

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2022-0107.SH**COMMISSION DATE:** June 21, 2022**SUBDIVISION NAME:** Goodnight Ranch Town Center West - Section One**ADDRESS:** 8901 Vertex Boulevard**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).

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 June 16, 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 June 16, 2022

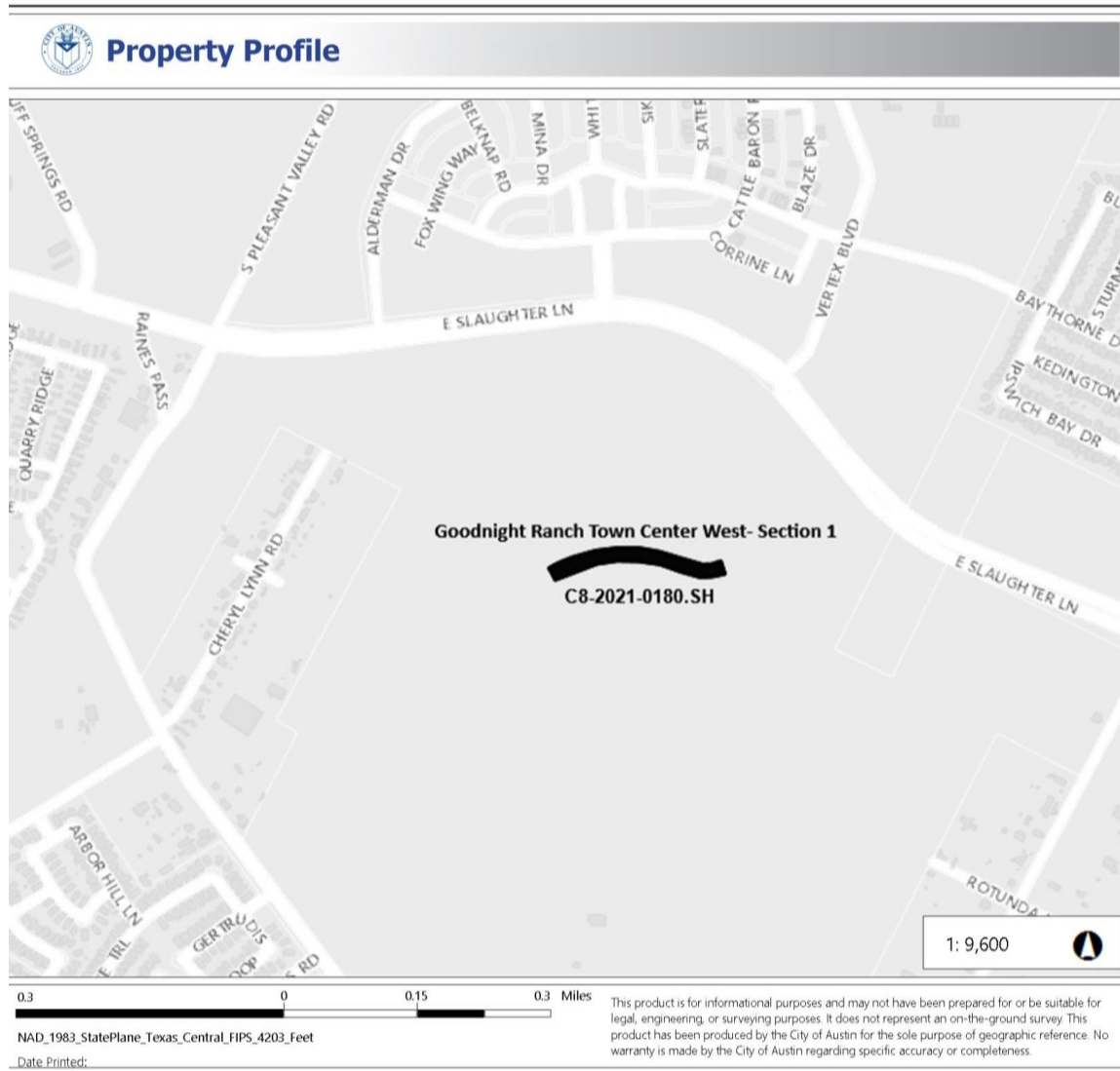
Exhibit A: Vicinity Map

Exhibit B: Proposed Plan

GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
PRELIMINARY PLAN
AUSTIN, TEXAS

