



### **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** May 1, 2024

**NAME & NUMBER OF PROJECT:** Bridle Ridge at Wildhorse Ranch  
C8-2023-0259

**NAME OF APPLICANT OR ORGANIZATION:** Kimley Horn (Kevin Burks)

**LOCATION:** 10501 ½ BLUE BLUFF RD, Austin, TX 78653

**COUNCIL DISTRICT:** District One

**ENVIRONMENTAL REVIEW STAFF:** Pamela Abee-Taulli, Environmental Program Coordinator  
Development Services Department  
512.974.1879 / [pamela.abee-taulli@austintexas.gov](mailto:pamela.abee-taulli@austintexas.gov)

**WATERSHED:** Gilleland Creek Watershed, Suburban Classification, Desired Development Zone

**REQUEST:** Variance request is as follows:  
Request to vary from:  
1) 25-8-341 to allow cut over four (4) feet, to 15 feet.  
2) 25-8-342 to allow fill over four (4) feet, to 15 feet.

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to have been met.

**STAFF CONDITIONS:**

1. Slope stabilization for areas of existing erosion adjacent to the lots, will be provided with grouted rip-rap or approved equivalent method.
2. Slope stabilization in area of cut over 8 feet will be provided by terracing, 25 feet at 15% grade and 20 feet at 5% grade, and revegetation with native grasses and forbs (per Standard Specifications Manual 609S.5).
3. Fill over 8 feet will be contained with engineered walls.
4. The water quality ponds will be biofiltration ponds.



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: Bridle Ridge at Wildhorse Ranch

Ordinance Standard: Comprehensive Watershed Ordinance and Wildhorse Ranch Planned Unit Development (PUD)

Variance Request: Request to vary from:  
1) 25-8-341 to allow cut over four (4) feet, to 15 feet.  
2) 25-8-342 to allow fill over four (4) feet, to 15 feet.

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A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development;

Yes Other owners with similarly situate properties and contemporaneous development have received similar variances for grading. Turner's Crossing (C8J-2018-0091) with cut and fill to 15 feet, Northwind Apartments (SP-2021-0384C.SH) with cut to 12 and fill to 17 feet, and Blueridge Multifamily at Wildhorse Ranch (SP-2022-0426C.SH) with cut to 12 and fill to 10 feet, are all residential projects on sites with rolling topography generally within the 0-15% slope category. In order to comply with the Americans with Disabilities Act (ADA) requiring 2% cross slope at intersection crosswalks on the local and collector roadways, and to meet Transportation Criteria Manual (TCM) requirements for stopping sight distance (for vertical curves and roadway design) and block length maximums, all of these sites were granted variances to exceed the Chapter 25-8 limit of four feet for cut and fill.

2. The variance:

- a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes The variance request is not based on a method or design decision chosen by the applicant. Bridle Ridge at Wildhorse Ranch is primarily a single-family residential development with roadways and lot layouts generally designed to follow the existing topography and preserve the natural character of the property. In addition, multiple water quality and detention basins have been provided and placed in natural low areas to preserve the existing drainage patterns. Also, the proposed drainage patterns will maintain flow to the existing wetland.

Moreover, the development method will provide increased environmental protection by adding stabilization measures in an area of existing erosion that shows potential for future expansion.

- b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property; and

Yes     Bridle Ridge at Wildhorse Ranch has been designed to minimally deviate from the code to allow for accessible routes and crossings in compliance with the Americans with Disabilities Act and meet TCM vertical roadway design criteria. The percentage of grading exceeding 8 feet for this property is 4.6%.

Specifically, the design accounts for existing constraints such as the elevation of the adjacent connecting roads at City of Austin approved locations and the minimum allowable roadways slopes to allow for ADA compliance.

The roadway network has been designed to minimize the number of cross streets to reduce the amount of cut and fill and to maintain compliance with the Transportation Criteria Manual (TCM) block-length requirement.

- c. Does not create a significant probability of harmful environmental consequences; and

Yes     The proposed roadways and associated drainage system have been designed to protect the natural character and function of the Critical Environmental Features by ensuring they receive the required surface water runoff quantity and quality needed to promote wetland and floodplain health. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes     The proposed design adheres to all water quality requirements outlined within City code and criteria and as such, will result in water quality that is at least equal to water quality achievable without the variance. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property. Finally, as a condition of the variance, the applicant will upgrade from the sedimentation/filtration water quality pond required by the Wildhorse PUD regulations to an environmentally superior biofiltration pond.

