

## ZONING CHANGE REVIEW SHEET

CASE: C814-04-0187.02.SH – Goodnight Ranch PUD -  
2<sup>nd</sup> Amendment

DISTRICT: 2

ZONING FROM: PUD; I-SF-2

TO: PUD, to change conditions of zoning

ADDRESS: East side of Old Lockhart Road between Nuckols Crossing Road and Capitol View Drive

SITE AREA: 695.53 acres

PROPERTY OWNERS: Austin Goodnight Ranch, L.P.; MVE Venture, Ltd.; Benchmark Land Development, Inc. (Terry Mitchell)

AGENT: Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning, as shown in the proposed revised ordinance and Land Use Plan as provided in Exhibits B-1, C, D, E, F, G, H, I, and J, and Attachment B. *For a summary of the basis of Staff's recommendation, see pages 3, 4 and 5.***

**The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated January 4, 2021, as provided in Attachment A.**

### PARKS AND RECREATION BOARD:

**June 23, 2020: *RECOMMENDED TO THE CITY COUNCIL AN AMENDMENT TO THE GOODNIGHT RANCH PLANNED UNIT DEVELOPMENT AS IT PERTAINS TO PARKLAND***

***[A. DICARLO; N. RINALDI – 2<sup>ND</sup>] (10-0). VICE-CHAIR R. FARASAT – OFF THE DAIS.***

### ENVIRONMENTAL COMMISSION RECOMMENDATION:

**January 20, 2021:**

### ZONING AND PLATTING COMMISSION ACTION:

**February 2, 2021:**

**April 21, 2020: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT***

***[H. SMITH; J. DUNCAN – 2<sup>ND</sup>] (10-0) ONE VACANCY ON THE COMMISSION***

November 5, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[H. SMITH; B. EVANS – 2<sup>ND</sup>] (9-0) J. DUNCAN – ABSENT; ONE VACANCY ON THE COMMISSION*

May 21, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[J. DUNCAN; E. RAY – 2<sup>ND</sup>] (9-0) N. BARRERA-RAMIREZ – ABSENT; ONE VACANCY ON THE COMMISSION*

December 4, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[B. EVANS; D. BREITHAUPT – 2<sup>ND</sup>] (9-0) J. DUNCAN; N. BARRERA-RAMIREZ – ABSENT*

June 19, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[B. EVANS; D. BREITHAUPT – 2<sup>ND</sup>] (9-0) Y. FLORES; A. TATKOW – ABSENT*

January 2, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[B. EVAN; J. DUNCAN – 2<sup>ND</sup>] (7-0) D. BREITHAUPT, Y. FLORES, S. LAVANI, A. TATKOW – ABSENT*

July 18, 2017: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY APPLICANT, BY CONSENT*

*[S. LAVANI; A. DENKLER-2ND] (9-0) Y. FLORES – ABSENT*

January 3, 2017: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY APPLICANT, BY CONSENT*

*[A. DENKLER; A. AGUIRRE-2ND] (9-0) T. WEBER; S. LAVANI – ABSENT*

July 5, 2016: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT, BY CONSENT*

*[A. DENKLER; S. HARRIS-2ND] (10-0) T. WEBER – ABSENT*

January 5, 2016: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[T. WEBER; A. DENKLER-2ND] (8-0) J. GOODMAN – ARRIVED LATE; S. LAVANI – ABSENT; ONE VACANCY ON THE COMMISSION*

July 7, 2015: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

*[T. WEBER; L. BRINSMADE – 2ND] (9-0) D. BREITHAUPT, S. LAVANI – ABSENT*

June 16, 2015: *MEETING CANCELLED DUE TO INCLEMENT WEATHER;  
RESCHEDULED FOR JULY 7, 2015*

December 16, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY  
STAFF, BY CONSENT*

*[G. ROJAS; C. BANKS – 2<sup>ND</sup>] (5-0) S. COMPTON – ABSTAINED; R. MCDANIEL –  
ABSENT*

CITY COUNCIL ACTION:

**Planned to be scheduled for February 18, 2021:**

ORDINANCE NUMBER:

ISSUES:

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to Attachment D.

CASE MANAGER COMMENTS:

The Goodnight Ranch PUD is located in southeast Austin, bounded by Nuckols Crossing to the north, Vertex Boulevard and an AISD elementary school (operational) and a middle school (under construction) to the east, Old Lockhart Road to the south, and Old Lockhart Road / South Pleasant Valley Road to the west. A recently constructed segment of East Slaughter Lane bisects the property and continues east to Thaxton Road. Goodnight Ranch PUD is mixed-use development that provides for a range of residential, commercial, civic and open spaces integrated into a master 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 exception of apartments under construction at the southeast corner of Slaughter Lane and Pleasant Valley Road.

For context, Onion Creek Metro Park and a single family residential subdivision is 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); undeveloped land, automotive repair and a large single family residential subdivision to the south (County; I-SF-4A); and a subdivision that predominantly contains single family residences and manufactured homes as well as a ballroom, and a manufactured home community to the west (County). ***Please refer to Exhibits A, A-1 and A-2 – Vicinity Map, Zoning Map and Aerial Exhibit.***

***Land Use Map***

The PUD contains five development areas: the *Neighborhood Mixed Use Area* (265.60 acres), the *Neighborhood Mixed Use – Vertical Area* (67.53 acres), the *Mixed Residential Area* (347.60 acres), *Onion Creek Metro Park District*, and *Open Space* (129 acres).

- The *Neighborhood Mixed Use (NMU) Area* is generally located along both sides of Slaughter Lane and Old Lockhart Road, and serves as the center of the community, containing a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of community residents. The *NMU Area* allows for a greater range of permitted uses and more intensive development standards.
- The *Neighborhood Mixed Use Vertical Area (NMU-V)* is a new Area and proposed as a dense, mixed use core integrating a mix of commercial, housing and civic uses and fronts on Slaughter Lane. The NMU-V Area is pedestrian-oriented, and designed to encourage pedestrian movement, and oriented to streets and open space.
- The *Mixed Residential Area (MRA)* is generally located towards the perimeters of the property, permits innovative residential designs alongside conventional single family and multi-family residential uses.
- The *Onion Creek Metro Park District* is a political subdivision of the State of Texas, consists of 701.655 acres and was consented to by the City of Austin, Onion Creek Metro Park District and Austin Goodnight Ranch LP, effective August 13, 2014.
- *Open Space* is intended to provide a continuous system of open space through the PUD in the form of interconnected greenways and pocket parks, as well as a comprehensive network of trails and sidewalks to encourage pedestrian circulation and recreation opportunities. It also includes safety services, educational facilities, up to 5,000 sf of other civic uses and up to 5,000 square feet of commercial uses.

### ***Proposed PUD Amendment***

The proposed amendment to the Goodnight Ranch PUD covers the entire original PUD property and adds a 6.653 acre I-SF-2 zoned tract on the south side of Slaughter Lane that adjoins the PUD and is now owned by the Applicant. The proposed PUD amendment would increase the number of residential units from 3,533 to 6,308 (an increase of 2,775), allow for up to 635,000 square feet of commercial, retail and office uses (an increase of 360,000 sf), and provide for a 64.687 acre additional AISD site located at the southeast corner of the property on Old Lockhart Road, intended for a high school. The amount of public and private open space has increased from 70 acres to 129 acres, with 75 acres to be provided north of Slaughter Lane and 54 acres south of Slaughter Lane. The PUD amendment identifies the fire station site at the east side of the PUD, in proximity to Slaughter Lane and does not change the 15,000 square feet of civic uses. The proposed modifications to the PUD ordinance and accompanying land use plan are summarized in ***Exhibits B and B-1 (Applicant's Summary Letter and Proposed Revisions to 2006 PUD Ordinance), and Exhibit C (General Land Use Map)***.

### **BASIS OF STAFF RECOMMENDATION:**

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

Per the Land Development Code, PUD district zoning 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 could 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. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

The original PUD was approved in 2006 and predates significant revisions to the PUD zoning ordinance approved by Council in June 2008. Therefore, review of the Applicant's proposed PUD amendment is not subject to this more recent PUD ordinance which identifies superiority elements. Instead, Staff review has proceeded under the more general terms for PUDs that existed prior to June 2008. These terms include providing adequate public facilities and services, preserving the natural environment, and the design of local and collector streets, parking facilities and pedestrian amenities.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed PUD amendment still offers a development on the subject property that creates a distinct community and gateway to southeast Austin. The PUD provides a pedestrian-oriented development that promotes living, educational, shopping and recreation opportunities within a planned community. The proposed increases to the number of housing units and commercial / retail / office square footage within the PUD will provide a greater range of housing choices and supporting services for the community, and result in a more compact development than originally approved in 2006. The additional density will be offset by additional public and private open space areas.

