'± FROM THE EDGE OF ASPHALT AND 2820'± NW FROM THE NW LINE OF BLUE BLUFF ROAD	ELEV.=582.79'
BM #102 "X" CUT SET ON TOP CONCRETE HEADWALL ON THE SW SIDE OF LINDELL LANE 6'± SW FROM THE EDGE OF ASPHALT AND 61'± SOUTH OF THE AUSTIN AND SOUTHEAST RAILROAD R.O.W. LINE	ELEV.=565.47'
BM #103 COTTON SPINDLE W/ WASHER SET IN ASPHALT AT THE INTERSECTION OF BLUE BLUFF ROAD AND LINDELL LANE 26.5'± EAST OF A POWER POLE AND 25'± SOUTHEAST OF A STOP SIGN	ELEV.=584.13'
BM #104 "X" CUT SET IN MIDDLE OF A HEADWALL AT THE WEST CORNER OF THE INTERSECTION OF S.H. 130 AND BLUE BLUFF ROAD 43'± FROM THE NORTHWEST EDGE OF ASPHALT ON BLUE BLUFF ROAD	ELEV.=584.13'

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 TRACE	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
VOLCANIC GLASS 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



INTERBASIN DIVERSION			
Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. Of drainage) of Diversion*
DECKER CREEK	6.02	5.07	-0.95
GILLELAND CREEK	36.27	37.22	0.95

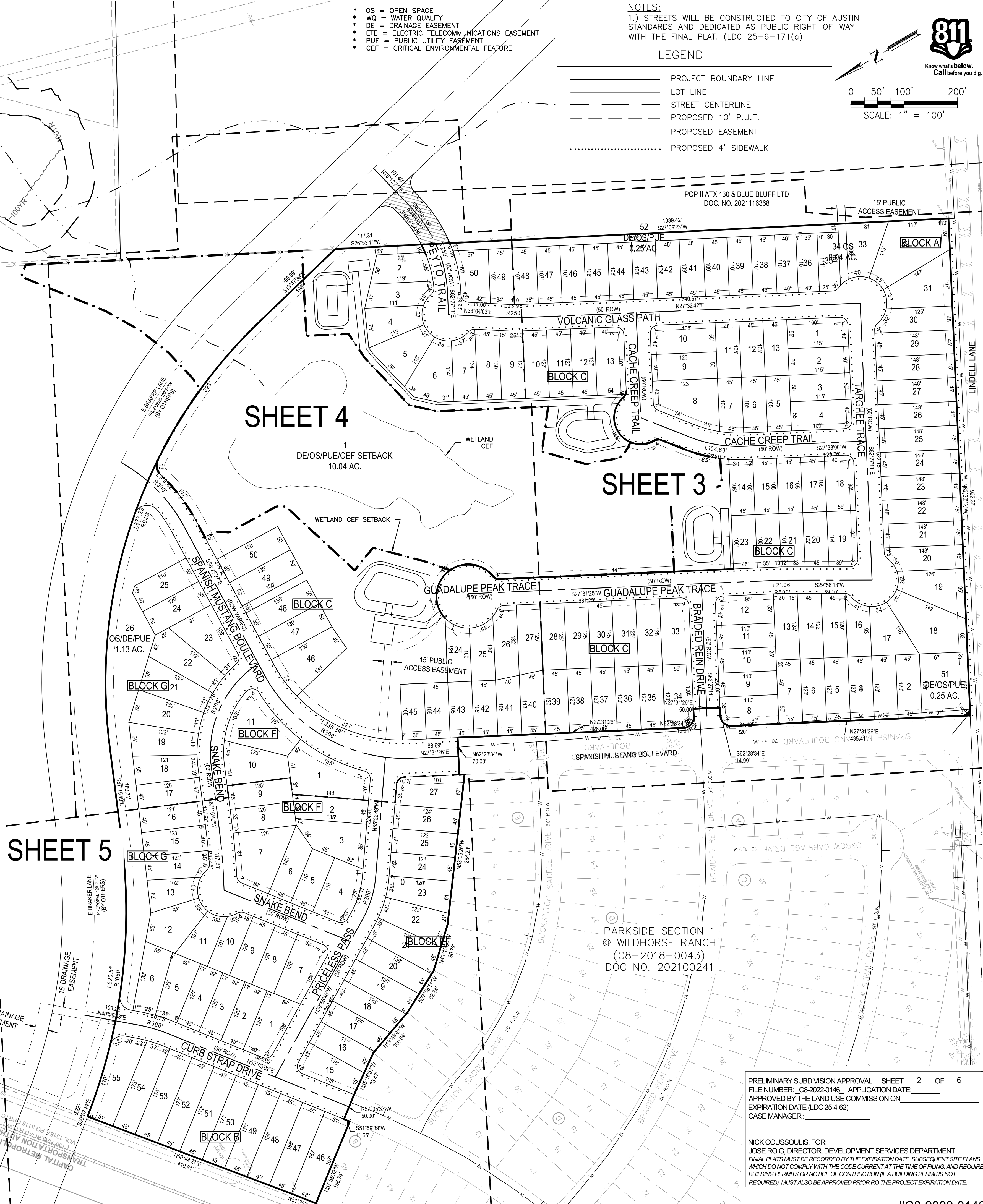
*Proposed diversion must be less than 20 percent of the gross site area or less than 1 acre, whichever is smaller.

