

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 61
AGENDA DATE: Thu 08/26/2004
PAGE: 1 of 1**

SUBJECT: C814-04-0055 - Mueller PUD - Approve second and third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as North Interstate Highway-35 and East 51st Street (Boggy Creek and Tannehill Creek Watersheds) from aviation services (AV) and planned unit development (PUD) district zoning to planned unit development (PUD) district zoning. First reading on June 24, 2004. Vote: 7-0. Applicant: City of Austin. Agent: Economic Growth and Redevelopment Services Office (Pam Hefner). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guemsey

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-04-0055

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as North Interstate Highway-35 and East 51st Street from AV, Aviation Services District, zoning and PUD, Planned Unit Development District, zoning to PUD, Planned Unit Development District, zoning.

Conditions met as follows:

1. The 31 modifications to the Land Development Code (LDC), that have been requested by the applicant in the PUD Tables Submitted - Exhibit "A", are recommended as part of the PUD.
2. The development of the site will be subject to the attached Land Use Plan, Exhibit "B".
3. The development within the proposed PUD will be subject to the RMMA Zoning Land Use Summary Table, Exhibit "C".
4. The proposed PUD shall comply with the proposed RMMA P.U. D. Density Table, Exhibit "D".
5. The development of the PUD shall be in accordance with use and site development regulations set forth in RMMA P.U.D. Site Development Regulations Table, Exhibit "E."
6. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated May 17, 2004, (Exhibit "F"). The TIA memo limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA [WHM Transportation Engineering Consultants, Inc.- May 3, 2004].
7. The applicant shall provide specific language concerning the maintenance of the wet ponds that are located within the open space (2 wet ponds and a detention/re-irrigation area) in the Master Development Agreement. The applicant has stated that the wet ponds that will be located within the dedicated parkland will be owned by the City of Austin and maintained by the Homeowners Association (HOA). The wet ponds that will be located outside of the dedicated parkland area will be owned and maintained by the Homeowners Association.
8. The applicant shall address and resolve all of the parkland issues listed in the Memorandum from the Parks and Recreation PARD, Exhibit "G", before the third reading of the PUD zoning case at City Council. The resolution of these parkland issues shall be incorporated into the PUD ordinance or Master Development Agreement, an agreement between the City of Austin and Catellus Development Corporation, the master developer of the RMMA site.

PROPERTY OWNER: City of Austin

AGENT: Economic Growth and Redevelopment Services Office (Pam Hefner)

ISSUES:

The applicant/agent is requesting additional modifications to the proposed PUD requirements at the 2nd/3rd readings of this case at City Council (Exhibit "M"). These modifications include four procedural waivers that are highlighted on the Additional Items chart.

DEPARTMENT COMMENTS:

The property in question consists of approximately 700 acres of land that was previously developed with the Robert Muller Municipal Airport (RMMA). The site is zoned Aviation Services (AV) district and Planned Unit Development (PUD) and is developed with aviation hangers, three aircraft runways, and an air control tower. The Planned Unit Development application has been filed by the City of Austin to accommodate the redevelopment of the airport property in accordance with the Robert Mueller Municipal Airport Redevelopment Plan. The proposed PUD follows the goals of the RMMA Redevelopment and Reuse Plan by promoting a compact and pedestrian scaled mixed-use community on this infill site.

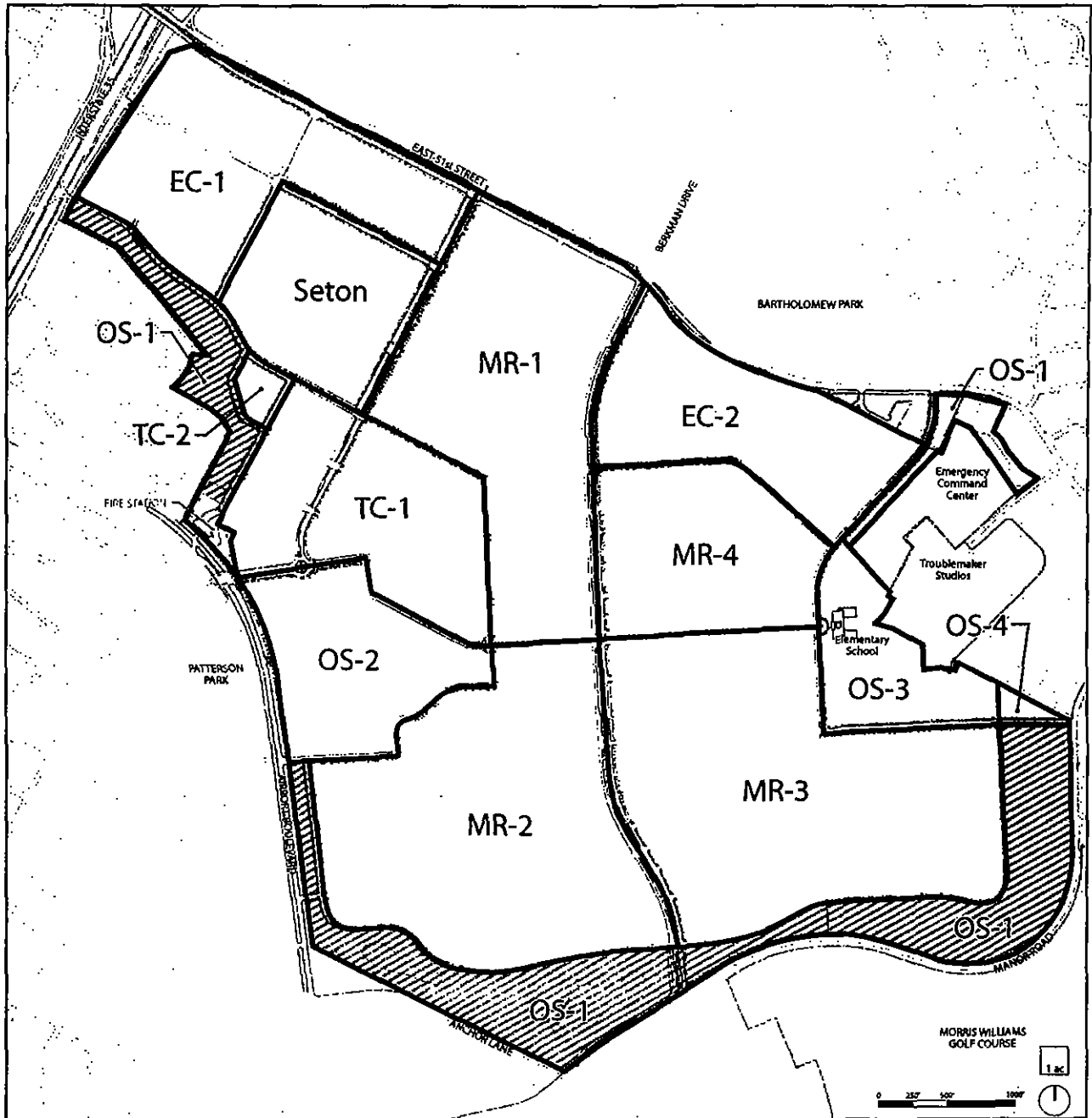
DATE OF FIRST READING/VOTE: June 24, 2004/ Approved the Planning Commission's recommendation, with the removal of Construction Sales and Services as a prohibited use in EC-1, and the additional condition for the development of commercial uses over 75,000 sq. ft. in size as provided by Councilman Slusher (7-0).

CITY COUNCIL DATE: August 26, 2004

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Gager

PHONE: 974-3057
sherri.gager@ci.austin.tx.us



 OPEN SPACE TO BE DEDICATED AS PARKLAND TO CITY OF AUSTIN

TC - TOWN CENTER

MR - MIXED RESIDENTIAL

EC - EMPLOYMENT CENTER

OS - OPEN SPACE/COMMUNITY FACILITIES

LAND USE PLAN

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT C

MUELLER PLANNED U"

P = Permitted Use C = Conditional Use Permit

RESIDENTIAL USES		TC-1	TC-2	EC-1	EC-2	SFTON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Bed & Breakfast (Group 1)		P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP
Bed & Breakfast (Group 2)		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Condominium Residential		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Duplex Residential		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Group Residential		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mansion Home		NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
Mobile Home Residential		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Retirement Housing (Small Site)		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Retirement Housing (Large Site)		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Row/Shop House		P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Single-Family Attached Residential		P	P	NP	P	NP	P	P	P	P	NP	NP	NP	NP
Single-Family Residential		NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	NP
Small Lot Single-Family Residential		NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	NP
Townhouse Residential		P	P	NP	P	NP	P	P	P	P	NP	NP	NP	NP
Two-Family Residential		NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	NP
Yard House		NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP
COMMERCIAL USES		TC-1	TC-2	EC-1	EC-2	SFTON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Administrative and Business Offices		P	P	P	P	P+	P	P	P	P	NP	P	NP	NP
Agricultural Sales and Services		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art and Craft Studio (Limited)		P	P	P	P	NP	P	P	P	P	NP	P	NP	NP
Art and Craft Studio (General)		P	P	P	P	NP	P	P	P	P	NP	P	NP	NP
Art and Craft Studio (Industrial)		NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Rentals		P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Repair Services		NP	NP	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Sales		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Washing (of any type)		NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services		NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Business or Trade School		P	P	P	P	P+	NP	NP	NP	NP	NP	P	NP	NP
Business Support Services		P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP
Campground		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge		P*	P*	P*	P*	NP	C	C	C	C	NP	NP	NP	NP
Commercial Blood Plasma Center		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Off-Street Parking		P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Communications Services		P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

COMMERCIAL USES continued													
	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	TSO
Consumer Repair Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Convenience Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drop-Off Recycling Collection Facility	NP	NP	C	C	NP	NP	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Equipment Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial Services #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP
Food Sales #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Sales (Convenience) #	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP
General Retail Sales (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Hotel-Motel	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Indoor Entertainment	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Indoor Sports and Recreation	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Kennels	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP
Laundry Services	P*	P*	P*	P*	C	NP	NP	NP	NP	NP	NP	NP	NP
Liquor Sales	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Medical Offices -- exceeding 5000 sq. ft. gross floor area	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Off-Site Accessory Parking	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	P
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	P
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Personal Improvement Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP
Personal Services #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP
+ Maximum gross floor area is 4,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.													
+ Maximum gross floor area is 3,500 square feet. + May not be the the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.													
+ Maximum gross floor area is 3,000 square feet. + A single occupant may not occupy more than 1,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.													
* A kennel use must be conducted entirely within an enclosed structure.													
* Maximum gross floor area is 2,000 Square feet.													
+ Maximum Gross Floor Area is 400,000 square feet.													
+ Maximum gross floor area is 3,000 square feet. + May not be the the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.													

+ Maximum gross floor area is 4,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum gross floor area is 3,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum gross floor area is 3,000 square feet. + A single occupant may not occupy more than 1,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

* A kennel use must be conducted entirely within an enclosed structure.

* Maximum gross floor area is 2,000 Square feet.

+ Maximum Gross Floor Area is 400,000 square feet.

+ Maximum gross floor area is 3,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

COMMERCIAL USES continued	ZONING DISTRICTS										Notes
	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	
Pet Services	P	P	P	P	P	P	P	P	P	NP	NP
Plant Nursery	P	P	P	P	NP	P	P	P	P	NP	NP
Professional Office	P	P	P	P	P+	P	P	P	P	P	NP
Recreational Equipment Maint. & Stor.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Assembly Services	NP	NP	P	P	P+	NP	NP	NP	NP	NP	NP
Research Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Warehousing Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP
Restaurant (Drive-In, Fast Food) #	P	P	P	P	P+	P	P	P	P	NP	NP
Restaurant (General) #	P	P	P	P	P+	P	P	P	P	NP	NP
Restaurant (Limited) #	P	P	P	P	P+	P	P	P	P	NP	NP
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP
Software Development	P	P	P	P	NP	P	P	P	P	NP	NP
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Theater	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
+ The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.											
+ Maximum gross floor area is 50,000 square feet.											
+ Maximum gross floor area is 400,000 square feet.											
+ Maximum gross floor area is 2,000 square feet. + Drive-in prohibited. + May not be the only use in a building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.											
+ The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											
+ The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											
* May have the capability of fueling not more than eight vehicles at one time.											

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

CIVIC USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MF-1	OS-1	OS-2	OS-3	OS-4
Administrative Services	P	P	P	P	P	P	P	P	P	P	P	P	P
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge #	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP
College and University Facilities	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP
Communication Service Facilities	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Community Events	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Recreation (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P
Congregate Living	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Convalescent Services	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Convention Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Counseling Services	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Cultural Services	P	P	P	P	P	NP	P	P	P	NP	P	NP	NP
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	P	P
Day Care Services (General)	P	P	P	P	P	NP	P	P	P	NP	NP	P	P
Day Care Services (Limited)	P	P	P	P	P	NP	P	P	P	NP	NP	P	P
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP
Family Home	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Group Home, Class I (General)	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Group Home, Class I (Limited)	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Group Home, Class II	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Guidance Services	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP
Hospital Services (Limited)	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Local Utility Services	NP	NP	NP	NP	P	P	P	P	P	P	P	P	P
Maintenance and Service Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Major Public Facilities	C	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP
Major Utility Facilities	NP	NP	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	P	NP	P	P	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Postal Facilities	P	P	P	P	P	NP	P	P	P	NP	NP	NP	NP
Private Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	P

+ Maximum gross floor area is 10,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ Maximum gross floor area is 400,000 square feet.

+ May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.

+ A campground use is an accessory use to a hospital services (limited, general) use. The maximum gross site area for a campground use is 8,000 square feet. + Helicopter (private use) as defined in Section 17-2, Article 3 (Helicopter & Heliport Facilities) is a permitted use of the property.

+ A campground use is an accessory use to a hospital services (limited, general) use. The maximum gross site area for a campground use is 8,000 square feet.

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

CIVIC USES continued	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Private Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	P
Public Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	P
Public Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	P
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	NP	C	C	C	C	NP	NP	NP	NP
Safety Services	P	P	P	P	P	P	P	P	P	NP	P	P	P
Telecommunication tower - subject to SS 25-2-839 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	P*	NP	NP
Transitional Housing	C	C	C	C	NP	C	C	C	C	NP	NP	NP	NP
Transportation Terminal	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	NP
All other Civic Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.													
INDUSTRIAL USES	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Basic Industry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Custom Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Limited Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Urban Farm	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
All Other Agricultural Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	MIXED RESIDENTIAL AREA (MR)					
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MANSION HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	2,500 SF, 3,500 SF on corner lot	1,375 SF, 1,500 SF on corner lot	7,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	30 FT., 35 FT on corner lot	16 FT., 25 FT. on corner lot	70 FT.	80 FT.	25 FT.	25 FT.
Maximum Height	35 FT.	40 FT. and 3 stories	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT-1 IN ¹	0 FT.	5 FT.	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	75%	90%	100%	100%

Notes

- 1) A minimum side yard of 3'-1" is permitted (measured from face of building to property line), provided that the adjoining sideyard setback is a minimum of 3'-11" to create a face-of-building to face-of-building space of at least 7 feet.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or sloop may project into a required yard.
- 4) For parks, see site development regulations under Open Space.

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	TOWN CENTER MIXED USE (TC)			
	ROW/SHOP HOUSE	MULTI-FAMILY	COMMERCIAL ¹	CIVIC
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	16 FT., 21 Ft. on corner lot	80 FT.	25 FT.	25 FT.
Maximum Height (TC-1) ²	40 FT. and 3 stories	100 FT.	100 FT.	100 FT.
Maximum Height (TC-2) ²	40 FT. and 3 stories	40 FT.	40 FT.	40 FT.
Minimum Front Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	95%	95%	100%	100%

Notes

- 1) Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office/civic tenants (but such facilities are not required), and may (but need not) be included as part of building lot.
- 2) Subject to compatibility standards external to the site.
- 3) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 4) Uncovered steps or a porch or stoop may project into a required yard.

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	EMPLOYMENT CENTER (EC)			
	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	3,600 SF, 4,000 SF on corner lot	3,600 SF
Minimum Lot Width	16 FT., 25 Ft. on corner lot	80 FT.	50 FT.	50 FT.
Maximum Height ¹	40 FT. and 3 stories	75 FT.	75 FT.	75 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	10 FT.	10 FT.
Maximum Impervious Cover	95%	95%	90%	90%

Notes

- 1) Subject to compatibility standards external to the site.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or stoop may project into a required yard.

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	SETON	OPEN SPACE (OS) ¹	
		CIVIC	COMMERCIAL
Minimum Lot Size	N/A	5,000 SF	5,000 SF
Minimum Lot Width	N/A	20 FT.	20 FT.
Maximum Height ²	120 FT. (Hospital services use, limited & general) 85 ft. (all other uses)	35 FT.	35 FT.
Minimum Front Yard Setback	0 FT.	5 FT.	5 FT.
Minimum Street Side Yard Setback	0 FT.	5 FT.	5 FT.
Minimum Interior Side Yard Setback	0 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	80%	75%	75%
Maximum Building Coverage	75%	N/A	N/A

Notes

1. Includes all park sites; see additional regulations for the Fire Station, Elementary School Site & the Bow-Trussed Hangar Site.
2. Subject to compatibility standards external to the site.

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

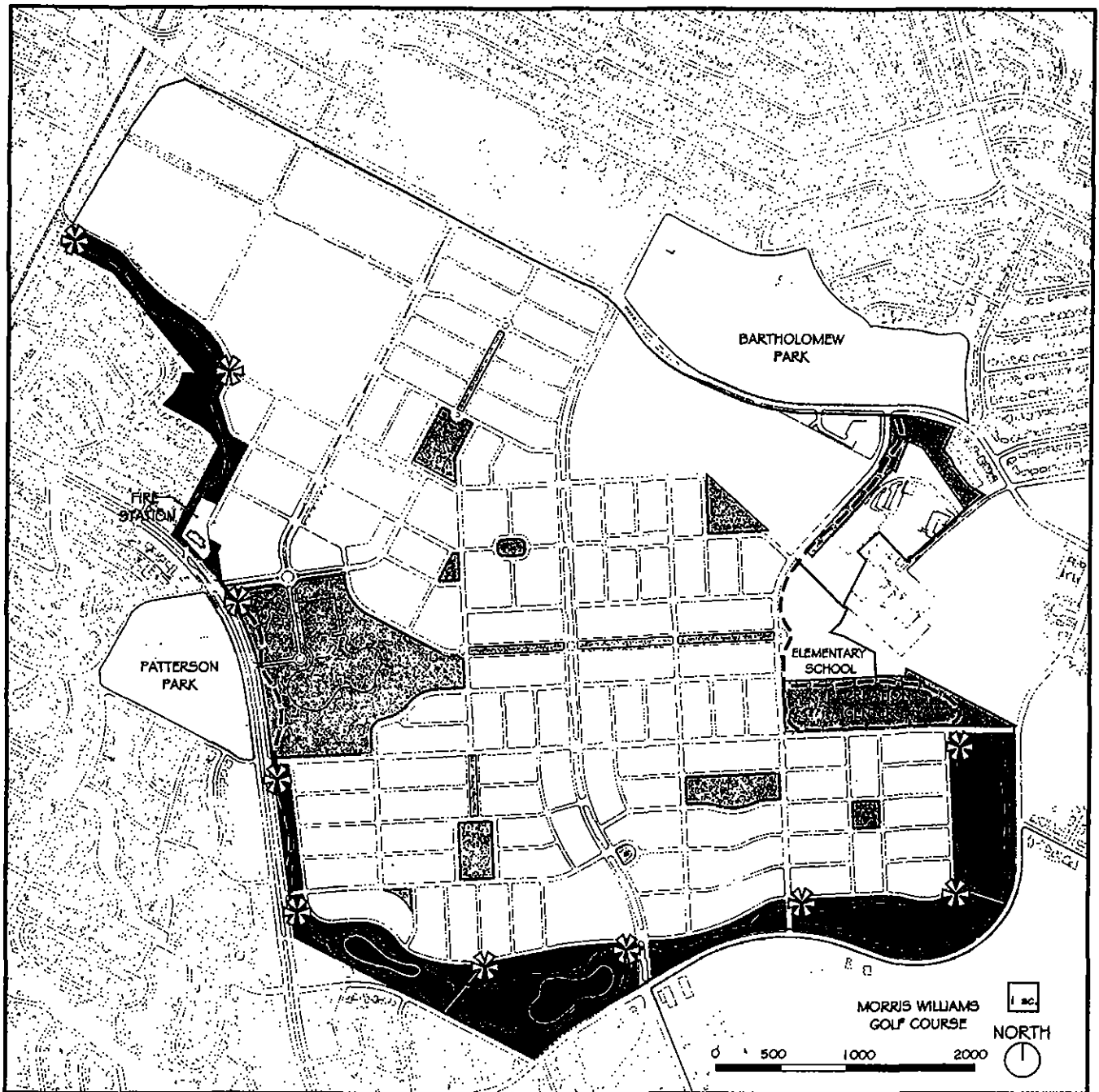
	OPEN SPACE		
	FIRE STATION SITE	ELEMENTARY SCHOOL SITE	BOW-TRUSSED HANGAR SITE
Minimum Lot Size	43,560 SF.	348,480 SF	12,000 SF
Minimum Lot Width	50 FT.	20 FT.	20 FT.
Maximum Height	35 FT.	50 FT.	50 FT.
Minimum Front Yard Setback	25 FT.	10 FT.	25 FT.
Minimum Street Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Interior Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	25 FT.	10 FT.	30 FT.
Maximum Impervious Cover	65%	75%	85%

MUELLER P.U.D. DENSITY TABLE

	LAND AREA (acres)	% OF TOTAL	MAXIMUM ALLOWABLE DENSITIES
MIXED RESIDENTIAL 1 (MR-1) (land area excludes neighborhood parks & open space)	48.5	6.9%	<ul style="list-style-type: none"> Up to 1200 dwelling units, including Congregate Living units Up to 300,000 gsf of office Up to 20,000 gsf of commercial Up to 20,000 gsf of civic use (excludes Congregate Living use)
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.8%	<ul style="list-style-type: none"> Up to 850 dwelling units, including Congregate Living units Up to 40,000 gsf of office Up to 20,000 gsf of commercial Up to 20,000 gsf of civic use (excludes Congregate Living use) Up to 1,700 dwelling units, including Congregate Living units Up to 40,000 gsf of office Up to 20,000 gsf of commercial
MIXED RESIDENTIAL 3 (MR-3) (land area excludes neighborhood parks & open space)	65.5	9.4%	<ul style="list-style-type: none"> Up to 20,000 gsf of civic use (excludes Congregate Living use) Up to 500 dwelling units including Congregate Living units Up to 20,000 gsf of commercial or office Up to 20,000 gsf of civic use (excludes Congregate Living use)
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.4%	<ul style="list-style-type: none"> Up to 1500 dwelling units, all of which shall be Multi-Family or Row house Units. Up to 1,000,000 gsf of commercial/civic/office
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.0%	<ul style="list-style-type: none"> Maximum Office/Civic of 2,191,068 gsf. Up to 450,000 gsf of retail, subject to the Traffic Impact Analysis. Up to 700 units, all of which shall be multi-family or row houses.
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.2%	<ul style="list-style-type: none"> Refer to Mueller PUD Zoning Use Summary Table for land use maximums. Cumulative maximum square footage for the 32.212 acre Seton tract shall be the lesser of 1,400,541 square feet or the size dictated by the total sizes and types of future facilities which generate a maximum traffic intensity of 21,950 day trips; 1,851 A.M. and 1,917 P.M. peak hour trips as contemplated in the RMMA Cateilus Traffic Impact Analysis (TIA).
SETON EMPLOYMENT CENTER (SETON)	32.2	4.6%	<ul style="list-style-type: none"> Up to 220,000 gsf of film production and ancillary space associated with the Austin Film Society. Maximum Office/Civic of 700,000 gsf. Up to 30,000 gsf of commercial
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.2%	<ul style="list-style-type: none"> 139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area: Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2; and Up to 20,000 gsf of park-related ancillary structures Elementary School Site: Up to 160,000 gsf for school and recreation center Fire Station Site: Up to 20,000 gsf
OPEN SPACE/COMMUNITY FACILITIES (OS)	151.1	21.6%	
RIGHTS-OF-WAY (STREETS/ALLEYS)	180.5	25.8%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			6,450 Dwelling Units (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM COMMERCIAL ALLOWED			5.33 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL LAND AREA	698.7	100%	

NOTES:

- 1) Row houses include Mansion House units for the purposes of this table.
- 2) All maximum allowable densities are subject to the Traffic Impact Analysis.
- 3) So long as uses are permitted in a district, residential maximum allowable densities may be transferred from one district to another provided that the over all project maximum for residential density is not exceeded.
- 4) Open space is inclusive of neighborhood parks located in each of the mixed residential areas and the Town Center.



