### SUBDIVISION REVIEW SHEET

<u>CASE NO</u>.: C8-2021-0180.SH <u>COMMISSION DATE</u>: 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

<u>WATERSHED</u>: Onion Creek <u>JURISDICTION</u>: 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

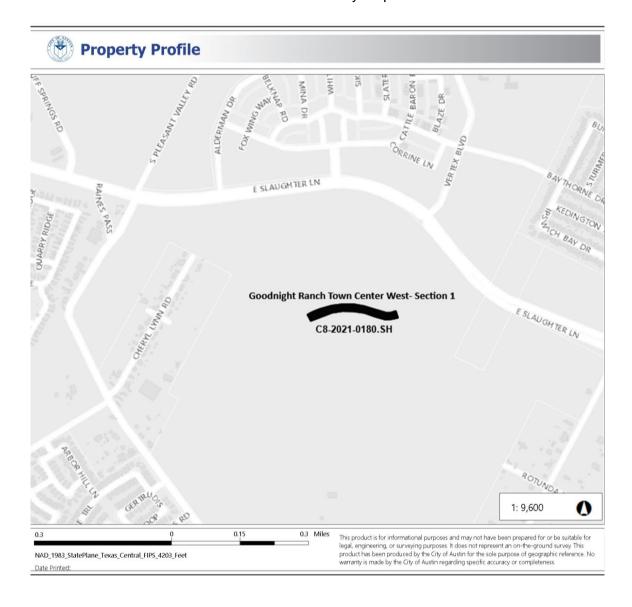
E-mail: amy.combs@austintexas.gov

# **ATTACHMENTS**

Exhibit A: Vicinity map Exhibit B: Proposed plan

Exhibit C: Comment report dated January 6, 2022

Exhibit A: Vicinity Map



# Exhibit B: Proposed Plan

# GOODNIGHT RANCH TOWN CENTER WEST - SECTION ONE PRELIMINARY PLAN

AUSTIN, TEXAS

<u>LEGAL DESCRIPTION</u>

1.65 ACRES OF LAND IN THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS

# NOTES:

OWNER/DEVELOPER:

**ENGINEER** 

SURVEYOR:

- 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.

AUSTIN GOODNIGHT RANCH, L.P.

4201 W. PARMER, SUITE C-100

4201 W. PARMER, SUITE C-100

AUSTIN, TEXAS 78727

AUSTIN, TEXAS 78727

610 W. 5TH ST. SUITE 601 AUSTIN, TEXAS 78701

(512) 472-7455

(512) 872-6696

(512) 872-6696

- 3. THIS PROJECT IS LOCATED WITHIN THE <u>ONION</u> WATERSHEDS (CLASSIFIED AS <u>SUBURBAN</u>) 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 <u>IS NOT</u> WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT <u>IS NOT</u> WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

# LOCATION MAP N.T.S. PROJECT LOCATION

CITY OF AUSTIN GRID: H12

MAPSCO GRID: 704D, 704H

LOT XX, XXXXXXXXXXX SUBDIVISION

VOLUME XXXXXX, PAGE XXXXXXXX

VOLUME XX, PAGE XXX

# SHEET INDEX

COVER
GENERAL NOTES
OVERALL LAYOUT
PRELIMINARY PLAN

Call before you dig.

TBPE NO: 16384 · TBPLS NO: 10194101 4201 W. PARMER LANE, SUITE C-100 AUSTIN, TX 78727 512.872.6696 LDCTEAMS.COM



10/21/2021 TBPE FIRM No. F-1638

RANCH

DNIGHT F

DESIGNED BY: GF

DRAWN BY: GA

CHECKED BY: FA

APPROVED BY: GF

SHEET 1 OF 4

C8-XXXX-XXXX.SH

000

FOR CITY USE ONLY:

I, GREG FORTMAN, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS,

THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS

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

THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES.

SUBMITTED FOR APPROVAL BY:

4201 W. PARMER LANE, SUITE C-100

REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

AUSTIN, TEXAS 78727

512-872-6696

PRELIMINARY SUBDIVISION APPROVAL

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

PLAN PREPARATION DATE: XX/XX/2021

APPLICATION SUBMITTAL DATE: XX/XX/202

10/21/2021

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.

