

ZONING CHANGE REVIEW SHEET

CASE: C814-04-0187.03.SH – Goodnight Ranch PUD Amendment #3 DISTRICT: 2

ZONING FROM / TO: PUD, to amend conditions of zoning, and waivers or modifications of City Code requirements.

ADDRESS: East side of Old Lockhart Road between Nuckols Crossing Road and Capitol View Drive except Lot 3, Block J, of Goodnight Ranch Phase 2

SITE AREA (Total): 695.53 acres

PROPERTY OWNER: Austin Goodnight Ranch, LP

APPLICANT: City of Austin, per Council Resolution No. 20231019-042

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant the third amendment to planned unit development (PUD) district zoning, as shown in the Proposed PUD Amendment summary on pages 3-5 of this report.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 21, 2025: APPROVED THE THIRD AMENDMENT TO PUD DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT

[R. PUZYCKI; A. FLORES – 2ND] (10-0) S. BOONE – ABSENT

September 2, 2025: APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 21, 2025

[R. PUZYCKI; B. GREENBERG – 2ND] (7-0) A. FLORES, L. OSTA LUGO, T. MAJOR – ABSENT; ONE VACANCY ON THE DAIS

August 19, 2025: APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 2, 2025

[B. GREENBERG; A. FLORES – 2ND] (8-0) R. PUZYCKI, S. BOONE – ABSENT; ONE VACANCY ON THE DAIS

July 15, 2025: APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO AUGUST 19, 2025

[D. FOUTS; B. GREENBERG – 2ND] (7-0) A. FLORES, L. OSTA LUGO, L. STERN – ABSENT; ONE VACANCY ON THE DAIS

June 3, 2025: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 15, 2025*
[L. STERN; A. FLORES – 2ND] (10-0) ONE VACANCY ON THE DAIS

May 6, 2025: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 3, 2025*
[R. PUZYCKI; B. GREENBERG – 2ND] (9-0) S. BOONE, T. MAJOR – ABSENT

April 15, 2025: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MAY 6, 2025*
[R. PUZYCKI; A. FLORES – 2ND] (9-0) S. BOONE, T. MAJOR – ABSENT

March 18, 2025: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO APRIL 15,*
2025

[A. FLORES; F. DE PORTU – 2ND] (8-0) D. FOUTS – OFF THE DAIS;
S. BOONE, W. FLOYD – ABSENT

February 6, 2025: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 18,*
2025

[B. GREENBERG; R. PUZYCKI – 2ND] (11-0)

January 21, 2025: *Zoning and Platting Commission meeting CANCELLED due to inclement*
weather. Renotified for FEBRUARY 6, 2025.

CITY COUNCIL ACTION:

March 26, 2026:

February 5, 2026: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 26,*
2026

VOTE: 11-0. [Council Member Duchen; Council Member Velasquez – 2nd]

ORDINANCE NUMBER:

ISSUES:

The City of Austin has initiated this request to amend the Goodnight Ranch PUD as a result of City Council direction provided in Resolution No. 20231019-042, approved on October 19, 2023. ***Please refer to Attachment A.***

CASE MANAGER COMMENTS:

The Goodnight Ranch Planned Unit Development (PUD) is located in southeast Austin, bounded by Nuckols Crossing to the north, Old Lockhart Road to the south, Old Lockhart Road / South Pleasant Valley Road to the west, and the eastern boundary runs parallel to Capitol View Drive. To the east along Vertex Boulevard are an AISD elementary and middle school. A recently constructed segment of East Slaughter Lane bisects the property and continues east to Thaxton Road. The Goodnight Ranch PUD consists of 695.53 acres and is

mixed-use development that provides for a range of residential, commercial, civic and open spaces integrated into a planned community. Development has occurred north of Slaughter Lane and includes residential subdivisions, apartments, two schools, an amenity center, parks and detention ponds. The majority of land south of Slaughter Lane is undeveloped, with the exception of apartments at the southeast corner of East Slaughter Lane and Old Lockhart Road. There is a residential subdivision under construction at the southwest corner of Capitol View Drive and East Slaughter Lane.

Onion Creek Metropolitan Park and a single family residential subdivision are to the north (P; SF-4A-CO); there is a large single family residential subdivision and a subdivision that predominantly contains single family residences and manufactured homes to the east (SF-2; County); a large single family residential subdivision, a ballroom and event center, automotive service and food sales are to the south (SF-4A; I-SF-4A); and a manufactured home community, church, commercial services and undeveloped land are to the west (County). ***Please refer to Exhibits A (Zoning Map) and B (Aerial).***

The City of Austin has initiated this request to amend the Goodnight Ranch PUD as a result of City Council direction provided in Resolution No. 20231019-042, approved on October 19, 2023. The amendment proposes to change conditions of zoning, and waivers or modifications of City Code requirements. In response to the Council resolution, this City initiated PUD amendment seeks to provide more housing options and address affordability concerns.

