2 1 of 9

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2022-0252.SH <u>COMMISSION DATE</u>: November 1, 2022

SUBDIVISION NAME: Goodnight Town Center, Phase 1, Section 1

ADDRESS: 8901 Vertex Blvd

APPLICANT: Myra J. Goepp (Austin Goodnight Ranch, LP)

AGENT: Greg Fortman (HR Green)

ZONING: PUD

AREA: 1.65 acres (71,874 sf) **LOTS**: 1

COUNTY: Travis DISTRICT: 2

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

SIDEWALKS: Sidewalks will be constructed along Vertex Blvd.

DEPARTMENT COMMENTS:

The request is for the approval of Goodnight Town Center, Phase 1, Section 1 Preliminary Plan, consisting of 1 lot for dedicated ROW on 1.65 acres (71,874 sf).

The plat 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 plat for the reasons listed in the comment report dated October 26, 2022 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza PHONE: 512-974-2664

E-mail: joey.delagarza@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated October 26, 2022



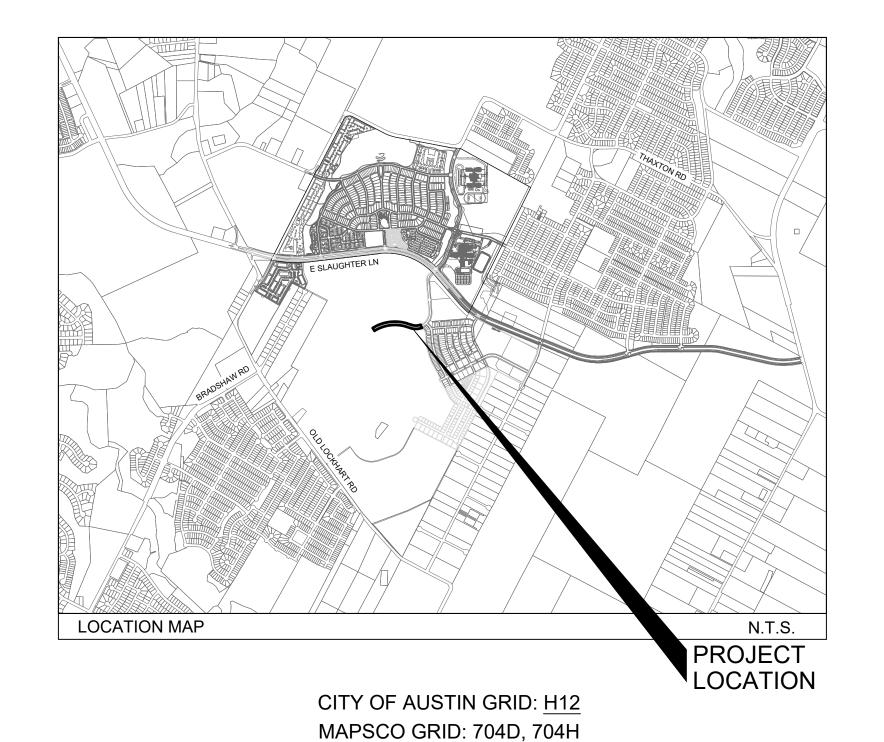


GOODNIGHT TOWN CENTER
PHASE 1, SECTION 1
LOCATION MAP

GOODNIGHT TOWN CENTER PHASE 1, SECTION 1 PRELIMINARY PLAN

AUSTIN, TEXAS

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



OWNER/DEVELOPER: AUSTIN GOODNIGHT RANCH, L.P. 610 W. 5TH ST. SUITE 601

AUSTIN, TEXAS 78701 (512) 472-7455

ENGINEER: 4201 W. PARMER, SUITE C-100

> AUSTIN, TEXAS 78727 (512) 872-6696

SURVEYOR: 5508 HIGHWAY 290 WEST, SUITE 150

AUSTIN, TEXAS 78735 (512) 872-6696

NOTES:

- 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 (20061116-053 AND 20210930-134) AND CHAPTER 25 OF THE CODE OF THE CITY OF AUSTIN.
- 4. 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).

REVISIONS / CORRECTIONS

n Center West Prelin	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	
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Goodnight Ranch								
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SHEET INDEX

GENERAL NOTES PRELIMINARY PLAN

NO 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

SUBMITTED FOR APPROVAL BY:

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

ENGINEER OF RECORD

4201 W. PARMER LANE, SUITE C-100 AUSTIN, TEXAS 78727

512-872-6696

I, GREG FORTMAN, AM AUTHORIZED UNDER TO LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FOR AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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.	
FILE NUMBER: <u>C8-2021-0180.SH</u>	APPLICATION DATE:_			
APPROVED BY LAND USE COMMISSION	ON			
EXPIRATION DATE (LDC 25-4-62)				
CASE MANAGER:				

AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRIMENT

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.

Call before you dig.



94619

TBPE FIRM No. F-1638

DESIGNED BY: GF DRAWN BY: GA

CHECKED BY: FA APPROVED BY: GF

SHEET 1 OF 4

C8-2022-0107.SH

- PRELIMINARY PLAN NOTES:
- 1. 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. PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY, AND WASTEWATER COLLECTION
 - FOR THE FOLLOWING STREETS: VERTEX BOULEVARD
 - FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION A.

