

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0171.SH

ZAP DATE: February 18, 2020

SUBDIVISION NAME: Goodnight Ranch Phase Two –East

AREA: 89.526 acres

LOT(S): 293

OWNER/APPLICANT: Austin Goodnight Ranch LP
(Myra Goepp)

AGENT: LandDev Consulting
(Greg Fortman)

ADDRESS OF SUBDIVISION: 9308 Capitol View Drive

GRIDS: H/J-11/12

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 2

PROPOSED LAND USE: Planned Unit Development and ROW

SIDEWALKS: Sidewalks will be provided along subdivision side of Slaughter Lane and both sides of all interior streets prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the preliminary plan namely, Goodnight Ranch Phase Two - East Preliminary. The proposed plan is composed of 293 lot on 89.526 acres.

STAFF RECOMMENDATION: The staff recommends approval the plan. This plan meets all applicable City of Austin and State Local Government code requirements.



ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



-  Subject Tract
 Base Map

CASE: C8-2018-0171.SH
 LOCATION: 9308 CAPITOL VIEW DRIVE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

B-03

PLAN PREPARATION DATE: 10/01/2018
APPLICATION SUBMITTAL DATE: 10/23/2018

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APPLICATION SUBMITTAL DATE: 10/23/2018



Accepted for publication
12/12/2019

ANDREW CORNELL, INC.
231 W. PARKER LANE, SUITE C-100
COSTA, TEXAS 75701
12-442-3256

REVIEW OF THIS ANALYSIS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION OR OTHER CALCULATIONS REPORTED BY THE APPLICANT. THE COMPLETION OF RECORDS IS SUBJECT TO THE COMPLETION OF ALL DATA AND QUALITY OF INFORMATION SUBMITTED. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA INFORMATION.

AUSTIN GOONIGHT RANCH, L.P.
610 W. 5TH ST., SUITE 601
AUSTIN, TEXAS 78701
512-472-7455

CHAPARRAL PROFESSIONAL
LAND SURVEYORS, INC.
3500 MCCALL LN.
AUSTIN, TEXAS 78744
512-443-1724

LAND DEV
CONSULTING, LLC
44201 W. PARKER LANE, SUITE C-100
AUSTIN, TX 78737
OFFICE: 512.872.6696
FIRM# 18284

CONSULTING, LLC
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 18384

U. S. Census Bureau, Economic Development Services Department

DATE NO. CB-2018-0171 SH
SHEET NO. 01 06

3 of 8

SHEET INDEX

- | | |
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| 1 | COVER SHEET |
| 2 | CONTRACT LOGSHEET |
| 3 | GENERAL NOTES |
| 4 | PROBATIONARY PLAN (SHEET 1 OF 2) |
| 5 | PROBATIONARY PLAN (SHEET 2 OF 2) |
| 6 | LANDSCAPE TABLE |

LEONARD M. KATZMAN, JR., of the FARMERS' UNION OF CALIFORNIA, has been elected to the office of state representative for the 12th district, comprising the counties of Kern, Santa Barbara, and San Luis Obispo. He was elected to the office of state representative for the 12th district, comprising the counties of Kern, Santa Barbara, and San Luis Obispo. He was elected to the office of state representative for the 12th district, comprising the counties of Kern, Santa Barbara, and San Luis Obispo.

SUBMITTED FOR APPROVAL BY

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BJVRL

AUSTIN GOONIGHT RANCH, L.P.
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SURVEYOR:

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512-443-1724

ENGINEER:

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DATE NO. CB-2018-0171 SH
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3 of 8