The Land Use Commission may grant a variance from a requirement of Article 7, Division 1 ( *Critical Water Quality Zone Restrictions* ), after determining that:

- B. Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Subsection (A) are met;

NA

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

NA

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

NA

Staff Determination: Staff determines that the findings of fact have been met and recommends the following conditions:


1. Slope stabilization for areas of existing erosion adjacent to the lots, will be provided with grouted rip-rap or approved equivalent method.
2. Slope stabilization in area of cut over 8 feet will be provided by terracing, 25 feet at 15% grade and 20 feet at 5% grade, and revegetation with native grasses and forbs (per Standard Specifications Manual 609S.5).
3. Fill over 8 feet will be contained with engineered walls.
4. The water quality ponds will be biofiltration ponds.

Environmental Reviewer  
(DSD)

  
(Pamela Abee-Taulli)

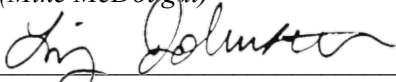
Date: April 12, 2024

Environmental Review  
Manager (DSD)

  
(Mike McDougal)

Date April 15, 2024

Acting Environmental  
Officer (WPD)

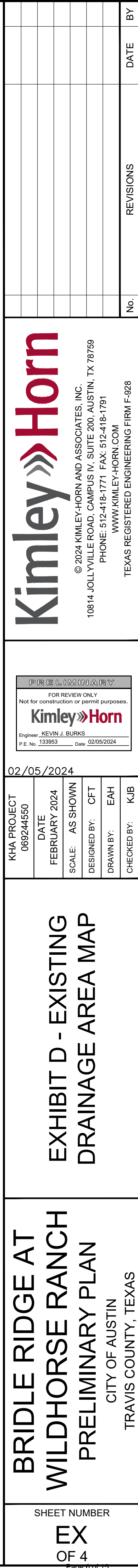
  
(Liz Johnston)

Date 04/17/2024











Plotted By: Hoover, Ella Date: February 05, 2024 03:50:21pm File Path: K:\AUS\_Civil\069244500 Bridge Ridge at Wildhorse Preliminary Plan\Coa\PlanSheets\Exhibit D - PROPOSED DRAINAGE AREA MAP.dwg



BRIDLE RIDGE AT WILDHORSE RANCH PRELIMINARY PLAN

EXHIBIT E - PROPOSED DRAINAGE AREA MAP

BRIDLE RIDGE AT WILDHORSE RANCH PRELIMINARY PLAN

EXHIBIT E - PROPOSED DRAINAGE AREA MAP

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## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Kevin Burks, P.E.
Street Address	10814 Jollyville Rd Building 4, Suite 200
City State ZIP Code	Austin, TX 78759
Work Phone	512-418-4528
E-Mail Address	Kevin.Burks@kimley-horn.com

#### Variance Case Information

Case Name	Bridle Ridge at Wildhorse Ranch
Case Number	C8-2023-0259.CC
Address or Location	South of the future extension of Wildhorse Connector, Southeast of Wildhorse Ranch Trail and E Parmer Lane in Austin, TX.
Environmental Reviewer Name	Pamela Abee-Taulli
Environmental Resource Management Reviewer Name	Hank Marley
Applicable Ordinance	25-8-341 & 25-8-342
Watershed Name	Gilleland Creek



Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Gilleland Creek runs just east of Preliminary Plat boundary
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows: 25-8-341 Cut Requirements & 25-8-342 Fill Requirements

Impervious cover	Existing	Proposed
square footage:	<u>0</u>	<u>703,495</u>
acreage:	<u>0</u>	<u>16.15</u>
percentage:	<u>0</u>	<u>47.17%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>85.9% of the property falls within the 0% to 15% slope category. The remainder property has slopes exceeding 15% slope.</p> <p>The property ranges in elevation from 535 to 485.</p> <p>There is an assortment of Cedar Elm and Eastern Red Cedar with some Hackberry, Post Oak, Live Oak, and Honey Mesquite within the site; only eleven of which exceed 24 caliper inches.</p> <p>On-site soils are Type D Expansive Clays and is identified as Ferris-Heiden complex and Heiden clay by the USGS web soil survey.</p> <p>One wetland CEFs exist within the site. One Critical Water Quality Zones and one fully developed (25-year and 100-year) floodplain exist within the site.</p>	



Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Per the attached cut/fill exhibit, there are areas that require cut/fills greater than 8'.
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## FINDINGS OF FACT

As required in LDC Section 25-8-341, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Blue Bluff at Wildhorse Ranch

