

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0252.SH**COMMISSION DATE:** December 6, 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).

This preliminary subdivision plan was originally disapproved for reasons on Nov. 1, 2022 and the applicant has submitted an update that addresses those reasons. The preliminary plan now complies with the criteria for approval in LDC 25-4-84(B).

**STAFF RECOMMENDATION:**

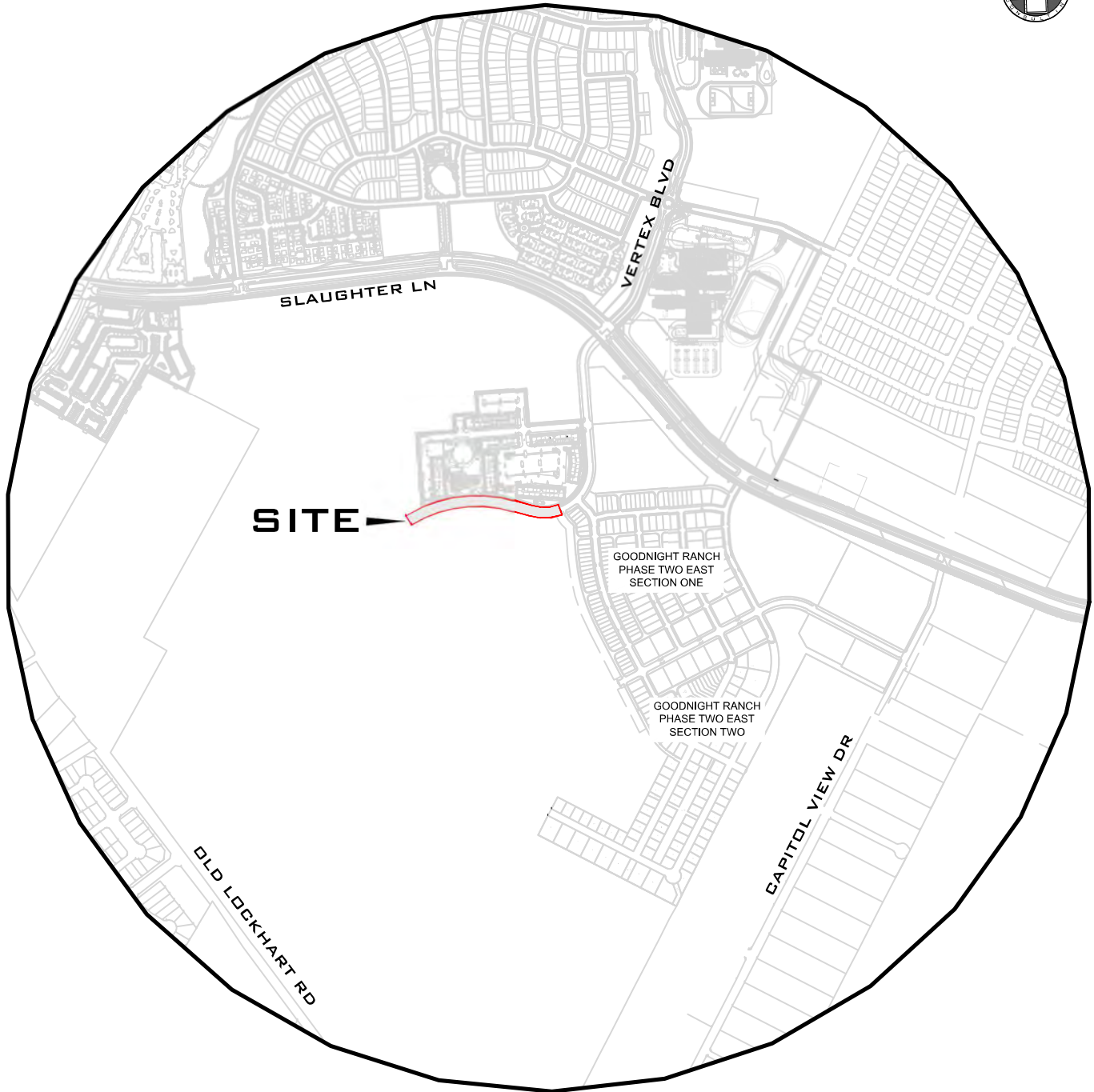
The staff recommends approval of this preliminary subdivision plan as it meets all applicable State and City of Austin LDC requirements.

