

ZONING CHANGE REVIEW SHEET

CASE: C814-04-055.02 Mueller PUD

P. C. DATE: 3-24-2009

ADDRESS: 4550 Mueller Boulevard

AREA: 698 Acres

APPLICANT: Catellus Development Group
(Matt Whalen)
City of Austin (Pam Hefer)

AGENT: ROMA Austin (Jana McCann)

NEIGHBORHOOD PLAN AREA: Mueller

CAPITOL VIEW: No

WATERSHED: Boggy/Tannehill Creek

T.I.A.: Yes.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: PUD

ZONING TO: PUD

SUMMARY STAFF RECOMMENDATION:

Staff recommends the second amendment to the Mueller Planned Unit Development to modify the site development regulations as set forth in the attached exhibits.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for PUD Amendment; was approved on the Consent Agenda by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 9-0.

DEPARTMENT COMMENTS:

The applicant is proposing to amend the Mueller Planned Unit Development in response to changing conditions and the most current market information. I have highlighted the areas of amendment below, giving a brief overview of the requested changes. The applicant has provided a detailed twenty seven page document that covers all of the requested changes. I have also included in a copy of the original Mueller Planned Unit Development ordinance for comparison purposes.

1. The applicant is proposing to reallocate the maximum allowable densities within the following areas, Town Center One (TC-1), Employment Center Two (EC-2), Mixed Residential One (MR-1) and Mixed Residential Two (MR-2). Although the amendment increases the allowable densities in the above mentioned areas, there will be no increase in the total residential or commercial densities allowed within the PUD. This information can be found on Attachment 2, pages 8 – 11 of the applicant's Exhibit "A".
2. The applicant is proposing to revise the Site Development Standards to allow for smaller Row/Shop House lots of which will be "zero lot line" in configuration. This information can be found on Attachment 3, pages 12 – 15 of the applicant's Exhibit "A".

3. The applicant is proposing to add additional uses to the Mixed Residential One (MR-1) area. It is important to note that there will be no new uses, just additional uses added to the MR-1 district. This information can be found on Attachment 4, pages 16 – 22 of the applicant's Exhibit "A".
4. The applicant is proposing some "miscellaneous" revisions in order to bring certain definitions and regulations more in alignment with their original intent. This information can be found on Attachment 5, pages 23 – 25 of the applicant's Exhibit "A".
5. The applicant is proposing some changes to their original submittal. This information is a further clarification regarding signage, in particular the number of signs, the size of signs and signs as used in a "home occupation". This information can be found in the applicant's Exhibit "B".

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

(A) 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.

(B) 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.

(C) 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.

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	PUD	Mixed Use/Residential - Commercial
NORTH	P-NP/LO-V-NP/GR-MU-V-CO	Park, Church, Single Family Residential
SOUTH	P-NP/LO-NP/CS	Golf Course, Commercial
EAST	GO-NP/GR-MU-CO-NP	Office/Retail
WEST	P-NP/SF-3-NP/LO-NP	Park, Single Family

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0132 Rathgaber Village	From SF-3 & PUD to GO- MU-CO	Approved GO-CO [Vote: 7-0-1]	Approved GO-CO [Vote: 7-0]
C14-07-0003	From PUD-NP to GR-MU- CO-NP	Approved GR-MU-CO-NP [Vote: 9-0]	Approved GR-MU-CO-NP [Vote: 6-0]

NEIGHBORHOOD ORGANIZATION:

- Mueller Neighborhoods Coalition
- Homeless Neighborhood Assoc.
- Upper Boggy Creek Neighborhood Planning Team
- Wilshire Wood- Delwood Neigh. Assoc.
- Ridgetop Neigh. Assoc.
- Windsor Park Neigh. Assoc.
- Old Patton Sweeney Homestead HOA.
- Mueller Master Community Assoc.
- Park Hills Neighborhood Assoc.
- Cherrywood Neighborhood Assoc.
- Windsor Park – Pecan Springs HOA
- Anberly Airport Assoc.
- North Austin Neigh. Alliance
- C.A.N.P.A.C.
- Austin Neighborhood Council

SCHOOLS:

Maplewood Elementary School
Kealing Middle School
McCallum High School

SITE PLAN COMMENTS RECEIVED:

Site plan comments are cleared.

TRANSPORTATION COMMENTS RECEIVED:

Transportation comments are cleared

CITY COUNCIL DATE: 04/23/09

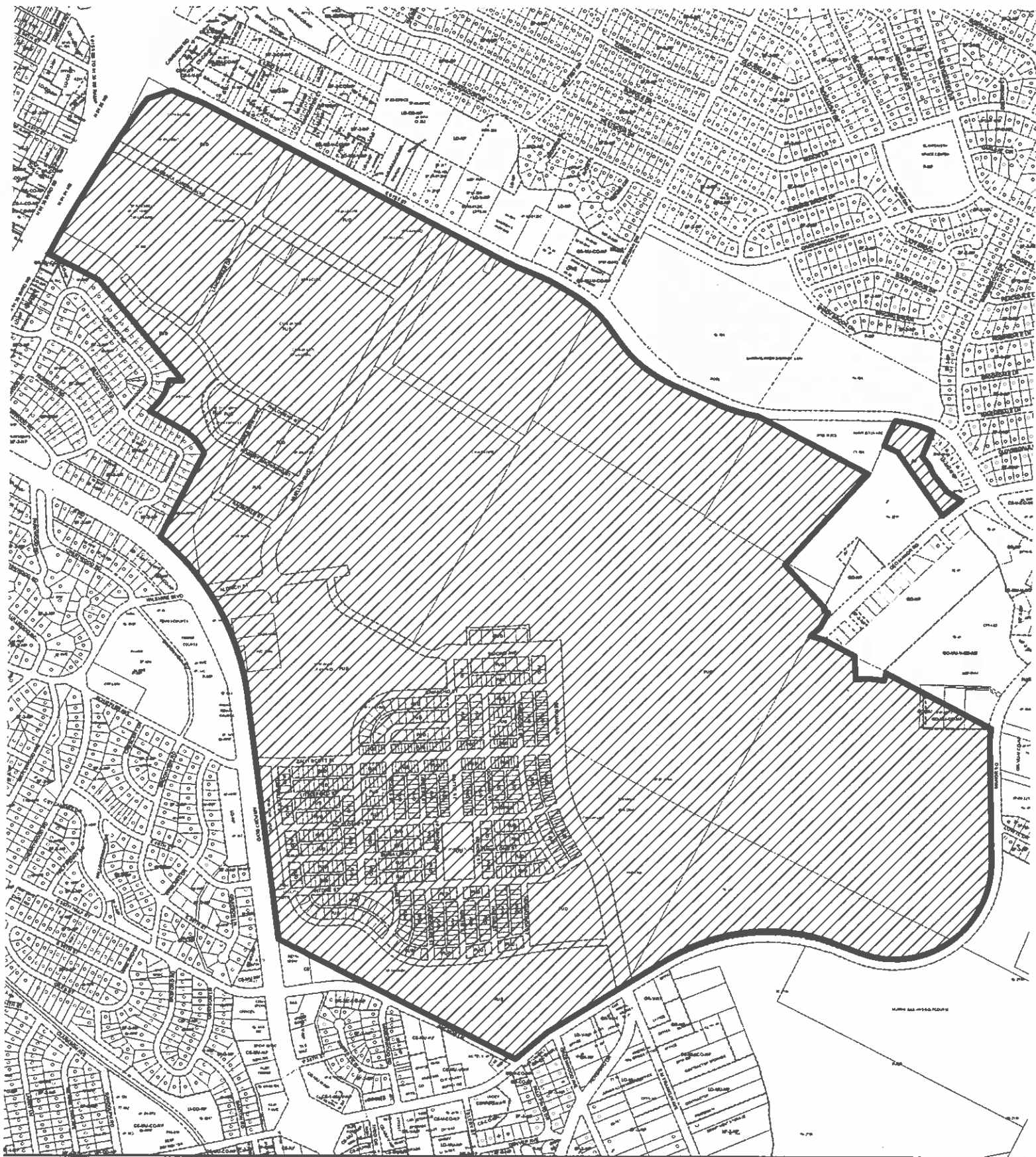
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0055.02
ADDRESS: N IH 35 @ E 51ST ST
SUBJECT AREA: 698.8 ACRES
GRID: K24-25 & L24-25
MANAGER: C. PATTERSON



1" = 1000'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
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SUBJECT
TRACT

ORIGINAL ORDINANCE

ORDINANCE NO. 040826-61

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM AVIATION SERVICES (AV) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON APPROXIMATELY 698.7 ACRES OF LAND, GENERALLY LOCATED AT IH-35 AND 51ST STREET AND COMMONLY KNOWN AS THE MUELLER PLANNED UNIT DEVELOPMENT.

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 district from aviation services (AV) district and planned unit development (PUD) district to planned unit development (PUD) district on the property described at the Neighborhood Planning and Zoning Department in File No. C814-04-0055 as approximately 698.7 acres of land, the land being more particularly described by metes and bounds in Exhibit A (*Description of Property*) incorporated into this ordinance ("Property"), generally located at IH-35 and 51st Street, locally known as the Mueller Planned Unit Development, and as more particularly identified in the map attached as Exhibit B (*Zoning Map*).

PART 2. This ordinance, together with the attached Exhibits A through J, are the land use plan for the Mueller Planned Unit Development district ("PUD") created by this ordinance. The PUD will conform to the limitations and conditions set forth in the land use plan. If this ordinance and the attached exhibits conflict, this 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 shall apply to the PUD.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Description of Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Zoning Use Summary Table
- Exhibit E: Site Development Regulations
- Exhibit F: Density Table
- Exhibit G: Park Plan
- Exhibit H: Street Cross Section Table
- Exhibit I: Off Street Parking Regulations and Ratios
- Exhibit J: Sign Districts Map

PART 4. Definitions.

(A) In this ordinance:

- (1) **ACCESS LOT** means a lot on a plat that provides street frontage and joint access for lots that are served by only an alley.
- (2) **AMPHITHEATER** means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area.
- (3) **COMMON COURTYARD** means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
- (4) **COMMUNITY CENTER** means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.
- (5) **EMPLOYMENT CENTER** means the land use areas identified on Exhibit C (*Land Use Plan*) as EC-1 and EC-2. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed-use buildings, are also permitted.
- (6) **LAND USE AREA** means the following use categories into which the PUD is divided and as identified on Exhibit C (*Land Use Plan*): Town Center, Mixed Residential, Employment Center, Open Space, and Seton.
- (7) **MASTER DEVELOPER** means the entity, its successors and assigns, that enters into a master development agreement with the City of Austin for the Mueller PUD.
- (8) **MIXED RESIDENTIAL AREA** means the land use areas identified on Exhibit C (*Land Use Plan*) as MR-1, MR-2, MR-3 and MR-4. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for commercial, civic, and mixed use buildings.
- (9) **MUELLER HOUSE** means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.

- (10) OPEN SPACE means the land use areas identified on Exhibit C (*Land Use Plan*) as OS-1, OS-2, OS-3 and OS-4. The Open Space land use areas are intended to provide a continuous system of open space along the perimeter of the Mueller PUD community, and include community facilities such as the fire station, school, bow-trussed hangar, and control tower. Mixed-use buildings are permitted.
- (11) PLAYFIELD means an outdoor sodded or pervious area used for non-commercial recreational uses. Typical uses include baseball, football, and soccer fields.
- (12) ROW HOUSE means an attached two or three-story townhouse on its own lot.
- (13) SETON means the land use area identified on Exhibit C (*Land Use Plan*) as Seton. The Seton land use area provides for hospital uses and hospital-related uses such as office, civic, and commercial. Mixed-use buildings are permitted.
- (14) SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space. The work space or commercial space and living space must be used and occupied by the same owner or occupant.
- (15) TOWN CENTER means the land use areas identified on Exhibit C (*Land Use Plan*) as TC-1 and TC-2. The Town Center land use areas are a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
- (16) YARD HOUSE means a detached single-family residence. An accessory dwelling unit may be constructed over the garage.

