



BOARD/COMMISSION RECOMMENDATION

Robert Mueller Municipal Airport Plan Implementation Advisor Commission (RMMA PIAC)

Recommendation Number: (20191008-003B): 2019 Mueller PUD Amendment Recommendation

WHEREAS, the vision for Mueller's redevelopment has been guided by the community determined goals of Fiscal Responsibility, Economic Development, East Austin Revitalization, Compatibility with Surrounding Neighborhoods, Diversity & Affordability and Sustainability in order to create a model for responsible urban development that could influence the form and pattern of growth within Austin; and

WHEREAS, the Mueller development continues to evolve, taking into account best practices, stakeholder feedback and market conditions; and

WHEREAS, through such evolution Mueller is both a leader and a demonstration project for affordable housing, sustainable growth patterns, and a diversity of housing types; and

WHEREAS, the Austin City Council's Strategic Housing Blueprint, calls for the building of 135,000 housing units in the next 10 years, with at least 60,000 of those units being affordable; and

WHEREAS, the Imagine Austin Plan's core principles call for the city to "Grow as a compact, connected city"; and

WHEREAS, the proposed PUD amendment would maintain the Master Development Agreement commitment to 25% of all new housing being affordable, allowing for up to an additional 1,005 market rate units and 335 affordable units; and

WHEREAS, the proposed PUD amendment adds the vast majority of its residential units and commercial square footage through vertical development within existing height limits; and

WHEREAS, Catellus, the Mueller project's master developer, has determined the proposed PUD amendments can be accomplished with only minor infrastructure updates while maintaining all planned green spaces; and

WHEREAS, the proposed PUD amendment would increase the Mueller project's City tax base by raising the cap on commercial office space by 550,000 square feet, and thereby support the project's Council-approved goal of fiscal responsibility; and

WHEREAS, the RMMA PIAC has encouraged the City and Catellus to explore opportunities for adding more housing, including more affordable housing at Mueller.

NOW, THEREFORE, BE IT RESOLVED that the RMMA PIAC encourages the Austin City Council to adopt the proposed 2019 PUD amendments.

Date of Approval: 10/08/2019

Record of the vote: Unanimous on a 6-0 vote

Michael Jones

Attest: _____