OWNER/DEVELOPER: AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH ST. SUITE 601
AUSTIN, TEXAS 78701
(512) 472-7455

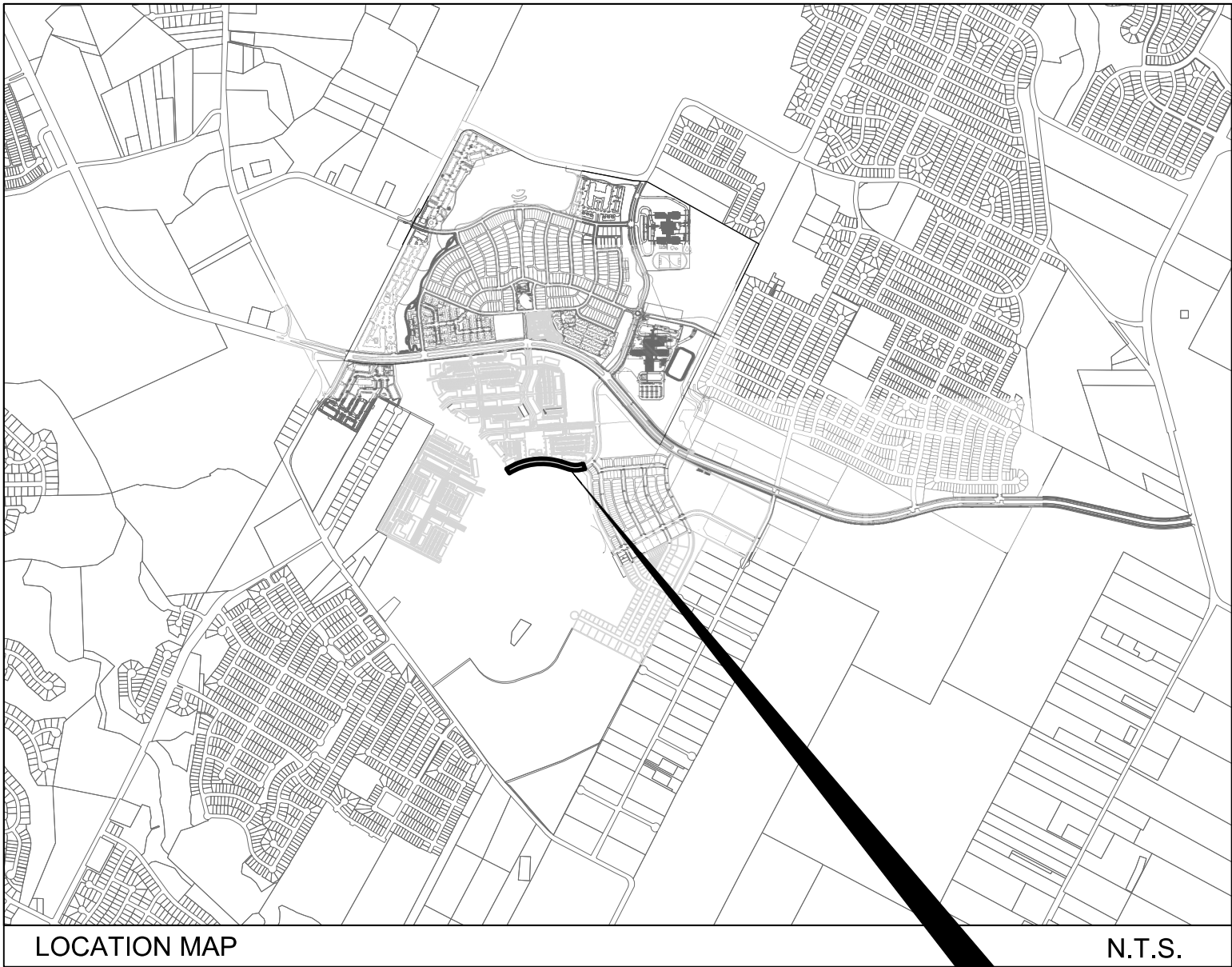
ENGINEER: LDC, LLC
4201 W. PARMER, SUITE C-100
AUSTIN, TEXAS 78727
(512) 872-6696

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

NOTES:

- 1. THIS SUBDIVISION IS WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION.
- 2. GOODNIGHT TOWN CENTER PHASE 1, SECTION 1 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 THE GOODNIGHT RANCH PUD ORDINANCE (20210930-34) AND CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
- 4. 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).

