

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0033**COMMISSION DATE:** June 22, 2021**SUBDIVISION NAME:** Saddle Ridge at Wildhorse Ranch Preliminary Plan**ADDRESS:** 10621 Blue Bluff Road**APPLICANT:** Heart of Manor LP**AGENT:** Kimley-Horn and Associates (Kevin Burks)**ZONING:** Wildhorse Ranch PUD**NEIGHBORHOOD PLAN:** Wildhorse Ranch PUD**AREA:** 82.24 acres**LOTS:** 248**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Gilleland Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the subdivision side of Blue Bluff Road.**VARIANCES:** Variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet.**DEPARTMENT COMMENTS:**

The request is for the approval of Saddle Ridge at Wildhorse Ranch Preliminary Plan, consisting of 248 lots on 82.24 acres, and variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet. The Environmental Commission recommended the environmental variances on January 20, 2021, as attached in Exhibit D. Staff supports approval of the variances; however, additional information is required for the preliminary plan. Because of this, staff recommends disapproval of the preliminary plan for the reasons listed in the staff report.

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

STAFF RECOMMENDATION:

Staff recommends disapproval of the preliminary plan for the reasons listed in the comment report dated June 17, 2021, and attached as Exhibit C.

Staff recommends approval of the variances for the reasons listed in the Environmental Commission motion for variances from LDC § 25-8-341 and 25-8-34, and attached as Exhibit D.

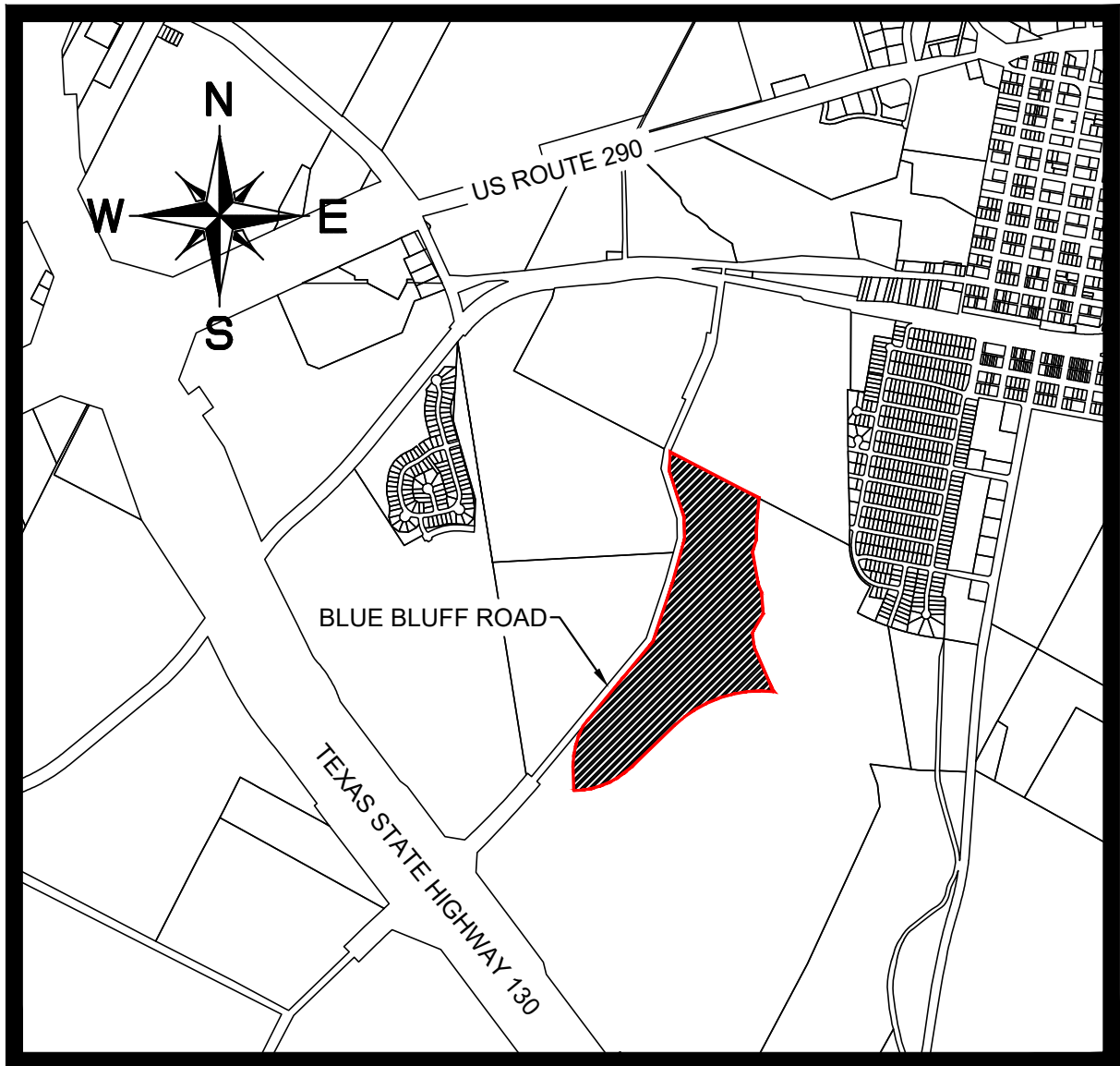
CASE MANAGER: Jennifer Bennett**PHONE:** 512-974-9002**EMAIL:** jennifer.bennett-reumuth@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated June 17, 2021

