

Austin Parks and Recreation Department

# Amendment to Goodnight Ranch Planned Unit Development (PUD)

Land, Facilities, and Programs Committee

June 5, 2020

Scott Grantham Principal Planner Parks and Recreation Department



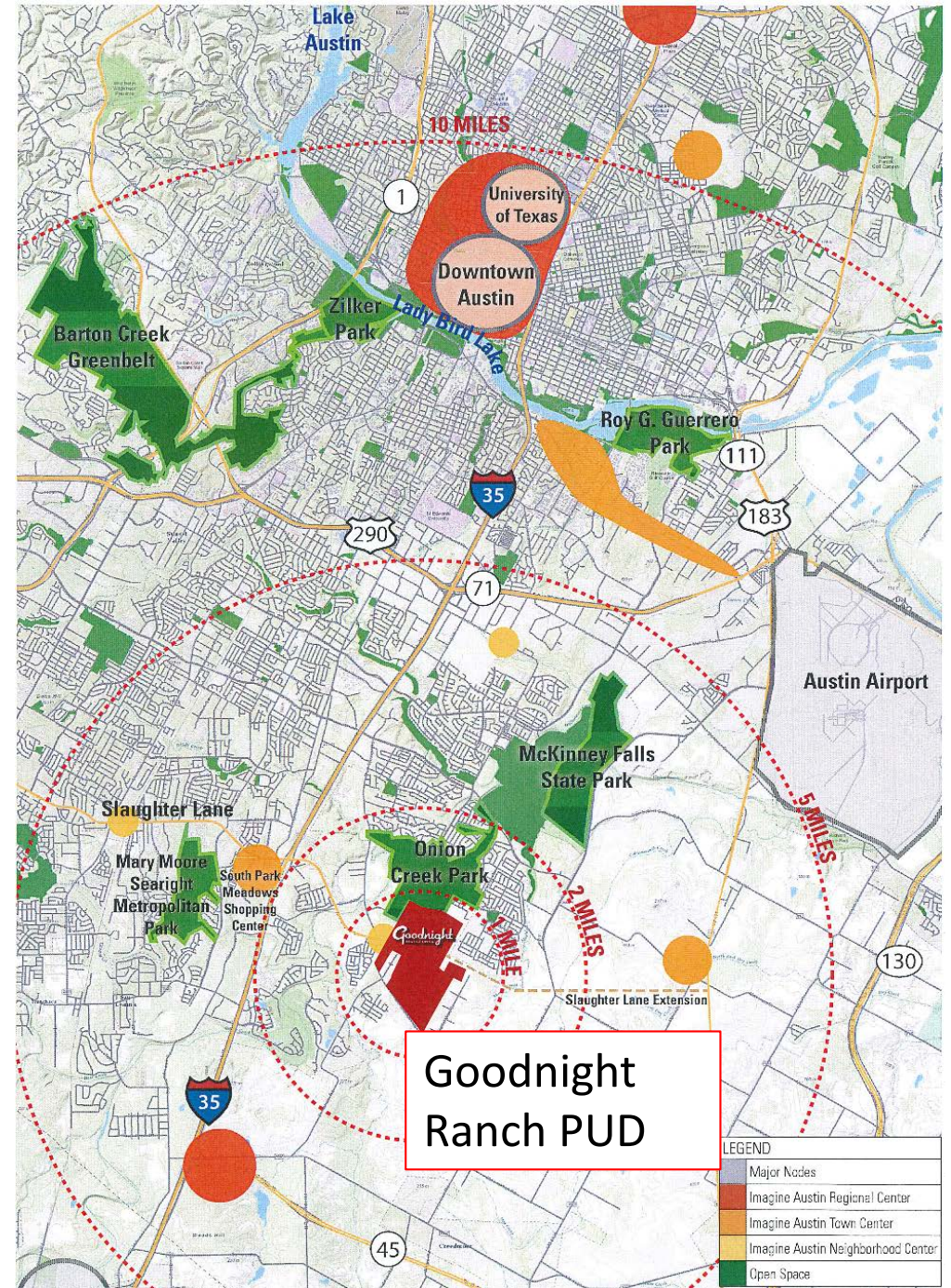
# Overview

- Consider a request for an amendment to the Goodnight Ranch Planned Unit Development (PUD)
  - Overview
  - Background
  - Original PUD, PUD Amendment, and Superiority
  - Recommendation
- **The Parks and Recreation Board will be asked to make a recommendation to City Council regarding the Goodnight Ranch PUD amendment as it pertains to parkland.**