REVISIONS / CORRECTIONS

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
700,200							

# PRELIMINARY PLAN NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 AUSTIN WATER. 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.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION [102.25.1.112] OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED FOR THE FOLLOWING IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY, AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS;

# VERTEX BOULEVARD

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:

# VERTEX BOULEVARD

- THIS PRELIMINARY PLAN IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- THE 100-YEAR FLOODPLAIN AS DEFINED WITHIN THE CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595J DATED JANUARY 06, 2016, FOR TRAVIS COUNTY, TEXAS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: VERTEX BOULEVARD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY (LDC 25-6-351). PUBLIC SIDEWALKS ALONG RIGHTS OF WAY CONSTRUCTED ON PRIVATE PROPERTY SHALL BE CONTAINED WITHIN A PUBLIC ACCESS EASEMENT PER P.U.D STANDARDS.
- NO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(D) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS ONION CREEK METRO PARK DISTRICT, AND AUSTIN GOODNIGHT RANCH, LLP, DATED JUNE 26, 2014. ANY FINAL PLAT OR SITE PLAN SHALL CONTAIN A NOTE THAT ACCOUNTS FOR THE NUMBER OF UNITS CONSUMED BY THE FINAL PLAT OR SITE PLAN, AND A STATEMENT OF TOTAL UNITS WITHIN PUD 20061116-053 THAT HAVE BEEN CONSUMED TO DATE. UNITS PROPOSED IN EXCESS OF 3,533 SHALL BE PAID PRIOR TO APPROVAL OF A FINAL PLAT OR SITE PLAN, PURSUANT TO SECTION 25-1-601(C) OF THE LAND DEVELOPMENT CODE.
- 14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 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 CITY OF AUSTIN LAND DEVELOPMENT CODE. AREAS OUTSIDE PUD ZONING (I.E., SF-2) REQUIRE WATER QUALITY CONTROLS WHEN IMPERVIOUS EXCEEDS 8,000
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S APPLICABLE LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT OR CONSTRUCTION PLAN STAGE, UNLESS DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING, AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. 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 IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC SAFETY, HEALTH OR PROPERTY.
- 17. THERE ARE NO SLOPES IN EXCESS OF 15% ON THIS SITE.
- 18. OFF-STREET LOADING/UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS (USE/REFER TO P.U.D. ORDINANCE).
- OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT AS PERMITTED BY THE P.U.D. ORDINANCE
- A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 25-4-232 IS TO BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WITH EACH FINAL PLAT.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS (SEE ORD. NO. 20061116-053, GOODNIGHT P.U.D. & SF-2 ZONING REQUIREMENTS).
- 22. ALL OPEN SPACE, DRAINAGE, PUE, AND/OR PARK LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS.
- COMMON AREAS SUCH AS MEDIANS, TRAFFIC CIRCLES, AND PEDESTRIAN ACCESS WAYS ARE SEPARATE LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION. COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE FILED WITH EACH AFFECTED FINAL PLAT OUTLINING OWNERSHIP, MAINTENANCE, FEE ASSESSMENTS AND ASSOCIATION DUES. ASSOCIATION BYLAWS SHALL OUTLINE MEMBERSHIP, VOTING RIGHTS AND SIMILAR ITEMS.
- 24. ONION CREEK METRO PARK IN-DISTRICT IMPROVEMENTS MAY BE CONSTRUCTED BY OR ON BEHALF OF THE DISTRICT WITH NO NEED FOR POSTING FISCAL SECURITY OR LICENSING AGREEMENTS AS MAY OTHERWISE BE REQUIRED BY THE CITY CODE. SUCH IMPROVEMENTS SHALL BE CONSISTENT WITH THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS, THE ONION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, LLP DATED JUNE 26, 2014. PARD'S REVIEW AND ACCEPTANCE WILL BE CONDUCTED BY THE PARD DIVISION MANAGER, PLANNING AND DEVELOPMENT, OR HIS OR HER ASSIGN ONCE IMPROVEMENTS ARE COMPLETED.
- 25. ALL DRIVEWAYS FOR YARD HOUSE LOTS SHALL TAKE ACCESS FROM THE ALLEYS WHEN LOTS ADJOIN AN ALLEY.
- 26. DIRECT VEHICULAR ACCESS FOR ALL LOTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD.
- PARKING AND LOADING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD
- 28. P.U.E.'S SHALL BE PROVIDED FOR ALL UTILITIES IN ACCORDANCE WITH P.U.D. REQUIREMENTS, FOR AREAS WITHIN THE PUD.
- ELECTRIC SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY
- 30. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATION AND SIZE ONSITE WILL BE DETERMINED AT THE FINAL SUBDIVISION PLAT AND CONSTRUCTION PLANS SUBMITTAL AND MAY REQUIRE MORE SPACE THAN MINIMUM BUILDING SETBACK.
- 32. THE FOLLOWING LOTS SHALL BE LIMITED TO USE AS OPEN SPACE OR OPEN SPACE/OTHER USE AS NOTED: NONE

# AUSTIN ENERGY NOTES

- 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.
- 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 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 28-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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.

