

ZONING CHANGE REVIEW SHEET

CASE: C14-96-0007.01

DISTRICT: 1

(Samsung Austin Semiconductor PDA Amendment #1)

ZONING FROM: LI-PDA

TO: LI-PDA

The applicant is requesting to amend the Planned Development Area (PDA) overlay in Ordinance No. 960229-L to revise the Site Development Standards attachment to state under Section 4:

4. Site Development Regulations

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

A. Building Height

Maximum height shall be ~~ninety (90)~~ one hundred and thirty (130) feet except as provided below:

The following structures and features may exceed the maximum height of ~~ninety (90)~~ one hundred and thirty (130) feet ~~by not more than~~ with an additional fifteen percent (15%) in height, ~~or by such height~~ as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guidelines, or order, whichever is greater.

- 1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.
- 2) Ornamental towers, cupolas, domes and spirals not designed for human occupancy.

For structures other than buildings, the maximum height may not exceed one hundred and fifty (150) feet.

Please see the Applicant Request Letter – Exhibit C.

ADDRESS: 12100 Samsung Boulevard

SITE AREA: 300 acres (13,068,000 sq. ft.)

PROPERTY OWNER: Samsung Austin Semiconductor, LLC

AGENT: 2P Consultants, LLC (David Urban, PE)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends the proposed rezoning from LI-PDA to LI-PDA to amend the PDA overlay to permit a maximum building height of 130 feet. For structures other than buildings, the maximum height may not exceed 150 feet.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 2, 2019: Approved staff's recommendation for LI-PDA zoning by consent (7-0, A. Aguirre recused. J. Duncan off the dais, E. Ray-absent); S. Lavani-1st, B. Evans-2nd.

CITY COUNCIL ACTION:

May 9, 2019

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 300-acre tract of land that fronts onto East Parmer Lane. The site is developed with Samsung Austin Semiconductor and was zoned LI-PDA in zoning case C14-96-0007 through Ordinance No. 960229-L (Please see Exhibit D). Surrounding land uses in the Pioneer Crossing Planned Unit Development (PUD) include undeveloped tracts of land directly to the north, south, east and west. There are single-family residential neighborhoods further to the south (Pioneer East) and west (Pioneer Crossing West). The applicant is requesting to amend the existing Planned Development Area (PDA) agreement to allow for an increase in the maximum building height and in the maximum structure height permitted on the Samsung campus.

BASIS OF RECOMMENDATION:

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

2. *Zoning should allow for reasonable use of the property.*

The staff recommends the applicant's request to rezone the property from LI-PDA to LI-PDA to amend the existing ordinance to permit a maximum height for buildings up to 130 feet and to permit a maximum height for structures other than buildings up to 150 feet. The proposed PDA amendment will permit the expansion of the existing semiconductor facility at this location.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Industrial (Samsung Austin Semiconductor)
<i>North</i>	PUD	E. Parmer Lane, Undeveloped Tracts
<i>East</i>	PUD	Undeveloped
<i>South</i>	PUD	Undeveloped, Single Family Residential (Pioneer East)
<i>West</i>	PUD	Undeveloped, Single Family Residential (Pioneer Crossing West)

NEIGHBORHOOD PLANNING AREA: N/ATIA: N/AWATERSHED: Harris BranchNEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Harris Branch Residential Property Owners Association
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pioneer Crossing West HOA
 Pioneer East Homeowners Association, Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.13 (Pioneer Crossing PUD Amendment #13: East Parmer Lane)	PUD to PUD: The applicant is requesting changes to the land use plan to relocate the community recreation areas to the central portion of the site near Harris Branch Creek with another community recreation area following Tributary	1/19/18: Approved Administratively by the Staff - The purpose of this change is to decrease the amount of potential development along the riparian corridors while maintaining the development entitlements already approved for this portion of the PUD. This amendment is considered a non-substantial	N/A

