RESOLUTION NO.

WHEREAS, Whisper Valley Planned Unit Development ("Whisper Valley PUD"), comprised of 2,065 acres of land, more or less, located East of FM 973 and Approximately 782 feet North of the Intersection of FM 969 and Taylor Lane, was approved by City Council on August 26, 2010, in Ordinance No. 20100826-066 ("PUD Ordinance); and

WHEREAS, Whisper Valley PUD is located within a Limited Purpose Annexation Area; and

WHEREAS, the development of Whisper Valley PUD is a significant addition to the area near the Northeast Planning District; and

WHEREAS, Whisper Valley PUD will include over 7,500 single family homes, townhomes, duplexes, and apartments that are zero-energy capable, making Whisper Valley the largest zero-energy ready community in the country significantly reducing demand on the grid; and

WHEREAS, Whisper Valley PUD has over 700 acres of open space with 600 acres being a signature park nearly twice the size of Zilker Park; and

WHEREAS, Whisper Valley PUD is focused on sustainability, healthy living, and geothermal technology, lowering costs to homeowners and providing for more affordable housing options; and

WHEREAS, the owner of the property located in Whisper Valley PUD is required to deliver affordable housing community benefits as required by the PUD Ordinance and the Whisper Valley and Indian Hills Annexation and Development Agreement, effective June 18, 2009; and

WHEREAS, an amendment to the PUD Ordinance is necessary to enable certification through the S.M.A.R.T. Housing program within Whisper Valley PUD; and

WHEREAS, the City desires to amend the affordable housing requirements of the PUD Ordinance as necessary to establish superiority and memorialize City standards for affordable housing; **NOW**, **THEREFORE**,

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

The City Council initiates rezoning from Planned Unit Development (PUD) district to Planned Unit Development (PUD) district, to change conditions of zoning, and provide for exemption from or waivers of fees, alternative funding methods, and modifications of City Code requirements, for the property commonly known as Whisper Valley PUD.

BE IT FURTHER RESOLVED:

The City Manager is directed to process the application for rezoning of Whisper Valley PUD, to recommend conditions of rezoning, and take necessary steps to ensure an efficient rezoning process to avoid unnecessary delay.

BE IT FURTHER RESOLVED:

The City Manager as part of the application for rezoning is directed to request modifications of City Code Title 25 and related criteria necessary to allow S.M.A.R.T. Housing certification within Whisper Valley PUD, and to modify affordable housing requirements including sustainability for affordable housing.

BE IT FURTHER RESOLVED:

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

ADOPTED:______, 2024 **ATTEST:**_____

Myrna Rios City Clerk