

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 1,015 ACRES OF LAND GENERALLY
4 KNOWN AS THE BRENTWOOD NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICTS ON 134 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 134 tracts of land within the property
12 described in Zoning Case No. C14-04-0012.001, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Approximately 1,015 acres of land in the City of Austin, Travis County, Texas,
16 more particularly described and identified in the attached Exhibit "A" incorporated
17 into this ordinance, (the "Property"), and as follows:

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19 Romeria-Gateway Subdivision area includes the lots adjacent to Romeria
20 Street between Lamar Boulevard and the Grover Drainage Channel, as
21 shown on Exhibit "B",
22

23 generally known as the Brentwood neighborhood plan combining district, locally known as
24 the area bounded by Justin Lane on the north, 45th Street on the south, Lamar Boulevard on
25 the east and Burnet Road on the west, in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "C".
27

28 Except as provided in this ordinance, the existing base zoning districts and conditions
29 remain in effect.
30

31 **PART 2.** The base zoning districts for the 134 tracts of land are changed from family
32 residence (SF-1) district, multifamily residence low density (MF-2) district, multifamily
33 residence medium density (MF-3) district, neighborhood office (NO) district, limited office
34 (LO) district, limited office-conditional overlay (LO-CO) combining district, general office
35 (GO) district, general office-conditional overlay (GO-CO) combining district,
36 neighborhood commercial (LR) district, neighborhood commercial-conditional overlay
37 (LR-CO) combining district, community commercial (GR) district, community

commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, and limited industrial services-conditional overlay (LI-CO) combining district to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
1	6425, 6507, 6513, 6539, 6549, 6555, 6601, 6707, 6722 & 6825 BURNET LN	CS	CS-MU-CO-NP
1	6706, 6717 & 6801 BURNET LN	CS-1	CS-MU-CO-NP
2	6507 BURNET RD	CS-1	CS-1-MU-CO-NP
3	6507 BURNET LN	CS-CO	CS-MU-CO-NP
3	6511, 6513, 6519, 6521, 6601, 6603, 6611, 6707, 6711, 6719, 6721, 6733, 6735 & 6801 BURNET LN & 2205 MUROC ST	CS	CS-MU-CO-NP
3	6519, 6521 & 6503 BURNET LN	SF-3	CS-MU-CO-NP
4	2001 JUSTIN LN	LO	LO-MU-NP
4	2105 JUSTIN LN, 2103, 2105, 2107, 2109 & 2201 MUROC ST	LR	LO-MU-NP
4	2201 MUROC ST	CS	LO-MU-NP
5	6804 & 6808 HARDY DR	LO	SF-3-NP
6	2108 PAYNE AVE	SF-3	LO-MU-NP
7	6431 BURNET LN & 2107 PAYNE AVE	CS	LO-MU-NP

