

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0180.SH

COMMISSION DATE: January 11, 2022

SUBDIVISION NAME: Goodnight Ranch Town Center West - Section One

ADDRESS: 10027 1/2 OLD LOCKHART ROAD

APPLICANT: Myra Goepp (Austin Goodnight Ranch, LP)

AGENT: Greg Fortman (LandDev Consulting LLC)

ZONING: PUD Ordinance #20061116-053

NEIGHBORHOOD PLAN: None

AREA: 1.65 acres

LOTS: None

COUNTY: Travis

DISTRICT: 2

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Vertex Boulevard

VARIANCE: None requested

DEPARTMENT COMMENTS:

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include: providing impervious cover tracking tables, revision to plan notes, revision to proposed access easements.

These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated January 6, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs

PHONE: (512) 974-2786

E-mail: amy.combs@austintexas.gov

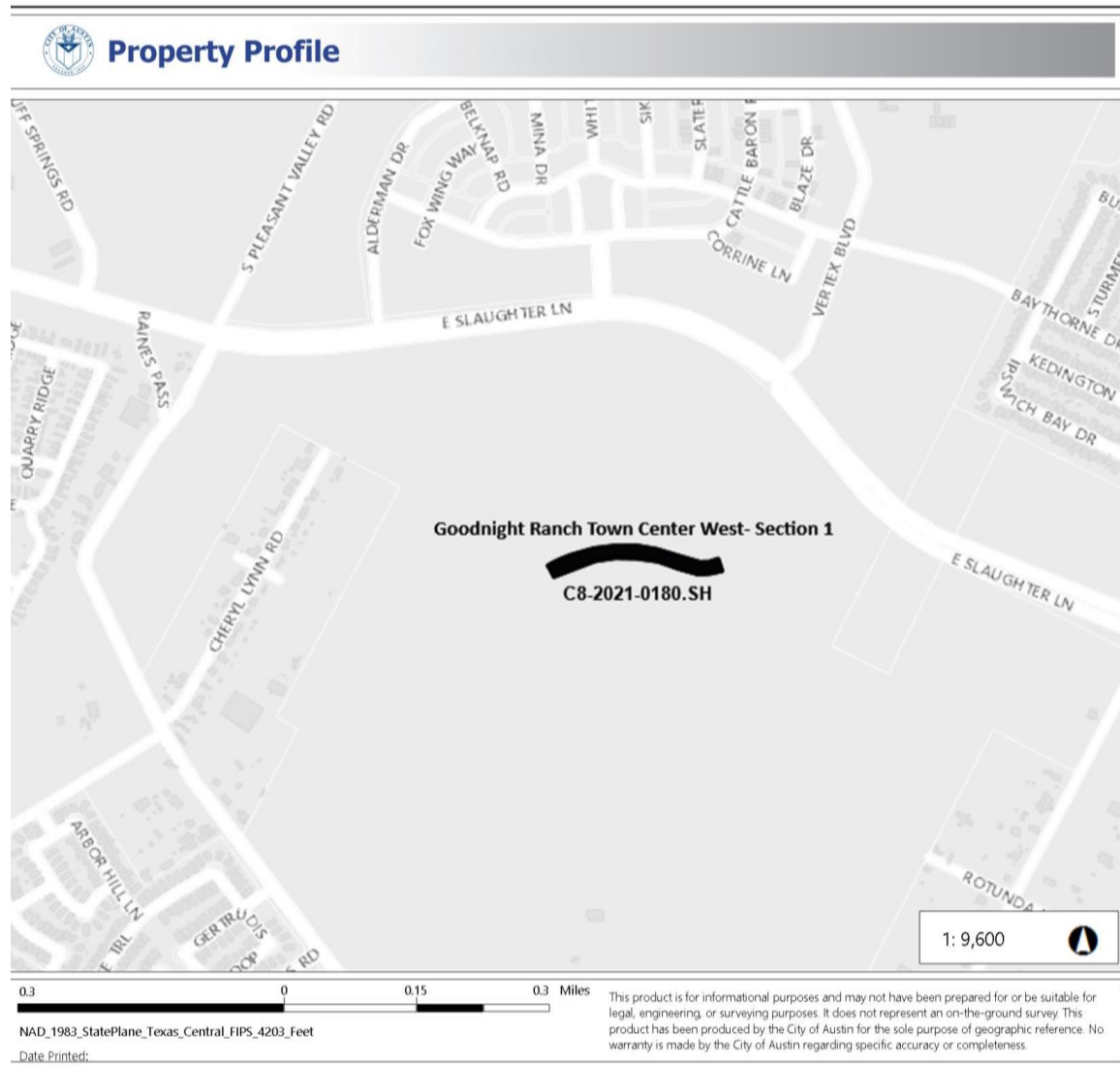
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated January 6, 2022