REMAINDER OF 132.195 ACRES
WILLIAM H. SANDERS SURVEY No. 54
(DOC. No. 2007037703)

SHEET 5

SHEET 4

SHEET 3

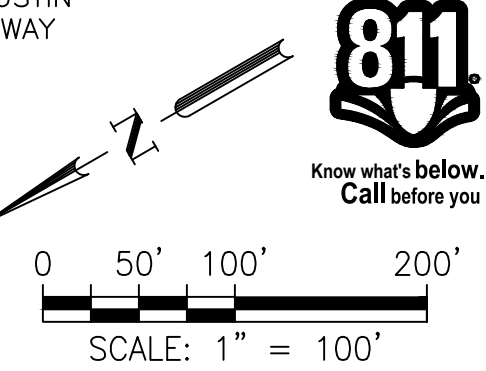


- OS = OPEN SPACE
- WO = WATER QUALITY
- DE = DRAINAGE EASEMENT
- ETE = ELECTRIC TELECOMMUNICATIONS EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- CEF = CRITICAL ENVIRONMENTAL FEATURE

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



PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 6
FILE NUMBER: C8-2022-0146 APPLICATION DATE: _____
APPROVED BY THE LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-6-171(g)) _____
CASE MANAGER: _____

NICK COUSSOULIS, FOR:
JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
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PARKSIDE SECTION 2
© WILDHORSE RANCH
OVERALL PRELIMINARY PLAN

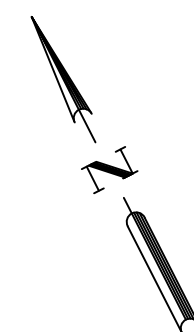


SHEET 2 OF 6

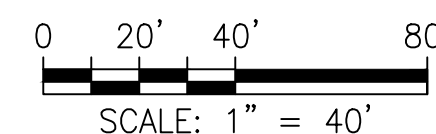
#C8-2022-0146



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



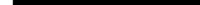



Know what's **below**.
Call before you dig.



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 : _____

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 PERMITS NOT
REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

#C8-2022-0146

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY:

REVIEWED BY:

DRAWN BY:



BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBE Registration No. E 1046

PARKSIDE SECTION 2
@ WILDHORSE RANCH


PRELIMINARY PLAN (1-OF-3)

