SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-04-0055.04.SH

DISTRICT: 9

REQUEST: Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as locally known as N. IH 35 at E. 51st Street (Boggy Creek and Tannehill Branch Watersheds) to rezone from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning, to change a condition of zoning. First reading approved planned unit development (PUD) district zoning, to change a condition of zoning on December 5, 2019. Owner/Applicant: City of Austin Economic Development Department (Pamela Hefner). Agent: McCann Adams Studio (Jana McCann). City Staff: Heather Chaffin, 512-974-2122.

DEPARTMENT COMMENTS: No conditions were added.

OWNER/APPLICANT: City of Austin Economic Development Dept. (Pamela Hefner)

AGENT: McCann Adams Studio (Jana McCann)

DATE OF FIRST READING: First reading approved on December 5, 2019.

CITY COUNCIL HEARING DATES/ACTION:
January 23, 2020:

December 5, 2019: CLOSE PUBLIC HEARING AND GRANT PUD, TO CHANGE CONDITIONS OF ZONING ON FIRST READING ONLY, AS RECOMMENDED BY COMMISSION, ON CONSENT.

November 14, 2019: TO GRANT POSTPONEMENT TO DECEMBER 5, 2019 AS REQUESTED BY STAFF, ON CONSENT.

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0055.04.SH DISTRICT: 9

ZONING FROM: PUD

TO: PUD, to change conditions of zoning SITE AREA: 711 Acres

ADDRESS: North IH 35 at East 51st Street

PROPERTY OWNER/APPLICANT: City of Austin Economic Development Dept. (Pamela Hefner)

AGENT: McCann Adams Studio (Jana McCann)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:
Staff supports the Applicant's request to rezone to Planned Unit Development (PUD) to change conditions of zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:
November 12, 2019: TO GRANT PUD, TO CHANGE CONDITIONS OF ZONING AS RECOMMENDED BY STAFF, ON CONSENT. (10-0) [A. Azar- 1st, C. Kenny- 2nd; C. Hempel- Recuse; R. Schneider- Absent]

October 22, 2019: TO GRANT POSTPONEMENT TO NOVEMBER 12, 2019 AS REQUESTED BY STAFF, ON CONSENT. (12-0) [Shieh- 1st, Kenny- 2nd; Azar- Absent]

CITY COUNCIL ACTION:
January 23, 2020:

December 5, 2019: TO GRANT PUD, TO CHANGE CONDITIONS OF ZONING ON FIRST READING ONLY, AS RECOMMENDED BY COMMISSION, ON CONSENT.

November 14, 2019: TO GRANT POSTPONEMENT TO DECEMBER 5, 2019 AS REQUESTED BY STAFF, ON CONSENT

ORDINANCE NUMBER:

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0055.04.SH DISTRICT: 9

ZONING FROM: PUD

TO: PUD, to change conditions of zoning SITE AREA: 711 Acres

ADDRESS: North IH 35 at East 51st Street

PROPERTY OWNER/APPLICANT: City of Austin Economic Development Dept. (Pamela Hefner)

AGENT: McCann Adams Studio (Jana McCann)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:
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PLANNING COMMISSION ACTION / RECOMMENDATION:
November 12, 2019: TO GRANT PUD TO CHANGE CONDITIONS OF ZONING AS RECOMMENDED BY STAFF, ON CONSENT (10-0) [Azar-1st, Kenny, 2nd; Hempel- Recuse, Schneider- Absent]

October 22, 2019: TO GRANT POSTPONEMENT TO NOVEMBER 12, 2019 AS REQUESTED BY COMMISSION, ON CONSENT. (12-0) [Shieh- 1st, Kenny- 2nd; Azar- Absent]

CITY COUNCIL ACTION:
January 23, 2020:

December 5, 2019: TO GRANT PUD TO CHANGE CONDITIONS OF ZONING AS RECOMMENDED BY COMMISSION, FIRST READING ONLY, ON CONSENT (11-0).

November 14, 2019: TO GRANT POSTPONEMENT TO DECEMBER 5, 2019 AS REQUESTED BY STAFF, ON CONSENT.

ORDINANCE NUMBER:

ISSUES:

The Applicant is proposing to modify a variety of conditions of the existing PUD zoning to allow the addition of housing types, increased commercial and residential density, and updated land uses to reflect current code. The Applicant also proposes modifying building setbacks for some housing types, as well as some clarification of existing language in the PUD. No changes are proposed for the residential areas that are already developed.

As initially filed, the amendment proposed adding micro-brewery/micro-distillery/winery as a permitted use in some commercial areas. This is no longer requested; the current City definition of this land use is being clarified and updated as part of the code re-write, and the Applicant has decided to wait until the definition is finalized.

The PUD complies with the approved Tier 1/Tier 2 levels established in 2004; the proposed amendments meet or exceed the established superiority items.

The Applicant has prepared a transmittal letter summarizing the proposed changes. ***Please see Exhibit C- Applicant Letter.***

CASE MANAGER COMMENTS:

The Mueller Planned Unit Development (PUD) zoning ordinance (No. 040826-61) was approved in 2004. The PUD is located southeast of IH 35 and East 51st Street and contains a mix of commercial and residential land uses. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Since 2004, the PUD has been able to develop more residential, office and retail space than was originally anticipated, and is now close to reaching the original caps for commercial, civic, and residential development. With the amendment, the Applicant proposed to increase the maximum number of residential units from 6,450 to 7,790, an increase of 1,340 units. The Master Development Agreement for this SMART Housing project requires the Master Developer to provide 25% of all housing (single family and multifamily) as affordable units. Rental units must be available at 60% median family income (MFI); ownership units must be 80% MFI. The proposed amendment could add up to 335 affordable units. The amendment also proposes increasing commercial development maximum from 5.33 million to 5.88 million square feet (550,000 s.f.). Austin Transportation Department (ATD) has reviewed the proposed increases, and estimates that peak hour trips will increase by 8% overall which is offset by the increased internal capture and transportation network. ***Please see Exhibit D- Mueller PUD Density Table.***

Additional amendments are more focused on land uses and some site development standards. First, the amendment proposes adding land uses that have been created since 2004. A list of the existing and proposed land uses, as well as the subdistricts where they are permitted, conditional, or prohibited is attached. Please see ***Exhibit E- Mueller PUD Zoning Use Summary Table.***

The amendment also identifies a new housing type, Cottage House, and outlines the site development standards for this use. Cottage House is defined as, “a detached, single family residential unit with adjacent off-site shared parking in a separate lot.” ***Please see Exhibit E- Cottage House Development Regulations.***

The amendment also clarifies some definitions and standards in the PUD that have been confusing to developers and City review staff. These are related to the openness of required yards and off-street parking regulations and ratios***. Please see Exhibits F and G- Openness of Required Yards and Off-Street Parking.***

Staff supports the proposed amendment. The addition of Cottage House and other land uses identified by Code will allow a greater variety of housing types and land uses. The clarifications to required yard and parking regulations will help developers and City Staff understand design parameters. The increased development intensity is not expected have an adverse impact on the neighborhood inside or outside the PUD boundaries because the existing roadway network includes 23 access points to distribute the increased volume, instead of just 13 points as assumed in the 2004 TIA. The addition of residences, and particularly affordable units, will provide much needed housing of varying types. The addition of commercial uses will help support the community and provide convenient local services and options. Additionally, Staff has received letters of support from neighborhood groups including the PUD's Plan Implementation Advisor Commission, which is an official City commission. ***Please see Exhibit I-Correspondence.***

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.
Planned unit development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. 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. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations and must be superior to the development that would occur under conventional zoning and subdivision regulations. The proposed amendment allows more diverse land uses and much needed housing, while exceeding the superiority items approved in 2004.

