# 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:COUNTY:TravisDISTRICT:WATERSHED:Onion CreekJURISDICTION:Full Purpose

**<u>SIDEWALKS</u>**: 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.

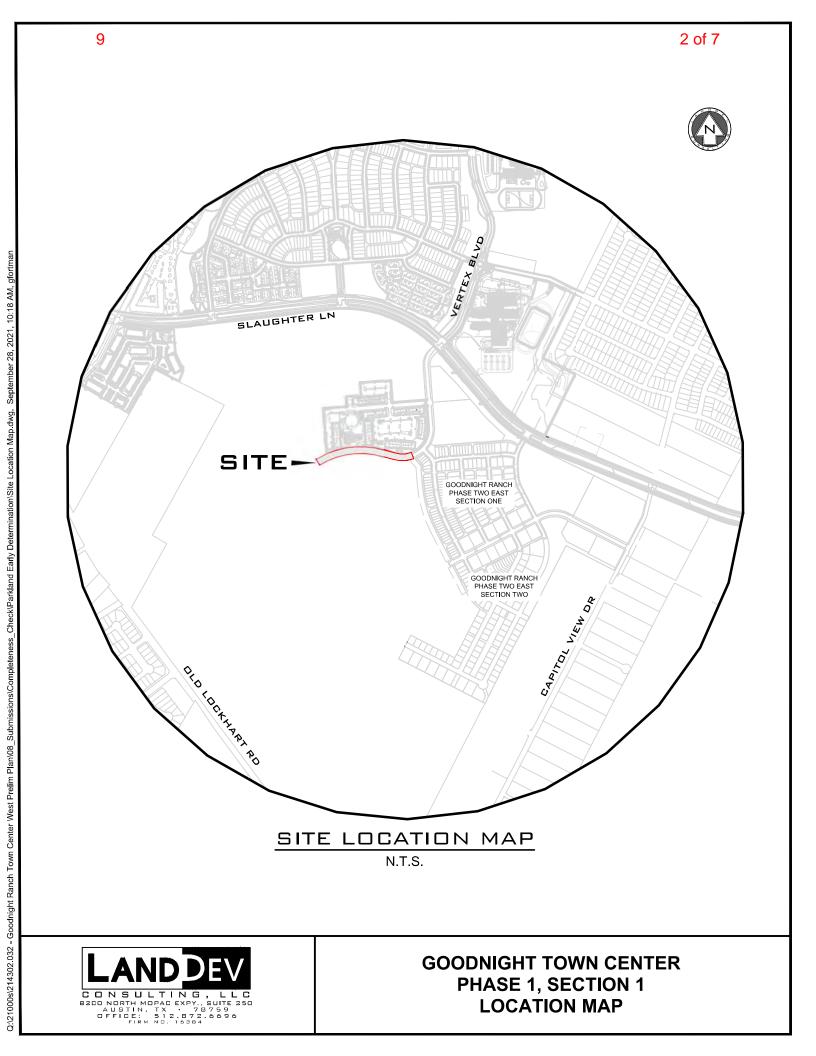
**CASE MANAGER**: Joey de la Garza

**PHONE**: 512-974-2664

E-mail: joey.delagarza@austintexas.gov

## **ATTACHMENTS**

Exhibit A: Vicinity map Exhibit B: Proposed preliminary plan Exhibit C: Comment report dated November 30, 2022