Although the proposed PUD amendment applies to the entire Goodnight Ranch property, most of impacts will be on the south side of Slaughter Lane which is largely undeveloped. For those areas that do not have a subdivision application in process, development of the property will be subject to current environmental and drainage / water quality Code requirements which have been significantly enhanced since 2006. This results in preservation of additional area surrounding the environmental and drainage features onsite. ***Please refer to Exhibits D and D-1 (Environmental Background Information and CEF Mitigation Plan).***

The proposed PUD amendment also supports affordable housing initiatives by introducing new housing product types and revised site development standards. The corresponding Traffic Impact Analysis memo provides for a suite of transportation improvements needed to

accommodate the additional density, including funding for traffic signal installation, turning lane construction, all-way stop control installation, a sidewalk, and intersection capacity improvements. *Please refer to Exhibits E (Zoning Land Use Summary Table), F (Site Development Regulations), G (Compatibility Setbacks), H (Density Table), I (Street Cross Section Table and Illustrations), and J (Parking Regulations and Ratios).*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD; I-SF-2	Single and multi-family; Amenity center; AISD Elementary School; Detention pond; Undeveloped
<i>North</i>	P; SF-4A-CO	Onion Creek Metro Park; Single family residences in the Thaxton Place subdivision
<i>South</i>	County; I-SF-4A	Single family residences and manufactured homes on Cheryl Lynn Road; Ballroom; Single family residences in the Zachary Scott subdivision; Auto repair; Undeveloped
<i>East</i>	County; SF-2	Single family residences, manufactured homes and temple on Capitol View Drive; Undeveloped; Single family residences in the Sheldon 230 subdivision
<i>West</i>	P; County; I-RR	Onion Creek Metro Park; Undeveloped; Church; Auto repair; Convenience storage; River Ridge manufactured home community

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRANSPORTATION IMPACT ANALYSIS: Is required – Please refer to Attachment A

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: East Slaughter Lane

SCHOOLS: Blazier Elementary School      Paredes Middle School      Akins High School

COMMUNITY REGISTRY LIST:

626 – Onion Creek Homeowners Assoc.      742 – Austin Independent School District  
 1228 – Sierra Group, Austin Regional Group      1258 – Del Valle Community Coalition  
 1363 – SEL Texas      1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods      1550 – Homeless Neighborhood Association  
 1616 – Neighborhood Empowerment Foundation      1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0044 – Onion Creek Metro	I-RR; SF-3; MH; MH-CO; GR;	To Grant P	Apvd P (6-15-2017).

Park - Greenbelt – 7004 Onion Creek Dr and 8652 Nuckols Crossing Rd	W/LO-CO; P to P on 575 acres		
C14-2015-0130 – 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 Thaxton Rd	I-RR to GR	To Grant GR-CO w/CO for restaurant (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.	Apvd GR-CO and a Restrictive Covenant for the NTA as recommended by the Commission (2-9-2006).
C14-03-0090.SH – KB Sheldon 230 – Southeast of Thaxton Rd at Salt	I-SF-2; SF-3; I- SF-4A to SF-2 – Tracts 1 & 7; RR – Tracts 2 & 3;	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

Springs Dr	SF-4A – Tracts 4, 5 & 6		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:

##### *PUD Zoning cases*

On November 16, 2006, Council approved PUD district zoning with a Restrictive Covenant for the Traffic Impact Analysis for the Goodnight Ranch PUD (C814-04-0187.SH). As a summary, the PUD allowed up to 3,533 residential units, 260,000 square feet of commercial, retail and office uses, 15,000 square feet of civic uses, two AISD elementary school sites, one fire station lot, and acreage for Slaughter Lane right-of-way on 700.1 acres. Approved Code modifications included a broad range of use regulations, site development standards, landscaping, subdivision, transportation and sign regulations.

The First PUD amendment was filed on September 15, 2011 and subsequently expired on September 10, 2012 due to lack of follow-up per Code established timeframes (C814-04-0187.01.SH).

Although the land uses and development standards approved have been partially built since the PUD's approval in November 2006, the property's PUD zoning remains valid and does not expire. Development of the property can proceed in accordance with the Council-approved PUD zoning and related subdivision and site plan applications, or the Applicant can propose to amend the PUD. The subject PUD amendment is considered a substantial amendment and must be approved by the City Council.

On July 3, 2014, the Applicant filed an amendment to the PUD to amend the land use plan, and the City has verified that the correct type of application was filed. In addition, there is not a limit on the number or scope of changes to a PUD that would constitute a requirement to submit a new PUD.

The subject property was annexed into the limited purpose jurisdiction on July 4, 2005 (C7L-05-002) and into the full purpose jurisdiction on July 2, 2007 (C7A-07-009).

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
East Slaughter	Approx.	35' – 70'	Level 4	South Side	Bike Lane	Yes

Lane	150'					
Old Lockhart Road	50' – 77'	25'	Level 3	No	Shared Lane	No
Nuckols Crossing Road	75' – 80'	25'	Level 2	In Places	Shared Lane	No
Vertex Boulevard	62' -77'	50'	Level 1	Yes	Shared Use Path	Yes
Capitol View Road	60'	23'	Level 1	No	No	No
Baythorne Drive	50'	26'	Level 1	Yes	No	No

### OTHER STAFF COMMENTS:

#### Site Characteristics

The property consists of a residential community and an AISD elementary school north of Slaughter Lane, and agricultural land south of Slaughter Lane. The site may be characterized as gently sloping to rolling. A group of three hills are clustered in the southern portion of the property and panoramic views of downtown Austin can be observed from these vantage points. The surface slopes down toward tributaries of Onion Creek located to the north and east of the property. In addition, about 75 acres drain south towards Marble Creek.

#### Comprehensive Planning

This is an amendment to the existing Goodnight Ranch PUD, which is a mixed use project located off Old Lockhart Road, and is bisected by the recent extension of East Slaughter Lane. The site is 695 acres in size, partially developed and is not located within the boundaries of a neighborhood planning area. Surrounding land uses include the Onion Creek Metro Park and single family houses to the north, and undeveloped land, single family housing, and scattered commercial uses to the east, west and south.

#### **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this portion of Old Lockhart Road and Slaughter Lane partially within the boundaries of a **Neighborhood Center** and along an **Activity Corridor** when E. Slaughter Lane is extended. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map. Of the three, these will have a more local focus. Businesses and services—doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public

buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in **compact centers**, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of **local-serving retail, employment opportunities, and residential uses**.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Based upon the property being partially within a Neighborhood Center and along a Activity Corridor, which promotes retail and services, civic, and residential uses and the IACP policies referenced above that supports mixed use, which includes opportunities to live, work, shop, learn and play, staff believes that the proposed amendment to the Goodnight Ranch PUD is in compliance to the Imagine Austin Comprehensive Plan.

#### Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

#### Impervious Cover

The maximum impervious cover proposed by the Goodnight Ranch PUD is 67% of the net site area for land north of Slaughter Lane, and 67% of the gross site area for land south of Slaughter Lane. An impervious cover tracking table shall be submitted for each residential Final Plat and commercial site plan application.

#### Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Development on this site will be subject to the following impervious cover limits:

Yard house – 65% (in the **Mixed Residential Area**, the **Neighborhood Mixed Use Area**, and the **Neighborhood Mixed Use Area – Vertical**)  
Rowhouse, Live / Work Shophouse – 95% (in the MRA, the NMA, and the NMA-V)  
Mansion House – 75% (in the MRA, the NMA, and the NMA-V)  
Multi-family home – 80% in both the MRA and the NMA; 90% in the NMA-V  
Commercial – 80% in the MRA; 90% in the NMA and the NMA-V  
Civic – 80% in both the MRA and the NMA; 90% in the NMA-V  
Paseo Court – 80% (in the MRA, the NMA and the NMA-V)  
**Open Space areas – 75% for Safety Services and Educational Facilities, Other Civic Uses, and Commercial**

According to flood plain maps, there is 100-year floodplain along a portion of the southeast boundary and extending into the Capitol View Estates subdivision.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2-year detention.

### Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Section 25-6-142]. Comments are provided in Attachment A.