2. The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.
The proposed amendment will provide much needed housing, particularly affordable units, as outlined in the Austin Housing Blueprint. The additional housing type of Cottage House will increase the diversity of available housing types, and the addition of commercial land uses that have been adopted by this City since 2004 will allow a greater variety of local services and commercial options.

3. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.
The proposed amendment will provide much needed housing, particularly affordable units, as outlined in the Austin Housing Blueprint.

TIA: Existing PUD Traffic Impact Analysis

WATERSHED: Boggy Creek, Tannehill Branch

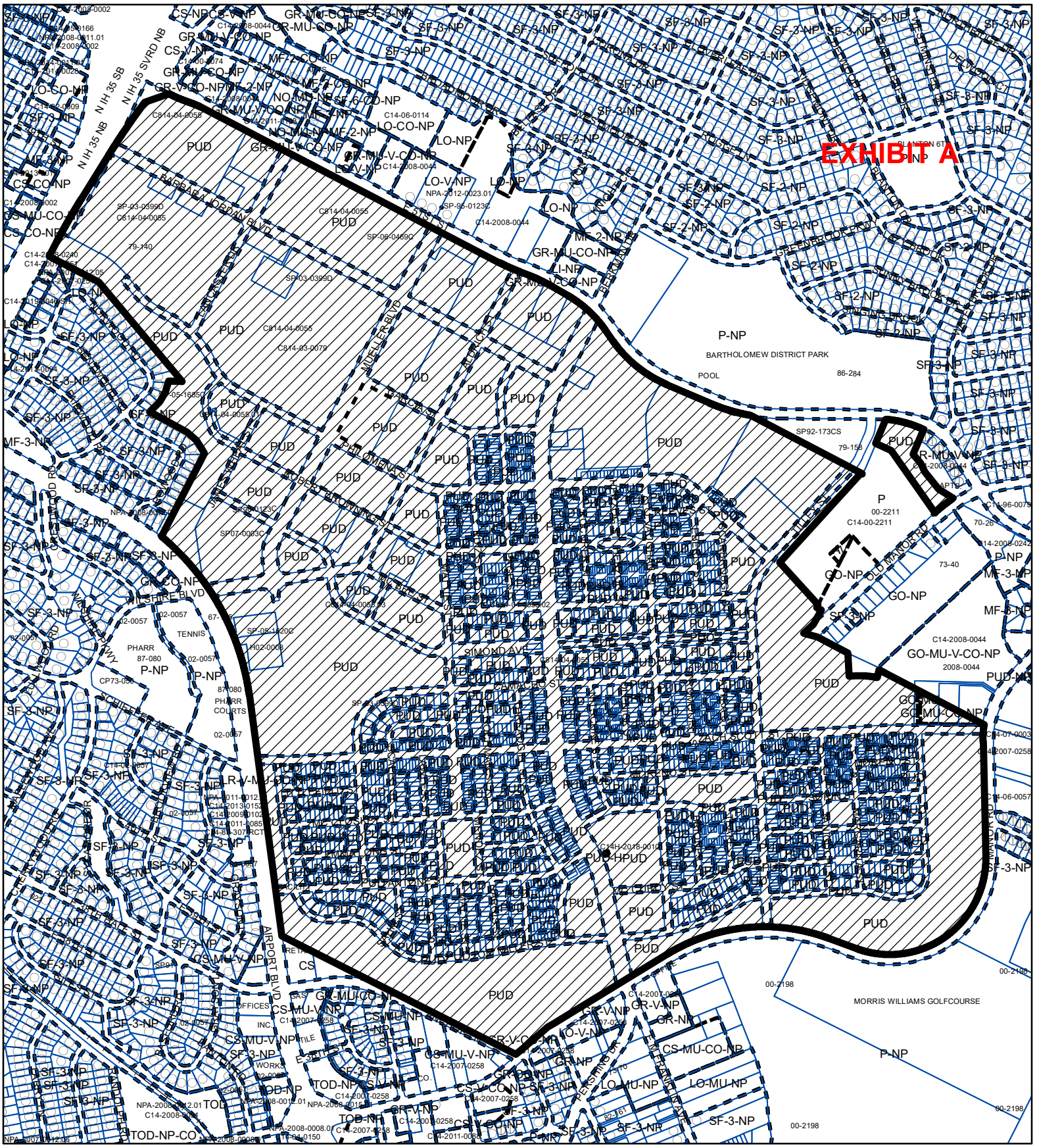
NEIGHBORHOOD ORGANIZATIONS:

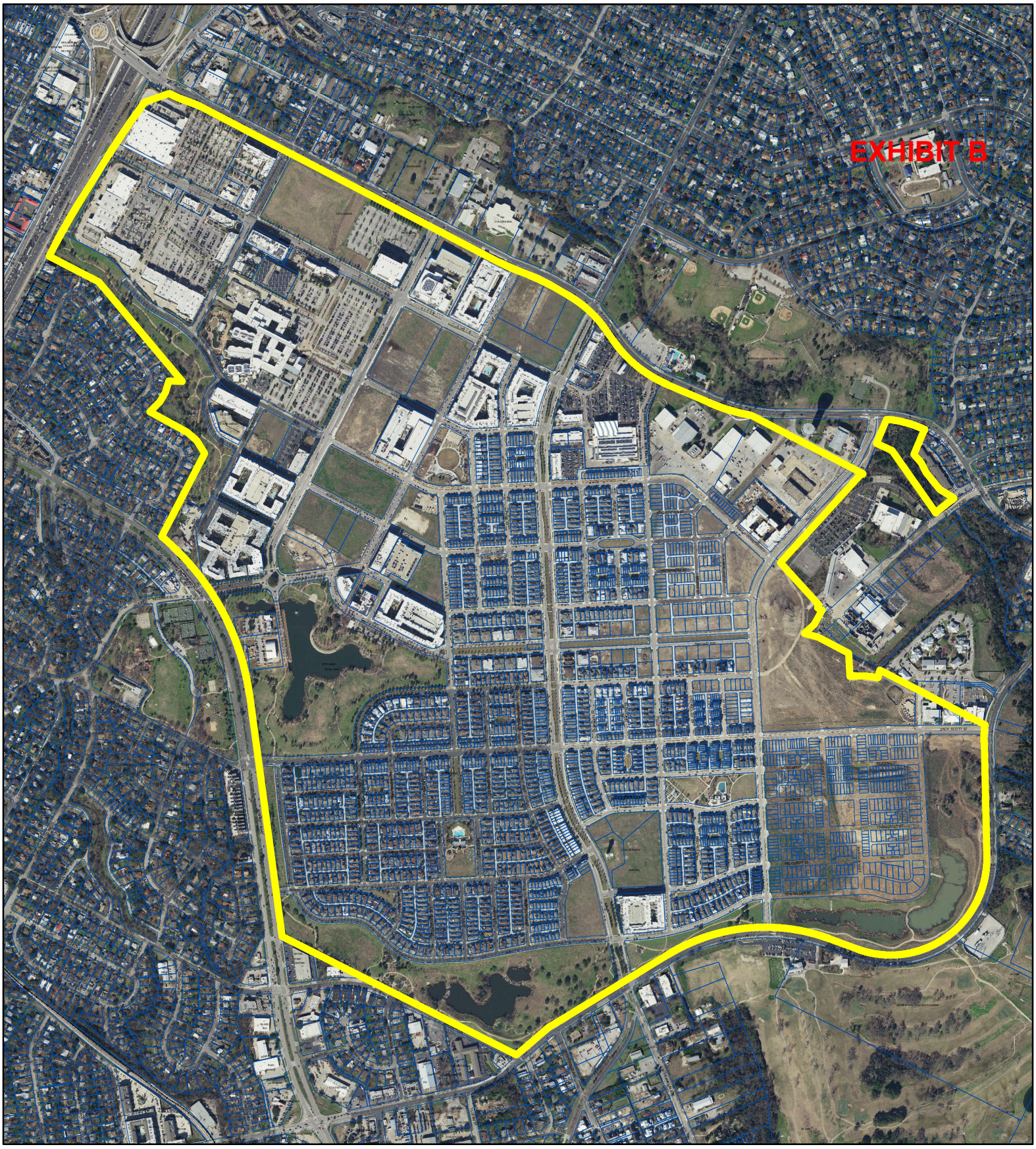
Homeless Neighborhood Association
East Austin Conservancy
Del Valle Community Coalition
Austin Innercity Alliance
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
AISD
Preservation Austin
Anberly Airport Association
Neighbors United for Progress
Sierra Club
Mueller Community Associations