(B) All other terms have the meaning provided in the Code.

PART 5. Use Regulations.

- (A) The locations of the land use areas within the PUD are shown on Exhibit C (*Land Use Plan*).

- (B) Permitted, conditional and prohibited uses applicable to each land use area are shown in Exhibit D (*Zoning Use Summary Table*).
- (C) Drive-in service is prohibited as an accessory use to a commercial use or civic use in the Seton area.

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations.

(A) Zoning.

- (1) Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) does not apply to the PUD.
- (2) Subsection (B) (6) of Section 25-2-403 (*Land Use Plan Expiration and Amendment*) is modified to provide that 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 is only a substantial amendment if shifting development intensity is the sole reason for the "E" or "F" level of service.
- (3) Subsection (H)(3) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to delete the requirement that a maximum floor to area ratio be provided for multifamily development.
- (4) Subsection (I)(2) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to delete the requirement that a maximum floor to area ratio be provided for nonresidential uses.
- (5) Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to provide that the front and side yard requirements for nonresidential uses in the PUD are as established in Exhibit E (*Site Development Regulations*).
- (6) Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to delete the requirement that the number of curb cuts and driveways be shown on the land use plan.
- (7) Section 25-2-423 (*Rezoning If Development Applications Expire Or Are Not Approved*) is modified to provide that the Director of the

Neighborhood Planning and Zoning Department may request that Council initiate a rezoning only if a preliminary plan or site plan for a portion of the property is not approved on or before August 26, 2007.

- (8) This subsection applies to compatibility standards within the PUD.
 - (a) Except as provided in this subsection, Chapter 25-2, Article 10 (*Compatibility Standards*) does not apply within the PUD.
 - (b) Notwithstanding Subsection (8) (a), development outside of the PUD triggers the compatibility standards of Chapter 25-2, Article 10 (*Compatibility Standards*) for development within the PUD.
 - (c) The compatibility standards in Subsections (A), (B), (C), and (D) of Section 25-3-86 (*Compatibility Standards*) apply to development within the PUD.
- (9) Subsections (K)(1) and (2) of Section 25-2-411 (*Planned Unit Development District Regulations*) are modified to provide that the open space requirement for the PUD is as established in Exhibit F (*Density Table*).

(B) Site Development.

- (1) Site development regulations applicable to each land use area are established in Exhibits E (*Site Development Regulations*) and F (*Density Table*).
- (2) Development of the Property is subject to the Mueller PUD Criteria Manual adopted in accordance with Chapter 1-2 (*Adoption of Rules*).
- (3) At the time an application for approval of a site plan is submitted for development of any portion of the PUD, an IPM plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (E) of the Environmental Criteria Manual.
- (4) Subsection (98) of Section 25-1-21 (*Definitions*) is modified to provide that the Director of the Watershed Protection and Development Review Department may allow a site to cross a public alley if the uses on the site and the lot sizes on the site are similar.

- (5) Subsection (B) of Section 25-5-21 is modified to provide that the director may approve development phasing if the date proposed for beginning construction on the final phase is not more than seven years after the approval date for the site plan. Planning Commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than seven years after the approval date of the site plan.
- (6) Subsection (B) of Section 25-5-81 (*Site Plan Expiration*) is modified to provide that a site plan for development in the PUD expires seven years after the date of its approval.

(C) Landscaping.

- (1) Subsection (B) of Section 25-2-1003 (*General Requirements*) is modified to provide that a street yard 1,000 square feet or less in size is not required to be landscaped.
- (2) Subsection (F) of Section 25-2-1005 (*Trees*) is modified to provide that a newly planted tree must be located in a landscaped area that is at least six and one half feet wide as measured from back of the curb.
- (3) Subsections (A)(1) and (A)(2) of Section 25-2-1006 (*Visual Screening*) are modified to provide that only the structural components of a water quality control or stormwater drainage facility must be screened as required by Section 25-2-1006(A) and that water quality control facilities and stormwater drainage facilities that serve as amenities do not require screening.
- (4) Subsection (C) of Section 25-2-1006 (*Visual Screening*) does not apply to development within the PUD.
- (5) Section 25-2-1007 (*Parking Lots*) is modified to provide that a parking area with 12 motor vehicle parking spaces or less is not required to have landscaped islands, peninsulas, or medians.

(D) Subdivision.

- (1) Section 25-4-61 (*Changes to an Approved Preliminary Plan*) is amended to provide that, except as otherwise provided in this section, an amendment to an approved preliminary plan shall be submitted and

reviewed as a minor revision. An amendment that meets the criteria of a minor deviation shall be reviewed as a minor deviation.

- (2) Subsection (2) of Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is modified to provide that an approved preliminary plan covering land in the PUD expires 15 years after the date the application for its approval is filed.
- (3) Section 25-4-153 (*Block Length*) is modified to provide that the block length of an open space block that is adjacent and parallel to a right-of-way is not limited.
- (4) Section 25-4-171 (*Access to Lots*) is modified to provide that a lot that fronts on a common courtyard or access lot and that abuts an alley is not required to abut a dedicated public street.
- (5) Parkland.
 - (a) Section 25-4-212 (*Dedication of Parkland Required*) is modified to provide that approximately 68 acres of the PUD area as identified on Exhibit C (*Land Use Plan*) shall be dedicated to the City as parkland. Except as otherwise provided in this section, each parcel shall be dedicated on or before the 10-year anniversary of the date on which the City transfers the parcel to the Master Developer. The Director of the Parks and Recreation Department may extend the dedication date by up to five years for good cause.
 - (b) The infrastructure identified on Exhibit G (*Park Plan*) shall be constructed before a parcel is dedicated to the City. The Director of the Parks and Recreation Department must approve plans before construction commences.

(E) Transportation.

- (1) Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or Mueller House with a driveway that serves four or fewer parking spaces is located.
- (2) Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 2 driveway approach is a concrete

driveway approach that provides access from a roadway other than a principal roadway to property used for a purpose other than a yard house, row house, shop house, or Mueller House with a driveway that serves four or fewer parking spaces.

- (3) The following Code provisions do not apply to development within the PUD:
 - (a) Section 25-6-116 (*Desirable Operating Levels for Certain Streets*);
 - (b) Subsection (D)(1) of Section 25-6-117 (*Waiver Authorized*);
 - (c) Subsection (B) of Section 25-6-141 (*Action on Application*);
 - (d) Section 25-6-173 (*Collector Streets*); and
 - (e) Section 25-6-172 (*Arterial Streets*).
- (4) Section 25-6-171 (*Standards for Design and Construction*) is modified to provide that a roadway must be designed and constructed in accordance with Exhibit H (*Street Cross Section Table*). The director may approve the use of an innovative roadway design that is not listed on Exhibit H.
- (5) Subsection C of Section 25-6-292 (*Design and Construction Standards*) is modified to provide that direct vehicular access from a lot to an alley is permitted and preferred.
- (6) Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) do not apply in the PUD. Development in the PUD shall comply with Exhibit I (*Off-Street Parking Regulations and Ratios*).
- (7) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering, dated March 3, 2004, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations

contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated May 17, 2004. The TIA shall be kept on file at the Watershed Protection and Development Review Department.

(F) Drainage and Environment.

Section 25-7-153 (*Maintenance of Certain Detention Basins and Appurtenances*) and Section 25-8-231 (*Water Quality Control Maintenance and Inspection*) are modified to provide that a detention basin or water quality control facility located in an open space land use area that has been dedicated to the City shall be maintained by the Master Developer.

(G) Signs.

- (1) Subsection (B)(7) of Section 25-10-23 (*Hazardous Signs Described and Prohibited*) is modified 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.
- (2) Section 25-10-81 (*Sign Districts Described: Hierarchy Established*) is modified to provide that the PUD is divided in the sign districts shown on Exhibit J (*Sign Districts*).
- (3) Section 25-10-123 (*Expressway Corridor Sign District Regulations*) is modified to provide that:
 - (a) Employment Center 1 (EC-1) in the Expressway Corridor is considered one site for the purpose of signage;
 - (b) Employment Center 1 (EC-1) in the Commercial Sign district (except the Seton area) is considered one site for the purpose of signage; and
 - (c) in EC-1, one freestanding sign is permitted for each 250 feet of street frontage.
- (4) Section 25-10-130 (*Commercial Sign District Regulations*) is modified to provide that:
 - (a) in the Town Center, each tenant may have a wall sign that is a projecting sign;

- (b) Employment Center 2 (EC-2) is considered one site for the purpose of signage;
 - (c) the Town Center is considered one site for the purpose of signage;
 - (d) in EC-2 and the Town Center, one freestanding sign is permitted for each 250 feet of street frontage; and
 - (e) a projecting sign described in Subsection (4) (a) must comply with Subsection (D) of Section 25-10-129 (*Downtown Sign District Regulations*).
- (5) Subsection (D) of Section 25-10-191 (*Sign Setback Requirements*) is modified to 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 Figure 6-6 of the Transportation Criteria Manual.
 - (6) Subsection (E) of Section 25-10-191 (*Sign Setback Requirements*) is modified to provide that a sign support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
 - (7) Subsection (F) of Section 25-10-191 (*Sign Setback Requirements*) is modified to provide that a sign is permitted within 12 feet of a street 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.

PART 7. Chapter 3151 (*Preservation of View of the State Capitol*) of the Texas Government Code exempts the construction, redevelopment, or improvement of the Robert Mueller Airport under a redevelopment and reuse plan adopted by the City from requirements of the chapter. In accordance with the Government Code, Sections 25-2-162 (*Capitol View Corridor Overlay District*) and 25-2-642 (*Capitol View Corridor Overlay District Regulations*) are modified to provide that the requirements of the corridor do not apply within the PUD.

PART 8. The City staff is directed to prepare and adopt, on an emergency basis, a Mueller PUD Criteria Manual to implement the provisions of this ordinance.

