

ORDINANCE NO. 20200123-077

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 IH-35 and 51st STREET.

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

PART 1. Mueller Planned Unit Development (“Mueller PUD”) is comprised of approximately 697.036 acres of land located generally in the vicinity of IH-35 and 51st Street, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 040826-61.

PART 2. Mueller PUD was approved August 26, 2004 under Ordinance No. 040826-61, and amended under Ordinance No. 20070503-065 and Ordinance No. 20090423-087, and with one administrative amendment approved on July 24, 2015, by the director of the Planning and Zoning Department (“Mueller PUD Ordinance”).

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 generally known as the Mueller planned unit development described in Zoning Case No. C814-04-0055.04.SH, on file at the Planning and Zoning Department, now locally known as IH-35 and 51st Street, 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 the Mueller PUD and amends the Mueller PUD Ordinance. The Mueller PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-04-0055.04.SH. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 5. The attached exhibits D, E, F and I, amend and replace the corresponding exhibits to Ordinance No. 040826-61, as amended, and are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Appendix A:	Zoning Map
Appendix B:	Zoning Use Summary Table – Exhibit D
	Site Development Regulations – Exhibit E
	Density Table – Exhibit F
	Off Street Parking Regulations and Ratios – Exhibit I

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

A. Part 4.A. (*Definitions*) of the Mueller PUD Ordinance is amended as shown in this Section A.

(17) COTTAGE HOUSE means a detached, single-family residential unit with adjacent off-site shared parking in a separate lot.

B. Part 6.A. (Zoning) of the Mueller PUD Ordinance is amended as to Section 10 and to add a new Section 11 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) - and other features, or projections - to project two feet into a required street yard.

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

This subsection applies to [~~a building located in a multifamily residence medium density (MF-3) or more restrictive district~~] residential uses, not including Cottage Houses. A covered porch, with or without columns, that is open on three sides may project [~~five~~] three feet into a required front yard, a street side yard, or both.

C. The site development regulations are revised to allow for smaller cottage houses, define the common courtyard setback, and clarify setbacks from alleys and encroachments for porches. These changes are identified on the Site Development Regulations Table – Exhibit “E”.

D. The Zoning Use Summary Table, Exhibit “D” is amended to provide land use categories not in existence at the adoption of Ordinance No. 040826-61 and to revise the permitted, non permitted, and conditional uses within the Mueller PUD.

E. The total maximum square footage for commercial uses is increased to 5.88 million square feet and the total maximum number of dwelling units is increased to 7,790 dwelling units and has been reallocated as shown on the attached 2020 Mueller PUD Density Table-Exhibit "F".

F. Part 6. E. (*Transportation*) (6) is modified as follows:

Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) [~~do not~~ may] apply in the Mueller PUD, if less restrictive. Otherwise, development in the Mueller PUD shall comply with Exhibit I (*Off-street Parking Regulations and Ratios*).

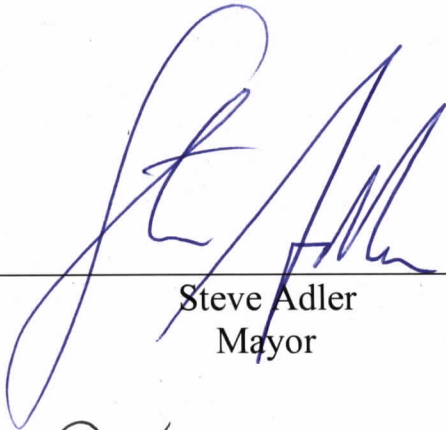
PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of the Mueller PUD Ordinance remain in effect.

PART 8. This ordinance takes effect on February 3, 2020.

