

Late Backup #87

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 040826-61 TO MODIFY THE
2 LAND USE PLAN FOR THE MUELLER PLANNED UNIT DEVELOPMENT
3 PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED
4 UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT
5 (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4550 MUELLER
6 BOULEVARD.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** Mueller planned unit development is comprised of approximately 698.567 acres
11 of land located generally in the vicinity of North IH-35 and East 51st Street and more
12 particularly described by metes and bounds in the land use plan incorporated into
13 Ordinance No. 040826-61.

14
15 **PART 2.** Mueller planned unit development was approved August 26, 2004 under
16 Ordinance No. 040826-61 (the "Original Ordinance"), and amended under Ordinance No.
17 20070503-065.

18
19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from planned unit development (PUD) district to planned unit
21 development (PUD) district on the property (the "Property") generally known as the
22 Mueller planned unit development ("Mueller PUD"), identified in the Original Ordinance
23 and described in Zoning Case No. C814-04-0055.02, on file at the Neighborhood Planning
24 and Zoning Department, now locally known as 4550 Mueller Boulevard, in the City of
25 Austin, Travis County, Texas, and generally identified in the map attached as Appendix
26 "A".

27
28 **PART 4.** This ordinance, together with the attached Appendix "A" and Appendix "B",
29 constitutes the amended land use plan for Mueller PUD and amends the Original
30 Ordinance. Mueller PUD shall conform to the limitations and conditions set forth in the
31 ordinance and the land use plan on record at the Neighborhood Planning and Zoning
32 Department in File No. C814-04-0055.02. If this ordinance and the attached exhibits
33 conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance,
34 the terms and conditions of the Original Ordinance remain in effect.
35

1 In accordance with Part 3 of Ordinance No. 20080618-098, the PUD is subject to the PUD
2 procedural standards in effect on June 18, 2008 and not the PUD procedural standards
3 adopted pursuant to Ordinance No. 20080618-098.

4 **PART 5.** The attached exhibits amend and replace the original exhibits to Ordinance No.
5 040826-61 and are incorporated into this ordinance in their entirety as though set forth
6 fully in the text of this ordinance. Appendix "B" of this ordinance identifies the amended
7 exhibits of the land use plan. The exhibits are as follows:

8
9 Appendix A: Zoning map
10 Appendix B: Land Use Plan-Exhibit C
11 Zoning Use Summary Table-Exhibit D
12 Site Development Regulations-Exhibit E
13 Density Table-Exhibit F
14 Park Plan-Exhibit G
15 Sign Districts Map-Exhibit J
16

17 **PART 6.** The Mueller PUD land use plan under the Original Ordinance, as amended, is
18 modified and amended as shown in this Part 6 as to land use areas, density, site
19 development standards, sign districts, and permitted uses.

20
21 A. The maximum allowable density for residential and commercial and/or civic
22 uses permitted in three of the land use areas within the PUD: TC-1 and TC-2
23 (Town Center), EC-2 (Employment Center), MR-1 and MR-2 (Mixed
24 Residential) is reallocated as shown on the attached Density Table-Exhibit F.
25 Except as set forth in this Section A, the overall commercial and residential
26 densities will remain the same.

27
28 The revised Density Table-Exhibit F identifies the increase in the total number
29 of dwelling units and gross square footage (GSF) for the certain land use areas
30 in the PUD, as follows:

- 31
32 1) In MR-1: An additional 740 dwelling units for a total of 1,940
33 dwelling units; and,
34 2) In MR-1: An additional 1,666,500 GSF for a total of 2,006,500 GSF
35 of civic and/or commercial uses.
36 3) In MR-2: An additional 200 dwelling units for a total of 1,050
37 dwelling units.
38 4) In TC-1 and TC-2: An additional 432,500 GSF for a total of
39 1,432,500 GSF of civic and/or any type of commercial uses.