Ordinance: 25-8-341 Cut Requirements & 25-8-342 Fill Requirements

A. Land Use Commission variance determinations from Chapter 25-8-341 and 25-8-342 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes

The otherwise developable land located within the 0% to 15% slope category is primarily comprised of slopes closer to 15%. In order to comply with the Americans with Disabilities Act (ADA) requiring 2% cross slope at intersection crosswalks on the local and collector roadways and to meet Transportation Criteria Manual (TCM) requirements for stopping sight distance (for vertical curves and roadway design) and block length maximums, the proposed grades will need to exceed the cut and fill allowed by Chapter 25. This applies to the single-family lots fronting the roadways meeting the ADA and TCM requirements due to access requirements for the lots. The maximum Cut is 14.8 feet. The maximum Fill is 14.6 feet.

In addition, the development of adjacent properties will be challenged by the existing topography. It's highly likely future developments will be pursuing a cut and fill variance request of this magnitude. We also requested and received



similar variances on our Saddle Ridge at Wildhorse Ranch project next door (C8-2020-0033) due to the same TCM design criteria and ADA requirements that were required as part of that subdivision.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes

Bridle Ridge at Wildhorse Ranch is primarily a single-family residential development with roadways and lot layouts generally designed to follow the existing topography to preserve the natural character of the property. In addition, multiple water quality and detention basins have been placed in natural low areas to preserve the existing drainage patterns. We are not changing drainage patterns to route runoff to one basin, and intend to maintain adequate runoff reaching the existing wetland CEFs. This variance request is not driven by a design decision on our side.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes

Bridle Ridge at Wildhorse Ranch has been designed to minimally deviate from the code to allow for accessible routes and crossings in compliance with the Americans with Disabilities Act and meet TCM vertical roadway design criteria. The percentage of the property exceeding 8 feet for this property is 4.6%.

Specifically, the design accounts for existing constraints such as the elevation of the adjacent connecting roads at City of Austin approved locations and the minimum allowable roadways slopes to allow for ADA compliance.

The roadway network has been designed to minimize the number of cross streets to reduce the amount of cut and fill and to maintain compliance with the Transportation Criteria Manual (TCM) block-length requirement. As such, these cross-streets are required to comply with block length requirements outlined in the code.

- c) Does not create a significant probability of harmful environmental consequences.

Yes



The proposed roadways and associated drainage system have been designed to protect the natural character and function of the Critical Environmental Features by ensuring they receive the required surface water runoff quantity and quality needed to promote wetland and floodplain health. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes

The proposed design adheres to all water quality requirements outlined within the Environmental Criteria Manual and as such, will result in water quality that is at least equal to water quality achievable without the variance. In addition, the proposed design preserves the natural drainage patterns by detaining and treating stormwater in multiple basins throughout the property. Based on preliminary discussions with Staff, we are comfortable upgrading from the standard full sedimentation/filtration ponds to green water quality controls as an effort to obtain environmental superiority with this variance request.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

N/A to this variance request.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

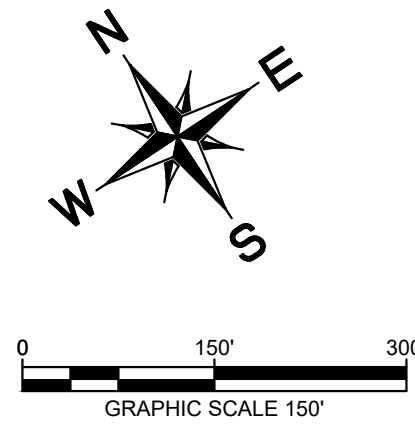
N/A to this variance request.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A to this variance request.

\*\*Variance approval requires all above affirmative findings.





- |  |                               |
|--|-------------------------------|
|  | PROPERTY LINE                 |
|  | LOT LINE                      |
|  | PROPOSED SIDEWALK             |
|  | PROPOSED WATER LINE           |
|  | PROPOSED WASTEWATER LINE      |
|  | PROPOSED WASTE WATER MANHOLE  |
|  | PROPOSED WASTE WATER CLEANOUT |
|  | EXISTING OVERHEAD POWER LINE  |
|  | EXISTING WATER LINE           |
|  | EXISTING WASTE WATER LINE     |
|  | EXISTING STORM SEWER LINE     |
|  | EXISTING 50' SETBACK          |
|  | EXISTING CEF                  |
|  | COA WETLAND CEF               |
|  | JURISDICTIONAL WATERWAY       |
|  | ATLAS 14 25 YEAR FLOODPLAIN   |
|  | ATLAS 14 100 YEAR FLOODPLAIN  |
|  | CREEK CENTERLINE              |
|  | CRITICAL WATER QUALITY ZONE   |
|  | WATER QUALITY TRANSITION ZONE |
|  | EROSION HAZARD ZONE           |
|  | EASEMENT LINE                 |
|  | GAS LINE                      |
|  | EXISTING CONTOUR              |