Exhibit A: Vicinity Map



AUSTIN, TEXAS

SURVEYOR: LDC, LLC
4201 W. PARMER, SUITE C-100
AUSTIN, TEXAS 78727
(512) 872-6696

LOCATION MAP

N.T.S.

**PROJECT
LOCATION**

LOT XX, XXXXXXXXXXXX SUBDIVISION
VOLUME XX, PAGE XXX
VOLUME XXXXXX, PAGE XXXXXXXX

1	COVER
2	GENERAL NOTES
3	OVERALL LAYOUT
4	PRELIMINARY PLAN

1. THIS SUBDIVISION IS WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION.
2. GOODNIGHT RANCH TOWN CENTER WEST - SECTION ONE PRELIMINARY PLAN CONTAINS 1.65 ACRES OF LAND.
3. THIS PROJECT IS LOCATED WITHIN THE ONION WATERSHEDS (CLASSIFIED AS SUBURBAN) AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
4. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF AUSTIN AND FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. FEMA FIRM 48453C0595K DATED JANUARY 22, 2020.
5. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

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 THE CITY ENGINEERS.

PLAN PREPARATION DATE: XX/XX/2021
APPLICATION SUBMITTAL DATE: XX/XX/2021

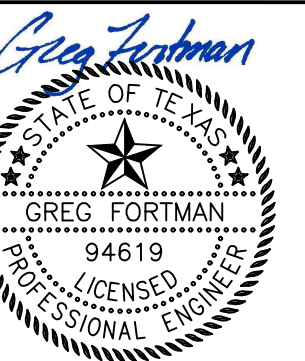
PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY (ZAP) (PC) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER:

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 and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval Date	Date Imaged

Know what's below.
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1/2021 TBPE FIRM No. F-16384

COVER

GOODNIGHT RANCH
TOWN CENTER - SECTION ONE
PRELIMINARY PLAN

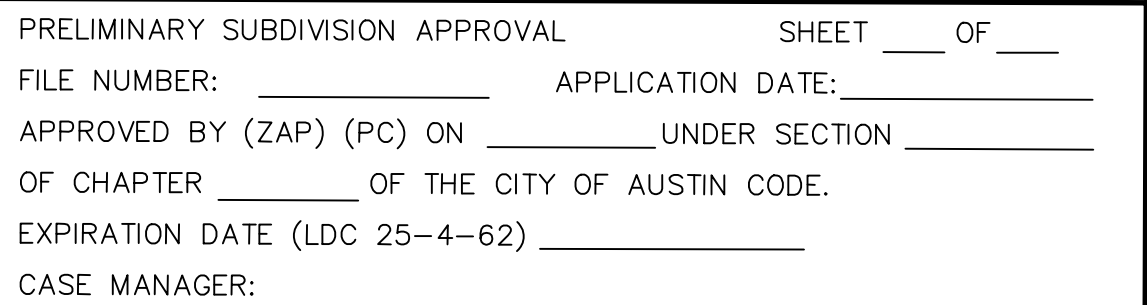
PROVED BY: GF

PAGE 1 OF 4

C8-XXXX-XXXX.SH

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 28-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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 28-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. 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 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
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 STATE LAW 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.