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



CITY OF AUSTIN GRID: H12
MAPSCO GRID: 704D, 704H

SHEET INDEX

- 1 COVER
- 2 GENERAL NOTES
- 3 OVERALL LAYOUT
- 4 PRELIMINARY PLAN

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 48453C0595K DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.

SUBMITTED FOR APPROVAL BY:

Greg Fortman April 18, 2022
ENGINEER OF RECORD DATE

LDC, LLC
4201 W. PARMER LANE, SUITE C-100
AUSTIN, TEXAS 78727
512-872-6696

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

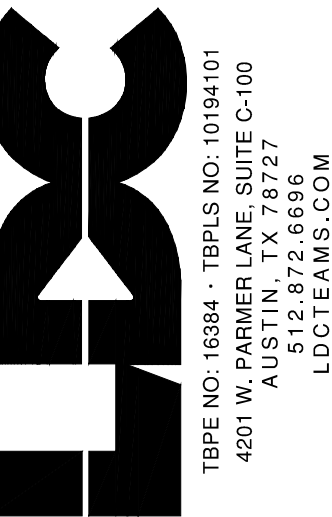
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 4
FILE NUMBER: C8-2021-0180-SH APPLICATION DATE: _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRTMENT

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.



COVER
GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
PRELIMINARY PLAN

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

SHEET 1 OF 4
C8-2021-0180.SH

ON LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN UTILITY SYSTEM.

2. 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.

3. 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

4. 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.

5. 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.

6. 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.

7. NO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

10. 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.

11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

12. 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 SF.

13. 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.

14. THERE ARE NO SLOPES IN EXCESS OF 15% ON THIS SITE.

15. OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT AS PERMITTED BY THE P.U.D. ORDINANCE.

16. 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.

17. ALL OPEN SPACE, DRAINAGE, PUE, AND/OR PARK LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS.

18. 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 EFFECTED FINAL PLAT OUTLINING OWNERSHIP, MAINTENANCE, FEE ASSESSMENTS AND ASSOCIATION DUES. ASSOCIATION BYLAWS SHALL OUTLINE MEMBERSHIP, VOTING RIGHTS AND SIMILAR ITEMS.

19. 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.

20. ALL DRIVEWAYS FOR YARD HOUSE LOTS SHALL TAKE ACCESS FROM THE ALLEYS WHEN LOTS ADJOIN AN ALLEY.

21. DIRECT VEHICULAR ACCESS FOR ALL LOTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD.

22. PARKING AND LOADING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD.

23. P.U.E.'S SHALL BE PROVIDED FOR ALL UTILITIES IN ACCORDANCE WITH P.U.D. REQUIREMENTS, FOR AREAS WITHIN THE PUD.

24. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.

25. 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.