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally, AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM).
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

## INDEX OF EXHIBITS TO FOLLOW

A: Vicinity Map

A-1 and A-2: Zoning Map and Aerial Map

B and B-1: Applicant's Summary Letter and Proposed Revisions to 2006 PUD Ordinance

C: General Land Use Map

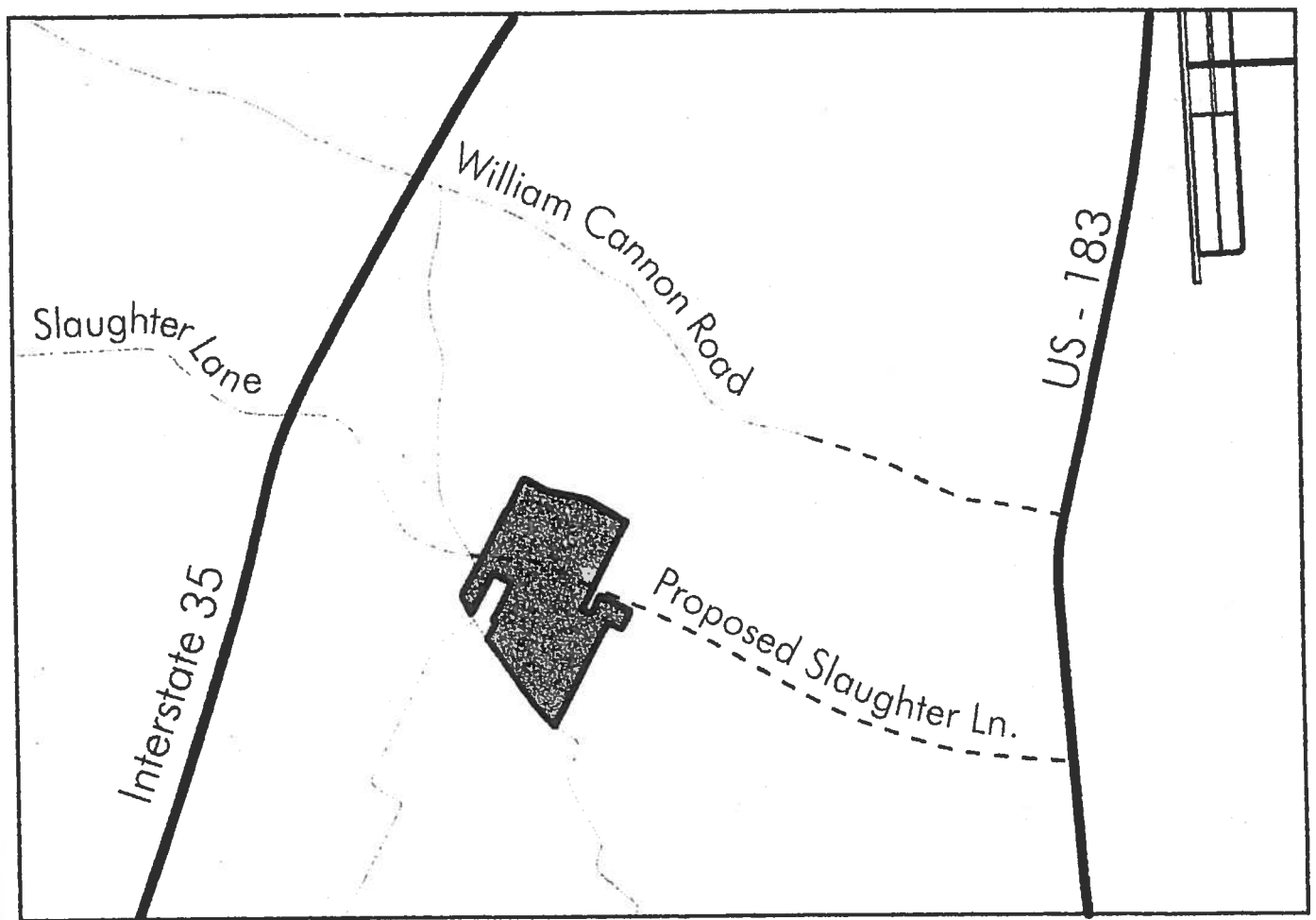
D: Environmental Background Information  
D-1: CEF Mitigation Plan  
E: Zoning Land Use Summary Table  
F: Site Development Regulations  
G: Compatibility Setbacks  
H: Density Table  
I: Street Cross Section Table and Illustrations  
J: Parking Regulations and Ratios

INDEX OF ATTACHMENTS TO FOLLOW

A: Traffic Impact Analysis Memo  
B: Environmental Superiority Memo from the Environmental Officer  
C: Carbon Impact Statement  
D: S.M.A.R.T. Housing certification letter

