

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0252.SH**COMMISSION DATE:** 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**WATERSHED:** Onion Creek**JURISDICTION:** 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:**

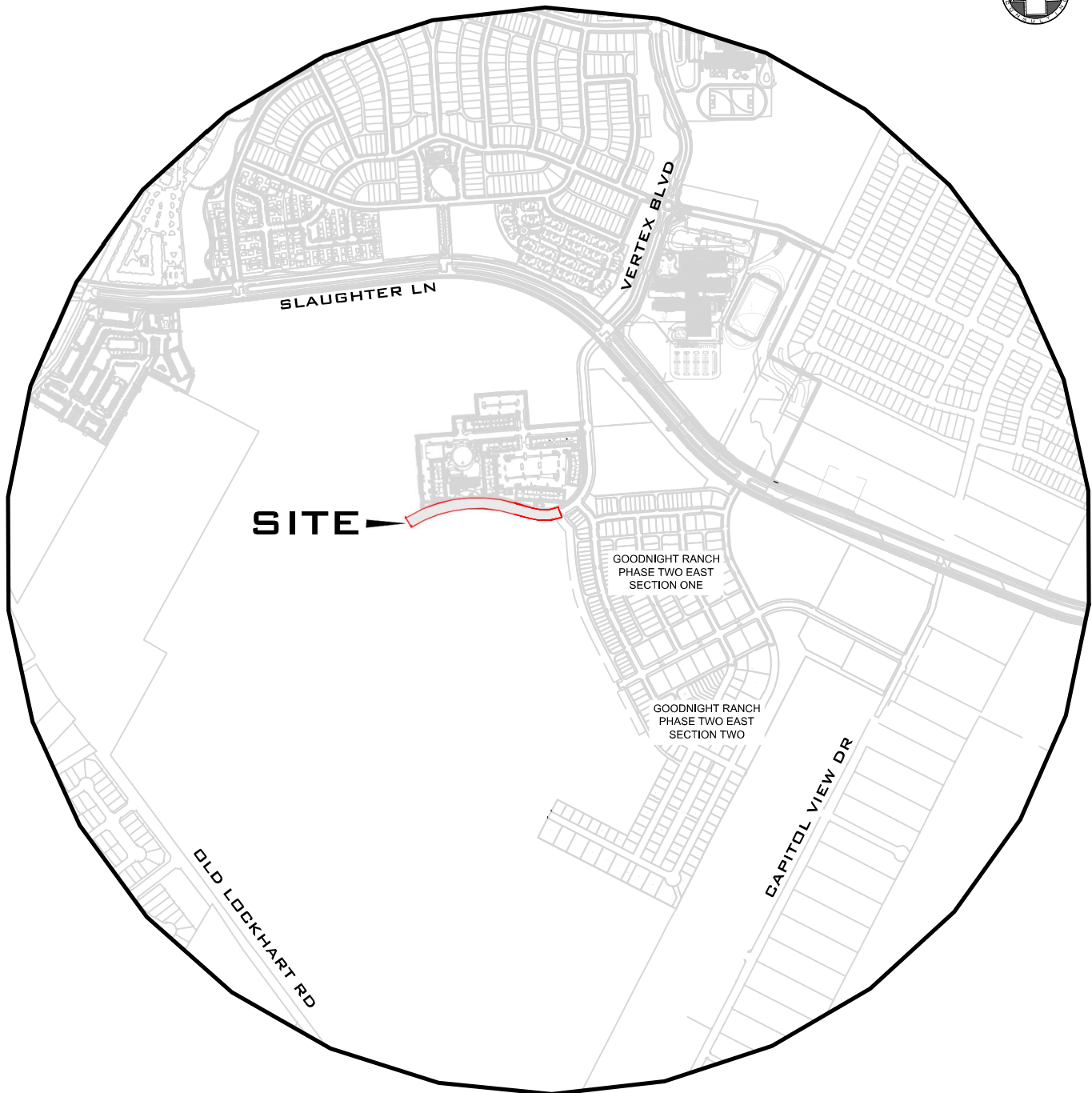
Staff recommends disapproval of the plat for the reasons listed in the comment report dated October 26, 2022 and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated October 26, 2022



## SITE LOCATION MAP

N.T.S.