**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 November 30, 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. 16384

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

# GOODNIGHT TOWN CENTER PHASE 1, SECTION 1 PRELIMINARY PLAN

AUSTIN, TEXAS

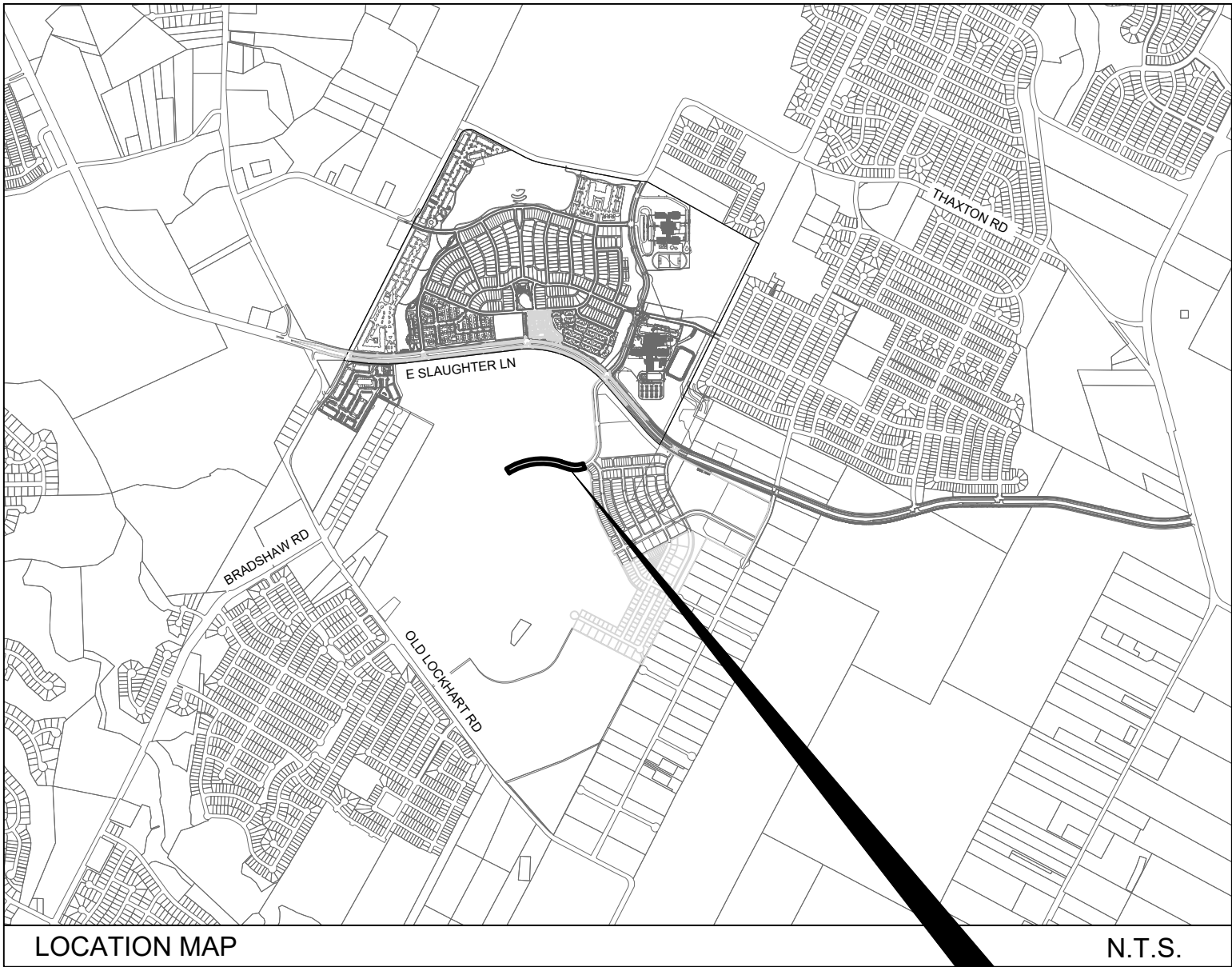
**OWNER/DEVELOPER:** AUSTIN GOODNIGHT RANCH, L.P.  
610 W. 5TH ST. SUITE 601  
AUSTIN, TEXAS 78701  
(512) 472-7455