# GOODNIGHT RANCH PHASE ONE, ONE-A & ONE-B OVERALL IMPERVIOUS COVER TRACKING TABLE

			OVERA	ALL HVIP LIK VIOC	3 COVER IN	ACKING TABL	_				
						BY PROJECT		CUMUL	ATIVE GOODNIGH	IT TO DATE	OVERALL GOODNIGHT PUD
				<b>GROSS SITE</b>	NET SITE	IMP.	IC AS	NET SITE	IMP.	IC AS	IC AS
	PROJECT NAME	COA FILE NO.	STATUS*	AREA (AC)	AREA (AC)	COVER(AC)	% OF NSA	AREA (AC)	COVER (AC)	% OF NSA	% OF NSA OF PUD
	Goodnight Ranch Phase One Section One	C8-06-0133.1B.SH	Complete	1.085	1.085	0.820	76%	1.085	0.820	76%	0.12%
	Blazier Elementary School	SP-05-1732DX	Complete	15.604	15.604	6.370	41%	16.689	7.190	43%	1.04%
	Goodnight Vertex Boulevard	SP-2013-0147D.SH	Complete	30.985	30.616	2.705	9%	47.305	9.895	21%	1.43%
	Goodnight Phase One Section Two	C8-06-0133.02.1B.SH	Complete	36.686	36.686	15.312	42%	83.991	25.207	30%	3.65%
	Goodnight Residential	SP-2016-0241C	Under Construction			4.459	65%	83.991	29.667	35%	4.29%
<b>a</b> ,	Goodnight Ranch Phase One Section Three	C8-06-0133.02.3B.SH	Complete	58.586	48.817	16.385	34%	132.808	46.052	35%	6.66%
ne	Goodnight Commercial Development	SP-2017-0369C.SH	Under Construction			2.254	80%	132.808	48.306	36%	6.99%
ie.	Goodnight Commercial Development West	SP-xxxx-xxxxC.SH	Future			2.261	80%	132.808	50.567	38%	7.32%
	Goodnight Ranch Phase One Amenity Center	SP-2017-0404C.SH	Complete			0.310	18%	132.808	50.877	38%	7.36%
Slaughter	Goodnight Phase One Section Four	C8-06-0133.02.4A.SH	Complete	10.412	10.412	0.000	0%	143.220	50.877	36%	7.36%
þ	Nightingale at Goodnight Ranch	SP-2016-0570C.SH	Complete			4.762	65%	143.220	55.639	39%	8.05%
ಹ	Goodnight Phase One Section Five	C8-06-0133.02.5B.SH	Complete	14.695	14.695	0.174	1%	157.915	55.813	35%	8.08%
al	Goodnight Pleasant Valley Road (Section 5)	SP-2018-0616D	Complete			1.467	62%	157.915	57.280	36%	8.29%
S	Goodnight Ranch Section 5 Multifamily	SP-2016-0308C.SH	Complete			8.260	57%	157.915	65.540	42%	9.48%
ய்	Goodnight Ranch Phase One Section Six	C8-06-0133.02.6B.SH	Complete	22.438	22.438	2.144	10%	180.353	67.684	38%	9.79%
of	Urbana East at Goodnight Ranch	SP-2016-0256C	Complete			2.574	55%	180.353	70.258	39%	10.17%
	Urbana West at Goodnight Ranch	SP-2016-0257C	Complete			0.651	56%	180.353	70.908	39%	10.26%
t	Urbana Phase 2 at Goodnight Ranch	SP-2018-0029C.SH	Complete			3.005	52%	180.353	73.913	41%	10.70%
or	Goodnight Phase One-A Section Seven	C8-2018-0012.1B.SH	Complete	19.680	19.680	12.629	64%	200.033	86.542	43%	12.52%
North	Goodnight Phase One-B Section Eight	C8-2019-0019.1B.SH	Complete	2.821	2.821	0.967	34%	202.854	87.509	43%	12.66%
	Future Daycare Site	SP-2021-xxxx.xx.SH	Future			1.179	80%	202.854	88.689	44%	12.83%
	Goodnight Section Nine	C8-2018-0174.0A.SH	Complete	11.628	9.546	0.000	0%	212.400	88.689	42%	12.83%
	Goodnight Pleasant Valley Road (Section 9)	SP-2018-0616D	Under Review			0.448	60%	212.400	89.137	42%	12.90%
	Moonlight Garden	SP-2019-0177C.SH	Under Construction			7.380	68%	212.400	96.517	45%	13.97%
	Slaughter Lane Extension	SP-2017-0405D	Under Construction	14.83	14.83	8.687	59%	227.231	105.204	46%	15.22%
	AISD Blazier Relief School	SP-2018-0577CX	Under Construction	25.46	25.46	6.754	27%	252.691	111.958	44%	16.20%