TRACT	ADDRESS	FROM	TO
8	6415 & 6421 BURNET LN, 6205, 6225, 6311, 6313 & 6317 BURNET RD	CS	CS-MU-CO-NP
9	6001 BURNET RD	CS	CS-MU-CO-NP
10a	5801, 5819 & 5829 BURNET RD	CS	CS-MU-CO-NP
10b	5607, 5615 & 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS	CS-MU-CO-NP
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	CS	CS-MU-CO-NP
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES)	LI-60	CS-MU-CO-NP
10c	5501, 5525, 5531 & 5605 BURNET RD	CS	CS-MU-CO-NP
10c	5501 & 5525 BURNET RD	CS-1	CS-MU-CO-NP
11	5605 BURNET RD	SF-3	CS-MU-CO-NP
12	5615 ADAMS AVE	NO	CS-MU-CO-NP
13	5609 & 5611 ADAMS AVE	CS	CS-MU-CO-NP
13	5613 ADAMS AVE	CS	CS-MU-CO-NP
15a	5605 ADAMS AVE, 5425, 5435, 5437 & 5453 BURNET RD & 5500 CLAY AVE	CS	CS-MU-CO-NP
15b	5510 & 5600 CLAY AVE	CS	LR-MU-CO-NP
15b	5602 CLAY AVE	CS	LR-MU-CO-NP
15c	5508 CLAY AVE	CS	CS-MU-CO-NP
16	5611 CLAY AVE	LO	SF-3-NP
17	1706 HOUSTON ST	LO	LO-MU-NP
18	1700 HOUSTON ST & 5500 JEFF DAVIS AVE	NO	SF-3-NP
18	1700 HOUSTON ST	MF-3	SF-3-NP
19	5502 & 5504 JIM HOGG AVE	MF-2	SF-3-NP
20	5508 JIM HOGG AVE	MF-2	SF-3-NP
21	5601 & 5603 JIM HOGG AVE	MF-2	MF-2-CO-NP
22	5513 JIM HOGG AVE	MF-2	SF-3-NP
23	5509 JIM HOGG AVE	MF-2	SF-3-NP
24	5624 & 5626 WOODROW AVE	SF-3	MF-3-NP
25	5807 WOODROW AVE	MF-3	SF-3-NP
26	5705 WOODROW AVE	CS	SF-3-NP
26	5705 & 5707 WOODROW AVE	MF-3	SF-3-NP
27	5512 ROOSEVELT AVE	LR	MF-3-NP
28	5513 WOODROW AVE	MF-3	SF-3-NP
29	5506 GROVER AVE	CS	MF-4-NP
30	5401 BURNET RD	CS	CS-MU-CO-NP
31a	5303, 5335 & 5345 BURNET RD	CS	CS-MU-CO-NP
31a	5335 BURNET RD	CS-1-CO	CS-MU-CO-NP
31a	5335 & 5353 BURNET RD	CS-1	CS-MU-CO-NP
31a	5343 BURNET RD	MF-3	CS-MU-CO-NP
31b	5401 & 5403 & 5407 CLAY AVE	CS	CS-MU-CO-NP
31b	5401 CLAY AVE	SF-3	CS-MU-CO-NP
32	5400 JEFF DAVIS AVE	MF-3	GR-MU-CO-NP
32	5400 JEFF DAVIS AVE	CS-1	GR-MU-CO-NP
33	1610 NORTH LOOP BLVD W	MF-3	CS-MU-CO-NP

TRACT	ADDRESS	FROM	TO
33	1610 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
34	1510 NORTH LOOP BLVD W	LR	MF-3-NP
35	1402 NORTH LOOP BLVD W	NO	NO-MU-NP
35	1404 NORTH LOOP BLVD W	LO	NO-MU-NP
36	1407 NORTH LOOP BLVD W	LO	MF-3-NP
37	1505 NORTH LOOP BLVD W	LO	LO-MU-NP
38	1507 & 1511 NORTH LOOP BLVD W	LR	LR-MU-CO-NP
39	1509 NORTH LOOP BLVD W	LR-CO	LR-MU-CO-NP
40	5211 JIM HOGG AVE	CS	LO-MU-NP
40	5211 JIM HOGG AVE & 1508 NORTH ST	LR	LO-MU-NP
40	5213 & 5215 JIM HOGG AVE	SF-3	LO-MU-NP
41a	5220 JIM HOGG AVE (abutting front property line); & 5222 JIM HOGG AVE	MF-3	LR-MU-NP
41a	5222 JIM HOGG AVE	CS	LR-MU-NP
41a	5222 JIM HOGG AVE	MF	LR-MU-NP
41b	5220 JIM HOGG AVE (abutting rear property line)	CS	CS-MU-CO-NP
42	0 (LOT 9 BLK 8 BROADACRES PLUS 1/2 OF ADJ VAC STREET), 5207, 5209, 5229, 5249 & 5255 BURNET RD, 1605 NORTH LOOP BLVD W & 1512 NORTH ST	CS	CS-MU-CO-NP
43	1510 NORTH ST	LR	LR-MU-NP
44	5101, 5111 & 5119 BURNET RD & 1509 NORTH ST	CS	CS-MU-CO-NP
45	1420 51 ST W, 1507 NORTH ST	LO	LO-MU-NP
45	1507 NORTH ST	GO	LO-MU-NP
46	1418 51 ST W	CS	SF-3-NP
47a	0 51 ST W (ABUTS ROW OF 51 ST W; IMPS ONLY ON LOT 9 LESS 1/4 BLK 26 SMITH A F ADDN)	CS	GO-MU-CO-NP
47b	1415 51 ST W	LO	LO-MU-NP
47b	1415 51 ST W	GO	LO-MU-NP
48	5005 & 5011 BURNET RD, 5002 & 5004 WOODROW AVE	MF-3	SF-3-NP
49	4901 BURNET RD	GR	GR-MU-CO-NP
50a	5025 BURNET RD	CS	CS-MU-CO-NP
50b	5003, 5005 & 5011 BURNET RD	CS	CS-MU-CO-NP
50c	4901 & 4911 BURNET RD	CS	CS-MU-CO-NP
51	5006 GROVER AVE	LO	SF-3-NP
52	1201 49 1/2 ST W, 1200, 1304 & 1306 49 ST W & 4903 WOODROW AVE	LO	LO-MU-NP
52	1210 49 ST W	SF-3	LO-MU-NP
53	1201 & 1203 49 ST W	SF-3	LO-MU-NP
54	0 (LOT 1 BLACKSTOCK AND HAYES ADDN) & 4804 GROVER AVE	LO	LO-MU-NP
55	4800 GROVER AVE	LR-CO	LR-MU-CO-NP
56a	4701, 4705, 4707, 4729, 4801 & 4805 BURNET RD	CS	CS-MU-CO-NP