- 1 5) In EC-2: 400 dwelling units (multifamily, row house or shop house
2 units) for a total of 400 dwelling units; and
3 6) In EC-2: An additional 88,000 GSF of film production uses for a
4 total of 308,000 GSF of film production and ancillary space
5 associated with the Austin Film Society.
6

7 B. The site development regulations are revised to allow for smaller Row/Shop
8 House and Yard House lots and for zero lot-lines for interior sideyards of Yard
9 Houses. These changes are identified on the Site Development Regulations
10 Table- Exhibit E.
11

12 C. The revised Zoning Use Summary Table-Exhibit D includes the following
13 commercial and civic uses as permitted uses, as follows:
14

15 1) in the MR-1 area:

17 Business or trade school	Cocktail lounge
18 Commercial off-street parking	Communications services
19 Food preparation	Hotel-motel
20 Indoor entertainment	Indoor sports and recreation
21 Kennels	Laundry services
22 Liquor sales	Medical offices (exceeding 5000 GSF)
23 Off-site accessory parking	Research assembly services
24 Research services	Research warehousing services
25 Theater	Club or lodge
26 College and university facilities	Employee recreation
27 Guidance services	Hospital services (general)
28 Hospital services (limited)	Park and recreation services (special)

29
30

31 2) A cocktail lounge is a permitted use in the historic hangar and Mueller
32 Central site within Lake Park in OS-2 land use area.
33

34 D. Part 4.A (*Definitions*) of the Original Ordinance is amended as shown in this
35 Section D.
36

37 (8) MIXED RESIDENTIAL AREA means the land use areas identified on
38 Exhibit C (*Land Use Plan*) as MR-1, MR-2, MR-3, and MR-4. The Mixed
39 Residential land use areas allow a wide diversity of residential building types,

1 including single family, multi-family, as well as sites for office, commercial,
2 civic, and mixed use buildings.

3
4 (10) OPEN SPACE means the land use areas identified on Exhibit C (*Land Use*
5 *Plan*) as OS-1, OS-2, and OS-3. ~~and OS-4.~~

6
7 (14) SHOP HOUSE means a row house with a ground level workspace or
8 commercial space and upper level living space. ~~The work space or commercial~~
9 ~~space and living space must be used and occupied by the same owner or~~
10 ~~occupant.~~

11
12 E. Part 6.A (*Zoning*) of the Original Ordinance is amended as shown in this
13 Section E.

14
15 (5) Subsection (I)(4)(a) of Section 25-2-411 (Planned Unit development district
16 Regulations) is modified as to provide that the rear, front and side yard
17 requirements for nonresidential uses in the PUD are as established in Exhibit E
18 (*Site Development Regulations*).

19
20 F. Part 6.A (*Zoning*) of the Original Ordinance is amended to add a new Section
21 10 as follows:

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

25
26
27 G. Part 6 G (4) (*Signs*) is modified as follows:

28
29 (4) Section 25-10-130 (*Commercial Sign District Regulations*) is modified to
30 provide that:

31 (a) in the Town Center, each tenant may have a wall sign that is a
32 projecting sign;

33 (b) Employment Center 2 (EC-2) is considered one site for the purpose
34 of signage;

35 (c) the Town Center is considered one site for the purpose of signage;

- 1 (d) in EC-2 and the Town Center, one freestanding sign is permitted for
2 each 250 feet of street frontage; and
- 3 (e) a projecting sign described in Subsection (4) (a) must comply with
4 Subsection (D) of Section 25-10-129 (*Downtown Sign District*
5 *Regulations*); and
- 6 (f) the occupant of a Row House or Shop House may have a wall sign
7 or a projecting sign.