# GOODNIGHT RANCH PHASE ONE AND TWO

# OVERALL IMPERVIOUS COVER TRACKING TABLE

					BY PROJECT		CUMULATIVE GOODNIGHT TO DATE			OVERALL GOODNIGHT PUD	
				<b>GROSS SITE</b>	NET SITE	IMP.	IC AS	NET SITE	IMP.	IC AS	IC AS
	PROJECT NAME	COA FILE NO.	STATUS*	AREA (AC)	AREA (AC)	COVER(AC)	% OF NSA	AREA (AC)	COVER (AC)	% OF NSA	% OF NSA OF PUD
	Goodnight Ranch Phase 2 Section 1	C8-2017-0136.0A	Complete	13.054	13.054	0.000	0%	265.745	111.958	42%	16.20%
م م	Nexus at Goodnight Ranch	SP-2018-0344C.SH	Under Construction			8.480	65%	265.745	120.438	45%	17.43%
E F	Goodnight Ranch Phase 2 East Section 1	C8-2019-0171.1B.SH	Under Construction	66.115	66.115	21.904	33%	331.860	142.342	43%	20.60%
of r	Goodnight Ranch Phase 2 East Section 1 Lot 2 Block A	SP-2021-xxxxC.SH	Future			1.857	80%	331.860	144.199	43%	20.87%
(1	Goodnight Ranch Phase 2 East Section 1 Lot 3 Block A	SP-2021-xxxxC.SH	Future			4.629	80%	331.860	148.828	45%	21.54%
uth	Goodnight Ranch Phase 2 East Section 1 Lot 2 Block F	SP-2021-xxxxC.SH	Future			5.524	80%	331.860	154.352	47%	22.34%
	Goodnight Ranch Phase 2 East Section 1 Lot 2 Block J	SP-2021-xxxxC.SH	Future			1.235	80%	331.860	155.587	47%	22.52%
So	Goodnight Ranch Phase 2 East Section 1 Lot 3 Block J	SP-2021-xxxxC.SH	Future			1.235	80%	331.860	156.822	47%	22.69%
<u>~</u>	Goodnight Ranch Phase 2 East Section 2	C8-2019-0171.2B.SH	Under Review	22.399	22.399	13.858	62%	354.259	170.680	48%	24.70%
	Goodnight Ranch Town Center West - Section One	C8-xxxx-xxxx.SH	Future	1.648	1.648	0.871	53%	355.907	171.551	48%	24.83%

### GOODNIGHT RANCH TOWN CENTER WEST - SECTION ONE APPENDIX Q-1: NET SITE AREA 1.65 Acres **Total Gross Site Area:** Site Deductions: 0.00 Acres Critical Water Quality Zone (CWQZ) 0.00 Acres Water Quality Transition Zone (WQTZ) 0.00 Acres Wastewater Irrigation Areas 0.00 Acres Deduction Subtotal 1.65 Acres **Upland Area (Gross Less Total Deductions)** Net Site Area Calculations: 1.65 x 100% 1.65 Acres Area of Uplands With Slopes 0-15% 0.00 x 40% 0.00 Acres Area of Uplands With Slopes 15-25% 0.00 x 20% Area of Uplands With Slopes 25-35% 0.00 Acres 0.00 x 0% 0.00 Acres Area of Uplands With Slopes Over 35%

Net Site Area Total

APPENDIX Q-2: IMPERVIOUS COVER

Impervious Cover Allowed at

Impervious Cover Allowed at

**Total Impervious Cover** 

Total Acreage 15-15%

Impervious Cover in WQTZ

Impervious Cover in Uplands Zone

Buildings and Other | Driveways/Roadways | % of

mpervious Cover

Total Proposed Impervious Cover

Proposed Total Impervious Cover:

Proposed Impervious Cover on Slopes:

mpervious Cover

Total Gross Site Area

Totat Net Site Area

0-15%

15-25%

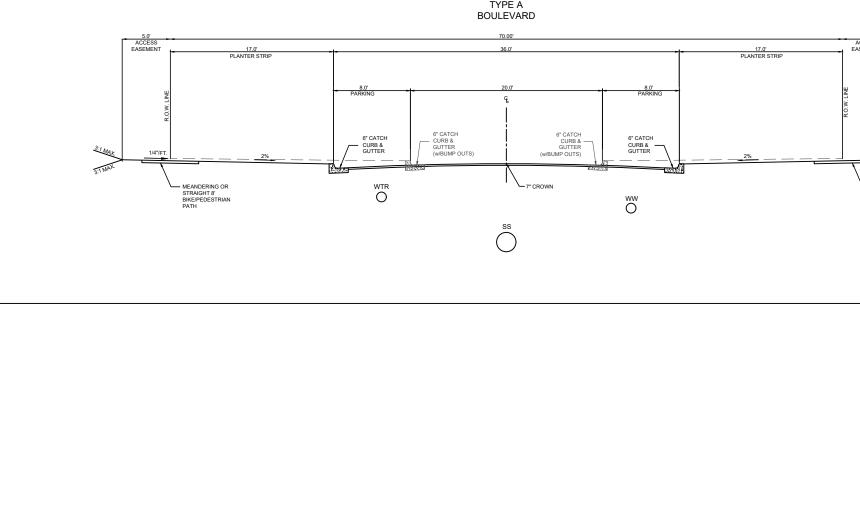
25-35%

Over 35%

Deduction for Perimeter Roadway

Allowable Impervious Cover Breakdown By Slope Category

Allowable Impervious Cover:



PLAN PREPARATION DATE: XX/XX/2021 APPLICATION SUBMIT<u>TAL DATE</u>: XX/XX/20:

# FOR CITY USE ONLY

PRELIMINARY SUBDIVISION A	PPROVAL		SHEET	OF
FILE NUMBER:	APF	PLICATION DA	ATE:	
APPROVED BY (ZAP) (PC) (	ON	UNDER S	SECTION _	
OF CHAPTEROF T	THE CITY OF	AUSTIN CC	DE.	
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.

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DESIGNED BY: GF

Know what's below.

Call before you dig.

GREG FORTMAN

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10/21/2021 TBPE FIRM No. F-1638

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94619

DRAWN BY: GA CHECKED BY: <u>FA</u> APPROVED BY: GF

SHEET **2** of 4 C8-XXXX-XXXX.SH

STREETS: LENGTH OF R.O.W. PAVEMENT WIDTH **CLASSIFICATION** NEW STREET (FOC-FOC) **DESIGN SPEED INTERNAL STREETS:** SIDEWALKS VERTEX BOULEVARD **BOULEVARD (TYPE A)** YES BOTH SIDES 30 MPH

1.65 Acres

0.00 Acres

1.11 Acres

1.11 Acres

0.000 Acres

0%

53%

0 Acres

30% x WQTZ

0 Acres

0.871 Acres

0.871 Acres

53%

0%|

0%

0%

Category

1.65 Acres

1.65 Acres

67% x NSA





LEGEND

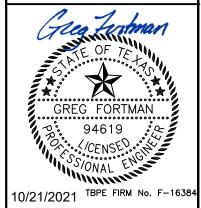
·········· 834 ········ EXISTING MINOR CONTOUR  $835 \cdots 835$  Existing major contour

-----835----- PROPOSED MAJOR CONTOUR — — — — EASEMENT

—— · · · —— FLOODPLAIN CREEK CENTERLINE

	L	INE AND C	URVE TA	BLE
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





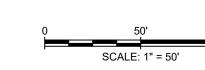
OVERALL

DESIGNED BY: GF

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

SHEET 3 OF 4 C8-XXXX-XXXX.SH





— — — — EASEMENT

LEGEND

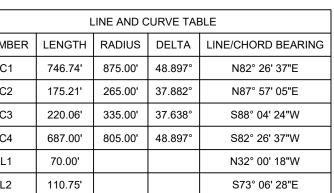
BOUNDARY

CREEK CENTERLINE

LINE AND CURVE TABLE								
R	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING				
	746.74'	875.00'	48.897°	N82° 26' 37"E				
	175.21'	265.00'	37.882°	N87° 57' 05"E				
	220.06'	335.00'	37.638°	S88° 04' 24"W				
	687.00'	805.00'	48.897°	S82° 26' 37"W				
	70.00'			N32° 00' 18"W				
	110.75'			S73° 06' 28"E				