NOTES

- THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES. FOR EXAMPLE, A STUDY BY KIM AND KIM (2001) REPORTED THAT THE PERCENTAGE OF FEMALE MANAGERS IN THE TOP MANAGEMENT OF KOREAN FIRMS WAS 12.5% IN 1995, WHICH IS SIMILAR TO THE 13.5% REPORTED IN THIS STUDY. HOWEVER, THE REASON FOR THE LOW PERCENTAGE OF FEMALE MANAGERS IN THE TOP MANAGEMENT OF KOREAN FIRMS IS NOT CLEAR. IT MAY BE DUE TO THE TRADITIONAL GENDER ROLES IN KOREA, WHERE MALES ARE EXPECTED TO BE THE BREADWINNERS AND FEMALES ARE EXPECTED TO BE THE CAREGIVERS. IT MAY ALSO BE DUE TO THE LACK OF SUPPORTIVE POLICIES AND PRACTICES FOR FEMALE MANAGERS IN KOREAN FIRMS. FURTHER RESEARCH IS NEEDED TO EXPLORE THE FACTORS AFFECTING THE PERCENTAGE OF FEMALE MANAGERS IN THE TOP MANAGEMENT OF KOREAN FIRMS.

REVISIONS/CORRECTIONS

[illegible]

GOODNIGHT RANCH
PHASE TWO - EAST
PRELIMINARY PLAN
OVERALL LAYOUT

[illegible]

OVERALL LAYOUT

SHEET NO. 02 of 06

CB-2018-0171.S4



PLAN PREPARATION DATE: 10/01/2010
APPLICATION SUBMITTAL DATE: 10/01/2010

NOTE: FLOODPLAIN DELINEATION BASED ON AN ANALYSIS PERFORMED FOR THIS PROJECT BY LANDEV CONSULTING, LLC.

FOR CITY USE ONLY:	PRELIMINARY SUBMISSION APPROVAL	STAFF	OF
	FILE NUMBER	APPLICATION DATE	
	APPROVED BY (ZAP) (PC) ON	ORDER SECTION	
	OF CHAPTER	OF THE CITY OF AUSTIN CODE	
	ENHANCING DATE (LOC)		

J. Rodney Gonzales, Director, Development Services Department

Final plans must be recorded by the Expiration Date. Subsequent Sale 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 stamped, noted in the Plans and Expiration Dates section.

[illegible]

GOODNIGHT RANCH PHASE TWO - EAST PRELIMINARY PLAN (89.526 ACRES)

[illegible]

[illegible][illegible]

BASE...	LOIS	USE
A	1, 4	0, 5, 6, E
B	13, 20	0, 2, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF
C	10, 21	0, 2, 3, 4, 1
D	1, 7	0, 2, 3, 4, 1
E	1, 7	0, 2, 3, 4, 1
F	16, 21	0, 2, 3, 4, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF
G	1, 16, 21	0, 2, 3, 4, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF
H	1, 16, 21	0, 2, 3, 4, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF
I	1, 16, 21	0, 2, 3, 4, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF
J	14, 18	0, 2, 3, 4, 6, 5, 6, 7, 8, E, F, & HELLOCOM, ESMF

[illegible][illegible][illegible][illegible]

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[illegible][illegible][illegible]

REGULATIONS ON IF IT IS
DESIGNED TO PROTECT THE
DESIGN OF THE PROJECT IF IT
IMPACTS THE PUBLIC SAFETY.

TEMPORARY EROSION CONTROL
MEASURES SHALL BE RESPONSIBLE FOR
PROVIDING EROSION CONTROL
PROVIDE EROSION CONTROL
WORK WITHIN THE LIMITS OF
THE CLEARANCE, REQUIRED BY
THE HIGHWAY AND HEAVY
TRUCKS AND HEAVY SPREADER
LAWNS TO BE MAINTAINED
THE SHALLE, UNLESS REQUIRED
TO MAINTAIN THE
G-FAULDS, TO COMPLY WITH

ED ON ALL COMMERCIAL AND
EXCEPT AS PERMITTED BY THE
IN COMPLIANCE WITH CHAPTER
OF G-TRANS COUNTY, TEXAS,
IN CITY OF AUSTIN, THROUGH
COUNTY PUBLIC & STATE
TO MR. MANNING BY THE
ELECTRON ACCESS WAYS AND
ART COUNCIL ASSOCIATION OR
ART COUNCIL ASSOCIATION
MEMBERSHIP MAINTENANCE FEE
SHALL OBTAIN MEMBERSHIP.