PROPOSED PUD AMENDMENT

Exhibits: Part 5 of the existing PUD ordinance will be amended to remove/replace the current Exhibit J.

Exhibit J: Parking Regulations and Ratios will be removed.

New Exhibit: Vicinity Map for Wildland Urban Interface Re-classification exhibit will be added.

Affordable Housing Program: Part 8 of the existing PUD ordinance will not be amended. ***Please refer to Attachment B.***

Site Development: Part 9. B. of the existing PUD ordinance will be amended to increase the site plan expiration from five years to seven years after the date of its approval.

Subdivision: Part 9. D. 4. a of the existing PUD ordinance will be modified to increase the preliminary plan expiration from seven years to ten years after the date the application for approval of the preliminary plan is submitted.

Subdivision: A new part will be added to the existing PUD ordinance to accomplish the following:

Subsection (A) of Section 25-4-103 (*Expiration of Subdivision Construction Plan*) is modified to extend the expiration date of all subdivision construction plans in the Goodnight Ranch PUD (those existing and unexpired as of the effective date of this ordinance and those that are approved after the effective date of this ordinance) from three years to seven years.

Subdivision: A new part will be added to the existing PUD ordinance to accomplish the following:

Subsection (B)(1)(e) of Section 25-4-61 (*Changes to an Approved Preliminary Plan*) is modified to accomplish the following: " A minor deviation may not modify a conservation easement, common area, green space, or other open space shown on the preliminary plan unless approved by the Director of the Parks and Recreation Department".

Subdivision: A new part will be added to the existing PUD ordinance to accomplish the following:

Within the Goodnight Ranch PUD, a street deed may be used in lieu of dedication by subdivision plat to convey streets and right-of-way to the City.

Environmental: A new part will be added to the existing PUD ordinance to accomplish the following:

Subsection (A) of Section 25-8-121 (*Environmental Resource Inventory Requirement*) is modified to allow Exhibit D-1 (CEF Mitigation Plan) to satisfy the requirements of this Subsection (A) of Section 25-8-121.

Environmental: A new part will be added to the existing PUD ordinance to accomplish the following:

Subsection (A) of Section 25-8-341 (*Cut Requirements*) is modified to replace four feet with eight feet.

Environmental: A new part will be added to the existing PUD ordinance to accomplish the following:

Subsection (A) of Section 25-8-342 (*Fill Requirements*) is modified to replace four feet with eight feet.

Drainage A new part will be added to the existing PUD ordinance to accomplish the following:

Drainage plans that comply with and incorporate the Hydrologic and Hydraulic Analysis of Goodnight Ranch Atlas 14 Rainfall Update dated May 31, 2024 shall be deemed to be in compliance with Atlas 14 regulations and Section 25-7-61(A)(5)(a).

Drainage A new part will be added to the existing PUD ordinance to accomplish the following:

Section 25-7-64 and Drainage Criteria Manual Section 4.1.0.G are modified to allow installation within the Goodnight Ranch PUD of grate inlets with a design detail that is signed and sealed by a structural engineer licensed in the State of Texas without the

need of approval of the Director of Watershed Protection, and without requiring compensatory items such as posting fiscal or executing a private maintenance agreement.

Wildland-Urban Interface Code: A new part will be added to the existing PUD ordinance to accomplish the following:

Development within the Goodnight Ranch PUD shall comply with the Vicinity Map attached as Exhibit J and shall be constructed in accordance with the Wildland-Urban Interface Code (Section 25-12 Article 8 Wildland-Urban Interface Code) Ignition-Resistant Construction standards for structures located within 1.5 miles of areas designated as wildland, otherwise known as Proximity Class C or Proximity Zone C.

Wildland-Urban Interface Code: A new part will be added to the existing PUD ordinance to accomplish the following:

Development within the Goodnight Ranch PUD shall require a maximum of one (1) fire flow test for each section, phase, and pressure zone per subdivision application for single-family homes. The fire flow test results will be valid for a period of one (1) year from the date the test was performed.

ADDITIONAL DIRECTION

Austin Energy: A new part will be added to the existing PUD ordinance to accomplish the following:

For residential permits not requiring a site plan, Austin Energy easement widths and clearance requirements related to electrical infrastructure may not be more restrictive than those in the Utility Criteria Manual in effect on the date the preliminary plan for residential units was approved, with the exception of criteria manual changes resulting from requirements of the National Electric Safety Code.