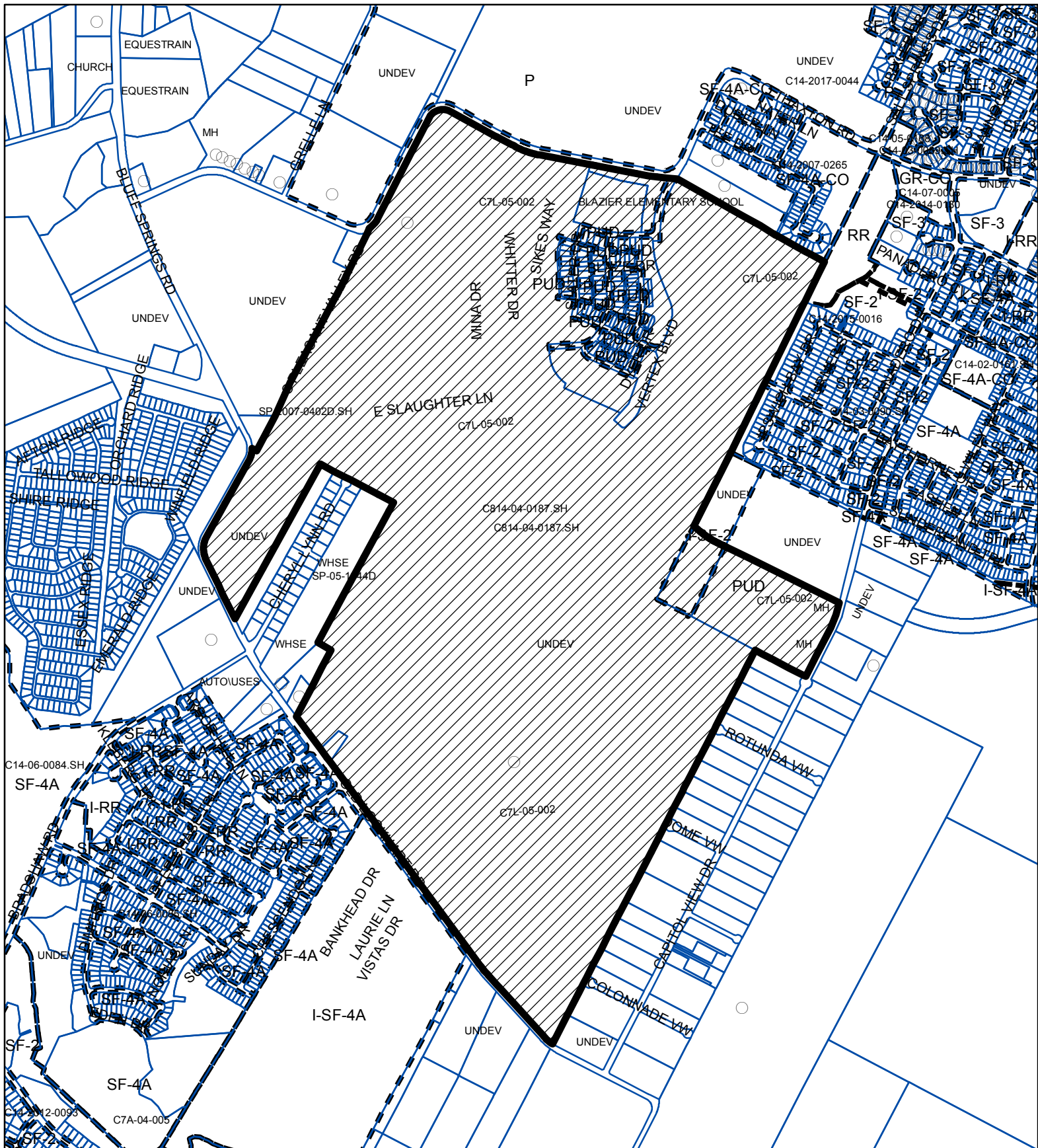
Correspondence Received




# LOCATION MAP



NTS

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

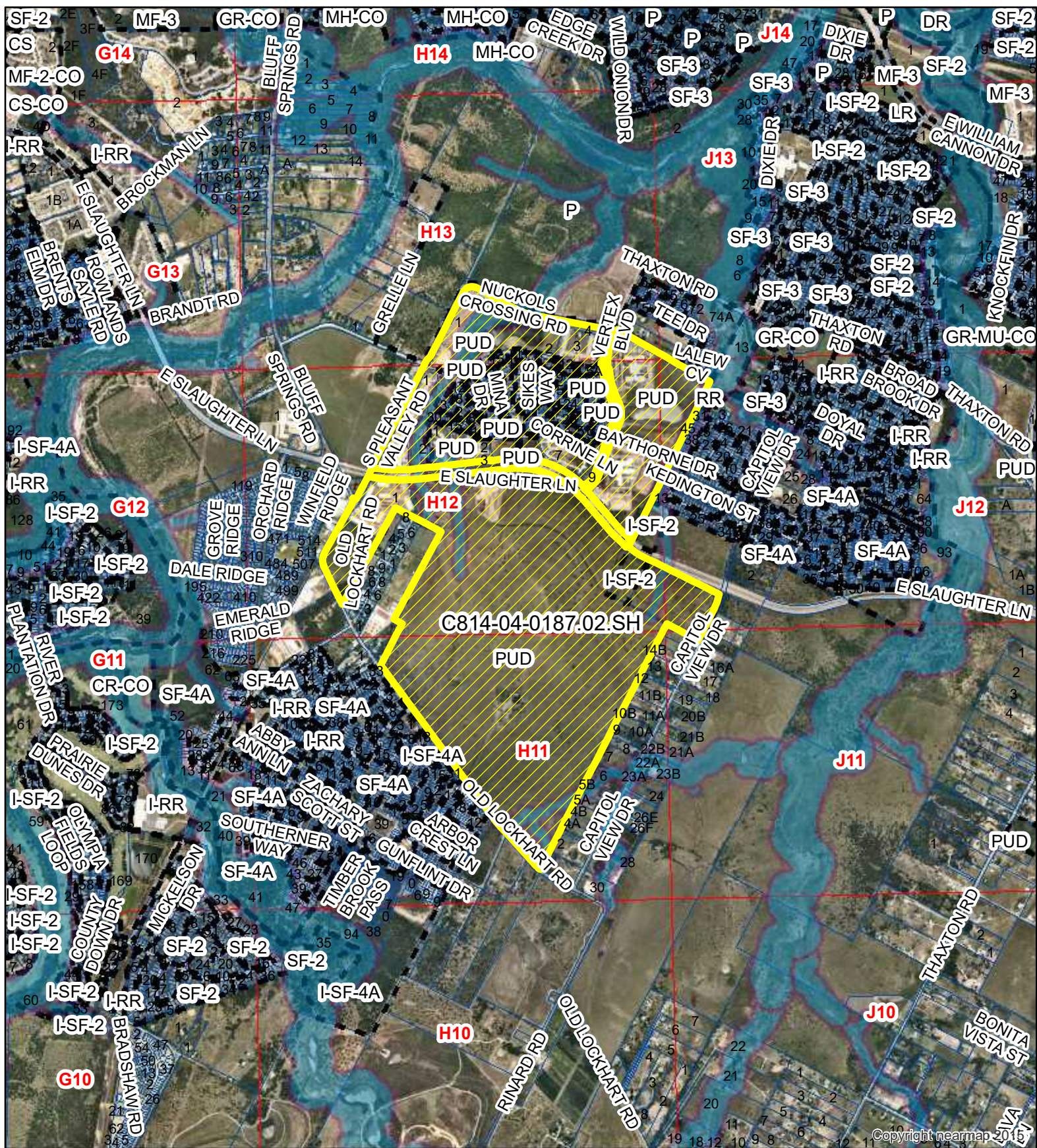
**PLANNED UNIT DEVELOPMENT** Exhibit A - 1  
**ZONING CASE#:** C814-04-0187.02.SH

1" = 1,250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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





### Goodnight Ranch PUD

### Exhibit A - 2

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

ZONING CASE#: C814-04-0187.02.SH  
 LOCATION: East of Old Lockhart Hwy, between  
 Nuckols Crossing Rd, and Capitol View Dr.  
 SUBJECT AREA: 709.907 Acres  
 GRID: H11 & H12  
 MANAGER: Wendy Rhoades



1" = 2000'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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November 17, 2020

City of Austin Environmental Commission  
Linda Guerrero, Chair  
505 Barton Spring Road, Suite 500  
Austin, Texas 78704

RE: Goodnight Ranch PUD Amendment # 2 (C814-04-0187.02. SH)

Dear Environmental Commission Members:

Austin Goodnight Ranch, L.P. (AGR) is requesting changes to the Goodnight Ranch Planned Unit Development Ordinance # 20061116-053. The intent is to update and improve the ordinance as well as to increase Austin housing supply and the associated neighborhood services. These changes are listed on Attachment A.

### **History and Intent**

The Goodnight Ranch PUD Ordinance was approved 16 years ago. Since then, Austin's needs have certainly changed, and the landscape of the community has evolved. With that in mind, the core proposed changes are directed at improving the quality of life for the citizens through increased housing options, affordability, employment, transportation, open space and parkland, access to education, as well as how the land is managed to achieve these improvements.

### **Housing**

Housing is proposed to increase from 3,533 homes to 6,308 homes. By way of comparison the Mueller Community is also +/-700 acres and has a higher residential unit allowance of up to 6,500 homes. The idea is to provide a broad diversification of rental and ownership housing options. By extending the housing options beyond the one size fits all rule, this allows for a range of price points making it easier to secure housing. Further, it is estimated that Austin's low housing inventory increases housing costs by approximately +/-8.7% year over year while wages remain relatively flat. Increasing the housing supply is one tool to help stabilize increasing housing costs. This combined with creating a compact and complete community allows for additional housing without an increase to land disturbance and impervious cover. These combined efforts will not only help alleviate the short supply of affordable housing but also the short supply of missing middle housing for those earning between 80-120%. By creating compact and complete communities in good supply, less land is consumed allowing for more open space and increased opportunity for reasonably priced housing.

### **Affordability**

As a voluntarily participant in the Smart Housing Program, the community has realized three rental options for those earning between 65 to 80% of the MFI. Thus, exceeding the 10% goal of affordable housing. The PUD amendment by the proposed ordinance extends that affordability to home ownership.

### **Employment**

The proposed changes are designed to diversify and create close access to employment opportunities by increasing the commercial, retail, employment and civic space. Today 275,000 square feet is permitted for these uses. Proposed is a total of 635,000 square feet of commercial, retail, employment and civic space. The idea is to create an employment campus and neighborhood node service zone to reduce the deficit of services in south east Austin as well as creating employment within walking distance of housing. This allows citizens to become less auto centric and more pedestrian oriented or to utilize low impact travel modes such

**Exhibit B**



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as cycling or scooters. Not only will this reduce the pressure on Austin's road systems but will also improve air and water quality by reducing emissions and the petrochemical residuals that ultimately end up in our waterways.

### **Transportation**

The exiting PUD addresses a multimodal and integrated transportation system. These assets have been reimagined to help create better overall transportation circulation within and through the community. These items include new street cross section, a significant increase in the public trail network, a revised street layout for an improved connection and significant mitigative measures such as traffic signals and dedicated turning lanes to accommodate the increased density.

### **Open Space and Parkland**

AGR is committed to increasing the park land within the community from the 64-acres to 120+ acres of public open space. In 2013 a bill was approved by the House Legislature to create the Onion Creek Metro Park District. The intent of the taxing District is to create quality public open space, streetscapes and park land that is well maintained. The ad valorem tax generated within the District or Goodnight Ranch provides the operation and maintenance funding to support the City owned 555-acre Metropolitan Park and 120+ acres of District park land. This District will ultimately generate millions of operation and maintenance dollars per year for superior maintenance and sustainable public open space.

### **Environment**

AGR has worked closely with staff to preserve the open space and water quality investment created in the community. This includes regional water quality and detention storm water facilities. In addition, a thoughtful plan was conceived to enhance the remainder of the community in line with current code. The land plan was redesigned to preserve areas with significant topography. Meaning areas that were originally planned for full development and earth movement are now preserved hilltops for all to enjoy. This preservation of the hilltops significantly reduces earth disturbance while retaining quality setback from drainage ways. Old stock tanks whose past intent was for grazing now serve as wetland features to enhance water quality and provide essential wildlife habitat. These features also provide an opportunity for citizens to connect with nature and for native play. In essence planting seeds for future environmental stewardship.

### **Education**

Since 2006 Goodnight Ranch has become home to three AISD schools. Over 113 acres are now dedicated to serving public education at the elementary, intermediate and high school level. With the planned community improvements residents and surrounding residents can walk to all three levels of education. Further an educational fund has been created to support the education needs (tutoring/support classes/enhanced classroom space or equipment) of the Goodnight Ranch residents.

The proposed changes are put forth to positively affect the quality of life not only for the citizens within the community but for all of Austin. Thus, we hope that the Environmental Commission will recommend these changes for approval.

