

Proposed Mueller PUD Zoning Changes 2019

M U E L L E R



Photo
05/13/19

- Background
- Proposed Residential & Commercial Increases
- Proposed Off-Street Parking Amendments
- Transportation
- Infrastructure
- Proposed Administrative Changes
- City & Community Benefits
- Next Steps
- Q&A



Since redevelopment began in 2004, the City and Catellus have been able to increase the number of dwelling units and amount of commercial space within the caps of the Planned Unit Development (PUD) and the Master Development Agreement (MDA).



"Missing middle" housing types



A more intensive town center

During that time, we have increased the number of residential units by 35%, and the commercial/institutional floor area by 24%. We are now approaching the PUD cap of 6,450 dwelling units and 5.3 M square feet of non-residential space.



2004 illustrative plan

4,579 residential units

4.1 M square feet non-residential



2017 illustrative plan

6,200 residential units

5.1 M square feet non-residential

With encouragement from the PIAC and members of the community to increase density, the Mueller Team has concluded that there is capacity within the existing PUD height limits for additional residential and commercial development in the Town Center and the area to the north.



Proposed PUD Zoning Increases*

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A total of 955 more dwelling units could *potentially* be accommodated on undeveloped sites, primarily within the Town Center and the area to the north. This would yield up to 239 more affordable units, under Mueller's 25% affordable housing commitment.



Dwelling Units	Market-Rate Units	Affordable Units	Total
Current PUD	4,838	1,612 (25%)	6,450
Updated PUD (if approved)	<u>5,554</u>	<u>1,851</u> (25%)	<u>7,405</u>
INCREASE	716	239	955 unit increase

** These figures would become the new cap; it does not necessarily mean these figures will be achieved upon completion*

** All figures approximate*

Proposed PUD Zoning Increases*

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There is also *potentially* the capacity for an additional 400,000 square feet of commercial or civic floor area within this same area. All of the residential and commercial floor area could be accommodated within the existing height limits.



Commercial

Current PUD

Updated PUD (if approved)

Square Feet

Approximately 2,600,000 square feet

Approximately 3,000,000 square feet

400,000 square feet increase

** These figures would become the new cap; it does not necessarily mean these figures will be achieved upon completion*

** All figures approximate*

RMMA PIAC, August 13, 2019

The proposed increase of residential dwelling units and commercial floor area will increase the number of peak-hour trips by 680 trips over the 8,508 cap in the PUD and Traffic Impact Analysis (TIA).

This represents an 8% increase, which is eligible for an administrative waiver.

- Mueller's highly connected roadway network is designed to handle this increase in population.
- Increases in density will increase "internal capture" which will offset trips.
- Mueller's multi-modal design features will also offset single-occupant vehicles.
- Improvements along E. 51st Street and Airport Boulevard will increase network efficiency.



Mueller's storm, water and wastewater lines can accommodate the proposed additional dwelling units and commercial floor area.



Proposed PUD Administrative Changes

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- Clarify set-back rules to allow porches, bay windows, etc. to more easily be reviewed and approved by City staff.
- Allow for on-street loading under certain conditions without having to seek City waivers each time.
- In supporting City goals of housing affordability and reduced auto dependency, work with City staff to take advantage of future parking reductions if/when they occur.
- Define “cottage house,” a new Mueller housing type.



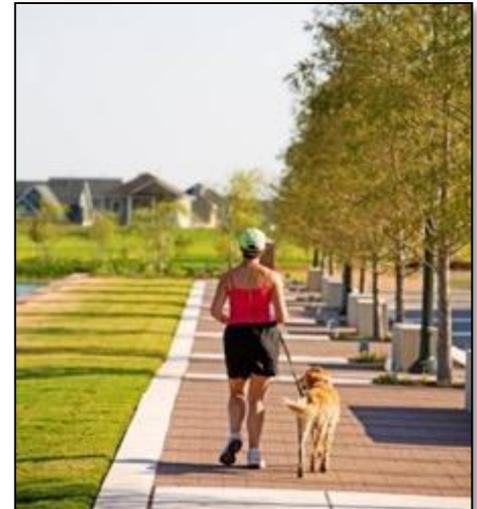
Update commercial land uses, by adopting newly established land use designation for Micro-Brewery/Micro-Distillery/Winery, which would be permitted under “Cocktail Lounge” in the current PUD.

MICRO-BREWERY/MICRO-DISTILLERY/WINERY:

“A small-scale facility that produces 15,000 barrels of beer, wine, or distilled spirits per year or less that may include a taproom in which guests/customers may sample or purchase the product. Its products are primarily intended for local or regional consumption. Sale of beverages for off-site consumption is also allowed in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). May include the distribution of beverages for consumption at other sites.”



- Provides up to **239 more affordable units** to Mueller and Central Austin
- Can be **easily accommodated** without incurring additional infrastructure costs
- Is **supported** by key Mueller stakeholders
- Would make City review, approval process **more efficient**
- **Increases property tax base** for City, AISD and County
- Is in **keeping with City goals**:
 - Imagine Austin
 - Austin Strategic Direction 2023
 - Mueller's six principles



Next Steps and Timeline*

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August

Mueller Commission presentation

August

Mueller Neighborhood Association presentation

August

Emails to stakeholders, including commercial, retail, multifamily

August

Mueller Messenger post

Late-August

Mueller Team files PUD amendment application with the City

Mid-Sept

City of Austin shares public notice of amendment application

Sept-Oct

Surrounding neighborhood presentations

October

Planning Commission meeting (public notice two weeks prior)

Nov-Dec

Austin City Council vote



* All dates are subject to change without notice

RMMA PIAC, August 13, 2019



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