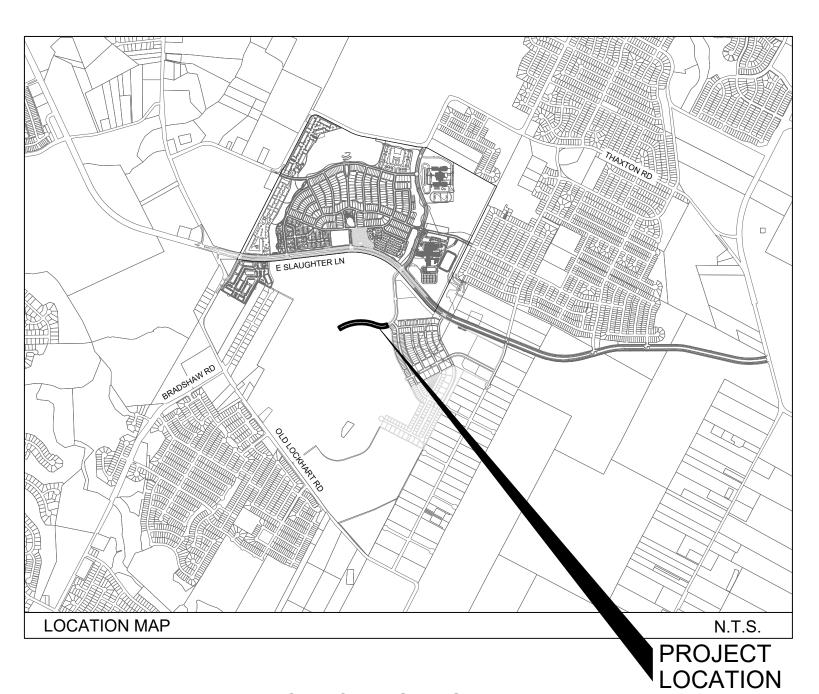


							G
OWNER/DEVELOPE	R: AUSTIN GOOD 610 W. 5TH ST AUSTIN, TEXA (512) 472-7455	S 78701					
ENGINEER:	HR GREEN 4201 W. PARM AUSTIN, TEXA (512) 872-6696						
SURVEYOR:	HR GREEN 5508 HIGHWA AUSTIN, TEXA (512) 872-6696		150				
NOTES:							
2. GOODNIGHT TO	ON IS WITHIN THE CITY OF AUS	N 1 PRELIMINARY	PLAN CONT	AINS 1.65 AC			
(20061116-053 A	S LOCATED WITHIN THE <u>ONION</u> DNSTRUCTED AND MAINTAINED ND 20210930-134) AND CHAPTE S NOT WITHIN THE EDWARDS /	R 25 OF THE COD	E OF THE CI	TY OF AUSTI	N.		
THIS PROJECT I	<u>S NOT</u> WITHIN THE EDWARDS A N ENVIRONMENTAL QUALITY (1	AQUIFER RECHAR					
er Desc		REVISIONS / C		IS			
er Desc	ription	Revise (R) Add	Sheets in	Net Change		City of Austin	Date
		(A) Void (V) Sheet No.'s	Plan set	Imp. Cover (sq.ft.)	Cover (sq. ft.)/%	Approval Date	Imaged