PASSED AND APPROVED


_____, January 23, 2020

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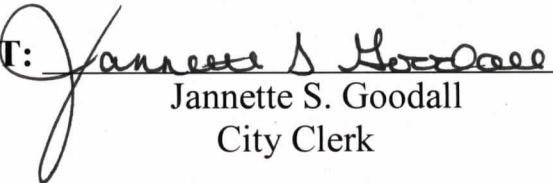
Steve Adler
Mayor

APPROVED:

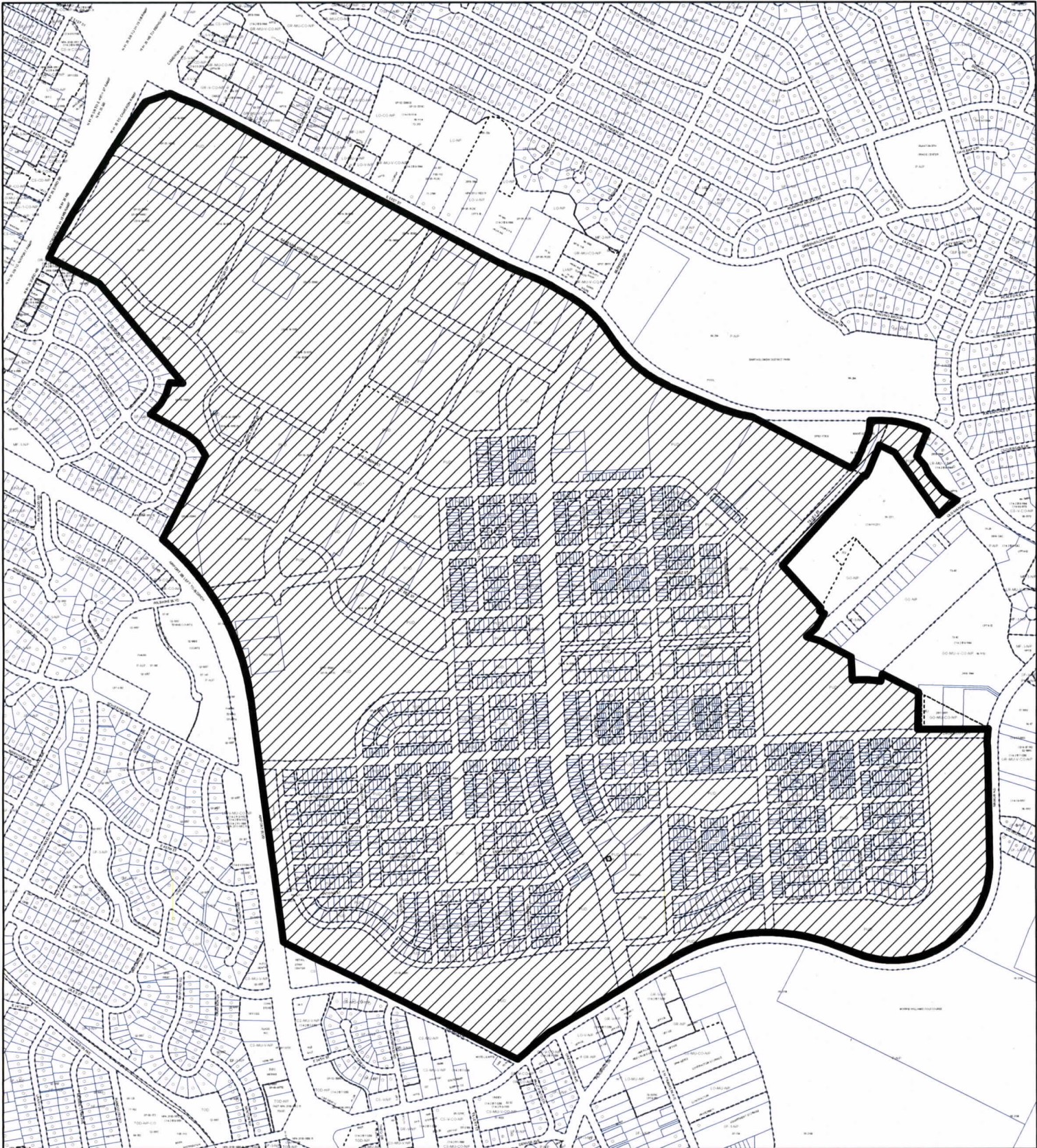


Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0055.04.SH

Appendix A

1 " = 1,000 '