DATE	APR
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DESCRIPTION

1

08/21/23

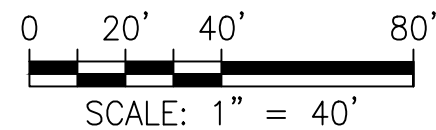
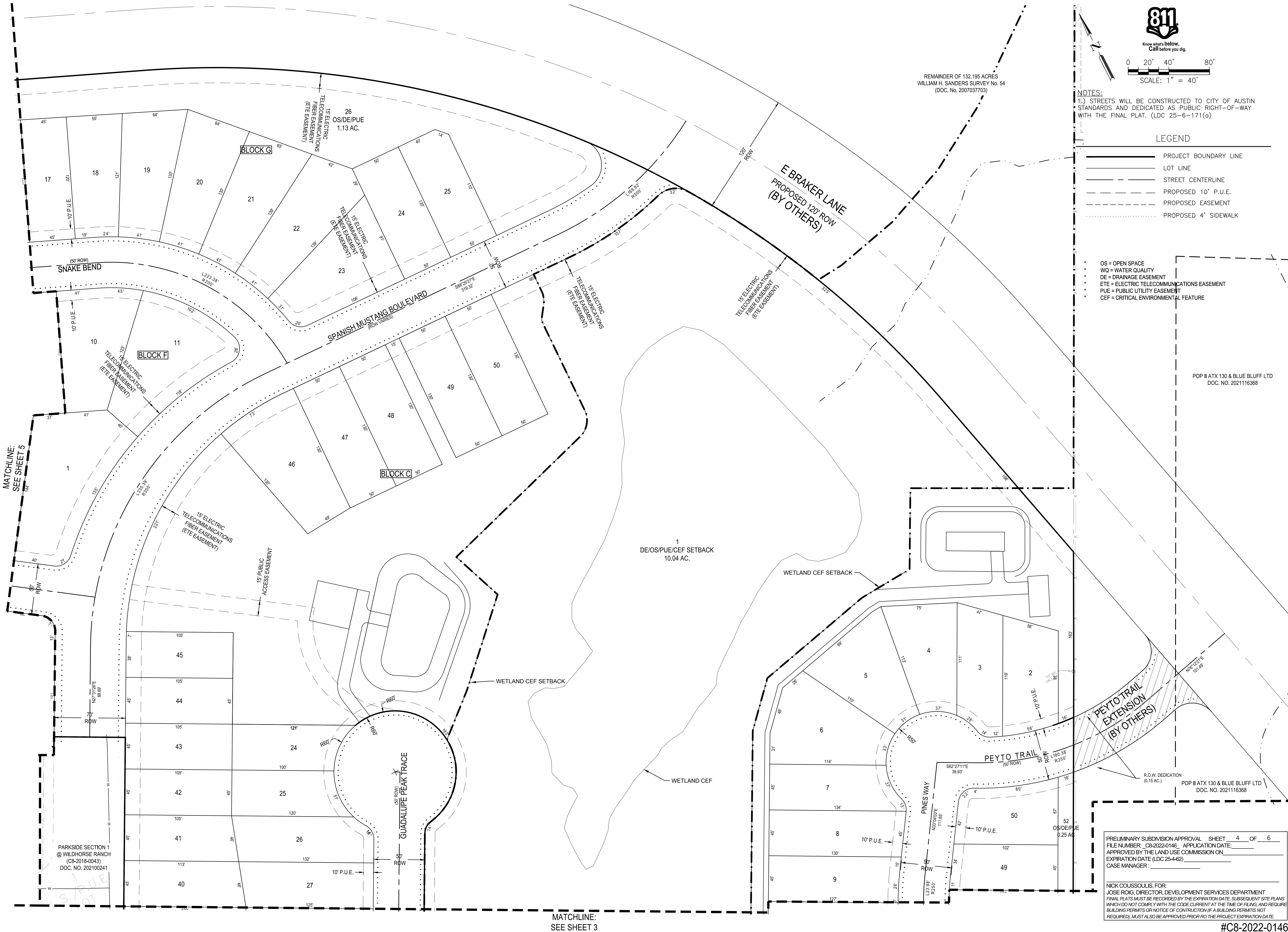


