

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0107.SH

**COMMISSION DATE:** June 21, 2022

**SUBDIVISION NAME:** Goodnight Ranch Town Center West - Section One

**ADDRESS:** 8901 Vertex Boulevard

**APPLICANT:** Myra Goepp (Austin Goodnight Ranch, LP)

**AGENT:** Greg Fortman (LandDev Consulting LLC)

**ZONING:** PUD Ordinance #20061116-053

**NEIGHBORHOOD PLAN:** None

**AREA:** 1.65 acres

**LOTS:** None

**COUNTY:** Travis

**DISTRICT:** 2

**WATERSHED:** Onion Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Vertex Boulevard

**VARIANCE:** None requested

**DEPARTMENT COMMENTS:**

Staff recommends approval of the plat, 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 plat, subject to the conditions listed in the comment report dated June 16, 2022, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** (512) 974-2786

**E-mail:** [amy.combs@austintexas.gov](mailto:amy.combs@austintexas.gov)

**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated June 16, 2022

### Exhibit A: Vicinity Map

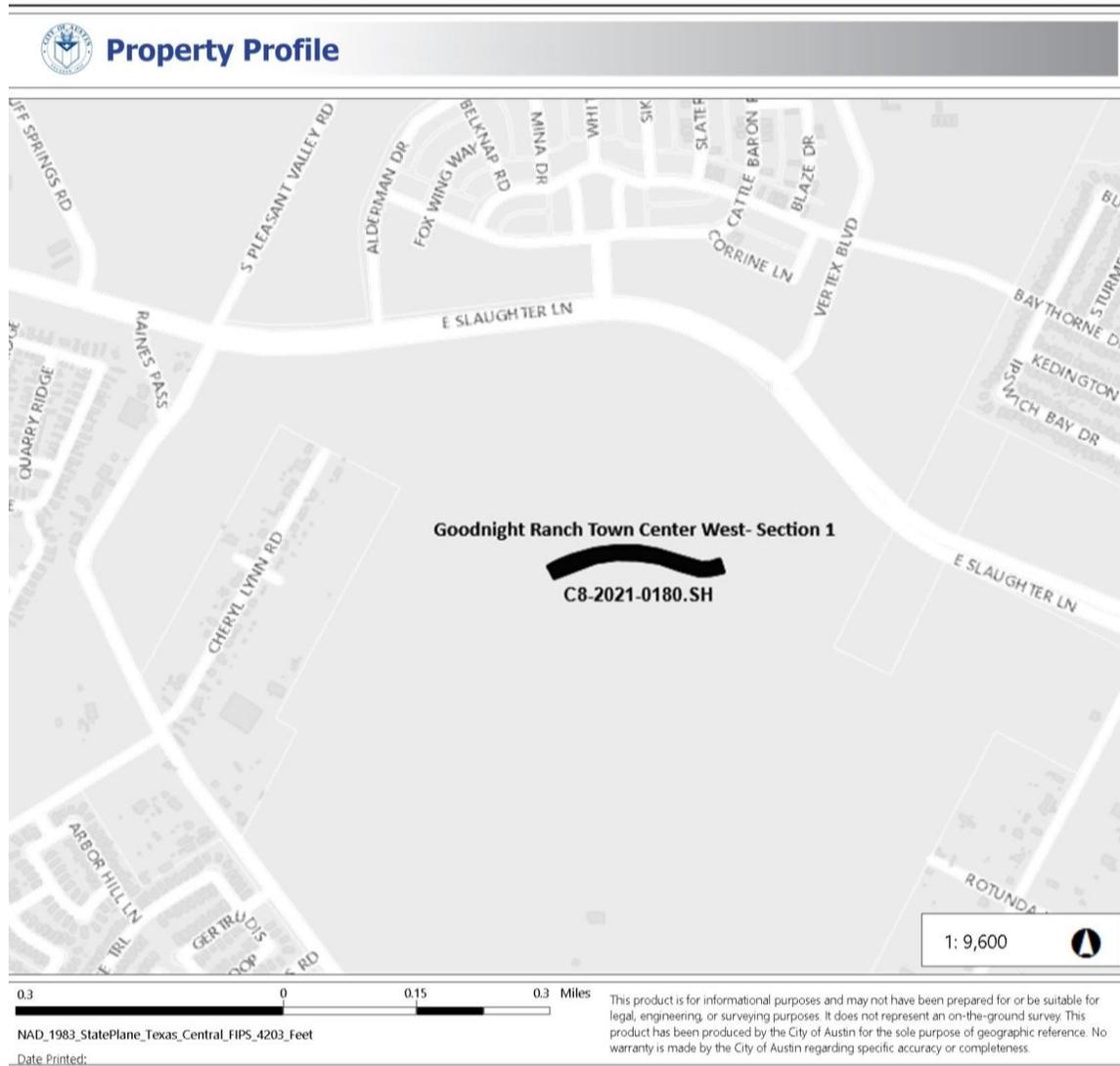


Exhibit B: Proposed Plan

# 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:** LDC, LLC  
4201 W. PARMER, SUITE C-100  
AUSTIN, TEXAS 78727  
(512) 872-6696

**SURVEYOR:** LDC, LLC  
4201 W. PARMER, SUITE C-100  
AUSTIN, TEXAS 78727  
(512) 872-6696

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

PROJECT LOCATION

### SHEET INDEX

- 1 COVER
- 2 GENERAL NOTES
- 3 OVERALL LAYOUT
- 4 PRELIMINARY PLAN

### 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 (20210930-34) 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).

NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A 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* April 18, 2022  
ENGINEER OF RECORD DATE

LDC, LLC  
4201 W. PARMER LANE, SUITE C-100  
AUSTIN, TEXAS 78727  
512-872-6696

I, GREG FORTMAN, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES.

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.

### REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)%	City of Austin Approval Date	Date Imaged

NO.	REVISION	BY	DATE



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  