J.J. Seabrook Neighborhood Association
Mueller Neighborhood Association
East MLK Combined Neighborhood Plan Contact Team
Senate Hills Homeowners' Association
Pecan Springs/Springdale Hills Neighborhood Assoc.
Central Austin Community Development Corporation
North Austin Neighborhood Alliance
Winsor Park-Pecan Springs Heritage NA
Upper Boggy Creek Neighborhood Planning Team
Windsor Park Neighborhood Plan Contact Team
North Loop Neighborhood Plan Contact Team
Wilshire Wood-Delwood Neigh. Assn.
Bike Austin
Austin Neighborhoods Council
Black Improvement Association
Friends of Northeast Austin
Responsible Growth for Windsor Park
Windsor Park Neighborhood Association
Friends of Patterson Park
Delwood II Neighborhood Organization
Mueller Community Associations
Cherrywood Neighborhood Assn.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Exhibit
C. Applicant Letter
D. Mueller PUD Density Table
E. Mueller PUD Zoning Use Summary Table
F. Cottage House Development Regulations
G. Openness of Required Yards
H. Off-Street Parking
I. Correspondence


EXHIBIT A
P-NP
BARTHOLOMEW DISTRICT PARK
POOL
MORRIS WILLIAMS GOLFCOURSE
PUD
SF-3-NP
MF-3-NP
GO-NP
GO-MU-V-CO-NP
LO-NP
LO-V-NP
LO-MU-NP
CS-MU-V-NP
CS-MU-CO-NP
GR-MU-CO-NP
GR-V-NP
TOD-NP
TOD-NR
SF-2-NP
P
PHARR
TENNIS
PHARR COURTS
MUELLER BLVD
AIRPORT BLVD
SIMOND AVE
OLD MANOR RD
GREENBROOK DR
SPRINGBROOK DR
SUNSHINE BROOK
BERKMAN DR
DECKER LAKE RD
N IH 35 SB
N IH 35 SVRD NB
N IH 35 SVRD SB
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
N
PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-04-0055.04.SH
1 " = 1,000 '
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
CITY OF AUSTIN
FOUNDED 1839



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 1,000 '

ZONING

ZONING CASE#: C814-04-0055.04.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN FOUNDED 1839

Created: 10/17/2019

mccann adams studio

EXHIBIT C

September 22, 2019

Jerry Rusthoven, Acting Director and Heather Chaffin, Zoning Case Manager
City of Austin, Planning and Zoning Department
One Texas Center
505 Barton Springs Road
Austin TX 78704

Re: Proposed Amendment to the Mueller Planned Unit Development (PUD)
Case Number: C814-04-0055.04

Dear Mr. Rusthoven and Ms. Chaffin,

Attached please find an application for proposed amendments to the Mueller PUD. These amendments are intended to better align the development with current City policies, including the goals of *Imagine Austin* and the Council's recent *Austin Strategic Direction 2023*. These PUD amendments will maintain and enhance Mueller's superior performance relative to conventional zoning and subdivision regulations in the Land Development Code. ***The main goal of this PUD amendment is to increase the number of residential units, including affordable housing, and commercial space in the development, which supports the city's goal of a compact and connected community – described under item #3, below.*** The proposed amendments are as follows:

1. Proposed revisions to the land use table to include newly established uses from the Land Development Code (see the proposed Exhibit D, attached);
2. Clarifications to the Site Development Regulations to further define and help illustrate a new missing middle housing type called "Cottage Houses", and to provide clarity related to street yard setbacks (see the proposed Exhibit E, attached);
3. A proposed increase of the maximum "caps" related to the number of dwelling units and the amount of commercial space allowed in the development (see the proposed Exhibit F, attached); and
4. Clarifications to the off-street parking regulations to bring them into better alignment with Land Development Code standards (see proposed Exhibit I, attached).

The following provides a summary of the rationale for the proposed amendments described in the attached application:

1. Exhibit D: Zoning Use Summary Table

The proposed amendments include an update to the Mueller Planned Unit Development Zoning Use Summary Table of Exhibit D to include new land use types introduced into the Land Development Code since the last major amendment to the PUD in 2009. In addition to these land use types, the "*Cottage House*" is proposed as a new, residential use type comprised of smaller, single-family detached units that will be constructed in Mueller's next neighborhood. The Cottage House units are intended to add

to the diversity of housing choices and to promote additional "age-in-place" opportunities. Although the existing PUD language accommodates these new units, a specific definition including the proposed site development regulations in Exhibit E will provide for more clarity to assist with the development review process.

2. Exhibit E: Site Development Regulations

The 2009 PUD amendment updated the original ordinance (No. 040826-61), allowing for *"a non-cantilevered bay window (one built at grade) to project two feet into a required yard"*. This PUD amendment proposes that covered porches with columns also be permitted to project into a required street yard. This amendment is intended to support Mueller's more affordable, small-lot housing types, and to promote building articulations and visual interest along the street front.

With the introduction of the *Cottage House* building and lot type, Exhibit E also includes a diagram that specifically describes the proposed front yard, side yard, interior side yard and courtyard setbacks for these clustered units, with the intent of providing more clarity for City staff and builders. All of these proposed Site Development Regulation amendments are described in Exhibit E in the attached application.

3. Exhibit F: Mueller PUD Density

Over the past 15 years, Mueller has been able to add more residential, office and retail space than was originally anticipated. The introduction of a more diverse mix of "missing middle" housing types, the increased number of affordable housing units and the creation of a more compact and mixed-use Town Center has brought Mueller into closer alignment with the citywide goals of the comprehensive plan, *Imagine Austin*, and the recent Council-adopted, *Austin Strategic Direction 2023*. Mueller is now accommodating more families, businesses and services who want to live, work and operate within Central Austin. However, with this success, Mueller is now coming to a point where the original caps assigned in the PUD for commercial floor area and for the number of residential dwelling units are close to being reached.

