

ORDINANCE NO. 040513-33B

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 863 ACRES OF LAND GENERALLY KNOWN AS THE HIGHLAND NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 108 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 108 tracts of land within the property described in Zoning Case No.C14-04-0012.002, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 863 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and includes, as follows,

North Highland Subdistrict area bounded by Crestland Drive on the north, Twin Crest Drive on the east, St. Johns Avenue on the south and Lamar Boulevard on the west; and

South Highland Subdistrict area bounded by Airport Boulevard on the north and east, Denson Drive on the south and Lamar Boulevard on the west, as shown on Exhibit "B",

generally known as the Highland neighborhood plan combining district, locally known as the area bounded by Anderson Lane on the north, Twin Crest Drive and Middle Fiskville Road on the east, Koenig Lane on the south and Lamar Boulevard on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

PART 2. The base zoning districts for the 108 tracts of land are changed from family residence (SF-3) district, multifamily residence limited density-conditional overlay (MF-1-CO) combining district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, neighborhood office (NO) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) 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, and unzoned district (UNZ), to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-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, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-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
200	621 & 705 ANDERSON LN W, 7620 GUADALUPE ST, 7601, 7701 & 7801 LAMAR BLVD N, 608 & 622 MORROW ST	CS	CS-MU-NP
201	7701 LAMAR BLVD N (footprint)	CS-1	CS-1-MU-NP
202	7601 LAMAR BLVD N (footprint)	CS-1	CS-1-MU-NP