CITY OF AUSTIN PARKS
 Linear park system with hike and bike trail, seating areas, overlooks, picnic areas, and landscaped wetponds and detention basins. Multi-purpose community playfields will be located in the southeast greenway.

MUELLER OPEN SPACE/COMMUNITY FACILITIES
 A diverse park and open space system including the Lake Park, and a series of smaller Neighborhood Parks, Pocket Parks, linear Block Parks, Greenways, and Recreation and Community Centers.

 **TRAIL ACCESS**

 **HIKE AND BIKE TRAIL (GRAPHIC LAYOUT)**

PARK PLAN

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT G

EXHIBIT

Street Cross-Section Table

Roadway Type	ROW	No. of Lanes	Curb Basis	Sidewalk*	Paving	Parking	Bike Lanes	Street Classification for Pavement Design Only
Transit Boulevard A	132'	2, divided	14.5'	Yes	2@24.5', 54' median	2 sides	Yes	Minor Arterial
Community Boulevard B	107'-116'	4, divided	14.5'	Yes	2@34'-35', 18' median	2 sides	Yes	Minor Arterial
Community Boulevard C	93'	4, divided	14.5'	Yes	2@23', 18' median	No	Off-Street Parallel	Minor Arterial
Community Boulevard C1	93'	3, divided	14.5'	Yes	18', 18' median, 28'	No	Yes	Minor Arterial
Neighborhood Boulevard D	70'	2	12'	Yes	46'	2 sides	Yes	Primary Collector
Linear Park Boulevard D1	112'-130'	2, divided	12'	Yes (median + curb basis)	2@19', 50'-68' median	2 sides	No	Neighborhood Collector
Greenway Street E	80'	2	12'-32'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Greenway Street at Seton E1	60', 26' easement	2	12'-38'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Town Center Main F	84'	2	20'	Yes	44'	2 sides	Wide outside lane	Neighborhood Collector
Neighborhood Connector H	60'	2	12'	Yes	36'	2 sides	No	Residential Collector
Neighborhood Local J	50'	1 (shared for 2-way traffic)	11'	Yes	28'	2 sides	No	Local
Neighborhood Local J1	50'	2	11'	Yes	28'	1 side	No	Local
Residential Alley K	20'	1 (shared for 2-way traffic)	2.5'	No	15'	No	No	Local

*All sidewalks shall have a minimum 4' width.

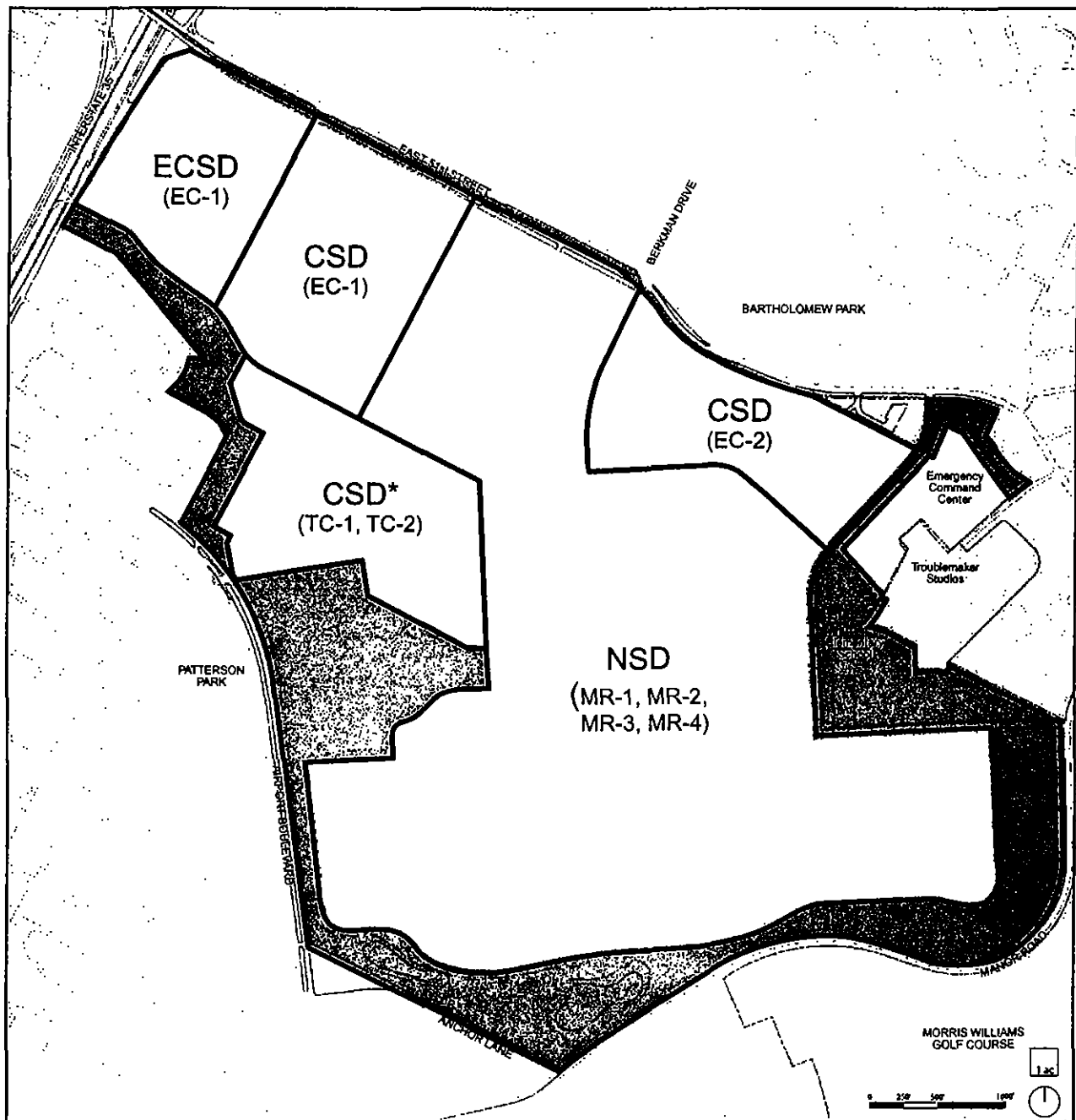
Note: Street cross-sections may be modified with the approval of both the Watershed Protection and Development Review and the Transportation, Planning and Sustainability Department or their successors.

August 26th, 2004

EXHIBIT I

OFF-STREET PARKING REGULATIONS AND RATIOS


- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.**
- (2) Except as approved by the director, parking in alleys is prohibited.**
- (3) This section establishes minimum vehicular parking requirements.**
 - (a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.**
 - (b) An office use shall provide one parking space for every 500 square feet of gross building area.**
 - (c) A condominium residential, multi-family residential, group residential, mansion home, and retirement housing (large and small site) use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.**
 - (d) A townhouse residential, single-family residential, duplex residential, yard house, row house, shop house, group home (Class I General, Class I Limited, and Class II), and family home use shall provide two parking spaces for each dwelling unit. A yard houses is not required to provide additional parking for a carriage house so long as the carriage house does not contain more than 700 square feet of gross building area. Shop houses are not required to provide additional parking for commercial uses if the commercial uses do not exceed 750 square feet.**
 - (e) A daycare services (commercial, general and limited), primary educational facilities (private and public), or secondary educational facilities (private and public) use shall provide one parking space for each employee.**



CSD - COMMERCIAL SIGN DISTRICT

ECSD - EXPRESSWAY CORRIDOR SIGN DISTRICT

NSD - NEIGHBORHOOD SIGN DISTRICT

 OPEN SPACE (OS-1, OS-2, OS-3, OS-4) (NEIGHBORHOOD SIGN DISTRICT)

*Commercial sign district allowing projecting signs per 25-10-129

SIGN DISTRICTS

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT J

ZONING CHANGE REVIEW SHEET

CASE: C814-04-0055

P.C. DATE: May 25, 2004

ADDRESS: North Interstate Highway-35 and East 51st Street

APPLICANT: City of Austin

AGENT: Economic Growth and Redevelopment Services Office (Pam Hefner)

ZONING FROM: AV, PUD

TO: PUD

AREA: 698.8 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to approve the RMMA Redevelopment Planned Unit Development (PUD), with the proposed Code modifications (PUD Tables-Exhibit "A"), subject to the following conditions:

1. The development of the site will be subject to the attached Land Use Plan, Exhibit "B".
2. The development within the proposed PUD will be subject to the RMMA Zoning Land Use Summary Table, Exhibit "C".
3. The proposed PUD shall comply with the proposed RMMA P.U. D. Density Table, Exhibit "D".
4. The development of the PUD shall be in accordance with use and site development regulations set forth in RMMA P.U.D. Site Development Regulations Table, Exhibit "E."
5. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated May 17, 2004, (Exhibit "F"). The TIA memo limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA [WHM Transportation Engineering Consultants, Inc.- May 3, 2004].
6. The applicant shall provide specific language concerning the maintenance of the wet ponds that are located within the open space (2 wet ponds and a detention/re-irrigation area) in the Master Development Agreement. The applicant has stated that the wet ponds that will be located within the dedicated parkland will be owned by the City of Austin and maintained by the Homeowners Association (HOA). The wet ponds that will be located outside of the dedicated parkland area will be owned and maintained by the Homeowners Association.
7. The applicant shall address and resolve all of the parkland issues listed in the Memorandum from the Parks and Recreation PARD, Exhibit "G", before the first reading of the PUD zoning case at City Council. The resolution of these parkland issues shall be incorporated into the PUD ordinance or Master Development Agreement, an agreement between the City of Austin and Catellus Development Corporation, the master developer of the RMMA site.
8. The proposed PUD will incorporate standards that were approved in Ordinance No. 030612-10 (RMMA-Phase I, Seton PUD-Exhibit "H") for the Seton Children's Hospital Site. The

Seton site has been included within the larger proposed RMMA Redevelopment PUD boundaries for this case. The Seton area now encompasses 32.2 acres of land within the proposed RMMA Redevelopment PUD. The original Seton PUD ordinance covered 49.389 acres of land, which contained an additional tract of land (Case C814-03-0079-Tract 2). This tract of land has now become the Town Center-2 (TC-2) area and Right-of-Way.

The applicant is requesting to increase the Floor-to-Area-Ratio (FAR) for the Seton area from 0.83 to 1 to 1 to 1. This request was made after the TIA was completed for the PUD. The staff recommends this alteration to the development standards for this designated area within the proposed PUD.

SUPPLEMENTAL DEVELOPMENT REGULATIONS:

The applicant is proposing 31 modifications to the Land Development Code (LDC). These modifications are listed in the PUD Tables Submitted, as Exhibit "A". The staff recommends the proposed modifications and accepts the applicant's justification and rationale for approval of these Code modifications for the PUD.

PROPOSAL

The proposed PUD consists of a 698.7-acre development with the following breakdown:

Area	Acreage
Mixed Residential 1 (MR-1)	48.5 acres
Mixed Residential 2 (MR-2)	61.5 acres
Mixed Residential 3 (MR-3)	65.5 acres
Mixed Residential 4 (MR-4)	24.1 acres
Town Center (TC-1 & TC-2)	42.0 acres
Employment Center 1 (EC-1)	50.3 acres
Seton Employment Center (SETON)	32.2 acres
Employment Center 2 (EC-2)	43.0 acres
Open Space/Community Facilities (OS-1, OS-2, OS-3, OS-4)	151.1 acres
Right-Of-Way	180.5 acres
Total Land Area	687.7 acres

The proposed land uses and the maximum allowable use densities for each Area are provided in the RMMA P.U.D. Density Table, Exhibit "D".

PLANNING COMMISSION RECOMMENDATION:

5/25/04: Approve the staff recommendation with conditions: this includes the PUD zoning, the list of items on Exhibit A6-1 (only the last five of the six points on the sheet), the statement from the RMMA Subcommittee (copy from email received from Jim Walker) and prohibit Construction Sales and Services use in EC-1.

Vote: 6-3 (JMC-1st; NS-2nd (JN, CM, CR, JMC, NS, DS- In Favor; CG, MM, MA- Opposed))

ISSUES:

The applicant/agent is requesting additional modifications to the proposed PUD requirements at the 2nd/3rd readings of this case at City Council (Exhibit "M"). These modifications include four procedural waivers that are highlighted on the Additional Items chart.

The zoning case report provided to the City Council on June 24, 2004, included the changes (revised tables) to the Street Cross-Section Table, the Site Development Regulations Table, the PUD Density Table, the RMMA Zoning Use Summary Table, and the PUD Tables Submitted - the waiver to Section 25-2-411 (I)(5) - that were listed in Exhibit A6-1 (better known as item #2 of the Planning Commission recommendation).

The applicant has provided the staff with an illustrative plan for the RMMA Reuse and Redevelopment Master Plan (Exhibit "I"). This illustration provides a visual example of the layout of the RMMA site. This document will be for review only and will not be included as an Exhibit to/ or as part of the PUD ordinance.

The City Law Department has determined that the Conditions, Covenants, and Restrictions (CCRs) that will provide specific standards for the PUD development will be part of the Master Development Agreement between the City of Austin and the Catellus Development Corporation, the master developer of the RMMA site. The CCRs and HOA management documents will not be provided for review with this report. This information will not be released until the Master Development Agreement goes to City Council for approval at a future date.

DEPARTMENT COMMENTS:

The property in question consists of approximately 700 acres of land that was previously developed with the Robert Muller Municipal Airport (RMMA). The site is zoned Aviation Services (AV) district and Planned Unit Development (PUD) and is developed with aviation hangers, three aircraft runways, and an air control tower. The Planned Unit Development application has been filed by the City of Austin to accommodate the redevelopment of the airport property in accordance with the Robert Mueller Municipal Airport Redevelopment Plan. The proposed PUD follows the goals of the RMMA Redevelopment and Reuse Plan by promoting a compact and pedestrian scaled mixed-use community on this infill site.

HISTORY:

This site under consideration was purchased by the City of Austin in 1928 for the development of a municipal airport. The property was originally developed with a steel frame hangar and a small office terminal structure, which was opened to the public in 1930. In 1943, the site was expanded with the construction of an air control tower and a new terminal building. A main terminal building was dedicated in 1961, enlarged in 1983, and then expanded again with an addition of an east terminal facility in 1990. At the airport's peak the property was developed with three runways and was utilized by eight airline carriers.

In August of 1991, after years of discussion and planning, the City Council passed a resolution to move the city's municipal airport to Bergstrom Air Force Base in southeast Austin. The citizens of the City of Austin approved a referendum for the relocation of the airport in 1993. The Robert Mueller Municipal Airport ceased operations and on May 22, 1999, when the new airport, Austin-Bergstrom International Airport, was opened.

In 1996, a Task Force was created to consider redevelopment opportunities for the Robert Mueller Municipal Airport site. The Task Force worked to define a vision and to create redevelopment goals for Mueller airport, which resulted in the RMMA Redevelopment and Reuse Plan that was presented to City Council and approved in November 30, 2000.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	AV, PUD (Seton)	Vacated Airport Runways & Vacated Airport Bldgs./Property
<i>North</i>	CS, CS-1, GR, MF-2, MF-3, LO, SF-3, LI, LR	Commercial, Multifamily, Office, Church, Retail Sales, Personal Improvement Services
<i>South</i>	CS, GR-MU-CO-NP, SF-3-NP, CS-MU-NP, LO-NO, GR-NP, P-NP	Retail Strip Center, Single-Family Residences, Motel, Apartments, Car Rental, Travel Agency, Church, Office, Morris Williams Golfcourse
<i>East</i>	P, SF-3, MF-3, GR, AV, PUD-NP, SF-3-NP	Bartholomew District Park, Maintenance/Storage, Apartments, Single-Family Residences
<i>West</i>	CS-CO-NP, LO-CO-NP, GR-CO-NP, CS-1-CO-NP, SF-3-NP, P-NP, LO-NP	Church, Single-Family Residences, Commercial, Tennis Courts, Office, Single-Family Residences

AREA STUDY: RMMA Redevelopment
And Reuse Plan (2000)

TIA: Yes

WATERSHED: Boggy Creek and Tannehill
Creek Watersheds

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

60 - Pecan Springs-Springdale Neighborhood Association
 113 - Wilshire Wood-Delwood I Neighborhood Association
 141 - Cherrywood Neighborhood Association
 147 - J.J. Seabrook Neighborhood Association
 174 - Windsor Park Neighborhood Association
 283 - North Austin Neighborhood Alliance
 511 - Austin Neighborhoods Council
 603 - Mueller Neighborhoods Coalition
 609 - EYE-H35/Airport Boulevard Neighborhood Association
 686 - East MLK Neighborhood Plan Contact Team
 687 - North Loop Neighborhood Planning Team
 689 - Upper Boggy Creek Neighborhood Planning Team
 700 - Keep the Land
 937 - Taking Action Inc.
 972 - PODER People Organized in Defense of Earth & Her Resources
 981 - Anberly Airport Association

SCHOOLS:

Maplewood & Blanton Elementary Schools

(Note: a new elementary school is proposed in this RMMA PUD proposal)

Pearce Middle School

Reagan High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-03-0079 Seton PUD	AV to PUD	5/28/03: To grant PUD zoning as rec. by staff (6-0, M. Casias and R. Pratt-absent, N. Spelman-on leave)	6/5/03: To grant PUD zoning as recommended by Planning Commission and staff (7-0); 1 st reading
C14H-02-0008	AV to AV-H	11/13/02: Approved AV-H by consent (6-0)	1/30/03: Approved AV-H (7-0); 1 st reading
C14-02-0057 Upper Boggy Creek N.P.	SF-2, SF-3, MF-3, MF-4, NO-H, LO, GO, LR, GR, CS-1, LI, to SF-2-NP, SF-3-NP, MF-3-NP, MF-4-NP, LO-MU-CO-NP, LO-H-MU-CO-NP, GR-MU-CO-NP, GR-CO-NP, CS-CO-NP, CS-MU-CO-NP, CS-1-MU-CO-NP, LI-CO-NP.	6/12/02: To grant request with conditions and excluding tracts 16 & 17 (8-0)	8/22/02: Approved PC recommendation with conditions and excluding tracts 16 & 17 (6-0); 1 st reading 10/24/02: Approved 2 nd /3 rd readings
C14-01-0033	GR to CS-CO	4/17/01: Approved CS-CO w/conditions (8-0-1, SG-abstain)	5/17/01: Approved CS-CO w/other conditions (6-0); all 3 readings
C14-00-2198	SF-3 to P	11/14/00: Approved staff rec. of "P" by consent (8-0)	1/18/01: Approved "P" (6-0); all 3 readings
C14-00-2083		5/23/00: Approved staff rec. of CS-CO (8-0)	6/22/00: Approved CS-CO w/conditions (7-0); all 3 readings
C14-00-2074	LR to CS	9/12/00: Deny staff rec. of CS-CO (6-1, RC-Nay)	2/15/01: Approved CS-CO, with 2000 vehicle trip limit, allows Transitional Housing & LR uses (5-0); 1 st reading 4/5/01: Approved CS-CO (7-0); 2 nd /3 rd readings
C14-00-2211	AV to P	12/19/00: Approved staff rec. of "P" by consent (6-0)	1/18/01: Approved "P" (6-0); 1 st reading 2/15/01: Approved "P"(6-0); 2 nd /3 rd readings
C14-96-0079	CS to CS-CO	7/9/96: Approved staff alternate rec. of CS-CO (9-0)	8/8/96: Approved CS-CO subject to conditions (6-0); all 3 readings
C14-94-0159	SF-3 to LO	1/24/95: Approved LO by consent (7-0-1)	2/23/95: Approved LO (7-0); all 3 readings
C14-94-0038	SF-3 to GR	1/10/95: Approved GO with conditions (9-0)	2/2/95: Approved GR-CO w/conditions (7-0); 1 st reading 3/23/95: Approved GR-CO w/conditions (7-0); 2 nd /3 rd readings

C14-94-0012	MF-3, LO, LR, GR to CS	3/22/94: Approved GR-CO by consent (9-0)	4/21/94: Approved GR-CO w/conditions (5-0); all 3 readings
C14-90-0060	MF-2 to LI and RR	11/13/90: To grant LI-CO, allowing Light Manufacturing and Limited Warehousing/ Distribution and LR uses, and RR for flood plain (5-0)	11/15/90: Approved LI-CO, allowing Light Manufacturing and Limited Warehousing/ Distribution and LR uses, RR for flood plain and rollback to LR if use ceases (5-0); 1 st readings 1/10/91: Approved LI-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C814-03-0079 (Seton PUD-The Seton PUD Tract will be adopted as part of the proposed RMMA Redevelopment PUD)

ADJACENT STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
IH-35 North (2000)	250	Varies	Freeway	201,000
East 51 st Street (1997)	90'	60'	Minor Arterial	22,650
Airport Blvd. (2000)	160'	2 @ 36'	Major Arterial	39,000
Manor Blvd.	60'	44'	Major Arterial	23,790
Anchor Lane (1997)	-	-	Collector	9,700
Berkman Drive (1997)	-	-	Minor Arterial	10,080

CITY COUNCIL DATE: June 17, 2004

ACTION: Postponed by Staff to
June 24, 2004. Vote: 7-0.