# DNIGHT 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

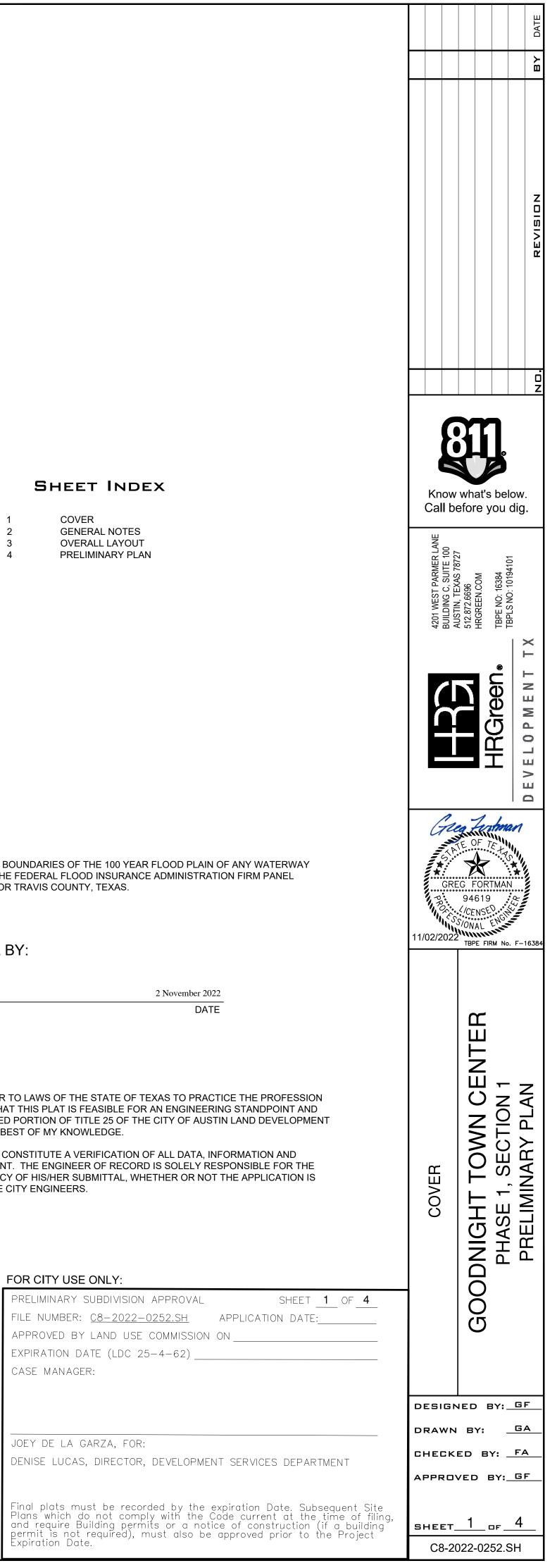


CITY OF AUSTIN GRID: H12 MAPSCO GRID: 704D, 704H NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.



HRGREEN, LLC AUSTIN, TEXAS 78727 512-872-6696

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SUBMITTED FOR APPROVAL BY:

ENGINEER OF RECORD

4201 W. PARMER LANE, SUITE C-100

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.

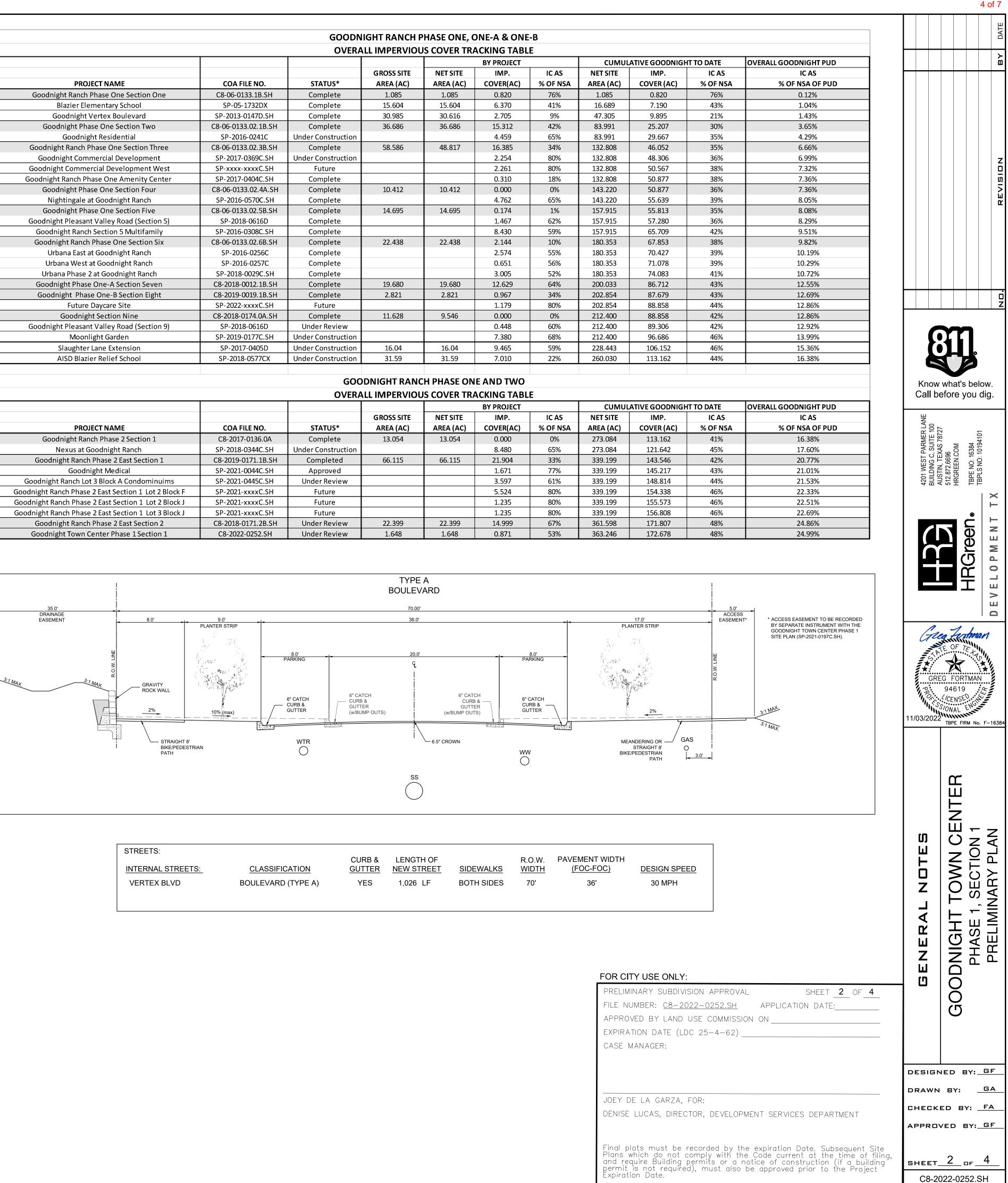
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE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