STREETS:							
<u>INTERNAL STREETS:</u>	<u>CLASSIFICATION</u>	<u>CURB & GUTTER</u>	<u>LENGTH OF NEW STREET</u>	<u>SIDEWALKS</u>	<u>R.O.W. WIDTH</u>	<u>PAVEMENT WIDTH (FOC-FOC)</u>	<u>DESIGN SPEED</u>
VERTEX BOULEVARD	BOULEVARD (TYPE A)	YES	1,026 LF	BOTH SIDES	70'	36'	30 MPH



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Plot Style: LandDev_Geobal.ctb
Template: LDC_C1020201.DWT
C:\210\Goodnight Ranch Town Center West Phase Part03_ACAD\Plans\SEC ONE\210202_SPOV.dwg Layout1 - October 21, 2021 1:24 PM, gldeman



0 100' 200'
SCALE: 1" = 100'

LEGEND

- 8.34 EXISTING MINOR CONTOUR
- 8.35 EXISTING MAJOR CONTOUR
- 834 PROPOSED MINOR CONTOUR
- 835 PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- FLOODPLAIN
- CREEK CENTERLINE

LINE AND CURVE TABLE				
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING
C1	746.74'	875.00'	48.897°	N82° 26' 37"E
C2	175.21'	265.00'	37.882°	N87° 57' 05"E
C3	220.06'	335.00'	37.638°	S88° 04' 24"W
C4	687.00'	805.00'	48.897°	S82° 26' 37"W
L1	70.00'			N32° 00' 18"W
L2	110.75'			S73° 06' 28"E
L3	70.01'			S19° 49' 21"E
L4	110.75'			N73° 06' 28"W

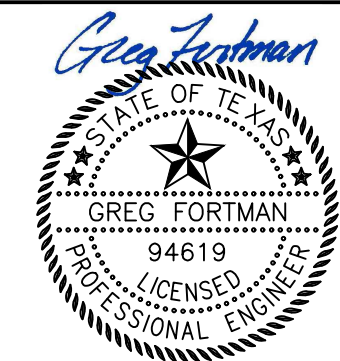
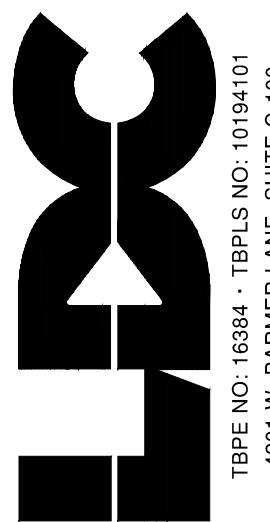
PLAN PREPARATION DATE: XX/XX/2021
APPLICATION SUBMITTAL DATE: XX/XX/2021

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____
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CASE MANAGER: _____

Denise Lucas, Director, Development Services Department

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10/21/2021 TBPE FIRM No. F-16384