# Background

- PUD amendment zoning case is currently in review.
- PUD developments are evaluated for superiority to **existing** City requirements.
- PUD amendments add additional entitlements; superiority can be modified for one or more review disciplines but should be made up in another aspect of the discipline, or in overall superiority for the PUD.
- Parks Board is one of several that will consider the amendment, and send feedback to Council.

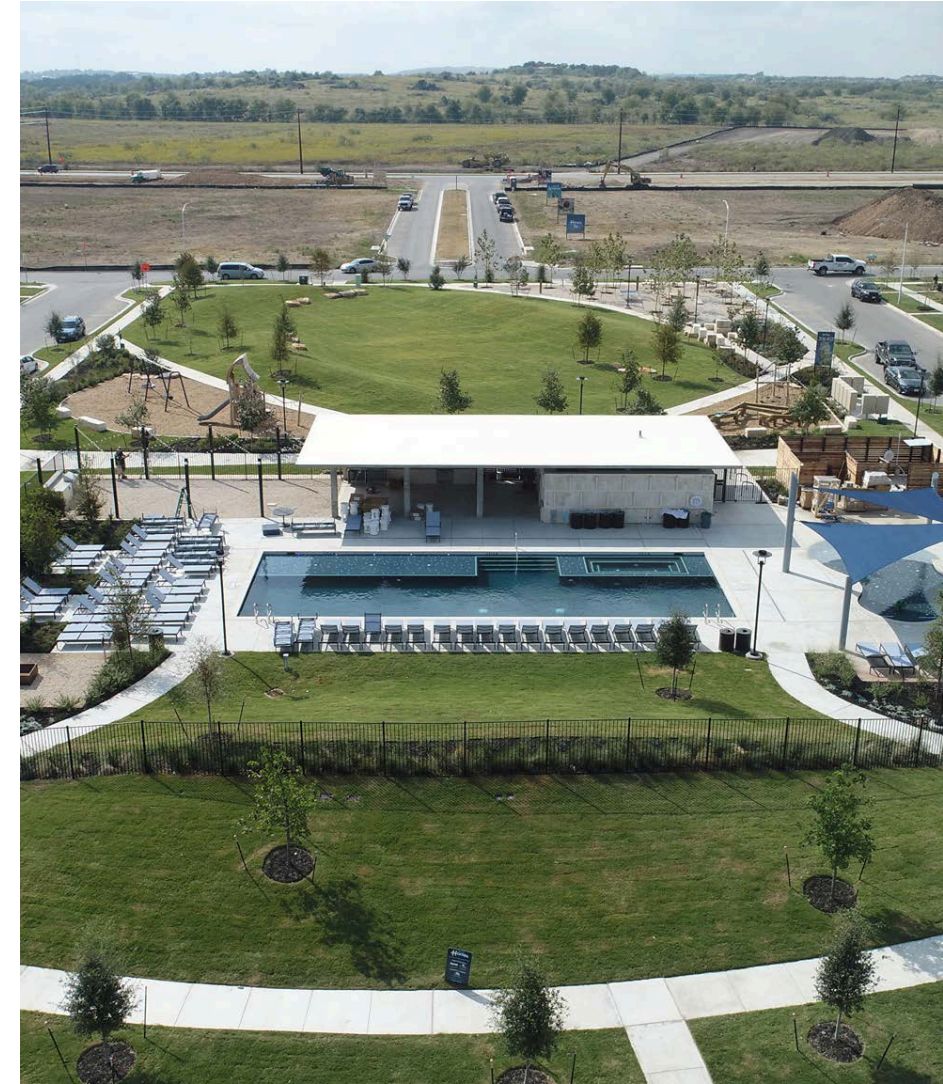




# Background

## Timeline

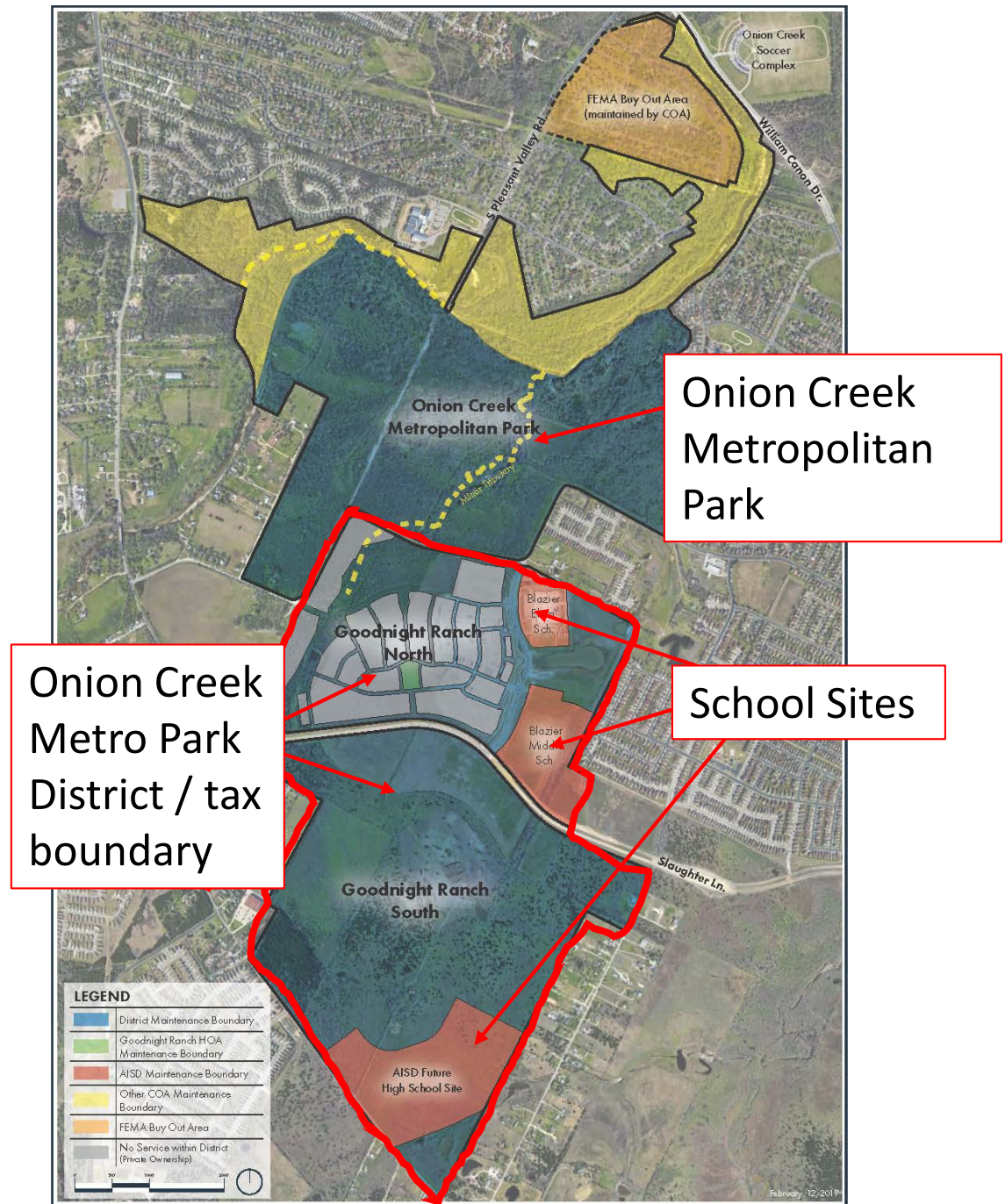
- **2004 – 2006** – Application for PUD Zoning, Original PUD approved
- **2011** – Applicant Petitioned State Legislature to create Municipal Management District (Onion Creek Metro Parks District)
- **2013** – City Council Approved resolution supporting Parks District; Legislature passed SB 1872 to create the Parks District
- **2013 – 2014** – PARD and APF managed Master Plan; Consent Agreement approved by City Council
- **2014 – 2015** – Vertex Boulevard and 26-acre Vertex Pond Park and trail constructed
- **2016** – PUD Amendment initiated
- **2016 – 2017** – First residential section constructed
- **2018 – Present** – 8 subdivisions constructed, including 3 small neighborhood commercial sites; over 1,300 residential units (including 728 affordable to 65% and 80% MFI.)





