

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0252.1A.SH**COMMISSION DATE:** May 16, 2023**SUBDIVISION NAME:** Goodnight Town Center Phase 1, Section 1 Final Plat**ADDRESS:** 8901 Vertex Blvd**APPLICANT:** Austin Goodnight Ranch L.P. (Myra Goepp)**AGENT:** HR Green (Greg Fortman, P.E.)**ZONING:** PUD**NEIGHBORHOOD PLAN:** N/A**AREA:** 1.647 acres**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 Goodnight Town Center Phase 1, Section 1 Final Plat which will dedicate 1.647 acres of ROW with all associated improvements.

Staff recommends approval of the plan, 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:**

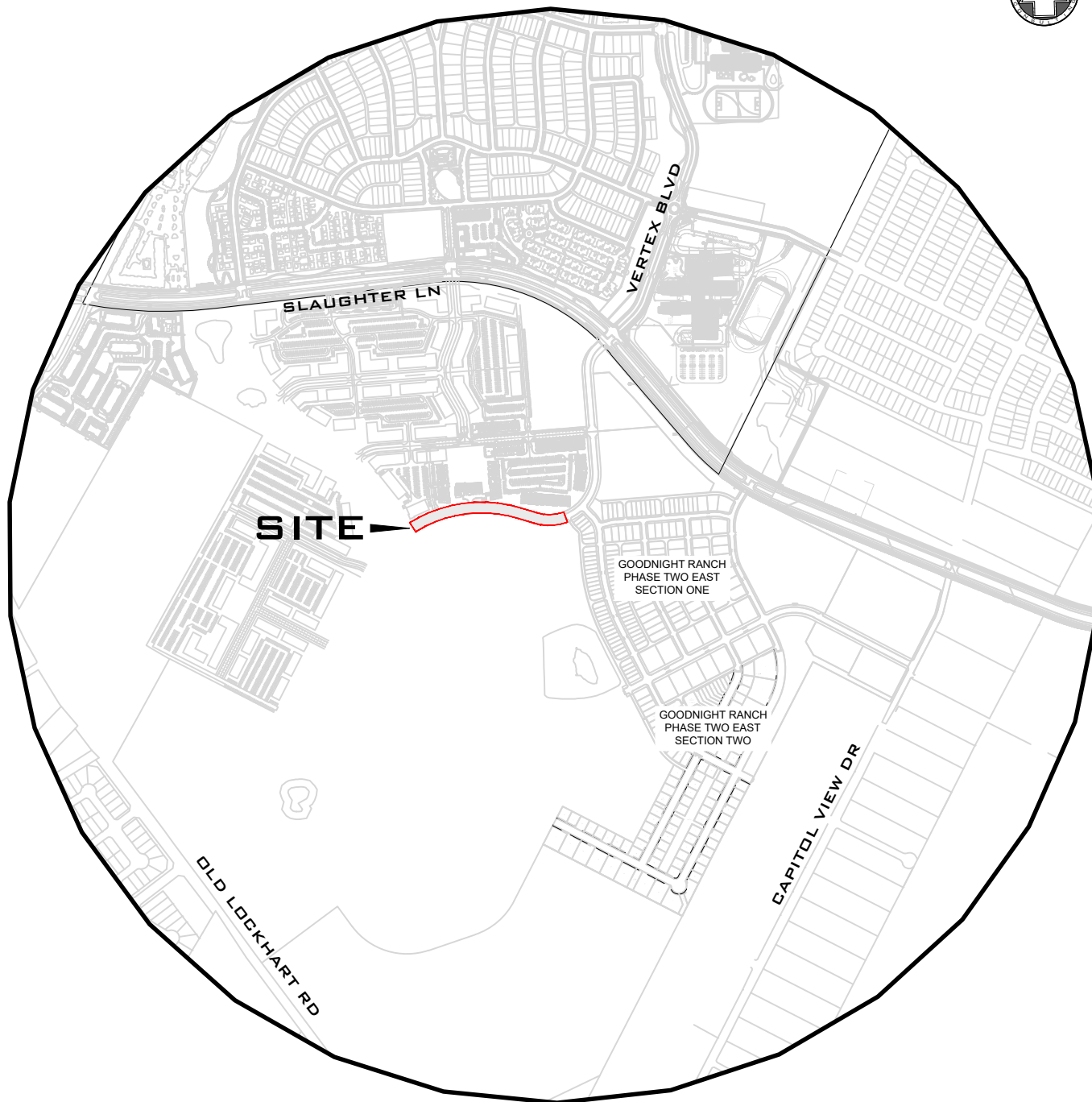
Staff recommends approval of the plan, subject to the conditions listed in the comment report dated May 10, 2023, and attached as Exhibit C.