Given encouragement by many members of the community — including the Mueller Neighborhood Association and the Robert Mueller Municipal Airport Plan Implementation Advisory Commission — the Mueller Team, consisting of the City of Austin Economic Development Department and its Master Developer partner - Catellus, has explored ways to increase Mueller's capacity for more density and affordability, and has concluded that there is an opportunity to accommodate additional residential and commercial space within the existing height limits of the PUD, and without any significant new infrastructure investments. More specifically, the PUD amendment proposes to increase the PUD cap by 1,340 additional dwelling units for residential and 550,000 square feet for commercial, institutional or civic space on Mueller's remaining, undeveloped land, to provide flexibility for future development.

Increasing the residential dwelling unit cap would allow the development to add up to 335 more affordable for-rent and for-sale residences to the community, maintaining the Master Development Agreement's commitment for 25% of homes to be affordable. In addition to affordable housing, property taxes generated at Mueller would increase, without significant costs associated with additional infrastructure, thereby offering further opportunities for Mueller to continue to contribute to broader community benefits.

The findings of the traffic analysis indicate that Mueller's highly connected, grid-like roadway network, its multi-modal design features such as protected bike lanes and the mixed-use pattern of land uses that promote internal capture of trips, should work together to accommodate the potential increase in vehicular trips.

The proposed increase in residential and non-residential caps is described in the attached amendments to the Mueller PUD Density Table (Exhibit F). As shown, the Density Table also includes a redistribution of dwelling units and non-residential uses within Mueller's Land Use areas to more accurately reflect current and projected development conditions.

4. Exhibit I: Off-Street Parking Regulations

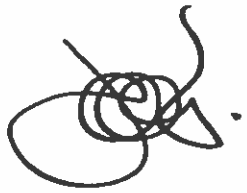
Mueller's off-street parking standards have not been substantially amended since the PUD was first adopted in 2004. These traditional parking standards did not anticipate the current mix of missing-middle and small-lot housing types, so even today, two (2), off-street parking spaces are required for both a large Yard House of 3,500 square feet and the smaller Cottage House or Row House of 1,000 square feet. This requirement has a direct effect on the cost and affordability of housing at Mueller. In order to bring Mueller's parking standards into better alignment with the existing Land Development Code and those of the future Code and to reinforce the affordability goals of the community, Exhibit I allows for parking standards set forth in the Land Development Code to be utilized if they are less restrictive than those in the Mueller PUD.

Supporting Documents

- Attached to this cover letter is a summary of PUD amendments that have already been approved since 2004 (Figure 1).
- Also attached are the proposed text and exhibit changes to the Mueller PUD, including Exhibits D, E, F and I. For clarity, these are shown in "red-lined" format.
- Following these is the Mueller peak hour trip amendment letter from our traffic engineer, HDR and the signed determination worksheet approval from the City of Austin.
- Also included in this application is a Mueller PUD Tier 1 + Tier 2 Analysis Summary that we have prepared summarizing Mueller's superiority over typical provisions of the Land Development Code, including environmental features.

Please do not hesitate to contact me if you have any questions or comments on this request, either by phone at 512-732-0001 or by email at jima@mccannadamsstudio.com

Sincerely,



Jim Adams, AIA, LEED AP
Principal, McCann Adams Studio

FIGURE 1: Summary of Mueller PUD Amendments

The following provides a summary of amendments to the Mueller PUD zoning district (Zoning Case Number C814-04-0055) since its adoption on 2004.

Ordinance/ Amendment Number	Description
Ordinance No. 040826-61	Mueller PUD zoning district is adopted with Mueller PUD Criteria Manual. These regulatory documents were developed based on two years of due diligence with City departments and developer team and approved several months prior to the master development contract, also executed in 2004.
Ordinance No. 20070503-065	The Mueller PUD zoning district is amended to better accommodate the hospital anchor employer.
Ordinance No. 20090423-087	The Council-approved amendment shifted residential and commercial square footages within the PUD zoning district, allowing the Town Center and north of Town Center to be developed in a more urban pattern (moving the HEB site to 51st); allowed for more compact housing types including zero-lot line single family detached housing; broadened permitted uses for north of Town Center, and clarified definitions.
Ordinance No. 20130328-032	Includes Mueller with other Transit-Oriented Development (TOD) in the ability to exempt site plan requirements for Townhouses.
Administrative Amendment (2015)	Administrative Amendment clarified certain site development regulations and shifted residential and commercial square footages within the PUD zoning district. No additional entitlements were requested or added in this administrative amendment.

DRAFT SEPTEMBER 20, 2019

EXHIBIT F

2019 MUELLER PUD DENSITY TABLE

LAND USE AREA	LAND AREA (acres)	% OF TOTAL	2009 PROPOSED MAXIMUM ALLOWABLE DENSITIES
MIXED RESIDENTIAL 1 (MR-1) (land area excludes neighborhood parks & open space)	48.5	6.90%	• Up to ~~2,140~~ 2,035 dwelling units~~, including Congregate Living Units~~ • Up to 1,991,500 gsf of Civic and/or Commercial Uses ~~(excludes Congregate Living Use)~~
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.80%	• Up to ~~1,050~~ 836 dwelling units~~, including Congregate Living Units~~ • Up to 80,000 gsf of Civic and/or Commercial Uses ~~(excludes Congregate Living Use)~~
MIXED RESIDENTIAL 3 (MR-3) (land area excludes neighborhood parks & open space)	65.5	9.40%	• Up to ~~1,700~~ 1,491 dwelling units~~, including Congregate Living Units~~ • Up to ~~80,000~~ 170,000 gsf of Civic and/or Commercial Uses ~~(excludes Congregate Living Use)~~
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.40%	• Up to 500 dwelling units~~, including Congregate Living Units~~ • Up to ~~40,000~~ 150,000 gsf of Civic and/or Commercial Uses ~~(excludes Congregate Living Use)~~
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.00%	• Up to ~~2,150~~ 2,500 dwelling units, all of which must be Multi-Family, Row House or Shop House Units • Up to 1,432,500 gsf of Civic and/or Commercial Uses
EMPLOYEMENT CENTER 1 (EC-1)	50.3	7.20%	• Up to 208 dwelling units • Up to ~~2,641,068~~ 2,401,068 gsf of Civic and/or Commercial Uses
SETON EMPLOYEMENT CENTER (SETON)	32.2	4.60%	• Up to 60 dwelling units 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.
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.20%	• Up to 308,000 gsf of film production and ancillary space associated with the Austin Film Society • Up to ~~350~~ 160 dwelling units, including Congregate Living units • Up to 730,000 gsf of Civic and/or Commercial Uses

OPEN SPACE/COMMUNITY FACILITIES
(land area includes neighborhood parks & open space)
	151.1	21.60%	• 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;
			  • Up to 35,000 gsf of park-related ancillary structures.
			• School Site: Up to ~~150,000~~ 200,000 gsf for school and community center or other Civic Uses in OS-3.
			• Fire Station Site: Up to 20,000 gsf

RIGHTS-OF-WAY~~S~~ (STREETS/ALLEYS)	180.5	25.80%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			• ~~6,450~~ 7,790 Dwelling Units (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM COMMERCIAL ALLOWED			• ~~6.33~~ 5.88 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL LAND AREA	**698.7**	**100.00%**	

NOTES:

1. The maximum allowable densities shown above are regulated per each individual land use area. The actual accumulated totals of all land use areas in the PUD must not exceed ~~6,450~~ 7,790 Dwelling Units for Residential Uses or ~~6.33~~ 5.88 million square feet for Commercial Uses.
2. All maximum allowable densities are subject to the Traffic Impact Analysis (TIA).
3. The proposed 2009 maximum allowable densities for Retail, Office, Civic and Commercial Uses are combined under "Civic and/or Commercial Uses" for each individual Land Use Area.
4. Open space is inclusive of neighborhood parks and publicly-accessible open space in all land use areas.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall project maximum for residential density is not exceeded.