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

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



Appendix B



EXHIBIT D													
MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE													
Proposed amendments are shown in red bold text. P = Permitted Use C = Conditional Use Permit NP = Not Permitted													
NOTE: This list is being amended to include new land uses that are listed in Chapter 25-2 Zoning of the Land Development Code.													
RESIDENTIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Bed & Breakfast (Group 1)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Bed & Breakfast (Group 2)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Condominium Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Conservation Single Family Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cottage House	NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	
Duplex Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Group Residential	NP	NP	NP	NP	P+	NP	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 50,000 square feet for Group Residential use.
Mueller House	NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	
Mobile Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Multifamily Residential	P	P	P	P	P+	P	P	P	P	NP	NP	NP	+ Maximum dwelling units is 60.
Retirement Housing (Small Site)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Retirement Housing (Large Site)	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Row House	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Shop House	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Single-Family Attached Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Single-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	
Small Lot Single-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	
Townhouse Residential	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Two-Family Residential	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	
Yard House	NP	NP	NP	P	NP	P	P	P	P	NP	NP	NP	
COMMERCIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Administrative and Business Offices	P	P	P	P	P+	P	P	P	P	NP	P	NP	+ 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	NP	NP	
Alternative Financial Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Art Gallery	P	P	P	P	NP	P	P	P	P	NP	P	NP	
Art Workshop	P	P	P	P	NP	P	P	P	P	NP	P	NP	
Automotive Rentals	P+	P+	P+	P+	NP	NP	NP	NP	NP	NP	NP	NP	* 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	P+	P+	NP	NP	NP	NP	NP	NP	NP	NP	*A single occupant may not exceed 2,400 square feet of gross building area.
Automotive Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Automotive Washing (of any type)	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Building Maintenance Services	NP	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Business or Trade School	P	P	P	P	P+	P	NP	NP	NP	NP	P	NP	+ Maximum cumulative gross floor area is 200,000 square feet for a Business or Trade School use.
Business Support Services	P	P	P	P	P+	NP	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 20,000 square feet for a Business Support Services use.

EXHIBIT D: ZONING USE SUMMARY TABLE

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MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE												
Proposed amendments are shown in red bold text. P = Permitted Use C = Conditional Use Permit NP = Not Permitted												
COMMERCIAL USES continued	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cocktail Lounge	P*	P*	P*	P*	NP	P*	C	P***	C	NP	P**	NP
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	NP	NP	NP	NP	NP	NP	NP
Communications Services	P	P	P	P	NP	P	NP	NP	NP	NP	P	NP
Construction Sales and Services	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services	P	P	P	P	P	P	P	P	P	NP	P	NP
Consumer Repair Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Convenience Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drop-Off Recycling Collection Facility	NP	NP	C	C	NP	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP
Electronic Testing	P	P	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Equipment Repair Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exterminating Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Financial Services #	P	P	P	P	P+	P	P	P	P	NP	NP	NP
Food Preparation	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP
Food Sales #	P	P	P	P	P+	P	P	P	P	NP	P	NP
Funeral Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Retail Sales (Convenience) #	P	P	P	P	P+	P	P	P	P	NP	P	NP
General Retail Sales (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Hotel-Motel	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP
Indoor Entertainment	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP
Indoor Sports and Recreation	P	P	P	P	NP	P	NP	NP	NP	NP	P	NP
Kennels	P*	P*	P*	P*	NP	P*	NP	NP	NP	NP	NP	NP
Laundry Services	P*	P*	P*	P*	C	P*	NP	NP	NP	NP	NP	NP
Liquor Sales	P	P	P	P	NP	P	NP	NP	NP	NP	NP	NP
Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Medical Offices -- exceeding 5000 sq. ft. gross floor area	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	P	P	P	P	P++	P	P	P	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 10,000 square feet, unless greater square footage is approved as a condition.
 *** A single occupant may not exceed 2,500 square feet, unless greater square footage is approved as a condition.

+ 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 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.