**LANDDEV**

CONSULTING, LLC  
8200 NORTH MOPAC EXPY., SUITE 250  
AUSTIN, TX 78759  
OFFICE: 512.872.6696  
FIRM NO. 16364

**GOODNIGHT TOWN CENTER  
PHASE 1, SECTION 1  
LOCATION MAP**

# GOODNIGHT TOWN CENTER PHASE 1, SECTION 1 PRELIMINARY PLAN

AUSTIN, TEXAS

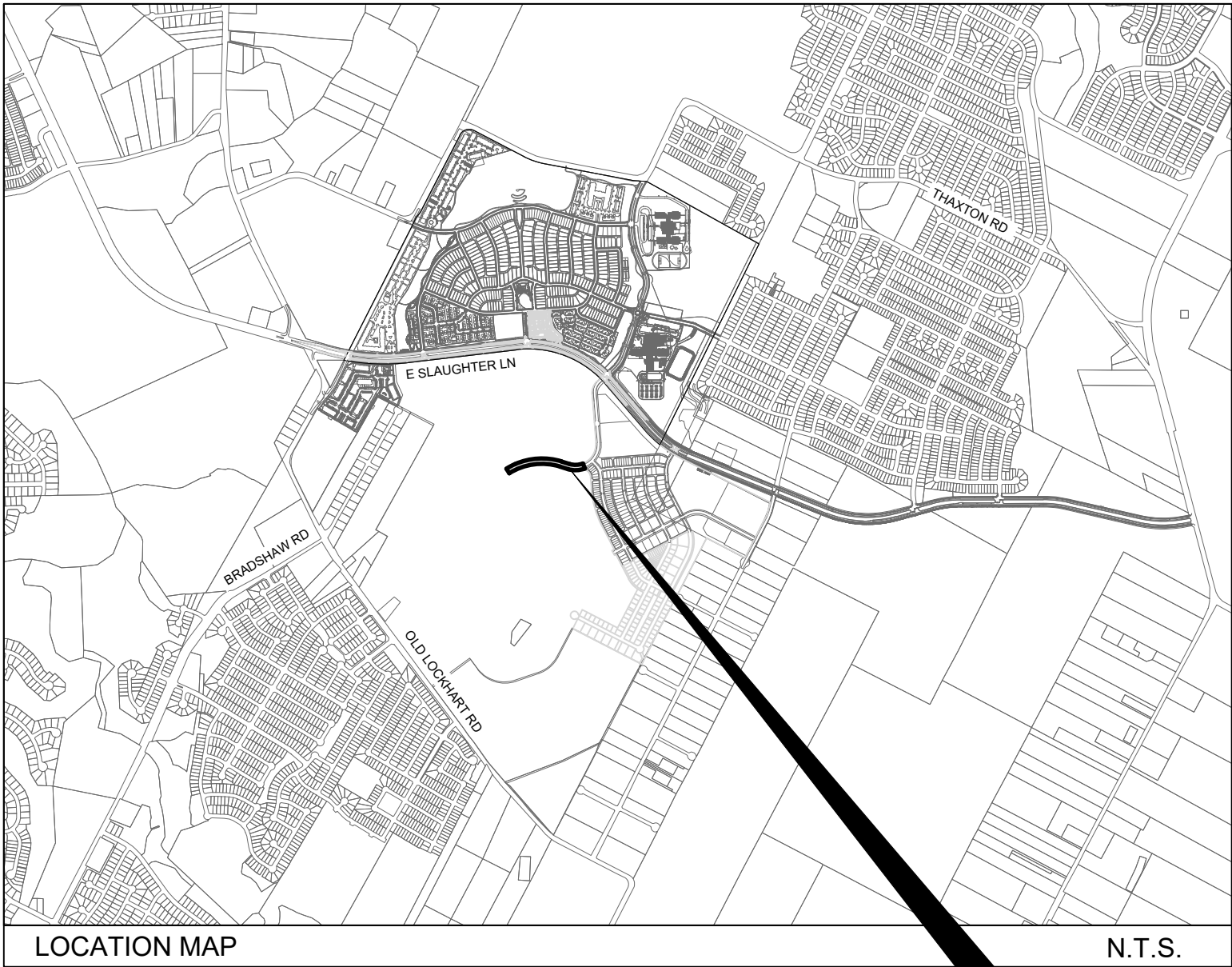
**OWNER/DEVELOPER:** AUSTIN GOODNIGHT RANCH, L.P.  
610 W. 5TH ST. SUITE 601  
AUSTIN, TEXAS 78701  
(512) 472-7455