Proposed amendments are shown in red bold text.

REDLINE OF 2015 MUELLER PUD AMENDMENT

EXHIBIT F: MUELLER PUD DENSITY TABLE

EXHIBIT D

REDLINE OF 2015 MUELLER PUD AMENDMENT

EXHIBIT D: ZONING USE SUMMARY TABLE

EXHIBIT E

EXHIBIT D: DRAFT PROPOSED 2019 MUELLER PUD

REVISED September 19, 2019

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

Proposed amendments are shown in red bold text. P = Permitted Use C = Conditional Use Permit NP = Not Permitted

NOTE: This list is being amended to include new land uses that are listed in Chapter 25-2 Zoning of the Land Development Code.

RESIDENTIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Bed & Breakfast (Group 1)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Bed & Breakfast (Group 2)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Condominium Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Conservation Single Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cottage House	NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP
Duplex Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Group Residential	NP	NP	NP	NP	P+	NP	NP	NP	NP	NP	NP	NP
Mueller House	NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential	P	P	P	P	P+	P	P	P	P	NP	NP	NP
Retirement Housing (Small Site)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Retirement Housing (Large Site)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Row House	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Shop House	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Single-Family Attached Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Single-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP
Small Lot Single-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP
Townhouse Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Two-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP
Yard House	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP

COMMERCIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Administrative and Business Offices	P	P	P	P	P+	P	P	P	P	NP	P	NP
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services Businesses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art Gallery	P	P	P	P	NP	P	P	P	P	NP	P	NP
Art Workshop	P	P	P	P	NP	P	P	P	P	NP	P	NP
Automotive Rentals	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Repair Services	NP	NP	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Sales	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
Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Business or Trade School	P	P	P	P	P+	P	NP	NP	NP	NP	P	NP
Business Support Services	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP

+ Maximum cumulative gross floor area is 50,000 square feet for Group Residential use.

+ Maximum dwelling units is 60.

+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 square feet.

* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.

*A single occupant may not exceed 2,400 square feet of gross building area.

+ Maximum cumulative gross floor area is 200,000 square feet for a Business or Trade School use.

+ Maximum cumulative gross floor area is 20,000 square feet for a Business Support Services use.

REVISED September 19, 2019 — **MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE**

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COMMERCIAL USES continued	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Campground	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	
Cocktail Lounge	P*	P*	P*	P*	NP	P*	C	P***	C	NP	P**	NP	* A single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition. ** Use is only allowed in Lot 1, Block 30 and Lot 2, Block 30 of Amended Plat of Mueller Section IV Subdivision, and a single occupant may not exceed ~~5,000~~ 10,000 square feet, unless greater square footage is approved as a condition. *** A single occupant may not exceed 2,500 square feet, unless greater square footage is approved as a condition.
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Commercial Off-Street Parking	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	
Communications Services	P	P	P	P	NP	P	NP	NP	NP	NP	P	NP	
Construction Sales and Services	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Consumer Convenience Services	P	P	P	P	P	P	P	P	P	NP	P	NP	
Consumer Repair Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Convenience Storage	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	
Electronic Prototype Assembly	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Electronic Testing	P	P	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	
Equipment Repair Services	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	
Exterminating Services	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	+ Maximum cumulative gross floor area is 4,000 square feet for a Financial Services use. + 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.
Food Preparation	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Food Sales #	P	P	P	P	P+	P	P	P	P	NP	P	NP	+ Maximum cumulative gross floor area is 3,500 square feet for a Food Sales use. + 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.
Funeral Services	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	+ Maximum cumulative gross floor area is 3,000 square feet for a General Retail Sales (Convenience) use. + 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.
General Retail Sales (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Hotel-Motel	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Indoor Entertainment	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Indoor Sports and Recreation	P	P	P	P	NP	P	NP	NP	NP	NP	P	NP	
Kennels	P*	P*	P*	P*	NP	P*	NP	NP	NP	NP	NP	NP	* A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	P*	P*	C	P*	NP	NP	NP	NP	NP	NP	* A single occupant may not exceed 2,000 Square feet.
Liquor Sales	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
Medical Offices – exceeding 5000 sq. ft. gross floor area	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 400,000 square feet for a Medical Office use (exceeding 5,000 sq. ft. gross floor area). ++The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.
Medical Offices – not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P++	P	P	P	NP	NP	NP	++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.

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COMMERCIAL USES continued	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Micro-Brewery/Micro-Distillery/Winery	P	P	P	P	NP	P	NP	P++	NP	NP	P+	NP	+ Maximum cumulative gross floor area is 15,000 square feet. ++ Maximum cumulative gross floor area is 5,000 square feet.
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	P	P	P	P	P	P	NP	NP	NP	
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	
Outdoor Sports and Recreation	NP	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	NP	
Pedicab Storage and Dispatch	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	
Personal Services #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	+ Maximum cumulative gross floor area is 3,000 square feet for a Personal Services use. + 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
Pet Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Plant Nursery	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Printing and Publishing	P*	P*	P	P	NP	P**	P**	P**	P**	NP	NP	NP	* A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office. ** A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office.
Professional Office	P	P	P	P	P+	P	P	P	P	NP	P	NP	+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 square feet.
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	P	NP	
Research Assembly Services	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 50,000 square feet for a Research Assembly Service use.
Research Services	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 400,000 square feet for a Research Services use.
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Research Warehousing Services	NP	NP	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Restaurant (General) #	P	P	P	P	P+	P	P	P	P	NP	P++	NP	+Maximum cumulative gross floor area is 5,000 square feet. for a Restautant (General) use. + 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. ++Allow for "late night hours".
Restaurant (Limited) #	P	P	P	P	P+	P	P	P	P	NP	P++	NP	+Maximum cumulative gross floor area is 2,000 square feet for a Restaurant (limited) use. + 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. + Drive in service is prohibited. ++Allow for "late night hours".
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Service Station	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	* May have the capability of fueling not more than eight vehicles at one time.
Software Development	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	P	NP	
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	
Theater	P	P	P	P	NP	P	NP	NP	NP	NP	P	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	

REVISED September 19, 2019 — **MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE**