23.3920 AC  
TRAVIS COUNTY  
LAND  
DOC NO.  
2014081168TR

565.381 AC  
HEART OF MANOR LP  
NATP  
DOC NO. 2007037703TR

REAR LOT GRADING TO BE TERRACED  
FOR SLOPE STABILIZATION  
- 15% FOR 25 FEET  
- 5% FOR 20 FEET

PROSPECTIVE FLOODPLAIN  
DRAINAGE EASEMENT

ROUTED RIP-RAP OR APPROVED EQUAL  
SLOPE STABILIZATION METHOD TO BE  
DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS





SLOPES EXCEEDING 15% ON CUT/FILL 4'  
TO 8'

3710 SQ FT / 0.09 ACRES

NG SLOPES EXCEEDING 15% ON  
CUT/FILL OVER 8'

263 SQ FT / 0.01 ACRES

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	29.34	
2	15.00%	25.00%	2.34	
3	25.00%	35.00%	1.70	
4	35.00%	100.00%	0.86	

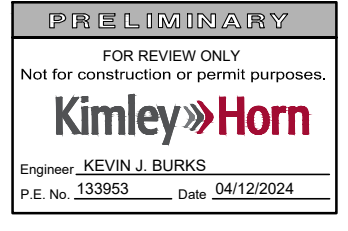
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-14.81	-8.00	1.05	
2	-8.00	-4.00	3.03	
3	-4.00	4.00	4.06	
4	4.00	8.00	0.62	
5	8.00	14.58	0.43	



- DATUM: SEE NOTE 4.  
BM #105 "X" CUT IN CONCRETE  
• ELEV.=538.50'  
BM #101 MAG NAIL WITH WASHER  
• ELEV.=492.06'

[illegible]

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS V, SUITE 200, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
TEXAS REGISTERED ENGINEERING FIRM F-928



