

ORDINANCE NO. 20090423-087

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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Mueller planned unit development is comprised of approximately 697.036 acres of land located generally in the vicinity of North IH-35 and East 51st Street and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 040826-61.

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

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

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

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

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

- Appendix A: Zoning map
- Appendix B: Land Use Plan-Exhibit C
 Zoning Use Summary Table-Exhibit D
 Site Development Regulations-Exhibit E
 Density Table-Exhibit F
 Park Plan-Exhibit G
 Sign Districts Map-Exhibit J

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

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

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

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

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

- B. The site development regulations are revised to allow for smaller Row/Shop House and Yard House lots and for zero lot-lines for interior sideyards of Yard Houses. These changes are identified on the Site Development Regulations Table- Exhibit E.
- C. The revised Zoning Use Summary Table-Exhibit D includes the following commercial and civic uses as permitted uses, as follows:

1) in the MR-1 area:

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 5000 GSF)
Off-site accessory parking	Research assembly services
Research services	Research warehousing services
Theater	Club or lodge
College and university facilities	Employee recreation
Guidance services	Hospital services (general)
Hospital services (limited)	Park and recreation services (special)

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

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

(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 office, commercial, civic, and mixed use buildings.

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

(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.~~

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

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

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

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

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

(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*); and
- (f) the occupant of a Row House or Shop House may have a wall sign or a projecting sign.

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

PART 8. This ordinance takes effect on May 4, 2009.

PASSED AND APPROVED

_____ April 23, 2009	§ § § _____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Gentry City Clerk



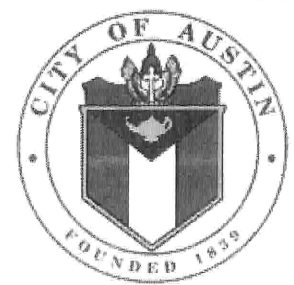
-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

PLANNED UNIT DEVELOPMENT

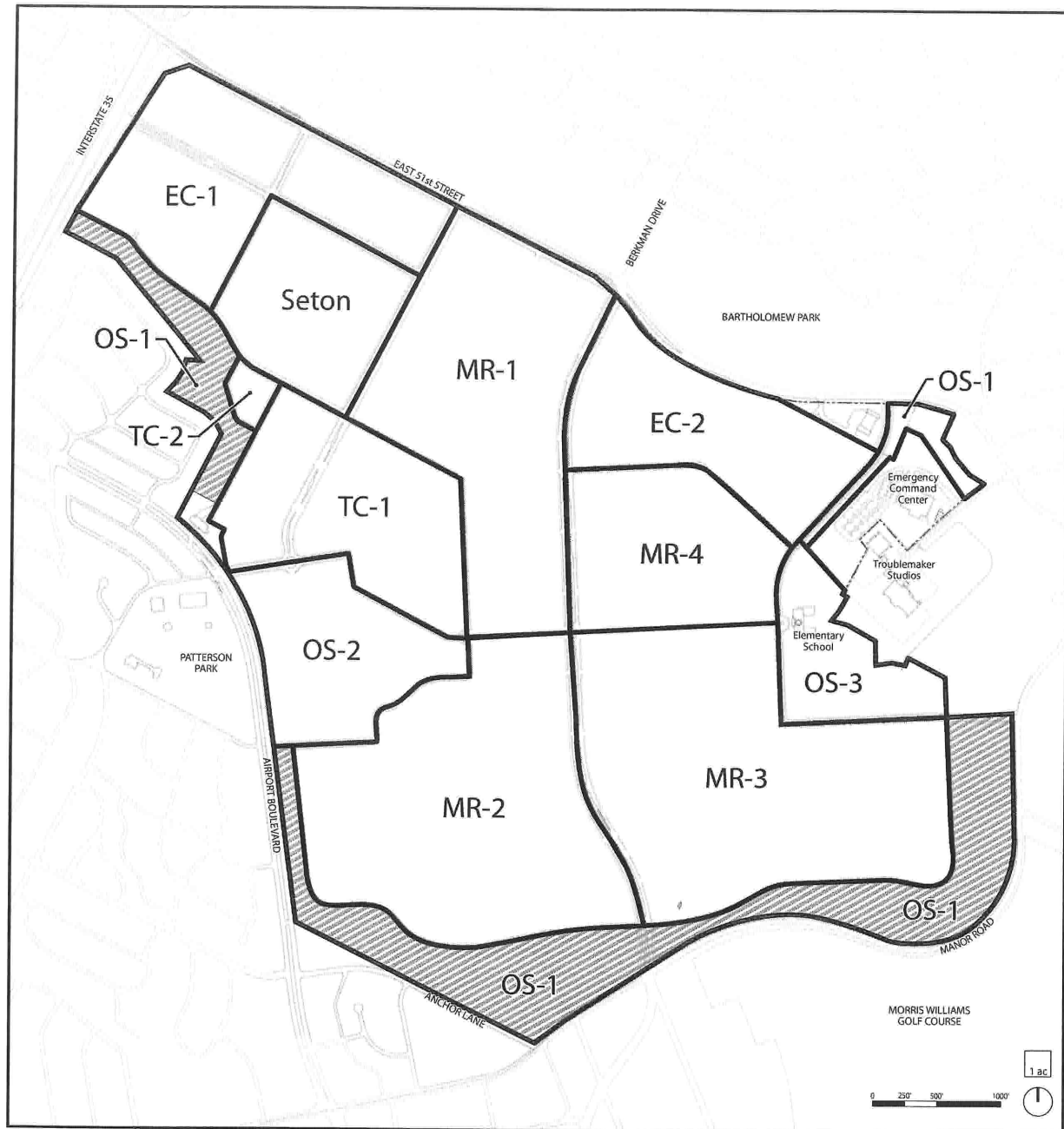
ZONING CASE#: **C814-04-0055.02**
 ADDRESS: **N IH 35 @ E 51ST ST**
 SUBJECT AREA: **697.036 ACRES**
 GRID: **K24-25 & L24-25**
 MANAGER: **C. PATTERSON**