STATE OF TEXAS
JUAN P. MARTINEZ
106158
LICENSED PROFESSIONAL ENGINEER

Juan P. Martinez

SHEET
3 OF 6

C:\Users\mpatel\OneDrive\BGE\Forestar\7890-00 Wildhorse - Preliminary Plan\06_Sheets\WH-Preliminary Plan.dwg Layout: PRELIMINARY PLAN (2-OF-3) Plotted: 8/17/2023 2:29:32 PM



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

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

POP II ATX 130 & BLUE BLUFF LTD
DOC. NO. 2021116368

POP II ATX 130 & BLUE BLUFF LTD
DOC. NO. 2021116368

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: _____

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 CONTRADICTION (IF A BUILDING PERMITS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

#C8-2022-0146

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: _____

REVIEWED BY: _____

DRAWN BY: _____

BGE

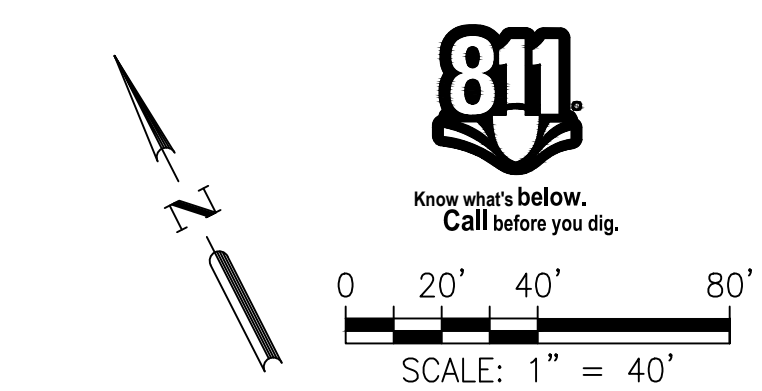
BGE Inc.
7000 NORTHMAC, SUITE 330
AUSTIN, TX 78751
TEL: 512-875-0400 • www.bgeinc.com
TBEPE Registration No. F-1946

PARKSIDE SECTION 2
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PRELIMINARY PLAN (2-OF-3)

08/21/23

SHEET 4 OF 6




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:	




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AUSTIN, TX 78751
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TBE Registration No. F-1946

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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: _____

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.

08/21/23

JUAN P. MARTINEZ
106158
PROFESSIONAL ENGINEER
J. Martinez

SHEET 5 OF 6

#C8-2022-0146

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
2	BLOCK A	5398.36	0.12
4	BLOCK A	10797.67	0.25
5	BLOCK A	5399.31	0.12
6	BLOCK A	5399.62	0.12
7	BLOCK A	5398.34	0.12
8	BLOCK A	5947.82	0.14
9	BLOCK A	4936.13	0.11
10	BLOCK A	4935.68	0.11
11	BLOCK A	4935.24	0.11
12	BLOCK A	5983.11	0.14
13	BLOCK A	5608.03	0.13
14	BLOCK A	5530.34	0.13
15	BLOCK A	5445.94	0.13
16	BLOCK A	4705.54	0.11
17	BLOCK A	5960.30	0.14
18	BLOCK A	11182.29	0.26
19	BLOCK A	8167.65	0.19
20	BLOCK A	6270.87	0.14
21	BLOCK A	6679.61	0.15
22	BLOCK A	6677.82	0.15

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
23	BLOCK A	6676.04	0.15
24	BLOCK A	6674.26	0.15
25	BLOCK A	6672.47	0.15
26	BLOCK A	6670.89	0.15
27	BLOCK A	6668.91	0.15
28	BLOCK A	6667.12	0.15
29	BLOCK A	6665.34	0.15
30	BLOCK A	6199.48	0.14
31	BLOCK A	9029.85	0.21
32	BLOCK A	12779.07	0.29
33	BLOCK A	6201.76	0.14
34	BLOCK A	1652.85	0.04
35	BLOCK A	4380.78	0.10
36	BLOCK A	4423.75	0.10
37	BLOCK A	4412.90	0.10
38	BLOCK A	4951.55	0.11
39	BLOCK A	4937.83	0.11
40	BLOCK A	4924.10	0.11
41	BLOCK A	4910.37	0.11
42	BLOCK A	4896.65	0.11

