

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 627 ACRES OF LAND GENERALLY  
4 KNOWN AS THE NORTH LAMAR NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 47 TRACTS OF LAND.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 add a neighborhood plan (NP) combining district to each base zoning district within the  
11 property, and to change the base zoning districts on 47 tracts of land within the property  
12 (the "Property") described in Zoning Case No. C14-2010-0048, on file at the Planning and  
13 Development Review Department, as follows:  
14

15 Approximately 627 acres of land in the City of Austin, Travis County,  
16 Texas, more particularly described and identified in the attached Exhibit  
17 "A" (*the Tract Map*),  
18

19 Save and Except: Tract 32, 320 E. Rundberg Lane,  
20

21 generally known as the North Lamar neighborhood plan combining district, locally known  
22 as the area bounded by Braker Lane on the north, IH-35 on the east, Rundberg Lane on the  
23 south and North Lamar Boulevard on the west, in the City of Austin, Travis County, Texas,  
24 and identified in the map attached as Exhibit "B" (*the Zoning Map*).  
25

26 Except as otherwise specifically provided in this ordinance, the existing base zoning  
27 districts and conditions remain in effect.  
28

29 PART 2. The base zoning districts for the 47 tracts of land are changed from interim-  
30 single family residence standard lot (I-SF-2) district, single family residence standard lot  
31 (SF-2) district, family residence (SF-3) district, urban family residence (SF-5) district,  
32 limited office (LO) district, commercial recreation-conditional overlay (CR-CO)  
33 combining district, neighborhood commercial (LR) district, neighborhood commercial-  
34 conditional overlay (LR-CO) combining district, community commercial (GR) district,  
35 community commercial-conditional overlay (GR-CO) combining district, general  
36 commercial services (CS) district, general commercial services-conditional overlay (CS-  
37 CO) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-

conditional overlay (CS-1-CO) combining district, and limited industrial service (LI) district, to single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-vertical mixed use building-neighborhood plan (LR-V-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, commercial-liquor sales- conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, commercial-liquor sales mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Prop ID	COA Address or Legal Description	From	To
1	255469	11213 N LAMAR BLVD	CS	CS-V-CO-NP
		11209 N LAMAR BLVD		
	255472	11207 N LAMAR BLVD		
	255471	11205 N LAMAR BLVD		
	255467	11115 N LAMAR BLVD		
		11114 MOTHERAL DR		
	255466	11111 N LAMAR BLVD		
	253411	11107 N LAMAR BLVD		
		11109 N LAMAR BLVD		
	255473	701 W BRAKER LN		
		11200 MOTHERAL DR		
	253410	11100 MOTHERAL DR		
2	255465	601 W BRAKER LN	SF-5	LO-NP
3	254511	11210 GEORGIAN DR	LO	LR-NP
		11212 GEORGIAN DR		
		11216 GEORGIAN DR		

Tract #	TCAD Prop ID	COA Address or Legal Description	From	To
4A	254514	101 E BRAKER LN	LR-CO	LR-CO-NP
	254515	103 E BRAKER LN		
4B	254516	105 E BRAKER LN	LO	LR-NP
	254524	107 E BRAKER LN	LO; CS	
		109 E BRAKER LN		
		110 FARLEY DR		
	254519	111 E BRAKER LN	LO	
	254520	113 E BRAKER LN		
	254521	201 E BRAKER LN		
4C	254527	305 E BRAKER LN	LR-CO	LR-CO-NP
5	254528	307 E BRAKER LN	LO	GR-CO-NP
	254529	309 E BRAKER LN		
	253446	403 E BRAKER LN		
		401 E BRAKER LN		
6A	253451	190 X 173.3 FT ABS 29 SUR 58 APPLEGATE J AKA LT 7B LUDWIG EDDIE (UNRECORDED)	GR-CO	GR-CO-NP
6B	253452	405 E BRAKER LN	LO	GR-CO-NP
	253447	611 E BRAKER LN	GR	
	253458	707 E BRAKER LN		
	253456	11202 MIDDLE FISKVILLE RD		
	253457	11200 MIDDLE FISKVILLE RD		
7A	568797 (portion)	11101 N LAMAR BLVD	CS; CS-CO	CS-V-CO-NP
		10901 N LAMAR BLVD		
		606 FERGUSON DR		
7B	568797 (portion)	11101 N LAMAR BLVD	LO	LO-V-NP
		10901 N LAMAR BLVD		
		606 FERGUSON DR		
8	253328	10825 N LAMAR BLVD	CS	CS-V-CO-NP
	253327	703 FERGUSON DR		
	253330	10815 N LAMAR BLVD		
	253331	10804 MOTHERAL DR		
	253329	10805 N LAMAR BLVD		
9A	460613	607 FERGUSON DR	CS-CO	CS-MU-CO-NP
9B	460615	605 FERGUSON DR	CS	CS-MU-CO-NP
		603 FERGUSON DR		
	460616	601 FERGUSON DR		
	460617	507 FERGUSON DR		
	460618	505 FERGUSON DR		
10	460619	503 FERGUSON DR	CS-1-CO	CS-1-MU-CO-NP
	460620	501 FERGUSON DR		
	460621	307 FERGUSON DR		
11	460622	305 FERGUSON DR	CS	CS-MU-CO-NP