PART 9. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

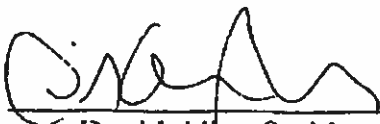
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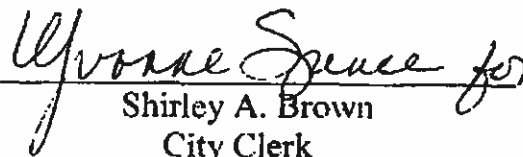
Will Wynn
Mayor

APPROVED:

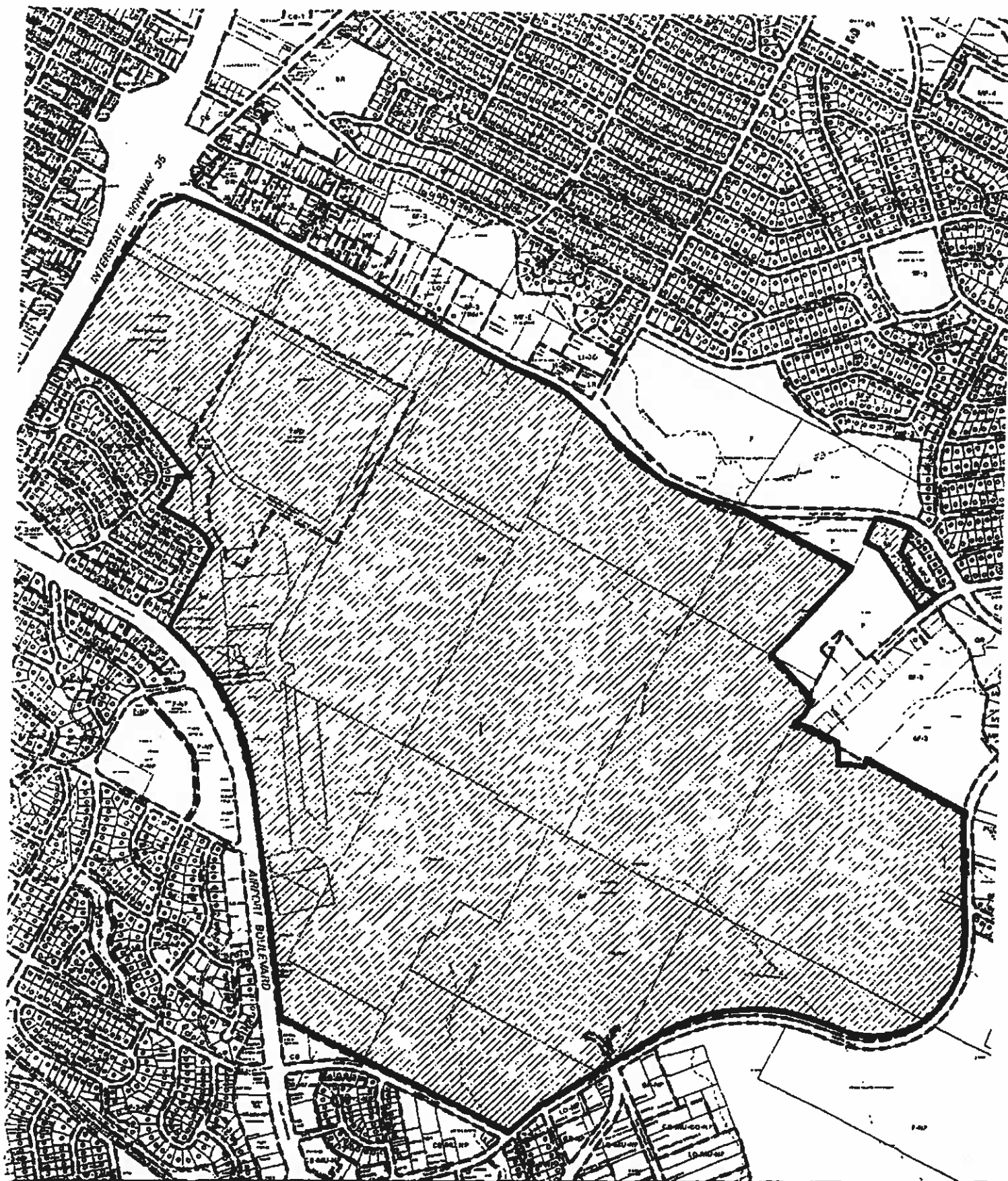






David Allan Smith
City Attorney

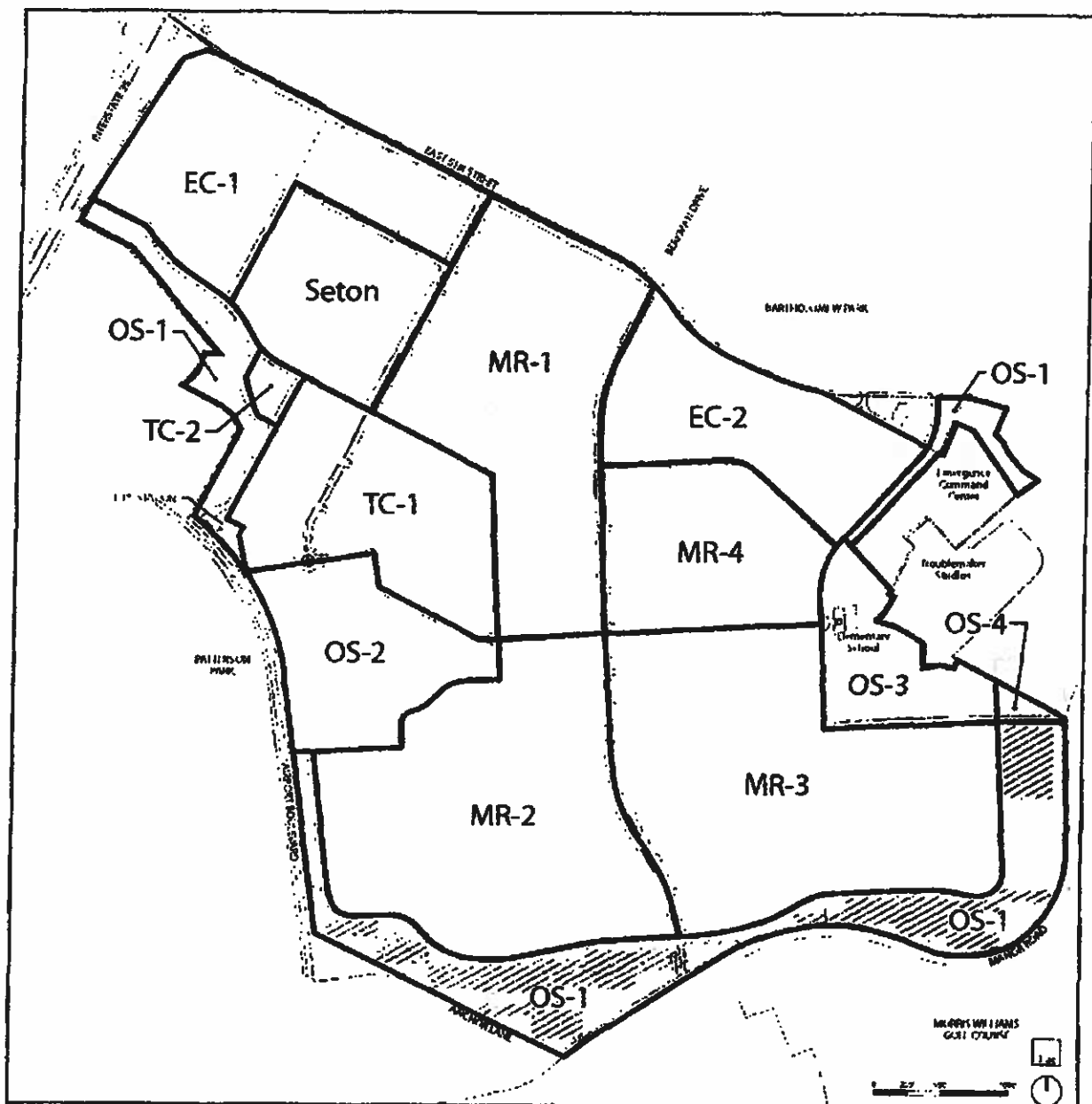
ATTEST:



Shirley A. Brown
City Clerk



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



- [] 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**RESIDENTIAL USES**

COMMERCIAL USES

Administrative and Business Offices

Consumer Convenience Services

MUELLER PLANNED UNIT 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	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	OS-4	
Consumer Repair Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
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	
Externimating 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	+ 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	NP	NP	NP	NP	NP	NP	NP	NP	
Food Sales #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 3,500 square feet for a Food Sales 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.
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	NP	NP	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.
Hotel/Motel	P	P	P	P	NP	P	P	P	P	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	- A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP	- A single occupant may not exceed 2,000 Square feet.
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	NP	NP	NP	
Medical Offices -- exceeding 5,000 sq. ft. gross floor area	P	P	P	P	P+	NP	NP	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).
Medical Offices -- not exceeding 5,000 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	NP	NP	NP	NP	
Outdoor Sports and Recreation	NP	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	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 cumulative gross floor area is 3,000 square feet for a Personal 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.

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

COMMERCIAL USES continued														P = Permitted Use	C = Conditional Use Permit	NP = Not Permitted
	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			
Pet Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP			
Plant Nursery	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP			
Printing and Publishing	P*	P*	P	P	NP	P**	P**	P**	P**	NP	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 of 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	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	NP			
Recreational Equipment Sales	NP	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	P	NP	NP	* Maximum cumulative gross floor area is 50,000 square feet for a Research Assembly Services use.		
Research Services	NP	NP	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	* Maximum cumulative gross floor area is 400,000 square feet for Research Services use.		
Research Testing Services	NP	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	NP			
Restaurant (General) #	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP	+ Maximum cumulative gross floor area is 5,000 square feet for a Restaurant (General) 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.		
Restaurant (limited) #	P	P	P	P	P+	P	P	P	P	NP	P	NP	NP	+ Maximum cumulative gross floor area is 2,000 square feet for a Restaurant (limited) 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.		
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	* May have the capability of fueling not more than eight vehicles at one time.		
Service Station	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Software Development	P	P	P	P	NP	P	P	P	P	NP	NP	NP	NP			
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP			
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP			
Theater	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP			
Vehicle Storage	NP	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	NP			

MUELLER PLANNED UNIT 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	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	+ Maximum cumulative gross floor area is 10,000 square feet for a Club or Lodge 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 pedestrian access from that street must be provided.
College and University Facilities	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 400,000 square feet.
Communication Service Facilities	P	P	P	P	NP	NP	NP	NP	NP	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	NP	NP	NP	NP	NP	NP	NP	NP	
Community Recreation (Public)	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Congregate Living	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Convalescent Services	P	P	P	P	NP	NP	NP	NP	NP	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	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural Services	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	P	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	P	P	
Day Care Services (Limited)	P	P	P	P	NP	P	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	NP	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 cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (General, Limited) use. + Helipad (private use) as defined in Section 17-2, Article 3 (Helicopter & Helipad Facilities) 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 cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (Limited, General) use.
Local Utility Services	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Maintenance and Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Major Public Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Major Utility Facilities	C	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Military Installations	NP	NP	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Park and Recreation Services (General)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
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	NP	NP	NP	NP	NP	NP	NP	NP	
Private Primary Educational Facilities	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

CIVIC USES continued									
Private Secondary Educational Facilities Public Primary Educational Facilities Public Secondary Educational Facilities Railroad Facilities Religious Assembly Residential Treatment Safety Services Telecommunication tower -- subject to 25-2-639 (13-2-235 and 13-2-273) Transitional Housing Transportation Terminal All other Civic Uses	TC-1	P	P	P	P	NP	MR-1	P	P
	TC-2	P	P	P	P	NP	MR-2	P	P
	EC-1	P	P	P	P	NP	MR-3	P	P
	EC-2	P	P	P	P	NP	MR-4	P	P
	SETON	NP	NP	NP	NP	NP	OS-1	P	P
	MR-1	NP	NP	NP	NP	NP	OS-2	P	P
	MR-2	NP	NP	NP	NP	NP	OS-3	P	P
	MR-3	NP	NP	NP	NP	NP	OS-4	P	P
	MR-4	NP	NP	NP	NP	NP			
	OS-1	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	MR-1	NP	NP
	TC-2	NP	NP	NP	NP	NP	MR-2	NP	NP
	EC-1	NP	NP	NP	NP	NP	MR-3	NP	NP
	EC-2	NP	NP	NP	NP	NP	MR-4	NP	NP
	SETON	NP	NP	NP	NP	NP	OS-1	NP	NP
	MR-1	NP	NP	NP	NP	NP	OS-2	NP	NP
	MR-2	NP	NP	NP	NP	NP	OS-3	NP	NP
	MR-3	NP	NP	NP	NP	NP	OS-4	NP	NP
	MR-4	NP	NP	NP	NP	NP			
	OS-1	NP	NP	NP	NP	NP			
AGRICULTURAL USES Urban Farm All Other Agricultural Uses	TC-1	NP	NP	NP	NP	NP	MR-1	NP	NP
	TC-2	NP	NP	NP	NP	NP	MR-2	NP	NP
	EC-1	NP	NP	NP	NP	NP	MR-3	NP	NP
	EC-2	NP	NP	NP	NP	NP	MR-4	NP	NP
	SETON	NP	NP	NP	NP	NP	OS-1	NP	NP
	MR-1	NP	NP	NP	NP	NP	OS-2	NP	NP
	MR-2	NP	NP	NP	NP	NP	OS-3	NP	NP
	MR-3	NP	NP	NP	NP	NP	OS-4	NP	NP
	MR-4	NP	NP	NP	NP	NP			
	OS-1	NP	NP	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 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.

* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.

EXHIBIT E

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	MIXED RESIDENTIAL AREA (MR)					
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MUELLER HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL ²
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%

Footnotes

- 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) Commercial site development standards apply to Custom Manufacturing.

General Notes:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations
- Uncovered steps or a porch or stoop may project into a required yard.
- 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 U3	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%

Footnotes:

- 1) Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office users/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) Commercial site development standards apply to Custom Manufacturing

General Notes

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations
- 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 ²
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%

Footnotes:

- 1) Subject to compatibility standards external to the site
- 2) Commercial site development standards apply to Custom Manufacturing.

General Notes:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered stoops 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

Footnotes:

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.	174,240 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%

EXHIBIT F

MUELLER P.U.D. DENSITY TABLE

LAND USE AREA	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) Up to 850 dwelling units, including Congregate Living units Up to 40,000 gsf of office Up to 20,000 gsf of commercial
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.8%	<ul style="list-style-type: none"> 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 and/or office Up to 20,000 gsf of civic use (excludes Congregate Living use) Up to 1500 dwelling units, all of which shall be Multi-Family, Row house or Shop house Units. Up to 1,000,000 gsf of commercial/civic/office Maximum Office/Civic of 2,191,068 gsf.
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.4%	<ul style="list-style-type: none"> Up to 450,000 gsf of retail, subject to the Traffic Impact Analysis. Up to 700 dwelling units, all of which shall be Multi-family, Row house or Shop house units.
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.0%	<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 RIMMA Catebus Traffic Impact Analysis. Up to 220,000 gsf of film production and ancillary space associated with the Austin Film Society. Maximum Office/Civic of 700,000 gsf.
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.2%	<ul style="list-style-type: none"> Up to 30,000 gsf of commercial 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:
SETON EMPLOYMENT CENTER (SETON)	32.2	4.6%	<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
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.2%	<ul style="list-style-type: none"> 6,450 Dwelling Units (Subject to Traffic Impact Analysis) 5.33 Million Square Feet (Subject to Traffic Impact Analysis)
OPEN SPACE/COMMUNITY FACILITIES (OS)	151.1	21.6%	
RIGHTS-OF-WAY (STREETS/ALLEYS)	180.5	25.8%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			
TOTAL MAXIMUM COMMERCIAL ALLOWED			
TOTAL LAND AREA	698.7	100%	

NOTES:





- 1) Row houses include Mueller 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 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.
- 4) Open space is inclusive of neighborhood parks located in each of the mixed residential areas and the Town Center.

PARK PLAN

MUELLER PLANNED UNIT DEVELOPMENT

EXHIBIT G

AUGUST 26, 2004

-  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.
-  TRAIL ACCESS
-  HIKE AND BIKE TRAIL (GRAPHIC LAYOUT)
-  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 Parks, Greenways, and Recreation and Community Centers.

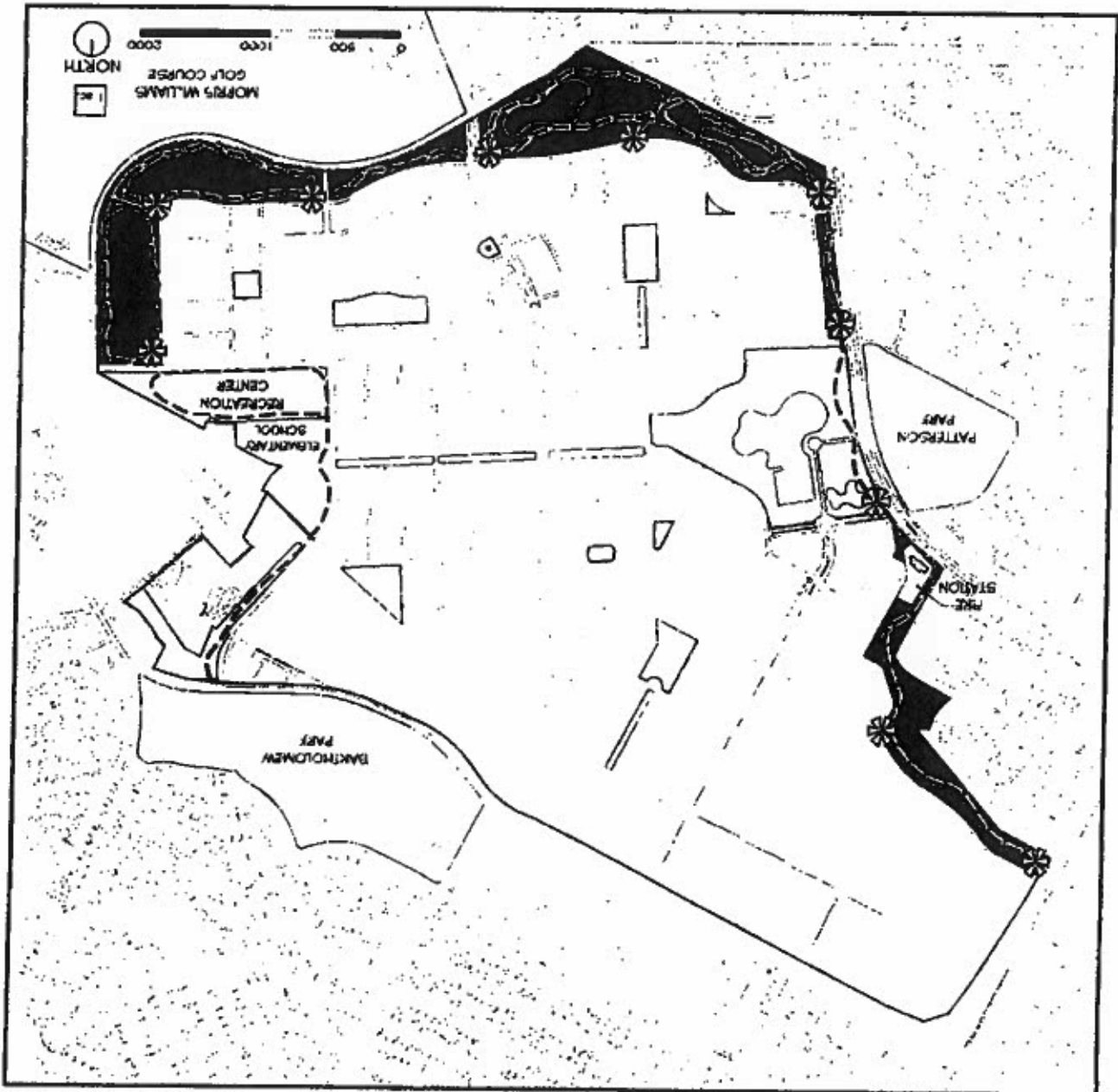


EXHIBIT H

Street Cross-Section Table

Roadway Type	ROW	No. of Lanes	Curb Baseline	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.

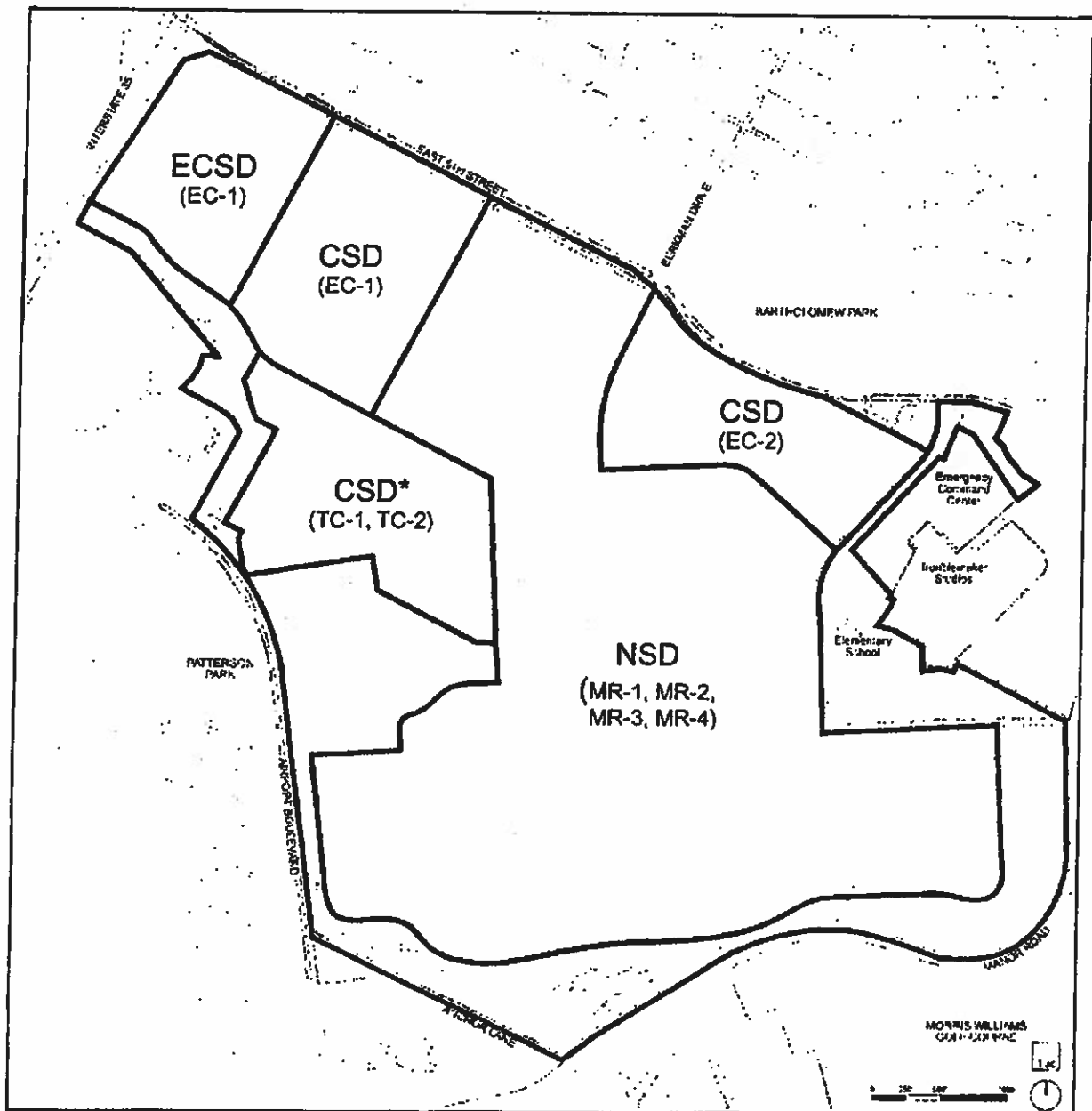
Note: Street cross-sections may be modified with the approval of both the Watershed Protection and Development Review Department and the Transportation, Planning and Sustainability Department or their successors.

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, 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.
 - (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 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.

- (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.