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EXHIBIT D: ZONING USE SUMMARY TABLE

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE													
Proposed amendments are shown in red bold text.													
P = Permitted Use C = Conditional Use Permit NP = Not Permitted													
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	
Monument Retail Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	P	P	P	P	P	P	P	NP	NP	
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	
Pawn Shop Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Pedicab Storage and Dispatch	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Personal Improvement Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	+ Maximum cumulative gross floor area is 3,000 square feet for a Personal Services use. + May not be the the only use in a building.
Personal Services #	P	P	P	P	P+	P	P	P	P	NP	NP	NP	+ Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided
Pet Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Plant Nursery	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Printing and Publishing	P*	P*	P	P	NP	P**	P**	P**	P**	NP	NP	NP	* A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office. ** A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. The use is limited to printing equipment typically used in a business office.
Professional Office	P	P	P	P	P+	P	P	P	P	NP	P	NP	+ The maximum cumulative gross floor area for an Administrative and Business Offices use and a Professional Office use is 80,000 square feet.
Recreational Equipment Maint. & Stor.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Recreational Equipment Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
Research Assembly Services	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 50,000 square feet for a Research Assembly Service use.
Research Services	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP	+ Maximum cumulative gross floor area is 400,000 square feet for a Research Services use.
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Research Warehousing Services	NP	NP	P	P	NP	P	NP	NP	NP	NP	NP	NP	
Restaurant (General) #	P	P	P	P	P+	P	P	P	P	NP	P++	NP	+Maximum cumulative gross floor area is 5,000 square feet. for a Restautant (General) use. + May not be the the only use in a building.+ Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided. ++Allow for "late night hours".
Restaurant (Limited) #	P	P	P	P	P+	P	P	P	P	NP	P++	NP	+Maximum cumulative gross floor area is 2,000 square feet for a Restaurant (limited) use. + May not be the the only use in a building.+ Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building. + If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided. + Drive in service is prohibited. ++Allow for "late night hours".
Scrap and Salvage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Service Station	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	NP	NP	* May have the capability of fueling not more than eight vehicles at one time.
Software Development	P	P	P	P	NP	P	P	P	P	NP	NP	NP	
Special Use Historic	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	P	NP	
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	
Theater	P	P	P	P	NP	P	NP	NP	NP	NP	P	NP	
Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

MUELLER PLANNED UNIT DEVELOPMENT ZONING USE SUMMARY TABLE												
Proposed amendments are shown in red bold text.												
P = Permitted Use C = Conditional Use Permit NP = Not Permitted												
CIVIC USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3
Administrative Services	P	P	P	P	P	P	P	P	P	NP	NP	NP
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Camp	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge #	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP
College and University Facilities	P	P	P	P	P+	P	NP	NP	NP	NP	NP	NP
Communication Service Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Community Events	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Recreation (Private)	P	P	P	P	NP	P	P	P	P	NP	P	P
Community Recreation (Public)	P	P	P	P	NP	P	P	P	P	P	P	P
Congregate Living	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Convalescent Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Convention Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Counseling Services	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Cultural Services	P	P	P	P	NP	P	P	P	P	NP	P	NP
Day Care Services (Commercial) #	P	P	P	P	P+	P	P	P	P	NP	NP	P
Day Care Services (General)	P	P	P	P	NP	P	P	P	P	NP	NP	P
Day Care Services (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	P
Detention Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Employee Recreation	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	NP
Family Home	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Group Home, Class I (General)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Group Home, Class I (Limited)	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Group Home, Class II	P	P	P	P	NP	P	P	P	P	NP	NP	NP
Guidance Services	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Hospital Services (General)	P	P	P	P	P+	P++	NP	NP	NP	NP	NP	NP
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	NP	NP	NP	NP	NP	NP	NP	NP
Major Utility Facilities	NP	NP	C	C	C	NP	NP	NP	NP	NP	NP	NP
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services (General)	P	P	P	P	NP	P	P	P	P	P	P	P
Park and Recreation Services (Special)	P	P	P	P	NP	P	NP	NP	NP	P	P	P
Postal Facilities	P	P	P	P	NP	P	P	P	P	NP	NP	NP

+ Maximum cumulative gross floor area is 10,000 square feet for a Club or Lodge use. + May not be the the only use in a building. + Use with a # symbol may be located in a building with another use with a # symbol only if a use with no # symbol is located in the building.+ If the use is located on a street with 4 or more lanes, then pedestrian access from that street must be provided.