June 24, 2004

ACTION: Approved the Planning Commission recommendation, with the removal of Construction Sales and Services as a prohibited use in EC-1, and the additional condition for the development of commercial uses over 75,000 sq.ft. in size as provided by Councilman Slusher (7-0).

August 26, 2004

ACTION:

ORDINANCE READINGS: 1st

2nd

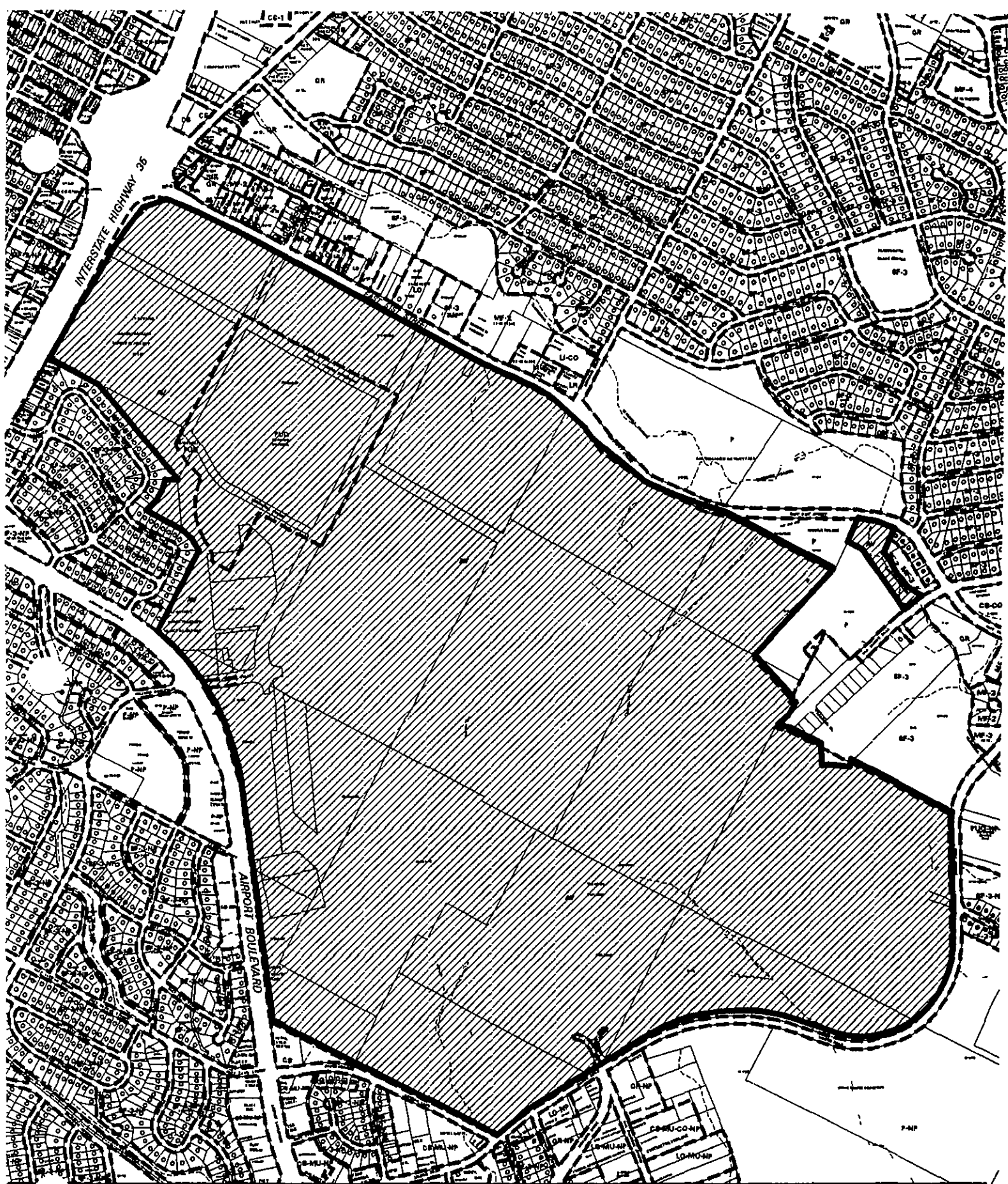
3rd





ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

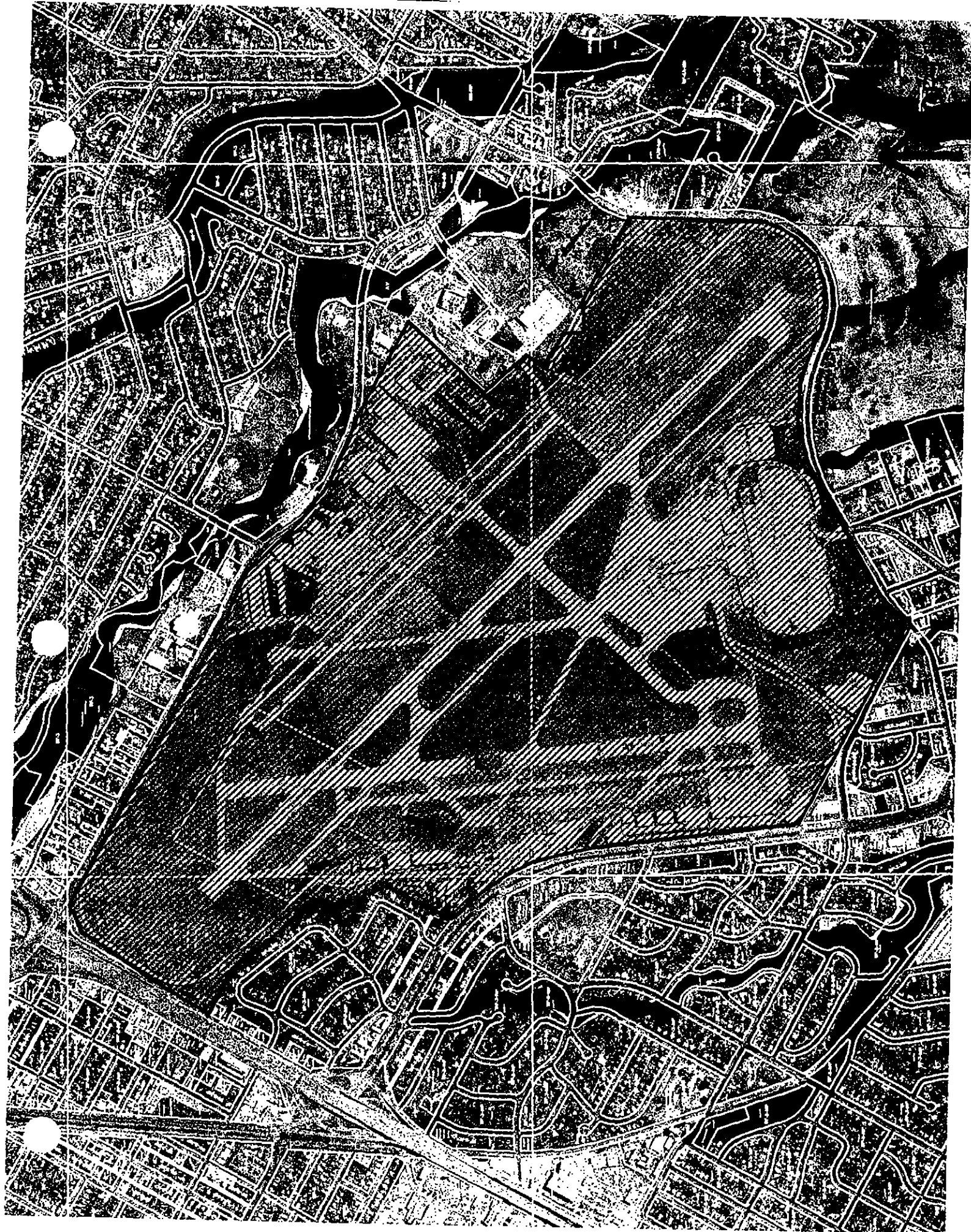
PHONE: 974-3057

E-MAIL: Sherri.Gager@ci.austin.tx.us



 1" = 1000'	SUBJECT TRACT		PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER L24-25 K25
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				
	CASE #: C814-04-0055	DATE: 04-03			
	ADDRESS: N1 35 @ E 51ST ST				
	SUBJECT AREA (acres): 698.800			INTLS: SM	





STAFF RECOMMENDATION

The staff recommendation is to approve the RMMA Redevelopment Planned Unit Development (PUD), with the proposed Code modifications (PUD Tables-Exhibit "A"), subject to the following conditions:

1. The development of the site will be subject to the attached Land Use Plan, Exhibit "B".
2. The development within the proposed PUD will be subject to the RMMA Zoning Land Use Summary Table, Exhibit "C".
3. The proposed PUD shall comply with the proposed RMMA P.U. D. Density Table, Exhibit "D".
4. The development of the PUD shall be in accordance with use and site development regulations set forth in RMMA P.U.D. Site Development Regulations Table, Exhibit "E."
5. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated May 17, 2004, (Exhibit "F"). The TIA memo limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA [WHM Transportation Engineering Consultants, Inc.- May 3, 2004].
6. The applicant shall provide specific language concerning the maintenance of the wet ponds that are located within the open space (2 wet ponds and a detention/re-irrigation area) in the Master Development Agreement. The applicant has stated that the wet ponds that will be located within the dedicated parkland will be owned by the City of Austin and maintained by the Homeowners Association (HOA). The wet ponds that will be located outside of the dedicated parkland area will be owned and maintained by the Homeowners Association.
7. The applicant shall address and resolve all of the parkland issues listed in the Memorandum from the Parks and Recreation PARD, Exhibit "G", before the first reading of the PUD zoning case at City Council. The resolution of these parkland issues shall be incorporated into the PUD ordinance or Master Development Agreement, an agreement between the City of Austin and Catellus Development Corporation, the master developer of the RMMA site.
8. The proposed PUD will incorporate standards that were approved in Ordinance No. 030612-10 (RMMA-Phase I, Seton PUD-Exhibit "H") for the Seton Children's Hospital Site. The Seton site has been included within the larger proposed RMMA Redevelopment PUD boundaries for this case. The Seton area now encompasses 32.2 acres of land within the proposed RMMA Redevelopment PUD. The original Seton PUD ordinance covered 49.389 acres of land, which contained an additional tract of land (Case C814-03-0079-Tract 2). This tract of land has now become the Town Center-2 (TC-2) area and Right-of-Way.

The applicant is requesting to increase the Floor-to-Area-Ratio (FAR) for the Seton area from 0.83 to 1 to 1 to 1. This request was made after the TIA was completed for the PUD. The staff recommends this alteration to the development standards for this designated area within the proposed PUD.

BASIS FOR RECOMMENDATION

- 1. The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed PUD is planned as a single contiguous project that is under unified control and is being designed and developed in accordance with the adopted RMMA Redevelopment and Reuse Plan (2000), which states the redevelopment of the Mueller airport site should "...result in the creation of a mixed-use community that is compact and pedestrian-scaled, supportive of transit, and compatible and complementary with the surrounding fabric of single-family neighborhoods."

The proposed PUD contains a variety of development areas: Mixed-Use Residential, Town Center, Employment Center, and Open Space/Community Facility that will contribute to a town like community with live, work, and recreational spaces. The RMMA Redevelopment PUD has utilized standards from the Traditional Neighborhood Ordinance (TND), which was adopted by the City in 1997. The RMMA PUD has expanded on these TND standards to produce a development that is in accordance with the vision and goals of the RMMA Reuse and Redevelopment Plan.

The RMMA PUD provides for Mixed Use Residential Areas, which permit innovative residential designs, such as Yard Houses, Row/Shop Houses, and Mansion Houses (Definitions-"Exhibit J"). These new residential designs may be combined with traditional single-family and multifamily uses that are already designated by the LDC to allow for a variety of housing opportunities within the PUD.

The proposed PUD also creates specialized street standards that have been designed to maintain efficient traffic circulation while promoting a multitude of transportation uses. The PUD encourages pedestrian oriented uses, bicycle use, and mass transit use (light rail and bus service). The PUD has adopted the goal of the RMMA Reuse and Redevelopment Plan to reduce dependency on automotive uses by encouraging pedestrian oriented uses and mass transit opportunities.

The PUD plan provides for a comprehensive system of interconnected open spaces that will include perimeter green ways, Lake Park, neighborhood and pocket parks that will be an amenity to the community. The open spaces will include a new Elementary School site (up to 16,000 gsf) adjacent to recreation playfields, a Fire Station Site (up to 20,000 gsf), a Bow-Trussed Hangar site ((up to 30,000 gsf), and recreation and community centers.

- 2. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.*

The proposed PUD will encourage high quality development and innovative design by recognizing the adopted RMMA Redevelopment and Reuse Plan that provides for the use of off-site regional detention/wet ponds to decrease the pollutant runoff for the entire RMMA site as a lake park amenity. The regional system of wet ponds and a retention/re-irrigation pond should provide a level of water quality treatment that is greater than what is required in the Urban watershed.

Development within the PUD site will follow an Integrated Pest Management (IPM) plan approved by the City. The IPM plan is a hierarchy of dealing with pests (insects, rodents, weeds)

that lists procedures starting with low impact environmentally friendly methods first before proceeding to potentially harsher methods. In some cases there are two or three things they are required trying before applying toxic chemicals. Other than the cost to prepare the documents and record the restrictive covenants, implementing and IPM should save money if developers avoid having to purchase the more expensive chemicals.

The development of the PUD will not be finalized until the property is subdivided and adequate public facilities, including public streets, water and wastewater lines and electric are in place to serve the site. The phasing of these infrastructure improvements will be finalized in the master agreement between the City and Catellus Development Corporation, the master developer of the RMMA site.

3. *A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations.*

The proposed PUD specifies unique site development standards for the property that address height limits, lot size and width, setbacks, and impervious cover limits, that are in accordance with the intent of the RMMA Redevelopment and Reuse Plan. The applicant seeks to create a mixed-use, pedestrian scaled environment that will promote compact, high-density urban infill development with an emphasis on a reduction in automotive dependency (alternative transit), watershed protection, and open space preservation.

4. *A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.*

This proposed area includes approximately 700 acres of land and adequately meets the requirements for the size of a PUD district. The proposed PUD site is in a viable location within the city as it is three miles northeast of downtown Austin and within 2.5 miles of the University of Texas at Austin's main campus. The property is bounded by major thoroughfares: IH-35 on the west, East 51st Street on the north, Manor Road and Anchor Lane on the south, and Airport Boulevard on the southwest. The site has three major amenities along its perimeter: Morris Williams Golf Course, Patterson Park, and Bartholomew District Park.

5. *The PUD land use plan establishes minimum and maximum development standards required by the PUD ordinance. These standards include residential density limitations; maximum building height; lot size and width; and setbacks.*

The proposed PUD plan establishes development standards that specify the proposed uses, height limits, lot size and width, setbacks, and impervious cover limits. The applicant is requesting more intensive site development regulations for the PUD because one of the goals of the RMMA Reuse and Redevelopment Plan is to allow for compact, high-density development that will provide an economic development and revitalization of the community. The PUD plan sets forth goals to create a sustainable, compact development that provides for adjacent neighborhood compatibility for properties external to the PUD site.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is generally flat land gently sloping from the northwest to the southeast. The property was previously developed as the Robert Muller Municipal Airport (RMMA). Currently the

site contains aviation hangers, three deconstructed aircraft runways, and an air control tower. The Austin Film Society currently occupies the Aero passenger terminal and several adjacent hangars utilizing them for a film production facility. The City Call Center remains in existence, as does the State of Texas Pooling Board and City Fire Station site.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, and/or limitations on development intensity may be recommended based on review of the TIA. LDC, Sec.13-5-44 (b). Comments will be provided in a separate memo, Exhibit "F".

There are existing sidewalks along portions of Airport Boulevard and Manor Road.

Capital Metro bus service is available along Airport Boulevard, Manor Road, and Interstate Highway-35.

Impervious Cover

The site is located within the Boggy Creek and Tannehill Branch Watersheds of the Colorado River Basin, which is classified as an urban watershed by Chapter 25-8 of the City's Land Development Code. The impervious cover is not limited in this watershed class; however, the applicant has stated that the impervious cover within the PUD will be approximately 75%. The wet ponds within the PUD have been conservatively designed to accommodate the following impervious cover:

Pond A (Large Lake near Town Center)	79.2%
Pond B (Pond in southwest corner of PUD)	73.6%
Pond C (Pond to east of Pond B)	80.2%
Pond D (Detention/re-irrigation area at sports fields)	76.5%

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone.

According to flood plain maps, portions of the site are located in the 100-year floodplain.

The site is not located within the endangered species survey area.

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

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway

projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve each lot with City water and wastewater utilities. Offsite water and wastewater main extensions and system upgrades are necessary to serve the site. Also, water and wastewater utility improvements are necessary to serve each proposed lot.

In order to obtain City water and wastewater utility service for the site, subdivision layout, and land use, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger, Austin Water Utility, 625 East 10th Street, 5th Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

Easements may be necessary to provide utility service to some of the lots. The landowner will be required to grant easements necessary to serve the lots.

No lot will be occupied until the structure is connected to City water and wastewater utilities.

The water and wastewater utility system serving the site, subdivision, and land use must be in accordance with the City's design criteria and specifications. The water and wastewater utility plans must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Drainage

Comments cleared.

Floodplain

Some developed areas will be affected by the 100-year floodplain.

There are no comments at this time regarding the proposed PUD zoning case. The reviewer acknowledges that a detailed floodplain study will be submitted during the preliminary plan stage of development.

Parks & Recreation

The comments from the Parks & Recreation Department have been provided in a separate memo, Exhibit "G".

Industrial Waste

No requirements under Chapter 18-2 of the Austin City Code (Sewers and Sewage Disposal Ordinance) at this stage of development.

Site Plan

The site is subject to compatibility standards. Along the south, west and north property line, the following standards apply:

- No structure may be built within 25 feet of the SF zoned or used property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

A portion of this PUD is within the Robert Mueller Airport Capitol View Corridor and subject to strict compliance. Allowable height within the Capitol View Corridor Overlay Zone may be further restricted. Additional design regulations will be enforced at the time a site plan is submitted.

5. Code C20-03-021 - Art & Craft Studio Amendments

Amendment:

Owner/Applicant: City Of Austin-Neighborhood Planning and Zoning Department
Agent: City of Austin-Neighborhood Planning and Zoning Department
Request: Consider amendments to Chapters 25-2, 25-3, and 25-6 of the City Code to modify the definitions for custom manufacturing, general retail sales (convenience); delete the definitions related to art and craft studios; and to add definitions and associated parking requirements for art gallery, art workshop, food production, and printing and publishing services.

Staff Rec.: **RECOMMENDED**

Staff: Scott Whiteman, 974-2865, scott.whiteman@ci.austin.tx.us
Neighborhood Planning and Zoning Department

MOTION: APPROVE BY CONSENT

VOTE: 9-0 (DS-1ST, NS-2ND)

6. Zoning: C814-04-0055 - RMMA Redevelopment Planned Unit Development (PUD)

Location: North IH-35 and East 51st Street, Boggy Creek and Tannehill Branch Creek Watershed, N/A NPA

Owner/Applicant: City Of Austin

Agent: Economic Growth and Redevelopment Services Office (Pam Hefner)

Request: AV, PUD to PUD

Staff Rec.: **RECOMMENDED WITH CONDITIONS**

Staff: Sherri Gager, 974-3057, sherri.gager@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Sherri Gager presented the staff recommendation.

Heidi Ross, traffic engineer for RMMA, explained that there are reductions throughout all the numbers because of the assumption of the availability of transit.

Commissioner Sullivan said that Jim mentioned design principles that are not part of the PUD.

Jim Adams said that attached to the agreement would be the PUD. Block length will be addressed in the CCRs, instead of the PUD.

In response to Commissioner Galindo's question, **Greg Weaver** said that Catellus focuses on master planning and land development, but has others do the vertical development. For the residential plan, the trend is to sell large parcels, then subdivide. The mixed housing requires different product types that will require different developers.

The CCRs and design standards will be part of the Master Development Agreement with Catellus. Commissioner Armstrong asked if the homeowner association would oversee the CCRs. Mr. Weaver said that in Stapleton, CO, there was a local architecture review group made up of planners, architects and designers that would make the decision before issuance of a building

permit. That is for the first step. The next step goes to the homeowners association as the neighborhood evolves after build-out.

Jim Kowser, City attorney, said there will be a master association over the homeowner association.

Commissioner Armstrong asked if the dynamics of having mixed use have been considered in determining the parking requirements. Mr. Adams said that they are happy with the parking requirements- the City has allowed them to be very low.

Mr. Weaver said that the rules and regulations are being put together right now. The design standards are being developed. **Jim Kowser**, said the CCRs are for the design-related items and will be prepared by ROMA. The Master Development Agreement will handle the financing issues, and the PUD will set the land use planning component.

Commissioner Riley said that some concerns have been raised about the regional retail on the northwest corner. Mr. Adams said that they need to generate a revenue stream to support the development of the infrastructure. They are concerned about the impact of regional retail on the Town Center, so they are looking at the impact closely. They are considering multi-family for that site too. The proposed land use of office was considered but has changed because of the changing market conditions.

Commissioner Galindo asked about the bike paths and whether they considered the European model of having the roadway cross-section consist of road, parking, elevated bike path and then the sidewalk. Mr. Adams said no, that the input they received from cyclists is that they want to commute on the road, and not on separate bike paths.

Commissioner Spelman asked about the plans for the public art. Mr. Adams said that is being worked on. The public will be responsible for the maintenance of the parks. Mr. Weaver said that there will be a mechanism to fund maintenance by charging fees to all owners within the Mueller project. The CCRs will not allow the owners to fence off the public spaces, except for neighborhood parks and the pool, which they could restrict to owners in the neighborhood.