Tract #	TCAD Prop ID	COA Address or Legal Description	From	To
	460623	303 FERGUSON DR		
	460624	301 FERGUSON DR		
	460625	207 FERGUSON DR		
	460626	205 FERGUSON DR		
	460627	203 FERGUSON DR		
	460628	201 FERGUSON DR		
12	460645	10809 TURNER DR	CS	CS-MU-CO-NP
	460646	107 FERGUSON DR		
	460647	105 FERGUSON DR		
13	460644	606 PROVINES DR	GR	LR-CO-NP
14	460643	604 PROVINES DR	GR-CO	LO-MU-CO-NP
	460642	602 PROVINES DR		
15	460640	506 PROVINES DR	I-SF-2	SF-2-NP
	460639	504 PROVINES DR		
	460638	502 PROVINES DR		
	460637	500 PROVINES DR		
16	253333	10721 N LAMAR BLVD	CS	CS-V-CO-NP
		10715 N LAMAR BLVD		
		10709 N LAMAR BLVD		
		10705 N LAMAR BLVD		
		10701 N LAMAR BLVD		
		10711 N LAMAR BLVD		
		701 PROVINES DR		
		10706 MOTHERAL DR		
		10704 MOTHERAL DR		
	253332	10702 MOTHERAL DR		
	253334	710 W GRADY DR		
17	460657	505 PROVINES DR	I-SF-2	SF-2-NP
	460658	503 PROVINES DR		
	460659	501 PROVINES DR		
	460660	307 PROVINES DR		
18	252251	715 W GRADY DR	LI	CS-V-CO-NP
		711 W GRADY DR		
		701 W GRADY DR		
		10631 N LAMAR BLVD		
		10610 MOTHERAL DR		
	252256 (portion)	10601 N LAMAR BLVD		
	252255	10503 N LAMAR BLVD		
	252254	712 W APPLGATE DR		
	252252	10510 MOTHERAL DR		
19	252253	700 W APPLGATE DR	LI	CS-V-CO-NP
		10500 MOTHERAL DR		
19	369289	10411 N LAMAR BLVD	LI	CS-V-CO-NP