**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 CREEK 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:

*Greg Fortman*

2 November 2022  
DATE

HRGREEN, 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: C8-2022-0252.SH APPLICATION DATE: \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

JOEY DE LA GARZA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



4201 WEST PARMER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRGREEN.COM  
TBPE NO. 16384  
TBPLS NO. 10194101



COVER  
GOODNIGHT TOWN CENTER  
PHASE 1, SECTION 1  
PRELIMINARY PLAN

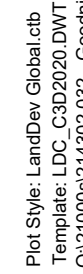
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DRAWN BY: GA  
CHECKED BY: FA  
APPROVED BY: GF

SHEET 1 OF 4  
C8-2022-0252.SH

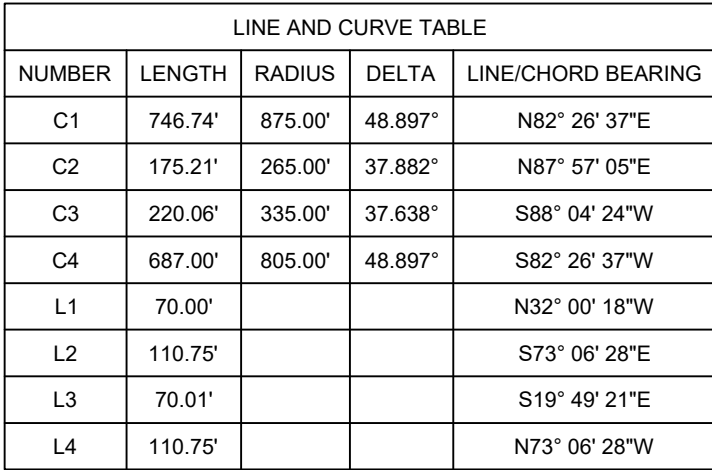


C8-2022-0252.SH












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

LEGEND

 BOUNDARY  
 EASEMENT  
 FLOODPLAIN  
 CREEK CENTERLINE  
 PROPOSED SIDEWALKS

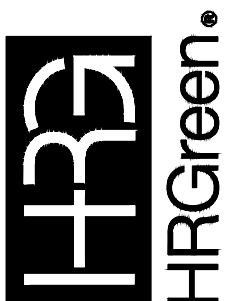


Know what's below.  
Call before you dig.

4201 WEST PARMER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRRGREEN.COM

TBPE NO: 16384  
TBPI S NO: 10194101

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TBPI S NO: 10194101



DEVELOPMENT TX



11/02/2022 TBPE FIRM No. F-1638

NOTE:

1. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 4  
FILE NUMBER: CB-2022-0252.5H APPLICATION DATE: \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

JOEY DE LA GARZA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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# 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

C8-2022-0252.SH



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



CASE NUMBER: C8-2022-0252.SH  
UPDATE: U1  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Goodnight Town Center, Phase 1 Section 1  
LOCATION: 8901 VERTEX BLVD

SUBMITTAL DATE: November 21, 2022  
FINAL REPORT DATE: November 30, 2022

**STAFF REPORT:**

This preliminary plan now has full staff approval and is scheduled for the Dec. 6, 2022 Land Use Commission hearing with a staff recommendation to approve.

**REVIEWERS:**

Planner 1: Chima Onyia

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

Comments cleared.

**End of Master Comment Report**