TRACT	ADDRESS	FROM	TO
56a	4705 BURNET RD (abutting Burnet Rd except 2800 sq.ft. building footprint)	LO	CS-MU-CO-NP
56b	4811 BURNET RD	CS	CS-MU-CO-NP
56b	4811 BURNET RD	SF	CS-MU-CO-NP
56c	4705 BURNET RD (approx. southern 2800 sq. ft. bldg footprint with 50' of lot abutting Burnet Rd)	CS-1	CS-1-MU-CO-NP
57	4701 BURNET RD	CS-CO	CS-MU-CO-NP
58	4700 GROVER AVE	LO	GO-MU-CO-NP
59a	801, 803 & 807 CAPITOL CT & 4926 LAMAR BLVD N	CS	CS-MU-CO-NP
59b	809 CAPITOL CT	CS	CS-MU-CO-NP
60	5000 LAMAR BLVD N	CS	CS-MU-CO-NP
61	5106, 5112, 5214, 5224 & 5240 LAMAR BLVD N, 813 & 815 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
62	902 NORTH LOOP BLVD W	SF	SF-NP
63	900 NORTH LOOP BLVD W	LO	LO-MU-NP
64a	5300 & 5304 LAMAR BLVD N, 814 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64b	0 (S20FT OF LOT 2A SEC 2 OF RESUB OF PART OF LT 1 SKYLAND SUBD), 833 HOUSTON ST, 5400 LAMAR BLVD N & 815 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64c	819 & 831 HOUSTON ST, 0 (LOT 5 RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD), 5412 & 5414 LAMAR BLVD N	CS	CS-MU-CO-NP
65	0 (LOT 1 HOUSTON STREET SUBD), 0 (LOT 3 HOUSTON STREET SUBD), 900 & 902 HOUSTON ST	SF-3	SF-6-NP
66	5527 SUNSHINE DR	LO	LO-MU-NP
67	5601 SUNSHINE DR	GR	GR-MU-NP
68a	820 HOUSTON ST, 5516, 5520 & 5528 LAMAR BLVD N	CS	CS-MU-CO-NP
68a	5516, 5520 & 5528 LAMAR BLVD N	CS-1	CS-MU-CO-NP
68b	826 HOUSTON ST & 5528 LAMAR BLVD N	CS	CS-MU-CO-NP
68b	5538, 5602, 5604, 5610 & 5624 LAMAR BLVD N & 805 STARK ST	CS-1	CS-MU-CO-NP
68c	5538 LAMAR BLVD N (footprint)	CS-1	CS1-MU-CO-NP
68c	5538 LAMAR BLVD N (footprint)	CS	CS1-MU-CO-NP
69	809 STARK ST	LO-CO	LO-MU-CO-NP
70	807 STARK ST	LO	LO-MU-NP
71	5520 LAMAR BLVD N	CS-1	CS-MU-CO-NP
72	5520 LAMAR BLVD N	CS-1	P-NP
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS	CS-MU-CO-NP
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS-1	CS-MU-CO-NP