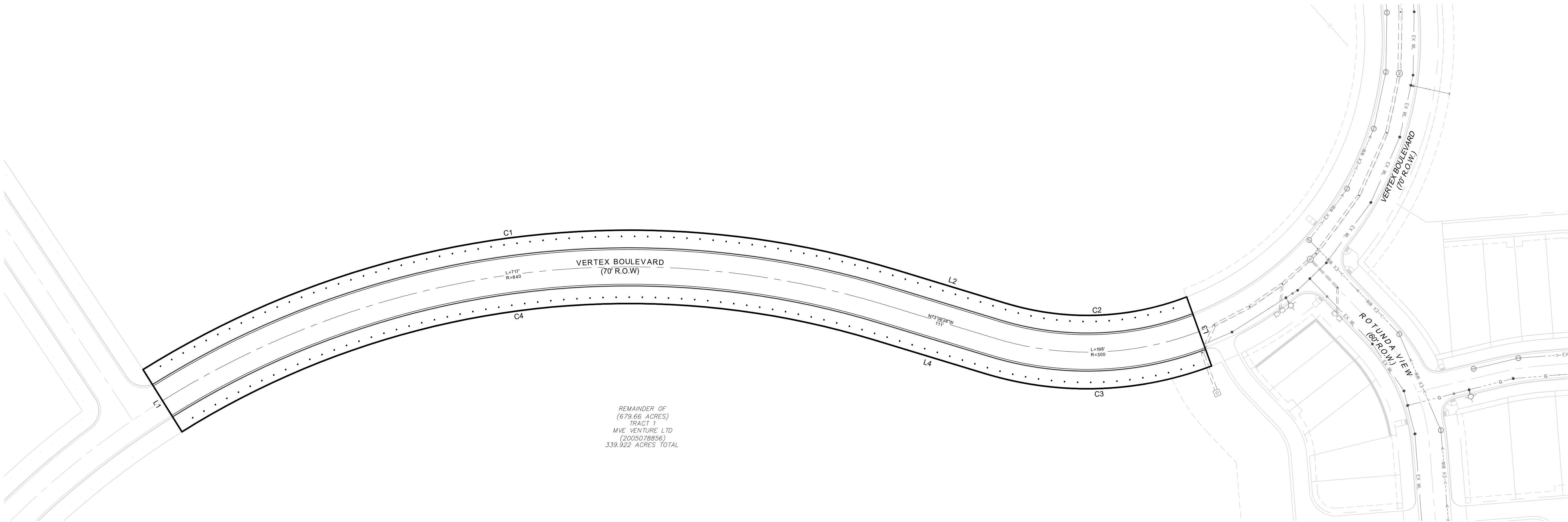
OVERALL LAYOUT
GOODNIGHT RANCH
TOWN CENTER - SECTION ONE
PRELIMINARY PLAN

DESIGNED BY: GF
DRAWN BY: GA
CHECKED BY: FA
APPROVED BY: GF


SHEET 3 OF 4

C8-XXXX-XXXX.SH

Plot Style: LandDev_Gabai.ctb
Template: LDC_C:\2020\DWG
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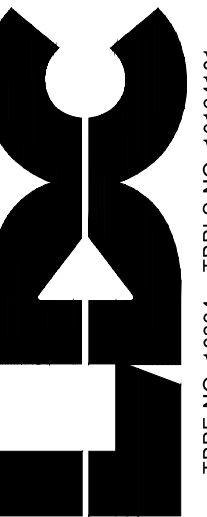


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0 50' 100'
SCALE: 1" = 50'

LEGEND
— BOUNDARY
--- EASEMENT
--- FLOODPLAIN
--- CREEK CENTERLINE


Know what's below.
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TBPE NO: 16384 - TBPLS NO: 10184101
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TX 78757
512.872.8696
LDCTEAMS.COM


10/21/2021 TBPE FIRM No. F-16384

PLAN PREPARATION DATE: XX/XX/2021
APPLICATION SUBMITTAL DATE: XX/XX/2021

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL	SHEET ____ OF ____
FILE NUMBER: _____	APPLICATION DATE: _____
APPROVED BY (ZAP) (PC) ON _____	UNDER SECTION _____
OF CHAPTER _____	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____	
CASE MANAGER:	
Denise Lucas, Director, Development Services Department	

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PRELIMINARY PLAN
GOODNIGHT RANCH
TOWN CENTER - SECTION ONE
PRELIMINARY PLAN

DESIGNED BY: GF
DRAWN BY: GA
CHECKED BY: FA
APPROVED BY: GF

SHEET 4 OF 4
C8-XXXX-XXXX.SH

Exhibit C: Master Comment Report

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



CASE NUMBER: C8-2021-0180.SH
REVISION #: 00 UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Goodnight Ranch Town Center West - Section One
LOCATION: 10027-1/2 OLD LOCKHART RD

SUBMITTAL DATE: December 13, 2021
FINAL REPORT DATE: January 6, 2022

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 March 13, 2022. 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: Amber Mitchell
Environmental: Pamela Abee-Taulli
Subdivision: Amy Combs

ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD1. Sidewalks are required on both sides of Vertex Blvd. Identify the location of the sidewalks by a dotted line on the preliminary plan and **include the sidewalk symbol within the Legend**. LDC 25-6-351. TCM, 4.2.1.

ATD2. Dead-end streets that are stubbed out for future extension to the adjacent property must terminate in an open-ended cul-de-sac if the dead-end street is more than 150 feet long. LDC 25-4-152; TCM, 1.3.2.E. Provide an open-ended cul-de-sac with a right-of-way radius of 60 feet at the end of Vertex Blvd.