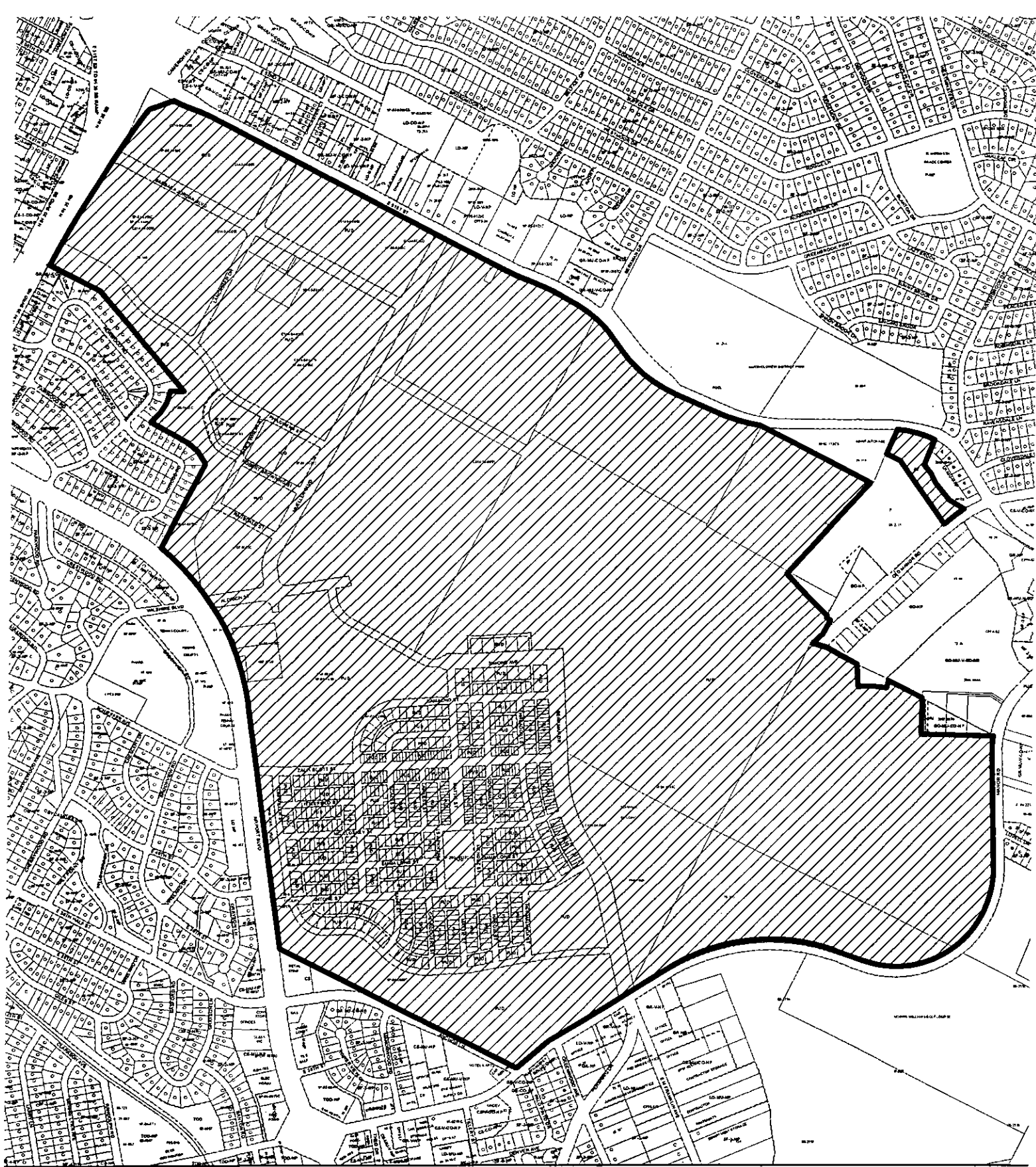
8
9 **PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of
10 the Original Ordinance, as amended, remain in effect.

11
12 **PART 8.** This ordinance takes effect on _____, 2009.

13
14
15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2009 § _____
20 Will Wynn
21 Mayor
22

23
24 **APPROVED:** _____ **ATTEST:** _____
25 David Allan Smith Shirley A. Gentry
26 City Attorney City Clerk



N



SUBJECT TRACT



ZONING BOUNDARY

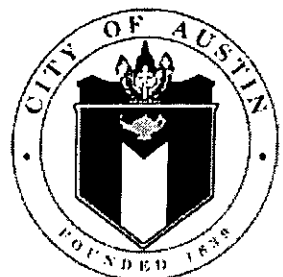


PENDING CASE

OPERATOR: S. MEEKS

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0055.02
ADDRESS: N IH 35 @ E 51ST ST
SUBJECT AREA: 697.036 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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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 ^a
Minimum Lot Size	1,200 SF 1,400 SF on corner lots	600 SF 800 SF on corner lots	7,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	20 FT. 25 FT. on corner lot	14 FT. 19 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 or 0 FT. ²	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%