Commissioner Cortez expressed his concern about constructing the regional retail center before the construction of the Town Center because large retailers may deter smaller retailers from locating into the Town Center when that is completed. Mr. Weaver said that in Stapleton (Denver), the regional retail was built first, then the Town Center and it has turned out wonderfully. A balance is needed to make sure it works.

Jim Kowser said that the best mechanism to address concerns about the local businesses is to have a developer sensitive to the issue, and Catellus was selected, for one reason, because they expressed that sensitivity and bought into that vision.

Mr. Adams added that there are also synergies that can be created between the regional retail and the town center. Part of the balancing act is to find a combination of retailers that support each other. He provided an example of an area in the Bay area that has the usual large home

improvement stores, but also has smaller local stores that attract the market base that the larger retailers generate.

Commissioner Medlin commented on the synergy issue, said that around major employers, if visiting or working then more likely to go to the Town Center to shop at specialty shops. She asked how the rents are going to be controlled to attract small local retailers. Mr. Weaver said that one of the retail planning components is that you get an anchor that draws people to the other shops. The financial anchor provides the credit, and helps offset the rents because they can handle the higher rent.

Commissioner Moore said this is exciting and will be a model of development in Austin. He asked Heidi Ross about the modeling of the traffic. She said it was a give and take of modeling based on urban design, and urban design changing traffic patterns. They started the traffic modeling in 1997. In the beginning there was one access point off Airport, now there are 13.

PUBLIC HEARING

Jim Walker, current chair of the RMMA Implementation Committee, read the resolution of the joint RMMA/Planning Commission. He said that he trusts Catellus to listen to the community, such as the vociferous group expressing concern about larger retailers. He said this plan has been in the works for 8 years.

Commissioner Riley said that there is a suggestion to make construction sales and service use a conditional use to allow the community an opportunity to weigh-in. He asked Mr. Walker if he had a problem with it. Mr. Walker responded that there is concern about being consistent about treating land uses similarly.

Sherri Gager, in response to Commissioner Riley's question, said that there was a concern raised about the impact of making the use conditional on the smaller businesses. Commissioner Cortez said that from his experience with ZAP, zoning decisions are about land use and not specific tenants.

Rick Krivoniak, a member of the RMMA PIC, and a resident of neighborhood north of the airport, said he encourages the Planning Commission to keep the plan moving for the site.

AGAINST

Robert Singleton, said there are significant questions that are not answered. The zoning does not have to be done before the Master Development Agreement. He said that he just heard about the idea of having the neighborhood association manage the stormwater detention facilities. He said he has never heard of a private association managing pool- that has not been presented to the public until tonight. He said that he recently read that the office market may recover in three years, not 10-15 years. There is no need for retail on this corner. He thinks it is greed to jump start the project. The City is selling the property at less than what it is worth. He expressed his concern about not being able to look at the business planning study. He said that Greg Guernsey said construction sales and services was a non-permitted use, but two months later heard from Pam Hefner that staff would permit it. We could get some local hardware without having to

permit Lowes because those stores don't necessarily need construction sales and service. When are the CCRs going to be finished? When will the architectural guidelines be finished? What is the proper vehicle for regulating big box? The neighborhood said that the area needs 30% affordable housing, not the 25%.

Commissioner Moore asked about his concern with Lowes. Mr. Singleton said that an email from Mike Blizzard summarizes the concerns. He added that there are no structural controls to prevent Wal-Mart from locating on the site. Commissioner Moore said that he trusts the neighborhood association.

Jim Kowser said that Mr. Singleton raises a lot of questions, but they are not related to the PUD zoning case before you tonight. The CCRs will be developed separately and will address the issues with association responsibility for community facilities.

Commissioner Sullivan asked if the CCRs will be public by the time the PUD goes before the Council. Mr. Kowser said yes.

Commissioner Spelman said that there is a history of problems with gentrification. To have something that could potentially be closed to certain neighborhoods would not help with that issue. Mr. Kowser responded that there needed to be a funding source for the amenities, such as the pools, that would allow them to be there at the time of build-out. If the City were to provide the pools, the neighborhood could wait a decade for a bond package and then come to get a pool, whereas by charging the neighborhood, will be able to provide the amenity. In addition, there are

Sherri Gager responded to Commissioner Spelman's issues with the changes in the land use. The land use has changed over time.

Jim Walker said that the association will be a resident association, not just a homeowner association.

Commissioner Spelman asked if someone is going to make sure this is not another Intel agreement. Mr. Kowser said that the issues are being addressed to avoid Intel.

Mr. Adams said that the CCRs and the architectural guidelines should be completed in 2-3 months.

MOTION: CLOSE PUBLIC HEARING

VOTE: 9-0 (NS-1st, DS-2nd)

The information provided in the other document staff has not had an opportunity to review. The staff recommendation had already been decided by the time the information was received.

Rick Reed, attorney for Catellus, said that some of the changes on the document are just clarifications of language.

MOTION: APPROVE STAFF RECOMMENDATION (INCLUDES THE PUD ZONING AND THE LIST OF EXHIBITS ON A6-1 and THE LAST FIVE OF THE 6 POINTS ON THE SHEET)

AND THE STATEMENT FROM THE SUBCOMMITTEE (copy from email received from Jim Walker)

MOTION MADE BY DS-1st, NS-2nd

Commissioner Sullivan said that his motion should be interpreted as supporting mixed-use.

Commissioner Spelman said that Mr. Singleton raised some good questions, and she hopes that those answers will be provided.

Commissioner Armstrong said that shouldn't be wound up over the issue of public or private pools, because part of the plan is to trade private space for public space. On the issue of regional retail, there is an on-going concern about erosion of sales tax base. A lot of our citizens in east Central Austin are driving north to shop, outside our sales tax area. In regards to leasing mix, there are parts of a grocery store that are not profitable, but are provided because the customers expect it. She believes this is a beautiful project.

Commissioner Cortez said that it is a fabulous project and a good process. He thinks this project will have a profound positive impact by establishing a benchmark for development in the region. But, he's concerned that for a project that has as one of its goal to reduce automobile use, one of the requests is to have regional retail that caters to automobiles. It seems like we have to sell out some of the benefits in order to get some of the benefits. He does not think it is the Commission's charge to not allow certain stores. He thinks it makes sense to have retail in the northwest corner, but he is concerned about the scale. He made a substitute motion to postpone the case to at least have a discussion about the type and intensity of uses in the northwest quadrant of the plan. (The substitute motion failed for lack of a second.)

Commissioner Medlin requested a friendly amendment to add the concerns in the subcommittee resolution (she read it into the record). Commissioner Sullivan accepted the friendly amendment. Commissioner Medlin said that they found that 80% of median income is not affordable in Austin.

Commissioner Sullivan said that during the subcommittee discussion, they determined that guiding development with goals instead of standards would be better.

Sherri Gager said that what Commissioner Medlin read would not be goals in the PUD ordinance.

Commissioner Riley requested a friendly amendment to make construction sales and services a conditional use. Concerns are being raised about big box retail. This is the latest battleground for this issue. Consistent with the public participation process that has occurred for this project, the concerns about that type of land use should be dealt with through a public process required as part of making the land use conditional.

Jim Kowser said that there are specific criteria in considering a conditional use site plan, such as compatibility with the adjacent area, traffic, etc, it is not about quality of the proposed tenants. The conditional use permit is not intended as a screening device for particular companies.

Commissioner Cortez said that there are differences between construction sales and services and other uses because the purchase of construction materials requires an automobile.

Commissioner Armstrong asked then how far 10,000 people (the estimated number of residents at Mueller) have to drive to get construction materials.

Commissioner Galindo said that people will shop at places they support.

Commissioner Medlin said that since the use originally was not permitted, she would be open to prohibiting the use. She added that the conditional use permit, once granted, permits that use, even if the tenant changes.

Commissioner Moore said the emails he received were about prohibiting certain store to pressure them off environmentally-sensitive lands. He added that Council member Brewster McCracken's commercial design project would result in a new type of big box development.

Commissioner Sullivan said that is exactly the point of the first item in the resolution - that design will address some of the issues.

Commissioner Riley said that there is a community concern about a particular use, not a tenant. The conditional use permit would be the perfect fit. Commissioner Riley made a substitute motion to add making construction sales and services a conditional use in EC-1.

Commissioner Spelman said that she cannot support the motion because not comfortable with the idea of making the use conditional follows planning principles.

SUBSTITUTE MOTION: COMMISSIONER SULLIVAN'S FIRST MOTION, BUT WITH RECOMMENDATION TO MAKE CONSTRUCTION SALES AND SERVICES A CONDITIONAL USE IN EC-1.

VOTE: 3-6 (CR-1st, JMC-2nd) JMC, JN, CR- FAVOR, SUBSTITUTE MOTION FAILED.

SUBSTITUTE MOTION: APPROVE STAFF RECOMMENDATION (INCLUDES THE PUD ZONING AND THE LIST OF EXHIBITS ON A6-1 and THE LAST FIVE OF THE 6 POINTS ON THE SHEET) AND THE STATEMENT FROM THE SUBCOMMITTEE (copy from email received from Jim Walker). PROHIBIT CONSTRUCTION SALES AND SERVICE IN EC-1.

VOTE: 6-3 (JMC-1st; NS-2nd (JN, CM, CR, JMC, NS, DS- FAVOR; CG, MM, MA- OPPOSED))

Commissioner Sullivan said his vote is not against Lowe's, but against the use that requires use of the vehicle.

May 24, 2004

Requested Revisions/Clarification to RMMA PUD:

1. Clarification to Zoning Use Summary Table:
 - Add heliport language found in "Hospital Services (General)" under "Notes" section to "Hospital Services (Limited)" as well.
2. Clarification to Street Cross-Section Table:
 - Add the word "Only" to the end of "Street Classification for Pavement Design" ["Street Classification for Pavement Design Only"].
3. Clarification to Site Development Regulations
 - Note 1 for Town Center should read: "Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office/civic tenants (but such facilities are not required) and may (but need not) be included as part of building lot."
4. Clarification to PUD Density Table
 - Change Note 3 to read: "So long as uses are permitted in a district, residential maximum allowable densities may be transferred from one district to another provided that the overall project maximum for residential density is not exceeded."
5. Additional Uses to RMMA Zoning Use Summary Table:
 - In OS-2 add Restaurant (General) as a permitted use.
 - In OS-2 add Theater as a permitted use.
6. Waiver from 25-2-411 (I)(5) (requires driveways to be shown with the PUD submittal): public streets, not driveways, will provide access to this site.

Statement From RMMA Subcommittee

Gager, Sherri

From: Jim Walker [jhwalker@austincc.edu]
ent: Wednesday, May 26, 2004 2:47 PM
To: jhwalker@austincc.edu; Claire Morris; Donna Carter; Rick Krivoniak; Larrie McKee; Matt Harris; Rob Carruthers; J.P. Rodriguez; Spelman, Niyanta; Matt Moore; Cid Galindo; John Michael Cortez; Sullivan, Dave; Maggie Armstrong; Chris Riley; Cynthia Medlin
Cc: Hefner, Pam; Sanchez, Mona; Adams, George; Larsen, Katie; Gager, Sherri
Subject: Mueller item last night

Planning Commission,

I'd like to thank you for your deliberations and action last night on moving forward with the Mueller PUD zoning. I believe your deliberations were considerate of both the advocates of Mueller and the Masterplan as well as the broader community.

In the big picture, we are all one huge step closer to seeing the Mueller Masterplan begin to actually happen.

thank you,
Jim Walker

> -----Original Message-----
> From: Jim Walker [mailto:jhwalker@austincc.edu]
> Sent: Tuesday, May 25, 2004 1:51 PM
> To: Claire Morris; Donna Carter; Jim Walker; Rick Krivoniak; Larrie McKee; Matt Harris; Rob Carruthers; J.P. Rodriguez; Niyanta Spelman; Matt Moore; Cid Galindo; John Michael Cortez; Sully@Jump.Net; Maggie Armstrong; Chris Riley; Cynthia Medlin
> Cc: Pam Hefner; Mona. Sanchez@Ci. Austin. Tx. Us; George. Adams@Ci. Austin. Tx. Us; Katie.Larsen@ci.austin.tx.us
> Subject: Resolution on the Mueller item tonight

> All,
> I am forwarding the unanimously passed resolution of the Joint Committee of the Planning Commission (PC) and the Robert Mueller Municipal Airport Plan Implementation Advisory Commission (RMMAPIAC). Please see the end for a brief additional comment.

> "Among the many aspirations of the Mueller Masterplan, the commitments to transit, high density, mixed use, and affordable housing represent a well-balanced, intentional effort to not only create a special place at Mueller, but also to show how the City of Austin might pursue other large, transit-oriented developments.

> In this light, a couple of points were greatly discussed and warrant specific comment:
> - While members of the PC and RMMAPIAC empathize and even support community reactions and

> preferences on specific retailers because of
> their business practices, zoning and CCRs (codes,
> covenants, and restrictions) are not the vehicle
> to allow or prohibit specific retailers. However,
> we are optimistic that design standards can
> address many of the community concerns in this area.
> - Because both affordable housing and certainty
> in financing are critical to the success of
> Mueller redevelopment, we recommend that the
> affordable housing component of the Master
> Developer Agreement layout the flexibility and
> process for how the community's affordable
> housing goals will be achieved substantially
> beyond the original goals of 25% of the units at
> 80% median income.
> - We anticipate revisiting the Masterplan and its
> zoning provisions should a rail election be
> called and be successful with the intent to
> assure both the integrity of the Masterplan and
> its responsiveness to mass transit.
>
> With these thoughts, the Joint Committee
> unanimously supports the PUD zoning designation
> and details."
>
> PC
> Cynthia Medlin
> Chris Riley
> Dave Sullivan
>
> RMMAPIAC
> Rick Krivoniak
> Claire Morris
> Jim Walker

>
> The course of our conversation on the final
> bullet point about revisiting the Masterplan
> should a rail election be successful touched
> specifically on height limits and allowing for
> increased population density. The counterpoint to
> these issues are the concerns/expectations in the
> surrounding neighborhoods about increased traffic
> resulting from increased density, issues which
> are directly addressed in the Mueller TIA. All
> acknowledged that there is a delicate balance
> among all these issues.
>

> I should also note that the Mueller Masterplan
> has been prepared since at least 1997 with the
> assumption that rail will be coming to Mueller at
> some point in the future. I don't believe it was
> the Joint Committee's intention to suggest that
> we would completely reopen the planning and
> zoning process should a rail election be
> successful, rather, we were acknowledging the
> likely desire to revisit the Masterplan to ensure
> it would be both adhered to as well as responsive
> to the provision of mass transit. My concern here
> is that we not, with good intentions, introduce
> uncertainty to the zoning and thereby, to the
> Master Developer Agreement which needs to be done
> before November.

> Jim
>

CODE REFERENCE	COMMENT/PROPOSED ACTION	ADDRESSED IN TND?
LDC 25-2 ZONING		
DIVISION 5 PLANNED UNIT DEVELOPMENT		
• 25-2-243	LDC 25-2-243 requires that the boundaries of districts in proposed zoning/rezoning cases be contiguous. Proposed action: Remove this requirement.	
• 25-2-411 (H)(3)	25-2-411(H) For residential uses, a land use plan must include: (3) for multifamily development, the maximum floor to area ratio; Proposed action: Delete the requirement for Floor-to-Area-Ratio (F.A.R.)	
• 25-2-411(D)(2)	25-2-411(D) For nonresidential uses, a land use plan must include: (2) the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive basic zoning district in which proposed use is permitted; Proposed action: Delete the requirement for Floor-to-Area-Ratio (F.A.R.)	
• 25-2-411(D)(4)(a)	(I) For nonresidential uses, a land use plan must include (a) 25 feet for a front yard, and 15 feet for a street side yard; Proposed action: Delete the requirement.	
• 25-2-411(D)(5)	25-2-411(D)(5) the number of curbs cuts or driveways, which must be the minimum necessary for adequate access to the site. Proposed action: Delete the requirement.	
• 25-2-Subchapter "C", Article 10 (Compatibility Standards)	25-2-Subchapter "C", Article 10 requires Compatibility Standards internal to the site Proposed action: Delete the requirements of this Sub-Chapter within RMMA because of the mixed-use nature of the project. There will be compatibility standards for the project in relation to development outside RMMA. There will also be compatibility standards internal to the site consistent with 25-3-86 (noise, lights, dumpsters, etc.).	Yes. LDC 25-3-5 (C)(3) deletes compatibility standards.
• 25-2-411(K)(1)(2)	This subsection provides open space requirements for certain tracts; Proposed action: Delete the requirement.	
DIVISION 9 LANDSCAPE		
• 25-2-1003 (B)	LDC 25-2-1003 (B) requires at least 20% of the area of a landscape yard of a lot to be landscaped area. Proposed action: Adopt 25-3-80 which excludes the following from landscape requirements: 1) A street yard 1,000 sf. or less in size is not required to be landscaped. A parking area for 12 cars or less is not required to have landscaped islands, peninsulas, or medians.	LDC 25-3-80 lists those areas excluded from landscape requirements.

Revised Exhibit A
6/10/04

PUD TABLES SUBMITTED 5-17-04

• 25-2-1005 (F)	LDC 25-2-1005 (F) requires that the landscaped area around a newly planted tree must be at least 8 feet wide. Proposed action: Reduce minimum width to 6' 6" from back of curb.	No.
• 25-2-1006 (A)	LDC 25-2-1006 (A) sets screening requirements for certain features via landscaping with or without the additional use of berms, walls, or decorative fences. Proposed action: Prepare a provision that would combine the intent of parts (1) and (2) to read "the structural components of water quality controls and drainage facilities". Make exception for "amenities", so that "water quality control facilities and drainage facilities designed as amenities do not require screening."	No.
• 25-2-1006 (C)	LDC 25-2-1006 (C) calls for screening of specific uses as designated in the Environmental Criteria Manual. Proposed action: Delete the requirements of this section within RMMA because of the mixed-use nature of the project. There will be compatibility standards for the project in relation to development outside RMMA. There will also be compatibility standards internal to the site consistent with 25-3-86 (noise, lights, dumpsters, etc.).	LDC 25-3-86 addresses screening

CODE REFERENCE	COMMENT/PROPOSED ACTION	ADDRESSED IN TND?
LDC 25-4 SUBDIVISION		
• 25-4-153	LDC 25-4-153 specifies maximum block length restrictions. Proposed action: Specify that there is no limit to the block length for open space that is parallel and adjacent to right-of-way internal to the site.	No.
• 25-4-212 (A) and (B)	LDC 25-4-212 parts (A) and (B) sets requirements for the dedication of parkland. Proposed action: Pending, see PARD memo.	LDC 25-3-77 states that "The amount of land required to be dedicated for parkland is 25% of the open space" and waives formula in 25-4-212 "Dedication of Parkland Required".
• 25-4-212 (C)	LDC 25-4-212 (C) provides an equation for calculating amount of parkland required to be dedicated. Proposed action: Pending, see PARD memo.	LDC 25-3-77 uses similar language.
• 25-4-213	LDC 25-4-213 sets standards with which parkland must be in compliance. Proposed action: Pending, see PARD memo.	

CODE REFERENCE	COMMENT	Addressed in TND?
LDC 25-6 TRANSPORTATION		
• 25-6-2 (A)	LDC 25-6-2 (A) defines a Type I driveway approach Proposed action: Modify language to ... on which a yard house, row house, or mansion home with a driveway that serves four or fewer parking spaces is located.	Yes, in criteria manual (for single family, duplex, and townhouse).
• 25-6-2 (B)	LDC 25-6-2 (B) defines a Type II driveway approach Proposed action: Modify language to ... other than a yard house, row house, or mansion home with a driveway that serves four or fewer parking spaces.	No.
• 25-6-116	LDC 25-6-116 sets desirable operating levels for residential local or collector streets, in vehicles per day. Proposed action: Delete Section. Refer to Street Cross-Section Table.	No.
• 25-6-117 (D)	LDC 25-6-117 (D) (1) requires that traffic generated from which the requirement to submit a traffic impact was waived may not, in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116. Proposed action: Delete section. Refers to Section 116.	No.
• 25-6-141 (B)	LDC 25-6-141 (B) (1) states that the Council or director shall deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 on a residential local or collector street. Proposed action: Delete section. Refers to Section 116.	No.
• 25-6-171	LDC 25-6-171 sets standards for design and construction of roadways, streets, and alleys. Proposed action: Refer to Cross-Section Table. Use 25-3-81 (TND) to allow Director to approve our innovative roadway designs.	Yes, section did not apply (used cross-sections in criteria manual).
• 25-6-172	LDC 25-6-172 describes requirements for arterial streets. Proposed action: Street Cross-Section Table governs.	No.
• 25-6-173	LDC 25-6-173 describes requirements for collector streets. Proposed action: Street Cross-Section Table governs.	No.
• 25-6-292 (A)	LDC 25-6-292 (A) sets standards for design, construction, alteration, or repair of a sidewalk, driveway approach, pavement, appurtenance on public property, or other facility to provide access to adjoining property. Proposed action: Add language ... <i>except as modified by zoning</i> . The intent here is merely to acknowledge that the other changes we are making to 25-6 and the TCM affect this provision.	No.
• 25-6-292 (C)	LDC 25-6-292 (C) states that the Director of the Public Works Department must approve access to a lot from an alley. Proposed action: Use 25-3-82 A (first sentence only) which states that access to a lot is allowed and preferred.	Yes.
• 25-6-321	LDC 25-6-321 specifies that the Council or director may require an existing driveway to conform with requirements in Article 5 and the Transportation Criteria Manual. Proposed action: Add language ... <i>except as modified by zoning</i> . The intent here is merely to acknowledge that the other changes we are making to 25-6 and the TCM affect this provision.	No.
• 25-6 Article 7: Off Street Parking and Loading	LDC 25-6 Article 7 states general regulations and design and construction standards for off-street parking and loading. Proposed action: Delete entire section and replace with RMMA requirements (provided below)	Yes, LDC 25-3-83.

PUD TABLES SUBMITTED 5-17-04

• 25-6 Appendix A	LDC 25-6 Appendix A lists minimum parking and loading requirements for motor vehicles and bicycles	Yes (part of LDC 25-3-83).
Proposed action: RMMA requirements provided below.		