# Background

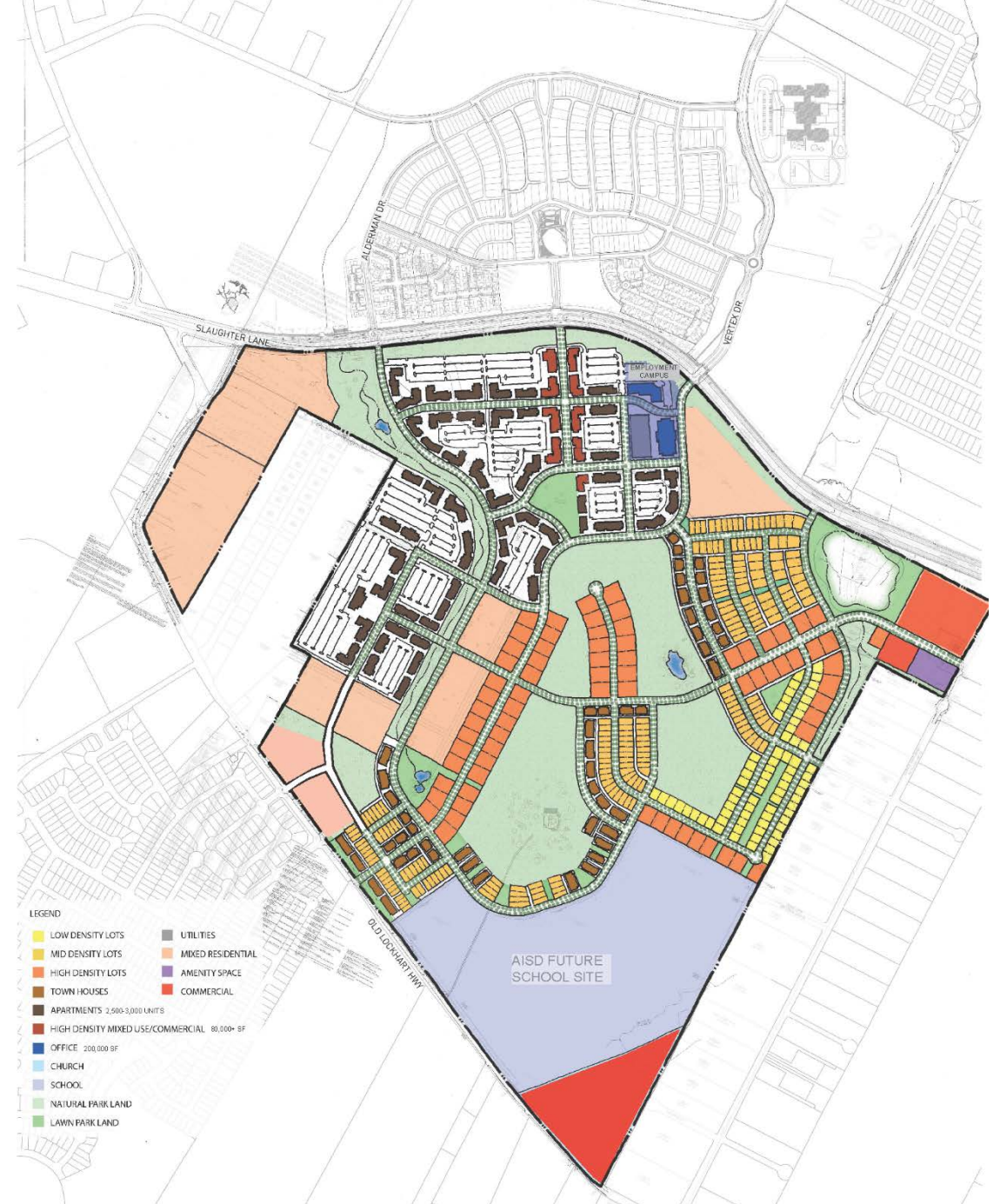
- What is a Municipal Management District?
  - Created by the State Legislature (SB 1872), as a public governmental authority
  - Consent Agreement required, approved by Austin City Council
  - Also known as Taxing District or Parks District (full name is **Onion Creek Metro Park District – OCMPD**)
  - Taxes paid by residents to operate and maintain parks
  - Parks are dedicated to the District, and open to the general public