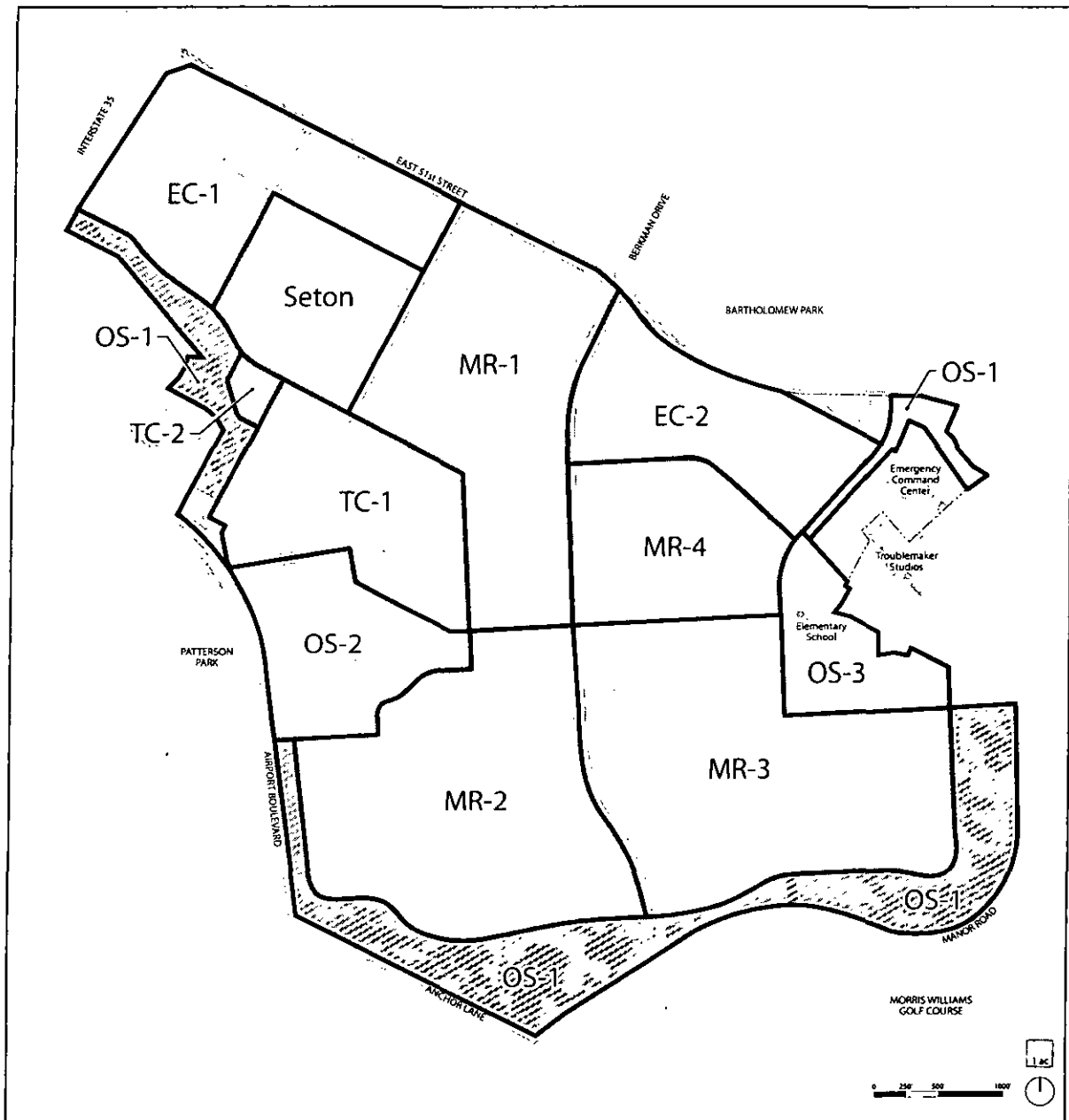
FOOTNOTES:

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'-11" to create a face-of-building to face-of-building space of at least seven (7) feet.
2. One side of a yard house exterior wall may be located on one of the lot's side property lines, however the exterior sideyard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior sideyard property line.
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.
- For parks, see site development regulations under Open Space.

