

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1

2
3

4
5
6
7

8
9
0

- 1
- 2
- 3

4
5
6

7
8

901

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

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

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

37 **BE IT FURTHER RESOLVED:**

38 City Council finds the elements established in Ordinance No. 20061116-05
39 and Ordinance No. 20210930-134 (“Goodnight Ranch PUD ordinances”) as
40 superior, and except for potential modifications of S.M.A.R.T. Housing
41 requirements related to fee waivers and expedited reviews, sufficient to approve
42 the requested rezoning initiated in this resolution without any additional review or
43 reevaluation under Section 2.4, Subpart B – (*Planned Unit Development*
44 *Standard*).

46 **BE IT FURTHER RESOLVED:**

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

52 **BE IT FURTHER RESOLVED:**

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

56 **BE IT FURTHER RESOLVED:**

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

- 60 (A) Modify Section 25-4-102 (*Expiration of Subdivision Construction*
61 *Plans*) to extend the expiration date of a subdivision construction
62 plan.
- 63 (B) Modify Section 25-4-62 (Expiration of Approved Preliminary Plan)
64 to extend the current seven-year expiration period for a preliminary
65 plan in the Goodnight Ranch PUD, and applying any extension of
66 expiration period to all unexpired preliminary plans existing as of the
67 effective date of the rezoning ordinance.
- 68 (C) Modify Section 25-4-61 (*Changes to an Approved Preliminary Plan*)
69 to allow changes to a conservation area, common area, green space, or

70 other open space, as a minor deviation to a preliminary plan if
71 approved by Director of Parks and Recreation Department.

72 (D) Modify Section 25-8-121 (*Environmental Resource Inventory*
73 *Requirement*) to allow the Goodnight Ranch PUD ordinances Exhibit
74 D-1 (CEF Mitigation Plan) in lieu of a required Environmental
75 Resource Inventory (ERI).

76 (E) Modify Section 25-8-341 (*Cut Requirements*) to allow a cut depth
77 consistent with an exhibit to be attached to the rezoning ordinance.

78 (F) Modify Section 25-8-342 (*Fill Requirements*) to allow a fill depth
79 consistent with an exhibit to be attached to the rezoning ordinance.

80 (G) Establish that a street deed, in lieu of dedication by subdivision plat,
81 may be used by Landowner as defined in the Goodnight Ranch PUD
82 ordinances to dedicate streets within the Goodnight Ranch PUD.

83 (H) Develop a memorandum directing development review staff to
84 recognize the Master Engineer's Report with a date to be determined,
85 as demonstrating the Goodnight Ranch PUD compliance with Atlas
86 14 regulations.

87 (I) Modify Chapter 25-7 to allow installation of grate inlets if the inlets
88 are constructed in accordance with the criteria attached to the rezoning
89 ordinance without need for additional submittal or approval from
90 director, except when a deviation from the approved design criteria is
91 requested.

92 (J) Development within the Goodnight Ranch PUD shall comply with a
93 Vicinity Plan attached as an exhibit to the rezoning ordinance.

94 (K) Modify requirements for fire flow tests for subdivision applications
95 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.

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: _____, 2023 **ATTEST:** _____

Myrna Rios
City Clerk