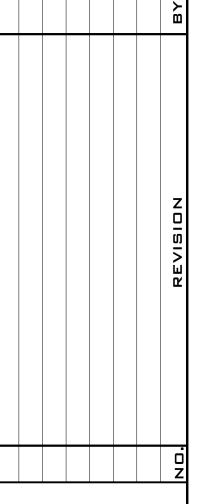
S19° 49' 21"E

N73° 06' 28"W

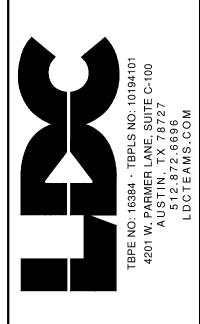


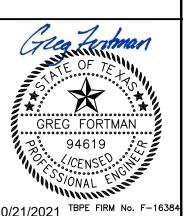
L3 70.01'

L4 110.75'









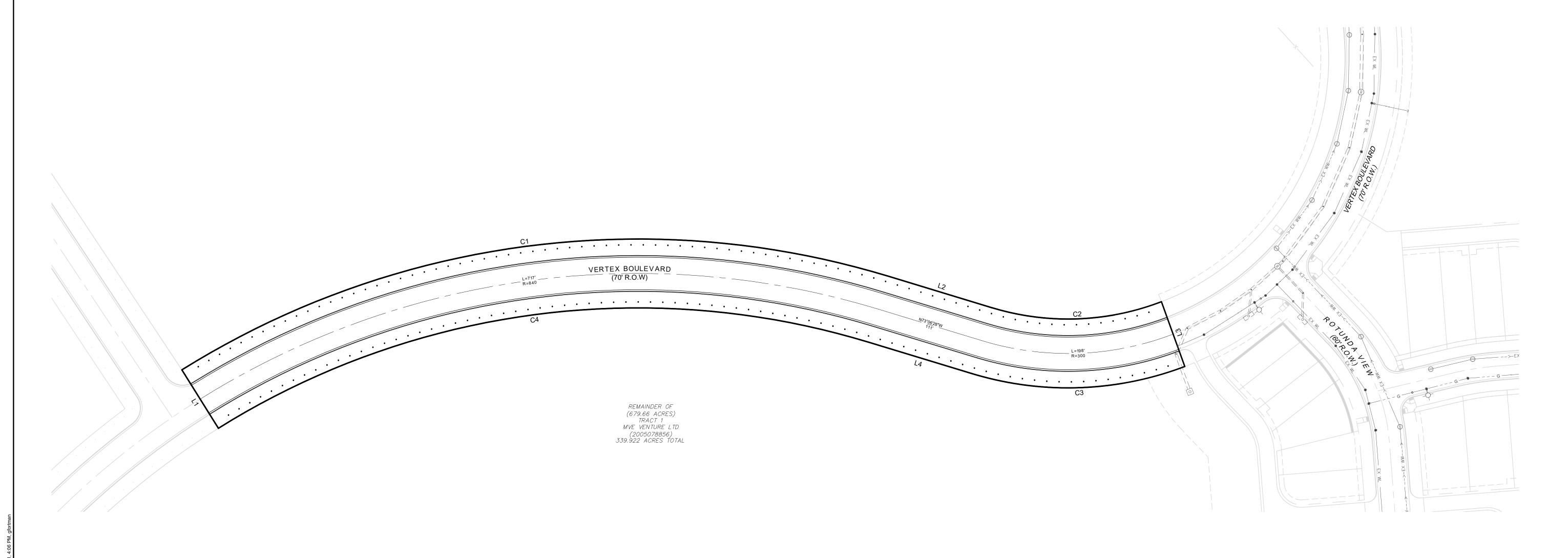
10/21/2021 TBPE FIRM No. F-16384

RELIMINARY

DESIGNED BY: GF DRAWN BY: GA

CHECKED BY: FA APPROVED BY: GF

SHEET 4 OF 4 C8-XXXX-XXXX.SH



APPLICATION SUBMIT<u>TAL DATE</u>: XX/XX/202

PLAN PREPARAT<u>ION DATE:</u> 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

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.

**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 Pans 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**