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

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

+ A campground use is an accessory use to a hospital services (Limited, General) use. The maximum cumulative gross site area for a campground use is 8,000 square feet in a Hospital Services (General, Limited) use. + Heliport (private use) as defined in Section 17-2, Article 3 (*Helicopter & Heliport Facilities*) is a permitted use of the property. ++ The cumulative total gross site area dedicated to all Medical Office and Hospital Services uses combined shall not exceed 860,000 GSF.

+ A campground use is an accessory use to a hospital services (Limited, General) use. The maximum cumultaive 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.

EXHIBIT D: ZONING USE SUMMARY TABLE

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CIVIC USES continued	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Private Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Private Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Public Primary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Public Secondary Educational Facilities	P	P	P	P	NP	P	P	P	P	NP	P	P	
Railroad Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	
Residential Treatment	C	C	C	C	NP	C	C	C	C	NP	NP	NP	
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)	P*	P*	P*	P*	NP	NP	NP	NP	NP	NP	P*	NP	* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.
Transitional Housing	C	C	C	C	NP	C	C	C	C	NP	NP	NP	
Transportation Terminal	C	C	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
All other Civic Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
INDUSTRIAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Basic Industry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Custom Manufacturing	P*	P*	P	P	NP	P*	P**	P**	P**	NP	NP	NP	* A single occupant may not exceed 5,000 square feet if gross floor area or 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.
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Light Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Limited Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Resource Extraction	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
AGRICULTURAL USES	TC-1	TC-2	EC-1	EC-2	SETON	MR-1	MR-2	MR-3	MR-4	OS-1	OS-2	OS-3	
Animal Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	
Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Horticulture	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Indoor Crop Production	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Support Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Urban Farm	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
All Other Agricultural Uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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

MIXED RESIDENTIAL AREA (MR)							
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MUELLER HOUSE	COTTAGE HOUSE	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL ³
Minimum Lot Size	1,200 SF 1,400 SF on corner lots	600 SF 800 SF on corner lots	7,000 SF	See Exhibit E Page 6	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.	See Exhibit E Page 6	80 FT.	25 FT.	25 FT.
Maximum Height	35 FT.	40 FT. and 3 stories	40 FT. and 3 stories	See Exhibit E Page 6	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	10 FT.	See Exhibit E Page 6	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	10 FT.	See Exhibit E Page 6	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN ¹ or 0 FT. ²	0 FT. ⁴	5 FT.	See Exhibit E Page 6	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	See Exhibit E Page 6	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	75%	See Exhibit E Page 6	90%	100%	100%
Common Courtyard Setback ⁵	0 FT.	0 FT.	N/A	See Exhibit E Page 6	N/A	N/A	N/A

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.

4. The minimum interior side yard setback for residential row houses and shop house is 0 feet, this includes side yards along alleys, **and chamfered corners at alley intersections.**

5. **Common Courtyard Lot Lines are adjacent to common courtyard spaces.**

GENERAL NOTES:

- Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- Uncovered Covered** steps ~~of~~ or a **covered** porch or stoop **with or without columns** may project **three feet** into a required **front yard, street yard, or both, not including Cottage Houses.**
- For parks, see site development regulations under Open Space.

Proposed amendments are shown in red bold text.

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.

