

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0033

COMMISSION DATE: July 13, 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. The variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet, were approved by the Planning Commission on June 22, 2021. However, the preliminary plan was disapproved at that time.

The recent update for this preliminary plan still 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 July 8, 2021, and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

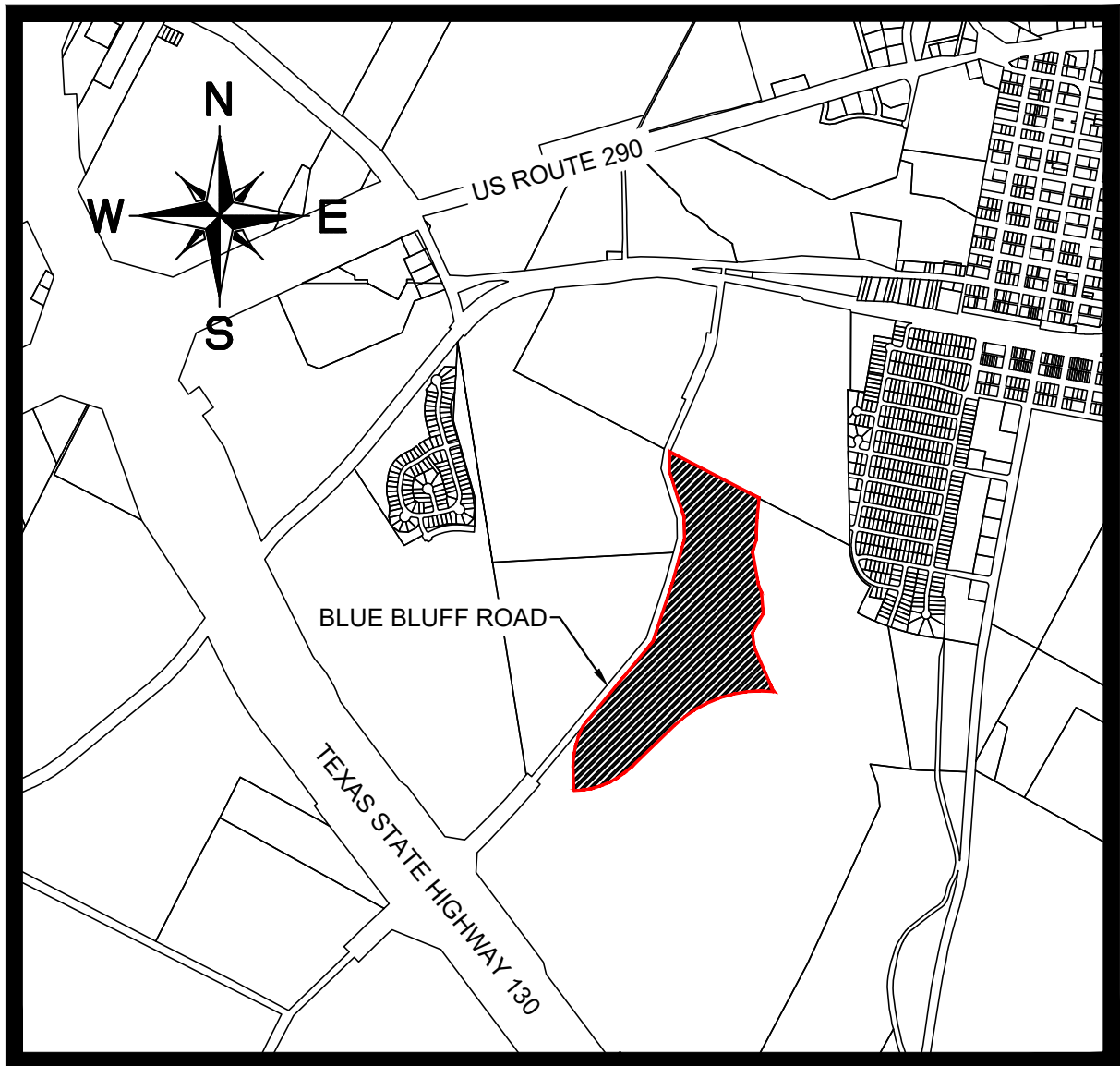
EMAIL: jennifer.bennett-reumuth@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated July 8, 2021



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\PLANS\EXHIBITS\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.