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
43	BLOCK A	4882.92	0.11
44	BLOCK A	4869.19	0.11
45	BLOCK A	4855.47	0.11
46	BLOCK A	4841.74	0.11
47	BLOCK A	4828.01	0.11
48	BLOCK A	4813.52	0.11
49	BLOCK A	4704.44	0.11
50	BLOCK A	5734.16	0.13
51	BLOCK A	10878.48	0.25
52	BLOCK A	10939.64	0.25

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
46	BLOCK B	8350.08	0.19
47	BLOCK B	7550.30	0.17
48	BLOCK B	7596.54	0.17
49	BLOCK B	7642.78	0.18
50	BLOCK B	7689.02	0.18
51	BLOCK B	7735.27	0.18
52	BLOCK B	7781.51	0.18
53	BLOCK B	7827.75	0.18
54	BLOCK B	7852.05	0.18
55	BLOCK B	9343.38	0.21

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
1	BLOCK C	437266.38	10.04
2	BLOCK C	5783.76	0.13
3	BLOCK C	5338.32	0.12
4	BLOCK C	5979.48	0.14
5	BLOCK C	6901.01	0.16
6	BLOCK C	7685.24	0.18
7	BLOCK C	5542.06	0.13
8	BLOCK C	5951.81	0.14
9	BLOCK C	5773.15	0.13
10	BLOCK C	5731.49	0.13
11	BLOCK C	5731.61	0.13
12	BLOCK C	5732.13	0.13
13	BLOCK C	6959.44	0.16
14	BLOCK C	4726.29	0.11
15	BLOCK C	4709.31	0.11
16	BLOCK C	4709.20	0.11
17	BLOCK C	4709.10	0.11
18	BLOCK C	5707.14	0.13
19	BLOCK C	5737.96	0.13
20	BLOCK C	4644.30	0.11

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
21	BLOCK C	4560.35	0.10
22	BLOCK C	4520.24	0.10
23	BLOCK C	4520.78	0.10
24	BLOCK C	4796.12	0.11
25	BLOCK C	4777.86	0.11
26	BLOCK C	5977.60	0.14
27	BLOCK C	5793.11	0.13
28	BLOCK C	5624.44	0.13
29	BLOCK C	5624.52	0.13
30	BLOCK C	5624.60	0.13
31	BLOCK C	5624.68	0.13
32	BLOCK C	5624.75	0.13
33	BLOCK C	6826.47	0.16
34	BLOCK C	6514.30	0.15
35	BLOCK C	5400.10	0.12
36	BLOCK C	5400.13	0.12
37	BLOCK C	5400.16	0.12
38	BLOCK C	5400.20	0.12
39	BLOCK C	5400.23	0.12
40	BLOCK C	5231.51	0.12

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
41	BLOCK C	4894.05	0.11
42	BLOCK C	4725.33	0.11
43	BLOCK C	4725.36	0.11
44	BLOCK C	4725.39	0.11
45	BLOCK C	4725.19	0.11
46	BLOCK C	8723.04	0.20
47	BLOCK C	6500.00	0.15
48	BLOCK C	6500.00	0.15
49	BLOCK C	6500.00	0.15
50	BLOCK C	6500.00	0.15

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
1	BLOCK D	6260.58	0.14
2	BLOCK D	5735.27	0.13
3	BLOCK D	5735.21	0.13
4	BLOCK D	6260.38	0.14
5	BLOCK D	4725.00	0.11
6	BLOCK D	4725.00	0.11
7	BLOCK D	4657.09	0.11
8	BLOCK D	9580.63	0.22
9	BLOCK D	6135.95	0.14
10	BLOCK D	6701.25	0.15
11	BLOCK D	4725.00	0.11
12	BLOCK D	4725.00	0.11
13	BLOCK D	4725.00	0.11