APRIL 2009

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

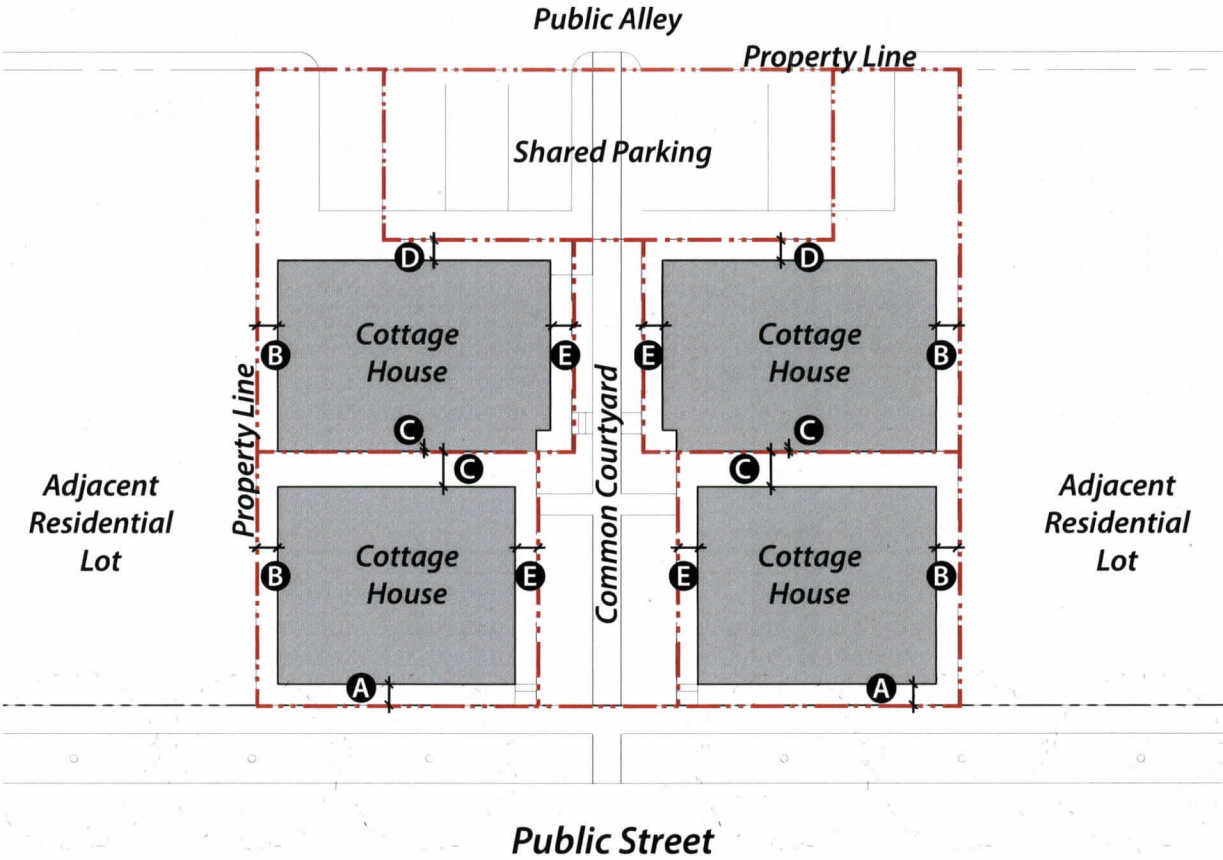
	SETON		OPEN SPACE (OS) ¹	
			CIVIC	COMMERCIAL
Minimum Lot Size	N/A	5,000 SF	5,000 SF	5,000 SF
Minimum Lot Width	N/A	20 FT.	20 FT.	20 FT.
Maximum Height ²	120 FT. (Hospital services use, limited & general) 85 FT. (all other uses)		35 FT.	35 FT.
Minimum Front Yard Setback	0 FT.	5 FT.	5 FT.	5 FT.
Minimum Street Side Yard Setback	0 FT.		5 FT.	5 FT.
Minimum Interior Side Yard Setback	0 FT.		0 FT.	0 FT.
Minimum Rear Yard Setback	0 FT.		0 FT.	0 FT.
Maximum Impervious Cover	80%		75%	75%
Maximum Building Coverage	75%		N/A	N/A

FOOTNOTES:
1) Includes all park sites: see additional regulations for the Fire Station, Elementary School Site & the Bow-Trussed Hangar Site.
2) Subject to compatibility standards external to the site.