Exhibit D: Environmental Commission motion for variances from LDC § 25-8-341 and 25-8-34



LOCATION MAP

SCALE: 1" = 2,000'

C:\A. TRAVIS 10/28/2019 9:50 AM
 K:\AUS.CIVIL\089244619-WILDHORSE BLUE BLUFF\PRELIMINARY\CAD\EXHIBITS\PLANSHEETS\LOCATION MAP.DWG
 10/25/2019 10:23 AM

PLOTTED BY
 DWG NAME
 LAST SAVED

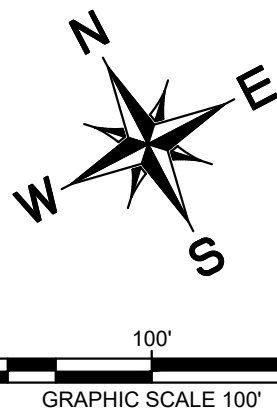
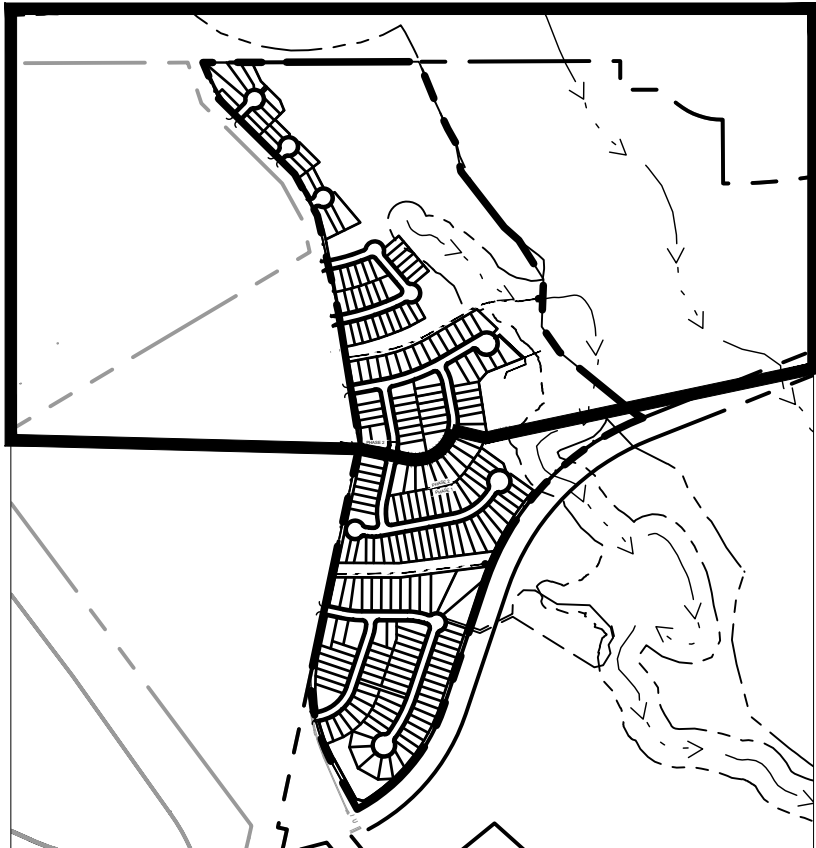
BLUE BLUFF AT WILDHORSE RANCH