Sincerely,  
The Austin Goodnight Ranch Team

Cc: Wendy Rhoades, Zoning Planner  
Austin Goodnight Ranch Team



## **Attachment A: Proposed Ordinance Changes**

1. **Amend the Goodnight Ranch PUD ordinance number 20061116-053** as follows:
  - a. Update acreage
  - b. Update Exhibit lettering to match additional exhibits
  - c. After Part 2 – page 1 of 11: add a paragraph with language regarding the application of current code to the land to be developed south of Slaughter Lane.
  - d. Part 4 – page 2 of 11: add a new land use and definition of Neighborhood Mixed use Vertical Area (NMA-V; add a definition of Onion Creek Metro Park District; add to definition of Row House; and modify Live/work Shophouse definition
  - e. Part 4 – page 3 of 11 – modify definition of Mansion Home; Multifamily Home and Yard House; add a new land use and definition of Paseo Court; add block length definition; and add Accessory Dwelling Unit definition.
  - f. Part 6 – pages 4-9 of 11 - See deletions and additions to include: Add reference to Compatibility Setbacks exhibit, add language to clarify buffer area and uses permitted within buffer area, add language to provide for cyclists shower facilities, add language to clarify expiration of preliminary plans and site plans, add language for courtyard access lots, clarify language on parking and private street.
  - g. Part 7 – update references to Exhibits
  - h. After Part 8 add language to clarify the property may be developed by regulation under current code
  - i. After Part 8 add language to acknowledge the Onion Creek Metro Park District
2. **Exhibit A – Description of property:** Update property description.
3. **Amend Exhibit B - Zoning Map as follows:** to reflect the PUD boundaries.
4. **Amend Exhibit C –PUD General Land Use Map as follows:**
  - a. Delete the elementary school site south of Slaughter Lane because one exists north of Slaughter Lane and designate that area as MRA (Mixed Residential Area).
  - b. Change the land use designation for the area east of the former elementary schools' site from MRA to NMA (Neighborhood Mixed Use).
  - c. Delineate the new area proposed for a middle school site – north of Slaughter Lane - and designate it as MRA.
  - d. Change the land use designation for the tract north of the between the school site from MRA to NMA.
  - e. Change owner/Agent/Land Planner/Engineer information/acreage/date.
  - f. Update and increase Open Space area and add information regarding the Onion Creek Metro District and associated open space
  - g. Add MNA-V
  - h. Amend the development summary on Exhibit C as follows:

Total Development Summary:

    - Up to 6,308 residential dwelling units
    - Up to 635,000 GSF of commercial/retail/office
    - Up to 15,000 GSF of civic uses
    - 1 Elementary School site



- 1 Middle School site
- 1 High School site
- 1 Fire Station site
- Add a new land use designation: NMA-V

**5. Amend Exhibit D: Environmental Background as follows:**

- a. Change owner/Agent/Land Planner/Engineer information/acreage/date.
- b. Update notes to address watershed comments and list development requirements for ponds, water quality, channel construction, trails and critical water quality zones (CWQZ).
- c. Update the mapped CWQZ
- d. Update CEF and proposed setbacks
- e. Update topography, acreages and floodplain information

**6. Amend Exhibit E – PUD Zoning Land Use Summary Table as follows:**

- a. Update per staff comments to City's current use regulations
- b. Add a new land use designation NMA-V, and permitted uses:
- c. Under MRA and NMA add – Mobile Home residential and short-term rentals as permitted uses, under OS – Short-term rentals not permitted
- d. Under MRA and NMA – under commercial uses add -, Agricultural sales and services permitted in MRA and NMA; Automotive Sales (permitted in NMA), Automotive washing (of any type) and Building Maintenance Services permitted in MRA and NMA; Cocktail lounge; electronic prototype assembly (permitted in NMA), electronic testing; equipment repair services (permitted in NMA); funeral services (permitted in NMA); general retail sales (convenience) permitted in MRA; kennels (permitted in NMA); liquor sales (permitted in NMA); outdoor entertainment (permitted in MRA); outdoor sports and recreation (permitted in MRA/NMA/OS); Pedicab storage and dispatch (permitted in not permitted in MRA and OS/permitted in NMA and ; printing and publishing, and recreational equipment sales (permitted in NMA).
- e. Show alternative financial services Businesses not permitted in MRA/MNA/OS
- f. Add a note to state: MRA to permit cocktail lounge as an accessory to a brewery.
- g. Under MRA - Civic Uses – ad camp (permitted in NMA); convalescent services (permitted in MRA and NMA); day care services (commercial) permitted in MRA; employee recreation (permitted in NMA); guidance services (permitted in MRA); hospital services-general (permitted in NMA). Under NMA – industrial Uses – add custom manufacturing (permitted in NMA); light manufacturing (permitted in MRA and NMA – add note: MRA to permit brewery and cocktail lounge);
- h. Under agricultural uses: add urban farm and all other agricultural uses as permitted in MRA/NMA/OS.

**7. Amend Exhibit F - Site Development Regulations as follows:**

- a. MRA Table: changes in red.
- b. Under notes: Change the note that reads: The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in Exhibit B by having it read as follows: The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in ~~Exhibit B~~ Part 6, Paragraph (A) (5) of this ordinance # 20061116-053.
- c. NMA Table: See changes in red.



- d. Under NMA-V: this is a new table
  - e. Under Open Space Table: See changes in red.
8. **Add Exhibit G – Site Development Regulations Compatibility Setbacks for Property south of Slaughter Lane.** This is a new table to clarify compatibility setbacks.
9. **Amend Exhibit H Density Table as follows:**
- Maximum Allowable Intensities
  - a. Up to 6,308 residential dwelling units (approved: 3,533)
  - b. Up to 635,000 GSF of commercial/retail/office
  - c. Up to 15,000 GSF of civic uses
  - d. 1 Elementary School site
  - e. 1 Middle School site
  - f. 1 High School site
  - g. 1 Fire Station site
  - h. Under open space/community facilities (OS): change note C(3) to read: Detention and water quality facilities will be owned and maintained by the Homeowner's Association, **Onion Creek Metro Park District, successors or assigns.**
  - i. Under total maximum residential allowed - change note the language to read – 6,308 residential dwelling units plus ADU.
  - j. Under maximum commercial/civic allowed: change the language to read – 635,000 GSF plus 3 school sites and 1 fire station site (subject to Traffic Impact Analysis).
  - k. Changes made to reflect correct land area and percentage of each land use type, including adding NMA-V.
10. **Amend Exhibit I - Street Cross Section as follows:**
- a. The Street section table and cross section have been up-date to meet the requirements of the Austin Fire Department and Department of Transportation. See changes in red. The approved executed cross section are provided.
11. **Amendment Exhibit J: Parking Regulations and Ratios.**
- a. See changes in red to update notes and add MNA-V use.

**Justification for PUD Amendment:**

The proposed land use designation changes will allow for a balanced mix of uses north and south of Slaughter Lane and middle and high school sites. Additionally, these changes will create a community that promotes a live/work/ play environment, which is consistent with policy number LUT P3 of the Imagine Austin Comprehensive Plan. Policy number LUT P3 reads as follows:

Promote development in compact centers, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

Goodnight Ranch PUD exceeds superiority as follows:

- 1. All three levels of public education sites – the PUD includes one elementary school, one middle school, and one high school.



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2. Onion Creek Metro Park: Goodnight Ranch established the Onion Creek Metro Park District (OCMPD), which is a political subdivision of the State of Texas. A \$0.20 tax per \$100 valuation has been approved by the Onion Creek Park District Board. The tax will be utilized to maintain the City's 555-acre Onion Creek Metro Park. Goodnight will contribute over \$15 million in creating and developing the Onion Creek in-district improvements including public trails, park amenities, wildlife nature learning assets, urban gardens and restoration of native grasses, wildflower meadows and multimodal transportation corridors connecting Austin resident to the Metro park and community services located in the neighborhood node.
3. The Goodnight Educational Foundation: this foundation will be led by a board of community advocates and the funds will support the education needs (tutoring/support classes/enhanced classroom space or equipment) of the Goodnight Ranch residents.