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	OPEN SPACE		
	FIRE STATION SITE	ELEMENTARY SCHOOL SITE	BOW-TRUSSED HANGAR SITE
Minimum Lot Size	43,560 SF.	174,240 SF.	12,000 SF.
Minimum Lot Width	50 FT.	20 FT.	20 FT.
Maximum Height	35 FT.	50 FT.	50 FT.
Minimum Front Yard Setback	25 FT.	10 FT.	25 FT.
Minimum Street Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Interior Side Yard Setback	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	25 FT.	10 FT.	30 FT.
Maximum Impervious Cover	65%	75%	85%

EXHIBIT E:
COTTAGE HOUSE DEVELOPMENT REGULATIONS



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

- FOOTNOTES:
1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building space of at least seven (7) feet.
 2. One side of a cottage house exterior wall may be located on the lot's interior rear yard property line, however the interior rear yard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior rear yard property line.)

Cottage Block Development Standards

EXHIBIT F
2020 MUELLER PUD DENSITY TABLE

LAND USE AREA	LAND AREA (acres)	% OF TOTAL	2020 PROPOSED MAXIMUM ALLOWABLE DENSITIES
MIXED RESIDENTIAL 1 (MR-1) (land area excludes neighborhood parks & open space)	48.5	6.90%	• Up to 2,140 2,035 dwelling units, including Congregate Living Units • Up to 1,991,500 gsf of Civic and/or Commercial Uses (excludes Congregate Living Use)
MIXED RESIDENTIAL 2 (MR-2) (land area excludes neighborhood parks & open space)	61.5	8.80%	• Up to 1,050 836 dwelling units, including Congregate Living Units • Up to 80,000 gsf of Civic and/or Commercial Uses (excludes Congregate Living Use)
MIXED RESIDENTIAL 3 (MR-3) (land area excludes neighborhood parks & open space)	65.5	9.40%	• Up to 1,700 1,491 dwelling units, including Congregate Living Units • Up to 80,000 170,000 gsf of Civic and/or Commercial Uses (excludes Congregate Living Use)
MIXED RESIDENTIAL 4 (MR-4) (land area excludes neighborhood parks & open space)	24.1	3.40%	• Up to 500 dwelling units, including Congregate Living Units • Up to 40,000 150,000 gsf of Civic and/or Commercial Uses (excludes Congregate Living Use)
TOWN CENTER MIXED USE (TC-1 & TC-2)	42.0	6.00%	• Up to 2,150 2,500 dwelling units, all of which must be Multi-Family, Row House or Shop House Units • Up to 1,432,500 gsf of Civic and/or Commercial Uses
EMPLOYMENT CENTER 1 (EC-1)	50.3	7.20%	• Up to 208 dwelling units • Up to 2,641,068 2,401,068 gsf of Civic and/or Commercial Uses
SETON EMPLOYMENT CENTER (SETON)	32.2	4.60%	• Up to 60 dwelling units Refer to Mueller PUD Zoning Use Summary Table for land use maximums. Cumulative maximum square footage for the 32.212 acre Seton tract shall be the lesser of 1,400,541 square feet or the size dictated by the total sizes and types of future facilities which generate a maximum traffic intensity of 21,950 day trips; 1,851 A.M. and 1,917 P.M. peak hour trips as contemplated in the RMMA Catellus Traffic Impact Analysis.
EMPLOYMENT CENTER 2 (EC-2)	43.0	6.20%	• Up to 308,000 gsf of film production and ancillary space associated with the Austin Film Society • Up to 250 160 dwelling units, including Congregate Living units • Up to 730,000 gsf of Civic and/or Commercial Uses
OPEN SPACE/COMMUNITY FACILITIES (land area includes neighborhood parks & open space)	151.1	21.60%	• 139.7 acres (20% of land area) for greenways, parks, recreation and community centers, excluding school and fire station sites. Maximum gsf allowed within this area: • Up to 30,000 gsf associated with the Bow-Trussed Hangar site and buildings in OS-2; • Up to 35,000 gsf of park-related ancillary structures. • School Site: Up to 460,000 200,000 gsf for school and community center or other Civic Uses in OS-3. • Fire Station Site: Up to 20,000 gsf
RIGHTS-OF-WAY S (STREETS/ALLEYS)	180.5	25.80%	
TOTAL MAXIMUM RESIDENTIAL ALLOWED			• 6,450 7,790 Dwelling Units (Subject to Traffic Impact Analysis)
TOTAL MAXIMUM COMMERCIAL ALLOWED			• 5.33 5.88 Million Square Feet (Subject to Traffic Impact Analysis)
TOTAL LAND AREA	698.7	100.00%	