TRACT	ADDRESS	FROM	TO
73b	0 (LOT 3 COOK-WALDEN ADDN), 5922, 6000, 6010 & 6100 LAMAR BLVD N	CS-1	CS-MU-CO-NP
73b	5922 LAMAR BLVD N	CS	CS-MU-CO-NP
74	6008 LAMAR BLVD N & 903 ROMERIA DR	CS	MF-3-NP
74	6008 LAMAR BLVD N	CS-1	MF-3-NP
77a	821 BRENTWOOD ST, 6508 & 6518 LAMAR BLVD N	CS-1	CS-MU-CO-NP
77b	0 (APPROX 1.45ACR OF LOT 2-3 RESERVOIR HEIGHTS), 0 (44X91FT OF LOT 3 RESERVOIR HEIGHTS), 6210, 6222, 6310, 6324, 6400, 6406 & 6416 LAMAR BLVD N, 814 & 824 ROMERIA DR, 0 WILD ST (E62.4FT OF LOT 14 BLK A WEST VIEW HEIGHTS)	CS-1	CS-MU-CO-NP
77c	6200 LAMAR BLVD N	CS-1	CS-1-MU-CO-NP
78	6528 & 6534 LAMAR BLVD N	CS	CS-1-MU-CO-NP
79a	6610, 6612, 6618, 6702, 6706 & 6712 LAMAR BLVD N	CS-1	CS-MU-CO-NP
79b	6714, 6808 & 6812 LAMAR BLVD N & WILD ST (ABS 697 SUR 7 SPEAR G W ACR 29)	CS-1	CS-MU-CO-NP
79c	6808 LAMAR BLVD N (only building footprint as shown on Exh "D")	CS-1	CS-1-MU-CO-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1101 & 1103 JUSTIN LN	SF-3	MF-4-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1003, 1101 & 1103 JUSTIN LN	MF-3	MF-4-NP
80	1003 & 1103 JUSTIN LN	LR	MF-4-NP
81	0 (ABS 697 SUR 7 SPEAR G W ACR 8.24) & 6700 ARROYO SECO	SF-3	P-NP
82a	5902 LARUE DR (abutting Koening Ln W)	CS	GR-MU-NP
82b	5902 LARUE DR (abutting Lard Dr)	CS	LR-MU-CO-NP
83	2010 KOENIG LN W	LR	LR-MU-CO-NP
84	1902, 1904, 1906, 1910, 2004 & 2008 KOENIG LN W	LO	LO-MU-NP
84	1908 KOENIG LN W	SF-3	LO-MU-NP
84	2000 & 2002 KOENIG LN W	GO-CO	LO-MU-NP
84	2000 KOENIG LN W	LR	LO-MU-NP
84	2006 KOENIG LN W	LO-CO	LO-MU-NP
85	1900 KOENIG LN W	LO	LR-MU-CO-NP
86	1806 KOENIG LN W	LR	LR-MU-CO-NP
87	1706, 1708, 1806, 1802 & 1804 KOENIG LN W	LR	LO-MU-NP
88	1700, 1702 & 1704 KOENIG LN W	CS	LR-MU-CO-NP
89	1702 PALO DURO RD	MF-3	NO-MU-NP
90	1701 PALO DURO RD	CS	LR-MU-CO-NP
91	1705 KOENIG LN W	SF-3	LR-MU-CO-NP
92	1500, 1502, 1504, 1506, 1508, 1510, 1512 & 1514 KOENIG LN W	SF-3	LO-MU-NP
92	1514 KOENIG LN W	NO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
92	1516 KOENIG LN W	LO	LO-MU-NP
93a	1400 KOENIG LN W	GR-C	GR-MU-CO-NP
93b	1406 & 1408 KOENIG LN W	LR	LR-MU-CO-NP
93b	1408 KOENIG LN W	SF-3	LR-MU-CO-NP
94	1200, 1206 & 1300 KOENIG LN W	GR	GR-MU-CO-NP
94	1306 KOENIG LN W	CS	GR-MU-CO-NP
94	1308 KOENIG LN W & 5903 WOODROW AVE	IF	GR-MU-CO-NP
95	1100 KOENIG LN W	CS	GR-MU-CO-NP
95	1102 & 1106 KOENIG LN W	GR	GR-MU-CO-NP
95	1108 & 1112 KOENIG LN W	LR	GR-MU-CO-NP
96	5908 AURORA DR	GR	GR-MU-CO-NP
96	5908 AURORA DR	CS	GR-MU-CO-NP
97	1006 KOENIG LN W	SF-3	GR-MU-CO-NP
97	1006 KOENIG LN W	CS	GR-MU-CO-NP
98	908 OLD KOENIG LN	SF-3	GR-MU-CO-NP
98	908 OLD KOENIG LN	CS	GR-MU-CO-NP
99a	5700 GROVER AVE	CS	CS-MU-CO-NP
99b	1303 KOENIG LN W	CS	CS-MU-CO-NP
100	5808 WOODROW AVE	SF-3	LO-MU-NP
101	1401 & 1405 KOENIG LN W	LR	LR-MU-CO-NP
102	1501 KOENIG LN W	LO	LR-MU-CO-NP
103	1503, 1505, 1507, 1513, 1515, 1519, 1521 & 1523 KOENIG LN W	LO	LO-MU-NP
103	1509, 1511 & 1517 KOENIG LN W	SF-3	LO-MU-NP
104	1525 KOENIG LN W	LO	LR-MU-CO-NP
105	1615 & 1617 KOENIG LN W	LO	LR-MU-CO-NP
105	1615 KOENIG LN W	SF-3	LR-MU-CO-NP
106	1701 KOENIG LN W	LO	LR-MU-CO-NP
107	1703, 1705, 1707, 1801, 1803, 1805, 1901, 1903, 1905, 1907 & 1909 KOENIG LN W	LO	LO-MU-NP
107	1911, 2003 & 2005 KOENIG LN W	SF-3	LO-MU-NP
107	2007 KOENIG LN W	NO	LO-MU-NP
108	4901 WOODROW AVE	LR	LR-MU-NP
109	1203 & 1209 49 ST W	MF-3	LO-MU-NP
109	1209, 1211, 1213, 1301 & 1307 49 ST W	SF-3	LO-MU-NP
110	5617 ADAMS AVE	LO	NO-MU-NP
111	2011 KOENIG LN W	SF-3	LO-MU-NP
112	1704 HOUSTON ST	NO	NO-MU-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