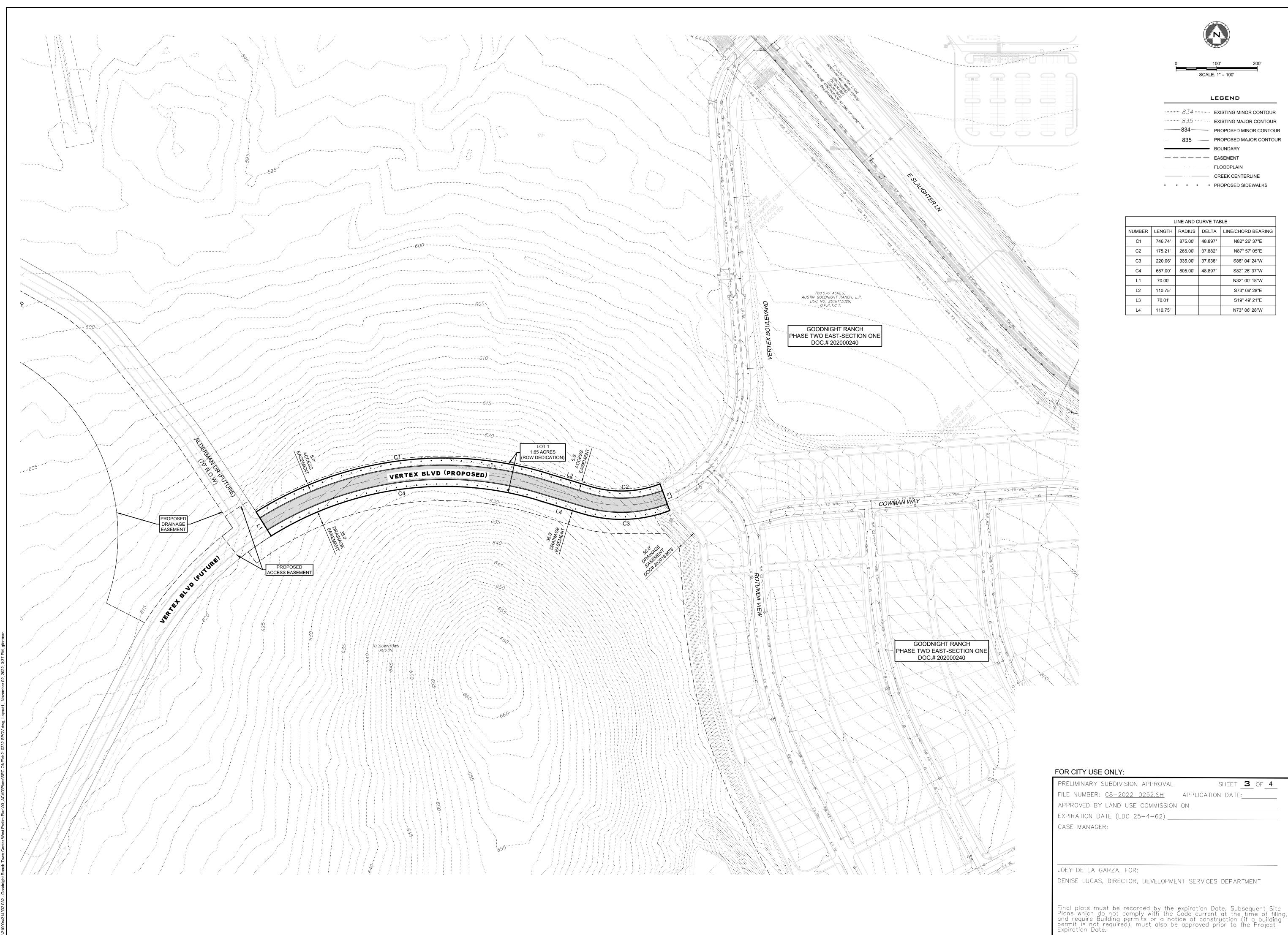
PRELIMINARY PLAN NOTES: 1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DI 2. WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONS 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 ACC 25-1-112 OF THE OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS: A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY, AND WASTEWAT FOR THE FOLLOWING STREETS: VERTEX BOULEVARD 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, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION 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 RUNOF 4. 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 C 5. CITY OF AUSTIN. A ROADWAY, STREET, OR ALLEY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TRANSPORTATION CRITERIA MANUAL STANDARDS AND SPECIFICATIONS OR AS REQUIRED BY PUD ORDINANCE #20210930-134 AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE F PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: VERTEX BOULEVA DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONST SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE G UTILITY COMPANY (LDC 25-6-351). PUBLIC SIDEWALKS ALONG RIGHTS OF WAY CONSTRUCTED ON PRIVATE PROPERTY SHALL BE CONTAIN ACCESS EASEMENT PER P.U.D STANDARDS. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY 8. 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. 9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL 10. 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 11 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 13. 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 14. 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 15 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 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. ALL OPEN SPACE, DRAINAGE, PUE, AND/OR PARK LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ITS ASSIGNS. 19. COMMON AREAS SUCH AS MEDIANS, TRAFFIC CIRCLES, AND PEDESTRIAN ACCESS WAYS ARE SEPARATE LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY 20. 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. ONION CREEK METRO PARK IN-DISTRICT IMPROVEMENTS MAY BE CONSTRUCTED BY OR ON BEHALF OF THE DISTRICT WITH NO NEED FOR POSTING FISCAL 21. 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. 23. PARKING AND LOADING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD ORDINANCE FOR ALL LOTS WITHIN THE PUD. 24. 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 27. 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 29. 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 30. 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 31 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.