US ROUTE 290

CITY LIMITS LINE

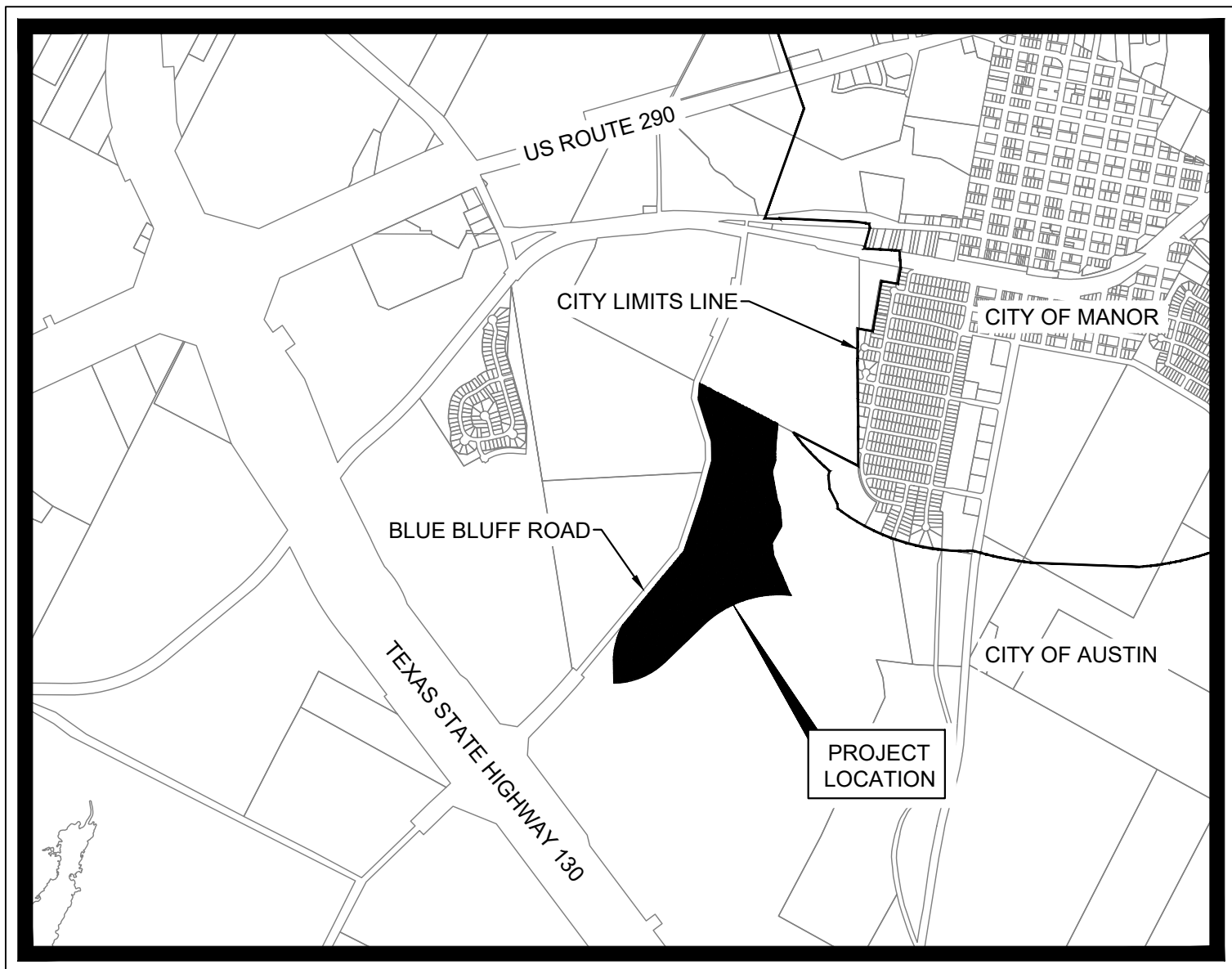
BLUE BLUFF ROAD

TEXAS STATE HIGHWAY 130

CITY OF MANOR

CITY OF AUSTIN

PROJECT LOCATION



SCALE: 1" = 2,000'

MAPSCO GRID #559A, #559B #559E & #559F
DRAINAGE BASIN: WILDHORSE TP

LEGAL DESCRIPTION

82.249 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 652.489 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO HEART OF MANOR, LP RECORDED IN DOCUMENT NO. 2007037703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	TCM STREET CROSS SECTION	LINEAR FEET
SILVER CLOUD COVE	50'	30'	LOCAL ROAD	FIG 1-22	182'
RING EYE COVE	50'	30'	LOCAL ROAD	FIG 1-22	128'
THUNDER COB COVE	50'	30'	LOCAL ROAD	FIG 1-22	91'
CHAMP TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	294'
GOLD ZEPHYR WAY	50'	30'	LOCAL ROAD	FIG 1-22	291'
GOODEYE TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	447'
KOKO CAYUSE TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	819'
CRAZY ALICE RUN	50'	30'	LOCAL ROAD	FIG 1-22	779'
GOLDEN CLOUD BEND	50'	30'	LOCAL ROAD	FIG 1-22	968'
ZIP COCHISE WAY	50'	30'	LOCAL ROAD	FIG 1-22	836'
THUNDERBOLT LANE	50'	30'	LOCAL ROAD	FIG 1-22	636'
TRIGGER JUNIOR PASS	50'	30'	LOCAL ROAD	FIG 1-22	701'
OLLIE MOKE TRAIL	50'	30'	LOCAL ROAD	FIG 1-22	688'
TOTAL					6860'