Street Cross-Section Table (Revised 8/19/04 - See following page)

Roadway Type	ROW	No. of Lanes	Curb Basis	Sidewalk*	Paving	Parking	Bike Lanes	Street Classification for Pavement Design Only
Transit Boulevard A	132'	2, divided	14.5'	Yes	2@24.5', 54' median	2 sides	Yes	Minor Arterial
Community Boulevard B	107'-116'	4, divided	14.5'	Yes	2@34'-35', 18' median	2 sides	Yes	Minor Arterial
Community Boulevard C	93'	4, divided	14.5'	Yes	2@23', 18' median	No	Off-Street Parallel	Minor Arterial
Community Boulevard C-1	93'	3, divided	14.5'	Yes	18'-18' median-28'	No	Yes	Minor Arterial
Neighborhood Boulevard D	70'	2	12'	Yes	46'	2 sides	Yes	Primary Collector
Linear Park Boulevard D1	112'-130'	2, divided	12'	Yes (median + curb basis)	2@19', 56'-66' median	2 sides	No	Neighborhood Collector
Greenway Street E	80'	2	12'-32'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Greenway Street at Seton E1	60', 26' easement	2	12'-38'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Town Center Main F	84'	2	20'	Yes	44'	2 sides	Off-Street wide outside lane	Neighborhood Collector
Neighborhood Connector H	60'	2	12'	Yes	36'	2 sides	No	Residential Collector
Neighborhood Local J	50'	1 (shared for 2-way traffic)	11'	Yes	28'	2 sides	No	Local
Neighborhood Local J1	50'	2	11'	Yes	28'	1 side	No	Local
Residential Alley K	20'	1 (shared for 2-way traffic)	2.5'	No	15'	No	No	Local

*All sidewalks shall have a minimum 4' width.

1. Construction of cut-de-sacs is discouraged. Should a temporary cut-de-sac be required for construction purposes, the design requirements contained in the City of Austin Transportation Criteria Manual Section 1.3.2 should be followed.

2. Street cross-sections may be modified with the approval of both Watershed Protection and Development Review and TPSD.

EXHIBIT

Street Cross-Section Table

Roadway Type	ROW	No. of Lanes	Curb Basis	Sidewalk*	Paving	Parking	Bike Lanes	Street Classification for Pavement Design Only
Transit Boulevard A	132'	2, divided	14.5'	Yes	2@24.5', 54' median	2 sides	Yes	Minor Arterial
Community Boulevard B	107'-116'	4, divided	14.5'	Yes	2@34'-35', 18' median	2 sides	Yes	Minor Arterial
Community Boulevard C	93'	4, divided	14.5'	Yes	2@23', 18' median	No	Off-Street Parallel	Minor Arterial
Community Boulevard C1	93'	3, divided	14.5'	Yes	18', 18' median, 28'	No	Yes	Minor Arterial
Neighborhood Boulevard D	70'	2	12'	Yes	46'	2 sides	Yes	Primary Collector
Linear Park Boulevard D1	112'-130'	2, divided	12'	Yes (median + curb basis)	2@19', 50'-68' median	2 sides	No	Neighborhood Collector
Greenway Street E	80'	2	12'-32'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Greenway Street at Seton E1	60', 26' easement	2	12'-38'	Yes	36'	1 side	Off-Street parallel	Neighborhood Collector
Town Center Main F	84'	2	20'	Yes	44'	2 sides	Wide outside lane	Neighborhood Collector
Neighborhood Connector H	60'	2	12'	Yes	36'	2 sides	No	Residential Collector
Neighborhood Local J	50'	1 (shared for 2-way traffic)	11'	Yes	28'	2 sides	No	Local
Neighborhood Local J1	50'	2	11'	Yes	28'	1 side	No	Local
Residential Alley K	20'	1 (shared for 2-way traffic)	2.5'	No	15'	No	No	Local

*All sidewalks shall have a minimum 4' width.

Note: Street cross-sections may be modified with the approval of both the Watershed Protection and Development Review and the Transportation, Planning and Sustainability Department or their successors.

August 26th, 2004

EXHIBIT I

OFF-STREET PARKING REGULATIONS AND RATIOS

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.
- (2) Except as approved by the director, parking in alleys is prohibited.
- (3) This section establishes minimum vehicular parking requirements.
 - (a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.
 - (b) An office use shall provide one parking space for every 500 square feet of gross building area.
 - (c) A condominium residential, multi-family residential, group residential, mansion home, and retirement housing (large and small site) use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.
 - (d) A townhouse residential, single-family residential, duplex residential, yard house, row house, shop house, group home (Class I General, Class I Limited, and Class II), and family home use shall provide two parking spaces for each dwelling unit. A yard houses is not required to provide additional parking for a carriage house so long as the carriage house does not contain more than 700 square feet of gross building area. Shop houses are not required to provide additional parking for commercial uses if the commercial uses do not exceed 750 square feet.
 - (e) A daycare services (commercial, general and limited), primary educational facilities (private and public), or secondary educational facilities (private and public) use shall provide one parking space for each employee.

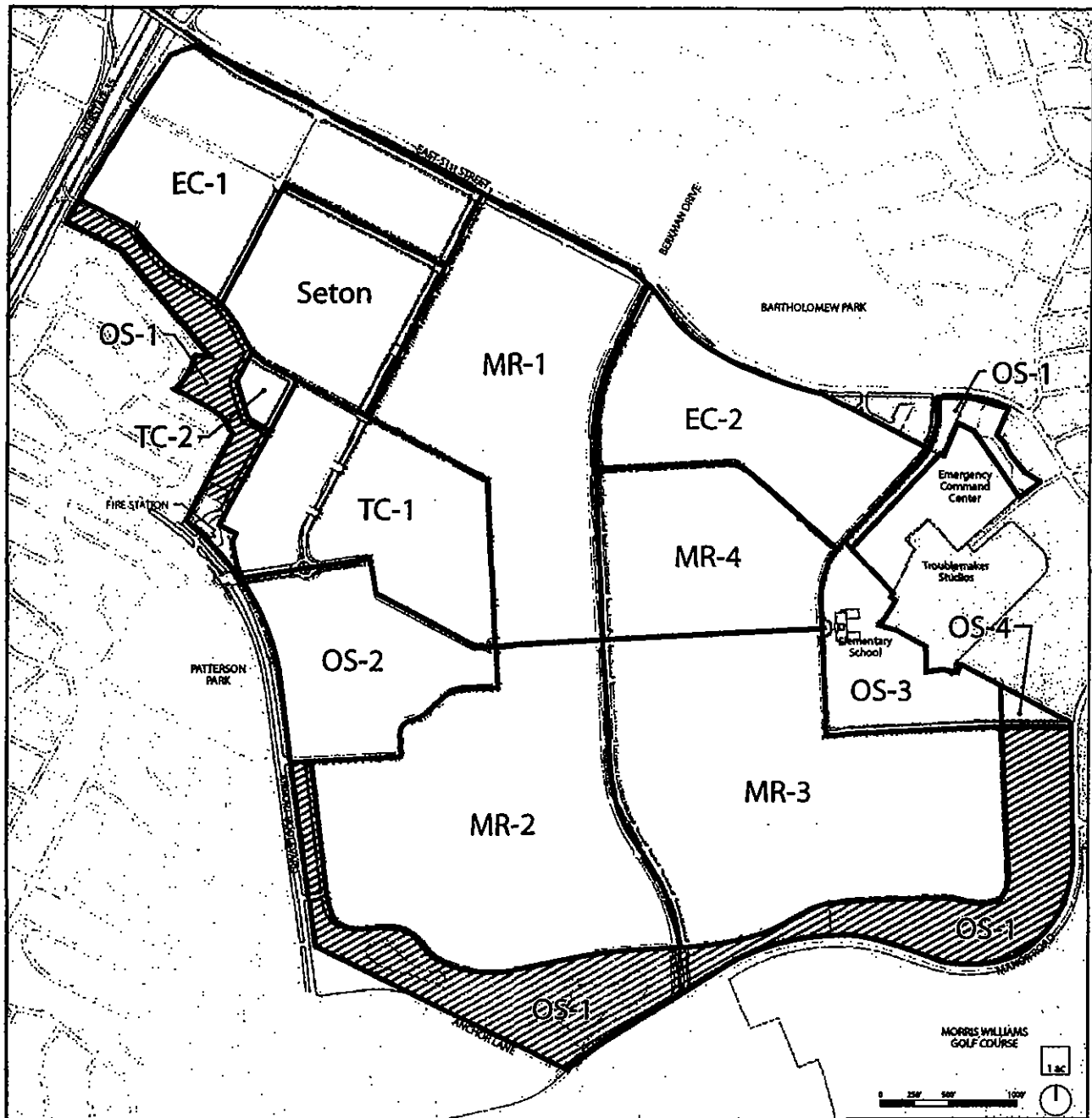
- (f) A hospital services (general and limited) use must provide one visitor parking space for every 4 beds and one parking space for every two employees.
 - (g) An indoor entertainment use shall provide one parking space for every 15 seats.
 - (h) An amphitheater shall provide one parking space for every 15 seats.
 - (i) An indoor entertainment use or amphitheater located in the OS-2 land use area is part of the Town Center land use area for parking purposes.
 - (j) A community center shall provide one parking space for every 200 square feet of gross building area.
 - (k) A playfield shall provide eight parking spaces per field.
 - (l) Off-street parking is not required for park and recreational facilities, community recreation facilities (private), community recreation facilities (public), community events facilities, and outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities) except for playfields.
 - (m) The director shall determine the parking requirement for any use not listed in this subsection.
- (4) Except as otherwise provided in this section, bicycle parking shall be provided in accordance with Chapter 25-6, Appendix A of the City Code. A commercial use parking lot or garage shall provide not less than one bicycle parking space for every 20 motor vehicle parking spaces.
- (5) In the Town Center land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.

PUD TABLES SUBMITTED 5-17-04

CODE REFERENCE	COMMENT/PROPOSED ACTION	ADDRESSED IN TND?
LDC 25-7 DRAINAGE • 25-7-153	LDC 25-7-153 specifies that the owners of detention basins that receive runoff from commercial or multifamily developments shall maintain those basins. Proposed action: Revise to 1) allow the wet ponds and irrigation/detention facility in the dedicated open space to be owned by the City but privately maintained with access easements to allow the private maintenance; and 2) allow the ponds that are in open space (but not dedicated park land) to be privately owned and privately maintained.	LDC 25-3-78 (D) states that drainage facilities shall be privately owned but maintained for functionality by the City.

CODE REFERENCE	COMMENT/PROPOSED ACTION	ADDRESSED IN TND?
LDC 25-8 ENVIRONMENT • 25-8-231	LDC 25-8-231 states that water quality control facilities be privately owned and maintained in commercial and multifamily developments, but maintained by the City for single-family or duplex residential developments. Proposed action: Proposed action: Revise to 1) allow the wet ponds and irrigation/detention facility in the dedicated open space to be owned by the City but privately maintained with access easements to allow the private maintenance; and 2) allow the wet ponds that are in open space (but not dedicated park land) to be privately owned and privately maintained.	LDC 25-3-79 (E) calls for ponds to be owned privately but maintained for functionality by the City.

CODE REFERENCE	COMMENT/PROPOSED ACTION	ADDRESSED IN TND?
LDC 25-10 SIGN REGULATIONS • 25-10-81	LDC 25-10-81 defines the various sign districts and establishes their hierarchy. Proposed action: Propose the following Sign Districts: • IH 35 Frontage – Expressway Corridor Sign District • Employment Center – Commercial Sign District • Town Center – Combination of Commercial/Downtown Sign Districts • Mixed Residential – Neighborhood Sign District See graphic entitled, "RMMA PUD Sign Districts" for areas where the sign districts apply. Projecting signs for tenants allowed in Town Center.	



 OPEN SPACE TO BE DEDICATED AS PARKLAND TO CITY OF AUSTIN

TC - TOWN CENTER

MR - MIXED RESIDENTIAL

EC - EMPLOYMENT CENTER

OS - OPEN SPACE/COMMUNITY FACILITIES

LAND USE PLAN

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT C

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

RESIDENTIAL USES	SECTION										Notes
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P	NP	NP	+ Maximum gross floor area is 50,000 square feet
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P	NP	NP	
Condominium Residential	P	P	P	P	P	P	P	P	NP	NP	
Duplex Residential	P	P	P	P	P	P	P	P	NP	NP	
Group Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mansion Home	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Multifamily Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Retirement Housing (Small Site)	P	P	P	P	P	P	P	P	NP	NP	
Retirement Housing (Large Site)	P	P	P	P	P	P	P	P	NP	NP	
Row/Shop House	P	P	P	P	P	P	P	P	NP	NP	
Single-Family Attached Residential	P	P	P	P	P	P	P	P	NP	NP	
Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Small Lot Single-Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Townhouse Residential	P	P	NP	NP	P	P	P	P	NP	NP	
Two-Family Residential	NP	NP	NP	NP	P	P	P	P	NP	NP	
Yard House	NP	NP	NP	NP	P	P	P	P	NP	NP	
COMMERCIAL USES	SECTION										Notes
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	
Administrative and Business Offices	P	P	P	P	P	P	P	P	NP	NP	+ The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Art and Craft Studio (Limited)	P	P	P	P	P	P	P	P	NP	NP	
Art and Craft Studio (General)	P	P	P	P	P	P	P	P	NP	NP	
Art and Craft Studio (Industrial)	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Automotive Rentals	P	P	P	P	NP	NP	NP	NP	NP	NP	* An automotive rental use may keep not more than 20 vehicles on site. The site may not be larger than 22,000 square feet.
Automotive Repair Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Automotive Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	* An automotive repair services use may not exceed 2,400 square feet of gross building area.
Automotive Washing (of any type)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Building Maintenance Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Business or Trade School	P	P	P	P	NP	NP	NP	NP	NP	NP	+ Maximum gross floor area is 200,000 square feet
Business Support Services	P	P	P	P	NP	NP	NP	NP	NP	NP	
Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	+ Maximum gross floor area is 20,000 square feet
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cocktail Lounge	P	P	P	P	NP	NP	NP	NP	NP	NP	* Maximum gross floor area is 5,000 Square feet. Over 5,000 square feet is a conditional use.
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Commercial Off-Street Parking	P	P	P	P	NP	NP	NP	NP	NP	NP	
Communications Services	P	P	P	P	NP	NP	NP	NP	NP	NP	
Construction Sales and Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Consumer Convenience Services	P	P	P	P	P	P	P	P	NP	NP	

REVISED
EXHIBIT
"C"
8-19-04

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use NP = Not Permitted

COMMERCIAL USES continued	SECTION										Notes
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	
Consumer Repair Services	P	P	P	P	P	P	P	P	NP	NP	NP
Convenience Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drop-Off Recycling Collection Facility	NP	NP	C	C	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP
Equipment Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial Services #	P	P	P	P	P	P	P	P	NP	NP	NP
Food Sales #	P	P	P	P	P	P	P	P	NP	NP	NP
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Sales (Convenience) #	P	P	P	P	P	P	P	P	NP	NP	NP
General Retail Sales (General)	P	P	P	P	P	P	P	P	NP	NP	NP
Hotel-Motel	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Indoor Entertainment	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Indoor Sports and Recreation	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Kennels	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Laundry Services	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP
Liquor Sales	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP
Marina	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Medical Offices -- exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	NP	NP	NP
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P	P	P	NP	NP	NP
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Off-Site Accessory Parking	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Personal Improvement Services	P	P	P	P	P	P	P	P	NP	NP	NP
Personal Services #	P	P	P	P	P	P	P	P	NP	NP	NP
+ Maximum gross floor area is 4,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											
+ Maximum gross floor area is 3,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											
+ Maximum gross floor area is 3,000 square feet. + A single occupant may not occupy more than 1,500 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											
* A kennel use must be conducted entirely within an enclosed structure.											
* Maximum gross floor area is 2,000 Square feet.											
+ Maximum Gross Floor Area is 400,000 square feet.											
+ Maximum gross floor area is 3,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.											

MUELLER PLANNED UN DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

COMMERCIAL USES continued	SECTION										T	
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4
Pet Services	P	P	P	P	P	P	P	P	P	P	NP	NP
Plant Nursery	P	P	P	P	P	P	P	P	P	P	NP	NP
Professional Office	P	P	P	P	P	P	P	P	P	P	NP	NP
Recreational Equipment Maint. & Stor.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Assembly Services	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	NP
Research Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Research Warehousing Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Restaurant (Drive-In, Fast Food) #	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Restaurant (General) #	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Restaurant (Limited) #	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Service Station	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Software Development	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Theater	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

+ The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.

+ Maximum gross floor area is 50,000 square feet.

+ Maximum gross floor area is 400,000 square feet.

+ Maximum gross floor area is 2,000 square feet. + Drive-in prohibited. + May not be the only use in a building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.

+ The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

+ The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

* May have the capability of fueling not more than eight vehicles at one time.

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

CIVIC USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4	
Administrative Services	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP	
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	+ Maximum gross floor area is 10,000 square feet. + May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.
Club or Lodge #	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	+ Maximum gross floor area is 400,000 square feet.
College and University Facilities	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	
Communication Service Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Community Events	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Community Recreation (Private)	P	P	P	P	NP	P	P	P	P	NP	P	P	P	
Community Recreation (Public)	P	P	P	P	NP	P	P	P	P	NP	P	P	P	
Congregate Living	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Convalescent Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Convention Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Counseling Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Cultural Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	P	+ May not be the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.
Day Care Services (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	P	
Day Care Services (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	P	
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Employee Recreation	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Family Home	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Group Home, Class I (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Group Home, Class I (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Group Home, Class II	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Guidance Services	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Hospital Services (General)	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	+ A campground use is an accessory use to a hospital services (limited, general) use. The maximum gross site area for a campground use is 8,000 square feet. + Helicopter (private use) is a permitted use of the property.
Hospital Services (Limited)	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	+ A campground use is an accessory use to a hospital services (limited, general) use. The maximum gross site area for a campground use is 8,000 square feet.
Local Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Maintenance and Service Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Major Public Facilities	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Major Utility Facilities	NP	NP	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Park and Recreation Services (General)	P	P	P	P	NP	P	P	P	P	P	P	P	P	
Park and Recreation Services (Special)	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Postal Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP	
Private Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP	P	

MUELLER PLANNED USE DEVELOPMENT ZONING USE SUMMARY TABLE

P = Permitted Use C = Conditional Use Permit NP = Not Permitted

CIVIC USES continued	TC-1	TC-2	EC-1	EC-2	SE-1	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4	
Private Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	NP	P	P	P	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	NP	P	P	P	
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	NP	P	P	P	
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	
Residential Treatment	C	C	C	C	C	C	C	C	C	NP	NP	NP	NP	
Safety Services	P	P	P	P	P	P	P	P	P	NP	NP	NP	NP	
Telecommunication tower – subject to SS 25-2-839 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	P*	NP	NP	* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.
Transitional Housing	C	C	C	C	NP	C	C	C	C	NP	NP	NP	NP	
Transportation Terminal	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	
All other Civic Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
INDUSTRIAL USES														
Basic Industry Custom Manufacturing General Warehousing and Distribution Light Manufacturing Limited Warehousing and Distribution Recycling Center Resource Extraction	TC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	TC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	SE-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-3	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
AGRICULTURAL USES	TC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	TC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	SE-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-3	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Urban Farm All Other Agricultural Uses	TC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	TC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	EC-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	SE-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-2	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	MR-3	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

MUELLER P.U.D. DENSITY TABLE

	LAND AREA (acres)	% OF TOTAL	MAXIMUM ALLOWABLE DENSITIES
MIXED RESIDENTIAL 1 (MR-1) (land area excludes neighborhood parks & open space)	48.5	6.9%	<ul style="list-style-type: none"> • Up to 1200 dwelling units, including Congregate Living units • Up to 300,000 gsf of office • Up to 20,000 gsf of commercial • Up to 20,000 gsf of civic use (excludes Congregate Living use)
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.8%	<ul style="list-style-type: none"> • Up to 850 dwelling units, including Congregate Living units • Up to 40,000 gsf of office • Up to 20,000 gsf of commercial • Up to 20,000 gsf of civic use (excludes Congregate Living use)
MIXED RESIDENTIAL 3 (MR-3) (land area excludes neighborhood parks & open space)	65.5	9.4%	<ul style="list-style-type: none"> • Up to 1,700 dwelling units, including Congregate Living units • Up to 40,000 gsf of office • Up to 20,000 gsf of commercial • Up to 20,000 gsf of civic use (excludes Congregate Living use)
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.4%	<ul style="list-style-type: none"> • Up to 500 dwelling units including Congregate Living units • Up to 20,000 gsf of commercial or office • Up to 20,000 gsf of civic use (excludes Congregate Living use)
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.0%	<ul style="list-style-type: none"> • Up to 1500 dwelling units, all of which shall be Multi-Family or Row house Units. • Up to 1,000,000 gsf of commercial/civic/office
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.2%	<ul style="list-style-type: none"> • Maximum Office/Civic of 2,191,068 gsf. • Up to 450,000 gsf of retail, subject to the Traffic Impact Analysis. • Up to 700 units, all of which shall be multi-family or row houses.
SETON EMPLOYMENT CENTER (SETON)	32.2	4.6%	<ul style="list-style-type: none"> • Refer to Mueller PUD Zoning Use Summary Table for land use maximums. Cumulative maximum square footage for the 32.212 acre Seton tract shall be the lesser of 1,400,541 square feet or the size dictated by the total sizes and types of future facilities which generate a maximum traffic intensity of 21,950 day trips; 1,851 A.M. and 1,917 P.M. peak hour trips as contemplated in the RMMA Catellus Traffic Impact Analysis (TIA).
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.2%	<ul style="list-style-type: none"> • Up to 220,000 gsf of film production and ancillary space associated with the Austin Film Society. • Maximum Office/Civic of 700,000 gsf. • Up to 30,000 gsf of commercial
OPEN SPACE/COMMUNITY FACILITIES (OS)	151.1	21.6%	<ul style="list-style-type: none"> • 139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area: <ul style="list-style-type: none"> • Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2; and • Up to 20,000 gsf of park-related ancillary structures • Elementary School Site: Up to 160,000 gsf for school and recreation center • Fire Station Site: Up to 20,000 gsf
RIGHTS-OF-WAY (STREETS/ALLEYS)	180.5	25.8%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			• 6,450 Dwelling Units (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM COMMERCIAL ALLOWED			• 5.33 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL LAND AREA	698.7	100%	

NOTES:

- 1) Row houses include Mansion House units for the purposes of this table.
- 2) All maximum allowable densities are subject to the Traffic Impact Analysis.
- 3) So long as uses are permitted in a district, residential maximum allowable densities may be transferred from one district to another provided that the over all project maximum for residential density is not exceeded.
- 4) Open space is inclusive of neighborhood parks located in each of the mixed residential areas and the Town Center.