BASIS OF STAFF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which would occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large-scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or the Land Use Commission.*

The City of Austin has initiated this request to amend the Goodnight Ranch PUD as a result of City Council direction provided in Resolution No. 20231019-042. The amendment proposes code modifications as well as adding new conditions to the PUD ordinance.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

In accordance with the council resolution, the proposed PUD amendment aims to increase the variety and availability of housing options; thereby supporting the City of Austin’s efforts to address its affordable housing needs.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Single and multifamily residences; Amenity center; AISD Elementary & Middle School; Detention pond; Undeveloped
<i>North</i>	P; SF-4A-CO; County	Onion Creek Metropolitan Park; Single family residences in the Thaxton Place subdivision
<i>South</i>	SF-4A; I-SF-4A; County	Single family residences and manufactured homes on Cheryl Lynn Road; Ballroom & Event Center; Single family residences; Auto services; Food sales; Undeveloped
<i>East</i>	County; SF-2; I-SF-2	Single family residences, manufactured homes and temple on Capitol View Drive; Undeveloped; Single family residences’ Multifamily residences
<i>West</i>	County; P	Onion Creek Metro Park; Undeveloped; Church; Commercial services; Convenience storage; River Ridge manufactured home community

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHEDS: Onion Creek (majority) / Marble Creek (southeast corner) – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes – East Slaughter Lane

SCHOOLS: Austin Independent School District
 Blazier Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Del Valle Community Coalition Non-Profit
 Go Austin Vamos Austin 78744
 Indian Hills Neighborhood Watch
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Thaxton Place Owners Association

Austin Neighborhoods Council
 Dove Springs Proud
 Friends of Austin Neighborhoods
 Onion Creek H.O.A.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0044 – Onion Creek Metro Park - Greenbelt – 7004 Onion Creek Dr & 8652 Nuckols Crossing Rd	I-RR; SF-3; MH; MH-CO; GR; W/LO-CO; P to P on 575 acres	To Grant P	Apvd P (6-15-2017).
C14-2014-0130 – Thaxton Properties, Inc. – 7930 Thaxton Rd	GR-CO to GR- CO, to increase the size of a food sales use to 8,000 sf	To Grant GR-CO, as requested	Apvd GR-CO as Commission recommended (11-6-2014).
C14-2007-0265 – Thaxton Place – 7840 Thaxton Rd	I-RR to SF-4A	To Grant SF-4A-CO w/CO for 2,000 trips per day	Apvd SF-4A-CO as Commission recommended (3-6-2008).
C14-07-0005 – Thaxton Rezoning – 7930 Thaxton Rd	I-SF-2; SF-3 to GR	To Grant GR-CO w/CO for list of prohibited uses; prohibit service driveways at the rear of commercial buildings along the south property line; max. 40’ height; prohibit a loading facility within 50’ of the south property line; max 5K sf for food sales (gross floor area); and LR site development regs, and conds of the TIA	Apvd GR-CO and Restrictive Covenant for conds of the TIA (10-18-2007).
C14-05-0168 – KB Sheldon 230 – 7900	I-RR to GR	To Grant GR-CO w/CO for restaurant	Apvd GR-CO and a Restrictive Covenant

Thaxton Rd		(general) and all LR uses; prohibit off-site accessory parking and drive-in services as an accessory use; and 700 trips; Restrictive Covenant for the Neighborhood Traffic Analysis, unless a TIA is submitted.	for the NTA as recommended by the Commission (2-9-2006).
C14-03-0090.SH – KB Sheldon 230 – Southeast of Thaxton Rd at Salt Springs Dr	I-SF-2; SF-3; I-SF-4A to SF-2 – Tracts 1 & 7; RR – Tracts 2 & 3; SF-4A – Tracts 4, 5 & 6	Approved RR, SF-2, SF-4A with conditions of the Traffic Impact Analysis	Apvd RR, SF-2, SF-4A as Commission recommended, and a Restrictive Covenant for the TIA (1-8-2004).
C14-02-0161.SH – McKinney Park East – South terminus of Fall Meadow Ln and Winter Haven Rd	I-RR to SF-4A	To Grant SF-4A-CO	Apvd SF-4A-CO w/CO for 2,927 trips per day (4-3-2003).

RELATED CASES:

Council approved the Goodnight Ranch PUD which includes approximately 703 acres of land on November 16, 2006 (Ordinance No. 20061116-053). The subject request is the third amendment, titled Goodnight Ranch PUD Amendment #3, comprised of 695.53 acres.