AUSTIN, TEXAS
 OCTOBER 2019

Kimley»Horn

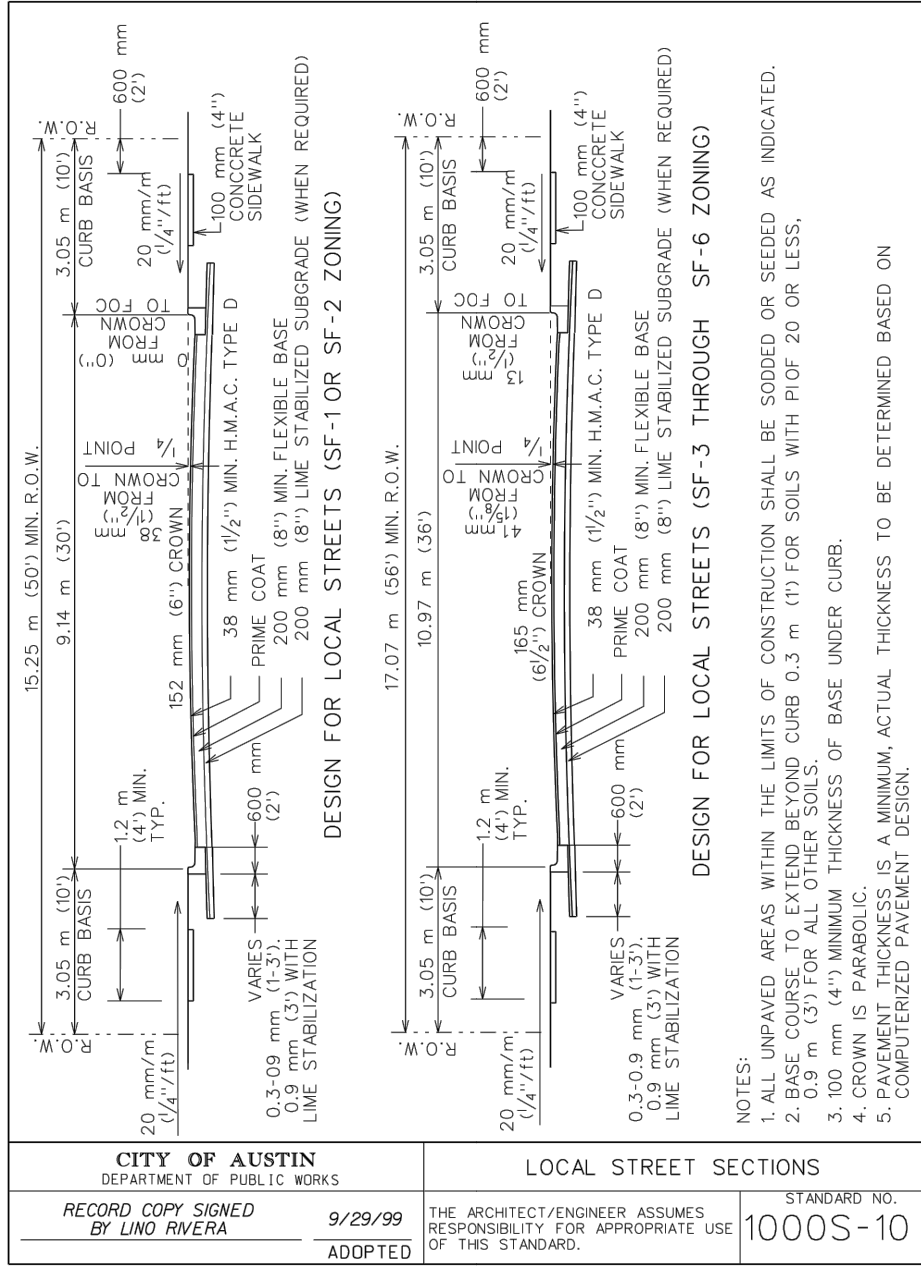
10814 Jollyville Road
 Campus IV, Suite 300
 Austin, Texas 78759
 737-471-0157
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	PROPOSED SIDEWALK
	EXISTING CEF TO REMAIN
	EXISTING CEF BUFFER
	CRITICAL WATER QUALITY ZONE
	WATER QUALITY TREATMENT ZONE
	CREEK CENTERLINE
	EXISTING CONTOUR
	ATLAS 14 25 YEAR FLOODPLAIN
	ATLAS 14 100 YEAR FLOODPLAIN
	FEMA 100 YEAR FLOODPLAIN
	TRAIL
	SIDEWALK