	6 to Harris Branch in the southern portion of the tract.	amendment because the total residential amounts and approved densities for residential units, commercial space and community recreation/parkland dedication areas will remain the same.	
C814-96-0003.12 (Pioneer Crossing PUD Amendment #12: 2500 E. Braker Lane)	PUD to PUD: To change the proposed land use designation on parcel W11 from GR, Community Commercial, to SF-5, Urban Family Residence.	<p>8/16/13: Approved Administratively by the Staff - The staff supports the applicant's request to reduce the intensity of uses near other residential parcels within the PUD. This change will permit the applicant to develop this 17.281 acre parcel with residential uses adjacent to an existing SF-5 parcel to the west (W12), SF-2 parcel (W9) to the north, and public park parcel (W10) to the east.</p> <p>In addition, the staff has asked the applicant to add a note to the PUD land use plan stating that, "The alignment of SH-130 has been relocated by the Texas Department of Transportation to a location outside the boundaries of the Pioneer Crossing PUD and it is therefore no longer a part of this development". This notation will help to clarify the parcels/right-of-way layout within the PUD on the land use plan.</p>	N/A

C814-96-0003.11 (Pioneer Crossing PUD Amendment #11: 2101 East Parmer Lane)	PUD to PUD: To reduce the intensity of uses permitted and to allow for single-family residential uses adjacent to the existing SF-2 parcel (W4) and public park parcel (W10) to the south, to remove the all of minimum setback requirements and to reduce the minimum lot size to from 5,750 sq. ft. 2,500 sq. ft. for the proposed SF-6 development on parcel (W2B), to remove all interior side yard setbacks on the proposed SF-3 (W3) and SF-6 (W2B) residential parcels and to designate a new 10+ 'GR' district parcel along Parmer Lane.	Case expired on 9/20/13 as the applicant did not submit and update 180 days from the date the application was filed per LDC Sect. 25-5-113.	N/A
C814-96-0003.10 (Pioneer Crossing PUD Amendment #10: 2400-2700 Block of East Parmer Lane)	PUD to PUD: To create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.	8/02/11: Approved staff's recommendation for PUD zoning by consent to establish a new Parcel E4A with the following conditions: Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site. Vote: (5-0, G. Bourgeois-off dais, C.	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .

		Banks-absent); D. Tiemann-1 st , S. Baldrige-2 nd .	
C814-96-0003.09 (Pioneer Crossing PUD Amendment #9: 2405 E. Yager Lane)	PUD to PUD: To amend the PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane and to designate "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The applicant also requests that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that they will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 st , C. Banks-2 nd .	6/23/11: Approved PUD amendment on all 3 readings (7-0)
C814-96-0003.07 (Pioneer Crossing PUD Amendment #7: E. Parmer Lane)	PUD to PUD	5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): Limit the maximum number of units to what is currently approved in the PUD. Thereby, not allowing for an increase in the overall residential density within the PUD. Require TIA amendments to be conducted for any future	7/24/08: The public hearing was closed and the first reading of the ordinance for planned unit development(PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1 st , Council Member

		<p>proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, <i>“Section 13-1-453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows:(6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service “E” or “F” on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD.”</i></p> <p>The Transportation division determined that there was no change in the density with the proposed land use change in this PUD amendment. However, this statement will require any future substantial amendments to the Pioneer Crossing PUD that affect the level of service “E or “F” of the roadways within the approved TIA to be</p>	<p>Morrison-2nd. The condition was to require detached single family homes.</p>
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		reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.	
C814-96-0003.06 (Pioneer Crossing PUD Amendment #6: W. Braker Lane at Musket Valley Trail)	PUD to PUD: To change the land use designation on parcel W6 from “school” to GR-MU	4/01/08: Approved staff rec. to amend PUD (6-0, T. Rabago, J. Martinez-absent)	1/15/09: Approved Ordinance No. 2009115-96 for PUD zoning to change a condition of zoning (6-0)
C814-96-0003.05 (Pioneer Crossing PUD Amendment #5)	PUD to PUD: Proposed administrative amendment to change uses on Parcel open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04 (Pioneer Crossing PUD Amendment #4)	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 st reading 7/28/05: Approved PUD amendment (7-0); 2 nd /3 rd readings
C814-96-0003.03 (Pioneer Crossing PUD Amendment #3)	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1 st reading