There were two previous applications to amend the Goodnight Ranch PUD:

- 1) Amendment #1 – C814-04-0187.01 – Application expired on September 10, 2012.
- 2) Amendment #2 – C814-04-0187.02 – City Council approved amendment on September 30, 2021, to increase the number of residential dwelling units; increase the number of square feet for commercial, retail and office uses; reduce the number of elementary schools from two to one; add a middle school and high school site; and modify the permitted land uses and development regulations. (Ordinance No. 20210930-134).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: OLD LOCKHART ROAD MUSTANG RIDGE, Texas. C814-04-0187.03.SH. Project: Goodnight Ranch PUD Amendment #3. Application for City-initiated PUD Amendment #3 of 695.53 acres to rezone from PUD to PUD to amend conditions of zoning, and waivers or modifications of

City code requirements. Related item: Council Resolution No. 20231019-042. Goodnight Ranch PUD is a master planned mixed-use project offering a variety of affordable rental and ownership units. Maximum allowable intensities for Mixed Residential Area and Neighborhood Mixed-Use Area indicate up to 635,000 gross square feet of commercial and civic uses, including three public education sites, and one fire station lot. Maximum residential allowed is 6,308 dwelling units including accessory dwelling units.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: Withing Goodnight Ranch Neighborhood Center. Site crosses Slaughter Lane Activity Corridor. Adjacent to Pleasant Valley Activity Corridor.
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
11	Number of "Yes's"

Austin Housing – Review

Housing staff have clarified the policy toward S.M.A.R.T. Housing fee waivers in a staff memo. As a result, staff are not requesting any amendments to the affordable housing provisions of the PUD Ordinance related to fee waivers. ***Please refer to Attachment B.***

PARD – Planning & Design Review

These updates have the effect of giving the PARD director the final word on whether the changes described could be considered as minor deviations or minor revisions under the code. With these updates, PARD can approve the PUD amendment.

Drainage – Engineering Review

The Master Drainage Report – Goodnight Ranch_2024-05-31 report submitted on 3/27/2025 is accepted.

Water Quality – Review

No water quality review comments.

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.

ATPW – Transportation Review

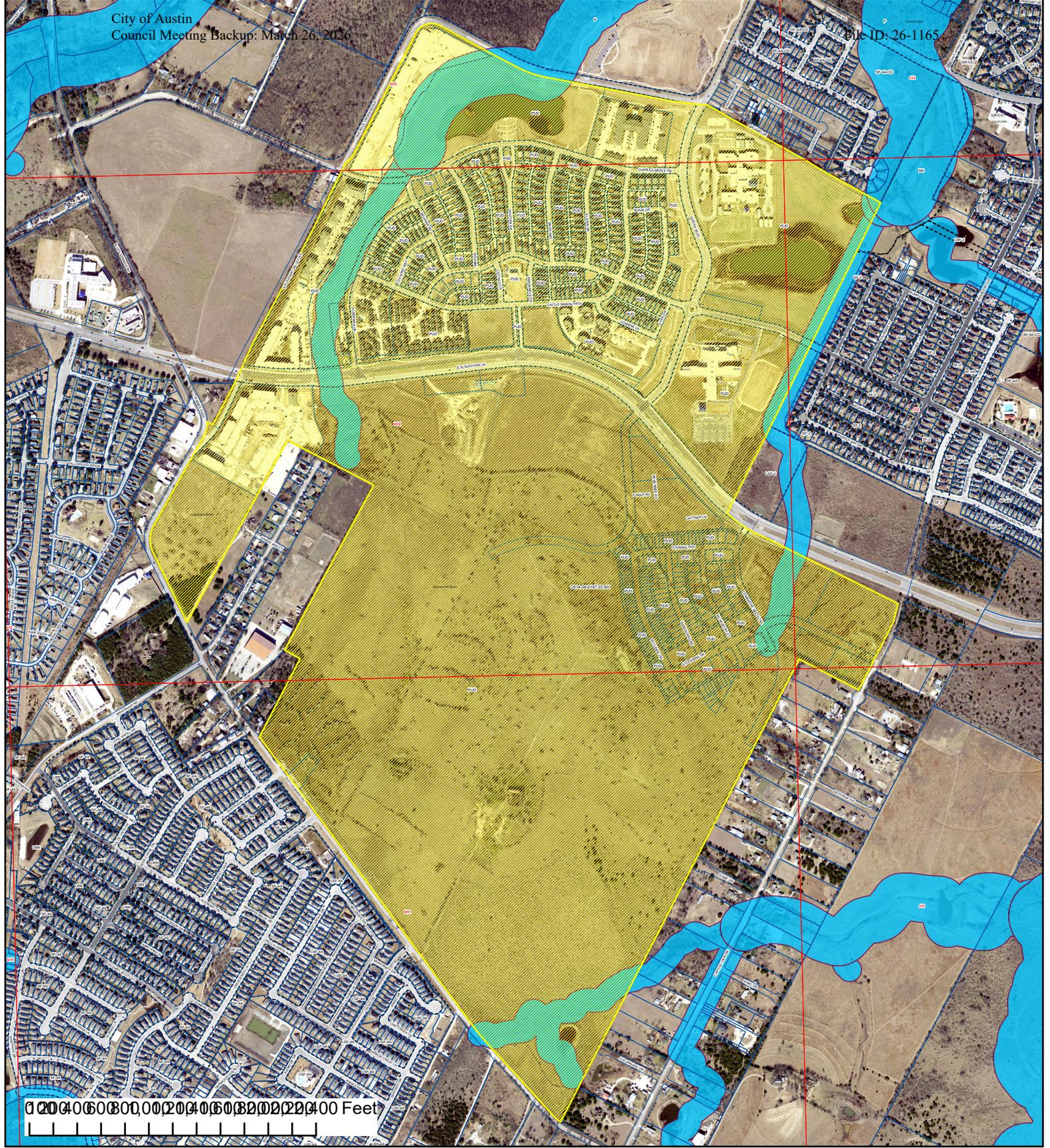
This site will be required to demonstrate compliance with TIA and final TIA Memo approved with zoning case C814-0187.02.SH at time of site plan.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibit A: Zoning Map
Exhibit B: Aerial Map