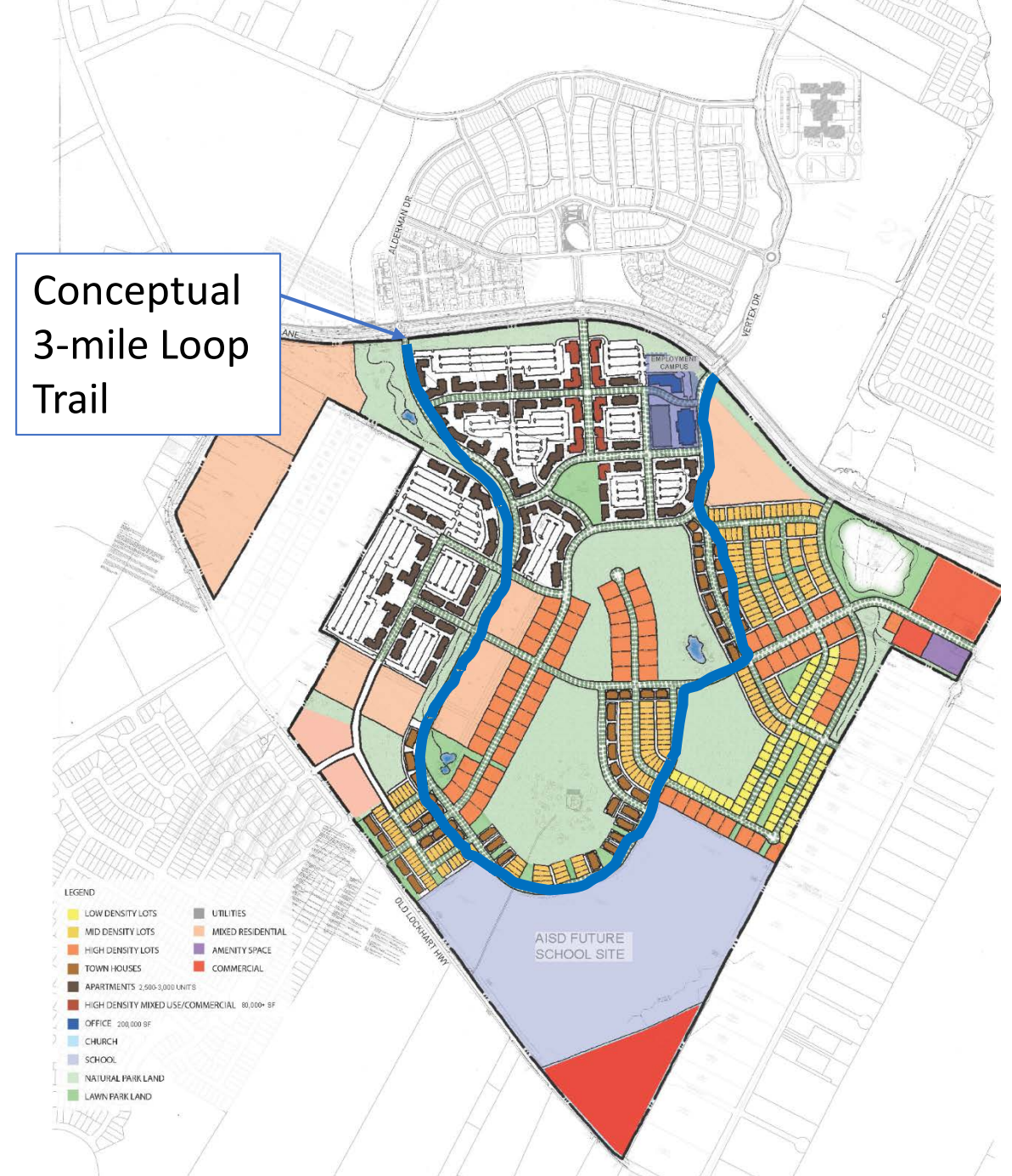
# PUD Amendment

- Residential entitlement from 3,533 to 6,033 (**increase of ~2,500 units**)
- Commercial/retail/office from 250,000 to 500,000 gross square feet (**increase of ~250,000 gsf**)
- Amend school plan for **middle school and high school** sites; add fire station
- Add **permitted uses**; (e.g. equipment repair, printing and publishing; recreational equipment sales; electronic prototype assembly)



# PUD Amendment

- **3 mile loop trail** clarified with note: “Future trails will be constructed as adjacent properties are developed occupied and approved by the Onion Creek Metro Park District Board.”
- Process for park and trail development described in Consent Agreement and Amendment
- Language added to the PUD, pointing to **Consent Agreement as controlling document** for Parkland and Open Space





# PUD Amendment

## GOODNIGHT RANCH

### Existing PUD vs Amended PUD

#### Comparison of Water Quality and Environmental Attributes

Attribute	Existing PUD	Proposed Amendment
Max. Impervious Cover	67%	67%
Open Space	65 acres for use by residents	120 acres for use by public
Drainage Channels	Trapezoidal	Natural channel design
Reclaimed Water Commitment	No	Yes
Heritage Tree Ordinance Applies	No	Yes
Applicable Tree Replacement	2006 rules	Current rules
More Compact Development	No	Yes
CWQZ Min. Drainage Area	320 ac	64 ac
WQ conforms to current ordinance	Yes	Yes
LF of Public Infrastructure	98,600	47,900
Schools	2 sites	3 (added 64-acre HS site)
Undisturbed Area	5.8	49.9



