



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	March 2, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-97-0002.01; Mary Vice Estates PUD Lot 27 Amendment
NAME OF APPLICANT OR ORGANIZATION:	Husch Blackwell LLP (Stacey L Milazzo)
LOCATION:	Montopolis Dr. and Felix Ave.
COUNCIL DISTRICT:	3
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator Leslie.lilly@austintexas.gov
WATERSHED:	Carson Creek/ Suburban Watershed
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITION:	<ol style="list-style-type: none">1. This application completes the project established by the PUD such that any further development or redevelopment is subject to current code at the time of site development permit application.2. This project shall comply with current code, except for the following exceptions:<ol style="list-style-type: none">a. 70% impervious cover on a net site area calculation shall be allowed rather than the 65% currently allowed for multi-family use.

Mary Vice Estates Montopolis Dr. and Felix Ave

C814-97-0002.01 (PUD Amendment)

Leslie Lilly

Environmental Program Coordinator




Watershed Protection

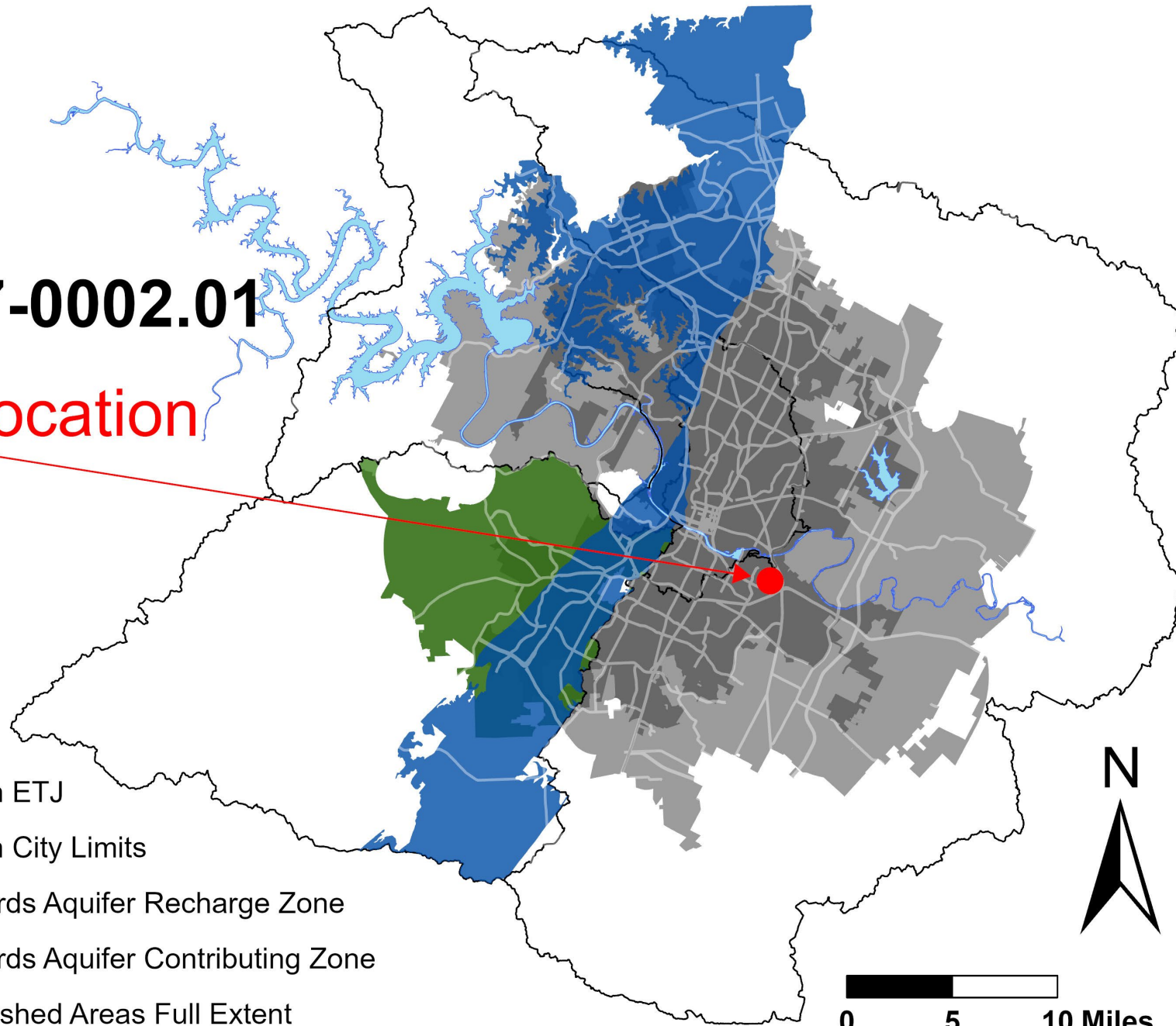
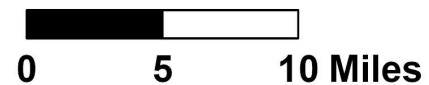
Planned Unit Development Amendment