Attachment A: City Council Resolution No. 20231019-042
Attachment B: Housing Department’s Memo - Policy for implementing the
SMART Housing program within eligible Planned Unit Developments (PUD).

Exhibit J: Vicinity Map for Wildland Urban Interface Re-classification



Goodnight Ranch PUD Amendment #3

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

CASE#: C814-04-0187.03.SH
 LOCATION: Generally located in the vicinity of the east side of Old Lockhart Hwy between Nuckols Crossing Rd & Capitol View Dr, except Lot 3, Block J, of Goodnight Ranch Phase 2
 SUBJECT AREA: 701.655 Acres
 GRID: H11, H12, H13
 MANAGER: Nancy Estrada

EXHIBIT B



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

RESOLUTION NO. 20231019-042

WHEREAS, Austin is experiencing a growing demand for housing and that is contributing in part to the City's current affordability crisis; and

WHEREAS, Austin Goodnight Ranch, L.P., received approval to rezone approximately 695 acres of property known as Goodnight Ranch Planned Unit Development ("Goodnight Ranch PUD") pursuant to Ordinance No. 20061116-053, as amended by Ordinance No. 20210930-134; and

WHEREAS, Austin Goodnight Ranch, L.P., desires to develop Goodnight Ranch PUD as a master planned mixed-use community with ownership and rental options, including affordable housing; and

WHEREAS, development of Goodnight Ranch PUD is ongoing and any delay in obtaining permits through the application and review process will impact the availability of needed affordable ownership and rental units; and

WHEREAS, the City's development review and permitting process and complex land development code further presents possibilities of delay to the Goodnight Ranch PUD; and

WHEREAS, the City Council has examined numerous short-term and long-term actions to improve Austin's development review and permitting process; and

WHEREAS, the City Council desires to encourage Goodnight Ranch PUD development by amending conditions of zoning, and waivers or modifications of City Code requirements, related to the development of Goodnight Ranch PUD; and

WHEREAS, the City Council desires to resolve potential development challenges of the Goodnight Ranch PUD in order to provide more housing options in the city; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

City Council initiates the rezoning from Planned Unit Development (PUD) district to Planned Unit Development (PUD) district for the property commonly known as the Goodnight Ranch Planned Unit Development ("Goodnight Ranch PUD"), generally located in the vicinity of the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, except the portion of Goodnight Ranch PUD described as Lot 3, Block J, Goodnight Ranch Phase Two East, Section One, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202000240, Official Public Records of Travis County, Texas, to amend the conditions of zoning, including waivers or modifications of City Code requirements, related to development processes;

BE IT FURTHER RESOLVED:

City Council finds the elements established in Ordinance No. 20061116-053 and Ordinance No. 20210930-134 ("Goodnight Ranch PUD ordinances") as superior, and except for potential modifications of S.M.A.R.T. Housing requirements related to fee waivers and expedited reviews, sufficient to approve the requested rezoning initiated in this resolution without any additional review or reevaluation under Section 2.4, Subpart **B** - (*Planned Unit Development Standard*);