04/12/2024	
KHA PROJECT 069244550	
DATE APRIL 2024	
SCALE: AS SHOWN	
DESIGNED BY: CFT	
DRAWN BY: EAH	
CHECKED BY: KJB	

CUT FILL EXHIBIT

**BRIDLE RIDGE AT  
WILDHORSE RANCH  
PRELIMINARY PLAN**  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

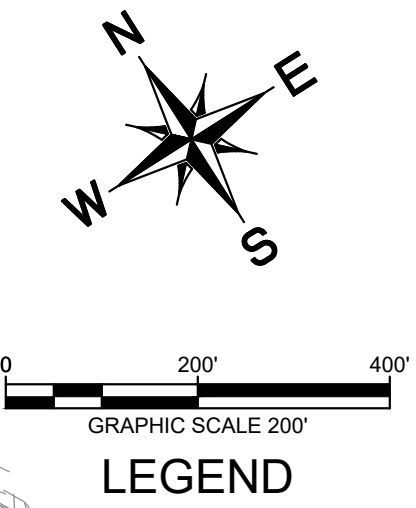
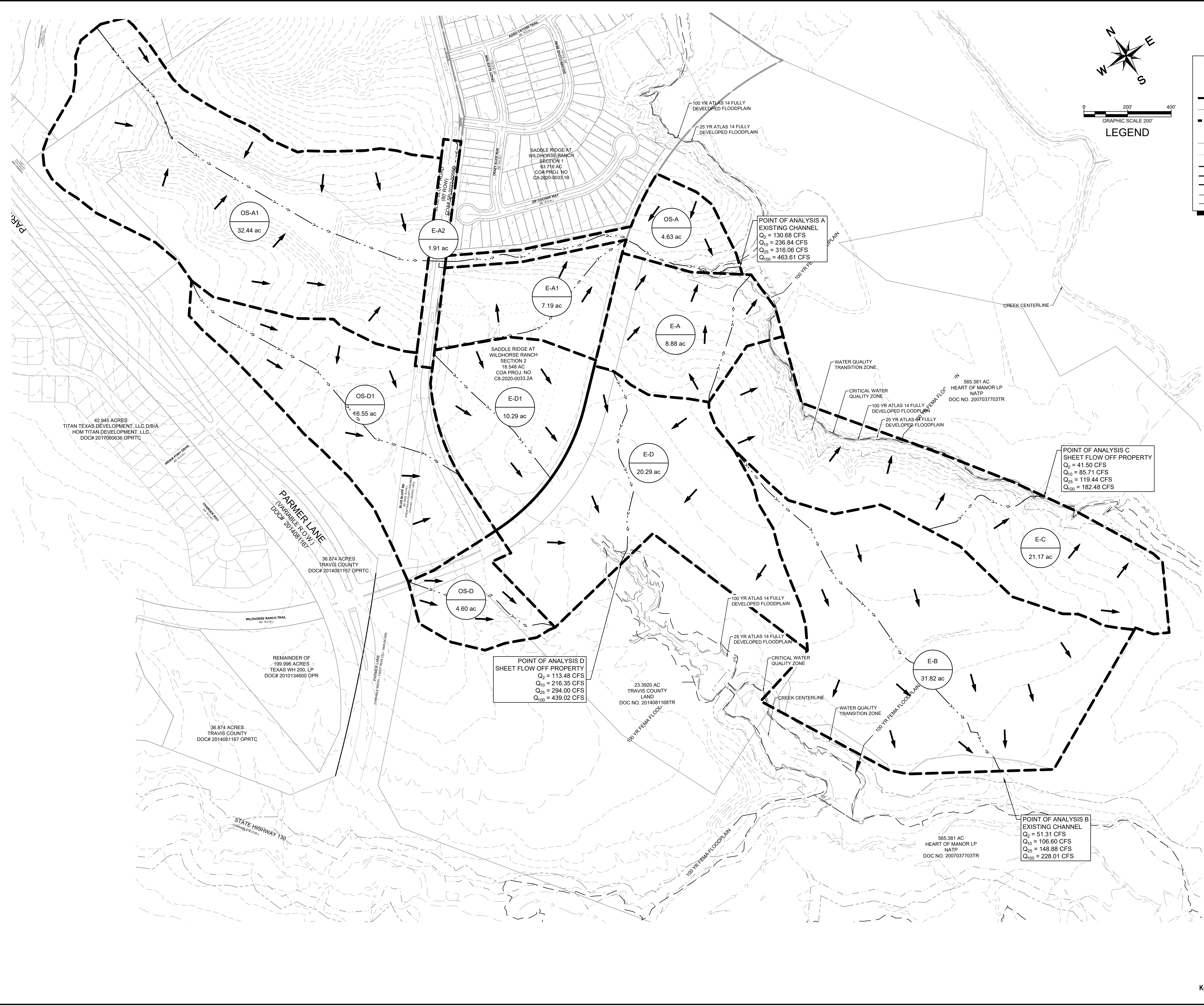
SHEET NUMBER

OF 4

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Plotted By: Hoover, Ella Date: February 05, 2024 03:49:05pm File Path: K:\AUS\_Civil\069244550 Bridle Ridge at Wildhorse\Preliminary Plan\CoalPlanSheets\EXHIBIT C - EXISTING DRAINAGE AREA MAP.dwg  
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	AREA DESIGNATOR
	AREA IN ACRES
	PROPERTY LINE
	TC FLOW PATH
	PROPOSED DRAINAGE DIVIDE
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	ATLAS 14 25 YEAR FLOODPLAIN
	ATLAS 14 100 YEAR FLOODPLAIN
	FEMA 100 YEAR FLOODPLAIN
	CRITICAL WATER QUALITY ZONE
	WATER QUALITY TRANSITION ZONE



BENCHMARKS	
DATUM:	SEE NOTE 4.
BM #105	"X" CUT IN CONCRETE
ELEV = 538.50'	
BM #101 MAG NAIL WITH WASHER	
ELEV = 492.06'	

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TEXAS REGISTERED ENGINEERING FIRM E-928

FOR REVIEW ONLY  
Not for construction or permit purposes.

Engineer: KEVIN J. BURKS  
P.E. No. 133953 Date: 02/05/2024

02/05/2024

KHA PROJECT	069244550
DATE	FEBRUARY 2024
SCALE:	AS SHOWN
DESIGNED BY:	CFT
DRAWN BY:	EAH
CHECKED BY:	KJB

BRIDLE RIDGE AT  
WILDHORSE RANCH  
PRELIMINARY PLAN  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

EXHIBIT D - EXISTING  
DRAINAGE AREA MAP

SHEET NUMBER  
EX  
OF 4





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CASE #C8-2023-0259