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
15	BLOCK E	6187.84	0.14
16	BLOCK E	5229.00	0.12
17	BLOCK E	5426.74	0.12
18	BLOCK E	5799.22	0.13
19	BLOCK E	6077.59	0.14
20	BLOCK E	6145.32	0.14
21	BLOCK E	6484.26	0.15
22	BLOCK E	6761.58	0.16
23	BLOCK E	6091.65	0.14
24	BLOCK E	5421.17	0.12
25	BLOCK E	5485.63	0.13
26	BLOCK E	5550.09	0.13
27	BLOCK E	7373.28	0.17

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
1	BLOCK F	11296.52	0.26
2	BLOCK F	6267.46	0.14
3	BLOCK F	7966.17	0.18
4	BLOCK F	7223.80	0.17
5	BLOCK F	4950.00	0.11
6	BLOCK F	5618.53	0.13
7	BLOCK F	9829.10	0.23
8	BLOCK F	5395.78	0.12
9	BLOCK F	5397.35	0.12
10	BLOCK F	7636.66	0.18
11	BLOCK F	9982.81	0.23

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
1	BLOCK G	7199.81	0.17
2	BLOCK G	5400.00	0.12
3	BLOCK G	5400.00	0.12
4	BLOCK G	5400.00	0.12
5	BLOCK G	6007.90	0.14
6	BLOCK G	6212.24	0.14
7	BLOCK G	7318.86	0.17
8	BLOCK G	5400.00	0.12
9	BLOCK G	5400.00	0.12
10	BLOCK G	5186.01	0.12
11	BLOCK G	5017.36	0.12
12	BLOCK G	7067.19	0.16
13	BLOCK G	4741.00	0.11
14	BLOCK G	5518.94	0.13
15	BLOCK G	5679.34	0.13
16	BLOCK G	5435.28	0.12
17	BLOCK G	5411.76	0.12
18	BLOCK G	5852.53	0.13
19	BLOCK G	6554.07	0.15
20	BLOCK G	6840.10	0.16

LOT DATA TABLE			
LOT #	BLOCK	AREA (SF)	AREA (AC.)
21	BLOCK G	7026.65	0.16
22	BLOCK G	7744.93	0.18
23	BLOCK G	8260.13	0.19
24	BLOCK G	6000.00	0.14
25	BLOCK G	5950.00	0.14
26	BLOCK G	49418.79	1.13

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: _____

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
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PARKSIDE SECTION 2
© WILDHORSE RANCH