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ICTION MUST BE					<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
ANCE WITH LDC		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%
OLLECTION		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%
	e	Goodnight Commercial Development	SP-2017-0369C.SH	Under Construction			2.254	80%	132.808	48.306	36%	6.99%
	Lane	Goodnight Commercial Development West	SP-xxxx-xxxxC.SH	Future			2.261	80%	132.808	50.567	38%	7.32%
SHALL BE HELD TO		Goodnight Ranch Phase One Amenity Center	SP-2017-0404C.SH	Complete			0.310	18%	132.808	50.877	38%	7.36%
	e l	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%
	ht	Nightingale at Goodnight Ranch	SP-2016-0570C.SH	Complete			4.762	65%	143.220	55.639	39%	8.05%
	<u>ы</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%
	al	Goodnight Pleasant Valley Road (Section 5)	SP-2018-0616D	Complete			1.467	62%	157.915	57.280	36%	8.29%
L BE HELD TO	SI	Goodnight Ranch Section 5 Multifamily	SP-2016-0308C.SH	Complete			8.430	59%	157.915	65.709	42%	9.51%
	ui 🗌	Goodnight Ranch Phase One Section Six	C8-06-0133.02.6B.SH	Complete	22.438	22.438	2.144	10%	180.353	67.853	38%	9.82%
ED FROM THE	of I	Urbana East at Goodnight Ranch	SP-2016-0256C	Complete			2.574	55%	180.353	70.427	39%	10.19%
		Urbana West at Goodnight Ranch	SP-2016-0257C	Complete			0.651	56%	180.353	71.078	39%	10.29%
	다 다	Urbana Phase 2 at Goodnight Ranch	SP-2018-0029C.SH	Complete			3.005	52%	180.353	74.083	41%	10.72%
ITY OF AUSTIN	North	Goodnight Phase One-A Section Seven	C8-2018-0012.1B.SH	Complete	19.680	19.680	12.629	64%	200.033	86.712	43%	12.55%
PLAT.	ž	Goodnight Phase One-B Section Eight	C8-2019-0019.1B.SH	Complete	2.821	2.821	0.967	34%	202.854	87.679	43%	12.69%
S SHOWN BY A		Future Daycare Site	SP-2022-xxxxC.SH	Future			1.179	80%	202.854	88.858	44%	12.86%
HE REQUIRED		Goodnight Section Nine	C8-2018-0174.0A.SH	Complete	11.628	9.546	0.000	0%	212.400	88.858	42%	12.86%
ING BODY OF		Goodnight Pleasant Valley Road (Section 9)	SP-2018-0616D	Under Review			0.448	60%	212.400	89.306	42%	12.92%
THIN A PUBLIC		Moonlight Garden	SP-2019-0177C.SH	Under Construction			7.380	68%	212.400	96.686	46%	13.99%
		Slaughter Lane Extension	SP-2017-0405D	Under Construction	16.04	16.04	9.465	59%	228.443	106.152	46%	15.36%
TY OF AUSTIN,		AISD Blazier Relief School	SP-2018-0577CX	Under Construction	31.59	31.59	7.010	22%	260.030	113.162	44%	16.38%