BE IT FURTHER RESOLVED:

City Council authorizes the City Manager to schedule this rezoning case for public hearing at the Planning Commission without obtaining recommendations by other boards, commissions, and committees, and requests the Planning Commission consider this rezoning case without recommendations from other boards, commissions, or committees;

BE IT FURTHER RESOLVED:

City Council authorizes the City Manager to process this rezoning case without payment of any fees related to the rezoning application and rezoning process by Austin Goodnight Ranch, L.P.;

BE IT FURTHER RESOLVED:

The City Manager is authorized to process this rezoning case, including requesting modifications of City Code Title 25 and related criteria necessary to accomplish the following:

- (A) Modify Section 25-4-102 (*Expiration of Subdivision Construction Plans*) to extend the expiration date of a subdivision construction plan in the Goodnight Ranch PUD and applying any extension of expiration period to all unexpired subdivision construction plans existing as of the effective date of the rezoning ordinance.
- (B) Modify Section 25-4-62 (*Expiration of Approved Preliminary Plan*) to extend the current seven-year expiration period for a preliminary plan in the Goodnight Ranch PUD and applying any extension of expiration period to all unexpired preliminary plans existing as of the effective date of the rezoning ordinance.

- (C) Modify Section 25-4-61 (*Changes to an Approved Preliminary Plan*) to allow changes to a conservation area, common area, green space, or other open space, as a minor deviation to a preliminary plan if approved by Director of Parks and Recreation Department.
- (D) Modify Section 25-8-121 (*Environmental Resource Inventory Requirement*) to allow the Goodnight Ranch PUD ordinances Exhibit D-1 (CEF Mitigation Plan) in lieu of a required Environmental Resource Inventory (ERI).
- (E) Modify Section 25-8-341 (*Cut Requirements*) to allow a cut depth up to eight feet from four feet.
- (F) Modify Section 25-8-342 (*Fill Requirements*) to allow a fill depth up to eight feet from four feet.
- (G) Establish that a street deed, in lieu of dedication by subdivision plat, may be used by Landowner as defined in the Goodnight Ranch PUD ordinances to dedicate streets within the Goodnight Ranch PUD.
- (H) Develop a memorandum directing development review staff to recognize the Master Engineer's Report with a date to be determined, as demonstrating the Goodnight Ranch PUD compliance with Atlas 14 regulations.
- (I) Modify Chapter 25-7 to allow installation of grate inlets if the inlets are constructed in accordance with the criteria attached to the rezoning ordinance without need for additional submittal or approval from director, except when a deviation from the approved design criteria is requested.
- (J) Development within the Goodnight Ranch PUD shall comply with a Vicinity Plan attached as an exhibit to the rezoning ordinance.

- (K) Modify requirements for fire flow tests for subdivision applications for single family housing.
- (L) Make amendments identified by the City Manager to accomplish the purposes described in this resolution and to amend terms of the Goodnight Ranch PUD ordinances necessary to clarify conditions of zoning.
- (M) Modify S.M.A.R.T. Housing requirements related to fee waivers and expedited reviews applicable to the Goodnight Ranch PUD.
- (N) Explore modifying the requirements of Austin Energy with regard to electric easements within the PUD;

BE IT FURTHER RESOLVED:

The City Manager is authorized to process the applications and work in collaboration with Austin Goodnight Ranch, L.P., as the owner of Goodnight Ranch PUD, to recommend appropriate rezoning and amendments to the Goodnight Ranch PUD and take necessary steps to ensure an efficient rezoning process to avoid unnecessary delay and return a rezoning case for City Council consideration on or before January 31, 2024;

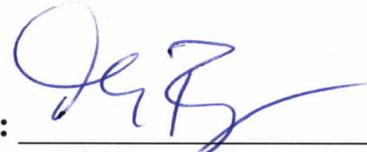
BE IT FURTHER RESOLVED:

City Council initiates amendments to City Code Chapter 14-11 (*Use of Right-of-Way*) and directs the City Manager to review the requirements for the License Agreement process described in Chapter 14-11 (*Use of Right-of-Way*) and return with recommendations for Code amendments and ordinance changes, if

necessary, to facilitate the construction of the Onion Creek Metro Park improvements in City right-of-way.