PRELIMINARY PLAN SITE TABLES



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

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

▽ ▽ ▽ ▽ ▽ REV

DESCRIPTION

DATE

APR

**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

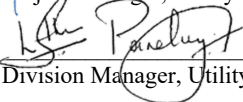
Date



Supervisor, Utility Development Services

03/28/23

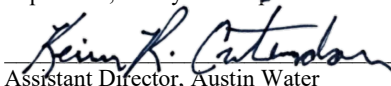
Date



Division Manager, Utility Development Services

3/29/2023

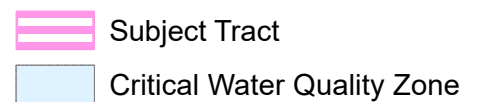
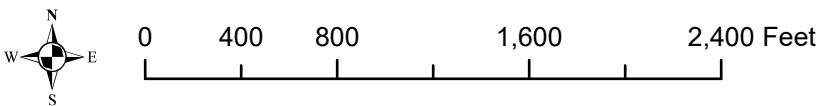
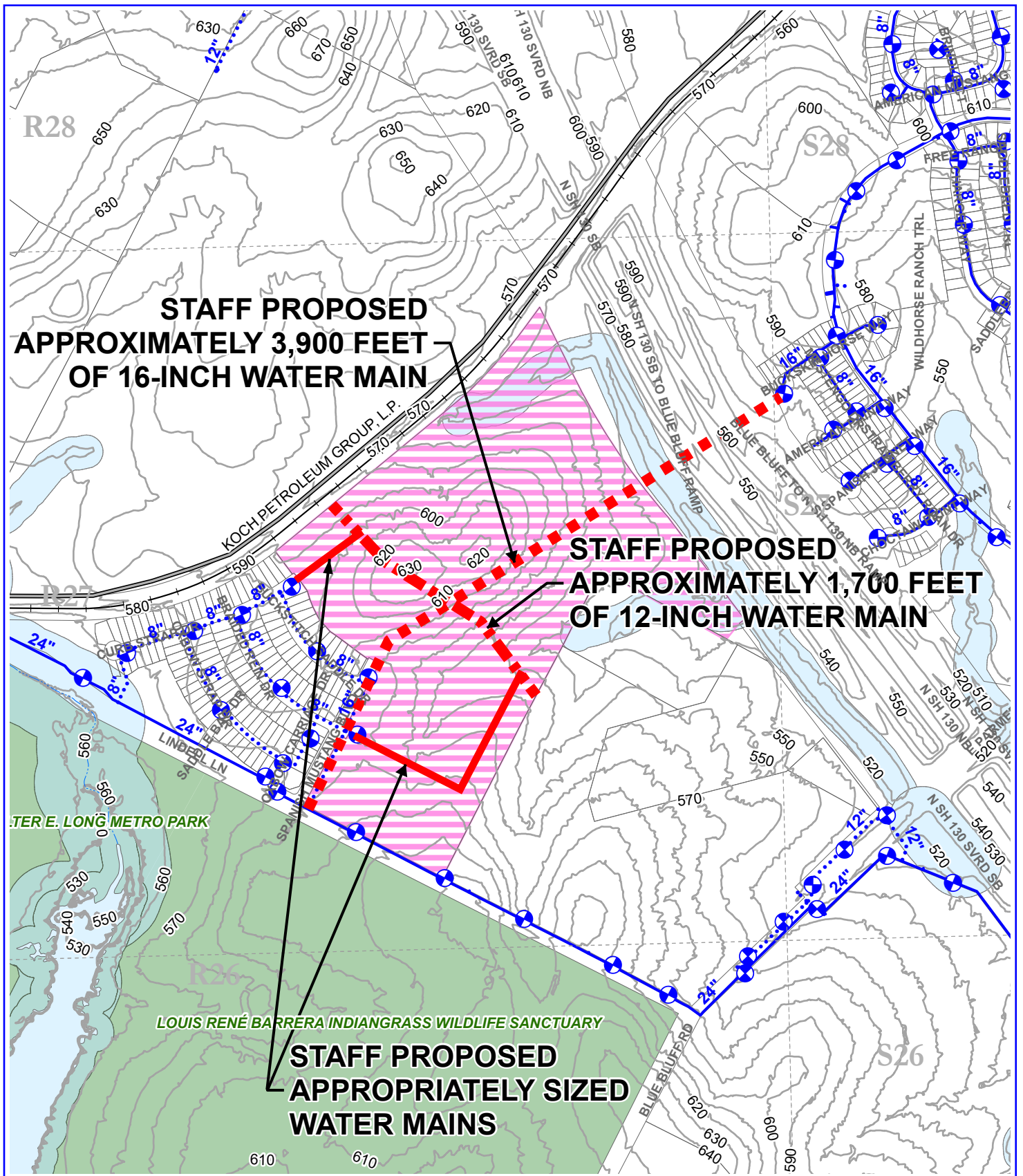
Date