	OVERALL IMPERVIOUS COVER TRACKING TABLE										
				BY PROJECT		CUMUL	ATIVE GOODNIGH	OVERALL GOODNIGHT PUD			
		GROSS SITE	NET SITE	IMP.	IC AS	NET SITE	IMP.	IC AS			
	STATUS*	AREA (AC)	AREA (AC)	COVER(AC)	% OF NSA	AREA (AC)	COVER (AC)	% OF NSA	% OF NSA OF PUD		
A	Complete	13.054	13.054	0.000	0%	273.084	113.162	41%	16.38%		
SH	Under Construction			8.480	65%	273.084	121.642	45%	17.60%		
.SH	Completed	66.115	66.115	21.904	33%	339.199	143.546	42%	20.77%		
SH	Approved			1.671	77%	339.199	145.217	43%	21.01%		
SH	Under Review			3.597	61%	339.199	148.814	44%	21.53%		
5H	Future			5.524	80%	339.199	154.338	46%	22.33%		
SH	Future			1.235	80%	339.199	155.573	46%	22.51%		
SH	Future			1.235	80%	339.199	156.808	46%	22.69%		
.SH	Under Review	22.399	22.399	14.999	67%	361.598	171.807	48%	24.86%		
Н	Under Review	1.648	1.648	0.871	53%	363.246	172.678	48%	24.99%		

	UVERALL INIPERVIOUS 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%	273.084	113.162	41%	16.38%	
e	Nexus at Goodnight Ranch	SP-2018-0344C.SH	Under Construction			8.480	65%	273.084	121.642	45%	17.60%	
n of E. er Lar	Goodnight Ranch Phase 2 East Section 1	C8-2019-0171.1B.SH	Completed	66.115	66.115	21.904	33%	339.199	143.546	42%	20.77%	
	Goodnight Medical	SP-2021-0044C.SH	Approved			1.671	77%	339.199	145.217	43%	21.01%	
	Goodnight Ranch Lot 3 Block A Condominuims	SP-2021-0445C.SH	Under Review			3.597	61%	339.199	148.814	44%	21.53%	
ht,	Goodnight Ranch Phase 2 East Section 1 Lot 2 Block F	SP-2021-xxxxC.SH	Future			5.524	80%	339.199	154.338	46%	22.33%	
nc 🔤	Goodnight Ranch Phase 2 East Section 1 Lot 2 Block J	SP-2021-xxxxC.SH	Future			1.235	80%	339.199	155.573	46%	22.51%	
Sc	Goodnight Ranch Phase 2 East Section 1 Lot 3 Block J	SP-2021-xxxxC.SH	Future			1.235	80%	339.199	156.808	46%	22.69%	
N N	Goodnight Ranch Phase 2 East Section 2	C8-2018-0171.2B.SH	Under Review	22.399	22.399	14.999	67%	361.598	171.807	48%	24.86%	
	Goodnight Town Center Phase 1 Section 1	C8-2022-0252.SH	Under Review	1.648	1.648	0.871	53%	363.246	172.678	48%	24.99%	