Appendix A



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.



TC- TOWN CENTER

MR- MIXED RESIDENTIAL AREA

EC- EMPLOYMENT CENTER

OS- OPEN SPACE/COMMUNITY FACILITIES



PARKLAND TO BE DEDICATED TO CITY OF AUSTIN

LAND USE PLAN Mueller Planned Unit Development

APRIL 2009

EXHIBIT C

Appendix B

EXHIBIT D

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

APRIL 2009

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

RESIDENTIAL USES	SECTION										Notes
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	
Bed & Breakfast (Group 1)	P	P	P	P	NP	P	P	P	NP	NP	
Bed & Breakfast (Group 2)	P	P	P	P	NP	P	P	P	NP	NP	
Condominium Residential	P	P	P	P	NP	P	P	P	NP	NP	
Duplex Residential	P	P	P	P	NP	P	P	P	NP	NP	
Group Residential	NP	NP	NP	NP	P+	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 50,000 square feet for Group Residential use.
Mueller House	NP	NP	NP	NP	NP	P	P	P	NP	NP	
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Multifamily Residential	P	P	P	P	NP	P	P	P	NP	NP	
Retirement Housing (Small Site)	P	P	P	P	NP	P	P	P	NP	NP	
Retirement Housing (Large Site)	P	P	P	P	NP	P	P	P	NP	NP	
Rowhouse	P	P	P	P	NP	P	P	P	NP	NP	
Shophouse	P	P	P	P	NP	P	P	P	NP	NP	
Single-Family Attached Residential	P	P	P	P	NP	P	P	P	NP	NP	
Single-Family Residential	NP	NP	NP	NP	NP	P	P	P	NP	NP	
Small Lot Single-Family Residential	NP	NP	NP	NP	NP	P	P	P	NP	NP	
Townhouse Residential	P	P	P	P	NP	P	P	P	NP	NP	
Two-Family Residential	NP	NP	NP	NP	NP	P	P	P	NP	NP	
Yard House	NP	NP	NP	NP	NP	P	P	P	NP	NP	
COMMERCIAL USES	SECTION										Notes
	TC-1	TC-2	EC-1	EC-2	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	
Administrative and Business Offices	P	P	P	P	P+	P	P	P	NP	NP	+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 square feet.
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Art Gallery	P	P	P	P	NP	P	P	P	NP	NP	
Art Workshop	P	P	P	P	NP	P	P	P	NP	NP	
Automotive Rentals	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.
Automotive Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Automotive Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	* A single occupant may not exceed 2,400 square feet of gross building area.
Automotive Washing (of any type)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Building Maintenance Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	
Business or Trade School	P	P	P	P	P+	P	NP	NP	NP	NP	
Business Support Services	P	P	P	P	P+	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 200,000 square feet for a Business or Trade School use.
Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 20,000 square feet for a Business Support Services use.
Cocktail Lounge	P*	P*	P*	P*	NP	C	C	C	NP	NP	
Commercial Blood Plasma Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	* A single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition. ** Use is only allowed in Lot 1, Block 30 and Lot 2, Block 30 of Amended Plat of Mueller Section IV Subdivision, and a single occupant may not exceed 5,000 square feet, unless greater square footage is approved as a condition.
Commercial Off-Street Parking	P	P	P	P	P	NP	NP	NP	NP	NP	
Communications Services	P	P	P	P	NP	NP	NP	NP	NP	NP	
Construction Sales and Services	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	
Consumer Convenience Services	P	P	P	P	P	P	P	P	NP	NP	