APRIL 2009



TC- TOWN CENTER



PARKLAND TO BE DEDICATED TO CITY OF AUSTIN

MR- MIXED RESIDENTIAL AREA

EC- EMPLOYMENT CENTER

OS- OPEN SPACE/COMMUNITY FACILITIES

LAND USE PLAN Mueller Planned Unit Development

APRIL 2009
EXHIBIT C

EXHIBIT D

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

APRIL 2009

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

RESIDENTIAL USES		TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Bed & Breakfast (Group 1)		P	P	P	P	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)		P	P	P	P	P	P	P	P	P	P	P	P
Condominium Residential		P	P	P	P	P	P	P	P	P	P	P	P
Duplex Residential		P	P	P	P	P	P	P	P	P	P	P	P
Group Residential		NP	NP	NP	NP	P*	NP	NP	NP	NP	NP	NP	NP
Mueller House		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile Home Residential		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential		P	P	P	P	P	P	P	P	P	P	P	P
Retirement Housing (Small Site)		P	P	P	P	P	P	P	P	P	P	P	P
Retirement Housing (Large Site)		P	P	P	P	P	P	P	P	P	P	P	P
Rowhouse		P	P	P	P	P	P	P	P	P	P	P	P
Shophouse		P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached Residential		P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Residential		NP	NP	NP	NP	P	P	P	P	P	P	P	P
Small Lot Single-Family Residential		NP	NP	NP	NP	P	P	P	P	P	P	P	P
Townhouse Residential		P	P	P	P	P	P	P	P	P	P	P	P
Two-Family Residential		NP	NP	NP	NP	P	P	P	P	P	P	P	P
Yard House		NP	NP	NP	NP	P	P	P	P	P	P	P	P
COMMERCIAL USES		TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Administrative and Business Offices		P	P	P	P	P*	P	P	P	P	NP	P	NP
Agricultural Sales and Services		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Art Gallery		P	P	P	P	P	P	P	P	P	P	P	P
Art Workshop		P	P	P	P	P	P	P	P	P	P	P	P
Automotive Rentals		P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Repair Services		NP	NP	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Sales		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Automotive Washing (of any type)		NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services		NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Business or Trade School		P	P	P	P	P*	P	NP	NP	NP	P	NP	NP
Business Support Services		P	P	P	P	P*	NP	NP	NP	NP	NP	NP	NP
Campground		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge		P*	P*	P*	P*	NP	P*	C	C	C	NP	P**	NP
Commercial Blood Plasma Center		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Off-Street Parking		P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Communications Services		P	P	P	P	NP	P	NP	NP	NP	P	NP	NP
Construction Sales and Services		NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services		P	P	P	P	P	P	P	P	P	P	P	NP

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

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

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

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

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

* A single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition. ** Use is only allowed in Lot 1, Block 30 and Lot 2, Block 30 of Amended Plat of Mueller Section IV Subdivision, and a single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition.

APRIL 2009

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
Pet Services		P	P	P	P	P	P	P	P	P	NP	NP	NP
Plant Nursery		P	P	P	P	P	P	P	P	P	NP	NP	NP
Printing and Publishing		P*	P*	P	P	P	P**	P**	P**	P**	NP	NP	NP
Professional Office		P	P	P	P	P+	P	P	P	P	NP	P	NP
Recreational Equipment Maint. & Stor.		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational Equipment Sales		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Research Assembly Services		NP	NP	P	P	P+	P	NP	NP	NP	NP	NP	NP
Research Services		NP	NP	P	P	P+	P	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	P	P	NP	NP	NP	NP	NP	NP
Restaurant (General) #		P	P	P	P	P+	P	P	P	P	NP	P++	NP
Restaurant (Limited) #		P	P	P	P	P+	P	P	P	P	NP	P++	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	P	NP	NP	NP
Special Use Historic		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Stables		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Theater		P	P	P	P	P	P	NP	NP	NP	NP	P	NP
Vehicle Storage		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Veterinary Services		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

* A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office. ** A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office.