			5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd readings
C814-96-0003.02 (Pioneer Crossing PUD Amendment #2)	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C14-96-0007			
C814-96-0003 (Pioneer Crossing PUD)	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

RELATED CASES:

SP-2007-0495C -Site Plan Case
 SP-02-0319C – Site Plan Case
 C7A-97-0001 – Annexation Case
 C14-96-0007 - Previous Rezoning Case

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Class	Sidewalks	Bus Route	Bike Route
E. Parmer Lane	200'	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21'	Ind. Collector	No	No	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

Tuesday February 19, 2019

While this project is located along an Activity Corridor, reviewing an amendment to increase in the height of buildings on a developed industrial site, which was initially approved as a PDA in 1996, is beyond the scope of policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

No EV review comments.

Site Plan

Thursday February 14, 2019

No site plan comments at this time. Comments will be made at time of submittal of site plans.

Transportation

Transportation is approved to allow an increase to the height limitations as proposed. No comments.

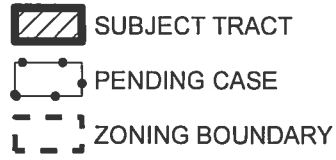
Water Utility

Wednesday January 30, 2019

No comment on PDA amendment.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Ordinance No. 960229-L



ZONING CASE#: C14-96-0007.01

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/31/2019





EXHIBIT C
ZP CONSULTANTS, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

January 10, 2019

City of Austin
505 Barton Springs Rd.
Austin, Texas, 78704

RE: PDA Amendment Summary Letter

To whom it may concern.

This letter is a summary letter for the proposed PDA Amendment for the PDA Ordinance document 960229-L approved by council on 2/29/1996. The PDA encompasses the property owned by Samsung Austin Semiconductor, LLC. The proposed is an amendment to Section 4.A Building Height and is to read as shown below:

A. Building Height

Maximum building height shall be one hundred and thirty (130) feet except as provided below:

The following structures and features may exceed the maximum height of one hundred and thirty (130) with an additional 15% in height that may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guideline, or order, whichever is greater:

- 1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating, and cooling equipment, and protective covers.
- 2) Ornamental towers, cupolas, domes, and spirals not designed for human occupancy.

For structures other than buildings the maximum height may not exceed one hundred and fifty (150) feet.

This change is comparative to other Light Industrial Zoning in the area, IE 2400-2700 E. Parmer Lane allows structures other than buildings heights to 150-ft (ordinance 20110825-105)

If you have any questions or comments please give us a call.

Sincerely;


David Urban, PE, CFM

enclosures

ORDINANCE NO. 960229- L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 300.00 ACRE TRACT OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO 70, A-164, THE MARIQUITA CASTRO SURVEY NO. 50, A-160, AND THE LUCAS MUNOS SURVEY NO. 55, A-513, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LI-PDA" LIMITED INDUSTRIAL SERVICE DISTRICT-PLANNED DEVELOPMENT AREA COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED SOUTH OF EAST YAGER LANE, AS MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, GENERALLY KNOWN AS THE AUSTIN-JOURDAN CROSSING DEVELOPMENT, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND DECLARING AN EMERGENCY.

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

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish initial permanent zoning and to change the base zoning district from Interim "RR" Rural Residence district to "LI-PDA" Limited Industrial Service district-Planned Development Area combining district, on the property described in File C14-96-0007, as follows:

300.00 acre tract of land out of the Samuel Cushing Survey No 70 A-164, the Mariquita Castro Survey No. 50, A-160, and the Lucas Munos Survey No. 55, A-513, said 300.00 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes, *(hereinafter referred to as the "Property")*

locally known as the Property located south of East Yager Lane, as more particularly identified in the map attached as "Exhibit A" to this ordinance, generally known as the Austin-Jourdan Crossing Development, in the City of Austin, Travis County, Texas.