C8-2021-0180.SH

C:\1000\14102-03 - Goodnight Ranch Town Center West Phase Plans\03\_ACAD\Plans\SEC ONE\141023 COVER.dwg COVER, April 18, 2022, 8:19 AM, gfortman







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



CASE NUMBER: C8-2022-0107.SH  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Goodnight, Ranch Town Center West - Section One  
LOCATION: 8901 VERTEX BLVD

SUBMITTAL DATE: May 24, 2022  
FINAL REPORT DATE: June 16, 2022

**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 August 21, 2022. 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: Chima Onyia  
PARD / Planning & Design: Scott Grantham  
Electric: Cody Shook  
911 Addressing: Dolores Huerta

ATD Engineering: Amber Hutchens  
Drainage Engineering: Jay Baker  
Subdivision: Amy Combs  
Water Quality: Jay Baker

**Electric Review - Cody Shook - Cody.Shook@austinenergy.com**

**FYI:** Austin Energy will coordinate with drainage reviewer for this project to coordinate easement placement.

**EL1.** [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. along Vertex Blvd. Show the easement(s) on the face of the plat.

**911 Addressing Review - Dolores Huerta - 512-974-9437**

**AD1.** Please update the label for VERTEX BLVD (Proposed) as it reads here. §25-4-155

**AD2.** Please update the label for ALDERMAN DR (Proposed) as it reads here. §25-4-155

**FYI:** Street names must reflect accuracy with COA GIS database.

**FYI:** The proposed segment is unbuilt and should be labeled as (Future) or (Proposed).

**ATD Engineering Review - Amber Hutchens - 512-974-3428**

**ATD1.** Sidewalks are required on both sides of Vertex Blvd. Identify the location of the sidewalks by a dotted line on the preliminary plan and **include the sidewalk symbol within the Legend.** LDC 25-6-351. TCM, 4.2.1.

**ATD2.** Dead-end streets that are stubbed out for future extension to the adjacent property must terminate in an open-ended cul-de-sac if the dead-end street is more than 150 feet long. LDC 25-4-152; TCM, 1.3.2.E. Provide an open-ended cul-de-sac with a right-of-way radius of 60 feet at the end of Vertex Blvd.