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	MIXED RESIDENTIAL AREA (MR)					
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MANSION HOUSE	RESIDENTIAL MULTI-FAMILY	CMVC	COMMERCIAL
Minimum Lot Size	2,500 SF, 3,500 SF on corner lot	1,375 SF, 1,500 SF on corner lot	7,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	30 FT., 35 FT on corner lot	16 FT., 25 FT. on corner lot	70 FT.	80 FT.	25 FT.	25 FT.
Maximum Height	35 FT.	40 FT. and 3 stories	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	10 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT-1 IN ¹	0 FT.	5 FT.	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	75%	90%	100%	100%

Notes

- 1) A minimum side yard of 3'-1" is permitted (measured from face of building to property line), provided that the adjoining sideyard setback is a minimum of 3'-1" to create a face-of-building to face-of-building space of at least 7 feet.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or stoop may project into a required yard.
- 4) For parks, see site development regulations under Open Space.

EXHIBIT
"E"
8-19-04

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	TOWN CENTER MIXED USE (TC)			
	ROW/SHOP HOUSE	MULTIFAMILY	COMMERCIAL ¹	CIVIC
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	16 FT., 21 Ft. on corner lot	80 FT.	25 FT.	25 FT.
Maximum Height (TC-1) ²	40 FT. and 3 stories	100 FT.	100 FT.	100 FT.
Maximum Height (TC-2) ²	40 FT. and 3 stories	40 FT.	40 FT.	40 FT.
Minimum Front Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	95%	95%	100%	100%

Notes

- 1) Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office/civic tenants (but such facilities are not required), and may (but need not) be included as part of building lot.
- 2) Subject to compatibility standards external to the site.
- 3) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 4) Uncovered steps or a porch or stoop may project into a required yard.

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	EMPLOYMENT CENTER (EC)			
	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MULTIFAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,375 SF, 1,500 SF on corner lot	12,500 SF	3,600 SF, 4,000 SF on corner lot	3,600 SF
Minimum Lot Width	16 FT., 25 FT. on corner lot	80 FT.	50 FT.	50 FT.
Maximum Height ¹	40 FT. and 3 stories	75 FT.	75 FT.	75 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	10 FT.	10 FT.
Maximum Impervious Cover	95%	95%	90%	90%

Notes

- 1) Subject to compatibility standards external to the site.
- 2) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) Uncovered steps or a porch or stoop may project into a required yard.



M E M O R A N D U M

To: Sherri Gager, Case Manager
Watershed Protection and Development Review

From: George Zapalac
Watershed Protection and Development Review

Date: May17, 2004

Subject: RMMA Redevelopment
C814-84-0055
Traffic Impact Analysis

The following are staff comments on the traffic impact analysis for the RMMA Redevelopment prepared by WHM and dated March 3, 2004.

TRIP GENERATION

The former Robert Mueller Municipal Airport tract consists of 712 acres bounded roughly by IH-35, 51st St., Manor Rd., Anchor Lane, and Airport Blvd. The assumed build-out of the project is in five phases between 2005 and 2017.

The TIA assumed that the development would consist of the mixed land uses listed in Table 1. Based on the standard trip generation rates established by the Institute of Transportation Engineers, the development will generate approximately 89,660 unadjusted daily trips, as summarized in Table 1. The adjusted site trips, excluding the internal capture and pass-by trips, are estimated to total 73,969.

Table 1. Proposed Trip Generation (Unadjusted)				
Land Use	Size	Daily Trips	AM Peak	PM Peak
General Office (Seton)	523,541 s.f.	3,367	518	605
Medical Office (Seton)	240,000 s.f.	8,671	584	681
Hospital (Seton)	637,000 s.f.	8,547	569	570
General Office (Other)	3,638,001 s.f.	19,887	3,123	4,140
Shopping Center	310,000 s.f.	14,110	313	1,325
Row House/Yard House/Mansion Homes	2,055 units	16,727	1,448	1,636
Apartments/Condominiums	2,655 units	16,048	1,323	1,455

Emergency Communications Center	180 Employee	1,096	99	126
Film Institute	100,000 s.f.	697	92	98
Elementary School	500 students	510	145	0
TOTAL UNADJUSTED TRIPS		89,660	8,214	10,636
TOTAL ADJUSTED TRIPS		73,969	6,982	8,508

ASSUMPTIONS

A growth rate was developed using roadway traffic volume trends, which resulted in a 1% compounded average annual growth rate. To this was added traffic from several other approved but unbuilt projects which will contribute traffic to roads in the study area. A reduction of 15 to 20 percent was made to account for internal capture (vehicles which would visit more than one of the land uses in the development); pass-by trips (vehicles which already use adjacent roadways during the peak periods and would stop at the RMMA development before continuing their trips); and pedestrian, bicycle, and transit trips.

EXISTING AND PROPOSED ROADWAYS

IH-35 exists as an 8-lane freeway adjacent to the site. The Austin Metropolitan Area Transportation Plan calls for the upgrading of this facility with HOV lanes from 51st St to MLK Blvd. A study is currently underway by TXDOT to reconstruct, but no completion date has been set for this project. The 2002 traffic volume north of Airport Blvd. was 253,000 vehicles per day.

Airport Blvd. exists as a 6-lane divided major arterial from IH-35 to Manor Rd. and as a 4-lane divided major arterial from Manor Rd. to MLK Blvd. The 2002 traffic volume was 50,000 east of IH-35. The AMATP recommends upgrading of the 4-lane section to 6 lanes by 2025, but there are currently no plans to do so. In conjunction with the RMMA redevelopment, left turns in and out of Wilshire Blvd. and Schieffer Ave. will be prohibited from Airport to discourage cut-through traffic.

51st St. exists as a 4-lane minor arterial with a 2001 traffic volume of 19,399 west of Berkman. There are no current plans to upgrade this road. However, a raised median between Berkman and IH-35 is included in the RMMA plans to accommodate a future transit facility.

Manor Rd. exists as a 4-lane undivided major arterial from Airport to 51st St., with a 2000 traffic volume of 15,210. There are no current plans to upgrade the road; however, the AMATP recommends a 6-lane divided roadway for this section. An amendment to the AMATP is currently being considered to retain the existing cross-section of the road.

Anchor Lane is a collector street between Airport and Manor Rd., with a 1997 traffic volume of 9700 trips per day.

Berkman Dr. exists as a 4-lane minor arterial north of 51st St., with a 1997 traffic volume of 10,080. There are no current plans to improve this road.

Cameron Rd. exists as a 4-lane undivided major arterial, with a 1997 traffic volume of 21,720. In conjunction with the RMMA improvements, the northbound IH-35 frontage road will be removed at 51st St. Northbound traffic on IH-35 will be required to circulate through the RMMA site and loop back on 51st St. to reach Cameron Rd.

TRAFFIC ANALYSIS

The TIA examined operations at 24 external intersections impacted by site traffic, as well as 11 proposed internal intersections (see attached Fig. 3 from the TIA). All were found to operate at an acceptable Level of Service D or better in both the AM and the PM peak hours with the improvements recommended in the TIA, as indicated in the attached Table 3 from the TIA.

RECOMMENDATIONS

1. As part of the development agreement between the City and the developer, Catellus, the developer should provide a pro-rata share of the improvements listed in the attached Table 4 at the time each phase of the development is initiated. An engineer's estimate of the cost associated with each improvement must be provided prior to the beginning of each phase.
2. Development of the project should be limited to uses and intensities which will not exceed or vary significantly from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic-related characteristics.
3. Prior to third reading of the zoning, a final version of the TIA incorporating all revisions and responses to staff comments must be provided.

Please contact me at 974-2725 if you have any questions.



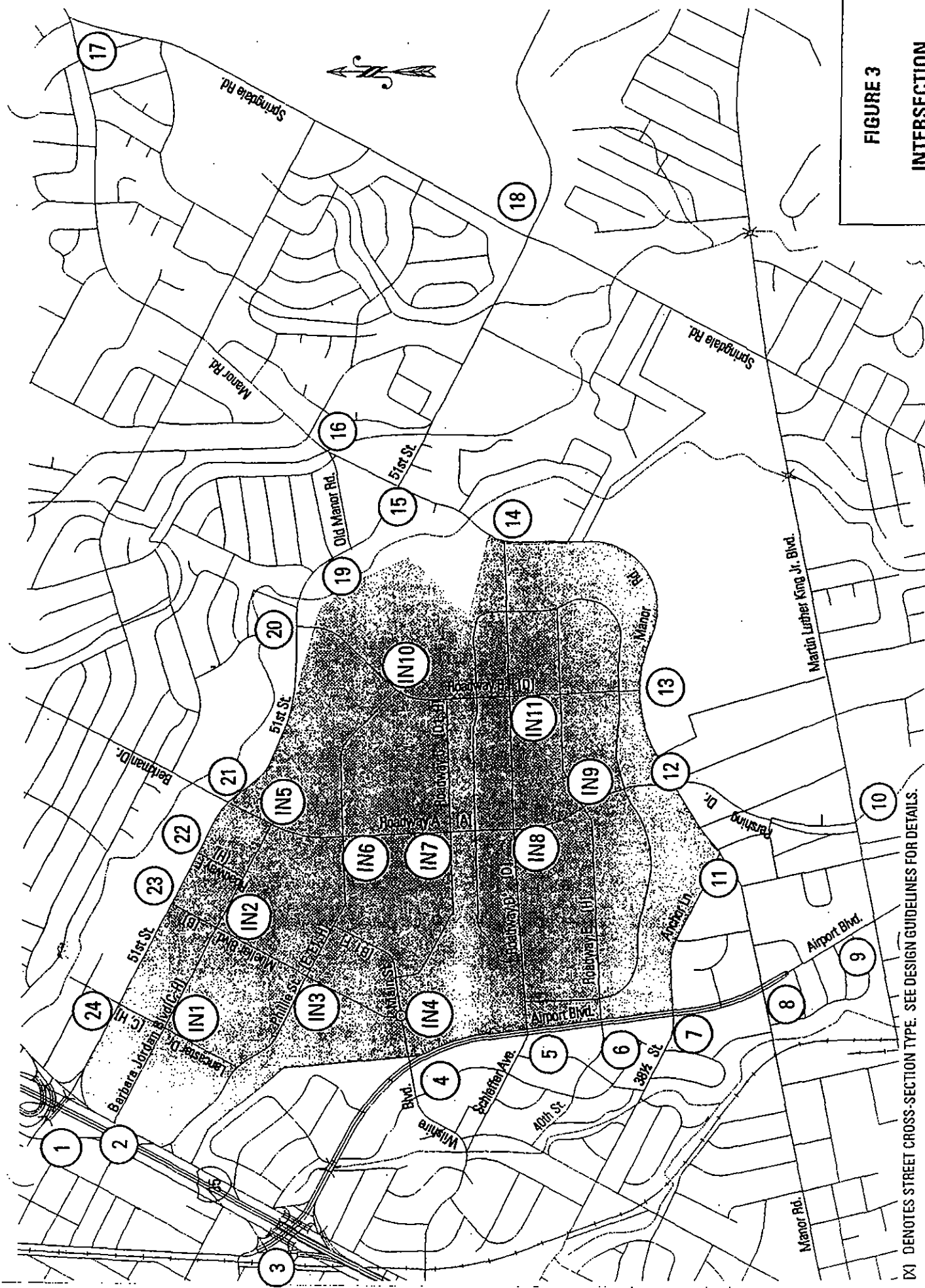
George Zapalac

Watershed Protection and Development Review

Attachment(s)

cc: Heidi Ross

FIGURE 3
INTERSECTION
KEY MAP



IN1 DENOTES STREET CROSS-SECTION TYPE. SEE DESIGN GUIDELINES FOR DETAILS.

Table 3.
Intersection Level of Service

No.	Intersection	2003 Existing		2005 S+F**		2008 S+F		2011 S+F		2014 S+F		2017 S+F	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	IH 35 EFR and 51 st St.	D	C	C	C	C	C	C	C	C	D	D	D
1	IH 35 WFR and 51 st St.	E	C	D	C	D	C	D	C	D	C	D	C
2	IH 35 EFR and Barbara Jordan Blvd.	-	-	A	A	A	A	A	A	A	A	A	B
3	IH 35 EFR and Airport Blvd.	C	C	B	C	C	C	C	D	D	D	D	D
3	IH 35 WFR and Airport Blvd.	C	C	C	C	C	C	C	D	C	D	D	D
4	Wilshire Blvd./ Main St. and Airport Blvd.	A	A	C	C	C	C	C	C	C	C	C	D
5	Airport Blvd. and Schieffer Ave./ Roadway D	A	A	A	A	A	A	A	B	B	B	A	B
6	Airport Blvd. and 40 th St./ Roadway E	A	A	A	A	A	A	A	A	A	A	A	A
7	Airport Blvd. and Anchor Ln.	B	B	C	B	C	C	D	C	D	C	C	C
8	Airport Blvd. and Manor Rd.	D	B	D	C	C	B	C	B	C	C	C	B
9	Airport Blvd. and MLK Blvd.	D	D	D	D	C	C	C	C	C	C	C	C
10	Pershing Dr. and MLK Blvd.	A	A	A	A	A	A	A	B	A	C	A	A
11	Anchor Ln. and Manor Rd.	B	A	B	B	B	B	B	B	B	B	B	B
12	Pershing Dr./ Roadway A and Manor Rd.	B	A	B	A	C	A	C	B	C	B	C	B
13	Roadway B and Manor Rd.	-	-	-	-	-	-	A	A	A	A	A	A
14	Manor Rd. and Roadway D	-	-	-	-	-	-	-	-	A	A	A	A
15	Manor Rd. and 51 st St.	D	D	D	D	D	D	C	C	C	C	C	C
16	Manor Rd. and Old Manor Rd.	A	A	A	B	A	C	A	A	A	A	A	B
17	Springdale Rd. and Manor Rd.	B	B	B	B	B	B	B	C	B	C	B	C
18	Springdale Rd. and 51 st St.	A	A	A	B	A	B	A	C	B	C	B	C
19	Old Manor Rd. and 51 st St.	A	A	A	C	A	C	A	D	A	B	B	D
20	Roadway B and 51 st St.	-	-	-	-	-	-	-	-	-	-	A	C
21	Berkman Dr./ Roadway A and 51 st St.	B	B	C	C	C	C	C	D	D	D	D	B
22	Roadway F and 51 st St.	-	-	A	A	A	A	A	A	A	A	A	A
23	Mueller Blvd. and 51 st St.	-	-	B	C	B	C	B	C	B	C	B	C
24	Lancaster Ct and 51 st St.	A	A	B	B	B	B	B	B	B	B	B	B

Table 3.
Intersection Level of Service (Continued)

No.	Intersection	2003 Existing		2005 S+F**		2008 S+F		2011 S+F		2014 S+F		2017 S+F	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
IN1*	Lancaster Dr. and Barbara Jordan Blvd.	-	-	D	C	D	D	D	D	D	D	D	D
IN2	Mueller Blvd. and Barbara Jordan Blvd.	-	-	C	B	C	B	C	B	C	B	C	C
IN3	Mueller Blvd. and Phillie St.	-	-	A	A	A	A	A	D	A	B	B	D
IN4	Mueller Blvd. and Main St.	-	-	A	A	A	A	A	A	A	A	A	A
IN5	Roadway A. and Barbara Jordan Blvd.	-	-	-	-	-	-	A	A	A	A	A	A
IN6	Roadway A and Phillie St.	-	-	-	-	-	-	A	A	A	A	B	C
IN7	Roadway A and Roadway C	-	-	-	-	-	-	A	A	A	A	A	A
IN8	Roadway A and Roadway D	-	-	-	-	-	-	A	A	A	C	B	C
IN9	Roadway A and Roadway E	-	-	-	-	A	A	A	A	A	A	A	A
IN10	Roadway B and Phillie St.	-	-	-	-	-	-	-	-	-	-	A	A
IN11	Roadway B and Roadway D	-	-	-	-	-	-	-	-	A	A	A	A

* 'IN' denotes internal site intersection

** S+F = Site plus forecasted conditions, or future traffic expected assuming buildout of the site according to the phasing plan.

Recommendations

Improvements necessary to maintain acceptable operating levels at buildout of the RMMA site are listed by phase in Table 4. The analysis assumes that all internal roadways will be constructed according to the cross-sections identified in the Master Plan. While Mueller Boulevard will originally be constructed with only one half of its ultimate four-lane divided section to serve Seton Children's Hospital, this TIA assumes that the entire cross-section will be constructed upon buildout of Phase 1 land uses.

Table 4.
Intersection Improvements by Phase

No.	Intersection	Improvements Needed
Phase 1 – 2005		5,882 Unadjusted PM Peak Hour Trips
1	IH 35 EFR and 51 st St.	<ul style="list-style-type: none"> Remove the northbound IH 35 EFR approach Restripe the southbound Cameron Road approach to provide one left turn lane and one right turn lane
1	IH 35 WFR and 51 st St.	<ul style="list-style-type: none"> Restripe the westbound 51st Street approach to provide one left turn lane, one left/through shared lane, and one through lane
2	IH 35 EFR and Barbara Jordan Blvd.	<ul style="list-style-type: none"> Reconstruct the northbound IH 35 EFR approach to provide two through lanes and one right turn lane Construct the westbound Barbara Jordan Blvd. approach to provide one right turn lane onto the frontage road
4	Wilshire Blvd./ Main St. and Airport Blvd.	<ul style="list-style-type: none"> Install a traffic signal that also accommodates pedestrian and bicycle crossings across Airport Boulevard Construct a raised island to prohibit left and through movements to and from the west* Extend the northbound Airport Boulevard right turn lane Construct two southbound left turn lanes on Airport Boulevard Construct the westbound Main St. approach to provide one left turn lane, one left/right shared lane and one right turn lane
9	Airport Blvd. and MLK Blvd.	<ul style="list-style-type: none"> Construct a southbound right turn lane on Airport Boulevard Construct eastbound and westbound right turn lanes on MLK Blvd.
19	Old Manor Rd. and 51 st St.	<ul style="list-style-type: none"> Install a traffic signal
22	Roadway F and 51 st St.	<ul style="list-style-type: none"> Construct the northbound Roadway F approach with right-in, right-out access
23	Mueller Blvd. and 51 st St.	<ul style="list-style-type: none"> Install a traffic signal Construct the northbound Mueller Blvd. approach to provide two left turn lanes and one right turn lane

Table 4.
Intersection Improvements by Phase (Continued)

No.	Intersection	Improvements Needed
Phase 1 – 2005 (Continued)		
24	Lancaster Dr. and 51 st St.	<ul style="list-style-type: none"> ▪ Install a traffic signal ▪ Construct a raised island to prohibit left and through movements to and from the north* ▪ Construct the northbound Lancaster Dr. approach to provide two left turn lanes and one right turn lane
IN1**	Lancaster Dr. and Barbara Jordan Blvd.	<ul style="list-style-type: none"> ▪ Install a traffic signal
IN2	Mueller Blvd. and Barbara Jordan Blvd.	<ul style="list-style-type: none"> ▪ Install a traffic signal
Phase 2 – 2008		
		791 Unadjusted PM Peak Hour Trips
5	Airport Blvd. and Schieffer Ave./ Roadway D	<ul style="list-style-type: none"> ▪ Install a traffic signal ▪ Construct a raised island to prohibit left and through movements to and from the west* ▪ Construct a southbound left turn lane on Airport Blvd. ▪ Construct the westbound Roadway D approach to provide one left turn lane and one right turn lane
6	Airport Blvd. and 40 th St./ Roadway E	<ul style="list-style-type: none"> ▪ Close the existing median opening ▪ Construct the westbound Roadway E approach to provide one right turn lane
8&9	Airport Blvd. between Manor Rd. and MLK Blvd.	<ul style="list-style-type: none"> ▪ Construct an additional through lane in the northbound and southbound directions between and including the intersections of Airport Blvd. with Manor Rd. and MLK Blvd.
12	Pershing Dr./ Roadway A and Manor Rd.	<ul style="list-style-type: none"> ▪ Restripe the northbound Pershing Dr. approach to provide one left turn lane, one through lane, and one right turn lane ▪ Reconstruct the southbound Roadway A approach to provide one left/through shared lane and one right turn lane

Table 4.
Intersection Improvements by Phase (Continued)

No.	Intersection	Improvements Needed
Phase 3 – 2011		1,899 Unadjusted PM Peak Hour Trips
3	IH 35 WFR and Airport Blvd.	<ul style="list-style-type: none"> Construct an eastbound right turn lane on Airport Blvd.
13	Roadway B and Manor Rd.	<ul style="list-style-type: none"> Construct the southbound Roadway B approach to provide one left/right shared lane
15	Manor Rd. and 51 st St.	<ul style="list-style-type: none"> Modify and optimize the traffic signal operation
16	Manor Rd. and Old Manor Rd.	<ul style="list-style-type: none"> Install a traffic signal
21	Berkman Dr./ Roadway A and 51 st St.	<ul style="list-style-type: none"> Construct a northbound Roadway A approach to provide one left/through shared lane and one right turn lane Construct a southbound left turn lane on Berkman Drive Construct a westbound left turn lane on 51st Street Modify the existing traffic signal to provide for the northbound Roadway A approach
Phase 4 – 2014		805 Unadjusted PM Peak Hour Trips
14	Manor Rd. and Roadway D	<ul style="list-style-type: none"> Construct the eastbound Roadway D approach to provide one left/right shared lane
15	Manor Rd. and 51 st St.	<ul style="list-style-type: none"> Construct eastbound and westbound left turn lanes on 51st Street
IN3	Mueller Blvd. and Phillie St.	<ul style="list-style-type: none"> Install a traffic signal
Phase 5 – 2017		1,259 Unadjusted PM Peak Hour Trips
7	Airport Blvd. and Anchor Ln.	<ul style="list-style-type: none"> Construct an eastbound left turn lane on Anchor Ln. Restripe the eastbound Anchor Ln. approach to provide one left turn lane, one through lane, and one through/right shared lane
8	Airport Blvd. and Manor Rd.	<ul style="list-style-type: none"> Construct a northbound right turn lane on Airport Blvd. Construct eastbound and westbound right turn lanes on Manor Rd.
10	Pershing Dr. and MLK Blvd.	<ul style="list-style-type: none"> Install a traffic signal
19	Old Manor Rd. and 51 st St.	<ul style="list-style-type: none"> Restripe the southbound approach to provide one left/through shared lane and one right turn lane
20	Roadway B and 51 st St.	<ul style="list-style-type: none"> Construct the northbound Roadway B approach to provide one left/right shared lane Construct a westbound left turn lane on 51st Street
23	Mueller Blvd. and 51 st St.	<ul style="list-style-type: none"> Construct an eastbound right turn lane on 51st Street
24	Lancaster Dr. and 51 st St.	<ul style="list-style-type: none"> Construct an eastbound right turn lane on 51st Street
IN6	Roadway A and Phillie St.	<ul style="list-style-type: none"> Install all-way stop control

* Subject to neighborhood request and approval

** 'IN' denotes internal site intersection



MEMORANDUM

TO: Sherri Gager
Neighborhood Planning and Zoning Department

FROM: Sarah Campbell
Parks and Recreation Department

DATE: May 18, 2004

SUBJECT: C814-04-0055 RMMA Redevelopment PUD

The RMMA project proposes to dedicate to the City three OS-1 parcels, as shown on the PRELIMINARY PUD Land Use Plan, to satisfy parkland dedication requirements (the "City parkland"). It is our understanding that the developer will also improve these and other open space parcels that make up an entire interconnected system of parks and open space based in large part on Traditional Neighborhood planning principles. The City parkland is acceptable to the Parks and Recreation Department, but only as part of this entire system, as shown on the Illustrative Plan, and what we have been told. However, since the Illustrative Plan is not intended to be included in the PUD documents, there are outstanding elements of the system needing documentation before the Parks and Recreation Department can approve the project in its entirety. These items include (but are not necessarily limited to):

1. Mutual agreement on the improvements to be made to both the City parkland and other open space.
2. Access to, circulation within, and connectivity among all open space parcels, including the City parkland.
3. The degree of availability of the private open space to the general public.
4. The timing of platting and development of the open space parcels, including the City parkland.
5. The timing of dedication of the City parkland, whether by parcel or all at one time.
6. Understanding and agreement about potential overlapping maintenance and operations responsibilities in the City parkland.
7. Cost and payment for maintenance and operations in the City parkland.