SADDLE RIDGE AT WILDBORSE RANCH - LAND USE SUMMARY				
USE	ACREAGE		# OF LOTS	% OF PROJECT
Single Family Residential	35.42	AC.	234	43.06%
Water Quality, Drainage, P.U.E., Landscape, Greenbelt, & Wastewater	34.84	AC.	2	42.36%
Landscape	3.50	AC.	11	4.26%
Right-of-Way	8.49	AC.	-	10.32%
TOTAL	82.25	AC.		100.00%



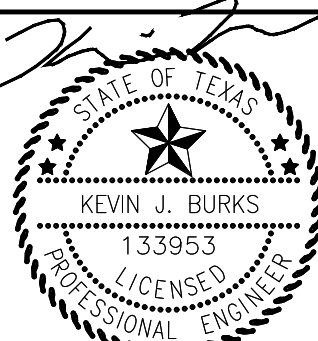
BENCHMARKS

BM #27 *☒* 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 *☒* 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'

Kimley»»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
LILLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78753
PHONE: 512-418-1771 FAX: 512-418-1791



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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COVER SHEET

SADDLE RIDGE AT WILDHORSE RANCH

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 3

KHA PROJECT NO 069244519

CIVIL CONSTRUCTION PLANS

SADDLE RIDGE - PHASE 1

File Path: K:\aus_civil\060244519-wildhorse blue bluff\preliminary\Cod\plansheets\C-Cover Sheet.dwg
 Plotted By: Costley, Meagan Date: April 30, 2021 10:38:52am