PRELIMINARY SUBDIVISION APPROVAL SHEET _____ OF 3
FILE NUMBER C8-2021-0026 APPLICATION DATE _____
APPROVED BY COMMISSION ON _____, 2020.
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

Steve Hopkins, for
Denise Lucas, Director, Development Services Department
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



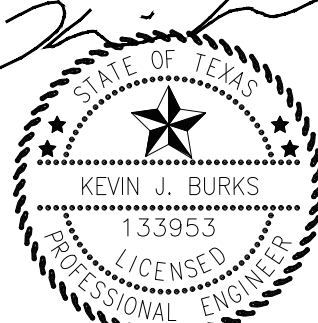
Know what's below.
Call before you dig.
BENCHMARKS

BM #27 "X" SET ON SOUTHEAST CORNER OF TRANSMISSION TOWER LEG BASE 182± SOUTH OF THE END OF CURB ON THE SOUTH SITE OF WILDHORSE TRAIL. ELEV.=640.40'

BM #27 "X" SET ON SOUTHEAST CORNER OF TRANSMISSION TOWER LEG BASE 182± SOUTH OF THE END OF CURB ON THE SOUTH SITE OF WILDHORSE TRAIL. ELEV.=640.40'

[illegible]

Kimley»»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



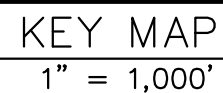
04/29/2021








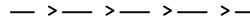







KHA PROJECT	DATE
069244519	APRIL 2021
SCALE: AS SHOWN	
DESIGNED BY: KJL	
DRAWN BY: AJL	
CHECKED BY: KJL	

PRELIMINARY PLAN
(1 OF 2)

**SADDLE RIDGE AT
WILDHORSE RANCH**
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 3

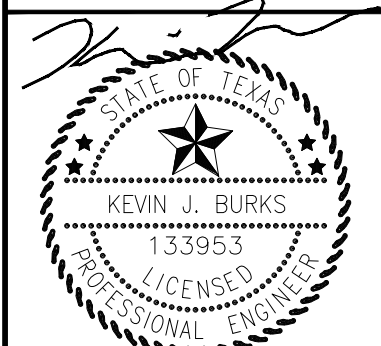
[illegible]

-  PROPERTY LINE
 LOT LINE
 EASEMENT LINE
 PROPOSED SIDEWALK
 EXISTING CEF TO REMAIN
 EXISTING CEF BUFFER
 CRITICAL WATER QUALITY ZONE
 WATER QUALITY TREATMENT ZONE
 CREEK CENTERLINE
 EXISTING CONTOUR
 ATLAS 14 25 YEAR FLOODPLAIN
 ATLAS 14 100 YEAR FLOODPLAIN
 FEMA 100 YEAR FLOODPLAIN
 TRAIL
 SIDEWALK

TCM FIG. 1-22

REMAINDER OF A
CALLED 100.00 ACRES
TEXAS WH200, LP
INST. NO. 2010177691
OPRTC

Kimley»»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



04/29/202

KHA PROJECT 069244519	DATE APRIL 2021	SCALE: AS SHOWN	DESIGNED BY: KJB	DRAWN BY: AJF	CHECKED BY: KJB
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PRELIMINARY PLAN
(2 OF 2)

**SADDLE RIDGE AT
WILDHORSE RANCH**
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3 OF 3

C8-2021-0026

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF 3
FILE NUMBER C8-2021-0026 APPLICATION DATE _____
APPROVED BY COMMISSION ON _____, 2020.
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