At this time, PARD has approved the Zoning Use Summary for OS-1, the Density Table, and the Site Development Regulations. PARD also approves the PUD Land Use Plan, on understanding that the Illustrative Plan or text that

describes the Plan will be incorporated at a later date either into the PUD documents or the MDA.

PARD would like to finalize outstanding items prior to the first reading at City Council, currently scheduled for next month.

Please call with any questions or concerns.

Sarah Campbell
Parks and Recreation Department

xc: Pam Hefner, Economic Growth and Redevelopment Services Department

ORDINANCE NO. 030612-10

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH A PLANNED UNIT DEVELOPMENT ("PUD") DISTRICT ON APPROXIMATELY 49 ACRES OF LAND GENERALLY KNOWN AS THE RMMA PHASE I PUD PROJECT, LOCATED AT THE 3600 BLOCK OF MANOR ROAD, APPROXIMATELY 1,200 FEET EAST OF IH-35 NORTH AND 600 FEET SOUTH OF EAST 51ST STREET, IN THE CITY OF AUSTIN.

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 districts from aviation services (AV) district to planned unit development (PUD) district on the property (the "Property") described in File C814-03-0079 as two tracts of land consisting of approximately 49.398 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as the RMMA Phase I planned unit development, locally known as the property located at the 3600 block of Manor Road, approximately 1,200 feet east of IH-35 North and 600 feet south of East 51st Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits "A" through "D" are the land use plan for the RMMA Phase I 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 RMMA Phase I planned unit development land use plan on record at the Neighborhood Planning and Zoning Department in File No. C814-03-0079. 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 RMMA Phase I PUD.

PART 3. The attached exhibits or copies of originals on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-03-0079 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- Exhibit A: Description of Property identified as Tract One and Tract Two
- Exhibit B: Zoning map
- Exhibit C: RMMA Phase I PUD land use plan
- Exhibit D: Grow Green Plant List

PART 4. Use Regulations.

A. The following uses are permitted uses of the Property:

Use	Maximum Gross Floor Area
Group residential	50,000 sq. ft.
Administrative and business offices	See Section E
Professional office	See Section E
Medical offices	400,000 sq. ft.
Business support services	20,000 sq. ft.
Business or trade school	200,000 sq. ft.
Research services	400,000 sq. ft.
Research assembly services	50,000 sq. ft.
Financial services	4,000 sq. ft.
Food sales	3,500 sq. ft.
General retail sales (convenience)	See Section E
Personal services	3,000 sq. ft.
Consumer convenience services	n/a
Restaurant (drive-in, fast food)	2,000 sq. ft.
Restaurant (limited)	See Section E
Restaurant (general)	See Section E
Commercial off-street parking	n/a
Off-site accessory parking	n/a
Hospital services (limited)	n/a
Hospital services (general)	n/a
College and university facilities	400,000 sq. ft.
Guidance services	n/a
Day care services (commercial)	n/a
Club or lodge	10,000 sq. ft.
Religious assembly	n/a
Employee recreation	n/a
Local utility services	n/a

- B. Laundry services use and major utility facilities use are conditional uses of the Property.
- C. Heliport (private use) use as defined in Section 17-2, Article 3 (*Helicopter and Helicopter Facilities*) is a permitted use of the Property.
- D. A campground use is an accessory use to a hospital services (limited, general) use. The maximum gross site area for a campground use is 8,000 square feet.
- E. This section provides additional maximum gross floor area regulations.
1. The maximum combined gross floor area for an administrative and business offices use and a professional office use is 80,000 square feet.
 2. The maximum gross floor area for a general retail sales (convenience) use is 3,000 square feet. A single occupant may not occupy more than 1,500 square feet.
 3. The maximum combined gross floor area for a restaurant (limited) use and a restaurant (general) use is 5,000 square feet.
- F. Drive-in service is prohibited.
- G. If one of the following uses is located on a street with four or more lanes, then pedestrian access from that street must be provided:
- | | |
|------------------------------------|----------------------|
| Financial services | Food sales |
| General retail sales (convenience) | Personal services |
| Restaurant (drive-in, fast food) | Restaurant (limited) |
| Restaurant (general) | Club or lodge |
- H. Section I applies to the following uses:
- | | |
|------------------------------------|----------------------|
| Financial services | Food sales |
| General retail sales (convenience) | Personal services |
| Restaurant (drive-in, fast food) | Restaurant (limited) |
| Restaurant (general) | Club or lodge |
| Day care services (commercial) | |

I. A use listed in Section H:

1. may not be the only use in a building; and
2. may be located in a building with another use listed in Section H only if a use not listed in Section H is located in the building.

PART 5. In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the Code, the following site development regulations apply to the PUD instead of otherwise applicable Code regulations.

A. Site Development Regulations.

	Tract 1	Tract 2
Maximum floor to area ratio	0.83: 1	0.83: 1
Minimum setbacks:		
Front yard:	0	0
Interior side yard:	0	0
Street side yard:	0	0
Rear yard:	0	0
Maximum impervious cover	80%	80%
Maximum building coverage	75%	75%
Maximum height	120' (Hospital services use limited & general) 85' (all other uses)	40'

- B. A site plan or building permit for Tract Two may not be approved, released, or issued, if the completed development or uses of Tract Two, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 675 trips per day.

PART 6. This part establishes regulations for an Integrated Pest Management (IPM) plan and the use of native plants on the Property.

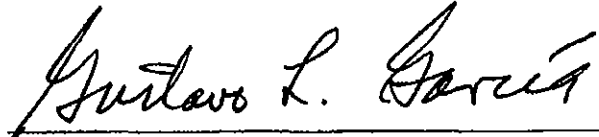
- A. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.
- B. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
- C. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan for the use of native and adapted plant materials according to the Grow Green Plant List attached as Exhibit "D" shall be submitted to the Watershed Protection and Development Review Department for review and approval.

PART 7. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 8. This ordinance takes effect on June 23, 2003.

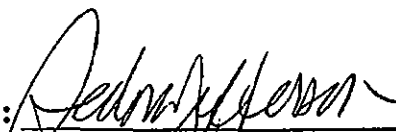
PASSED AND APPROVED

June 12, 2003


§
§
§ 

Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

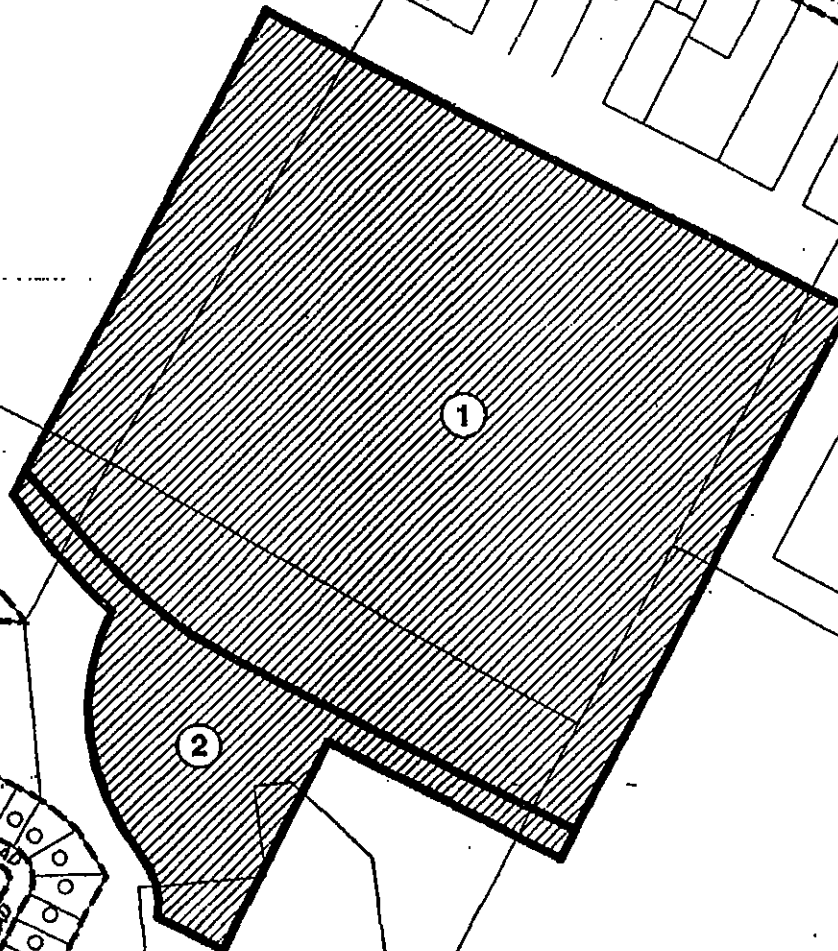
ATTEST:


Shirley A. Brown
City Clerk

INTERSTATE HIGHWAY 35


ROBERT MUELLER
MUNICIPAL AIRPORT
75-140

AV



AV

EXHIBIT B

<p>  SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: G. GUERNSEY </p>	<p align="center">PLANNED UNIT DEVELOPMENT</p> <p> CASE #: C814-03-0079 ADDRESS: RMMA-PHASE I SITE SUBJECT AREA (acres): 49.399 </p> <p> DATE: 03-05 INTLS: SM </p>	<p> CITY GRID REFERENCE NUMBER L25 </p>
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1" = 400'

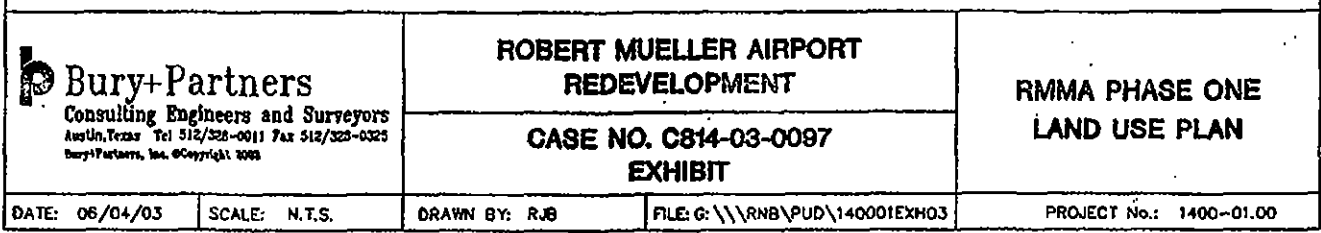


EXHIBIT "C"

EXHIBIT D

GROW GREEN PLANT LIST

Arizona Cypress *Cupressus arizonica*
 Big Tooth Maple *Acer grandidentatum*
 Bradford Pear *Pyrus calleryana*
 Cherry Laurel *Prunus caroliniana*
 Chinese Pistache *Pistacia chinensis*
 Crape Myrtle *Lagerstroemia indica*
 Cypress, Bald *Taxodium distichum*
 Cypress, Montezuma *Taxodium mucronatum*
 Elm, Cedar *Ulmus crassifolia*
 Elm, Lacebark *Ulmus parvifolia*
 Escarpment Black Cherry *Prunus serotina*
 var. *eximia*
 Honey Mesquite *Prosopis glandulosa*
 Oak, Blackjack *Quercus marilandica*
 Oak, Bur *Quercus macrocarpa*
 Oak, Chinquapin *Quercus muhlenbergii*
 Oak, Escarpment Live *Quercus fusiformis*
 Oak, Lacey *Quercus glaucoides*
 Oak, Southern Live *Quercus virginiana*
 Oak, Monterey (Mexican White) *Quercus polymorpha*
 Oak, Shumard *Quercus shumardii*
 Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)
 Pecan *Carya illinoensis*
 Soapberry *Sapindus Drummondii*
 Texas Ash *Fraxinus texensis*

American Smoke Tree *Cotinus obovatus*
 Anacacho Orchid Tree *Bauhinia congesta*
 Carolina Buckthorn *Rhamnus caroliniana*
 Desert Willow *Chilopsis linearis*
 Eve's Necklace *Sophora affinis*
 Flameleaf Sumac *Rhus copallina*
 Goldenball Leadtree *Leucaena retusa*
 Mexican Buckeye *Ungnadia speciosa*
 Mexican Plum *Prunus mexicana*
 Mountain Laurel, Texas *Sophora secundiflora*

Poinciana, Bird of Paradise *Caesalpinia gilliesii*
 Poinciana, Mexican Bird of Paradise *Caesalpinia mexicana*
 Poinciana, Red Bird of Paradise Pride of Barbados *Caesalpinia pulcherrima*
 Pomegranate *Punica granatum*
 Possumhaw Holly *Ilex decidua*
 Red Buckeye *Aesculus pavia*
 Redbud, Mexican *Cercis canadensis 'mexicana'*
 Redbud, Texas *Cercis canadensis* var. *texensis*
 Retama Jerusalem Thorn *Parkinsonia aculeata*
 Roughleaf Dogwood *Cornus drummondii*
 Rusty Blackhaw Viburnum *Viburnum rufidulum*
 Senna, Flowering *Cassia corymbosa*
 Senna, Lindheimer *Cassia lindheimeriana*
 Texas Persimmon *Diospyros texana*
 Texas Pistachio *Pistacia texana*
 Yaupon Holly *Ilex vomitoria*

Agarita *Berberis trifoliata*
 Agave Century Plant *Agave sp.*
 Althea *Hibiscus syriacus*
 American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii*
 Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleja davidii*
 Butterfly Bush, Wooly *Buddleja marrubifolia*
 Coralberry *Symphoricarpos orbiculatus*

Cotoneaster *Cotoneaster* sp.
 Esperanza/ Yellow Bells *Tecoma stans*
 Evergreen Sumac *Rhus virens*
 Flame Acanthus *Anisacanthus quadrifidus*
 var. *wrightii*
 Fragrant Sumac (Aromatic) *Rhus aromatica*
 Glossy Abelia *Abelia grandiflora*
 Holly, Burford *Ilex cornuta* 'Burfordii'
 Holly, Dwarf Burford *Ilex cornuta*
 'Burfordii Nana'
 Holly, Dwarf Chinese *Ilex cornuta*
 'Rotunda nana'
 Holly, Dwarf Yaupon *Ilex vomitoria* 'Nana'
 Kidneywood *Eysenhardtia texana*
 Lantana, Pink *Lantana camara*
 Lantana, Texas *Lantana horrida*
 Mistflower, White (Shrubby White
 Boneset) *Ageratina havanense*
 Mistflower, Blue Blue Boneset *Eupatorium*
coelestinum
 Mountain Sage *Salvia regia*
 Nandina (dwarf-types) *Nandina* sp
 Oleander *Nerium oleander*
 Palmetto, Dwarf Texas *Sabal minor*
 Primrose Jasmine *Jasminum mesnyi*
 Rock Rose *Pavonia lasiopetala*
 Rose, Belinda's Dream *Rosa* 'Belinda's
 Dream'
 Rose, Knock Out *Rosa* 'Knock Out'
 Rose, Livin' Easy *Rosa* 'Livin' Easy'
 Rose, Marie Pavie *Rosa* 'Marie Pavie'
 Rose, Mutabilis *Rosa* 'Mutabilis'
 Rose, Nearly Wild *Rosa* 'Nearly Wild'
 Rose, Old Blush *Rosa* 'Old Blush'
 Rosemary *Rosmarinus officinalis*
 Sage, Texas *Leucophyllum frutescens*
 Sotol, Texas *Dasyllirion texanum*
 Southern Wax Myrtle *Myrica cerifera*
 Spirea *Spiraea* sp.
 Turk's Cap *Malvaviscus arboreus*
 Wax Myrtle, Dwarf *Myrica pusilla*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*

Purple Coneflower *Echinacea purpurea*
 Ruellia, Dwarf *Ruellia brittoniana*

Yucca, Softleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

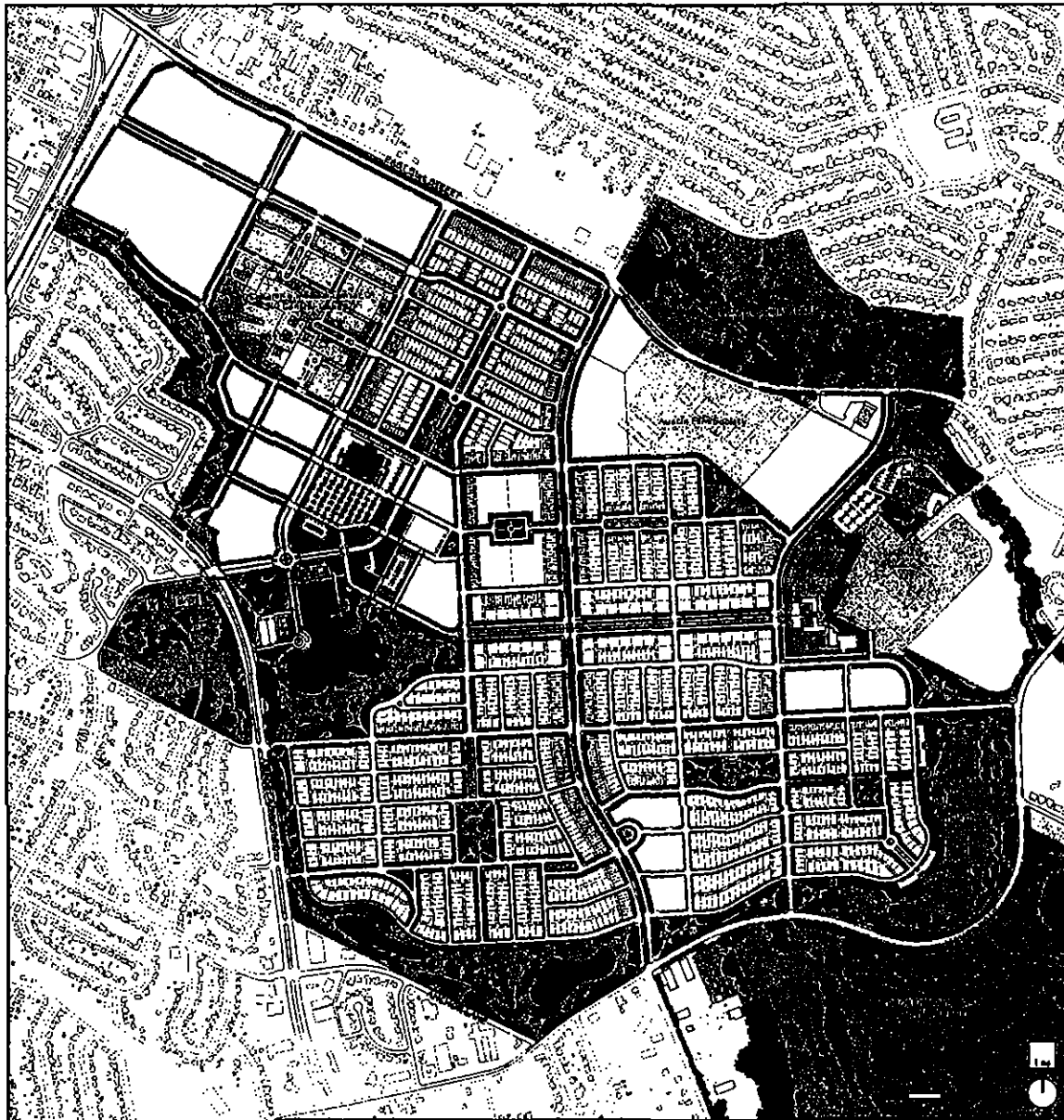
Black-eyed Susan *Rudbeckia hirta*
 Blackfoot Daisy *Melampodium leucanthum*
 Bulbine *B. frutescens* or *caulescens*
 Bush Morning Glory *Ipomoea leptophylla*
 Butterfly Weed *Asclepias tuberosa*
 Butterfly Weed, Mexican (Tropical
 Milkweed) *Asclepias currasavica*
 Cast Iron Plant *Aspidistra elatior*
 Chile Pequin *Capsicum annuum*
 Cigar Plant *Cuphea micropetala*
 Columbine, Red *Aquilegia canadensis*
 Columbine, Yellow *Aquilegia chrysantha*
 var. *hinkleyana*
 Copper Canyon Daisy *Tagetes lemmonii*
 Coreopsis *Coreopsis lanceolata*
 Damianita *Chrysactina mexicana*
 Fall Aster *Aster oblongifolius*
 Fan Flower *Scaevola aemula*
 Fern, Holly *Cyrtomium falcatum*
 Fern, River *Thelypteris kunthii*
 Firebush *Hamelia patens*
 Gaura *Gaura lindheimeri*
 Gayfeather *Liatris mucronata*
 Gregg Dalea *Dalea greggii*
 Hibiscus, Perennial *Hibiscus moscheutos*
Hibiscus coccineus
 Hymenoxys Four Nerve Daisy *Tetranneuris*
scaposa
 Indigo Spires *Salvia* 'Indigo Spires'
 Iris, Bearded *Iris albicans*
 Iris, Butterfly/Bicolor (African) *Dietes* sp
 Jerusalem Sage *Phlomis fruticosa*
 Lantana *Lantana x hybrida* (many varieties)
 Lantana, Trailing *Lantana montevidensis*
 Mexican Honeysuckle *Justicia spicigera*
 Mexican Mint Marigold *Tagetes lucida*
 Mexican Oregano *Poliomintha longiflora*
 Pink Skullcap *Scutellaria suffrutescens*
 Plumbago *Plumbago auriculata*
 Primrose, Silverleaf *Oenothera macrocarpa*

Sage, Cedar *Salvia roemeriana*
 Sage, Majestic *Salvia guaranitica*

Sage, Mealy Blue *Salvia farinacea*
 Sage, Mexican Bush *Salvia leucantha*
 Sage, Penstemon Big Red Sage *Salvia penstemonoides*
 Sage, Russian *Perovaskia atriciplifolia*
 Sage, Scarlet or 'Tropical' *Salvia coccinea*
 Salvia, Gregg *Salvia greggii*
 Shrimp Plant *Justicia brandegeana*
 Texas Betony *Stachys coccinea*
 Verbena, Prairie *Verbena bipinnatifida*
 Yarrow *Achillea millefolium*
 Yarrow, Milfoil *Achillea millefolium*
 Zexmenia *Wedelia texana*

Bamboo Muhly *Muhlenbergia dumosa*
 Big Bluestem *Andropogon gerardii*
 Big Muhly *Muhlenbergia lindheimeri*
 Bushy Bluestem *Andropogon glomeratus*
 Deer Muhly *Muhlenbergia rigens*
 Dwarf Fountain Grass *Pennisetum alopecuroides*
 Gulf Muhly *Muhlenbergia capillaris*
 Indian Grass *Sorghastrum nutans*
 Inland Seaoats *Chasmanthium latifolium*
 Little Bluestem *Schizachyrium scoparium*
 Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Seep Muhly *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Switch Grass *Punica virgatum*
 Wild Rye *Elymus canadensis*

Asian Jasmine *Trachelospermum asiaticum*
 Aztec Grass *Ophiopogon japonicus*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Honeysuckle *Lonicera sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*
 Frogfruit *Phyla incisa*
 Horseherb *Calypocarpus vialis*
 Lady Banksia Rose *Rosa banksiae*
 Leadwort Plumbago *Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origamum vulgare*
 Passion Vine *Passiflora incarnata*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*
 Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonecrop) *Sedum nuttallianum*
 Silver Pony-foot *Dichondra argentea*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*
 Woolly Stemodia *Stemodia lanata or tomentosa*



Legend

- Yard Houses
- single family detached
- Row Houses
- townhouses, single family attached
- Mansion Houses
- condos/town with 4 to 6 units per house
- Mixed-Use/Residential Office
- office, high density multifamily, retail
- Town Center Mixed
- retail core, high density multifamily, office
- Publicly Accessible Open Space

Contact Information

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ILLUSTRATIVE PLAN

RMMA Reuse and Redevelopment Master Plan

Prepared for the City of Austin by ROMA Design Group

APRIL 5, 2004

Definitions of Mueller (RMMA) PUD residential use categories referred to in Site Development Regulations and PUD Land Use Area Designations:

Yard House: detached single-family dwelling unit with an optional second living unit above the garage.