GENERAL NOTES

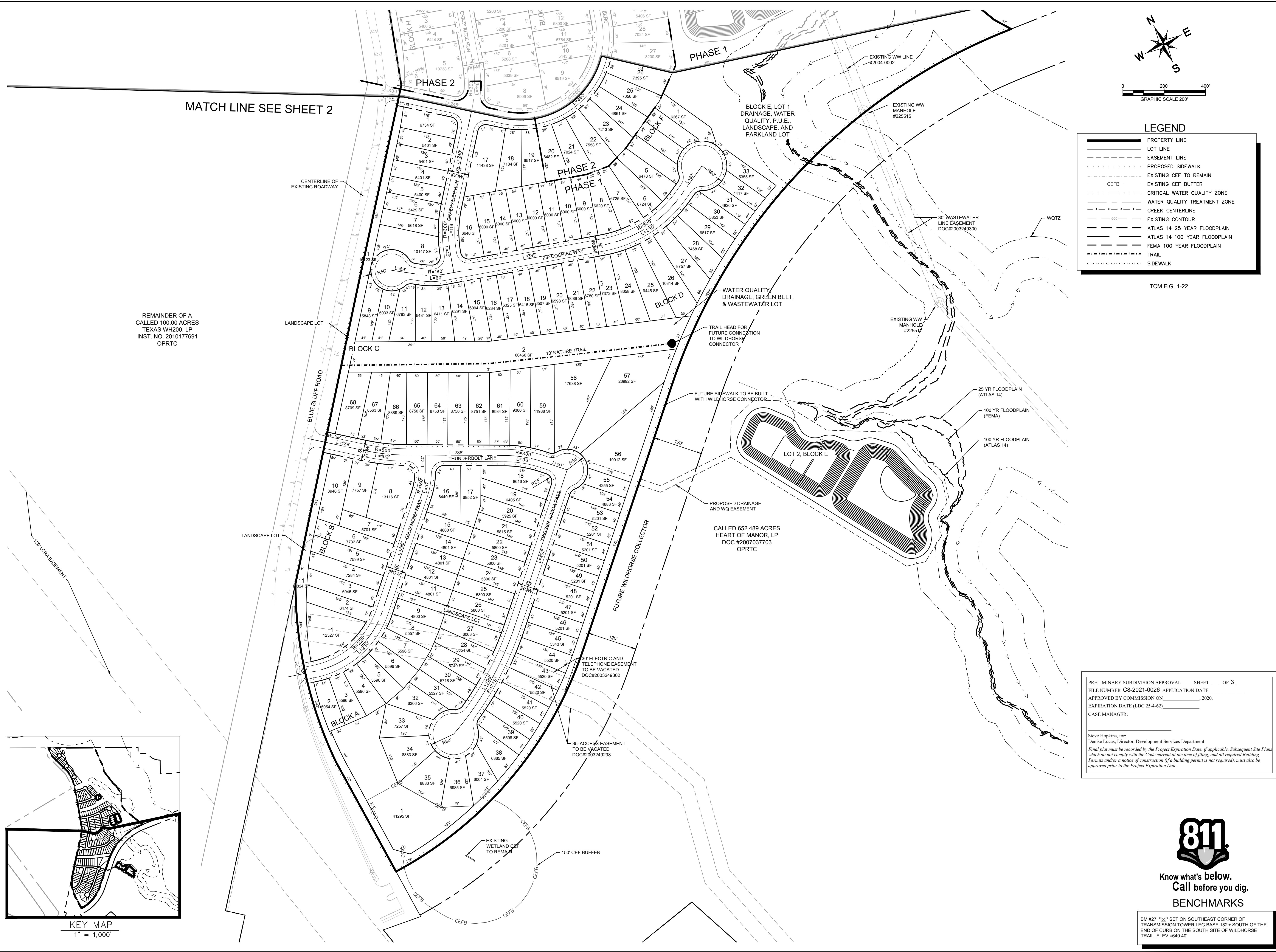
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) IN ACCORDANCE WITH ORDINANCE NO. 020214-28.
2. THIS PRELIMINARY PLAN IS GOVERNED BY THE (I) WILDHORSE RANCH PUD ORDINANCE NO.02021428, APPROVING THE PUD ZONING BASE 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.
3. WATER AND WASTEWATER SERVICE FOR THE WILDHORSE RANCH PUD WILL BE PROVIDED BY THE CITY OF AUSTIN.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
5. ANY REQUIRED EASEMENTS WILL BE PROVIDED AT THE TIME OF FINAL PLAT(S) OR SITE PLANS APPROVAL AND WILL BE DEDICATED BY SEPARATE INSTRUMENT OR FINAL PLAT.
6. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
7. ALL SITE DEVELOPMENT REGULATIONS, 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, OTHER THAN THOSE SPECIFICALLY ADDRESSED BY VARIANCES.
8. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
9. LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC, AS SUCH REQUIREMENTS EXIST AT THE TIME OF APPROVAL OF THIS PRELIMINARY. XERISCAPING IS ENCOURAGED WHENEVER REASONABLY PRACTICAL.
10. ANY DEVELOPMENT WITHIN THE WILDHORSE RANCH PUD WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDER STANDARDS AT A MINIMUM RATING OF ONE STAR.
11. A TRAIL NETWORK WILL BE DESIGNED AND CONSTRUCTED FOR SUBDIVISIONS WITHIN THE WILDHORSE RANCH PUD, INCLUDING CONVENTIONAL, SIDEWALKS AND ALTERNATIVES, SUCH AS HIKE AND BIKE TRAILS. MAINTENANCE OF THE NETWORK WILL BE THE RESPONSIBILITY OF AN OWNER'S ASSOCIATION. THE NETWORK WILL BE DESIGNED TO PROMOTE PEDESTRIAN AND BICYCLE ACCESSIBILITY WITHIN NEIGHBORHOODS, TO AREA PARKS, AND OTHER COMMUNITY FACILITIES AND NATURAL AREAS. WHERE APPROPRIATE, BOX CULVERTS MAY BE UTILIZED FOR PEDESTRIAN AND BICYCLE CROSSINGS AT A MINIMUM OF 10 FEET IN HEIGHT.
12. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE WILDHORSE RANCH PUD ORDINANCE NO.020214-28.
14. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
15. FOR LOTS WITH A 15' FRONT BUILDING LINE, GARAGES MUST BE AT LEAST FIVE FEET BEHIND THE FRONT FACADE OF THE PRINCIPLE STRUCTURE. FOR A GARAGE WITHIN 20 FEET OF THE FRONT FACADE, THE WIDTH OF THE GARAGE MAY NOT EXCEED 50 PERCENT OF THE WIDTH OF THE FRONT FACADE.
16. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
18. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS : SILVER CLOUD COVE, RING EYE COVE, THUNDER COB COVE, CHAMP TRAIL, GOLD ZEPHYR WAY, GOODEYE TRAIL, KOKO CAYUSE TRAIL, CRAZY ALICE RUN, GOLDEN GLOUB BEND, ZIP COCHISE WAY, THUNDERBOLT LANE, TRIGGER JUNCTION PASS, AND OLLIE MOKE TRAIL. 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, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
20. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: SILVER CLOUD COVE, RING EYE COVE, THUNDER COB COVE, CHAMP TRAIL, GOLD ZEPHYR WAY, GOODEYE TRAIL, KOKO CAYUSE TRAIL, CRAZY ALICE RUN, GOLDEN GLOUB BEND, ZIP COCHISE WAY, THUNDERBOLT LANE, TRIGGER JUNCTION PASS, AND OLLIE MOKE TRAIL.
- 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: ALL PROPOSED LOCAL STREETS.
21. 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 OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
22. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
23. GILLELAND CREEK - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION , DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
24. TOPOGRAPHY SOURCE: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350, SAN ANTONIO, TEXAS 78216.
25. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
26. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC.
27. 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 ZONING AND PLANNING COMMISSION ON _____.
28. NO SINGLE FAMILY LOTS ARE ALLOWED DIRECT ACCESS TO BLUE BLUFF ROAD OR THE FUTURE WILDHORSE CONNECTOR.
29. THE CITY WILL BE RESPONSIBLE FOR WATER QUALITY AND DETENTION FACILITIES MAINTENANCE.
30. IN ACCORDANCE WITH SECTION 25-8-303, THE FOLLOWING SINGLE-FAMILY LOTS HAVE SLOPES 15-25%: BLK. A, LOTS 57-59, 61-68; BLK. B, LOTS 8-10; BLK. D, LOTS 1, 2, 7-10, 16, 17, 33; BLK. F, LOTS 1, 5, 6, 11-15, 17-19, 26, 27; BLK. G, LOTS 3-4, 7-9, 12, 13; BLK. H, LOTS 1, 4-6; BLK. I, LOTS 1, 3-5, 16; BLK. J, LOTS 1-10; BLK. K, LOTS 1, 5, 6, 13, 14, 16, 18, 19, 22, 13; BLK. M, LOTS 2-4, 6, 8, 9, 13, 15, 17, 24.
31. BLK. A, LOTS 1, 10; BLK. B, LOTS 11; BLK. C, LOTS 1, 2; BLK. E, LOTS 1, 2; BLK. H, LOT 7; BLK. I, LOT 16; BLK. L, LOT 14; BLK. M, LOTS 1, 7, 14, 25; WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.
32. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
33. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. .
34. THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
35. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
36. 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.
37. INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THIS SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF AUSTIN.
38. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
39. A PORTION OF THIS SITE IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 100-YEAR FLOODPLAIN ADJACENT TO FLOOD INSURANCE RATE MAP #48453C0480J0 DATED AUGUST 18, 2014