TRACT	ADDRESS	FROM	TO
203	0 ANDERSON LN W (ABS 789 SUR 57 WALLACE J P ACR 7.38) & 0 NORTHWAY DR (ABS 789 SUR 57 WALLACE J P ACR 2.298)	SF-3	P-NP
204	7702, 7704, 7706 & 7708 NORTHCREST BLVD	SF-3	MF-2-NP
205	7703 NORTHCREST BLVD, 200, 201 & 203 NORTHCREST CIRCLE	SF-3	MF-2-NP
206	701 MORROW ST	NO	NO-MU-NP
207	712 CRESTLAND DR, 7521, 7535, 7543 & 7545 LAMAR BLVD N	GR	GR-MU-CO-NP
207	7545 LAMAR BLVD N	CS	GR-MU-CO-NP
208	0 (0.460 AC NORTHWAY CREST SEC 2, PB 6, PG 35)	SF-3	P-NP
209	0 (0.422 AC NORTHWAY CREST SEC 2, PB 6, PG 35)	SF-3	P-NP
210a	7205 LAMAR BLVD N, 704 & 710 ST JOHNS AVE W	CS	CS-MU-CO-NP
210a	704 ST JOHNS AVE W	GR	CS-MU-CO-NP
210b	707 CRESTLAND DR	SF-3	CS-MU-CO-NP
210b	7427 LAMAR BLVD N (abutting N Lamar Blvd)	SF-3	CS-MU-CO-NP
210b	7209 LAMAR BLVD N	LO	CS-MU-CO-NP
210b	7209, 7221, 7301 & 7313 LAMAR BLVD N	LR	CS-MU-CO-NP
210b	7209, 7221 & 7301 LAMAR BLVD N	GR	CS-MU-CO-NP
210b	707 CRESTLAND DR, 7209, 7221, 7301, 7313, & 7401 LAMAR BLVD N	CS	CS-MU-CO-NP
210c	7427 LAMAR BLVD N (abutting south and rear property lines)	CS-1	CS-1-MU-CO-NP
210d	7427, 7435 & 7439 LAMAR BLVD	CS	CS-MU-CO-NP
211	7401 LAMAR BLVD N	SF-3	NO-MU-NP
211	7401 LAMAR BLVD N	NO	NO-MU-NP
212a	700 & 702 ST JOHNS AVE W	LR	LR-MU-CO-NP
212a	702 & 704 ST JOHNS AVE W	LO	LR-MU-CO-NP
212b	7202 MARCELL ST, 612, 616, 618, 620 & 624 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
212b	624 ST JOHNS AVE W	LO	LR-MU-CO-NP
213a	610 ST JOHNS AVE W	SF-3	NO-MU-NP
213b	602, 604 & 608 ST JOHNS AVE W	SF-3	NO-MU-NP
213c	600 ST JOHNS AVE W	SF-3	NO-MU-NP
214a	514 ST JOHNS AVE W	SF-3	NO-MU-NP
214b	402, 404, 406, 410, 412, 500, 502, 504, 506, 508, 510 & 512 ST JOHNS AVE W	SF-3	SF-6-CO-NP
214c	400 ST JOHNS AVE W	SF-3	NO-MU-NP
215a	206 ST JOHNS AVE W	SF-3	NO-MU-NP
215b	100, 102, 104 & 106 ST JOHNS AVE E, 100, 102, 104, 106, 108, 110, 200, 202 & 204 ST JOHNS AVE W	SF-3	SF-6-CO-NP
215c	7200 EAST CREST DR	SF-3	NO-MU-NP
216	7201 EAST CREST DR	SF-3	NO-MU-NP
217	206 ST JOHNS AVE E	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
218a	107 ST JOHNS AVE W	SF-3	NO-MU-NP
218b	101, 103, 105, 107, 109, 111, 113, 201, 203, 205 & 207 ST JOHNS AVE E, 101, 103 & 105 ST JOHNS AVE W	SF-3	SF-6-CO-NP
218c	7104 TWIN CREST DR	SF-3	NO-MU-NP
219a	211 ST JOHNS AVE W	SF-3	NO-MU-NP
219b	203, 205, 207 & 209 ST JOHNS AVE W	SF-3	SF-6-CO-NP
219c	201 ST JOHNS AVE W	SF-3	NO-MU-NP
220a	513 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
220b	405, 407, 411, 413, 503, 505, 507, 509 & 511 ST JOHNS AVE W	SF-3	SF-6-CO-NP
220c	403 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
221	601, 605 & 613 ST JOHNS AVE W	SF-3	LR-MU-CO-NP
222a	7125 & 7135 LAMAR BLVD N	CS-1	CS-MU-CO-NP
222a	7125 & 7135 LAMAR BLVD N, 621 & 709 ST JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57 WALLACE J P)	LI	CS-MU-CO-NP
222a	621 ST JOHNS AVE W	LR	CS-MU-CO-NP
222a	621 ST JOHNS AVE W & 0 (100X398FT ABS 789 SUR 57 WALLACE J P)	CS	CS-MU-CO-NP
222b	608 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY)	CS	CS-MU-CO-NP
222b	610 KENNISTON DR, 615 ST JOHNS AVE W & 0 (ACR 11.41 OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY)	LR	CS-MU-CO-NP
222b	0 (ACR 11.41 OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY) & 0 (IMP ONLY ABS 789 SUR 75 WALLACE J P ACR .688)	LI	CS-MU-CO-NP
222b	6900 & 6902 GUADALUPE ST (from front 94 feet of property from Guadalupe St. to rear property line)	LR	CS-MU-CO-NP
222c	610 KENNISTON DR	CS	CS-MU-CO-NP
223	0 (ACR 11.41 OF LOT 1 AMENDED PLAT OF NORTHAIR CENTER IMP ONLY, LOCATED IN SHOPPING CENTER AT AIRPORT & N LAMAR BLVD)	CS-1	CS-1-MU-CO-NP
224	606 & 610 KAWNEE DR	LO	MF-3-NP
224	606 & 610 KAWNEE DR	LR	MF-3-NP
225	7104 & 7106 GUADALUPE ST	SF-3	SF-6-NP
226	7103 & 7105 GUADALUPE ST	SF-3	SF-6-NP