LDC: *Single-family residential*

Rowhouse: attached two to three-story townhouse on its own lot to be sold or leased by the individual owner

LDC: *Townhouse Residential*, since the land under the unit is owned or leased

Live/work Shophouses: a rowhouse with a ground level workspace or commercial space and upper level living space, as allowed in *Home Occupations, LDC 25-2-900*, as amended.

LDC: *Townhouse Residential*

Mansion Home: use is the use of a site for 4-6 attached dwelling units located in one structure with 2-3 bedrooms per dwelling unit; the structure is on one lot and is designed to appear like an estate home; condominium ownership of individual dwelling units with condo regime for common area and land maintenance

LDC: if one [or more] owner[s] per building leases units, then *Multifamily*; if condo regime, then *Condominium Residential*

Multifamily: apartments or condos, per City definitions existing Code

LDC: *Multifamily* or *Condominium Residential*

MEMORANDUM

To: Patrick Murphy
 From: John Gleason
 Regarding: Mueller Plant Material List
 Date: May 12, 2004

The plant list for the Robert Mueller Airport Redevelopment project is quite large. This is appropriate, since there will be many different types of development projects within the site, and it is anticipated that landscape architects and designers will be confronted with unique and varied design challenges. I have the following comments on the list prepared by Richardson Verdoorn Inc. (Rvi - dated April 30, 2004). I submit these comments as a representative of the Grow Green program. GrowGreen is a partnership of the City of Austin Watershed Protection and Development Review Department and the Texas Cooperative Extension Service, Travis County. This partnership publishes the Grow Green guide to Native and Adapted Landscape Plants. This is a publication being distributed throughout Austin and central Texas that is intended to educate homeowners and designers regarding earth-wise plant choices for Austin area gardens. I have tried to be comprehensive with my comments, however, due to the long length of the list, and the short length of my comment period, I haven't been able to check that every plant in the Grow Green plant guide has been included on the list.

1. I suggest that a few plants be added to the list; refer to Table 1 for selected species. These are offered in the spirit of providing the designers with many choices, and their inclusion is not absolutely necessary.
2. I suggest that a few plants be removed from the list. Refer to Table 2 for selected species. These nonnatives are proposed for removal due to the potential for them to naturalize and become "invasive".
3. I suggest that the plants that are recommended in the Grow Green guide to Native and Adapted Landscape Plants be distinguished from the others in the Mueller list (perhaps with a graphic symbol or something similar). These plants have been through a rigorous selection process, and have proven themselves as being well adapted to the unique soil and climate conditions of central Texas. I further suggest that a minimum percentage (perhaps 85%) of the plants that are used on a development site be those that are listed in the Grow Green guide.
4. It may be advantageous to add a third column to the list that distinguishes which varieties of a plant are appropriate, versus those that are less desirable. Sometimes just having the botanical and common name is not enough. For example, in the listing for Crape Myrtles, this added column would identify the powdery mildew resistant varieties (i.e. those named for American Indian tribes) as allowed, whereas others would not be allowed.
5. Consider adding botanical names (and possibly varieties) to the Turf Grasses list.
6. The Wetlands Plant list appears to be based on the list in the wet pond criteria in the City of Austin Env. Criteria Manual. It is anticipated that this list will be updated in the near future. Rather than list specific plants, can you simply refer to the ECM for appropriate wetland plants?
7. Similarly, the plant lists in the Grow Green guide will be updated on an occasional basis, as we learn more about local plants. Can we refer to the designers to the current version of the guide regarding recommended and invasive (non-recommended) plants?

Table 1 – List of Plants to Potentially Add

Common Name	Botanical Name	Category	Comments
Bamboo, Clumping	(varies)	Ornamental Grasses?	Be sure that "Running" Bamboo (e.g. <i>Phyllostachys aurea</i> , Golden Bamboo) is NOT used, due to its' invasiveness
Hill Country Live Oak	<i>Quercus fusiformis</i>	Evergreen Trees	This species is often distinguished from the Coastal Live Oak (<i>Quercus virginiana</i>) which is on the list.
Italian Stone Pine	<i>Pinus pinea</i>	Evergreen Trees	The existing tree specimens at the U.T. Manor Road facility demonstrate this trees' adaptability to east Austin
Penstemon, Gulf Coast	<i>Penstemon tenuis</i>	Perennials	Will be included in the upcoming revised Grow Green plant guide.
Penstemon, Rock	<i>Penstemon baccharifolius</i>	Perennials	Will be included in the upcoming revised Grow Green plant guide.
Roses (Antique & similar types)	<i>Rosa</i> spp.	Ev. (or Semi-Ev.) Shrubs & Vines	Consider, at a minimum, those that are listed in the Grow Green plant guide.

Table 2 – List of Nonnative Potentially Invasive Plants to Remove

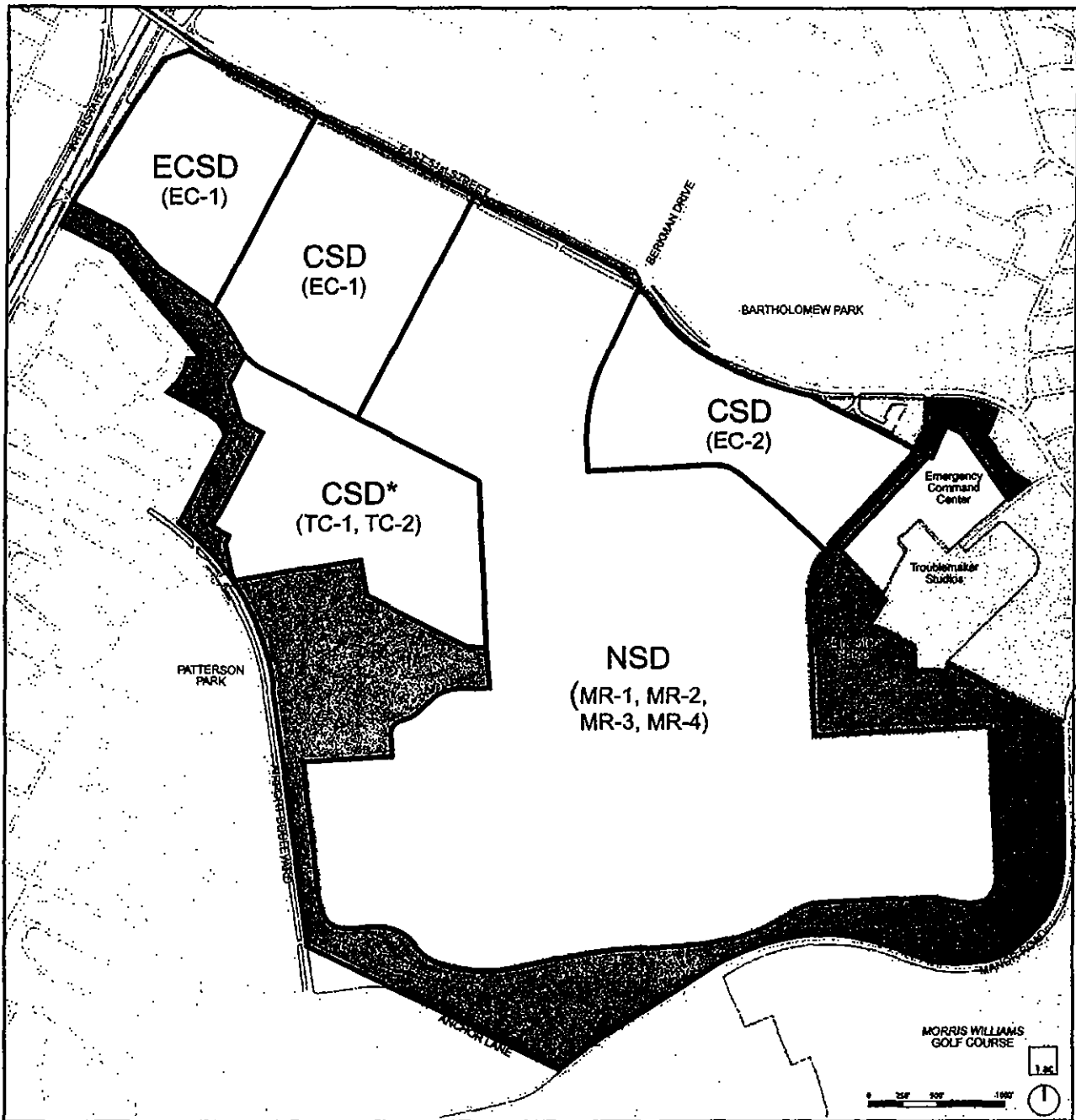
Some of the plants on the following chart spread aggressively, and would thus be considered invasive. Others are not aggressive spreaders, but are naturalizing, and are being removed from local preserves and other areas that are intended as native plant sanctuaries. As legally defined, an invasive species is "An alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health... 'Alien species' means, with respect to a particular ecosystem, any species... that is not native to that ecosystem".¹ Invasive plants can cause a range of problems (including threatening the survival of native plants, and interfering with ecosystem functions) and are difficult and costly to control. For the purposes of this paper, native plants are those that exist in a given region through non-human introduction. The term 'native' should always be used with a qualifying geographical location (e.g. native to the Blacklands Prairie of Texas).

Common Name	Botanical Name	Category	Verified Infestations in or near Texas	Possible Alternatives
Chinese Pistache	<i>Pistacia chinensis</i>	Deciduous Trees	Infestation at Mayfield Preserve ² ; College Station ⁸	Any similar-sized native shade tree
Lacebark Elm	<i>Ulmus parvifolia</i>	Deciduous trees	College Station ⁸	Any similar-sized native shade tree
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'	Deciduous trees	College Station ⁸	Any similar-sized native shade tree
Elaeagnus	<i>Elaeagnus pungens</i>	Evergreen shrubs	Southeast U.S. ⁷	Evergreen Sumac
English Ivy	<i>Hedera helix</i>	Evergreen groundcovers	S.east U.S. & Texas ⁷	Leadwort plumbago
Lantana, Pink	<i>Lantana camara</i>	Deciduous shrubs	Has naturalized throughout Austin and Texas ^{3,4}	Texas lantana
Maiden grass	<i>Miscanthus sinensis</i>	Ornamental grasses	Southeast U.S. ⁷	Big Muhly or other grasses
Pampas grass & Dwarf Pampas	<i>Cortaderia selloana</i>	Ornamental grasses	Light infestations adjacent to Loop 360 and Hwy 290 West ^{3,4}	Big Muhly or other grasses
Vinca	<i>Vinca major</i> & <i>V. minor</i>	Evergreen groundcovers	Severe infestation at Cypress Creek, light infestation on Bull Creek ² ; throughout s.e. U.S. ⁷	Leadwort Plumbago, Mountain Pea
Vitex, Chaste Tree	<i>Vitex agnus-castus</i>	Deciduous Trees and Dec. shrubs	Moderate infestations at Colorado River Park, Barton Crk greenbelt, & area creeks ^{2,3}	Texas Pistachio, Mexican Buckeye
Wisteria, American Wisteria	<i>Wisteria sinensis</i> aka <i>Wisteria chinensis</i>	Deciduous vines	Southeast U.S. & Texas ⁷	Texas Wisteria (<i>W. macrostachya</i>)

Footnotes: List of References & Sources of Information

1. Invasive Species – Texas, publication by the Union of Concerned Scientists, Two Brattle Square, Cambridge, MA 02238-9105
2. City of Austin Parks and Recreation Department (PAR), Austin Nature Preserves System – staff
3. City of Austin Watershed Protection and Development Review Department – staff
4. Lady Bird Johnson Wildflower Center – staff
5. Texas Cooperative Extension Service, Travis County – staff
6. A Field Guide to Texas Trees by Benny Simpson, Texas Monthly Press, ISBN 0-87719-113-1
7. Nonnative Invasive Plants of Southern Forests, website <http://www.invasive.org/eastern/srs/>
8. A paper from the Proceedings of the 10th Metropolitan Tree Improvement Alliance Conference in St. Louis, MO, 10/98, Edward McWilliams and Michael Arnold, Texas A&M University, Dept. of Horticultural Sciences, College Station TX

EXHIBIT
"L"
8-19-04



CSD - COMMERCIAL SIGN DISTRICT

ECSD - EXPRESSWAY CORRIDOR SIGN DISTRICT

NSD - NEIGHBORHOOD SIGN DISTRICT

OPEN SPACE (OS-1, OS-2, OS-3, OS-4) (NEIGHBORHOOD SIGN DISTRICT)

*Commercial sign district allowing projecting signs per 25-10-129

SIGN DISTRICTS

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT J

ADDITIONAL ITEMS

CODE REFERENCE	COMMENT/PROPOSED ACTION
<p>LDC 25-2 ZONING</p>	
<ul style="list-style-type: none"> 25-2-403 (B) 	<p>LDC 25-2-403 (B) sets standards for "substantial" versus "non-substantial" changes.</p> <p>Proposed action: Modify (B) (6) to read that the following is a substantial amendment: shifting development intensity in a manner that results in an "E" or "F" level of service on a roadway segment or at an intersection included in the traffic impact analysis governing the PUD where the shifting development intensity is the sole reason for the result.</p>
<ul style="list-style-type: none"> 25-2-423 	<p>LDC 25-2-423 REZONING IF DEVELOPMENT APPLICATIONS EXPIRE OR ARE NOT APPROVED.</p> <p>The Director of the Neighborhood Planning and Zoning Department shall request that the Council initiate the rezoning of property in a PUD zoning district if:</p> <ol style="list-style-type: none"> a preliminary plan or site plan for a portion of the property is not approved within three years after the effective date of the ordinance approving the PUD zoning classification for the property; or an approved preliminary plan or site plan expires. <p>Proposed action: Change "shall" to "may" in first sentence. Modify #1 to read as follows:</p> <ol style="list-style-type: none"> A preliminary plan or site plan for a portion of the property is not approved on or before August 26, 2007. <p>And delete #2 in its entirety.</p>
<p>Mueller PUD Zoning Use Summary Table</p>	<p>Proposed Action: Revise the Table in accordance with recent Code amendments that deleted and added land use categories; and clarify where residential types are permitted (See Exhibit D for details):</p> <ul style="list-style-type: none"> Delete Art and Craft Studio (all categories) and add Art Gallery, Art Workshop as a permitted use in Town Center, Employment Center, Mixed Residential Areas, and OS-2; Add Food Preparation as a permitted use in Town Center, Employment Center, and Mixed Residential Areas; Add Printing and Publishing as a permitted use in the Employment Center; in the Town Center and Mixed Residential with conditions; Delete Restaurant (Drive-In, Fast Food) and incorporate conditions into Restaurant (Limited) in the Seton Area; Add Safety Services as a permitted use in OS-1 to allow for the fire station; Add Custom Manufacturing as a permitted use in the Employment Center; and in the Town Center and Mixed Residential Areas with conditions; Coordinate the areas where certain residential uses are permitted so that there is consistency between Row House, Single Family Attached Residential, and Townhouse; and between Yard House and Single-Family Residential.

ADDITIONAL ITEMS	
LDC 25-4 SUBDIVISION	
<ul style="list-style-type: none"> 25-4-61 	<p>Proposed action: For Mueller, any amendment to an approved preliminary plan or subsequent preliminary plans shall be reviewed as a minor revision unless the amendment meets the criteria for a minor deviation.</p>
<ul style="list-style-type: none"> 25-4-171 	<p>25-4-171 ACCESS TO LOTS (A) Each lot in a subdivision shall abut a dedicated public street.</p> <p>Proposed action: Modify 25-4-171 to provide that a lot that fronts either on a Common Courtyard or an Access Lot and that abuts an alley, is not required to abut a dedicated public street. [This is a deviation of 25-3-52 (F) in the TND.]</p>
<ul style="list-style-type: none"> 25-4-62 (2) 	<p>25-4-62 EXPIRATION OF APPROVED PRELIMINARY PLAN.</p> <p>An approved preliminary plan expires:</p> <p>(2) in the desired development zone, five years after the date the application for its approval is filed.</p> <p>Proposed action: Change to state: "...fifteen years after the date the application for its approval is filed."</p>
LDC 25-5 SITE PLANS	
<ul style="list-style-type: none"> 25-1-21 (98) 	<p>Amend the definition of "site" by adding to 25-1-21 (98): "except that the Director may allow a site to cross a public alley as long as the uses of and the lots sizes on the site are similar."</p>
Mueller PUD Off-Street Parking Regulations	<p>Add to "Off-Street Parking Regulations and Ratios": Yard houses are not required to provide additional parking for a carriage house if the carriage house does not exceed 700 square feet. Shop houses are not required to provide additional parking for commercial uses if the commercial uses do not exceed 750 square feet.</p>
Mueller PUD Elementary School Site Development Regulations	<p>Reduce the minimum lot size of the elementary school site from 8 acres to 4 acres to allow for future public/private partnerships for mixed-use buildings and grounds.</p>
<ul style="list-style-type: none"> 25-5-81(B) 	<p>25-5-81 SITE PLAN EXPIRATION.</p> <p>(B) Except as provided in Subsections (C), (D), and (E) of this section, a site plan expires three years after the date of its approval.</p> <p>Proposed action: Set site plan expiration at seven (7) years to match change in phasing expiration.</p>

ADDITIONAL ITEMS

<ul style="list-style-type: none"> 25-5-21 (B) & (D) 	<p>25-5-21 PHASED SITE PLAN.</p> <p>(B) The director may approve development phasing if the date proposed for beginning construction on the final phase is not more than three years after the approval date of the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than three years after the approval date of the site plan.</p> <p>Proposed action: Change the time limit from three years to seven years to match site plan expiration.</p>
<p>LDC 25-10 SIGN REGULATIONS</p> <ul style="list-style-type: none"> 25-10-23 (B) (7) 	<p>LDC 25-10-23 (B) (7) prohibits a sign that has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street;</p> <p>Proposed action: Modify to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sight safety triangle established in Figure 6-6 of the Transportation Criteria Manual."</p>
<ul style="list-style-type: none"> 25-10-191 (D, E, F) 	<p>LDC 25-10-191 (<i>Sign Setback Requirements</i>) establishes setbacks</p> <p>Proposed action: Modify D, E, F as follows in order to allow column-type and monument signs:</p> <p>D) Provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in the Transportation Criteria Manual Figure 6-6.</p> <p>E) Provide that a sign support more than 36" in diameter must be set back so that it is not located within the sight safety triangle as established in the Transportation Criteria Manual Figure 6-6.</p> <p>F) Provide that a sign is permitted within 12 feet of a public right-of-way if the sign is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.</p>
<ul style="list-style-type: none"> 25-10-81 	<p>In order to allow unified signage for certain geographic areas while reducing the total number of signs normally allowed, consider the following areas as one site for the purpose of signage and establish frequency of freestanding signs for the site:</p> <ul style="list-style-type: none"> IH 35 Frontage – Expressway Corridor Sign District. Employment Center 1 (EC1) in the Expressway Corridor Sign District to be considered one site for the purpose of signage. Allow one freestanding sign per 250' of street frontage (LDC 25-10-123) Commercial Sign District. Employment Center 1 (EC1), North parcel, in the Commercial Sign District to be considered one site for the purpose of signage. Allow one freestanding sign per 250' of street frontage (LDC 25-10-123) Employment Center – Commercial Sign District. Employment Center 2 (EC2) to be considered one site for the purpose of signage. Allow one freestanding sign per 250' of street frontage. (LDC25-10-130) Town Center – Commercial Sign District plus allow one projecting sign for each tenant in a building following the Downtown Sign District Regulations 25-10-129 D. Entire Town Center to be considered one site for the purpose of signage. Allow one freestanding sign per 250' of street frontage.

ADDITIONAL ITEMS

<p>CAPITAL VIEW CORRIDOR</p>	
<ul style="list-style-type: none"> • 25-2-162 	<p>Exempt the RMMA Redevelopment Project from Capital View Corridor Ordinance due to the deconstruction of the airport terminal, where a City view corridor originates. The Mueller Redevelopment was exempted from the State View Corridor with HB 1499 in 2003.</p>