HEART OF MANOR, LP
9900 US HIGHWAY 290 E
MANOR, TX 78653
TEL: (215) 283-1121
CONTACT: WILLIAM A. P

Kimley»»Horn

10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
CONTACT: KEVIN J. BURKS, P.E.

Tel. No. (512) 418-1771
Fax No. (512) 418-1791



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



CASE NUMBER: C8-2020-0033
REVISION #: 00
CASE MANAGER: Jennifer Bennett

UPDATE: U1
PHONE #: 512-974-9002

PROJECT NAME: Saddle Ridge at Wildhorse Ranch
LOCATION: 10621 Blue Bluff Rd

SUBMITTAL DATE: June 28, 2021
FINAL REPORT DATE: July 8, 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 . 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
Water Quality: Kyle Virr

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

ATD 1. Outstanding review fee.

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

All comments cleared.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: CLEARED

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)

UPDATE 1: Comment remains. Also FYI, the PDF should be shades of black and white.

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.”

UPDATE 1: Streets are still not listed in part (B). Please update.

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.

UPDATE 1: Make sure it states “THE LAND USE COMMISSION” instead of just “COMMISSION”.

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: CLEARED

SR 7: CLEARED

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

U1: Comment Cleared

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).

U1: Comment Cleared

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.

U1: Comment Cleared

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.

U1: Please confirm that all requirements in DCM 1.2.4.E. will be met with the design.

WQ2: CLEARED

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

U1: Pending.

Comments Cleared.

- *Please be advised that the Final Plat will be required to 1) show and label the CEF Setback area, and 2) add the standard CEF note that states that “all activities within the CEF Setback must comply with the City of Austin Land Development Code. The natural vegetation cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.*
- *Please also be advised that the construction documents will be required to show all mitigation details.*

End of report