APPLICANT REDLINES

June 8, 2020

ORDINANCE NO. 20061116-053

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY COMMONLY KNOWN AS THE GOODNIGHT RANCH PUD LOCATED AT THE EAST SIDE OF OLD LOCKHART HIGHWAY BETWEEN NUCKOLS CROSSING ROAD AND CAPITOL VIEW DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property described in File C814-04-0187 SH on record at the Neighborhood Planning and Zoning Department, as approximately ~~703 254~~ <sup>695.53</sup> acres of land, more or less, out of the Santiago del Valle Grant, being more particularly described by metes and bounds in Exhibit A (*Description of Property*) incorporated into this ordinance (the "Property"), locally known as the property located at the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*)

**PART 2.** This ordinance, together with the attached Exhibits ~~A~~ <sup>J</sup> through I, are the land use plan for the Goodnight Ranch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Goodnight Ranch planned unit development land use plan. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A	Description of Property
Exhibit B	Zoning Map
Exhibit C	Land Use Plan
Exhibit D	Environmental Background Information
Exhibit E	Zoning Use Summary Table
Exhibit F	Site Development Regulations
Exhibit G	<del>Density Table</del> Compatibility Setbacks

Exhibit B - 1

Exhibit H  
Exhibit I  
Exhibit J

~~Street Cross Section Table and Illustrations~~ Density Table  
~~Parking Regulations and Ratios~~ Street Cross Section Table and Illustrations  
Parking Regulations and Ratios

#### PART 4. Definitions

##### A In this ordinance

1 LAND USE AREA means the following use categories into which the PUD is divided on Exhibit C (*Land Use Plan*) Neighborhood Mixed Use, Mixed Residential, and Open Space

2 NEIGHBORHOOD MIXED USE AREA means the land use areas identified on Exhibit C The Neighborhood Mixed Use Area serves as the center of the community, containing a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of community residents Office, multi-family residences and mixed use buildings are permitted The Neighborhood Mixed Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area and the Mixed Residential Area The Neighborhood Mixed Area is oriented to the public framework of streets and open spaces

<INSERT> NEIGHBORHOOD MIXED USE VERTICAL AREA (See attached)

3 MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for commercial, civic, and mixed use buildings

<INSERT> ONION CREEK METRO PARK DISTRICT (See attached)

4 OPEN SPACE means the land use areas identified on Exhibit C The Open Space land use areas are intended to provide a continuous system of open space through the Goodnight Ranch PUD and include safety services and educational facilities, civic uses and commercial uses

5 ROW HOUSE means an attached two or three-story townhouse on its own lot

which may include single family attached residential, bed and breakfast, and short-term rental uses.

6 LIVE/WORK SHOPHOUSE means a row house with ground level workspace or commercial space and upper level living space The work space or commercial space and living space must be used and occupied by the same owner or occupant/tenant. An occupant/tenant may be located on one or more lots.

may be or may not

<INSERT>

NEIGHBORHOOD MIXED USE-VERTICAL AREA means the land use area identified on Exhibit C. The Neighborhood Mixed Use-Vertical Area, adopted in the Imagine Austin Comprehensive Plan as a neighborhood center on the Growth Concept Plan, serves as a dense, mixed-use core integrating a mix of commercial, housing and civic uses, concentrates people and activities within the Area and fronts on Slaughter Lane, a designated high capacity transit corridor. The Neighborhood Mixed Use-Vertical Area may contain a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of the community residents. Office, multi-family residences and mixed use buildings are permitted. The Neighborhood Mixed Use-Vertical Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area, the Neighborhood Mixed Use Area and the Mixed Residential Area. The Neighborhood Mixed Area-Vertical is oriented to the public framework of streets and open space.

<INSERT>

ONION CREEK METRO PARK DISTRICT means a political subdivision of the State of Texas created by the Legislature as Chapter 3924, Special District Local Laws Code under the authority of Article XVI, Section 59, and Article III, Sections 52 and 52-a, Texas Constitution, comprising approximately 701.655 acres. The creation of the District was consented to by the City of Austin in the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, effective August 13, 2014.

12. BLOCK LENGTH means a distance measured along the block face and separated by any of the following, to include public or private streets, parks, open space, paseos and drainage easements so long as the separation is a minimum of 20 feet in width and includes pedestrian access

7 MANSION HOME means <sup>one building</sup> a ~~structure~~ <sup>with a minimum of 450 square feet per unit</sup> on one lot designed to appear like a large single family residence, but that is divided into two to ~~six~~ <sup>eight</sup> units, each with an individual entry. Mansion Home which may include duplex residential, small lot single family residential, retirement housing (small site/large site), two-family residential, bed and breakfast, and short-term rental uses.

8 MULTIFAMILY HOME means ~~condominiums or apartments~~ which may include multifamily residential, condominium residential, retirement housing (small site/large site), group home, bed and breakfast, and short-term rental uses.

9 MULTI-USE BUILDING means a building used for both commercial and residential uses

10 YARD HOUSE means a detached single-family residence <sup>which may include uses such as bed and breakfast, and short-term rental</sup> One accessory dwelling unit containing not more than 700 square feet of gross building area may be constructed over the garage

11. AUTO COURT means a group of dwelling units from 2-8 that may access off a private driveway. The Auto Court may or may not be subdivided residential lots or all within a single lot

B All other terms have the meaning provided in the Code

11. PASEO COURT means a group of dwelling units from 2-8 that may be accessed by a private driveway. The Paseo Court may consist of one or more subdivided lots for each unit. Each unit within a Paseo Court shall be subject to building permit review.

## PART 5. Use Regulations

A The locations of the land use areas within the PUD are shown on Exhibit C (*Land Use Plan*)

B Permitted, conditional and prohibited uses applicable to each land use area are shown in Exhibit E (*Zoning Use Summary Table*)

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations

### A Zoning

1 Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) does not apply to the PUD

2 Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to provide that the front and side yard requirements for nonresidential uses in the PUD are as established in Exhibit F (*Site Development Regulations*)

3 Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to delete the requirement that the number of curb cuts and driveways be shown on the land use plan

13. ACCESSORY DWELLING UNIT (ADU): An ADU is an additional dwelling unit to a primary dwelling unit and is permitted on a Property developed with a residential use

4 Subsections (K)(1) and (2) of Section 25-2-411 (*Planned Unit Development District Regulations*) are modified to provide that the open space requirement for the PUD is as established in Exhibit F (*Site Development Regulations*)

5 This section applies to compatibility standards within the PUD

**Reference Exhibit G Compatibility Setbacks**

Within the boundaries of the Goodnight Ranch PUD, compatibility standards as outlined in Chapter 25-2, Subchapter C, Article 10 of the Code apply, except as modified below

- a) Compatibility standards shall not apply on a residential use to residential use basis, as set forth in Section 25-2-1051(C) (*Applicability*)
- b) The following are established as compatibility standards applicable to commercial and other permitted uses
  - i) Section 25-2-1065 (A) (*Scale and Clustering Requirements*) shall apply
  - ii) A 25-foot wide vegetative buffer area, measured from a property line of a residential use to a building, shall be provided and maintained between residential uses to the following commercial and civic uses automotive rentals, business or trade school, business support services, cocktail lounge, commercial off-street parking, consumer repair services, convenience storage, custom manufacturing, drive-through services, food preparation, hotel-motel, indoor entertainment, indoor sports and recreation, intensive recreational uses as defined in 25-2-1067 (F) (*Design Regulations*) of the Code, off-site accessory parking, outdoor entertainment, plant nursery, printing and publishing, service station, software development, theater, and veterinary services
  - iii) Improvements permitted within a vegetative buffer zone area are hike and bike trails, pedestrian trails, sidewalks, solid fences, detention facilities, water quality facilities and drainage facilities consisting primarily of earthen structures, utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin

- iv) A 25-foot wide vegetative buffer area as described in Part 6 (A) (5) (b) (ii) does not apply to a Multi-Use Building or a Live/Work Shophouse
- v) The front yard setback requirements under Section 25-2-1064 (*Front Setback*) do not apply
- vi) Within 50 feet of an undeveloped platted residential lot (measured to the nearest setback line on the property), a commercial building may not exceed three stories or 40 feet in height. Within 50 feet of a developed residential building, a commercial building may not exceed two stories or 30 feet above the height of the existing residential use. Beyond 50 feet from a developed residential building, a commercial building may be constructed to the permitted height as set forth in this PUD
- vii) All exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties. Exterior lighting may not exceed 0.25 footcandles across the source property line
- viii) The noise level of mechanical equipment may not exceed 60 decibels at the property line
- ix) Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual
- x) Commercial and civic uses must be screened in accordance with this subsection. Yards, fences, vegetative screening, or berms shall be provided to screen off-street parking areas containing 12 or more parking spaces on a single site, mechanical equipment, storage areas, and areas for refuse collection. A fence used for screening may not exceed a height of six feet unless otherwise permitted in the Land Development Code. The property owner must maintain fences, berms, and vegetative screening

(xi) A 100-foot wide buffer area shall be provided between property developed with a residential use and a custom manufacturing use or limited warehousing and distribution use. A 150-foot wide buffer area shall be provided between property developed with residential use and a light manufacturing or general warehousing and distribution use. The buffer areas shall be measured from the property line of property developed with Residential Uses to a building with the following uses: custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing. Exterior bulk chemical storage, High-hazard Group H occupancies as defined in the Building Code, and distillation processes are prohibited under the land use definitions of custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing.