25-1-112 OF THE OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

- 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
- 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.
- A ROADWAY, STREET, OR ALLEY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TRANSPORTATION CRITERIA MANUAL AND CITY OF AUSTIN STANDARDS AND SPECIFICATIONS OR AS REQUIRED BY PUD ORDINANCE #20210930-134 AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- 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, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TRAVIS COUNTY OR AS REQUIRED BY PUD ORDINANCE #20210930-134.
- 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.
- 11. 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 20210930-134 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.
- 12. 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 PURSUANT TO THE LAND DEVELOPMENT CODE. OFF-SITE FACILITIES FOR DETENTION AND WATER QUALITY CONTROLS FOR THIS PROJECT HAVE BEEN PERMITTED AND CONSTRUCTED WITH GOODNIGHT VERTEX BOULEVARD (SP-2013-0147D.SH). AND GOODNIGHT RANCH PHASE ONE SECTION THREE (C8- 06-0133.02.3B.SH).
- THE 100 YEAR FLOODPLAIN IS CONTAINED WITH THE DRAINAGE EASEMENT SHOWN HEREON. NO 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 #48453C0595K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.
- 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.
- 16. THERE ARE NO SLOPES IN EXCESS OF 15% ON THIS SITE
- 17. OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT AS PERMITTED BY THE P.U.D. ORDINANCE
- 18. 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.
- 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
- 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.
- 22. ALL DRIVEWAYS FOR YARD HOUSE LOTS SHALL TAKE ACCESS FROM THE ALLEYS WHEN LOTS ADJOIN AN ALLEY.
- DIRECT VEHICULAR ACCESS FOR ALL LOTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE #20210930-134 FOR ALL LOTS WITHIN THE PUD.
- 24. PARKING AND LOADING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD.
- 25. P.U.E.'S SHALL BE PROVIDED FOR ALL UTILITIES IN ACCORDANCE WITH P.U.D. REQUIREMENTS, FOR AREAS WITHIN THE PUD.
- 26. 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.
- 28. THE FOLLOWING LOTS SHALL BE LIMITED TO USE AS OPEN SPACE OR OPEN SPACE/OTHER USE AS NOTED: NONE
- 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.
- 32. 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.

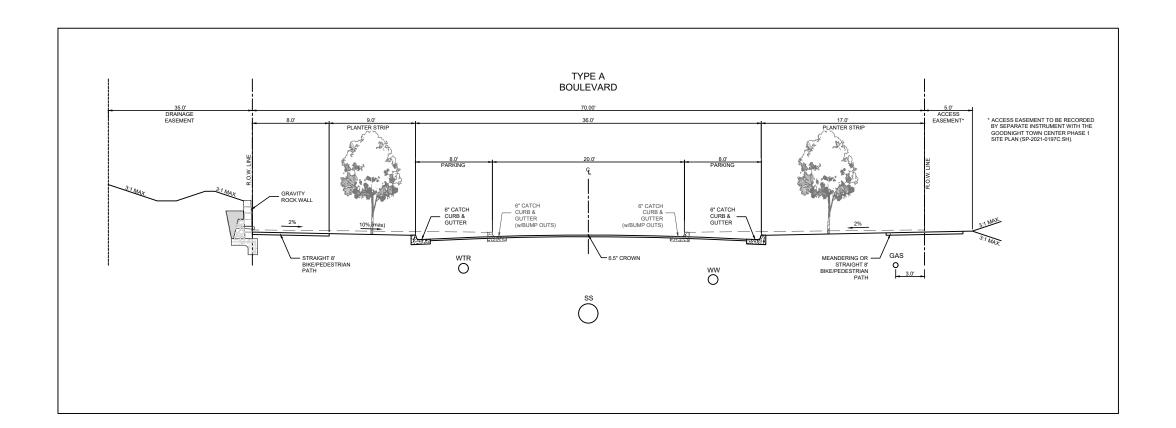
GOODNIGHT RANCH PHASE ONE, ONE-A & ONE-B OVERALL IMPERVIOUS COVER TRACKING TABLE

					BY PROJECT		CUMULATIVE GOODNIGHT TO DATE			OVERALL GOODNIGHT PUD	
				GROSS SITE	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%
a ,	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%
ane	Goodnight Commercial Development	SP-2017-0369C.SH	Under Construction			2.254	80%	132.808	48.306	36%	6.99%
Б	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%
<u>e</u>	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%
ughter	Nightingale at Goodnight Ranch	SP-2016-0570C.SH	Complete			4.762	65%	143.220	55.639	39%	8.05%
<u> </u>	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%
ן ס	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%
ш	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%
th	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

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					BY PROJECT		CUMULATIVE GOODNIGHT TO DATE			OVERALL GOODNIGHT PUD	
				GROSS SITE	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%
<u>و</u> [Nexus at Goodnight Ranch	SP-2018-0344C.SH	Under Construction			8.480	65%	265.745	120.438	45%	17.43%
a l	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%
7[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%
e L	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%
] h	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%
ಹ	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%
al	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%
S	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%



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

FOR CITY USE ONLY:

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

AMY COMBS, FOR:

DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRIMENT

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

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

SHEET 2 of 4

C8-2022-0107.SH