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 25-1j-120

SIGN DISTRICTS

MUELLER PLANNED UNIT DEVELOPMENT

AUGUST 26, 2004

EXHIBIT J

APPLICANT'S EXHIBIT "A"

ROMA

AUSTIN COLLABORATIVE DESIGN STUDIO

February 11, 2009

Greg Guernsey, Director, Neighborhood Planning & Zoning Department
City of Austin
505 Barton Springs Road
One Texas Center, 5th Floor
Austin, TX 78704

RE: Update to Pending Case - Amendment to Mueller PUD

Dear Greg,

To follow up on our August 21, 2008 letter and submittal for an administrative revision to the Mueller PUD, we are now submitting an update to this pending case while requesting a more comprehensive, substantial amendment.

The substance of these changes is documented in the attached document, "Proposed Amendments to the Mueller PUD" (February 11, 2009), wherein you will find the rationale for the changes, as well as how the key PUD exhibits would be modified in the revision.

Greg, please let us know if you have any questions or would like to meet to go over this.

Sincerely,



Jana McCann, AIA
Principal, ROMA Austin

CC:

Victoria Li, City of Austin Watershed Protection and Development Review
Sue Edwards, City of Austin Office of Economic Growth and Redevelopment Services
Pam Hefner, City of Austin Office of Economic Growth and Redevelopment Services
Matt Whelan, Catellus Development Group
Ryan Keathley, Catellus Development Group
Dee Desjardin, Catellus Development Group

PROPOSED AMENDMENTS TO THE MUELLER PUD



MUELLER

FEBRUARY 11, 2009

REVISED MARCH 17, 2009 TO INCLUDE EXHIBIT D: ZONING USE SUMMARY
TABLE AS REVISED ON MARCH 9, 2009 AND EXHIBIT J: SIGN DISTRICT AS
REVISED ON MARCH 16, 2009

ROMA

AUSTIN COLLABORATIVE DESIGN STUDIO

Proposed Amendments to the Mueller PUD

February 11, 2009

Introduction

For more than two years the Catellus team has been working with the Mueller Plan Implementation Advisory Commission (PIAC) and community stakeholders to evaluate new Master Plan opportunities in response to changing conditions and the most current market information. Since the original adoption of the plan by City Council in 2004 (see Attachment 1: RMMA Reuse and Redevelopment Plan page 5), key opportunities that further the community's vision for Mueller have emerged including:

- The potential for the Town Center to be developed as a more urban, mixed-use district with an increased range and intensity of activities.
- The opportunity to further support the goal of community diversity by developing additional lower cost family housing, without public subsidy; and
- The reconfiguration of the Austin Film Society-leased property, which will allow the film production studio to expand into the adjacent National Guard facility, and has resulted in a large development site along Berkman Drive and 51st Street (the Market District);

Through an interactive process with numerous formal and informal meetings, three key recommendations have been brought forward to evolve the Master Plan. These are:

- ***Allow the Town Center and adjacent areas to be developed in a more intensive urban pattern*** with less surface parking and a more active network of pedestrian-oriented streets. The area immediately to the north and east of the Town Center was shown as a predominately single-family neighborhood in the 2004 Plan. To create a more compatible transition of uses and density from Town Center and the health care-focused Employment Center to adjacent single family neighborhoods, this area of the Plan should become a more intensive mixed-use district – one that is supportive of transit and that can provide opportunities for employment uses and higher density housing.
- ***Allow for higher density “family-friendly” houses*** and attached multi-family building types to be developed to enhance the offering of lower cost family housing. After a symposium on affordable housing with national experts and advocates, the need for approaching affordability through design has emerged. In response, the Catellus team has developed new, small lot housing types that will create desirable and livable family housing.
- ***Relocate the grocery store anchor, with its field of surface parking, from the Town Center*** to the large development site adjacent to the Austin Film Society property, and allow this area, known as the Market District, to be further developed with a mixture of residential and commercial uses. In turn, allow for the expansion of film production uses within the

reconfigured Austin Film Society leasehold, to take advantage of existing space that will be vacated by the National Guard.

The recently updated Mueller Illustrative Plan (2009) in Attachment 1 (page 6) depicts the current plan for potential build-out of the above concepts, as well as many of the projects that have already been built in the western portion of the new community.

Substantial PUD Amendment Required to Evolve the Master Plan

To implement the key recommendations for the Master Plan, the Mueller Planned Unit Development (PUD) Ordinance must be amended to effect the following:

1. Reallocation of maximum allowable density for Residential and Commercial and/or Civic uses permitted in four of the land use areas within the PUD (TC-1, EC-2, MR-1, MR-2);
2. Revision of site development standards to allow for smaller Row/Shop House lots and "zero lot-line" for interior sideyards of Yard Houses to allow for greater livability of the otherwise very narrow sideyard spaces; and
3. Inclusion of certain allowable uses in the area north and east of the Town Center in the Mixed Residential 1 land use area (MR-1).

In addition to the above three overarching types of amendments, we are requesting a number of "miscellaneous" revisions in order to bring certain definitions and regulations more in alignment with their original intent. To some degree, these represent a "lessons learned" or "clean up" category of amendments.

Four Categories of Proposed PUD Amendments Requested

In conclusion, we are requesting amendment of the PUD within the following four main categories in order to fulfill the current vision for Mueller:

1. Proposed Amendments to Densities per Land Use Area (Attachment 2, pages 8-11): The intensification of the Town Center and the areas immediately to the north and east (MR-1) require changes to the PUD Density Table. As discussed in the recommendations above, increases in maximum density are proposed within the Town Center (TC-1), the area immediately north and east of the Town Center designated as the Mixed Residential (MR-1) and the Employment Center (EC-2) zoning neighborhoods. In addition, an increase in density of 200 residential units is proposed for the MR-2 area just west of the Control Tower, to correct an error in the original 2004 PUD Density Table. *Regardless of these increases in the maximum allowable density for particular land use areas, it is important to note that there is no proposed increase in the total Residential or Commercial densities allowed within the Mueller PUD.* The exhibit labeled **Proposed Changes to Permitted Densities of Individual Land Use Areas** in Attachment 2 (page 9) shows where and how much more maximum allowable densities we are requesting in the four land use areas.

2. Proposed Amendments to Site Development Regulations (Attachment 3, pages 12-15): The Site Development Regulations of the PUD should be amended to allow for smaller, for-sale

attached houses to support the goal of diversity with more housing types suitable for families in a lower price range. The PUD should also permit “zero lot-line” single-family detached houses to be constructed at Mueller to promote livability and better usage of their relatively narrow side yards. The Proposed Exhibit E: Site Development Regulations in Attachment 3 pages 13-15 indicate on the table the proposed reductions to minimum lot size, lot width and setbacks within the MR, TC and EC areas in order to accommodate these new, smaller single-family lot types.

3. Proposed Additional Permitted Uses for MR-1 District (Attachment 4, pages 16-22):

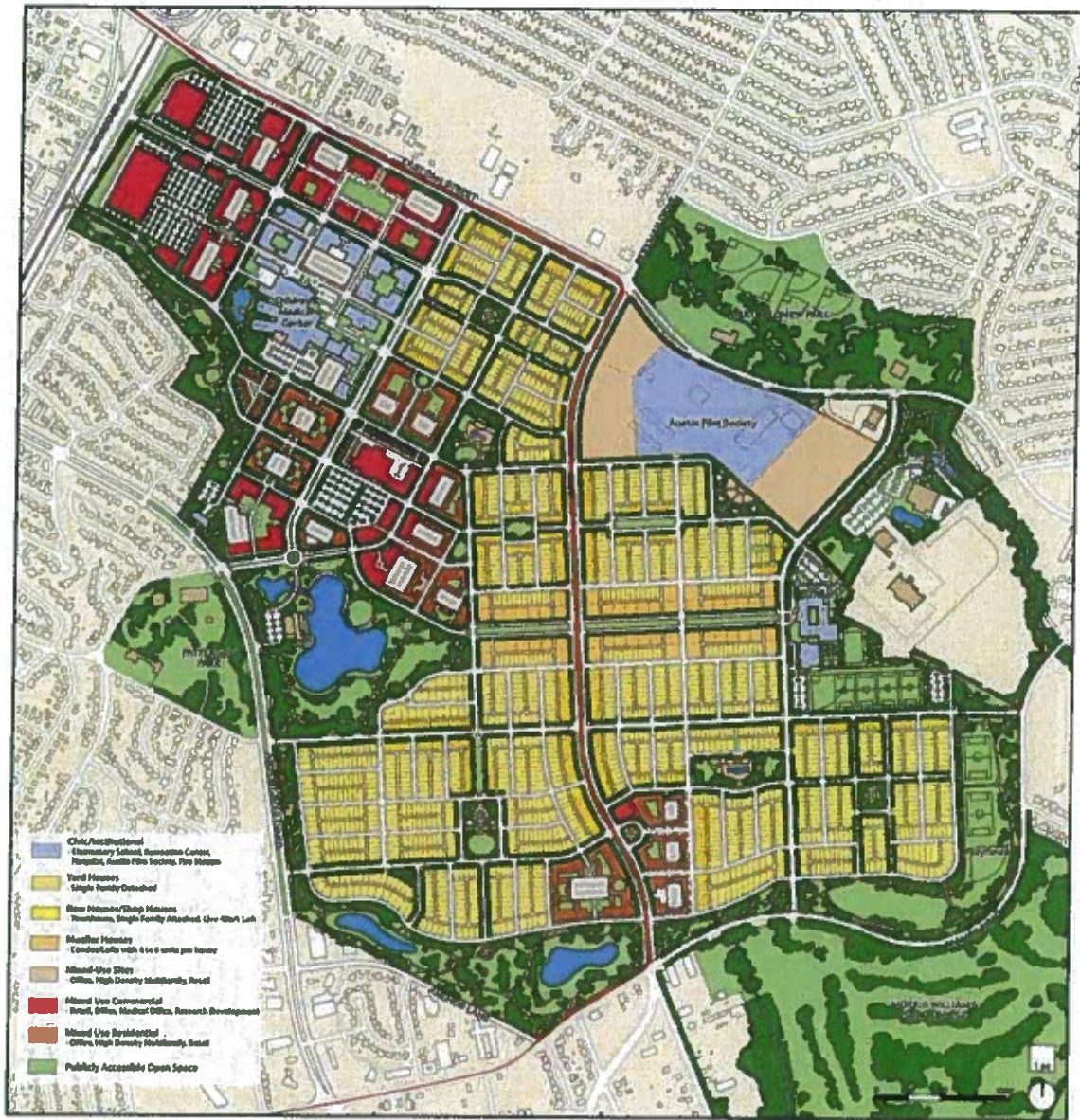
In conjunction with the amended density, the permitted list of uses for the area immediately north and east of the Town Center (MR-1) should be broadened to include uses already permitted in the adjacent Town Center (TC) and/or Employment Center (EC) areas. This will allow for the seamless extension of Town Center and Employment Center activities and a more intensive mix of uses that also support transit and reinforce Mueller’s goal of balancing jobs and housing. In addition, allowing these uses in the MR-1 area can help to provide a more gradual transition from dense commercial uses to single-family homes. Attachment 4 provides a list of the Civic and Commercial uses that are proposed for inclusion in the MR-1 land use area and the proposed Exhibit D: Zoning Use Summary Table. All additions to the area are currently permitted in the Town Center and/or the Employment Center zoning neighborhoods, so no new uses to the PUD are proposed.