PART 2. That the Property described in PART 1 of this ordinance and being within the boundaries of the "PDA" Planned Development Area combining district established by PART 1 of this ordinance shall conform to the site development standards as set forth in the "SITE DEVELOPMENT STANDARDS" attached as "Exhibit C" to this ordinance. Except as specifically restricted pursuant to this ordinance, the ~~Property may be developed and used~~ in accordance with the regulations established for the "LI" Limited Industrial Service base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. The City Council declares that an emergency exists concerning the safe, orderly, and healthful growth and development of the City in order to assure the immediate preservation of the public peace, health, and safety; therefore, this ordinance shall become effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

February 29, 1996

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Bruce L. Garcia
for Bruce Todd
Mayor

APPROVED:

Andrew Martin
Andrew Martin
City Attorney

ATTEST:

James E. Aldridge
James E. Aldridge
City Clerk

29Feb96
MT/jj



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR:
CYCLE: 96-01 INTLS: TRC

CASE #: C14-96-0007
SUBJECT AREA (acres): 300
ADDRESS: 2301 TO 3501 EYAGER
LN.

CITY GRID
REFERENCE
NUMBER
P20

"Exhibit A"

Metes and Bounds Description
300.000 Acres (13,068,000 square feet)
Samuel Cushing Survey No. 70, A-164
Mariquita Castro Survey No. 50, A-160
Lucas Munos Survey No. 55, A-513
Travis County, Texas

Being a tract containing 300.000 acres (13,068,000 square feet) of land situated in the Samuel Cushing Survey No. 70, Abstract No. 164, the Mariquita Castro Survey No. 50, Abstract No. 160 and the Lucas Munos Survey No. 55, Abstract No. 513 all of Travis County, Texas and being out of and a part of a called 868.550 acre tract described as Tract IV in deed to Austin-Jordan Crossing Partners recorded in Volume 12122, Page 2546 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 300.000 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates being referenced to the Texas State Plane Coordinate System, Central Zone and based on Texas Department of Transportation (TxDOT) monuments No. N2270399 ($X = 3,150,910.0800$; $Y = 10,110,689.8100$) and No. N2270359 ($X = 3,135,251.5200$; $Y = 10,123,399.6900$) with all distances and coordinates being NAD 83 Datum converted to the U.S. Survey Foot and adjusted to surface values by Travis County surface adjustment factor of 1.0001:

COMMENCING for reference at a 1-inch (outside diameter) pipe ($X = 3,149,940.7600$; $Y = 10,111,638.6100$) found marking the northerly corner common to said 868.550 acre tract and to the northwest corner of a called 54.40 acre tract described in deed to J. Tim Brown recorded in Volume 4533, Page 1982 of said R.P.R.T.C.T. also being a point in a southerly right-of-way line of Yager Lane (width varies) as monumented and occupied on the ground;

THENCE, North $83^{\circ}21'03''$ West, crossing said 868.550 acre tract, a distance of 1,330.54 feet to a 1/2-inch Iron rod ($X = 3,148,619.1706$; $Y = 10,111,792.6714$) set for the most northerly northeast corner and **POINT OF BEGINNING** of the herein described tract said point also being in the proposed southerly right-of-way line of Farmer Lane (F.M. 734 Parcel 21 PL. 2);