PART 5. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 6. Urban home special use is permitted on lots in residential districts within the boundaries of Romeria Gateway Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 7. Tracts 1 and 2 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 8. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are conditional uses of Tracts 1, 10a, 10c, 15a, 2, 3, 31a, 41b, 42, 44, 50a, 50c, 56a, 56c, 57, 59a, 60, 61, 64a, 64c, 68a, 73a, 77a, 78, and 79a:

Agricultural sales and services
Commercial blood plasma center
Equipment sales
Vehicle storage

Campground
Equipment repair services
Kennels

2. Construction sales and services use is a conditional use of Tracts 8, 9, 31b, 33, 50b, 56b, 59b, 64b, 68b, 71, 73b, 77b, 77c, 79b, and 79c:

3. The following uses are prohibited uses of Tract 10b:

Agricultural sales and services
Drop-off recycling collection facility
Equipment sales
Outdoor sports and recreation

Campground
Equipment repair services
Outdoor entertainment

4. The following uses are prohibited uses of Tract 8, 9, 31b, 33, 50b, 56b, 59b, 64b, 68b, 71, 73b, 77b, 77c, 79b, and 79c:

Agricultural sales and services
Commercial blood plasma center
Equipment repair services
Kennels
Outdoor sports and recreation

Campground
Drop-off recycling collection facility
Equipment sales
Outdoor entertainment
Vehicle storage

5. The following uses are prohibited uses of Tracts 32 and 49:

Automotive rentals
Automotive sales
Commercial off-street parking
Exterminating services
Outdoor entertainment
Pawnshop services
Service stations

Automotive repair services
Automotive washing (of any type)
Drop-off recycling collection facilities
Off-site accessory parking
Outdoor sports and recreation
Plant nursery

6. The following uses are prohibited uses of Tract 15c:

- | | |
|--------------------------------------|--|
| Agricultural sales and services | Art and craft studio (general) |
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Building maintenance services | Campground |
| Commercial blood plasma center | Convenience storage |
| Commercial off-street parking | Drop-off recycling collection facilities |
| Electronic prototype assembly | Equipment repair services |
| Equipment sales | Exterminating services |
| Kennels | Laundry services |
| Limited warehousing and distribution | Maintenance and services facilities |
| Monument retail sales | Off-site accessory parking |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Plant nursery |
| Service station | Funeral services |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Restaurant (general) |
| Restaurant (limited) | Theater |
| Transitional housing | Transportation terminal |
| Vehicle storage | Veterinary services |

7. General retail sales (general) use and general retail sales (convenience) use for an area that exceeds 20,000 square feet of gross floor area is a prohibited use on Tracts 3, 15c, 32, and 49.