**ENGINEER:** HR GREEN  
4201 W. PARMER, SUITE C-100  
AUSTIN, TEXAS 78727  
(512) 872-6696

**SURVEYOR:** HR GREEN  
5506 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
(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 (20061116-053 AND 20210930-134) 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 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.

SUBMITTED FOR APPROVAL BY:

ENGINEER OF RECORD DATE

LDC, LLC  
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 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.



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4201 WEST PARMER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HGREEN.COM  
TBP# NO. 16384  
TBP# NO. 10194101



09/01/2022 TBP# FIRM No. F-16384

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

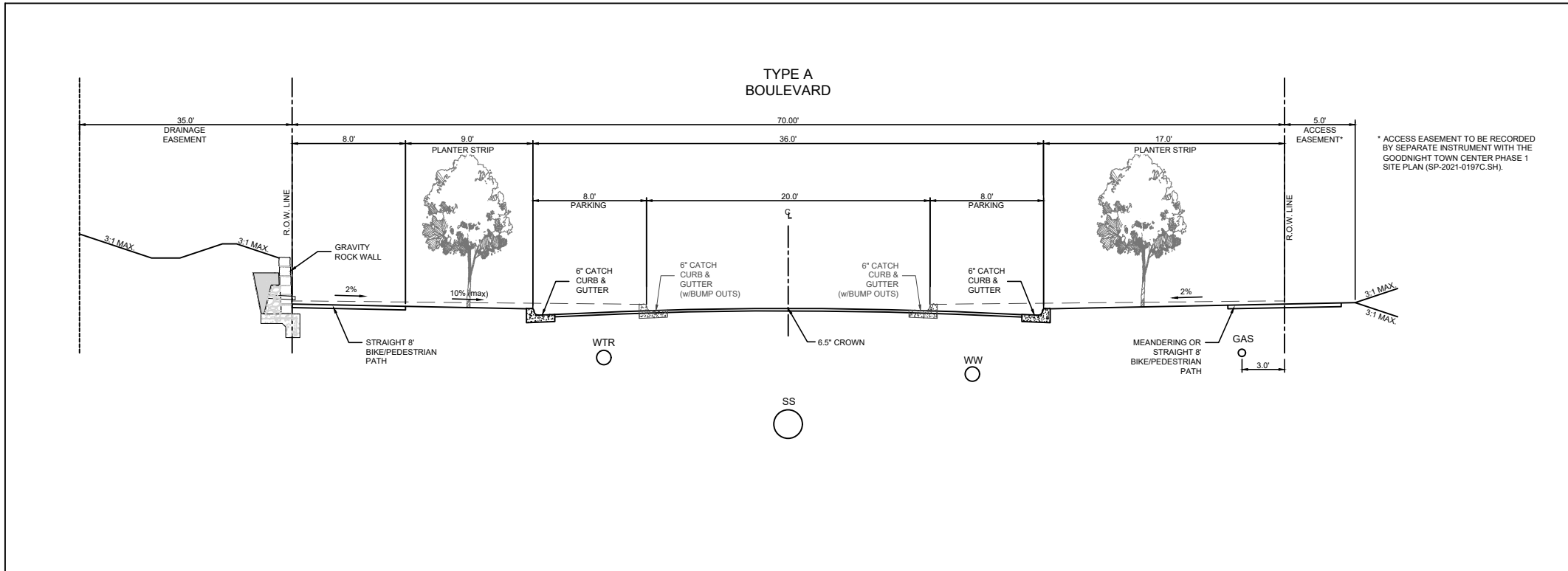
C8-2022-0107-SH



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.