Tract #	TCAD Prop ID	COA Address or Legal Description	From	To
	369288	10409 N LAMAR BLVD		
20	369286	ABS 29 SUR 38 APPLGATE J ACR .17	CR-CO	LO-MU-CO-NP
	252331	LOT 1 BLK K MOCKINGBIRD HILL SEC 1		
	252332	LOT 2 BLK K MOCKINGBIRD HILL SEC 1		
	252333	601 W APPLGATE DR		
21	250477	10205 N LAMAR BLVD	GR	GR-MU-CO-NP
	(portion)	604 MASTERSON PASS		
22	250477	10205 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
	(portion)	604 MASTERSON PASS		
23	250473	10111 N LAMAR BLVD	GR	GR-V-CO-NP
	250475	609 MASTERSON PASS		
		607 MASTERSON PASS		
	377752	10107 N LAMAR BLVD		
	377751	10105 N LAMAR BLVD		
		10101 N LAMAR BLVD		
	477451	10009 N LAMAR BLVD		
	477450	9909 N LAMAR BLVD		
	377749	9905 N LAMAR BLVD		
	377748	9901 N LAMAR BLVD		
	377747	9813 N LAMAR BLVD		
		9815 N LAMAR BLVD		
24	249292	9801 N LAMAR BLVD	GR	GR-V-CO-NP
		9813 N LAMAR BLVD		
	249274	9717 N LAMAR BLVD		
	249275	701 W LONGSPUR BLVD		
	249277	9523 N LAMAR BLVD		
	249273 (portion)	9515 N LAMAR BLVD		
	249278	9511 N LAMAR BLVD		
	246688	9425 N LAMAR BLVD		
24	246685	9411 N LAMAR BLVD	GR	GR-V-CO-NP
25	249273 (portion)	9515 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
26	249273 (portion)	9515 N LAMAR BLVD	CS-1-CO	CS-1-V-CO-NP
27	249273 (portion)	9515 N LAMAR BLVD	SF-3	SF-3-NP
28A	244909 (portion)	204 E RUNDBERG LN	I-SF-2	SF-3-NP
28B	244909 (portion)	204 E RUNDBERG LN	SF-3	LR-V-NP
29	244892	100 W RUNDBERG LN	I-SF-2; SF-3	LR-V-NP

Tract #	TCAD Prop ID	COA Address or Legal Description	From	To
30	244893	302 E RUNDBERG LN	LR	LR-V-NP
	244908	306 E RUNDBERG LN	GR	
		308 E RUNDBERG LN		
31	244955	310 E RUNDBERG LN	GR	LR-V-NP
		312 E RUNDBERG LN		
33	243372	9430 N IH 35 SVRD SB	CS; GR	CS-CO-NP
		9420 N IH 35 SVRD SB		
		9500 N IH 35 SVRD SB		
	246693 (portion)	9504 N IH 35 SVRD SB	CS; GR	
		700 SHOWPLACE LN		
34	246693 (portion)	9504 N IH 35 SVRD SB	CS-1-CO	CS-1-CO-NP
		700 SHOWPLACE LN		
35A	246692	9510 N IH 35 SVRD SB	CS	CS-CO-NP
		9508 N IH 35 SVRD SB		
35B	246691	9600 N IH 35 SVRD SB	CS-CO	CS-CO-NP
35C	246690	9602 N IH 35 SVRD SB	SF-2	CS-CO-NP
	246709	9606 N IH 35 SVRD SB	CS	
		9616 N IH 35 SVRD SB		
		9900 N IH 35 SVRD SB		
	246707	9900 N IH 35 SVRD SB		
		9914 N IH 35 SVRD SB		
		9918 N IH 35 SVRD SB		
	246705	10010 N IH 35 SVRD SB		
		10100 N IH 35 SVRD SB		
	246694	10106 N IH 35 SVRD SB		
36A	249369	10214 N IH 35 SVRD SB		CS
	249367	10300 N IH 35 SVRD SB		
		10306 N IH 35 SVRD SB		
36B	249377	10308 N IH 35 SVRD SB	CS-CO	CS-CO-NP
36C	249374	10310 N IH 35 SVRD SB	CS-CO	CS-CO-NP
36D	249362	10350 N IH 35 SVRD SB	CS-CO	CS-CO-NP
		10448 N IH 35 SVRD SB		
		10450 N IH 35 SVRD SB		
		10500 N IH 35 SVRD SB		
36E	249361	10502 N IH 35 SVRD SB	LR	CS-CO-NP
		10580 N IH 35 SVRD SB		



1 **PART 3.** The following applies to a single-family residential use, a duplex residential  
2 use, or a two-family residential use within the boundaries of the NP:

- 3
- 4 A. Impervious cover and parking placement restrictions apply as set forth in  
5 Section 25-2-1603 of the Code.
- 6
- 7 B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the  
8 Code.
- 9
- 10 C. Front porch setback applies as set forth in Section 25-2-1602.