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

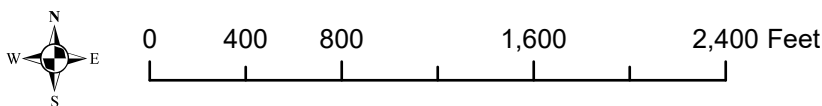
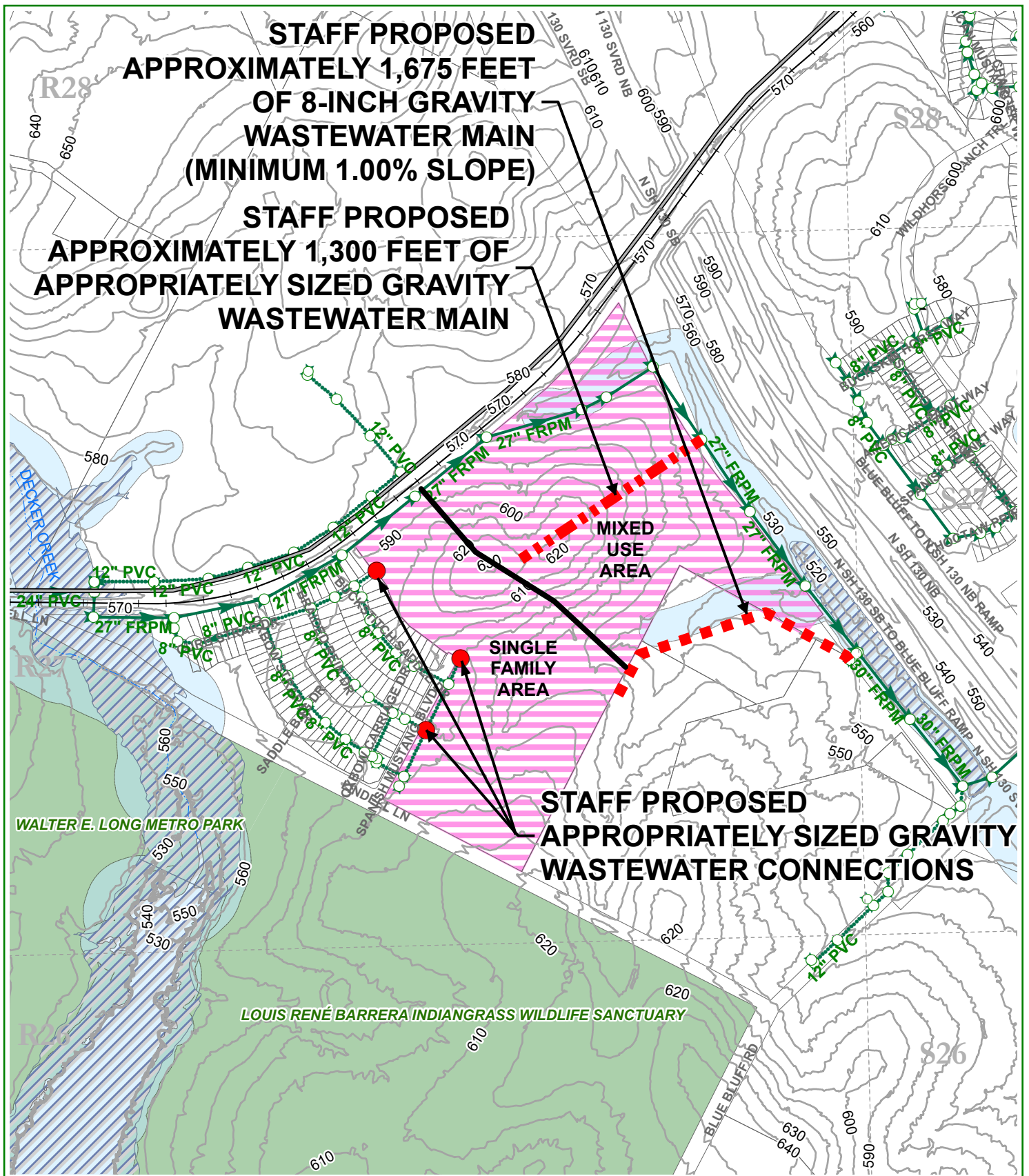
3/29/2023

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

-  Subject Tract
-  100-yr FEMA Floodplain
-  Critical Water Quality Zone

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



CASE NUMBER: C8-2022-0146
UPDATE: U2
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: September 6, 2023
FINAL REPORT DATE: September 14, 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 make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Shakayla Stevenson

ALL FEES HAVE BEEN PAID AND COMMENTS HAVE BEEN CLEARED. THEREFORE, THIS ITEM IS SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION ON TUESDAY, SEPTEMBER 19, 2023. THE CASE MANAGER WILL BE EMAILING YOU A COPY OF THE STAFF REPORT AND AGENDA FOR THE MEETING CLOSER TO THE DATE.