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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	
Administrative Services	P	P	P	P	P	P	P	P	P	NP	NP	NP	
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Club or Lodge #	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 10,000 square feet for a Club or Lodge use. + 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.
College and University Facilities	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 400,000 square feet.
Communication Service Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Community Events	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	
Community Recreation (Public)	P	P	P	P	NP	P	P	P	P	P	P	P	
Congregate Living	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Convalescent Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Convention Center	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	
Cultural Services	P	P	P	P	NP	P	P	P	P	NP	P	NP	
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	P	+ 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.
Day Care Services (General)	P	P	P	P	NP	P	P	P	P	NP	NP	P	
Day Care Services (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	P	
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Employee Recreation	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	NP	
Family Home	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Group Home, Class I (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Group Home, Class I (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Group Home, Class II	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Guidance Services	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	
Hospital Services (General)	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP	+ A campground use is an accessory use to a hospital services (Limited, General) use. The maximum cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (General, Limited) use. + Heliport (private use) as defined in Section 17-2, Article 3 (*Helicopter & Heliport Facilities*) is a permitted use of the property. ++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.
Hospital Services (Limited)	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP	+ A campground use is an accessory use to a hospital services (Limited, General) use. The maximum cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (Limited, General) use. ++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.
Local Utility Services	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	
Major Public Facilities	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Major Utility Facilities	NP	NP	C	C	C	NP	NP	NP	NP	NP	NP	NP	
Military Installations	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	
Park and Recreation Services (Special)	P	P	P	P	NP	P	NP	NP	NP	P	P	P	
Postal Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP	

REVISED September 19, 2019

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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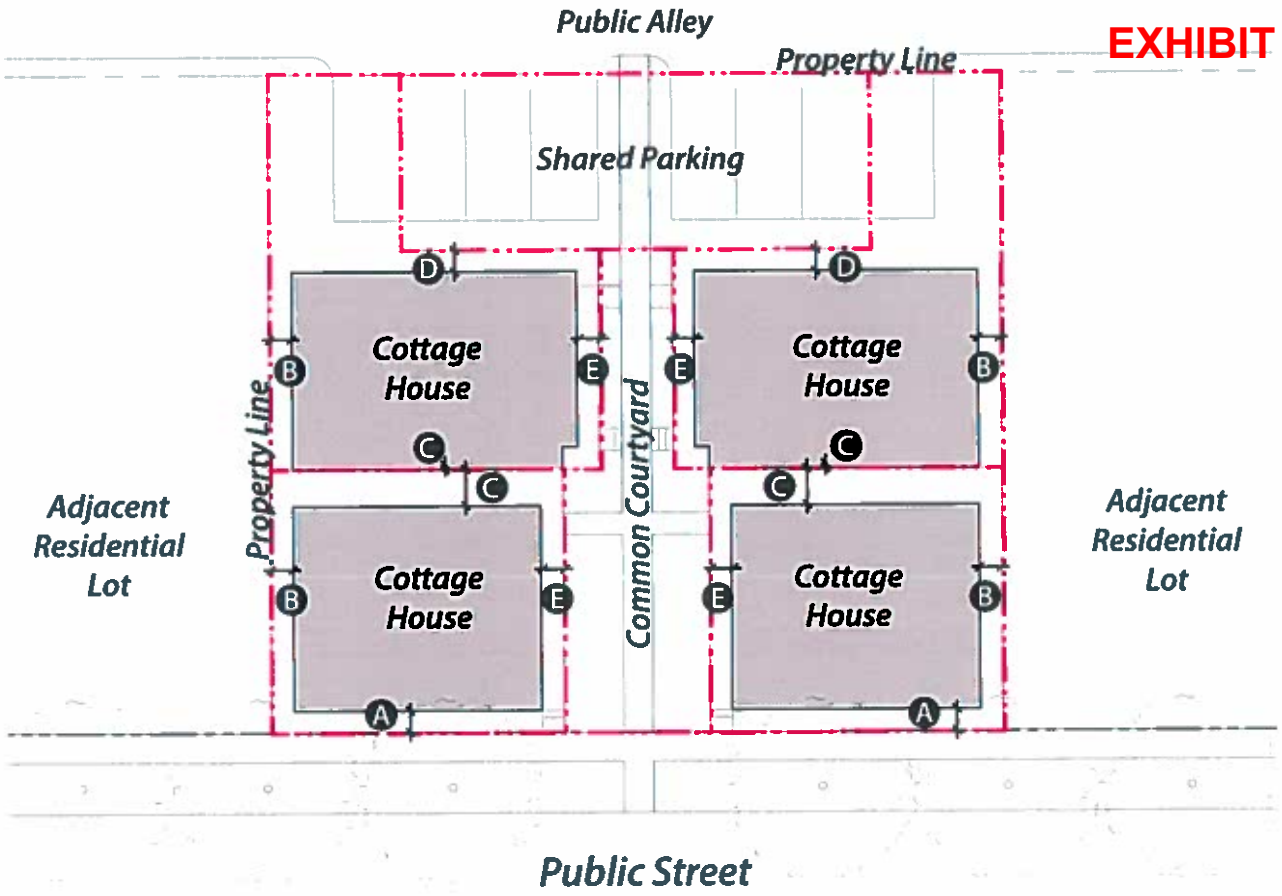
CIVIC USES continued	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Private Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Private Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Public Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Public Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Railroad Facilities	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	
Residential Treatment	C	C	C	C	NP	C	C	C	C	NP	NP	NP	
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	P*	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	
Transportation Terminal	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
All other Civic Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

INDUSTRIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Basic Industry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Custom Manufacturing	P*	P*	P	P	NP	P*	P**	P**	P**	NP	NP	NP	* A single occupant may not exceed 5,000 square feet if gross floor area or porduce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.
General Warehousing and Distribution	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	
Limited Warehousing and Distribution	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	
Resource Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Stockyards	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

AGRICULTURAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Animal Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Aquaponic System	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	
Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Horticulture	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Indoor Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Market Garden	P	P	P	P	P	P	P	P	P	P	P	P	
Support Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Urban Farm	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	

ADDITION OF EXHIBIT E PAGE 6:
COTTAGE HOUSE DEVELOPMENT REGULATIONS

EXHIBIT F



		COTTAGE HOUSE
	Minimum Lot Size	800 SF
	Minimum Lot Width	20 FT.
	Maximum Height	35 FT.
A	Minimum Front Yard Setback	3 FT.
	Minimum Street Side Yard Setback	N/A
B	Minimum Interior Side Yard Setback	3 FT.-1 IN[1]
C	Minimum Interior Rear Yard Setback	0 FT.[2]
D	Minimum Rear Yard Setback	3 FT.
	Maximum Impervious Cover	75%
E	Common Courtyard Setback	3 FT.

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building space of at least seven (7) feet.

2. One side of a cottage house exterior wall may be located on the lot's interior rear yard property line, however the interior rear yard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior rear yard property line.)

Excerpt Page 6 of 6

Cottage Block Development Standards

AMEND PART 6.A (ZONING) TO INCLUDE THE FOLLOWING

EXHIBIT G

F. Part 6.A *(Zoning)* of the Original Ordinance is amended to add a new Section 10 as follows:

(10) Subsection (B) of Section 25-2-513 *(Openness of Required Yards)* is modified to allow a non-cantilevered bay window (one built at grade) to project two feet into a required yard.

street - and other features, or projections -

Part 6.A (*Zoning*) of the Original Ordinance is amended as shown:

(11) Subsection (G) of Section 25-2-513 (*Openness of Required Yards*) is modified as shown:

This subsection applies to ~~a building~~ residential uses ~~located in a multifamily residence medium density (MF-3) or more restrictive district~~. A covered porch with or without columns that is open on three sides may project ~~five~~ three feet into a required front yard, a street side yard, or both.