**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 plan

Exhibit C: Comment report dated May 10, 2023



SITE LOCATION MAP

N.T.S.

GOODNIGHT TOWN CENTER

PHASE 1 SECTION 1  
AUSTIN, TRAVIS, TEXAS  
1/30/2023



HRGreen®

DEVELOPMENT TX

4201 WEST PARKER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101



FINAL PLAT  
GOODNIGHT TOWN CENTER,  
PHASE 1 SECTION 1  
TRAVIS COUNTY, TEXAS

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642  
HR GREEN DEVELOPMENT TX, LLC  
5508 HWY 290 WEST #150  
AUSTIN, TEXAS 78735  
512.872.6696  
ERNESTO.NAVARRETE@HRGREEN.com  
TBPLS FIRM NO. 10194101

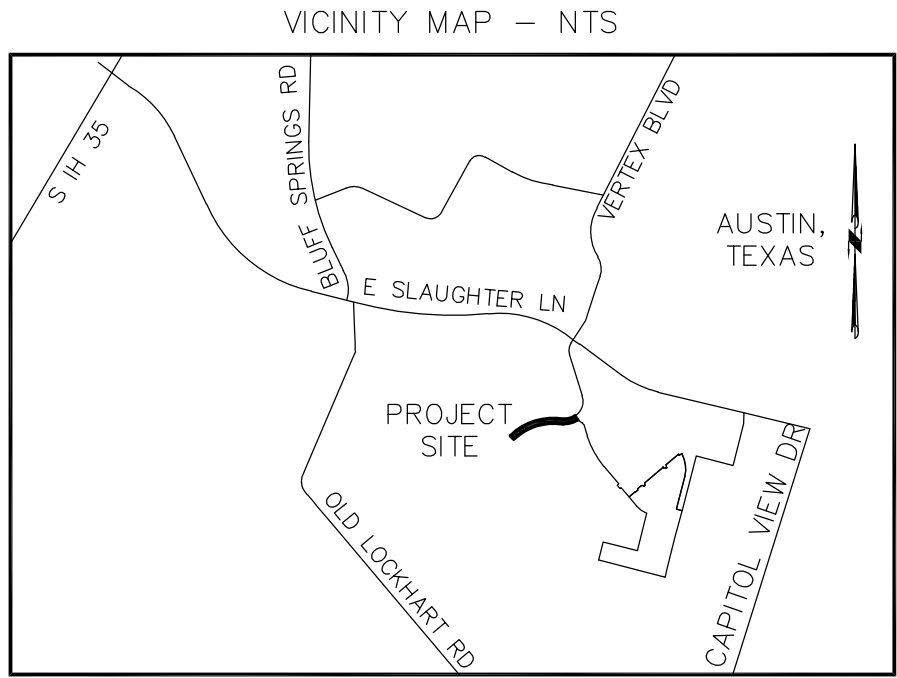
OWNER: AUSTIN GOODNIGHT RANCH, L.P.  
610 W. 5TH STREET  
SUITE 601  
AUSTIN, TX 78701

ACREAGE: 1.647 ACRES  
PATENT SURVEY: SANTIAGO DEL VALLE GRANT, ABST.  
24

ENGINEER: GREG FORTMAN, P.E. 94619  
HR GREEN DEVELOPMENT TX, LLC  
4201 WEST PARMER LANE, SUITE C100  
AUSTIN, TEXAS 78727  
512.872.6696  
GREG.FORTMAN@HRGREEN.com  
TBPE FIRM No. F-16384