ADOPTED: October 19, 2023

ATTEST:



Myrna Rios
City Clerk

From: [Kennedy, Brendan](#)
To: [Estrada, Nancy](#)
Subject: Goodnight Ranch
Date: Thursday, February 20, 2025 9:13:05 AM
Attachments: [image001.png](#)

Nancy,

I have confirmed with our Director that Housing staff have the following position on the Goodnight Ranch PUD Amendment:

Housing staff have clarified the policy toward S.M.A.R.T. Housing fee waivers in a staff memo. As a result, staff are not requesting any amendments to the affordable housing provisions of the PUD Ordinance related to fee waivers.

Thanks,



Brendan Kennedy (he/his)

Program Manager

Housing Department

1000 East 11th Street, Suite 200, Austin, TX 78702

512-978-1594

Brendan.kennedy@austintexas.gov

www.AustinTexas.gov/Housing



MEMORANDUM

TO: Mayor and Council Members

THROUGH: Veronica Briseño, Assistant City Manager 

FROM: Mandy DeMayo, Housing Department Interim Director 

DATE: October 17, 2024

SUBJECT: Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented (SMART) Housing administration within Planned Unit Developments (PUDs)

This memo clarifies the Housing Department’s policy for implementing the Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented (SMART) Housing program within eligible Planned Unit Developments (PUDs). It responds to questions regarding the administration of this program within existing and proposed PUDs. The policy outlined below guides the administration of the SMART Housing program within PUDs moving forward.

SMART Housing Program

SMART Housing, as defined in § 25-1-703 of the Land Development Code, is a voluntary affordable housing incentive program that provides certain fee waivers and additional permit review benefits to certified housing developments. The plain reading of § 25-1-703 makes it clear that the program may only apply to housing developments that include residential dwelling units. When a housing development is certified as SMART Housing, the Housing Department (“Housing”) issues a Certification Letter that describes the proposed development and confirms that the development may receive SMART Housing benefits.

The Development Services Department (“DSD”) reviews each permit application at intake and determines if the proposed development described in the application is certified for SMART Housing. Certified developments are labeled as SMART Housing at intake and will then receive the program's benefits. If an applicant provides a Certification Letter that does not reflect the development described in the permit application, then that application will not be considered eligible for SMART Housing.

PUD Eligibility Requirements

Many PUDs are located within Limited Purpose jurisdiction. Per the City Charter, City funds, including fee waivers, cannot be expended within Limited Purpose unless explicitly authorized in connection with the Limited Purpose annexation action. In the case of PUDs within Limited Purpose Jurisdiction, the PUD

Ordinance must explicitly state that the development is eligible to apply for and receive SMART Housing benefits before SMART Housing can be approved within the PUD.

- **Original Certification Letters**

There are multiple cases where SMART Housing has been extended to PUDs. In these cases, Housing staff has issued a SMART Housing certification letter confirming the PUD's eligibility to participate in the SMART Housing program. These letters are referred to as *Original Certification Letters* (OCL) and detail:

- the number of estimated residential dwelling units being proposed within the PUD
- the percentage of affordable dwelling units
- the affordability period for the affordable dwelling units
- the applicable fee waiver percentage.

An OCL establishes that the proposed development of residential units within the PUD meets the requirements of SMART Housing. When an OCL is issued, it indicates to Housing and DSD staff that residential units within the PUD are eligible for SMART Housing even if the individual developments do not rise to the standard thresholds of SMART Housing. However, an OCL only extends this approval to residential dwelling units within the PUD.

- **Project-Specific Certification Letter**

DSD reviews applications at intake for all new permit applications, including within PUDs, to determine if the proposed development is certified for SMART Housing. To distinguish between eligible and non-eligible developments within the PUD, an applicant must apply to the Housing Department for SMART Housing certification for the specific project. The applicant must demonstrate to Housing staff that the proposed development will contain residential dwelling units and, if applicable, must demonstrate that the proposed development will meet other affordability standards set in the OCL. If the application is approved by Housing staff, a Certification Letter approving the specific application, referred to as a *Project-Specific Certification Letter*, will be issued.

All applications that propose vertical improvements must demonstrate that residential dwelling units are being constructed. Staff recognize that some permit applications, such as subdivisions, will not include vertical improvements. In these cases, the applicant will be required to submit evidence that the land described in the application will contain residential uses in the future. Acceptable forms of evidence could include a purchase contract with a residential developer or a reference to the PUD's approved land use map.

- **Non-Eligible Permit Applications**

Under these standards, certain permit applications within a PUD may not be eligible for SMART Housing certification. Examples include a site plan or plan review application for non-residential use, a "D Site Plan" that proposes infrastructure without residential units within the site plan, or a non-residential subdivision application.