- * **THENCE**, 37.90 feet, along the arc of a non-tangent curve to the right (Central Angle = $86^{\circ}51'41''$; Radius = 25.00 feet; Chord Bearing and Distance = South $16^{\circ}34'11''$ East, 34.37 feet) to a 1/2-inch Iron rod set for a point of tangency;
- ✓ **THENCE**, South $26^{\circ}51'39''$ West, a distance of 4,481.06 feet to a 1/2-inch Iron rod set for the southeast corner of the herein described tract;
- ✓ **THENCE**, North $69^{\circ}35'13''$ West, a distance of 2,302.85 feet to a 1/2-inch Iron rod set for the most southerly southwest corner of the herein described tract;
- ✓ **THENCE**, North $28^{\circ}10'01''$ West, a distance of 74.99 feet to a 1/2-inch Iron rod set for the most westerly southwest corner of the herein described tract;

THENCE, northeasterly along the westerly lines of the herein described tract the following three (3) courses:

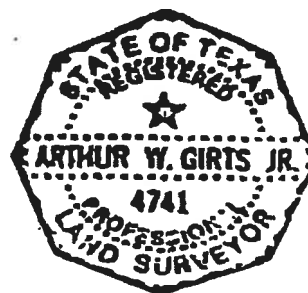
- ✓ 1. North 13°15'11" East, a distance of 1,764.31 feet to a 1/2-inch iron rod set for an angle point;
- ✓ 2. North 20°22'36" East, a distance of 1,304.82 feet to a 1/2-inch iron rod set for an angle point;
- ✓ 3. North 27°48'07" East, a distance of 1,902.34 feet to a 1/2-inch iron rod set for the most westerly northwest corner of the herein described tract;

✓ THENCE, North 79°32'19" East, a distance of 61.93 feet to a 1/2-inch iron rod set for the most northerly northwest corner of the herein described tract also being a point in the aforementioned proposed southerly right-of-way line of Parmer Lane;

THENCE, southeasterly along said proposed southerly Parmer Lane right-of-way line the following three (3) courses:

- ✓ 1. South 48°43'30" East, a distance of 185.97 feet to a 1/2-inch iron rod with an aluminum cap found for the beginning of a tangent curve to the left;
- ✓ 2. 395.53 feet, along the arc of said curve to the left (Central Angle = 11°16'32"; Radius = 2,009.86 feet; Chord Bearing and Distance = South 54°21'46" East, 394.90 feet) to a 1/2-inch iron rod with an aluminum cap found for a point of tangency;
- ✓ 3. South 60°00'02" East, a distance of 2,241.05 feet to the POINT OF BEGINNING and containing a computed area of 300.000 acres (13,068,000 square feet) of land.

Arthur W. Girts, Jr. 12-28-95
Arthur W. Girts, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4741



Prepared by:
SURVCON INC.
5000 Plaza On The Lake, Suite 180
Austin, Texas 78746
Job No. 4737-02

2:12:14 PM 12/28/95 4737-02 SURVCON

SITE DEVELOPMENT STANDARDS

1. Applicable Site Development Regulations

All development shall comply with the applicable site development regulations of the January 1, 1996 version of the City of Austin Land Development Code ("LDC"), except as modified by these Site Development Standards. City acknowledges that development on the Site will occur over time through the submission of multiple site plans.

2. Uses Authorized in Zoning Districts

All permitted uses and accessory uses in the LI zoning category, except resources extraction, shall be allowed. In addition, all uses in Attachment One are specifically permitted.

3. Water Quality Regulations

Pursuant to applicable state law as of January 1, 1996, and in accordance with this zoning ordinance, the water quality ordinances, rules and regulations in effect on July 25, 1985, are applicable to this Site unless otherwise specifically set forth in this document. A water quality management program will be developed and included in the drainage design for the Site which will strive to mitigate the water quality of runoff from impervious cover on the Site. ~~A minimum of one-half inch (1/2") of runoff from impervious cover on the Site will be captured pursuant to the water quality management program, which will include regular monitoring and maintenance by the Owner.~~

4. Site Development Regulations

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

A. Building Height:

Maximum height shall be ~~ninety (90)~~ ^{one hundred and thirty (130)} feet except as provided below:

~~The following structures and features may exceed the maximum height of ninety (90) feet by not more than fifteen percent (15%), or by such height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guideline, or order, whichever is greater.~~

The following structures and features may exceed the maximum height of one hundred and thirty (130) with an additional 15% in height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guideline, or order, whichever is greater:

1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment, and protective covers.