APRIL 2009 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	NP	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	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly		NP	NP	P	NP	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
Food Preparation		P	P	P	P	NP	P	NP	NP	NP	NP
Food Sales #		P	P	P	P	P	P	P	P	NP	NP
Funeral Services		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Sales (Convenience) #		P	P	P	P	P	P	P	P	NP	P
General Retail Sales (General)		P	P	P	P	NP	P	P	P	NP	NP
Hotel-Motel		P	P	P	P	NP	P	NP	NP	NP	NP
Indoor Entertainment		P	P	P	P	NP	P	NP	NP	NP	NP
Indoor Sports and Recreation		P	P	P	P	NP	P	NP	NP	NP	NP
Kennels		P	P	P	P	NP	P	NP	NP	NP	NP
Laundry Services		P	P	P	P	NP	P	NP	NP	NP	NP
Liquor Sales		P	P	P	P	NP	P	NP	NP	NP	NP
Marina		NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Medical Offices -- exceeding 5000 sq. ft. gross floor area		P	P	P	P	P	P	NP	NP	NP	NP
Medical Offices -- not exceeding 5000 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	P	NP	NP	NP	P
Outdoor Entertainment		NP	NP	NP	NP	NP	NP	NP	NP	P	P
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	NP	P	P	P	NP	NP
Personal 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.

+ 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.

+ 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.

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

* A single occupant may not exceed 2,000 Square feet.

+ 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.

+++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.

+ 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		
Pet Services		P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Plant Nursery		P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Printing and Publishing		P*	P*	P	P	NP	P**	P**	P**	P**	NP	NP	NP	
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	NP	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	NP	P	P	P	P	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	NP	P	NP	NP	NP	NP	P	NP	
Vehicle Storage		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Veterinary Services		NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

* 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. True 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.

APRIL 2009

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE

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

CIVIC USES continued	TC-1	TC-2	EC-1	EC-2	SECTION					OS-1	OS-2	OS-3
					MR-1	MR-2	MR-3	MR-4	MR-5			
Private Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P
Public Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P
Public Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	NP	C	C	C	C	NP	NP	NP
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunication tower -- subject to 25-2-439 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	P*	NP
Transitional Housing	C	C	C	C	NP	C	C	C	C	NP	NP	NP
Transportation Terminal	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP
All other Civic Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.												
INDUSTRIAL USES												
Basic Industry	TC-1	TC-2	EC-1	EC-2	SECTION	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
Light Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	NP	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
* 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.												
AGRICULTURAL USES												
Urban Farm	TC-1	TC-2	EC-1	EC-2	SECTION	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

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 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.

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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.

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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.