- A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.
- The Mary Vice Estates PUD was approved by council in 1997, designating land use types to each lot based on a previously approved Land Use Plan.
- Land use designations come with specific restrictions for impervious cover, building square footage, etc.
- The applicant is requesting a PUD Amendment to revise the allowed use designated for a lot within the Mary Vice Estates tract from commercial to multi family.

C814-97-0002.01

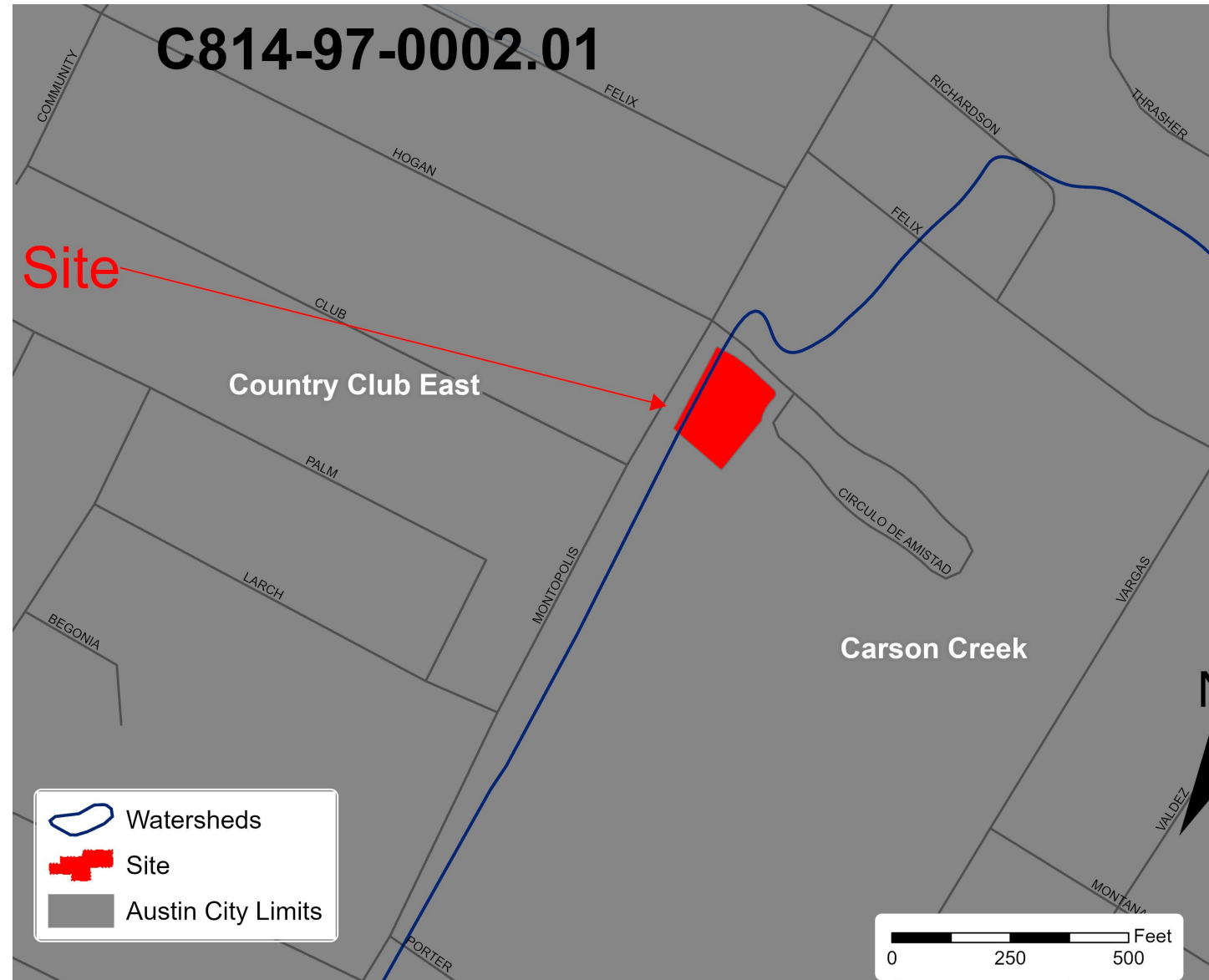
Site Location

-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent



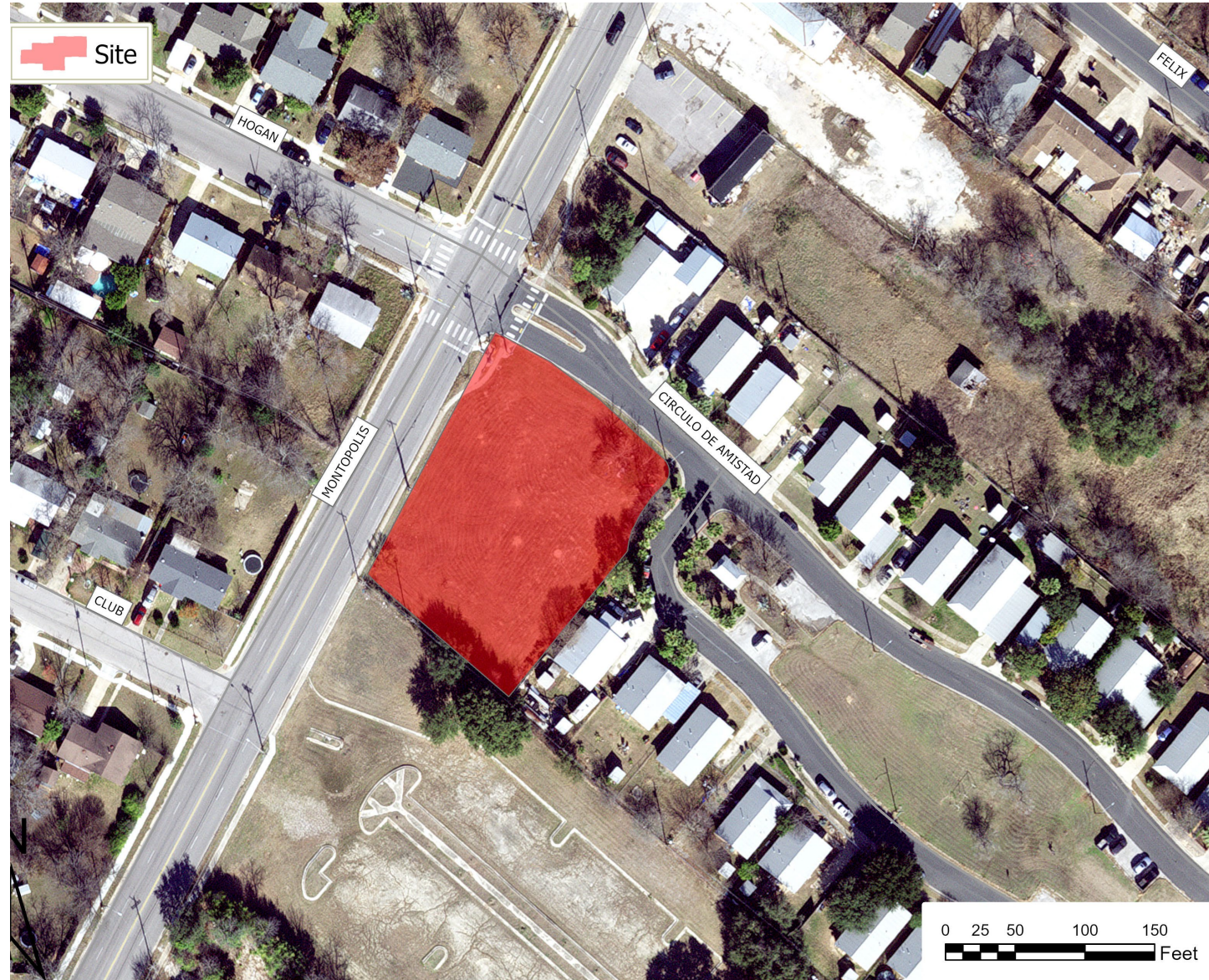
Site Conditions

- Located in Full Purpose Jurisdiction
- No creeks, CWQZ, CEFs, or Floodplain within or adjacent to site
- In Carson Creek Watershed



Land Use Change

- The lot within the Mary Vice Estates PUD is being proposed to change from commercial use to multi family use.
- The proposed development includes 12 affordable housing units.
- Request is consistent with goals and objectives of
 - Imagine Austin Comprehensive Plan
 - Montopolis Neighborhood Plan



Recommendation

Staff recommends approval of the PUD Amendment with the following condition

1. This project shall comply with current code, except for the following exceptions.
 - 70% impervious cover on a net site area calculation shall be allowed rather than the 65% currently allowed for multi-family use within Suburban Watersheds. The current PUD ordinance allows for 80% impervious cover under the commercial use.

Questions?

Contact Information:

Leslie Lilly

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