+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 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	TC-1	TC-2	EC-1	EC-2	SECTION	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Administrative Services	P	P	P	P	P	P	P	P	P	NP	NP	NP
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge #	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP
College and University Facilities	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP
Communication Service Facilities	P	P	P	P	P	P	P	P	P	NP	NP	NP
Community Events	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Recreation (Private)	P	P	P	P	P	P	P	P	P	NP	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	NP	NP	NP
Convalescent Services	P	P	P	P	P	P	P	P	P	NP	NP	NP
Convention Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Counseling Services	P	P	P	P	P	P	P	P	P	NP	NP	NP
Cultural Services	P	P	P	P	P	P	P	P	P	NP	P	NP
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	P
Day Care Services (General)	P	P	P	P	P	P	P	P	P	NP	NP	P
Day Care Services (Limited)	P	P	P	P	P	P	P	P	P	NP	NP	P
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	NP
Family Home	P	P	P	P	P	P	P	P	P	NP	NP	NP
Group Home, Class I (General)	P	P	P	P	P	P	P	P	P	NP	NP	NP
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	NP	NP	NP
Group Home, Class II	P	P	P	P	P	P	P	P	P	NP	NP	NP
Guidance Services	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP
Hospital Services (Limited)	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP
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	NP	NP	NP	NP	NP	NP	NP
Major Utility Facilities	NP	NP	C	C	C	NP	NP	NP	NP	NP	NP	NP
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	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	NP	NP	NP
Private Primary Educational Facilities	P	P	P	P	P	P	P	P	P	NP	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.

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

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

+ A campground use is an accessory use to a hospital services (Limited, General) use. The maximum cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (General, Limited) use. + Helipoint (private use) as defined in Section 17-2, Article 3 (Helicopter & Helipoint 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.

+ 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.

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

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 ³
Minimum Lot Size	1,200 SF 1,400 SF on corner lots 20 FT.	600 SF 800 SF on corner lots 14 FT.	7,000 SF 70 FT.	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	25 FT. on corner lot 35 FT.	19 FT. on corner lot 40 FT. and 3 stories	40 FT. and 3 stories	80 FT.	25 FT.	25 FT.
Maximum Height	5 FT.	5 FT.	10 FT.	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 ³ or 0 FT. ²	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'-11" to create a face-of-building to face-of-building space of at least seven (7) feet.
2. One side of a yard house exterior wall may be located on one of the lot's side property lines; however the exterior sideyard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior sideyard property line.
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.
- For parks, see site development regulations under Open Space.

APRIL 2009

changed from 7 to 5

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	TOWN CENTER MIXED USE (TC)			
	ROW/SHOP HOUSE	MULTI-FAMILY	COMMERCIAL ^{1/3}	CIVIC
Minimum Lot Size	600 SF 800 SF on corner lots	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	14 FT. 19 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	65 FT.	65 FT.	65 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.

APRIL 2009

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 800 SF on corner lots	12,500 SF	3,600 SF 4,000 SF on corner lot	3,600 SF
Minimum Lot Width	14 FT. 19 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.