8. The following uses are prohibited uses of Tracts 11, 12, 15b, 38, 39, 82b, 83, 85, 86, 88, 91, 93b, 96, 101, 102, 104, 105, and 106:

- | | |
|-----------------|----------------------------|
| Service station | Off-site accessory parking |
|-----------------|----------------------------|

9. The following uses are prohibited uses of Tract 93a:

- | | |
|--|-------------------------------------|
| Automotive rentals | Automotive repair services |
| Automotive washing (of any type) | Business or trade school |
| Business support services | Commercial off-street parking |
| Drop-off recycling collection facilities | Exterminating services |
| Funeral services | General retail sales (general) |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Medical offices (exceeds 5000 s.f.) |

1 Outdoor entertainment
2 Pawn shop services
3 Research services
4 Restaurant (limited)

Outdoor sports and recreation
Personal improvement services
Restaurant (general)
Theater

6 10. The following uses are prohibited uses of Tract 99a

8 Agricultural sales and services
9 Building maintenance services
10 Convenience storage
11 Laundry services
12 Plant nursery
13 Construction sales and services
14 Electronic prototype assembly
15 Equipment sales
16 Maintenance and service facilities
17 Veterinary services
18 Transportation terminal

Art and craft studio (general)
Campground
Kennels
Monument retail sales
Custom manufacturing
Commercial blood plasma center
Equipment repair services
Limited warehousing and distribution
Vehicle storage
Transitional housing

20 11. The following uses are prohibited uses of Tract 99b

22 Agricultural sales and services
23 Building maintenance services
24 Convenience storage
25 Laundry services
26 Construction sales and services
27 Electronic prototype assembly
28 Equipment sales
29 Veterinary services
30 Transportation terminal

Art and craft studio (general)
Campground
Kennels
Monument retail sales
Commercial blood plasma center
Equipment repair services
Maintenance and service facilities
Transitional housing

32 12. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 3, 11,
33 12, 15b, 15c, 38, 39, 82b, 83, 85, 86, 88, 90, 91, 93b, 96, 101, 102, 104, 105, and 106:

35 13. The following uses are prohibited uses of Tract 94, 95, 97, 98, 99a, and 99b:

37 Drop-off recycling collection facility
38 Outdoor sports and recreation

Outdoor entertainment
Pawn shop services

1 14. The following uses are prohibited uses of Tract 90:

2
3 Custom manufacturing
4 Off-site accessory parking
5 Plant nursery

Financial services
Pet services
Service station

6
7 15. The following uses are conditional uses of Tract 90:

8
9 College and university facilities

Private secondary educational facilities

10
11 16. The following uses are conditional uses of Tracts 15c, 99a, and 99b:

12
13 Plant nursery

Custom manufacturing

14
15 17. The following uses are prohibited uses of Tract 3:

16
17 Agricultural sales and services
18 Automotive sales
19 Campground
20 Commercial off-street parking
21 Drop-off recycling collection facility
22 Equipment sales
23 Kennels
24 Maintenance and service facilities
25 Off-site accessory parking
26 Outdoor sports and recreation
27 Service station

Automotive rentals
Automotive washing (of any type)
Commercial blood plasma center
Convenience storage
Equipment repair services
Exterminating services
Laundry services
Monument retail sales
Outdoor entertainment
Pawn shop services
Vehicle storage

28
29 18. The following uses are prohibited uses of Tract 58:

30
31 Business or trade school
32 Off-site accessory parking
33 Restaurant (limited)

business support services
Personal services

34
35 19. The following uses are prohibited uses of Tract 47a:

36
37 Business or trade school
38 Off-site accessory parking

Business support services
Restaurant (limited)

1 20. The following conditions apply to Tracts 94, 95, 97, 98, 99a and 99b:

- 2
3 A. The maximum height of a building or structure is 40 feet from ground level.
4
5 B. A building or structure may not exceed a height of three stories.
6

7 21. The following condition applies to Tract 93a:

8
9 There shall be no more than one driveway approach from Tract 93A to Koenig Lane
10 and another to Woodrow Avenue.
11

12 22. The following conditions apply to Tract 90:

- 13
14 A. The maximum height of a building or structure is 35 feet from ground level.
15
16 B. The minimum interior side yard setback is five feet.
17
18 C. The minimum rear yard setback is five feet.
19
20 D. The maximum building coverage is 50 percent.
21
22 E. The maximum impervious cover is 70 percent.
23

24 23. The following conditions apply to Tract 21:

- 25
26 A. The maximum height of a building or structure is 30 feet from ground level.
27
28 B. The maximum number of dwelling units is 12 units per acre.
29

30 24. The following conditions apply to Tract 47a:

- 31
32 A. The maximum height of a building or structure is 40 feet from ground level.
33
34 B. The minimum front setback is 25 feet.
35

36 Except as specifically restricted under this ordinance, the Property may be developed and
37 used in accordance with the regulations established for the respective base districts and
38 other applicable requirements of the City Code.
39
40

PART 9. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

§
§
§

Will Wynn
Mayor

APPROVED:

ATTEST:

David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

DRAFT