Approved prior to the Project Expiration Date.

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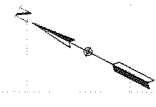
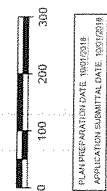
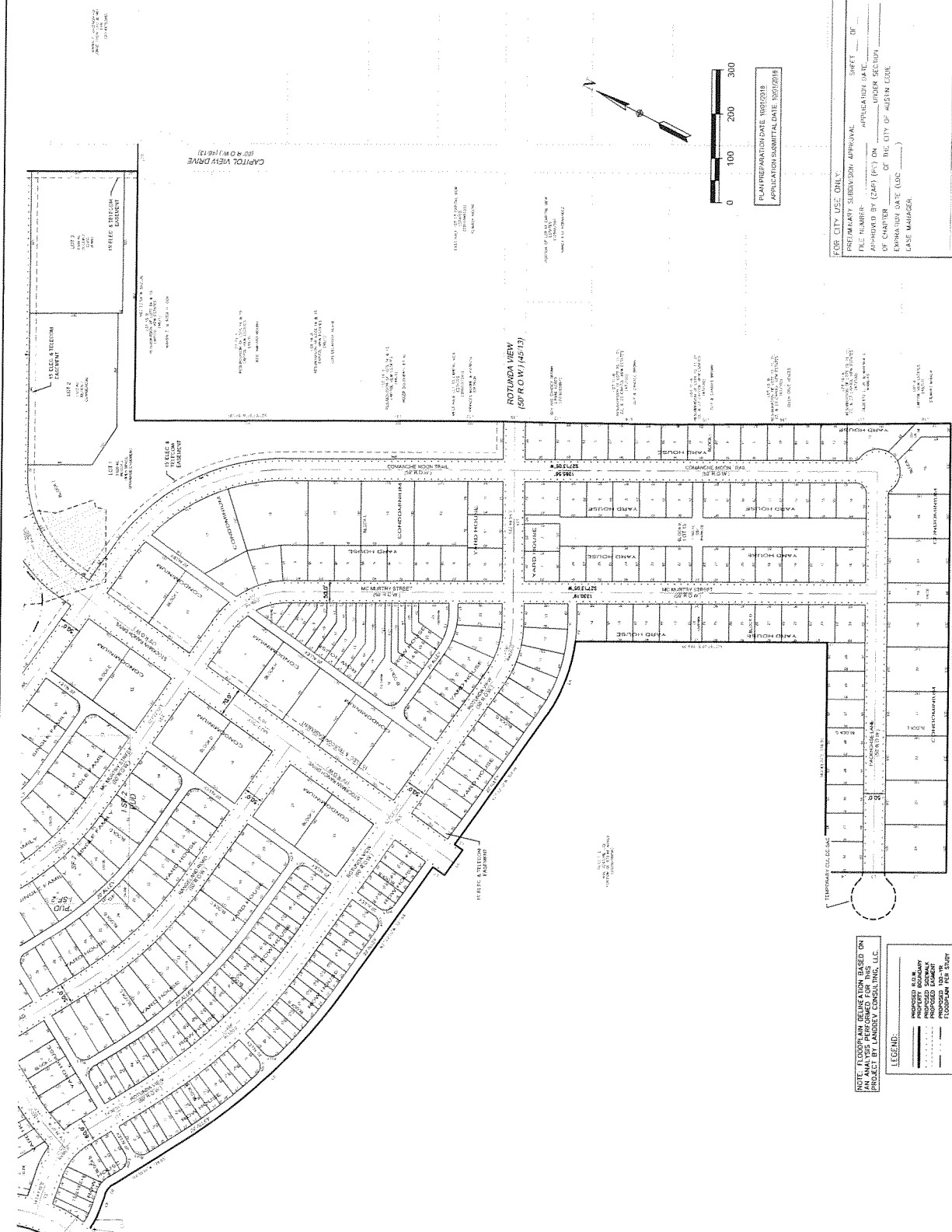
LAND DEV
CONSULTING, LLC
4201 W PARKER LANE, SUITE 200
DENVER, CO 80231
OFFICE: 303.733.9598
FAX: 303.733.9599

