RESOLUTION NO.

WHEREAS, the Colony Park Sustainable Community Initiative began in 2012 as a 3-year master planning process supported through a three million dollar U.S. Department of Housing and Urban Development Sustainable Communities Challenge Grant; and

WHEREAS, the Colony Park Sustainable Community Initiative is a City of Austin ("City") and community-led effort to develop 208 acres of land owned by the City located in northeast Austin, generally located in the vicinity north of Loyola Lane between Johnny Morris Road and Decker Lane ("Colony Park"); and

WHEREAS, City engaged hundreds of community stakeholders through community meetings, workshops, and family-focused events to create a community vision for the Colony Park Sustainable Community; and

WHEREAS, this area of the Eastern Crescent has historically suffered from inequity and lack of financial investment; and

WHEREAS, Colony Park must provide 20 percent of the total residential units as ownership units to households earning no more than 80 percent of the Austin-Round Rock Metropolitan Statistical Area Median Family Income, and as rental units to households earning no more than 60 percent of the Austin-Round Rock Metropolitan Statistical Area Median Family Income.

WHEREAS, equitable housing practices provide households of all income levels access to housing at no more than 30 percent of household income; and

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WHEREAS, the continuing shortage of housing options available to households with low to moderate levels of income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, equitable transportation practices integrate transit into walkable, livable, and affordable land use practices to enhance healthy living within underserved communities; and

WHEREAS, Capital Metro's Project Connect proposed MetroRail Green Line and MetroRapid Expo and MLK lines will connect Colony Park to Downtown, and other beneficial city centers and assets, with high-capacity transit lines and presents the opportunity to create thoughtful, equitable Transit-Oriented Development (TOD); and

WHEREAS, the Council-adopted Equitable Transit-Oriented Policy Plan (ETOD) cites Colony Park as having the highest priority for the implementation of an ETOD in relation to its two future high-capacity transit stations; and

WHEREAS, the development of Colony Park is a significant component of the Northeast Austin District and that the current project is limited by its focus solely on the 208 acres of publicly-owned land; and

WHEREAS, Resolution No. 20140807-104 directed the inclusion of neighboring connectivity, public amenity maintenance and governance, and financing options within and adjacent to Colony Park; and

WHEREAS, Resolution No. 20141211-120 affirmed City Council's commitment to implementing the Colony Park Master Plan and requested a TIRZ to be studied for Colony Park; and

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WHEREAS, the City Council rezoned Colony Park to Planned Unit Development (PUD) district zoning in Ordinance No. 20141211-150 ("Colony Park PUD"); and

WHEREAS, Resolution No. 20201112-043 directed the City Manager to analyze and recommend a financing plan for the development of the City assets within the Northeast Austin District area; and

WHEREAS, on May 19, 2020, the Economic Development Department signed an Exclusive Negotiating Agreement (ENA) with Catellus Development Corporation (Catellus) for the Colony Park Sustainable Community project; and

WHEREAS, on October 10, 2020, Catellus Development Corporation prepared the Colony Park Sustainable Community ENA Phase 1 Report ("Phase 1 Report") and presented the report to the City and the community; and

WHEREAS, the Phase 1 Report was subsequently updated on May 25, 2021 and provided project phasing, preliminary proforma, economic feasibility, and comprehensive project funding recommendations; and

WHEREAS, the current zoning of the Colony Park PUD does not achieve the Land Use Plan provided in the Phase 1 Report attached hereto as **Exhibit "A"**; and **NOW, THEREFORE,**

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

City Council initiates the rezoning of the property commonly known as the Colony Park PUD, generally located in the vicinity north of Loyola Land between Johnny Morris Road and Decker Lane, from Planned Unit Development (PUD)

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district to Planned Unit Development (PUD) district to amend the conditions of zoning, including waivers or modifications of City Code requirements.

BE IT FURTHER RESOLVED:

City Council finds that Land Use Plan in the Phase 1 Report establishes the elements of superiority and that the Land Use Plan is sufficient to approve the requested rezoning initiated in this resolution without any additional review or reevaluation under Section 2.4, Subpart B – (*Planned Unit Development Standard*).

BE IT FURTHER RESOLVED:

City Council authorizes the City Manager to schedule this rezoning case for public hearing at the Planning Commission without obtaining 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.

BE IT FURTHER RESOLVED:

City Council authorizes the City Manager to process the application for rezoning of the Colony Park PUD, identify modifications of City Code Title 25 necessary to implement the Land Use Plan provided in the Phase 1 Report, 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 December 14, 2023.

ADOPTED: _____, 2023 **ATTEST:** _____

Myrna Rios
City Clerk

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