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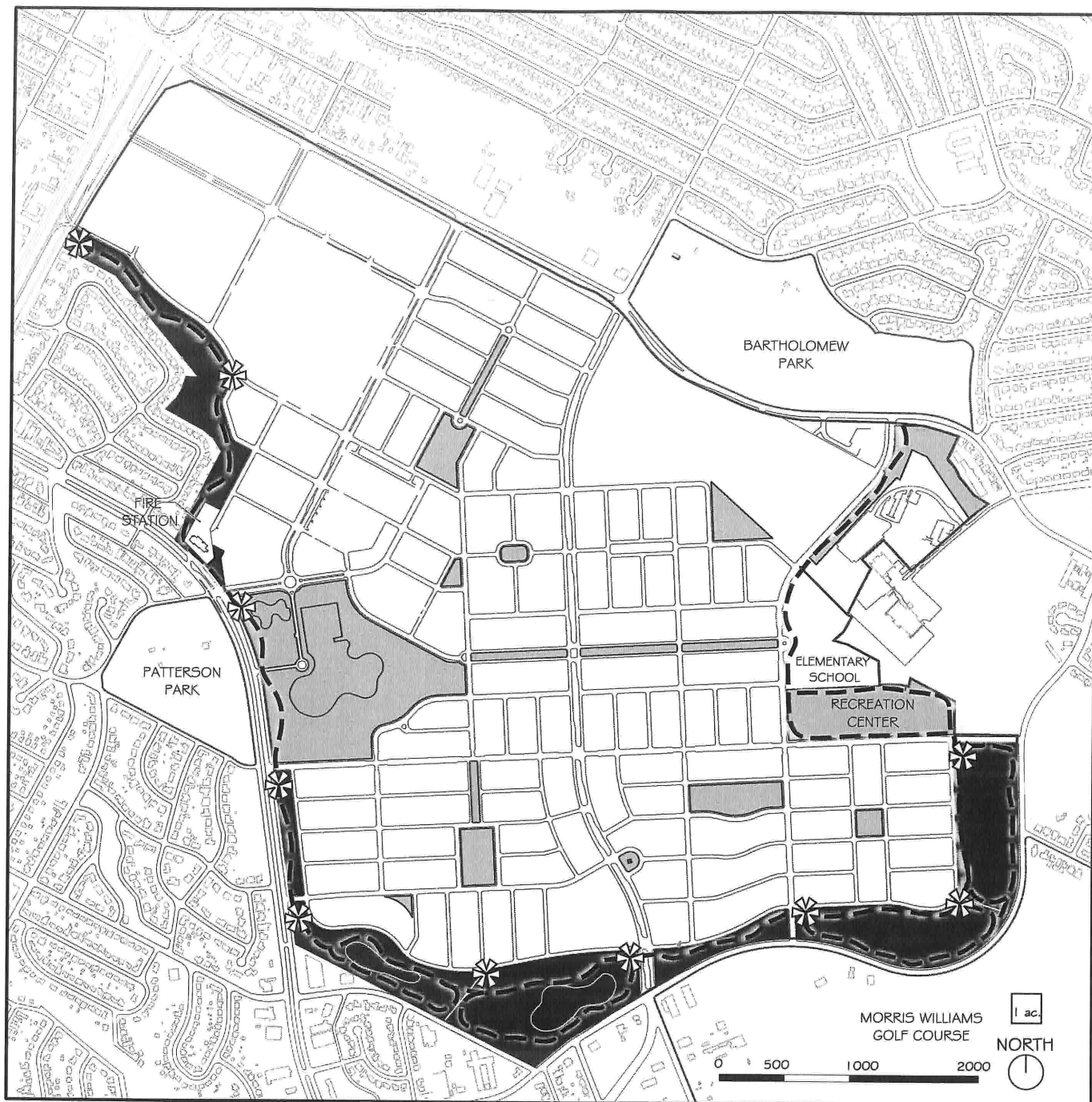
EXHIBIT F
MUELLER PUD DENSITY TABLE

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 RMMA Catellus Traffic Impact Analysis.
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.20%	• Up to 308,000 gsf of firm 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.

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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



MUELLER OPEN SPACE/COMMUNITY FACILITY

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



HIKE AND BIKE TRAIL (GRAPHIC LAYOUT)

PARK PLAN

MUELLER PLANNED UNIT DEVELOPMENT

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EXHIBIT G



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

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EXHIBIT J