PRELIMINARY PLAN
PHASE TWO - EAST
GOODNIGHT RANCH
PRELIMINARY PLAN (SHEET 2 OF 2)



NO.	DATE	DESCRIPTION
1	11/11/2019	PRELIMINARY PLAN
2	11/11/2019	PRELIMINARY PLAN
3	11/11/2019	PRELIMINARY PLAN
4	11/11/2019	PRELIMINARY PLAN
5	11/11/2019	PRELIMINARY PLAN
6	11/11/2019	PRELIMINARY PLAN
7	11/11/2019	PRELIMINARY PLAN
8	11/11/2019	PRELIMINARY PLAN
9	11/11/2019	PRELIMINARY PLAN
10	11/11/2019	PRELIMINARY PLAN

PRELIMINARY PLAN
(SHEET 2 OF 2)
SHEET NO.
05 of 06
CD-2018-0171-S5



FOR CITY USE ONLY:
PRELIMINARY SUBMISSION APPROVAL: _____ SHEET _____ OF _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY (ZAP) (P) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF DENVER CODE
EXPIRATION DATE (LIC) _____
CASE MANAGER: _____

4. Reading Codes, Director, Development Services Department

Small print: This plan is submitted for review by the City of Denver. The City of Denver is not responsible for the accuracy of the information provided on this plan. The City of Denver is not responsible for the accuracy of the information provided on this plan. The City of Denver is not responsible for the accuracy of the information provided on this plan.

LEGEND:

- PROPOSED ALUMINUM FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED 100-10 FLOORING
- PROPOSED 100-10 FLOORING
- PROPOSED 100-10 FLOORING
- PROPOSED 100-10 FLOORING

PLAN PREPARED BY: LAND DEV CONSULTING, LLC

4600 RESIDENTIAL AREA (RRA)						
	THIRD HOUSE	LOW HOUSE STORAGE	HIGHWAY HOUSE	MULTI-FAMILY / ONE	COMMERCIAL	CNC
MINIMUM LOT SIZE	2,500 SF	1,125 SF	7,000 SF	1,500 SF	2,500 SF	2,500 SF
MINIMUM LOT WIDTH	30 FT	20.5 FT ON CORNER LOT	30 FT	30 FT	30 FT	25 FT
MINIMUM HEIGHT	30 FT	35 FT ON CORNER LOT	30 FT	30 FT	35 FT	35 FT
MINIMUM FRONT YARD SETBACK	25 FT	35 FT ON CORNER LOT	35 FT R & 3 SIDINGS	35 FT R & 3 SIDINGS	35 FT	35 FT
MINIMUM FRONT YARD SETBACK	5 FT	5 FT	10 FT	5 FT	5 FT	5 FT
MINIMUM FRONT YARD SETBACK	25 FT	20 FT	20 FT	20 FT	N/A	N/A
MINIMUM STREET SIDE YARD SETBACK	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
MINIMUM INTERIOR SIDE YARD SETBACK	1 FT 6 IN	0 FT	5 FT	10 FT	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT	5 FT GARAGE	10 FT	10 FT	10 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT	5 FT	15 FT GARAGE	10 FT	10 FT
MINIMUM BUILDING COVERAGE	50%	60%	55%	70%	50%	50%
MINIMUM OPENSPACES	6%	8%	5%	70%	6%	6%
MINIMUM PARKING	N/A	N/A	N/A	N/A	N/A	1.1 CAR

Flow plots must be recorded by the Expiration Date. Subsequent Site Plans which do not comply with the Local Ordinance 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.