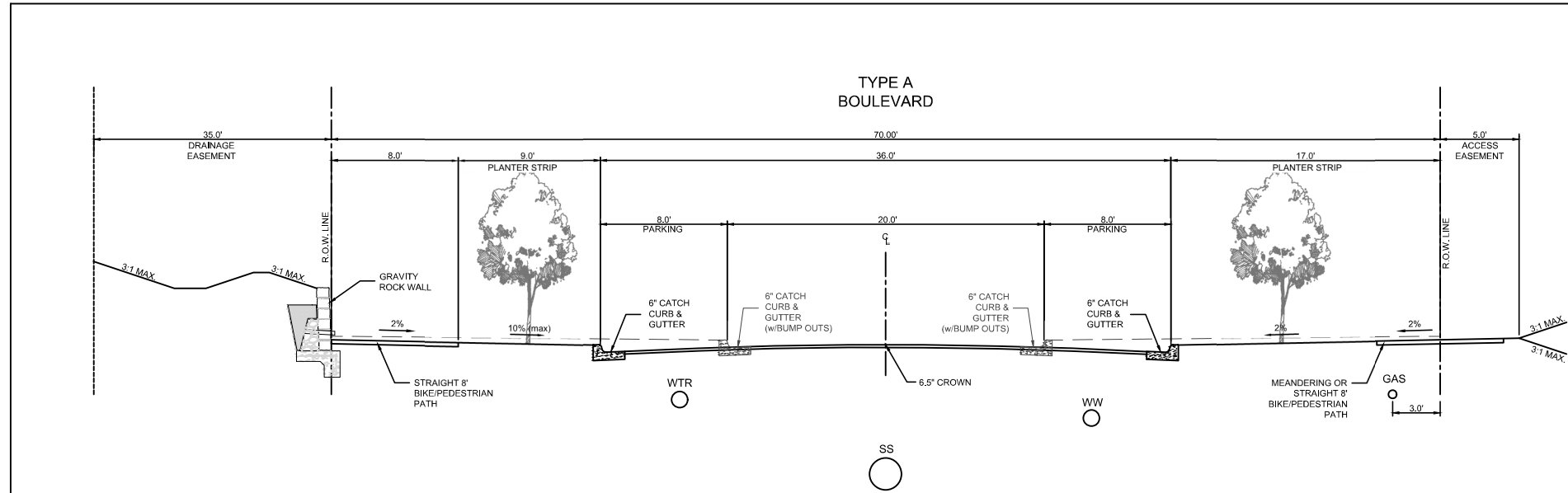
26. THE FOLLOWING LOTS SHALL BE LIMITED TO USE AS OPEN SPACE OR OPEN SPACE/OTHER USE AS NOTED: NONE

27. 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.

28. 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.

29. 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.

30. 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

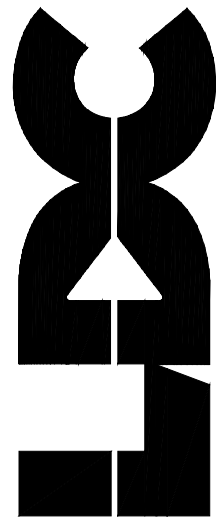
PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 4
FILE NUMBER: C8-2021-0180.SH APPLICATION DATE: _____
APPROVED BY LAND USE COMMISSION ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRTMENT

Final plans 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.

[illegible]

Know what's below.
Call before you dig.