11

12 **PART 4.** Tracts 27, 28A, and 28B may be developed as a residential infill special use as  
13 set forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through 25-2-  
14 1569 of the Code.

15

16 **PART 5.** Tracts 27, 28A, and 28B may be developed as an urban home special use as set  
17 forth in Sections 25-2-1421 through 25-2-1424 of the Code.

18

19 **PART 6.** The Property within the boundaries of the conditional overlay combining district  
20 established by this ordinance is subject to the following conditions:

- 21
- 22 A. The following applies to Tracts 1, 8, 16, 18, 19, and 21 – 25.

23

24 The following uses are conditional uses:

25

26 Automotive washing (of any type)  
27 Automotive sales  
28 Drive-in service as an accessory  
29 use to a commercial use

Automotive repair services  
Hotel-motel

- 30
- 31 B. The following applies to Tract 3.

- 32
- 33 1. Vehicular access from the Property to Braker Lane is prohibited. All  
34 vehicular access to the Property shall be from other adjacent public streets or  
35 through other adjacent property.
- 36
- 37 2. A six-foot high solid fence shall be constructed and maintained along the  
38 property line adjacent to the Braker Lane right-of-way.
- 39
- 40

1           3. The following uses are conditional uses:

2  
3           Agricultural sales & services  
4           Building maintenance services  
5           Business or trade school  
6           Exterminating services  
7           Off-site accessory parking  
8           Plant nursery

          Automotive repair services  
          Business support services  
          Convenience storage  
          Hotel-motel  
          Laundry services

9  
10          4. The following uses are prohibited uses:

11  
12          Automotive rentals  
13          Automotive washing (of any type)  
14          Campground  
15          Drive-in service as an accessory  
16              use to a commercial use  
17          Employee recreation  
18          Indoor entertainment  
19          Kennels  
20          Outdoor sports & recreation  
21          Research services

          Automotive sales  
          Bail bond services  
          Construction sales & services  
          Drop-off recycling collection  
              facility  
          Funeral services  
          Indoor sports & recreation  
          Outdoor entertainment  
          Pawn shop services  
          Service station

22  
23          C. The following applies to Tract 4A.

24  
25          1. Vehicular access for ingress/egress is limited to one driveway cut.

26  
27          2. The following uses are prohibited uses:

28  
29          Service station  
30          Off-site accessory parking  
31          Food sales  
32          Consumer convenience services

          Guidance services  
          Restaurant (limited)  
          Business or trade school

33  
34          D. The following uses are prohibited uses of Tract 4C:

35  
36          Consumer convenience services  
37          Off-site accessory parking  
38          Service station  
39          Custom manufacturing  
40          General retail sales (convenience)

          Food sales  
          Pet services  
          Plant nursery  
          Financial services  
          Personal services



1 Restaurant (limited)  
2 Drive-in service as an accessory  
3 use for a restaurant use  
4

Guidance services

5 E. The following uses are conditional uses of Tract 5:

6 Automotive washing (of any type)  
7 Automotive sales  
8 Service station  
9

Automotive repair  
Hotel-motel

10  
11 F. The following applies to Tract 6A.

12  
13 1. A site plan or building permit for the Property may not be approved,  
14 released, or issued, if the completed development or uses of the Property,  
15 considered cumulatively with all existing or previously authorized  
16 development and uses, generate traffic that exceeds 2,000 trips per day.

17  
18 2. The following uses are prohibited uses:

19  
20 Automotive washing (of any type)  
21 Automotive sales  
22 Bed & breakfast residential (Group 1)  
23 Commercial off-street parking  
24 Hotel-motel  
25 Congregate living  
26 Drop-off recycling collection facility  
27 Guidance services  
28 Outdoor entertainment  
29 Theater  
30 Exterminating services  
31 Off-site accessory parking  
32 Residential treatment  
33

Automotive repair  
Automotive rentals  
Bed & breakfast residential  
(Group 2)  
Restaurant (general)  
Consumer convenience services  
Funeral services  
Indoor entertainment  
Personal improvement services  
Consumer repair services  
General retail sales (general)  
Pawn shop services