~~xi) A 100-foot wide buffer area, measured from the property line for property developed with residential uses to a building developed with industrial, commercial or civic uses, shall be provided and maintained between all residential areas and property developed as research assembly services, research services, research testing services and postal facilities exceeding 10,000 square feet~~

xii) Improvements <sup>permitted</sup> within the 100-foot buffer <sup>any setback or buffer</sup> area are hike and bike trails, pedestrian trails, solid fences, detention facilities and water quality facilities consisting primarily of earthen structures, drainage facilities, underground utility improvements, overhead electric or communication lines, streets, alleys, driveways, surface parking facilities limited to 12 spaces or fewer or those requirements that may be otherwise required by the City of Austin or specifically authorized in this ordinance

~~c) Notwithstanding Subsection 5, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Article 10 (Compatibility Standards) to development within the PUD~~

open space amenities, including seating, play structures, signage, pavilions, gazebos, and other pedestrian oriented streetscapes and shade structures, lighting, art features, landscape planting, irrigation, public restrooms,

## B Site Development

Site development regulations applicable to each land use area are established in Exhibits <sup>F</sup> ~~E~~ (Site Development Regulations) and ~~F~~ <sup>G</sup> (Density Table)

A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet, but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office uses shall provide a minimum of two unisex facilities. A building containing more than 100,000 square feet, but less than 500,000 square feet of offices uses shall provide private shower facilities with two showers for each of both sexes. The facilities shall be separate from the office toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement. The shower facilities shall also be provided if the office building includes retail uses as well, but in such mixed-use facilities there is no requirement that the showers be accessible to anyone other than the office and retail employees of the building.

Subsection 25-5-81 (B) is modified as follows:

(B) Except as provided in Subsection (C), (D), and (E) of this section, a site plan expires five years after the date of its approval.

## C Landscaping

- 1 Subsection (B) of Section 25-2-1003 (*General Requirements*) is modified to provide that a street yard 1,000 square feet or less in size is not required to be landscaped
- 2 Subsection (C) of Section 25-2-1006 (*Visual Screening*) does not apply to development within the PUD
- 3 Section 25-2-1007 (*Parking Lots*) is modified to provide that a parking area with 12 motor vehicle parking spaces or less is not required to have landscaped islands, peninsulas, or medians

## D Subdivision

- 1 Subsection (H) (K) and (L) of Section 25-3-52 (*Subdivision Layout Requirements*) applies to development within the PUD
- 2 Subsection (N) of Section 25-3-52 (*Subdivision Layout Requirements*) is modified to provide the following, **excluding to the boundary of the PUD**
  - a) The maximum block length is 800 feet The Director of the Watershed Protection and Development Review Department may approve a length up to 1,000 feet in length based on topography or existing street layout
  - b) A block length that exceeds 800 feet must be traversed by a pedestrian path near the midpoint
  - ~~c) The maximum block width is 300 feet The Director of the Watershed Protection and Development Review Department may approve a block width up to 400 feet based on topography or existing street layout~~
  - d) There is no limit to the block length for open space that is parallel to a right-of-way internal to the PUD
- 3 Except as modified in this Subsection, Subsection (C) of Section 25-3-82 (*Vehicular Access*) applies to the PUD
  - a) **, but not required.** Direct vehicular access from a ~~single family~~ **auto paseo court,** residential lot to an alley is permitted and preferred Lots containing ~~multi-family~~ residential, condominium, mixed-use, commercial and civic uses do not require direct vehicular access from a lot to an alley
  - b) Except for the uses noted in Part 6 (D)(3)(a), direct vehicular access from a lot to a street is not permitted except as follows
    - i) if a lot does not abut and take access to an alley or
    - ii) the Director of the Watershed Protection and Development Review Department determines it is warranted by exceptional circumstances
  - c) Notwithstanding the above, vehicular access from a single family residential lot to a street is permitted provided that

**,alley or driveway**

- 1) a lot does not abut and take access to an alley <sup>or driveway,</sup> or access is taken to a street [with a standard cross-section as set forth in the Transportation Criteria Manual, and]
- ii) driveway separation requirements are met

4. Subsection 25-4-62 is modified as follows:

(a) An approved preliminary plan expires seven years after the date the application for approval of the preliminary plan is submitted.

- 5 / Subsection (A)(1) of Section 1 3 2 (*Classification Design Criteria*) of the Transportation Criteria Manual, may be utilized when it can be demonstrated that significant off-street parking will not occur or that off-street parking ratios are comparable to that achieved under the density provisions of single family residence standard lot (SF-2) district zoning

6. Section 25-4-171 (*Access to Lots*) is modified to provide that a lot that fronts on a common courtyard or access lot and that abuts an alley is not required to abut a dedicated public street.

E Transportation

- 1 Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a Yard House, Row House or Mansion Home with a driveway that serves four or fewer parking spaces is located
- 2 Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to property used for a purpose other than a yard house, row house, mansion home with a driveway that serves four or fewer parking spaces is located
- 3 Section 25-6-173 (*Collector Streets*) does not apply to development within the PUD and is replaced by Exhibit H (*Street Cross Section Table and Illustrations*)
- 4 Subsection (A) of 25-6-292 (*Design and Construction Standards*) applies to the PUD
- 5 Section 25-6-321 (*Existing Driveway*) applies to the PUD
- 6 Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) do not apply in

the PUD Development in the PUD shall comply with Exhibit ~~L~~<sup>J</sup> (*Parking Regulations and Ratios*)

7 Subsections (A) (B) and (C) of Section 25-3-81 (*Roadway Design*) and Subsection (I) of Section 25-3-52 (*Subdivision Layout Requirements*) is modified to provide that streets, alleys, and pedestrian paths shall be designed and constructed in accordance with the Traditional Neighborhood District Manual, except as modified in Exhibit ~~H~~<sup>I</sup> (*Street Cross Section Table and Illustrations*)

8 Section 25-3-84 (*Parking Area Design and Construction Standards*) is modified to provide that design and construction guidelines for parking and loading facilities, circulation area, and queuing areas do not apply to the PUD

9 Street connections to Capitol View Drive and Cheryl Lynn Drive are not required

10. On street parking on public or private streets shall be counted towards the required parking

11. Private streets are permitted in accordance with Section 1.4.3 "E" of the TCM.

#### F Sign Regulations

1 The Neighborhood Mixed Use Area is subject to the commercial sign district regulations contained in Chapter 25-10

2 The Mixed Residential Area is subject to the neighborhood sign district regulations contained in Chapter 25-10

#### **PART 7.** This part is applicable to the location and site development of a Fire/EMS station site

A A Fire/EMS station site shall be reserved for a period of twenty years from the effective date of the zoning ordinance of the Goodnight Ranch PUD, and fee simple dedication of the site to the City of Austin prior to or concurrent with the issuance of a building permit for the Fire/EMS station upon a written request from the City of Austin. The City may release the reservation of the site prior to the twenty year period if the City has constructed or is in the process of constructing a Fire/EMS station site within 1/5 roadway miles of the reserved site

B The Fire/EMS station site shall have 45,000 square feet of impervious cover in development rights after any required boundary street impervious cover

deduction The development rights may be based on the net site area calculation of the tract or assigned from some other tract on the PUD

- C The specific location of the Fire/EMS station site shall be determined prior to approval of the first Preliminary Plan or final plat application that includes any PUD tracts on the south side of Slaughter Lane
- D The initial location of the Fire/EMS station site may be approved by the Director of the Neighborhood Planning and Zoning Department in accordance with the provisions of Section 25-2-403 of the Land Development Code
- E The specific location of the Fire/EMS station site may be changed by mutual agreement between the developer and the City as long as the new station site meets all of the same site development and location criteria The relocation of the Fire/EMS station site may be approved by the Director of the Neighborhood Planning and Zoning Department in accordance with the provisions of Section 25-2-403 of the Land Development Code
- F The Fire/EMS station site shall be located on a roadway classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue, as described in Exhibit H, and in a manner that permits alignment with a full-function median break approved by the Watershed Protection and Development Review Department, or its successor
- G Any roadway segment intersecting the southern right-of-way boundary line of Slaughter Lane shall be classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue for a minimum of 1500 feet south of the intersection with the Slaughter Lane right-of-way boundary line
- H The fiscal posting for the final plat that abuts the Fire/EMS station site shall include fiscal posting for a traffic signal pre-emption device at the intersection of that roadway and Slaughter Lane
- I Street parking is prohibited on the roadway segment abutting the Fire/EMS station site An advance traffic control device system that may include signage, markings, and flashing lights, or other devices as approved by the City of Austin shall be required

**PART 8.** This Part 8 is applicable to the development of public elementary and secondary schools within the PUD Notwithstanding anything herein to the contrary, the Austin Independent School District's development of schools within the PUD shall be governed by the School District Land Development Standards Agreement by and between the City of Austin and the Austin Independent School District, as amended from time to time

**PART 9.** This ordinance takes effect on November 27, 2006

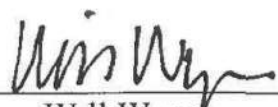
Except as specifically provided under this ordinance, the property may be developed by regulations applicable under the City Code.