4. Miscellaneous Revisions of the PUD (Attachment 5, pages 23-25):

As part of this effort, several minor corrections to the PUD are also proposed to better support the intent of the original Master Plan and the changed conditions described above. These corrections are described in more detail in Attachment 5, but include: clarifying the definition of “Mixed-Residential Area” to explicitly include office uses; revising the definition for Shop Houses to permit separate occupancy of the live and work spaces; and providing a new definition of bay windows to allow these to be constructed from grade rather than to be cantilevered as currently defined in the Land Development Code. In addition, in response to community input, it is proposed to amend the Zoning Use Summary Table (Attachment 4, Exhibit D), to allow Cocktail Lounge as a use in both the historic hangar and Mueller Central site within Lake Park, the OS-2 Land Use Area.

Attachment 1:

- **RMMA Reuse and Redevelopment Master Plan (2004) 5**
- **Mueller Illustrative Plan (2009) 6**
- **PUD Exhibit C: Land Use Plan 7**

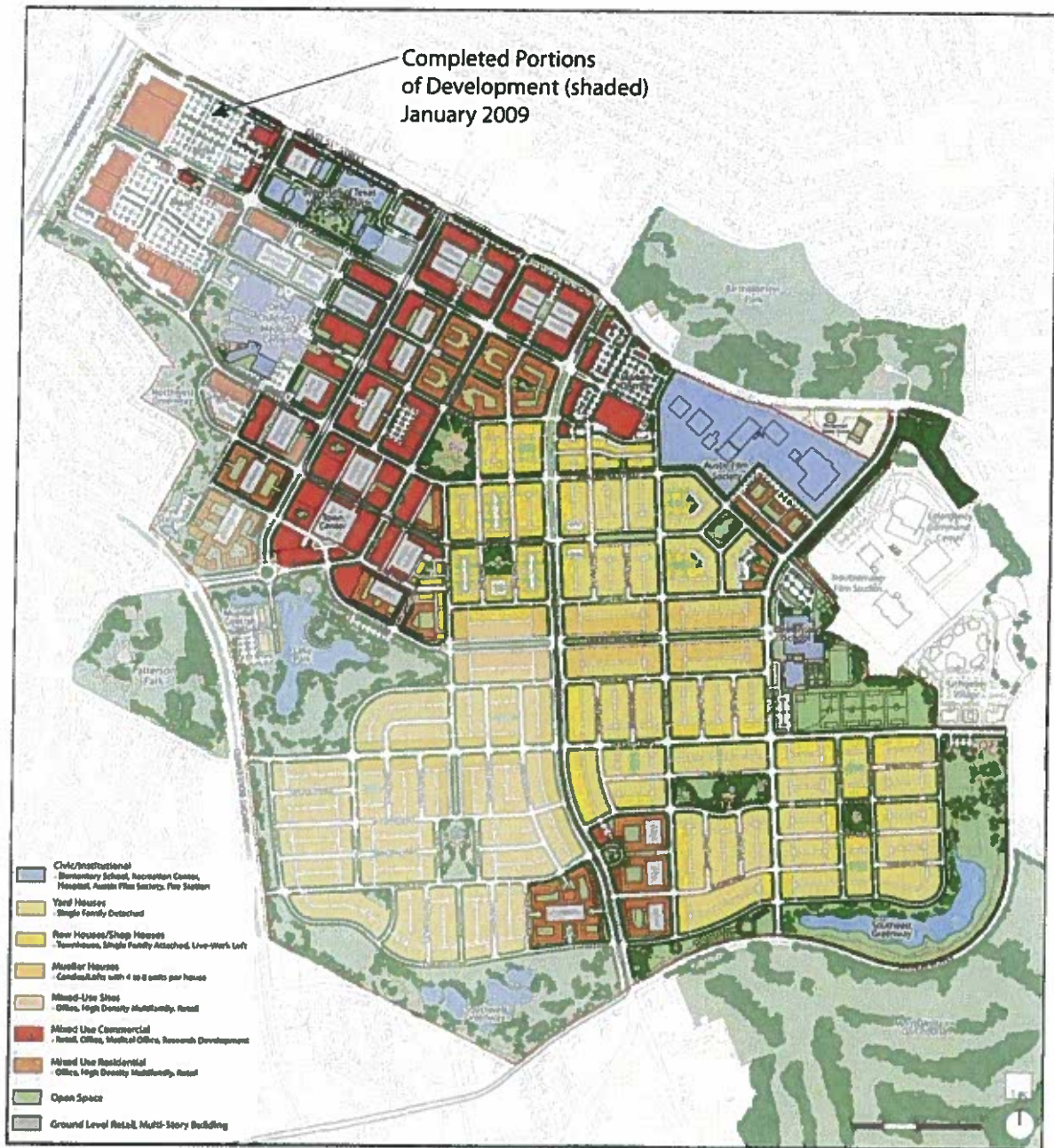


ILLUSTRATIVE PLAN

RMMA Reuse and Redevelopment Master Plan

Prepared for the City of Austin by ROMA Design Group

SEPTEMBER 13, 2004



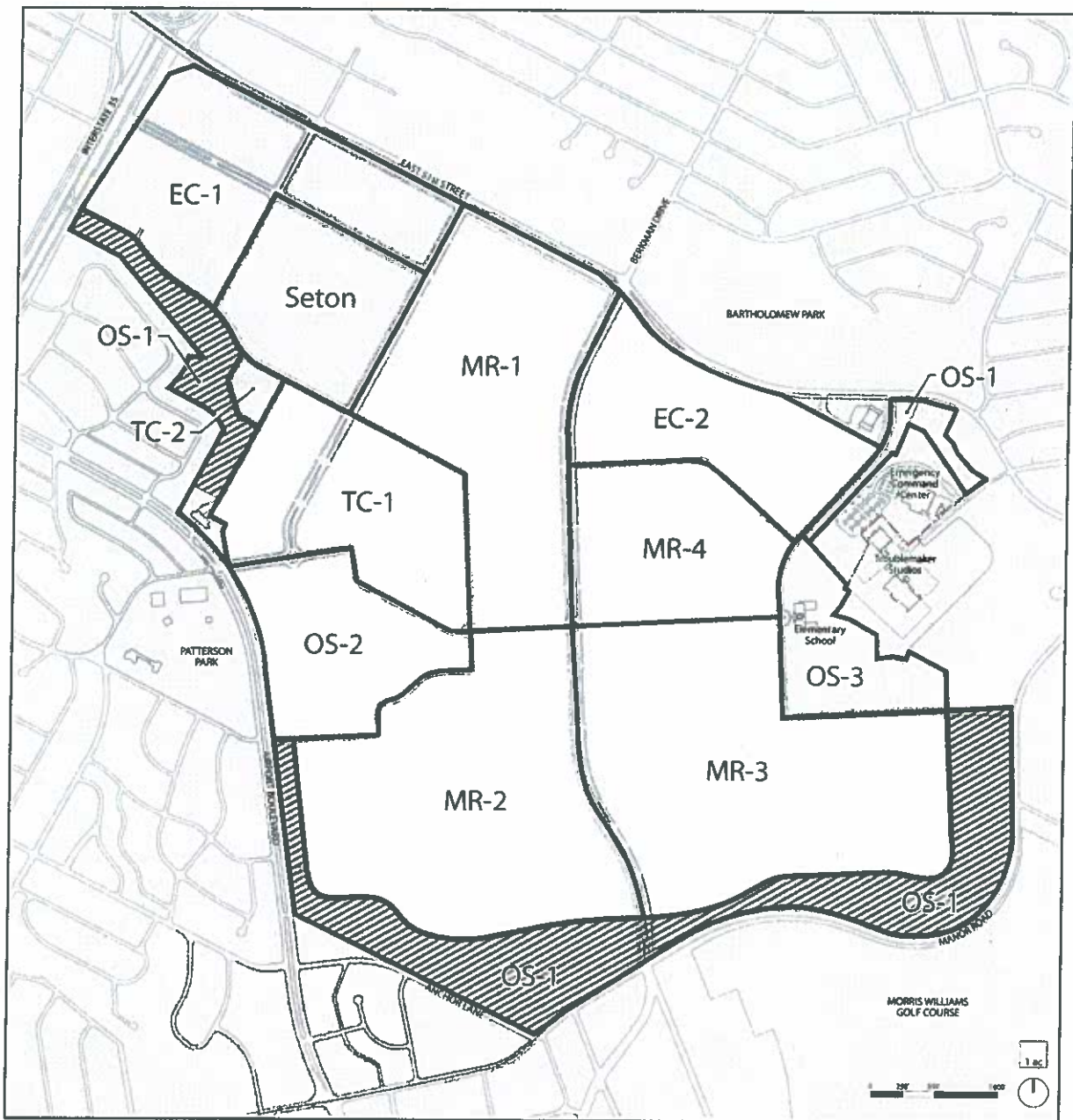
The information contained in this site plan is subject to change without notice. Each of Catellus Development Group, Catellus Development Corporation, its affiliates and representatives makes, and expressly disclaims any representations or warranties as to the accuracy of the site plan or that the site plan will not change. Each party assuming this site plan acknowledges it is relying on its own investigations or connections with the Member property and not on any representations in this site plan or on the site plan not changing.

HUFELIN

DRAFT ILLUSTRATIVE PLAN

Prepared for Catellus Development Group by ROMA Austin

February 10, 2009



TC- TOWN CENTER

MR- MIXED RESIDENTIAL AREA

EC- EMPLOYMENT CENTER

OS- OPEN SPACE/COMMUNITY FACILITIES



PARKLAND TO BE DEDICATED TO CITY OF AUSTIN

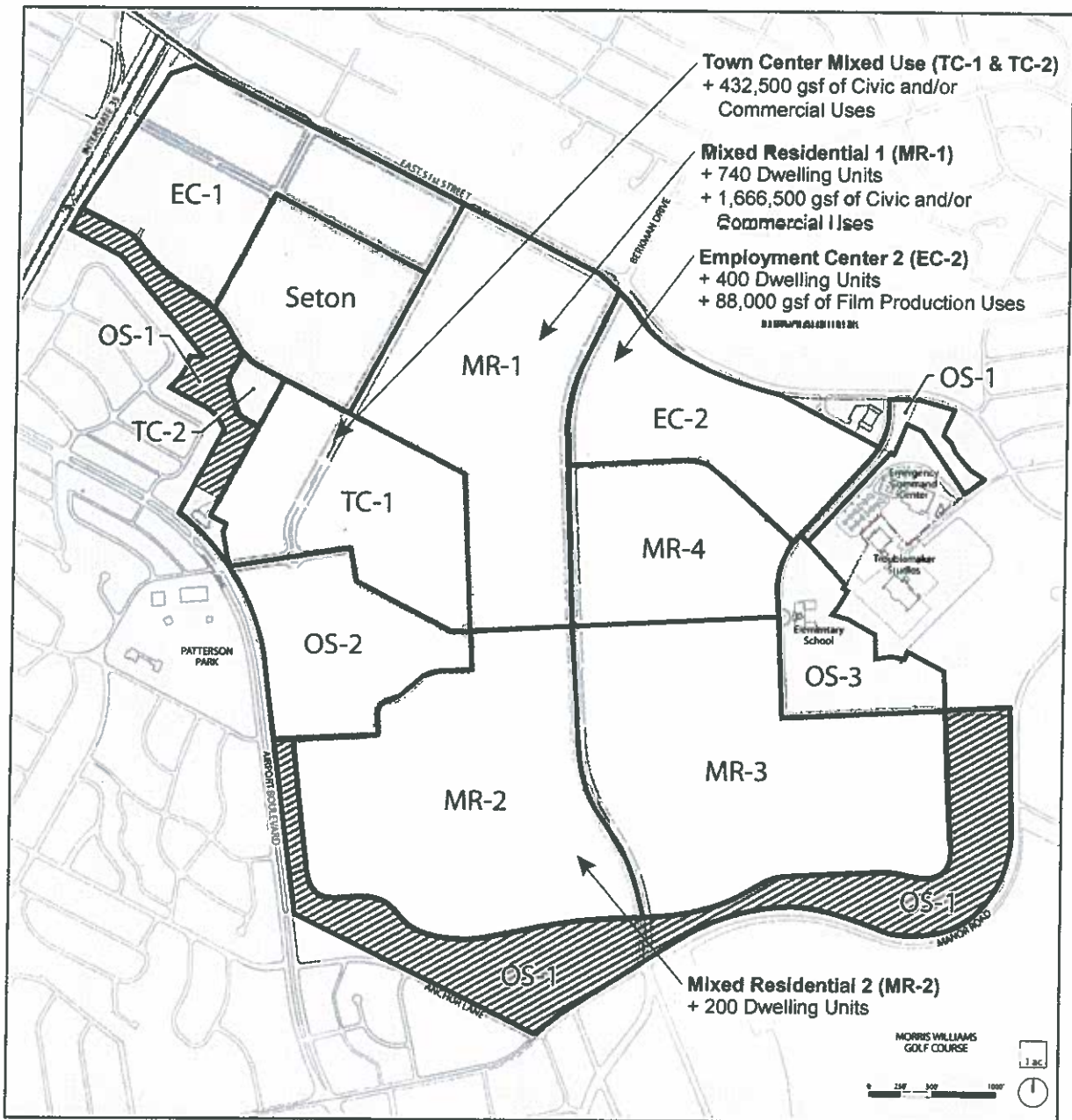
DRAFT
LAND USE PLAN
Mueller Planned Unit Development