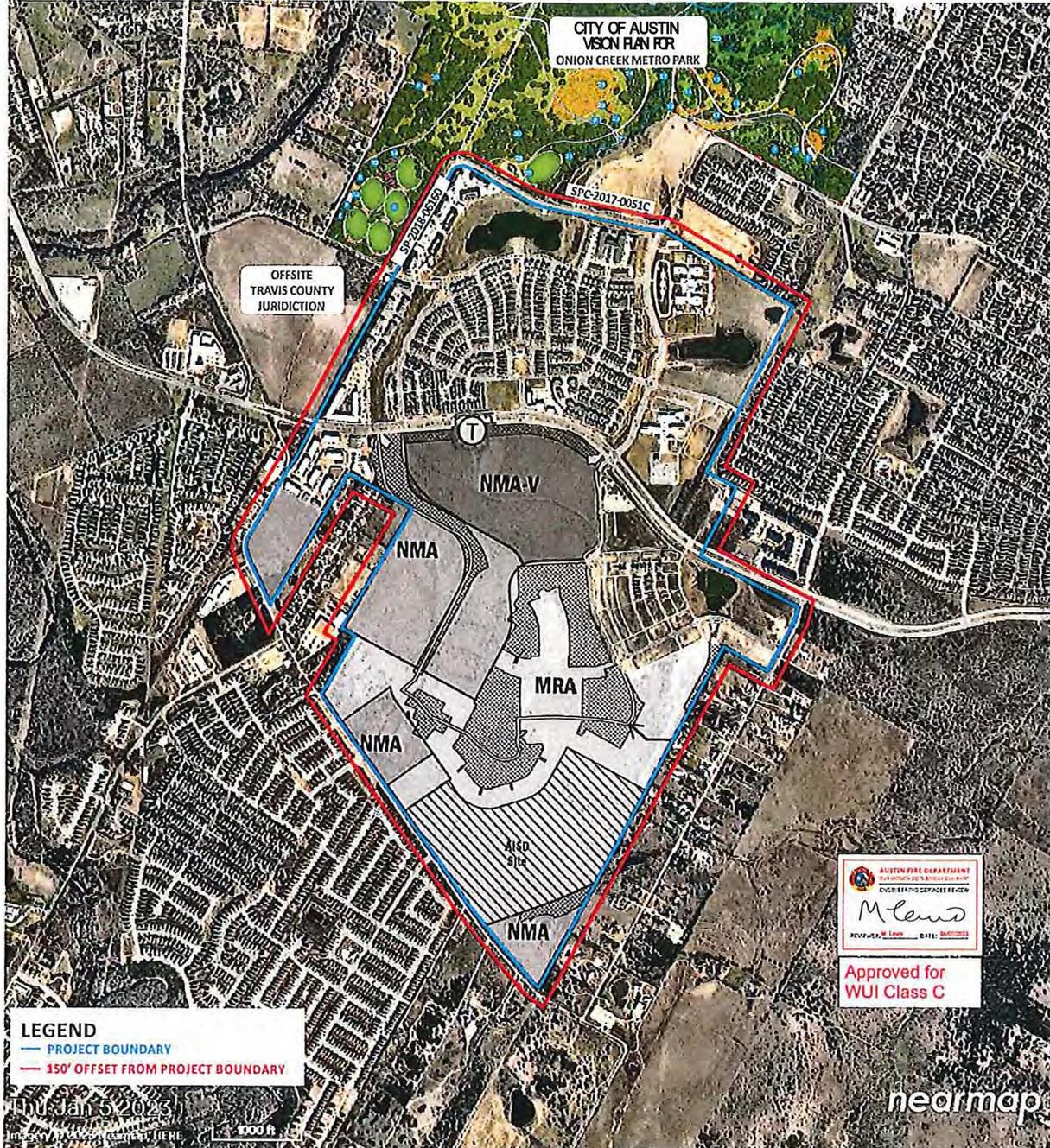
Ultimately, any permit application that does not include a Project-Specific Certification Letter from Housing will not be eligible to receive SMART Housing benefits. This allows Housing to accurately

track the overall number of units and affordable units within the PUD while verifying which individual applications are eligible to participate in SMART Housing. This standard will also clarify the application intake process for DSD, and DSD staff will only extend SMART Housing to permits, which include a corresponding Project-Specific Certification Letter at intake.

If you have any questions, please reach out to Brendan Kennedy, Program Manager, at 512-978-1594 or by email at Brendan.Kennedy@austintexas.gov.

cc: T.C. Broadnax, City Manager
CMO Executive Team
José Roig, Development Services Director

Exhibit J
Vicinity Map



Vicinity Map

Wildland Urban Interface Re-classification

Goodnight PUD Ordinance No. 20210930-134

April 6, 2023