2) Ornamental towers, cupolas, domes, and spirals not designed for human occupancy.

For structures other than buildings the maximum height may not exceed one hundred and fifty (150) feet.

"Exhibit C"

- ~~1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.~~
- ~~2) Ornamental towers, cupolas, domes, and spirals not designed for human occupancy.~~

5. Signs

The maximum amount of total combined area for freestanding signs (3 sq. ft. and larger) shall be limited to a combined sign area of 600 sq. ft. for the site. Additional regulation for individual freestanding signs, include:

- 1) Freestanding signage at each entrance driveway will not exceed an area of sixty (60) square feet (nominal height of six (6) feet and a nominal length of ten (10) feet).
- 2) A freestanding Corporate Identity sign located at the northwest or northeast corner of the site will not exceed an area of six hundred (600) square feet (nominal height of twenty (20) feet and a nominal length of thirty (30) feet).

6. Transportation

A. Off-Street Parking and Loading

- 1) There shall be one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 2) There shall be one off-street loading space per 150,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 3) For manufacturing and related support (e.g., gowning, lockers) and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, Emergency Response Team, air return and interstitial, utility, service and similar spaces shall not be included in determining parking and loading space computations.
- 4) Accessory uses including but not limited to, kitchen, cafeteria, dining, auditorium and similar spaces; recreational facilities, day-care centers and/or other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.

NO PARKING →

7. Landscaping

Landscaping requirements shall apply to the Site, provided that the application of landscaping requirements shall not reduce allowable impervious cover.

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8. **Endangered Species**

This site is not within or subject to the endangered species survey area under the Land Development Code.

9. **Tree Survey and Preservation**

Tree survey and preservation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater.

10. **Noise**

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation of the adjoining property:

- | | | |
|----|-------------------|-------------------------------|
| 1) | Commercial Zoning | Sound Pressure Level - 65 DBA |
| 2) | Industrial Zoning | Sound Pressure Level - 70 DBA |

These measurements should be made at the property line using the DNL (Ldn) measurement methodology.

11. **Helicopter Landing Sites**

A maximum of two (2) helicopter landing sites will be allowed for the site. The use of these landing sites will be limited to the hours of 7:00 a.m. to 7:00 p.m., with no more than an average of 20 landings a week, as measured over a four week running time frame. The hours and number of landings do not include emergency landings for the purpose of protecting life or property. The helicopter landing sites shall comply with Title 17, Article III of the Code of the City of Austin and any applicable Federal Aviation Administration Rules and Regulations.

04/05/1990 10:07 0123223793 GS&L PAGE 10

ATTACHMENT ONE

Permissible Uses

The following uses are specifically allowed in addition to accessory and related uses:

Basic Industry
Custom Manufacturing
Light Manufacturing
Limited Warehousing and Distribution
General Warehousing and Distribution
Administrative and Business Offices
Business or Trade School
Business Support Services
Communications Services
Electronic Prototype Assembly
Equipment Repair Services
Medical Offices
Personal Services
Professional Office
Restaurant (limited)
Software Development
Club or Lodge
College or University Facilities
Communication Service Facilities
Community Recreation (Public or Private)
Counseling Services
Cultural Services
Day Care Services (Limited, General or Commercial)
Guidance Services
Hospital Services (Limited or General)
Local Utility Services
Off-Site Accessory Parking (Commercial or Civic)
Outdoor Sports and Recreation
Employee Recreation (Non-Profit)
Safety Services
Telecommunications Tower
Research Services
Research Testing Services
Research Warehousing Services
Research Assembly Services
Research Maintenance and Services Facilities
Helifacilities, Helicopter Landing Sites and Heliports

"Exhibit C"