APRIL 2009

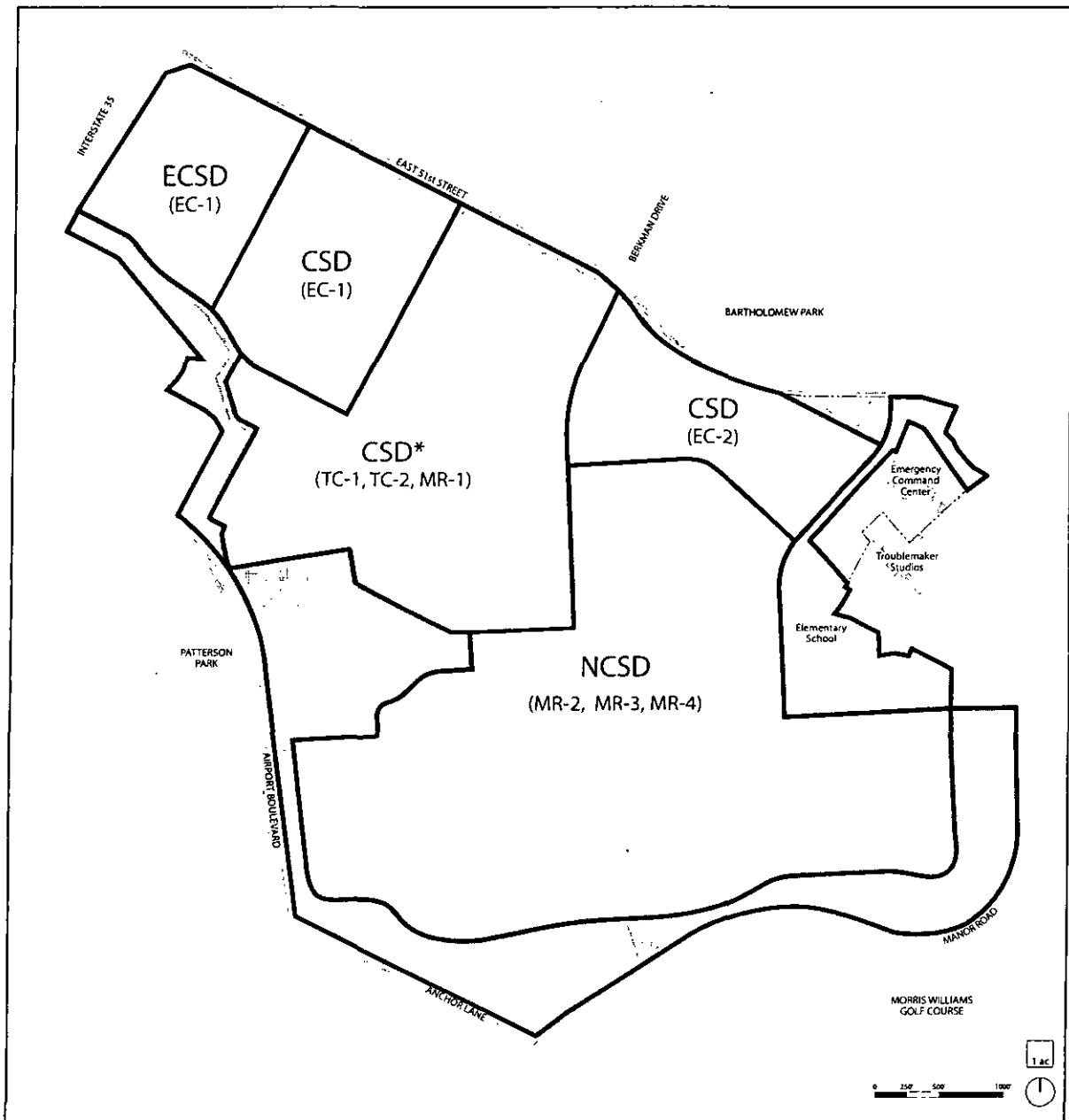
EXHIBIT F
MUELLER PUD DENSITY TABLE

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%	• 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%	• 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%	• 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%	• 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%	• 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
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.20%	• Up to 2,641,068 gsf of Civic and/or Commercial Uses • 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%	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 Catellus Traffic Impact Analysis.
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.20%	• Up to 308,000 gsf of film production and ancillary space associated with the Austin Film Society • Up to 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%	• 139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area. • Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2; and • Up to 20,000 gsf of park-related ancillary structures • Elementary School Site. Up to 160,000 gsf for school and recreation center • Fire Station Site. Up to 20,000 gsf
RIGHTS-OF-WAYS (STREETS/ALLEYS)	180.5	25.80%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			• 6,450 Dwelling Units (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM COMMERCIAL ALLOWED			• 5.33 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL LAND AREA	698.7	100.00%	

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.

APRIL 2009



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 COMMERCIAL SIGN DISTRICT)

SIGN DISTRICTS Mueller Planned Unit Development

APRIL 2009
EXHIBIT J