5 of 7

LEGEND

N82° 26' 37"E

N87° 57' 05"E

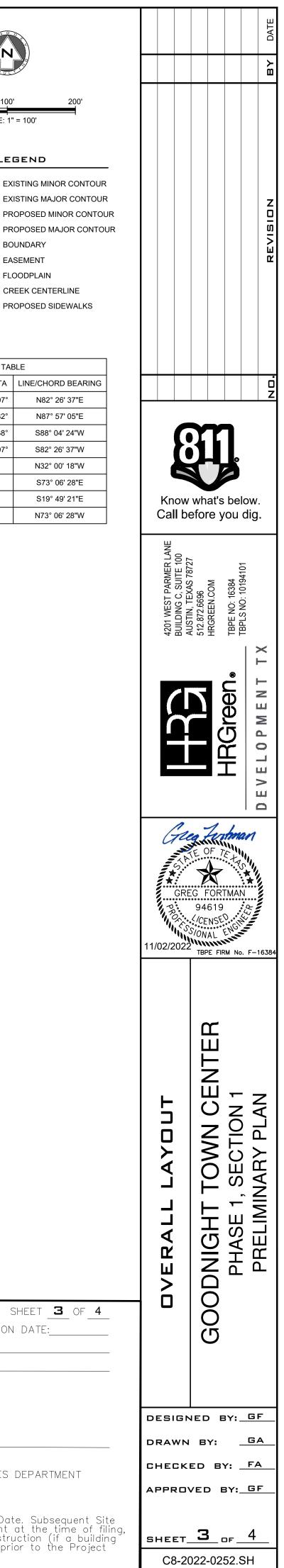
S88° 04' 24"W

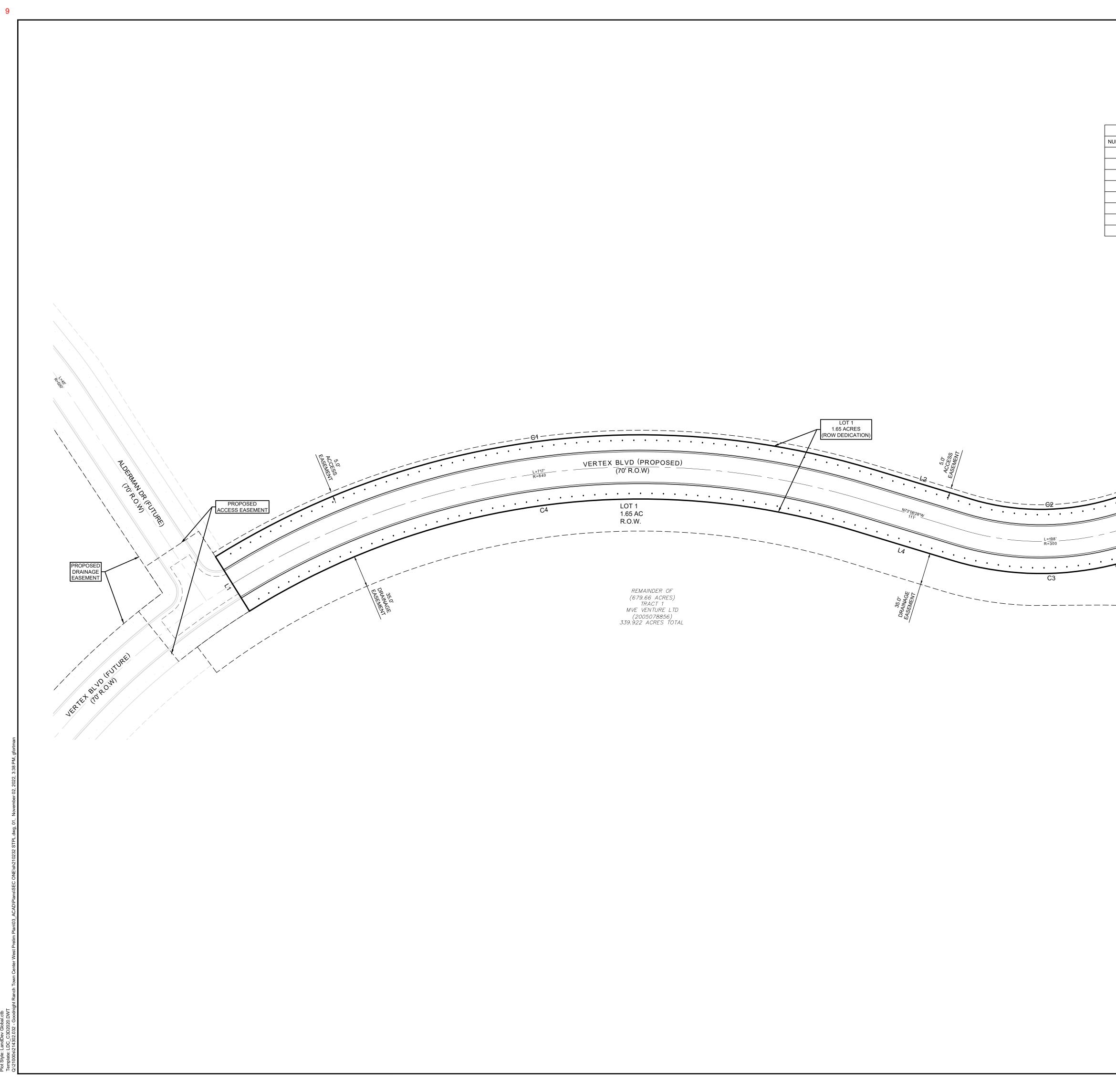
S82° 26' 37"W N32° 00' 18"W

S73° 06' 28"E

S19° 49' 21"E

N73° 06' 28"W





6 of 7

		DATE
		B
0 50' 100'		
LINE AND CURVE TABLE		
NUMBER    LENGTH    RADIUS    DELTA    LINE/CHORD BEARING    BOUNDARY      C1    746.74'    875.00'    48.897°    N82° 26' 37"E    ————————————————————————————————————		z
C2  175.21'  265.00'  37.882°  N87° 57' 05"E  —  FLOODPLAIN    C3  220.06'  335.00'  37.638°  S88° 04' 24"W  —  CREEK CENTERLINE		RE VISIO
C4    687.00'    805.00'    48.897°    S82° 26' 37"W		RE V
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		
COODNIGHT RANCH PHASE TWO EAST-SECTION ONE DOC.# 202000240	4201 WEST PARMER LANE BUILDING C, SUITE 100 ALISTIN TEXAS 78777	DEVELOPMENT TX
Image: Provide of the second secon	TI1/02/2022	DDNIGHT TOWN CENTER PHASE 1, SECTION 1 PRELIMINARY PLAN
PRELIMINARY SUBDIVISION APPROVAL  SHEET 4 OF 4    FILE NUMBER:  C8-2022-0252.SH  APPLICATION DATE:    APPROVED BY LAND USE COMMISSION ON	Ч Ч	GOC
CASE MANAGER:	DESIGN	IED BY: GF
JOEY DE LA GARZA, FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		BY: <u>GA</u> ED BY: <u>FA</u> VED BY: <u>GF</u>
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.		_44 022-0252.SH

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

CASE NUMBER:C8-2022-0252.SHUPDATE:U1CASE MANAGER:Joey de la GarzaPHONE #:512-974-2664

PROJECT NAME:Goodnight Town Center, Phase 1 Section 1LOCATION: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.

<u>REVIEWERS:</u> Planner 1: Chima Onyia

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

Comments cleared.

End of Master Comment Report



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