REDLINE OF 2015 MUELLER PUD AMENDMENT EXHIBIT I: OFF-STREET PARKING REGULATIONS AND RATIOS

EXHIBIT H

EXHIBIT I

OFF-STREET PARKING REGULATIONS AND RATIOS

Revised September 22, 2019

(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. **The standards set forth in the Land Development Code may be used if they are less restrictive.**

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. All condominium residential (including two-unit condominium buildings), multi-family residential, group residential, Mueller House, 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. **A unit 500 square-feet or less shall provide .25 parking space per unit and parking is to be leased separately from the unit, or follow city code, whichever is less restrictive.**

d. A townhouse residential, single-family residential, non-condominium duplex residential, yard house, **cottage 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 house is not required to provide additional parking for an accessory dwelling unit so long as the accessory dwelling unit does not contain more than 700 square feet of gross building area. A shop house is not required to provide additional parking for a commercial use if the commercial use does 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.

EXHIBIT I

BOARD/COMMISSION RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

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

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

Date of Approval: 10/08/2019

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

Attest: Michael Jones



Offered by the Mueller Neighborhood Association Steering Committee on October 21, 2019

RESOLUTION SUPPORTING THE PROPOSED MUELLER PUD AMENDMENT

WHEREAS, Mueller was founded on the attached vision that called for the creation of Mueller as a compact, pedestrian oriented, and mixed-use community; and

WHEREAS, the City of Austin comprehensive plan, Imagine Austin, calls for the city to be grown as a compact and connected City; and

WHEREAS, the maximum number of dwelling units in Mueller is capped at 6450 (subject to a Traffic Impact Analysis); and

WHEREAS, the master developer Catellus currently plans on building approximately 5900 units at Mueller; and

WHEREAS, conditions in Austin have changed since the adoption of the Mueller Master Plan in 2000 and the Mueller PUD, and Austin is now facing ever increasing challenges with affordability, economic segregation and traffic congestion; and

WHEREAS, Mueller is extremely well situated with direct connections to major arterials of MLK Blvd, Airport Blvd., and 51st Street, as well as direct connections to IH35, and has many ways to ways to get to major employment centers such as Austin's downtown, the Capitol Complex and the University of Texas; and

WHEREAS, Mueller is well served by transit with two Capital Metro routes that connect to the major employment centers; and

WHEREAS, Mueller is a walkable area rich with amenities and parks; and

WHEREAS, the City can best serve a lot of people with goods, services and parks by allowing for an abundance of housing to be built in walkable areas that are rich with amenities and parks; and

WHEREAS, Mayor Adler has recently called for 100,000 new housing units to be built by 2025; and

WHEREAS, if Austin is to realize the Mayor's goal while meeting the dictates of Imagine Austin and grow as a compact and connected city it will mean finding areas in central Austin that can best accommodate growth; and

WHEREAS, Mueller is less than 50% complete and there is still significant opportunity to add density to Mueller during the initial build; and

WHEREAS, the Mueller PUD already allows for a wide array of "missing middle" housing types that are generally not permitted elsewhere in Austin and which can help address affordability in a way that single-family detached homes cannot; and

WHEREAS, the residents of Mueller are eager to demonstrate such missing-middle housing types are well received here and need not be feared by other central Austin neighborhoods; and

WHEREAS, Mueller demonstrates that additional density can be done in a way that is a win for the neighborhood by adding resiliency to support our high level of trails, lakes and parks, a win for the surrounding communities by shouldering more of the burden for demand in this area, a win for all those seeking a home in central Austin by adding to the available options, a win for the City by providing increased tax base, and a win for all the builders and tradespeople who are working on the Mueller project; and

WHEREAS, it is incumbent upon all neighborhood associations to work with the City to help solve the problems of affordability, traffic congestion and resource allocation in a responsible manner and in such a way that does not contribute to sprawl; therefore, be it

RESOLVED**,** that the Mueller Neighborhood Association (MNA) Steering Committee urges Catellus to build to the density limit; and

RESOLVED, that the MNA requests that the City work with Catellus and Capital Metro to connect Mueller to transit sufficiently to allow the density caps limited by any Traffic Impact Analysis to be lifted; and

RESOLVED, that MNA supports, and requests that the City Council examine, revising the PUD to allow for a significant increase of density in terms of number of dwelling units, building heights and allowances of commercial and retail square footage, so long as all new density (i) adhere to the high standards and sound principles of urban design embedded in the Design Book, (ii) maintain all existing and planned parks and (iii) to the extent permissible by law, retain the commitment to reserve 25% of all housing stock for Affordable Housing***.***

- *Fiscal Responsibility*: Redevelopment must create a positive revenue stream that will fund onsite infrastructure and increase the City's tax base for the benefit of all citizens.

- *Economic Development*: The project should serve to reinforce Austin's role in an increasingly global marketplace and create a wide range of employment opportunities for a diversity of the community's citizens.

- *East Austin Revitalization*: The project must promote economic development opportunities within East Austin, giving local residents a direct stake in redevelopment.

- *Compatibility with Surrounding Neighborhoods*: Development must maintain and enhance the quality of life in adjacent neighborhoods, providing complementary linkages, land uses and transportation patterns.

- *Diversity*: Redevelopment must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.

- *Sustainability*:Development should be planned in a way that promotes energy and water efficiency, environmental quality, reduced auto dependency, watershed protection and green space preservation.

WITNESS our signatures this 21st day of October, two thousand and nineteen in Austin, Texas.

Officers of the Mueller Neighborhood Association



John Wooding, Co-Chair



Preston “Ty” Tyree, Co-Chair

October 16, 2019

Mayor Steve Adler and Members of
The Austin City Council
Austin City Hall
301 West 2nd Street
Austin, Texas 78701

Via Electronic Delivery

RE: Proposed PUD Revision/Mueller
Case Number: C 814-04-0055.04.SH

It is my pleasure to send this letter documenting the Delwood 2 Neighborhood Association's support of the requested zoning change for the Mueller Development. Delwood 2 enjoys a positive working relationship with Catellus and all those associated with Mueller. Catellus representatives met with the Delwood residents explaining the proposed changes and answering questions.

Again, the Delwood 2 Neighborhood Association supports the purposed zoning change. Please contact me if you have questions or need additional information.

Kind Regards,

Karen Brinkman
President, Delwood 2 Neighborhood Association
Email: kbrinkman420@gmail.com
Mobile: 512-924-8407

J.J. SEABROOK NEIGHBORHOOD ASSOCIATION
Flowing together as one community

Dear Mayor Adler and Members of the Austin City Council,

This correspondence is submitted on behalf of the J.J. Seabrook Neighborhood Association in support of the rezoning request submitted by the Mueller Commission for the Mueller PUD development (Zoning Case # C1814-04-0065.04).

Representatives of the Applicant took the opportunity to present to our membership at our regularly scheduled Association meeting on October 8th. During this meeting details were provided on both the necessity for the request and the potential benefits and impacts of the requested change. Neighborhood members expressed concerns regarding the impact that this density increase would have on the acutely deficient transportation infrastructure in and surrounding the Mueller development (including that bordering and transecting of our neighborhood). This concern is derived in no small part from the profound influx of planned apartment units in the immediate vicinity of the PUD - and not solely based on the proposed density increase within the PUD.