LINEAR FEET OF NEW STREET: VERTEX BOULEVARD 1,025'

TOTAL 1,025'



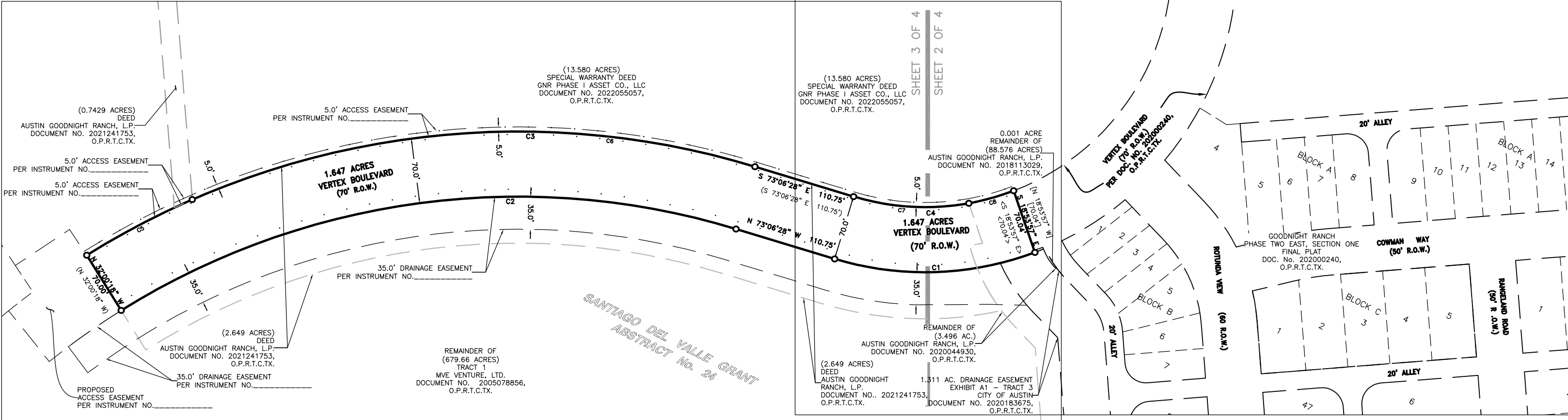
"PRELIMINARY"  
This Document shall not be Recorded  
for any purpose

- GENERAL NOTES:
1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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 LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
  3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 2022, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
  4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS IN PART BY THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH GOODNIGHT RANCH PHASE TWO EAST SECTION ONE (C8-2018-0171.1B.SH).
  6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
  7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  8. 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 TEN FEET OF THE CENTER LINE OF THE PROPOSED 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.
  9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET(S), AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: VERTEX BOULEVARD. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. COMMON AREA OR OPEN SPACE LOTS MAY SUBSTITUTE TRAIL CONSTRUCTION FOR PUBLIC SIDEWALK.
  10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
  11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
  12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
  13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
  14. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE GOODNIGHT P.U.D. ORDINANCE (20210930-134), AND AS AMENDED.
  15. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. 2016030040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR SINGLE FAMILY LOTS, AND DOCUMENT NO. 2016033389 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR MULTIFAMILY AND COMMERCIAL LOTS.
  16. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
  17. 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 LAWS 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.
  18. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.
  19. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ONION CREEK METRO PARK DISTRICT OR ASSIGNS FOR THIS SUBDIVISION.
  20. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
  21. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT #2020217505, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
  22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE. [LDC 25-1, ARTICLE 4].
  23. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7

- BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
24. THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHALL.
  25. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
  26. 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 ASSIGNS ONCE IMPROVEMENTS ARE COMPLETED.
  27. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT ON THIS PLAT WILL BE SUBJECT TO THE CITY OF AUSTIN STREET IMPACT FEE AS APPLICABLE PRIOR TO ACQUIRING THE BUILDING PERMIT.
  28. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMED NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY OF DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
  29. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

FEMA NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM, PANEL #48453C0595K, DATED JANUARY 22, 2020, FOR AUSTIN, TRAVIS COUNTY, TEXAS.