ATD3. 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).

ATD4. The cross-section provided for Vertex Blvd only complies with the PUD and TCM street criteria by identifying 5' easements outside of the area included in this application. Update the Shared Use Paths to be within the proposed right of way dedication or extend the limits of the application to include the property on which all easements are proposed. LDC 25-1-83, LDC 25-6-351.

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

IMPERVIOUS COVER COMMENTS LDC 25, Subchapter A, Articles 9 through 13; ECM:

EV1. As the Goodnight Ranch PUD provides no guidance on who will track the overall IC, and because the City needs an official accounting of the IC, DSD Environmental staff have decided to take on the official tracking. Please contact me for a meeting to discuss and make sure that staff begin our accounting at a point that is synchronized with the tables you have.

In the future, we will not ask applicants to provide the tracking table on the plan set. We will require the following information only:

- a. Q1 table
- b. Q2 table
- c. Total PUD Existing IC
- d. Total PUD Existing + Proposed IC
- e. Total PUD Existing + Proposed as % of net site area (NSA)

Subdivision Review - Amy Combs - (512) 974-2786

SR1. The cover page should be the first page, the plan diagram should be the second page, with the notes, signatures, and other information on the final page(s). (25-1-83)

SR2. On the location map on the first sheet please include major roads to help locate this proposed road within the city (25-1-83)

SR3. Notes 1, 2, and 4 on the first sheet appear to be repeating information already on the plan please remove these notes, and move the remaining notes with the other notes in the plan (25-1-83)

SR4. Please add all of the PUD Ordinance numbers to note 3 on sheet 1 and add "as amended" after "of the City of Austin" (25-1-83)

SR5. Revise the City of Austin approval block in a 6"x4" area on each page of the preliminary plan: 25-1-83:

"PRELIMINARY SUBDIVISION APPROVAL SHEET ____ OF ____.
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62/30-2-62) _____
CASE MANAGER: _____

Amy Combs, for:

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."

SR6. Is the Type A Diagram on sheet 2 referencing the "A Neighborhood Center Boulevard" in the Goodnight Ranch PUD 2006116-053 in the Street Cross Section Table Exhibit H? If so, it looks like there needs to be an 8 foot median in the center of the street?

SR7. If the Type A Diagram on sheet 2 is referencing the "A Neighborhood Center Boulevard" in the Goodnight Ranch PUD 2006116-053 in the Street Cross Section Table Exhibit H, please update the "Streets:" chart on sheet 2 to reflect Exhibit H in the Goodnight Ranch PUD 2006116-053

SR8. Please remove Appendix Q1 and Q2 and the impervious cover tracking tables from sheet 2 of the plan instead please provide these as separate exhibits or move them to the final page of the plan (25-1-83)

SR9. Please remove the text "Austin Energy Notes" from sheet 2 and incorporate these notes into the Preliminary plan notes (25-1-83)

SR10. Please remove the "Plan Preparation Date" text box from each sheet (25-1-83)

SR11. Please remove plat note 3, 18, 21, and 29 (25-1-83)

SR12. What is note 24 referring to? Has another reviewer requested this note on the plan? If not, please contact this reviewer to discuss this note (25-1-83)

SR13. Please move note 6 that is referencing the floodplain to the engineer's signature before the signature line (25-1-83)

SR14. Note 5 can be on the plan, but not as a plat note (25-1-83)

SR15. Revise the engineer's certification 25-1-83:

"I, (name of engineer), 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."

SR16. Please add the surveyor's certification below (25-1-83):

"I, (name of surveyor), am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision."

SR17. Please add the case number to the bottom of each sheet: C8-2021-0180.SH (25-1-83)

AW Utility Development Services - Derek Tucker - 512-972-0077

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.

Site Plan Plumbing - Cory Harmon - 512-974-2882

No Site Plan Plumbing review required- Right-of-way dedication.

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

No electric review comments

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

AD1. This plat review is cleared from an addressing review perspective; however, any changes to street names, street name labels, or street layouts will require a new review. (25-4-155)

End of Report