16384 • TBPLS NO: 10194101
PARMER LANE, SUITE C-100
AUSTIN, TX 78727
512.872.6696
LDCTEAMS.COM



04/18/2022 TBPE FIRM No. F-16384

GENERAL NOTES

GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
PRELIMINARY PLAN

DESIGNED BY: GF

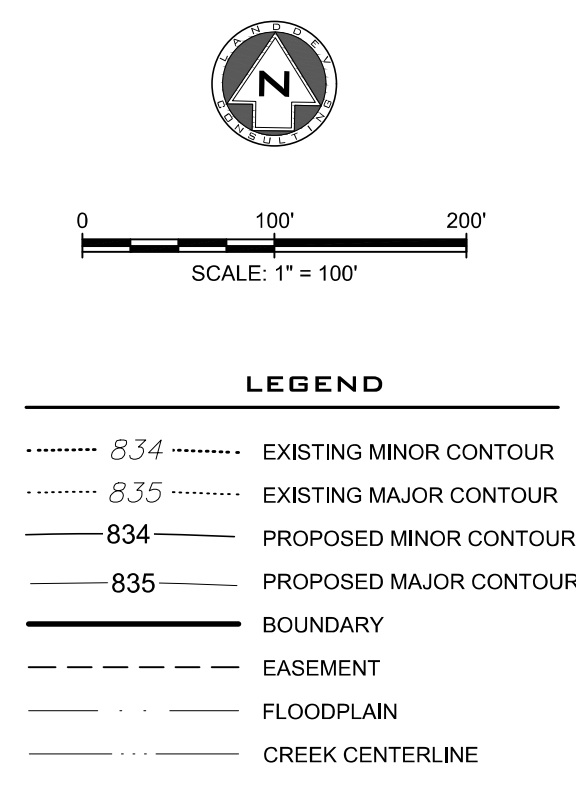
DRAWN BY: GA

CHECKED BY: FA

APPROVED BY: GF

SHEET 2 OF 4

C8-2021-0180.SH



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

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 4

FILE NUMBER: C8-2021-0180.SH APPLICATION DATE: _____

APPROVED BY LAND USE COMMISSION ON _____

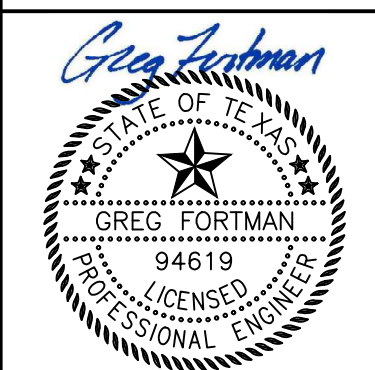
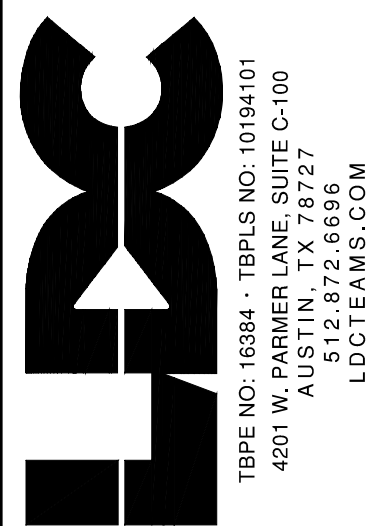
EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER: _____

AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRTMENT

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[illegible]

04/18/2022 TBPE FIRM No. F-1638

OVERALL LAYOUT

GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
PRELIMINARY PLAN

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

SHEET 3 OF 4
C8-2021-0180.SH

0 50' 100'

SCALE: 1" = 50'

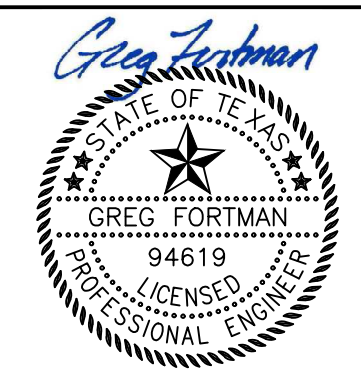
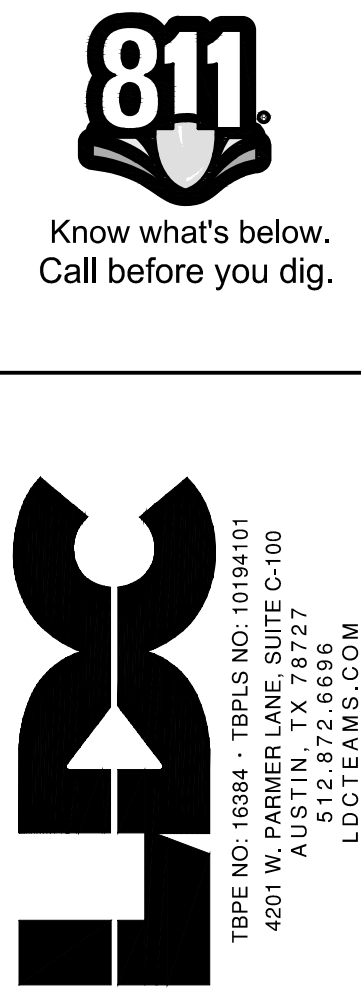
LEGEND

———— BOUNDARY

- - - - - EASEMENT

- . . - - FLOODPLAIN

— . . . — CREEK CENTERLINE



04/18/2022 TBPE FIRM No. F-1638

PRELIMINARY PLAN

GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
PRELIMINARY PLAN

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

SHEET 4 OF 4
C8-2021-0180.SH

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 4

FILE NUMBER: C8-2021-0180.SH APPLICATION DATE: _____

APPROVED BY LAND USE COMMISSION ON _____

EXPIRATION DATE (LDC 25-4-62) _____

CASE MANAGER: _____

AMY COMBS, FOR:
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**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8-2022-0107.SH
REVISION #: 00 UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Goodnight, Ranch Town Center West - Section One
LOCATION: 8901 VERTEX BLVD

SUBMITTAL DATE: May 24, 2022
FINAL REPORT DATE: June 16, 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 August 21, 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. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima Onyia
PARD / Planning & Design: Scott Grantham
Electric: Cody Shook
911 Addressing: Dolores Huerta

ATD Engineering: Amber Hutchens
Drainage Engineering: Jay Baker
Subdivision: Amy Combs
Water Quality: Jay Baker

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

FYI: Austin Energy will coordinate with drainage reviewer for this project to coordinate easement placement.