34 G. Automotive repair services is a prohibited use of Tract 6B.  
35  
36  
37  
38  
39  
40

1 H. The following applies to Tract 7A and 7B.

2  
3 1. A site plan or building permit for the Property may not be approved,  
4 released, or issued, if the completed development or uses of the Property,  
5 considered cumulatively with all existing or previously authorized  
6 development and uses, generate traffic that exceeds the total traffic  
7 generation for the Property as specified in that certain Traffic Impact  
8 Analysis ("TIA") prepared by WHM Transportation Engineering  
9 Consultants, Inc., dated July 2001, or as amended and approved by the  
10 Director of the Planning and Development Review Department. All  
11 development on the Property is subject to the recommendations contained in  
12 the memorandum from the Transportation Review Section of the Planning  
13 and Development Review Department, dated January 24, 2002. The TIA  
14 shall be kept on file at the Planning and Development Review Department.

15  
16 2. The following uses are prohibited uses:

17  
18 Automotive washing (of any type) Convenience storage  
19 Funeral services Monument retail sales  
20 Residential treatment Service station  
21 Construction sales & services Exterminating services  
22 Laundry services Vehicle storage  
23 Community recreation (private) Drop-off recycling collection  
24 Commercial off-street parking facility  
25 Equipment sales Kennels  
26 Outdoor sports & recreation Local utility services  
27 Campground Equipment repair services  
28 Hotel-motel Outdoor entertainment  
29 Community recreation (public) Off-site accessory parking  
30

31 3. Drive-in service is prohibited as an accessory use to commercial uses within  
32 the area generally described as being 1,150 feet west and parallel to the east  
33 property line.

34  
35 4. Automotive repair services use and automotive sales use are conditional  
36 uses.  
37  
38  
39  
40

1 I. The following applies to Tract 9A.

2  
3 1. The maximum height for a building or structure is 40 feet from ground level.

4  
5 2. The following uses are conditional uses:

6  
7 Automotive repair services  
8 Hotel-motel  
9 Plant nursery

Convenience storage  
Laundry services

10  
11 3. The following uses are prohibited uses:

12  
13 Agricultural sales & services  
14 Automotive sales  
15 Bail bond services  
16 Business or trade school  
17 Campground  
18 Construction sales & services  
19 Electronic prototype assembly  
20 Electronic testing  
21 Equipment repair services  
22 Exterminating services  
23 Indoor entertainment  
24 Kennels  
25 Off-site accessory parking  
26 Outdoor sports & recreation  
27 Research services  
28 Vehicle storage  
29 Limited warehousing & distribution

Automotive rentals  
Automotive washing (of any type)  
Building maintenance services  
Business support services  
Commercial off-street parking  
Drop-off recycling collection  
facility  
Employee recreation  
Equipment sales  
Funeral services  
Indoor sports & recreation  
Monument retail sales  
Outdoor entertainment  
Pawn shop services  
Service station  
Custom manufacturing

30  
31 J. The following applies to Tract 10.

32  
33 1. The following uses are conditional uses:

34  
35 Automotive repair services  
36 Hotel-motel  
37 Plant nursery

Convenience storage  
Laundry services



2. The following uses are prohibited uses:

Agricultural sales & services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Building maintenance services
Business or trade school	Business support services
Campground	Commercial off-street parking
Construction sales & services	Drop-off recycling collection facility
Electronic prototype assembly	Employee recreation
Electronic testing	Equipment sales
Equipment repair services	Funeral services
Exterminating services	Indoor sports & recreation
Indoor entertainment	Monument retail sales
Kennels	Outdoor entertainment
Off-site accessory parking	Pawn shop services
Outdoor sports & recreation	Service station
Research services	Custom manufacturing
Vehicle storage	Adult oriented businesses
Limited warehousing & distribution	Liquor sales
Cocktail lounge	
Guidance services	

3. The maximum height for a building or structure is 40 feet from ground level.

4. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

K. The following applies to Tract 9B, Tract 11 and Tract 12.

1. The following uses are conditional uses:

Automotive repair services	Convenience storage
Hotel-motel	Laundry services
Plant nursery	