Steve Hopkins, for: _____
Denise Lucas, Director, Development Services Department
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



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Call before you dig
 BENCHMARKS

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

CASE NUMBER: C8-2020-0033
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U0
PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch
LOCATION: 10621 BLUE BLUFF RD

SUBMITTAL DATE: May 24, 2021
FINAL REPORT DATE: June 17, 2021

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 **December 31, 2021**. 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 : Cindy Edmond
ATD Engineering : Bryan Golden
Transportation Planning : Martin Laws
Drainage Engineering : Kyle Virr
Environmental : Pamela Abee-Tauli
Subdivision : Jennifer Bennett
Water Quality : Kyle Virr
Wetlands Biologist : Miranda Reinhard

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of AE service area. Contact BEC for service.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This Preliminary Plan is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTES: All street names in plans are reserved and available for this Preliminary Plan

§25-4-155

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

ATD 1. No comments.

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: 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.

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

Update 0 6/15/2021

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]

EV 1 The utility line and all associated maintenance access routes must be delineated to demonstrate compliance with regulations and rules for utilities within the CWQZ. [LDC 25-8, Subchapter A, Article 7; ECM 1.5] Clarify which WW line segments and manholes shown on Exhibit B are existing and which are proposed.

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: A project assessment for the subject site was submitted as Blue Bluff at Wildhorse Ranch Preliminary Plan Project Assessment (Case #:C8-2020-0033PA). The project assessment included HEC-HMS and HEC-RAS models for the Atlas 14 floodplain delineation. All comments for the project assessment were cleared. Confirmed that floodplain matches the associated PA. Confirmed that all modeling files and associated report are included in the LUR folder. Confirmed that Atlas 14 and FEMA floodplain are contained to proposed drainage easement lot.

No comments.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: Update the Case # to C8-2020-0033 in the bottom right hand corner of each sheet. (LDC § 25-1-83)

SR 2: The preliminary plan consists of sheets 1-3. Please remove the rest of the sheets to the final mylar and PDF. (LDC § 25-1-83)

SR 3: Revise note 20 as follows (LDC § 25-1-83):

"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:

List all internal streets, and Blue Bluff Road.

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:

List all internal streets, and Blue Bluff Road."

SR 4: Revise C.O.A. approval block (LDC § 25-1-83):

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 3.

FILE NUMBER: C8-2020-0033. APPLICATION DATE _____

APPROVED BY THE LAND USE COMMISSION ON _____, 2021.

EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER: _____

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.

SR 5. FYI: The proposed drainage facility outside the of the preliminary plan boundary line will need to be dedicated as an easement by separate instrument at the final plat stage. You will also need a restrictive covenant to tie the pond to the property for use and maintenance.

SR 6: Modify Plan Note 27 (LDC § 25-1-83):

"A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO SECTION 25-8-341 & 25-8-342 FOR CUT & FILL TO EXCEED NOT MORE THAN 14.9 FEET OF DEPTH, HAS BEEN APPROVED FOR THIS SITE BY THE LAND USE COMMISSION ON _____."

SR 7: Please update lot summary table to ensure the correct number of total lots and break down by land use type. (LDC § 25-1-83)

Transportation Planning - Martin Laws - 512-974-6351
--

- TR1. On preliminary plans, provide a table specifying street classifications, right-of-way width, pavement width, cross-section (shoulders, curb and gutter, or ribbon curb) and sidewalk location (if applicable) in accordance with the TCM, Sec. 1.3.0.
- TR2. On preliminary plans, provide a plat note stating that 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).
- TR3. Staff calculated the block length to be approx. 1,500 feet along East Trigger . A block may not exceed 1,200 feet in length. A commercial block may be up to 2,000 feet in length if there is adequate traffic circulation and utility service. Block lengths may be varied by the Director if the proposed block length adequately meets the requirements of circulation, utility service, topography, and provisions of the master plan. LDC 25-4-153.

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. 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.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality 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.

WQ1: Water quality controls are required if the total of new and redeveloped impervious cover exceeds 8,000 square feet. Provide a water quality plan using the assumed values for impervious cover for single-family subdivisions shown in Land Development Code Section 25-8-64. Please also ensure grading for individual lots is directed toward the street in order to capture IC from homes.