EL1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. along Vertex Blvd. Show the easement(s) on the face of the plat.

911 Addressing Review - Dolores Huerta - 512-974-9437

AD1. Please update the label for VERTEX BLVD (Proposed) as it reads here. §25-4-155

AD2. Please update the label for ALDERMAN DR (Proposed) as it reads here. §25-4-155

FYI: Street names must reflect accuracy with COA GIS database.

FYI: The proposed segment is unbuilt and should be labeled as (Future) or (Proposed).

ATD Engineering Review - Amber Hutchens - 512-974-3428

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 a 5' easement outside of the area included in this application. Update the Shared Use Path 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.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PD1. Please indicate where the 3-mile loop trail will be crossing Vertex. Conceptual plans show the proposed trail crossing either on the eastern portion of this plat, or further east. A safe crossing is needed to fulfill this planned trail (20061116-053; 20210930-134; 1.4.3. Effect of Land Use Plan.).

Drainage Engineering Review - Jay Baker - 512-974-2636

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

ENGINEERING/DRAINAGE REPORT

DE1. Revise the drainage report to provide all items specified in the subdivision application packet, page 7. There are drainage elements provided in the report but I do not see the overall information demonstrating that this development is within the drainage area and design parameters for the off-site detention and water quality facilities. In addition, will need to see conveyance to the facilities with Atlas 14 precipitation parameters. It appears that the flows are split for this project going east and west but I do not see the conveyance from the western discharge point. What are the plans for conveyance at the western discharge point? [DCM 1.2.2.H]

DE2. Provide supporting drainage information from the adjacent site development projects confirming that this drainage plan is consistent with the adjacent drainage plans. [LDC 25-7-151 and 152]

DE3. Incorporated hydraulic analysis into the analysis demonstrating that the 100 year fully developed runoff will be contained within the ROW and drainage easements. [LDC 25-7-151 and 152]

DE4. I do not see inlets in the street. How will the runoff at the discharge points be collected and conveyed? [DCM 4.1.0]

PRELIMINARY PLAN**PRELIMINARY PLAN NOTES**

DE5. Revise note #4 to include that detention and water quality is being provided by off-site facilities, referencing the application names and case numbers. [LDC 25-1-83]

DE6. Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

DE7. Revise note # 7 to read as follows: [LDC 25-7-2, LDC 25-7-3, LDC 25-7-4]:

"No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County."

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

SR1. Revise the Case # in the bottom right hand corner of each sheet to: C8-2022-0107.SH (25-1-83)

SR2. Please revise note 3 on sheet 2 to reflect the below (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: ...

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: ...”

SR3. It appears that the property to the east of the proposed ROW is plated. If so, please show the subdivision name and record reference, Volume _____, Page _____, Page _____, or Doc# for adjacent platted property (25-1-83)

SR4. Please update any PUD ordinance reference on the Plan to Ordinance No. 20061116-053 and 20210930-134 such as note 3 on sheet 1 (25-1-83)

SR5. From the PUD Ordinance 20210930-134 it looks like Exhibit H, A. Neighborhood Center Boulevard may apply to the design of this ROW, please confirm/ coordinate with the transportation reviewer (25-1-83)

SR6. Please 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.”

SR7. Section 25-4-34(B), of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the date it became subject to the City's jurisdiction over subdivision of land. If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34 of the Land Development Code. There is a fee if you choose the waiver.

Water Quality Review - Jay Baker - 512-974-2636

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

LANDFILL

WQ1. Provide Landfill Certification. The landfill certification form can be found at the following link:[LDC 25-1-84]
https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

PLAN NOTES

WQ2. Revise note #12 to read as follows: [LDC 25-8-211]:

"Water quality controls are required for all development pursuant to the Land Development Code"

ENGINEERING REPORT

WQ3. Revise the report to demonstrate that this location is within the contributing drainage areas and design parameters for the off-site water quality facilities. [LDC 25-8-211]

End of Master Comment Report