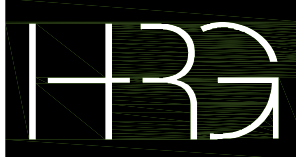
BENCHMARK LIST: NAVD88

BM 3: SQUARE FOUND IN THE NORTHWEST CORNER OF A HEADWALL LOCATED AT THE NORTHWEST INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX BLVD.  
ELEVATION=588.71'

BM 9: 3-INCH ALUMINUM DISC IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING, BM: 9, ELEVATION=582.98" \* FOUND ON DRAIN STRUCTURE LOCATED APPROXIMATELY 1422 FEET EAST OF THE INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX BLVD., AND APPROXIMATELY 531 FEET NORTH OF EAST SLAUGHTER LANE.  
ELEVATION=582.98'

FILE No: 1358

No.:	REVISION:		BY:	DATE:	



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TBPE NO: 16384  
TBPLS NO: 10194101

FINAL PLAT  
GOODNIGHT TOWN CENTER,  
PHASE 1 SECTION 1  
1.647 ACRES  
SANTIAGO DEL VALLE GRANT,  
ABSTRACT 24  
TRAVIS COUNTY, TEXAS

SHEET 1 OF 4



FINAL PLAT  
GOODNIGHT TOWN CENTER,  
PHASE 1 SECTION 1

TRAVIS COUNTY, TEXAS

E SLAUGHTER LANE  
(VARYING WIDTH R.O.W.)

(23.164 ACRES) EXHIBIT "A"  
DEED  
AUSTIN GOODNIGHT RANCH, L.P.  
DOCUMENT NO. 2022172293,  
O.P.R.T.C.TX.

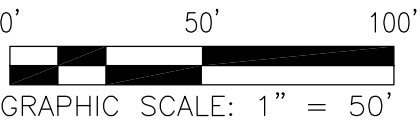
REMAINDER OF  
(3.496 AC.)  
AUSTIN GOODNIGHT RANCH, L.P.  
DOCUMENT NO. 2020044930,  
O.P.R.T.C.TX.

(0.7429 ACRES)  
DEED  
AUSTIN GOODNIGHT RANCH, L.P.  
DOCUMENT NO. 2021241753,  
O.P.R.T.C.TX.

LOT 2 BLOCK A  
AMENDED PLAT OF LOTS 2 AND 3, BLOCK A  
GOODNIGHT RANCH PHASE TWO EAST-SECTION ONE  
DOCUMENT NO. 202100170  
O.P.R.T.C.TX.

SPECIAL WARRANTY DEED  
GOODNIGHT RANCH MEDICAL LP  
(LOT 2 BLOCK A)  
DOCUMENT NO. 2022123168  
O.P.R.T.C.TX.

SANTIAGO DEL VALLE GRANT  
ABSTRACT No. 24



LEGEND

○ ½" IRON ROD W/CAP STAMPED "LANDDEV" OR "HR GREEN"  
PREVIOUSLY SET

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

( ) RECORD INFORMATION PER DOCUMENT NO. 2021241753  
O.P.R.T.C.TX.

< > RECORD INFORMATION PER DOCUMENT NO. 2020044930  
O.P.R.T.C.TX.

[ ] RECORD INFORMATION PER DOCUMENT NO. 202000240  
O.P.R.T.C.TX.

..... PROPOSED SIDEWALK

"PRELIMINARY"  
This Document shall not be Recorded  
for any purpose

(13.580 ACRES)  
SPECIAL WARRANTY DEED  
GNR PHASE I ASSET CO., LLC  
DOCUMENT NO. 2022055057,  
O.P.R.T.C.TX.

0.001 ACRE  
REMAINDER OF  
(88.576 ACRES)  
AUSTIN GOODNIGHT RANCH, L.P.  
DOCUMENT NO. 2018113029,  
O.P.R.T.C.TX.

1.647 ACRES  
VERTEX BOULEVARD  
(70' R.O.W.)

REMAINDER OF  
(3.496 AC.)  
AUSTIN GOODNIGHT RANCH, L.P.  
DOCUMENT NO. 2020044930,  
O.P.R.T.C.TX.