REVISED: FEBRUARY 5, 2009

EXHIBIT C

Attachment 2:

- **Proposed Density Changes to Land Use Areas 9**
- **Comparison 2004 Density / Proposed 2009 Density. 10**
- **Proposed Exhibit F: Mueller PUD Density Table 11**



DRAFT
 PROPOSED CHANGES TO PERMITTED DENSITIES OF INDIVIDUAL LAND USE AREAS
Mueller Planned Unit Development

FEBRUARY 11, 2009

NOTE: While the maximum allowable densities in certain individual land use areas are increased, the overall maximum allowable densities project-wide remain the same.

DRAFT
PROPOSED EXHIBIT F
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%	<ul style="list-style-type: none"> • Up to 1,940 dwelling units, including Congregate Living Units • Up to 2,006,500 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%	<ul style="list-style-type: none"> • Up to 1,050 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%	<ul style="list-style-type: none"> • Up to 1,700 dwelling units, including Congregate Living Units • Up to 80,000 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%	<ul style="list-style-type: none"> • Up to 500 dwelling units, including Congregate Living Units • Up to 40,000 gsf of Civic and/or Commercial Uses (excludes Congregate Living Use)
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.00%	<ul style="list-style-type: none"> • Up to 1,500 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 • Up to 2,641,068 gsf of Civic and/or Commercial Uses
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.20%	<ul style="list-style-type: none"> • Up to 700 dwelling units, all of which shall be Multi-Family, Row House or Shop House Units
SETON EMPLOYMENT CENTER (SETON)	32.2	4.60%	<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 RMAA Catellus Traffic Impact Analysis.
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.20%	<ul style="list-style-type: none"> • Up to 308,000 gsf of film production and ancillary space associated with the Austin Film Society • Up to 400 dwelling units, including Congregate Living units • Up to 730,000 gsf of Civic and/or Commercial Uses
OPEN SPACE/COMMUNITY FACILITIES (OS)	151.1	21.60%	<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-WAYS (STREETS/ALLEYS)	180.5	25.80%	<ul style="list-style-type: none"> • 6,450 Dwelling Units (Subject to Traffic Impact Analysis) • 5.33 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM RESIDENTIAL ALLOWED			
TOTAL MAXIMUM COMMERCIAL ALLOWED			
TOTAL LAND AREA	698.7	100.00%	

NOTES:

1. The maximum allowable densities shown below 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 Dwelling Units for Residential Uses or 5.33 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.

Rev. 2.11.09
Prepared by ROMA Austin for Catellus Development Group

Attachment 3:

- **Proposed Exhibit E: Mueller PUD Site Development Regulations**
 - **Mixed Residential Areas (MR) 13**
 - **Town Center (TC) 14**
 - **Employment Center (EC) 15**

DRAFT
PROPOSED EXHIBIT E
MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

MIXED RESIDENTIAL AREA (MR)						
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MUELLER HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL ²
Minimum Lot Size	2,500 SF 3,500 SF on corner lots	600 SF (4-21-54) 800 SF (4-500-54) on corner lots	7,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	30 FT. 35 FT. on corner lot	14 FT. (46-FT.) 19 FT. (26-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	0 FT. ¹ (3-FT.-1 IN.)	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%

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'-1" to create a face of building to face of building space of at least 7 feet.

- Yard House exterior side yard-facing building walls of adjoining lots must be separated by a minimum of seven (7) 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 located on or very close to an interior side yard property line.)
- Commercial site development standards apply to Custom Manufacturing.

GENERAL NOTES:

- * Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered steps of a porch or stoop may project into a required yard.
- For parks, see site development regulations under Open Space.

Revised 1.28.09

Prepared by ROMA Austin for Catellus Development Group

PROPOSED MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

TOWN CENTER MIXED USE (TC)				
	ROW/SHOP HOUSE 600 SF (1,375 SF) 800 SF (1,500 SF) on corner lots 14 FT. (16 FT.) 19 FT. (21 FT.) on corner lot	MULTI-FAMILY	COMMERCIAL ^{1,2}	CIVIC
Minimum Lot Size		12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width		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%

FOOTNOTES:

- 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 the building lot.
- 2) Subject to compatibility standards external to the site.
- 3) Commercial site development standards apply to Custom Manufacturing.

GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered steps of a porch or stoop may project into a required yard.

Revised 2.9.09

Prepared by ROMA Austin for Catellus Development Group

PROPOSED MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

EMPLOYMENT CENTER (EC)				
	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL ²
Minimum Lot Size	600 SF (1,375-SF) 800 SF (1,500-SF) on corner lots	12,500 SF	3,600 SF 4,000 SF on corner lot	3,600 SF
Minimum Lot Width	14 FT. (16-FT.) 19 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%

FOOTNOTES:

- 1) Subject to compatibility standards external to the site.
- 2) Commercial site development standards apply to Custom Manufacturing.

GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered steps of a porch or stoop may project into a required yard.

Revised 2.9.09

Prepared by ROMA Austin for Catellus Development Group

Attachment 4:

- **List of Proposed Additional Permitted Uses for MR-1 17**
- **Proposed Exhibit D: Zoning Use Summary Table 18-22**

List of Proposed Additional Permitted Uses for MR-1 Area

The implementation of the Master Plan and development projects to date has proven successful in delivering a robust start to Mueller's desired Employment Center (EC-1) and Town Center (TC-1 and 2) districts in the project's northwest quadrant. In conjunction with the Town Center's evolution to a larger, more urban mixed-use district and the inclusion of a Market District on land formerly part of the Austin Film Society lease (EC-2), the area immediately north and east of the Town Center is proposed for density changes. This area, designated as the Mixed Residential or MR-1 zoning neighborhood in the PUD, and formerly shown as a predominately single-family district, becomes appropriate for a more diverse and intensive mix of uses that can:

- Provide for the retail, office, medical and residential uses of the Town Center and Employment Center districts to be extended seamlessly into the area;
- Reinforce transit ridership on the planned streetcar route which will pass through the area, and in so doing support the vision of a pedestrian and transit-oriented community; and
- Reinforce Mueller's goal of balancing jobs and housing.

As such, the following Commercial and Civic uses currently permitted in the Town Center and/or the Employment Center districts are proposed for inclusion in the MR-1 zoning neighborhood. No new uses to the Mueller PUD are proposed.

Commercial Uses

Business or Trade School
Cocktail Lounge
Commercial Off-Street Parking
Communications Services
Food Preparation
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Medical Offices (exceeding 5,000 GSF)
Off-Site Accessory Parking
Research Assembly Services
Research Services
Research Warehousing Services
Theater

Civic Uses

Club or Lodge
College and University Facilities
Employee Recreation
Guidance Services
Hospital Services (General)
Hospital Services (Limited)
Park and Recreation Services (Special)

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

Zoning Use Summary

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

COMMERCIAL USES continued	SECTION										
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	SO-1	SO-2	
Consumer Repair Services	P	P	P	P	P	P	P	P	NP	NP	
Convenience Storage	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	
Electronic Prototype Assembly	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Equipment Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Financial Services #	P	P	P	P+	P	P	P	P	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	P	NP	NP	NP	NP	NP	
Food Sales #	P	P	P	P	P	P	P	P	NP	NP	+ Maximum cumulative gross floor area is 3,500 square feet for a Food Sales 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.
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	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 (Convenience) #	P	P	P	P+	P	P	P	P	NP	P	
General Retail Sales (General)	P	P	P	P	P	P	P	P	NP	NP	
Hotel/Motel	P	P	P	P	P	P	P	P	NP	NP	
Indoor Entertainment	P	P	P	P	P	P	P	P	NP	NP	
Indoor Sports and Recreation	P	P	P	P	P	P	P	P	NP	NP	
Kennels	P*	P*	P*	P*	P*	NP	NP	NP	NP	NP	* A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	P*	C	P*	NP	NP	NP	NP	NP	* A single occupant may not exceed 2,000 Square feet.
Liquor Sales	P	P	P	P	P	NP	NP	NP	NP	NP	
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Medical Offices — exceeding 5,000 sq. ft. gross floor area	P	P	P	P+	P+	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 5,000 sq. ft. gross floor area	P	P	P	P	P+	P	P	P	NP	NP	
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	P	P	NP	NP	NP	NP	NP	
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Personal Improvement Services	P	P	P	P	P	P	P	P	NP	NP	
Personal Services #	P	P	P	P+	P	P	P	P	NP	NP	+ Maximum cumulative gross floor area is 3,000 square feet for a Personal 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.

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

COMMERCIAL USES continued	SECTION											
	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	NP	NP	NP	NP
Plant Nursery	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Printing and Publishing	P*	P*	P	P	NP P**	P**	P**	P**	NP	NP	NP	NP
Professional Office	P	P	P	P	P+	P	P	P	NP	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	P	NP	NP
Research Assembly Services	NP	NP	P	P+	P	NP	NP	NP	NP	NP	NP	NP
Research Services	NP	NP	P	P+	P	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 (General) #	P	P	P	P	P+	P	P	P	NP	P++	NP	NP
Restaurant (Limited) #	P	P	P	P	P+	P	P	P	NP	P++	NP	NP
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
Software Development	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Theater	P	P	P	P	P	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

* 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. These uses are limited to printing equipment typically used in a business office.

+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 60,000 square feet.

+ Maximum cumulative gross floor area is 50,000 square feet for a Research Assembly Service use.

+ Maximum cumulative gross floor area is 400,000 square feet for a Research Services use.

+Maximum cumulative gross floor area is 5,000 square feet for a Restaurant (General) 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. ++Allow for "late night hours".

+Maximum cumulative gross floor area is 2,000 square feet for a Restaurant (limited) 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. + Drive in service is prohibited. ++Allow for "late night hours".