WQ2: 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.

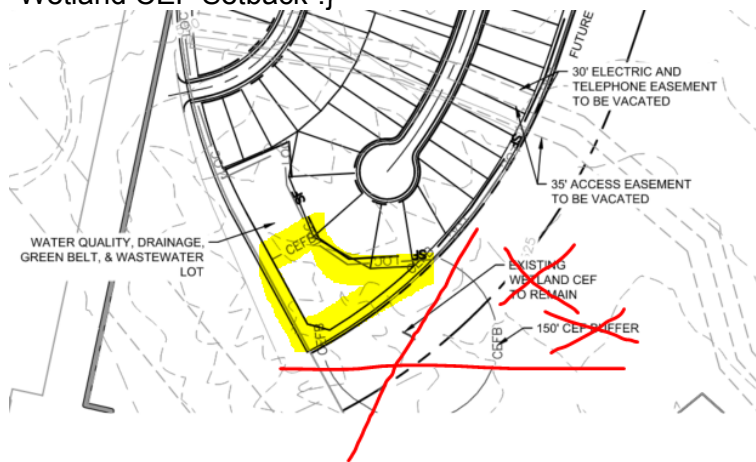
WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website:
http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their buffers must be shown on all site plan sheets.

FYI A site visit was conducted by Miranda Reinhard and Andrew Clamann on June 11, 2021 and additional wetland CEFs outside of the limits of the preliminary plan were observed.

WB1. Update0. This project does not comply with Critical Environmental Feature protection requirements for off-site wetland CEFs. [LDC 25-8-281; LDC 25-8-282; ECM 1.10] {To clear this comment, please remove the wetland CEF, CEF setback, and associated callout notes that are outside the limits of the preliminary plan (see red X's below). Please clarify that the CEF setback (CEFB) within the limits of the preliminary plan is a closed polygon (highlighted in yellow below) and relabel it as "Wetland CEF Setback".}



ERM Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

No Review Required.

Fire For Site Plan Review - Tom Migl - 512-974-0164

No Review Required 6/15/2021

FYI - this application proceeds the effective date of WUI code adoption Ordinance no. 20200409-040, however the site plan and/or building permits will be subject to this ordinance. The development is within 1.5 miles of a Wildland hazard fuel load and you may want to generate a vicinity map with associated setbacks per the ordinance to anticipate building impacts to the proposed development.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **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.**

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0

PR1: Wildhorse PUD requirement (Ord # 020214-28 and amendments) are superior for parkland dedication. 171 acres of parkland must be dedicated prior to an approval of a D parcel. All parcels in this prelim plan are D parcels. Please coordinate with this reviewer to dedicate 171 of greenbelt parkland.

End of report



ENVIRONMENTAL COMMISSION MOTION 20210120 003d

Date: January 20, 2021

Subject: Blue Bluff at Wildhorse Ranch, C8-2020-0033

Motion by: Katie Coyne

Seconded by: Wendy Gordon

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-341 to allow cut over 4 feet to 15 feet and LDC 25-8-342 to allow fill over 4 feet to 15 feet, and

WHEREAS, the Environmental Commission recognizes the site is located in the Gilleland Creek Watershed and in the Desired Development Zone, and

WHEREAS, the Environmental Commission recognizes that staff recommends these variances (with one condition) having determined the required Findings of Fact have been met.

Therefore, the Environmental Commission recommends the requested variances with the following Staff Condition:

- 1) The Applicant will protect three natural, unclassified drainages. These small waterways with less than 64 acres of drainage will be preserved in a natural state with foot-path trails for pedestrian access to the Critical Water Quality Zone buffers for an unnamed tributary of Gilleland Creek and for Gilleland Creek. Development within these drainage areas will be limited to park amenities such as trails and trail appurtenances (buildings and parking will not be allowed).

VOTE 8-0

For: Thompson, Coyne, Maceo, Guerrero, Gordon, Bedford, Creel, Barrett Bixler

Against: None

Abstain: None

Recuse: Ramberg

Absent: None

Approved By:

A handwritten signature in black ink, appearing to read 'Linda Guerrero', is written over a horizontal line.

Linda Guerrero, Environmental Commission Chair