GOODNIGHT RANCH PHASE ONE, ONE-A & ONE-B										
OVERALL IMPERVIOUS COVER TRACKING TABLE										
PROJECT NAME	COA FILE NO.	STATUS*	GROSS SITE AREA (AC)	BY PROJECT			CUMULATIVE GOODNIGHT TO DATE			OVERALL GOODNIGHT PUD
				NET SITE AREA (AC)	IMP. COVER(AC)	IC AS % OF NSA	NET SITE AREA (AC)	IMP. COVER (AC)	IC AS % OF NSA	IC AS % 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%
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%
Goodnight Commercial Development	SP-2017-0369C.SH	Under Construction			2.254	80%	132.808	48.306	36%	6.99%
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%
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%
Nightingale at Goodnight Ranch	SP-2016-0570C.SH	Complete			4.762	65%	143.220	55.639	39%	8.05%
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%
Goodnight Pleasant Valley Road (Section 5)	SP-2018-0616D	Complete			1.467	62%	157.915	57.280	36%	8.29%
Goodnight Ranch Section 5 Multifamily	SP-2016-0308C.SH	Complete			8.260	57%	157.915	65.540	42%	9.48%
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%
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%
Urbana Phase 2 at Goodnight Ranch	SP-2018-0209C.SH	Complete			3.005	52%	180.353	73.913	41%	10.70%
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%
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										
PROJECT NAME	COA FILE NO.	STATUS*	GROSS SITE AREA (AC)	BY PROJECT			CUMULATIVE GOODNIGHT TO DATE			OVERALL GOODNIGHT PUD
				NET SITE AREA (AC)	IMP. COVER(AC)	IC AS % OF NSA	NET SITE AREA (AC)	IMP. COVER (AC)	IC AS % OF NSA	IC AS % OF NSA OF PUD
Goodnight Ranch Phase 2 Section 1	C8-2017-0136.0A	Complete	13.054		0.000	0%	265.745	111.958	42%	16.20%
Nexus at Goodnight Ranch	SP-2018-0344C.SH	Under Construction			8.480	65%	265.745	120.438	45%	17.43%
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%
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%
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%
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%
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%
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-xxxxC.SH	Future	1.648	1.648	0.871	53%	355.907	171.551	48%	24.83%



STREETS:							
<u>INTERNAL STREETS:</u>	<u>CLASSIFICATION</u>	<u>CURB &amp; 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 BLVD	BOULEVARD (TYPE A)	YES	1,026 LF	BOTH SIDES	70'	36'	30 MPH

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PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 4  
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HRRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101



DEVELOPMENT TX



09/01/2022 TBPE FIRM No. F-1638

**GENERAL NOTES**

DESIGNED BY: GF

DRAWN BY: GA

CHECKED BY: FA

APPROVED BY: GF

SHEET 2 OF 4

C8-2022-0107.SH



Plot Style: LandDev\_General.ctb  
Template: LDC\_C:\2020\DWG  
C:\210\dwg\4502102 - Goodnight Ranch Town Center West Phase Plan.dwg  
ACADPlantSEC ONE.dwg  
September 01, 2022 3:29 PM, gfortan



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
- PROPOSED SIDEWALKS

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

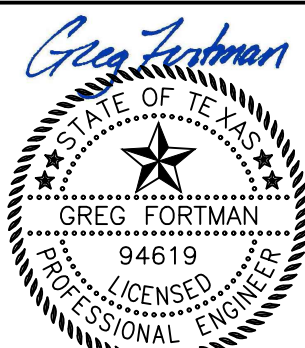


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H3GREEN.COM  
TBP# NO. 16384  
TBP# NO. 10194101



DEVELOPMENT TX



09/01/2022 TBP# FIRM No. F-16384

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

C8-2022-0107.SH

FOR CITY USE ONLY:

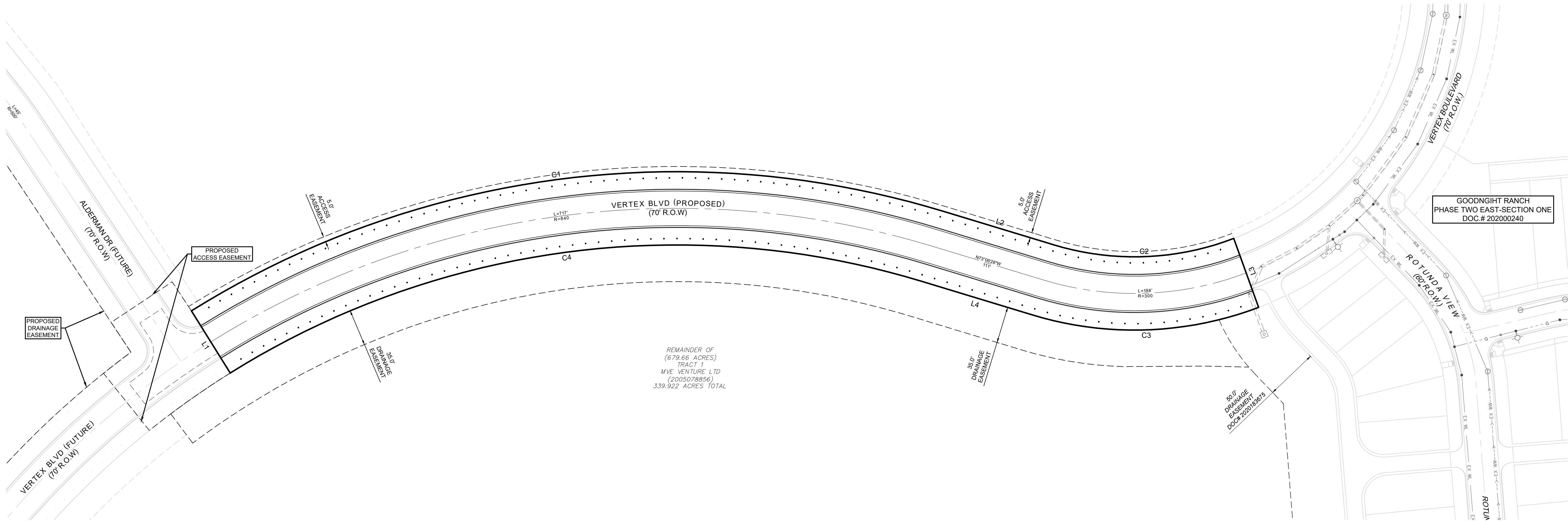
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DENISE LUCAS, DIRECTOR, DEVELOPEMENT SERVICES DEAPRTMENT

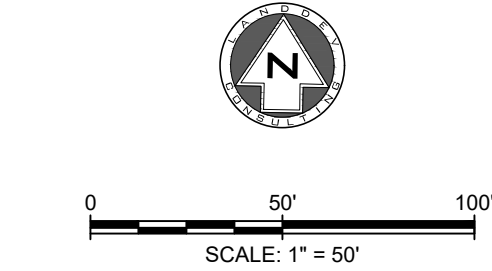
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Plot Style: LandDev\_Geobal.ctb  
Template: LDC\_C:\2020\DWG  
C:\2020\DWG\4502102 - Goodnight Ranch Town Center West Prelim Plan\02\_ACAD\Plans\SEC ONE\210202 STPL.dwg, 01, September 01, 2022, 3:30 PM, gflerman



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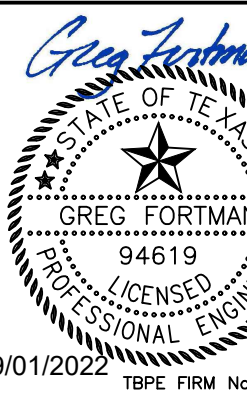


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H3Green  
DEVELOPMENT TX



09/01/2025 TBP# FIRM No. F-16384

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  
C8-2022-0107.SH

FOR CITY USE ONLY:

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