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

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

CIVIC USES	SECTION												
	TC-1	TC-2	EC-1	EC-2	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	P	P	P	
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	NP	
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Club or Lodge #	P	P	P	P	P	P	P	P	P	P	P	P	+ Maximum cumulative gross floor area is 10,000 square feet for a Club or Lodge 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.
College and University Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Events	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	
Community Recreation (Public)	P	P	P	P	P	P	P	P	P	P	P	P	
Congregate Living	P	P	P	P	P	P	P	P	P	P	P	P	
Convalescent Services	P	P	P	P	P	P	P	P	P	P	P	P	
Convention Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Counseling Services	P	P	P	P	P	P	P	P	P	P	P	P	
Cultural Services	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care Services (Commercial) #	P	P	P	P	P	P	P	P	P	P	P	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	P	P	P	P	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Employee Recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	
Group Home, Class I (General)	P	P	P	P	P	P	P	P	P	P	P	P	
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	
Group Home, Class II	P	P	P	P	P	P	P	P	P	P	P	P	
Guidance Services	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital Services (General)	P	P	P	P	P	P	P	P	P	P	P	P	+ 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	P	P	P	P	P	P	+ 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	C	C	C	C	C	C	C	C	
Major Utility Facilities	NP	NP	NP	NP	NP	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	P	P	P	P	P	P	P	P	
Park and Recreation Services (Special)	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Private Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

CIVIC USES continued	SETON											
	TC-1	TC-2	EC-1	EC-2	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	NP	P	P	P
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	NP	P	P	P
Public Secondary Educational Facilities	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
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	C	C	C	C	C	C	C	C
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunication tower – subject to 25-2-339 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	C	C	C	C	C	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												
Basic Industry	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
	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
	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	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	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	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES												
Urban Farm	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
	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	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.

* A single occupant may not exceed 5,000 square feet if 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.
** 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.

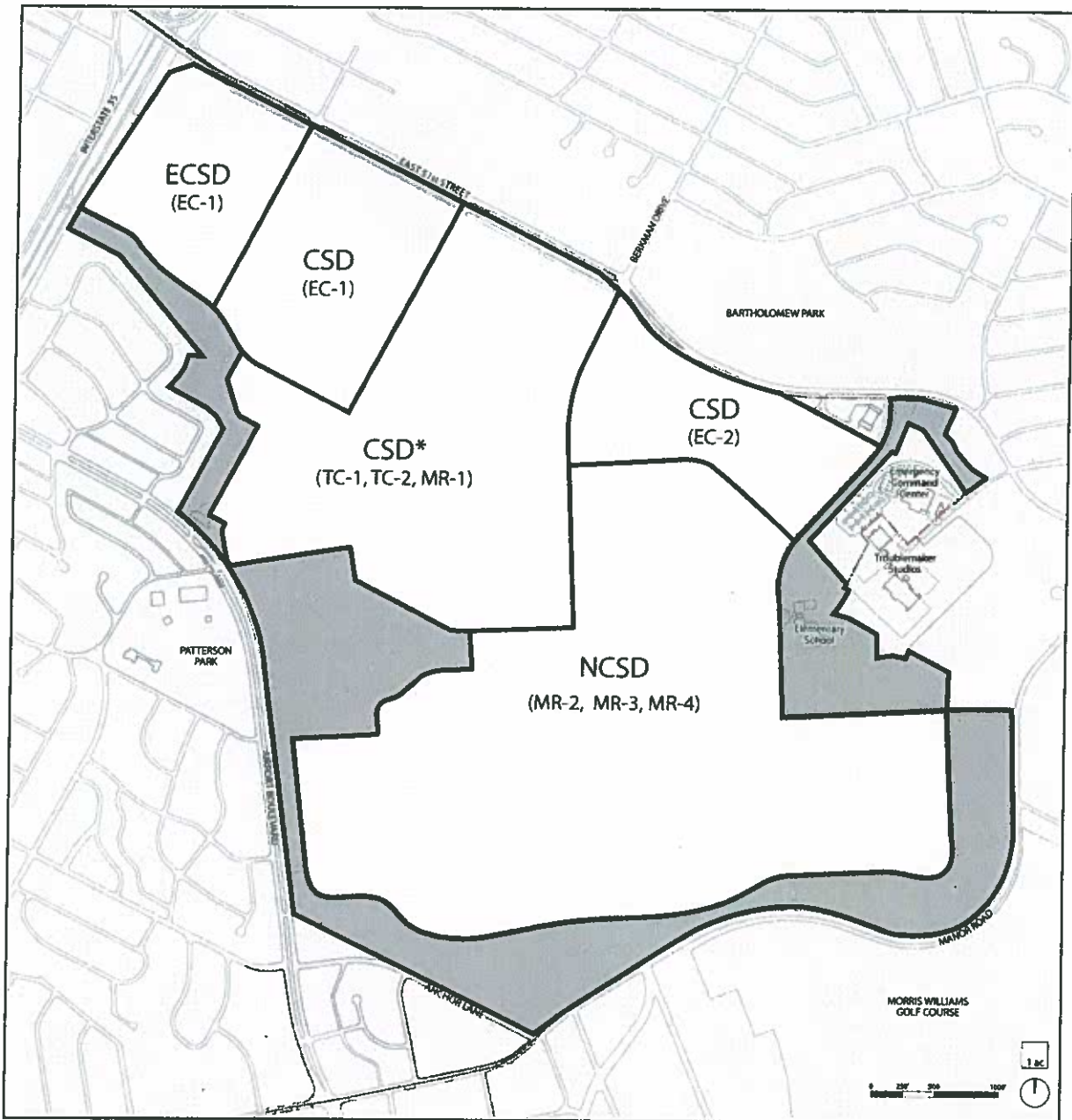
Attachment 5:

- **Miscellaneous Revisions of the PUD 24**
- **Proposed Exhibit J: Sign Districts 25**

Miscellaneous Revisions of the PUD

(Note: Page numbers refer to original PUD page numbers.)

1. **P. 2:** The PUD should modify **25-2-513** of the Land Development Code in order to allow a *non-cantilevered* BAY WINDOW (one built at grade) to project into a required yard by two feet.
2. **P. 2:** Modify description of MIXED RESIDENTIAL AREA (8) to be more use-inclusive, listing office as one of the possible uses.
3. **P. 3:** Delete OS-4 from (10) OPEN SPACE definition, as this is now part of Rathgeber Village.
4. **P. 3:** Amend the definition of SHOP HOUSE to allow for the live and work spaces to be separately occupied.
5. **P. 4, Part 6 (A) (5):** Modify definition to add "rear" in the reference to yard setback requirements. This was erroneously omitted from the original PUD.
6. **P. 9 - 10, (G) (4) (a):** Modify sign standards in the Town Center to allow for signage to be located/printed on awnings.
7. **P. 9 (G):** Add a provision to allow each Row or Shop House occupant to have one, wall mounted or awning sign within the Neighborhood Sign District (NSD).
8. **Exhibit C: Land Use Plan:** Remove OS-4, as this portion of the property is now part of Rathgeber Village.
9. **Exhibit D: Zoning Use Summary Table:** Include "Cocktail Lounge" as a permitted use within the Mueller Central and the Historic Hangar sites of the OS-2 land use area. Limit the permitted square footage of an individual occupant to a total of 5,000 GSF.
10. **Exhibit J: Sign Districts:** Extend the Commercial Sign District (CSD) to include the MR-1 land use area. (See Proposed Exhibit J: Sign Districts.)



CSD - COMMERCIAL SIGN DISTRICT

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

ECSD - EXPRESSWAY CORRIDOR SIGN DISTRICT

NCSD - NEIGHBORHOOD COMMERCIAL SIGN DISTRICT

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

DRAFT
SIGN DISTRICTS
Mueller Planned Unit Development

FEBRUARY 16 2009

EXHIBIT J

APPLICANT'S EXHIBIT "B"

ROMA

AUSTIN COLLABORATIVE DESIGN STUDIO

March 17, 2009

Greg Guernsey, Director, Neighborhood Planning & Zoning Department
Clark Patterson, Case Manager, Mueller PUD Amendment
Clara Hilling, Sign Reviewer, Mueller PUD Amendment
City of Austin
505 Barton Springs Road
One Texas Center, 5th Floor
Austin, TX 78704

RE: Signage Revision to Update #1 to Pending Case - Amendment to Mueller PUD

Dear Greg and Clark,

On February 13, 2009, our office submitted a substantial amendment request to the City on behalf of Catellus Development Group, requesting the following changes in regards to signage (*page numbers refer to those in the original Mueller PUD*):

- P. 9 - 10, (G) (4) (a): Modify sign standards in the Town Center to allow for signage to be located/printed on awnings.
- P. 9 (G): Add a provision to allow each Row or Shop House occupant to have one, wall-mounted or awning sign within the Neighborhood Sign District (NSD).
- Modify Exhibit J: Sign Districts to place the MR-1 district into the Commercial Sign District (CSD). Note: With the February 13, 2009 PUD Amendment Update submittal, we had already revised the sign district plan to place the MR-1 land use area in the CSD, which was originally in the NSD.

Since the February 13th submittal, Pam Hefner (EGRSO) and Ryan Keathley (Catellus) have met and corresponded with Clara Hilling (Watershed Protection and Development Review) and Brent Lloyd and David Lloyd (Law Department), and we have received clarification on how to proceed with the signage portion of our PUD amendment request:

First, City staff has assured us that awning signage is allowed, so we are withdrawing the first item from our request. On the second bulleted item, we are revising the request as follows:

1. Allow mixed-use buildings in the NSD area to have more than two signs per building, and allow signs to be of a more appropriate size than is allowed under the NSD regulations.
2. Allow Shop Houses and/or Row Houses units/lots to advertise a potential Home Occupation business.
3. Amend the Mueller PUD to allow both projecting signs and awning signs in *all* its sign districts.

To address item #1 above, we are requesting to amend the Sign District Plan of the Mueller PUD to modify the area designated as Neighborhood Sign District to **Neighborhood Commercial Sign District**

ROMA

AUSTIN COLLABORATIVE DESIGN STUDIO

(NCSD). Three to four-story, mixed-use buildings are envisioned in part of this area that will have ground-floor commercial tenants needing individual tenant signs, which would not be allowed under the Neighborhood Sign District provisions. Please see the attached Exhibit J showing the proposed Sign Districts plan.

Rationale: As the area currently under the NSD designation at Mueller includes a wide-ranging mix of Yard Houses, Shop Houses, Row Houses, Mueller Houses, mixed-use multi-family and office, etc., we need to be able to address a wider spectrum of conditions than was intended in the NSD - such as multiple, ground floor tenants (each needing a sign) within a mixed-use building located in the NSD district. We believe the NCSD regulations better provide for this, as these are silent on the number of signs allowed on a lot or on a building, and the size of the signage allowed is more in keeping with what is appropriate for ground floor tenants in a mixed-use building, as well as that for a Shop House unit.

To address item #2 above, we wish to amend the Mueller PUD to except it from provision (J) of § 25-2-900 HOME OCCUPATIONS of the Land Development Code, so that Row Houses and Shop Houses may have signage advertising their home occupation business. Therefore we propose to strike the following from applying to the Mueller PUD:

~~(J) Advertising a home occupation by a sign on the premises is prohibited. Advertising the street address of a home occupation through signs, billboards, television, radio, or newspapers is prohibited.~~

For item #3 above, we simply want assurance that these sign types will be allowed within the sign districts of Mueller.

Please note that the size, type, design, number and location criteria of signage within all sign districts in Mueller is further defined and restricted within the Mueller Master Covenants as well as in the Mueller Design Book, in order to assure appropriateness and compatibility for the Mueller Community and its environs. These criteria do not conflict with provisions already in the Land Development Code, but are more limiting and specific to the precise sub-area of Mueller, as well as to the building type (Row House, Mixed-Use Multi-Family Building, etc.) involved.

Please let us know if you have any questions, and thank you in advance for your help in processing this request. We look forward to the March 24th Planning Commission and will be prepared to make a short Powerpoint presentation.

Sincerely,



Jana McCann, AIA
Principal, ROMA Austin