**ATD3.** On preliminary plans, provide a plat note stating that streets will be constructed to City of Austin standards and dedicated as public right-of-way with the final plat. LDC 25-6-171(a).

**ATD4.** The cross-section provided for Vertex Blvd only complies with the PUD and TCM street criteria by identifying a 5' easement outside of the area included in this application. Update the Shared Use Path to be within the proposed right of way dedication or extend the limits of the application to include the property on which all easements are proposed. LDC 25-1-83, LDC 25-6-351.

**PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

**PD1.** Please indicate where the 3-mile loop trail will be crossing Vertex. Conceptual plans show the proposed trail crossing either on the eastern portion of this plat, or further east. A safe crossing is needed to fulfill this planned trail (20061116-053; 20210930-134; 1.4.3. Effect of Land Use Plan.).

**Drainage Engineering Review - Jay Baker - 512-974-2636**

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

#### ENGINEERING/DRAINAGE REPORT

**DE1.** Revise the drainage report to provide all items specified in the subdivision application packet, page 7. There are drainage elements provided in the report but I do not see the overall information demonstrating that this development is within the drainage area and design parameters for the off-site detention and water quality facilities. In addition, will need to see conveyance to the facilities with Atlas 14 precipitation parameters. It appears that the flows are split for this project going east and west but I do not see the conveyance from the western discharge point. What are the plans for conveyance at the western discharge point? [DCM 1.2.2.H]

**DE2.** Provide supporting drainage information from the adjacent site development projects confirming that this drainage plan is consistent with the adjacent drainage plans. [LDC 25-7-151 and 152]

**DE3.** Incorporated hydraulic analysis into the analysis demonstrating that the 100 year fully developed runoff will be contained within the ROW and drainage easements. [LDC 25-7-151 and 152]

**DE4.** I do not see inlets in the street. How will the runoff at the discharge points be collected and conveyed? [DCM 4.1.0]

#### PRELIMINARY PLAN

#### PRELIMINARY PLAN NOTES

**DE5.** Revise note #4 to include that detention and water quality is being provided by off-site facilities, referencing the application names and case numbers. [LDC 25-1-83]

**DE6.** Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) 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 # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city of county)."

**DE7.** Revise note # 7 to read as follows: [LDC 25-7-2, LDC 25-7-3, LDC 25-7-4]:

"No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County."

**Subdivision Review - Amy Combs - (512) 974-2786**

**SR1.** Revise the Case # in the bottom right hand corner of each sheet to: C8-2022-0107.SH (25-1-83)

**SR2.** Please revise note 3 on sheet 2 to reflect the below (25-1-83):

“Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

(A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: ...

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, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: ...”

**SR3.** It appears that the property to the east of the proposed ROW is platted. If so, please show the subdivision name and record reference, Volume \_\_\_\_\_, Page \_\_\_\_\_, Page \_\_\_\_\_, or Doc# for adjacent platted property (25-1-83)

**SR4.** Please update any PUD ordinance reference on the Plan to Ordinance No. 20061116-053 and 20210930-134 such as note 3 on sheet 1 (25-1-83)

**SR5.** From the PUD Ordinance 20210930-134 it looks like Exhibit H, A. Neighborhood Center Boulevard may apply to the design of this ROW, please confirm/ coordinate with the transportation reviewer (25-1-83)

**SR6.** Please revise the engineer’s certification 25-1-83:

“I, (name of engineer), am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.”

**SR7.** Section 25-4-34(B), of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the date it became subject to the City's jurisdiction over subdivision of land. If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34 of the Land Development Code. There is a fee if you choose the waiver.

**Water Quality Review - Jay Baker - 512-974-2636**

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

#### LANDFILL

**WQ1.** Provide Landfill Certification. The landfill certification form can be found at the following link:[LDC 25-1-84]  
[https://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

#### PLAN NOTES

**WQ2.** Revise note #12 to read as follows: [LDC 25-8-211]:

"Water quality controls are required for all development pursuant to the Land Development Code"

#### ENGINEERING REPORT

**WQ3.** Revise the report to demonstrate that this location is within the contributing drainage areas and design parameters for the off-site water quality facilities. [LDC 25-8-211]

**End of Master Comment Report**