2. The following uses are prohibited uses:

Agricultural sales & services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Building maintenance services
Business or trade school	Business support services
Campground	Commercial off-street parking
Construction sales & services	Drop-off recycling collection facility
Electronic prototype assembly	Employee recreation
Electronic testing	Equipment sales
Equipment repair services	Funeral services
Exterminating services	Indoor sports & recreation
Indoor entertainment	Monument retail sales
Kennels	Outdoor entertainment
Off-site accessory parking	Pawn shop services
Outdoor sports & recreation	Service station
Research services	Custom manufacturing
Vehicle storage	
Limited warehousing & distribution	

L. The following applies to Tract 13.

1. Vehicular access from the Property is limited to Motheral Drive. All vehicular access to the Property from other adjacent public streets or through other adjacent property is prohibited.
2. Drive-in service as an accessory use to a commercial use is prohibited.

M. The maximum height for a building or structure constructed or located on Tract 14 is 40 feet from ground level.

N. The following applies to Tract 20.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day generated by the existing or approved development.

- 1 2. Vehicular access for the Property to Applegate Drive is prohibited. All  
2 vehicular access from the Property shall be to Motheral Street by one  
3 driveway only.  
4  
5 3. A building or structure constructed on the Property may not exceed a height  
6 of 18 feet from ground level.  
7  
8 4. A six-foot high solid fence shall be provided and maintained:  
9  
10 a. along the south, east, and west property lines; and  
11 b. along the north side of the property set back 10 feet from the right-  
12 of-way of Applegate Drive.  
13

- 14 5. The following uses of the property are conditional uses:

15  
16 Community recreation (private) Cultural services  
17 Community recreation (public)

- 18  
19 O. The following applies to Tract 26.  
20

- 21 1. Adult oriented business use is a prohibited use of the property.  
22  
23 2. The following uses are conditional uses:

24  
25 Automotive washing (of any type) Hotel-motel  
26 Automotive repair services Automotive sales  
27 Drive-in service as an accessory  
28 use to a commercial use  
29

- 30 P. A hotel-motel use is a conditional use of Tracts 33, 35A, 35C, 36A, and 36E.  
31

- 32 Q. The following applies to Tract 34.  
33

- 34 1. Adult oriented business use is prohibited  
35  
36 2. A hotel-motel use is a conditional use.  
37  
38  
39  
40



1 R. The following applies to Tract 35B.

- 2
- 3 1. A site plan or building permit for the Property may not be approved,  
4 released, or issued, if the completed development or uses of the Property,  
5 considered cumulatively with all existing or previously authorized  
6 development and uses, generate traffic that exceeds 2,000 trips per day.  
7
- 8 2. A hotel-motel use is a conditional use.  
9

10 S. The following applies to Tract 36B.

- 11
- 12 1. Adult oriented business use is prohibited  
13
- 14 2. A hotel-motel use is a conditional use.  
15
- 16 3. A site plan or building permit for the Property may not be approved,  
17 released, or issued, if the completed development or uses of the Property,  
18 considered cumulatively with all existing or previously authorized  
19 development and uses, generate traffic that exceeds 2,000 trips per day.  
20

21 T. The following applies to Tract 36C.

- 22
- 23 1. Pawn shop services use is prohibited.  
24
- 25 2. A hotel-motel use is a conditional use.  
26
- 27 3. A site plan or building permit for the Property may not be approved,  
28 released, or issued, if the completed development or uses of the Property,  
29 considered cumulatively with all existing or previously authorized  
30 development and uses, generate traffic that exceeds 2,000 trips per day.  
31

32 U. The following applies to Tract 36D.

- 33
- 34 1. A hotel-motel use is a conditional use.  
35
- 36 2. A site plan or building permit for the Property may not be approved,  
37 released, or issued, if the completed development or uses of the Property,  
38 considered cumulatively with all existing or previously authorized  
39 development and uses, generate traffic that exceeds 2,000 trips per day.  
40

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

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§  
§

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard Shirley A. Gentry  
Acting City Attorney City Clerk