# Superiority of Original PUD

- Original Goodnight Ranch PUD approved in 2006
- Superiority is based on current code (2006)
- Goodnight Ranch PUD was determined to be superior with:
  - 65 Acres of Private Parkland
  - Payment of Fees for 3,533 units



# Comparison with PUD Amendment

- Original Goodnight Ranch PUD approved in 2006
- Superiority is based on current code (2006)
- Goodnight Ranch PUD was determined to be superior with:
  - 65 Acres of Private Parkland / 120+ Acres Public, Opportunity for more parkland (150 – 160 Acres)
  - Payment of Fees for 3,533 units / Development fees for additional units, ongoing operation and maintenance of Parks District (currently \$400,000 per year. Property taxes will generate annual revenue for operations and maintenance)





# Additional Factors

- Formation of an independently funded and maintained parks district, which includes Onion Creek Metropolitan Park, and is open to the public
- Baseline requirements for 120 acres of parks with opportunity for more
- Several miles of trail system, connecting residential areas, parks, and schools
- 3 schools with their own respective parks (not counted in acreage)
- **Staff finds that the Goodnight Ranch development exceeds superiority standards laid out in the original PUD, and recommends approval of the amendment.**



## Recommendation

**Make a recommendation to the Parks and Recreation Board regarding the proposed amendment to the Goodnight Ranch Planned Unit Development as it pertains to parkland.**