2


**PASSED AND APPROVED**

November 16, 2006

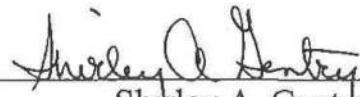
§  
§  
§

  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

**PART X.** This Part X is applicable to development of open space and trails within the PUD, Notwithstanding anything herein to the Contrary, The Onion Creek Metro Park District's Development of open Space and Trails shall be governed by the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, effective August 13, 2014 and any future amendments and if there is a conflict between the PUD and the Consent Agreement and it's Amendments the Consent Agreement and it's Amendments shall control. Section 7.04 Timing of the First Amendment to the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, dictates the process of trail and open space improvements.

3

## Owner:

Austin Goodnight Ranch, L.P.  
610 W. 5th Street, Ste. 601  
Austin, TX 78701  
512.472.7455

MVE Venture, Ltd.  
4504 South Congress Avenue  
Austin, TX 78745  
512.455.1471

Benchmark Land Development, Inc.  
610 W. 5th Street, Ste. 601  
Austin, TX 78701  
512.472.7455

## Agent:

Austin Goodnight Ranch, L.P.  
610 W. 5th Street, Ste. 601  
Austin, TX 78701  
512.472.7455

## Land Planner:

TBG Partners  
1705 Guadalupe Street, Ste. 500  
Austin, TX 78701  
512.327.1011  
www.tbpartners.com

## Engineer:

LandDev Consulting, LLC  
4201 W. Parmer Lane, Suite C-100  
Austin, Texas 78727  
512.872.6696  
www.landdevconsulting.com

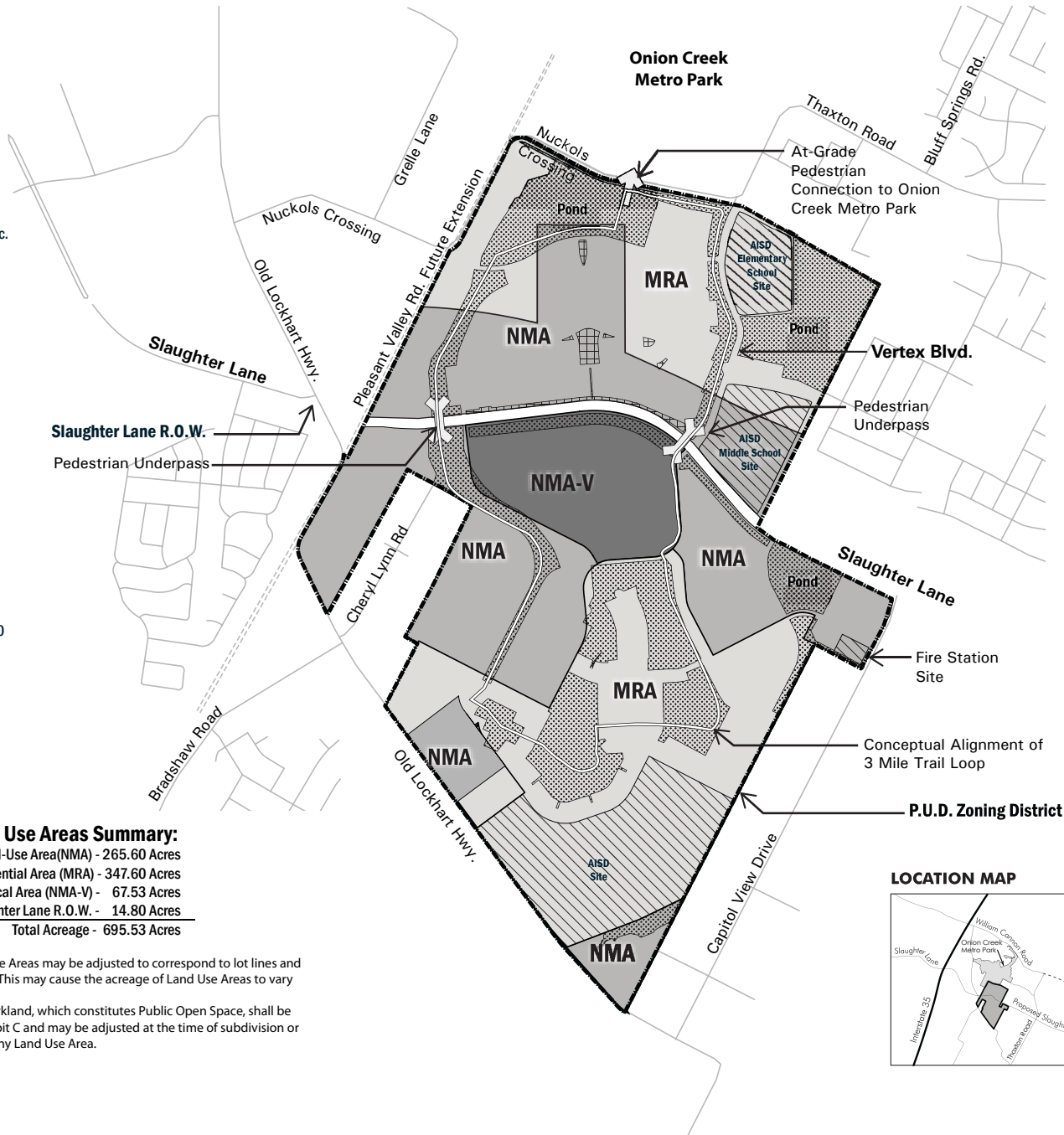
## PUD Development Land Use Areas Summary:

Neighborhood Mixed-Use Area (NMA) - 265.60 Acres  
Mixed Residential Area (MRA) - 347.60 Acres  
Neighborhood Mixed-Use - Vertical Area (NMA-V) - 67.53 Acres  
Slaughter Lane R.O.W. - 14.80 Acres  
Total Acreage - 695.53 Acres

1. The boundary lines of Land Use Areas may be adjusted to correspond to lot lines and street R.O.W's within the PUD. This may cause the acreage of Land Use Areas to vary from above.
2. A minimum of 120 acres of parkland, which constitutes Public Open Space, shall be provided, as depicted on Exhibit C and may be adjusted at the time of subdivision or site plan, and is permitted in any Land Use Area.

Revised: July 07, 2020  
February 28, 2006  
Case Number: C814-04-0187.SH

## Goodnight Ranch PUD PUD General Land-Use Map (Exhibit C)



## TOTAL DEVELOPMENT PERMITTED ALLOCATION SUMMARY

- Up to 6,308 residential dwelling units
- Up to 635,000 GSF commercial/retail/ office
- 1 AISD elementary school site
- 1 AISD middle school site
- 1 AISD site
- Up to 15,000 GSF civic uses  
(all AISD sites are excluded from the Civic GSF)
- 1 fire station lot

## NOTES:

1. The overall impervious cover shall not exceed 67% of net site area for land north of Slaughter Lane, and 67% of gross site area for land south of Slaughter Lane. An impervious cover tracking table shall be submitted with each residential Final Plat and commercial site plan application.
2. Parkland Dedication fees have been paid for the first 3,533 dwelling units. For each unit above 3,533, the PLD fee shall be paid at the time of final plat or site plan pursuant to City Code in effect at time of that plat or site plan approval. A parkland tracking table shall be submitted with each residential final plat and commercial site plan application.
3. The Public Open Space configuration shown on the Land Use map (Exhibit C) will be build according to the Consent Agreement by and among the City of Austin, Texas, Onion Creek Metro Park District, and Austin Goodnight Ranch LP, dated June 26, 2014.
4. All trails north of Slaughter are existing. Future trails will be constructed as adjacent properties are developed, occupied and approved by the Onion Creek Metro Park District Board. A minimum of two, 10-ft wide trail connections shall be made between the proposed trails and the AISD Site located in the south corner of the property. A minimum of one connection through the trail system and up to the AISD Site shall be ADA accessible. The exact locations shall be determined at the time of each Preliminary Plan approval. Improvements of the connections are subject to review and approval of the Onion Creek Metro Park District (OCMPD), Home Owners Association (HOA) or assigns.
5. The area boundaries represented on the Land-Use Map Exhibit C, are graphic representations and are not exact. The exact locations shall be determined at the time of each Preliminary Plan approval.
6. Reference Part X of Ordinance No. 2006116-053 for development of trails and open space within the PUD.

## MAP KEY

NMA	School and/or Civic Site
MRA	Public Open Space
NMA-V	Private Open Space
Conceptual Road Alignment	

## OPEN SPACE

Provided north of Slaughter:	75 ac
Proposed south of Slaughter:	54 ac

## LOCATION MAP



0 800' 1600' 3200'



TBG