(2.649 ACRES)  
DEED  
AUSTIN GOODNIGHT  
RANCH, L.P.  
DOCUMENT NO. 2021241753,  
O.P.R.T.C.TX.

1.311 AC. DRAINAGE EASEMENT  
EXHIBIT A1 - TRACT 3  
CITY OF AUSTIN  
DOCUMENT NO. 2020183675,  
O.P.R.T.C.TX.

FILE No: 1358

CASE #: C8-2022-0252.1A.SH.

No:	REVISION:	BY:	DATE:



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TBPE NO: 16384  
TBPLS NO: 10194101

FINAL PLAT  
GOODNIGHT TOWN CENTER,  
PHASE 1 SECTION 1  
1.647 ACRES  
SANTIAGO DEL VALLE GRANT,  
ABSTRACT 24  
TRAVIS COUNTY, TEXAS

SHEET 2 OF 4



"PRELIMINARY"6 of 9  
 This Document shall not be Recorded  
 for any purpose

THE STATE OF TEXAS       §  
                                    KNOWN TO ALL MEN BY THESE PRESENTS §  
THE COUNTY OF TRAVIS     §

I, GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM, PANEL #48453C0595K, DATED JANUARY 22, 2020, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

GREG FORTMAN, P.E. 94619  
HR GREEN DEVELOPMENT TX, LLC  
4201 WEST PARMER LANE, SUITE C100  
AUSTIN, TEXAS 78727  
512.872.6696  
greg.fortman@HRGREEN.com  
TBPE FIRM No. F-16384

THE STATE OF TEXAS       §  
  KNOWN TO ALL MEN BY THESE PRESENTS §  
THE COUNTY OF TRAVIS     §

I, ERNESTO NAVARRETE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

ERNESTO NAVARRETE, R.P.L.S. 6642  
HR GREEN DEVELOPMENT TX, LLC  
5508 HWY 290 WEST #150  
AUSTIN, TEXAS 78735  
512.872.6696  
ernesto.navarrete@HRGREEN.com  
TBPLS FIRM NO. 10194101

PRINTED NAME: \_\_\_\_\_

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT,  
CITY OF AUSTIN, COUNTY OF TRAVIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON  
THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_.M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_.M OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY

CASE #: C8-2022-0252.1A.SH.

[illegible]



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

CASE NUMBER: C8-2022-0252.1A.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: May 1, 2023  
FINAL REPORT DATE: May 10, 2023

**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 **June 12, 2023**. 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 : Kennedy Higgins  
Drainage Engineering Review : Kyle Virr  
Environmental Review : Pamela Abee-Taulli  
Subdivision Review : Joey de la Garza

**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

End of Comments

**ATD Engineering Review - Dari Majd - 512-974-4024**

ATD1. Please add the following note to the subdivision: Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.

U1: Response noted. Comment cleared. (Plat note #27)

ATD2. Block lengths may not exceed 1200 feet in length. LDC 25-4-153. Please provide dimensions for block lengths.

Response noted. Comment cleared. (Blocks not exceeding 1200')

**Drainage Engineering Review - Kyle Virr - 512-974-2538**

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.

DE1: Please provide enough information to verify compliance with LDC 25-7. The engineering report submitted is just a cover sheet.

U1: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

DE2: CLEARED

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

5/9/2023 U1

EV 1 Cleared

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be



posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and **less proposed public streets and sidewalks**. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

**U1 Comment pending.** Fiscal estimate has been accepted. Post the approved amount through the Fiscal Office (FiscalSurety@austintexas.gov).

Subdivision Review - Joey de la Garza - <a href="mailto:joey.delagarza@austintexas.gov">joey.delagarza@austintexas.gov</a>
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SR 1, **U1: Comment cleared.**

SR 2, **U1: Remove the plat notes from sheet 1 and put them on sheet 4. Owner's Statement and all other signature/approval blocks will be sheet 5.**

SR 3 – SR 8, **U1: Comments cleared.**

SR 9, **U1: Remove plat note 28 since fiscal will be posted and a Subdivision Construction Agreement will be required.**

SR 10 – SR 12, **U1: Comments cleared.**

**End of Report**