NOTES:

1. The maximum allowable densities shown above are regulated per each individual land use area. The actual accumulated totals of all land use areas in the PUD must not exceed ~~6,450~~ **7,790** Dwelling Units for Residential Uses or ~~5.33~~ **5.88** million square feet for Commercial Uses.
2. All maximum allowable densities are subject to the Traffic Impact Analysis (TIA).
3. The proposed 2009 maximum allowable densities for Retail, Office, Civic and Commercial Uses are combined under "Civic and/or Commercial Uses" for each individual Land Use Area.
4. Open space is inclusive of neighborhood parks and publicly-accessible open space in all land use areas.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall project maximum for residential density is not exceeded.

EXHIBIT F: MUELLER PUD DENSITY TABLE

EXHIBIT I: OFF-STREET PARKING REGULATIONS AND RATIOS

EXHIBIT I

OFF-STREET PARKING REGULATIONS AND RATIOS

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.
- (2) Except as approved by the Director, parking in alleys is prohibited.
- (3) This section establishes minimum vehicular parking requirements. **The standards set forth in the Land Development Code may be used if they are less restrictive.**
 - a. Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.
 - b. An office use shall provide one parking space for every 500 square feet of gross building area.
 - c. All condominium residential (including two-unit condominium buildings), multi-family residential, group residential, Mueller House, and retirement housing (large and small site) use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom. **A unit 500 square-feet or less shall provide .25 parking space per unit and parking is to be leased separately from the unit, or follow city code, whichever is less restrictive.**
 - d. A townhouse residential, single-family residential, non-condominium duplex residential, yard house, **cottage house**, row house, shop house, group home (Class I General, Class I Limited, and Class II), and family home use shall provide two parking spaces for each dwelling unit. A yard house is not required to provide additional parking for an accessory dwelling unit so long as the accessory dwelling unit does not contain more than 700 square feet of gross building area. A shop house is not required to provide additional parking for a commercial use if the commercial use does not exceed 750 square feet.
 - e. A daycare services (commercial, general and limited), primary educational facilities (private and public), or secondary educational facilities (private and public) use shall provide one parking space for each employee
 - f. A hospital services (general and limited) use must provide one visitor parking space for every 4 beds and one parking space for every two employees.

EXHIBIT I: OFF-STREET PARKING REGULATIONS AND RATIOS

- g. An indoor entertainment use shall provide one parking space for every 15 seats.
 - h. An amphitheater shall provide one parking space for every 15 seats.
 - i. An indoor entertainment use or amphitheater located in the OS-2 land use area is part of the Town Center land use area for parking purposes.
 - j. A community center shall provide one parking space for every 200 square feet of gross building area.
 - k. A playfield shall provide eight parking spaces per field.
 - l. Off-street parking is not required for park and recreational facilities, community recreation facilities (private), community recreation facilities (public), community events facilities and outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities), except for playfields.
 - m. The Director shall determine the parking requirement for any use not listed in this subsection.
- (4) Except as otherwise provided in this section, bicycle parking shall be provided in accordance with Chapter 25-6, Appendix A of the City Code. A commercial use parking lot or garage shall provide not less than one bicycle parking space for every 20 motor vehicle parking spaces.
- (5) In the Town Center (TC) land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.