Following discussion, the neighborhood ultimately resolved that the requested increase in density within the PUD represents many of our shared beliefs on manner of responsible development necessary to establish livable communities under the continuing pressure of municipal growth. Specifically, we understand that the request seeks to increase residential density in areas already planned for multifamily development and that the whole of the density increase is planned to occur a portion of the PUD which will minimize impact on existing residents and uses in and surrounding the PUD. Further, the applicant has shared plans to mitigate potential impacts and their willing to continue a dialogue with the Association as to how the continued development within the PUD can accommodate the future vision of Austin, integrate with the adjacent neighborhoods, and maintain the quality of life that drew and retained residents of this area. Finally, and perhaps most importantly, we recognize the importance of additional affordable units that will result from this change - particularly when affordable housing requirements are being waived for surrounding developments. As the proposed PUD amendment maintains the commitment to 25% of all new housing being affordable, allowing up to an additional 1,005 market rate units and 335 affordable units.

For each of the foregoing reasons the J.J. Seabrook Neighborhood Association believes this zoning change to present an opportunity for a positive development change and provides this letter in support of the Applicants request.

Kindest regards,

Roger Taylor, Jr.
President JJ Seabrook Neighborhood Association

Date: 10/21/2019

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-04-0055.04.SH
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Oct 22, 2019, Planning Commission
Nov 14, 2019, City Council

Michelle Irving
Your Name (please print)

☐ **I am in favor**
☒ **I object**

4536 Page St.
Your address(es) affected by this application

Signature *Date*

Daytime Telephone:

Comments: DO NOT agree with the desire to change in original design of Neighborhood to increase density. Not good for current residents, infrastructure etc. I do NOT agree with new proposal.

Michelle

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

From: Dan Jefferson
Sent: Tuesday, November 12, 2019 4:29 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: Board Meeting on Mueller PUD changes

Hello Ms Chaffin,

Thank you for your time on the phone this afternoon. I am sure that you are very busy today and I do appreciate your efforts to educate me on the process.

I am opposed to some of the proposed changes to the Mueller development, particularly the increases in the density and the decreases in the parking requirements. Traffic is already bad in the area and there are thousands of square feet of development being built that have not yet been occupied. Thousands more have been approved but not yet begun. These include both commercial and residential projects. The neighborhood may not even be able to handle what is already planned, much less any additional density.

Proposing an increase of more than 20% in the number of housing units and more than 10% in the commercial square footage to an already dense area will certainly add to these problems. I don't see how this will only add an 8% increase at peak times as your study says. Perhaps the 8% is based on the fully built out original design. We have not yet seen how the fully built design will affect traffic. Currently a large portion of the original design has yet to be built or occupied. What happens when those numbers are added in as well? It would appear that there is more than 20% left to be built and/or occupied. I would think that your traffic number is low.

The HEB and surrounding retail parking lots are at capacity beyond just peak times. People are forced to stalk customers as the leave to try to find a spot. Parking around the parks regularly spills out in to the neighborhoods, creating congestion and safety issues. I believe that the area can handle some additional growth, but that is already in the works. Do not make this a negative to future high density projects.

Make Mueller a model and not a mistake!

Thank you for your time!

I will see you tonight.

Dan Jefferson

AUSTIN TRANSPORTATION DEPARTMENT

M E M O R A N D U M

TO: Heather Chaffin, Senior Planner
Planning and Zoning Department

FROM: Eric Bollich, P.E., PTOE, Acting Assistant Director
Austin Transportation Department

DATE: November 12, 2019

SUBJECT: **Engineering Study Analysis and Recommendations Associated with November 14, 2019 Austin City Council Agenda Items 81 and 82**

Background

On the October 17, 2019 Austin City Council Agenda, Item 61 proposed to change the land use designation at 2401 Winsted Lane on the future area land use map from Single Family use to Neighborhood Mixed land use. In addition, Item 62 proposed to rezone the property from MF-2-NP to LR-MU-NP. Council postponed these items to the November 14, 2019 Austin City Council Agenda as Items 81 and 82 at the request of the applicant and neighborhood.

This postponement allowed Austin Transportation Department (ATD) to initiate and complete its transportation engineering study of the Windsor Road/Winsted Lane intersection (the study intersection), located adjacent to 2401 Winsted Lane, in response to residents' concerns about safety and operation at this location.

This memorandum provides a summary ATD's analysis and recommendations.

Crash Analysis

ATD first received a concern from the public about the study intersection in 2017 regarding the right-turn lane from westbound Windsor Road to northbound Winsted Lane, specifically the speed at which drivers were making this maneuver. In response, ATD installed delineators and markings with our operating budget to narrow the available maneuverable space for vehicles to reduce speeds. We received positive feedback as a result of our actions.

Of the 14 documented crashes at the study intersection within the last five years, the most prominent contributing factor has been drivers' failure to yield to oncoming traffic while attempting to make left turns from eastbound Windsor Road to northbound Winsted Lane. No crashes have been documented at the westbound to northbound right-turn lane.

Under the 2016 Mobility Bond, ATD has analyzed the top crash locations citywide based on crash frequency and severity to design and implement engineering solutions to mitigate

serious injuries. Based on this analysis, ATD has not prioritized the study intersection in the top 200 locations when prioritized against all others citywide.

Recommendations

ATD's mission is to provide the safest and most reliable transportation network to all users. As stewards of the public's money funding the 2016 Mobility Bond, ATD needs to ensure that our available funding sources are applied to locations with the highest need and prevalence of serious injuries. Based on our safety analysis and the study intersection's relative priority to all others citywide, ATD will not expend 2016 Mobility Bond funds at the study intersection as further improvements at this location cannot be made by operating funds.

However, ATD has identified these recommendations based on our observations of this intersection:

- Overgrown vegetation has reduced the available sight distance in the past between drivers and pedestrians using the westbound to northbound right-turn lane in question. While recent site observations do not indicate this is a concern, past observations indicate that some of the obstructing vegetation along Windsor Road originates from the private property at 2401 Winsted Lane. Per City code, property owners adjacent to the right-of-way are responsible for maintaining vegetation on all sides of their properties. Therefore, the property owner at 2401 Winsted Lane should monitor and address view obstructions at this location. ATD will also monitor this area for concerns.

- While documented crashes have not occurred at the right-turn lane in question, ATD recognizes that the current design could be improved to mitigate potential conflicts between drivers and pedestrians. This would require a reconstruction of the intersection to modify the angle of interaction between users; ATD has successfully implemented this type of modification under the 2016 Mobility Bond at various intersections within the City where the documented crash history justified these improvements. Applying similar improvements would require this intersection to be prioritized against all others citywide and a funding source to be identified. While ATD cannot guarantee this intersection would receive construction improvements, we will include the study intersection as one to evaluate for future funding opportunities. If selected, ATD would lead the design, cost estimation, and construction for appropriate engineering improvements.

- As stated previously, the most common type of crash is between eastbound left-turning vehicles and westbound through vehicles. The most effective solution would be to widen Windsor Road to add a short left-turn lane to separate movements to improve safety. However, right-of-way constraints and the nearby bridge over the creek make this infeasible. ATD can evaluate signal phasing changes with additional infrastructure to improve safety if future funding is identified.