TRACT	ADDRESS	FROM	TO
227	7009 GUADALUPE ST	SF-3	SF-6-NP
228	7005 GUADALUPE ST	MF-2	SF-6-NP
229	7002 & 7006 GUADALUPE ST & 606 SWANEE DR	SF-3	SF-6-NP
229	7004 GUADALUPE ST	MF-2	SF-6-NP
230	607 & 609 KAWNEE DR	SF-3	MF-3-NP
231	6900 & 6902 GUADALUPE ST (front 94 feet from property line along Guadalupe St.)	LR	SF-6-NP
231	6904 GUADALUPE ST & 607 SWANEE DR	SF-3	SF-6-NP
232	7001 GUADALUPE ST & 506 SWANEE DR	SF-3	SF-6-NP
233	404, 406, 408, 410, 500 & 502 SWANEE DR	SF-3	MF-3-NP
234	400 SWANEE DR	SF-3	MF-3-NP
235	404 KENNISTON DR, 307, 401, 403 & 0 SWANEE DR (E 38FT OF LOT 13 BLK 6 SILVERTON HEIGHTS)	SF-3	MF-3-NP
235	403 & 407 SWANEE DR	MF-2	MF-3-NP
236	503 SWANEE DR	SF-3	MF-3-NP
237	6901 GUADALUPE ST	MF-1-CO	SF-6-NP
237	6903, 6905 & 6909 GUADALUPE ST, 406, 408, 410, 412, 500, 502, 504 KENNISTON DR & 507 SWANEE DR	SF-3	SF-6-NP
238	407 KENNISTON DR (abuts Kenniston Dr)	SF-3, MF-3	GR-MU-CO-NP
239	407 KENNISTON DR (abuts Pampa Dr)	SF-3	GR-CO-NP
240a	104 HUNTLAND DR E & 200 HUNTLAND DR W	MF-4	CS-MU-CO-NP
240a	104 HUNTLAND DR E & 200 HUNTLAND DR W	CS	CS-MU-CO-NP
240b	114, 116 & 200 HUNTLAND DR E	MF-4	GR-CO-NP
240b	114, 116 & 200 HUNTLAND DR E	CS	GR-CO-NP
240b	200 HUNTLAND DR E	GR	GR-CO-NP
241	100 HIGHLAND MALL BLVD E	CS-1	CS-MU-NP
242	6415, 6504 & 6505 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	CS	CS-MU-NP
242	6415 AIRPORT BLVD & 100 HIGHLAND MALL BLVD E	GR	CS-MU-NP
243a	5775, 5789, 5795, 5815, 5821 & 6101 AIRPORT BLVD, 523, 1234 & 0 HIGHLAND MALL BLVD E (LOT 2 AUSTIN MALL), 5930, 6000 & 6300 MIDDLE FISKVILLE RD	CS	CS-MU-NP
243a	6101 AIRPORT BLVD	GR	CS-MU-NP
243b	1234 HIGHLAND MALL BLVD E (footprint)	CS-1	CS-1-MU-NP
243c	6000 MIDDLE FISKVILLE RD (footprint)	CS-1	CS-1-MU-NP

TRACT	ADDRESS	FROM	TO
244	108 DENSON DR W	CS	CS-MU-CO-NP
246	6204 & 6206 BURNS ST, 700 DENSON DR W	SF-3	MF-3-NP
246	704 & 706 DENSON DR W	CS	MF-3-NP
247	6205, 6215, 6221, 6225 & 6301 LAMAR BLVD N	CS	CS-MU-CO-NP
248a	6225 LAMAR BLVD N	SF-3	GR-MU-CO-NP
248b	721 LAMAR PL	CS	MF-4-NP
249	702 LAMAR PL	CS	MF-4-NP
250	6408 BURNS ST	CS	MF-4-NP
251a	6411 LAMAR BLVD N & 720 LAMAR PL	CS	CS-MU-CO-NP
251b	6509, 6517, 6519, 6531, 6535 & 6539 LAMAR BLVD N, 6506, 6510 & 6516 SHIRLEY AVE	CS	CS-MU-CO-NP
251b	6509 LAMAR BLVD N	GR	CS-MU-CO-NP
252	6507 SHIRLEY AVE	CS	CS-MU-CO-NP
253	619 BRENTWOOD ST	SF-3	LR-MU-CO-NP
254a	6601 & 6603 SHIRLEY AVE	CS	CS-MU-CO-NP
254b	6605, 6619 & 6623 SHIRLEY AVE	CS	CS-MU-CO-NP
255	617 GAYLOR ST	SF-3	SF-6-NP
256	602, 606, 608, 610, 612 & 614 GAYLOR ST	SF-3	SF-6-NP
256	604 GAYLOR ST	MF-2	SF-6-NP
257	6701 GUADALUPE ST	NO	NO-MU-NP
258	0 CANION ST (near intersection of Williams & Canion); 614, 636, 646, 650 & 654 CANION ST & 6901 SHIRLEY AVE	LI	CS-MU-CO-NP
258	600, 610, 620, 624, 630 & 634 CANION ST	CS	CS-MU-CO-NP
259a	6701, 6713, 6719 & 6725 SHIRLEY AVE	CS	CS-MU-CO-NP
259b	607 & 609 CANION ST, 601, 603 & 605 WILLIAMS ST	CS	CS-MU-CO-NP
260	616 GAYLOR ST	SF-3	SF-6-NP
261	613 CANION ST, 600 & 604 WILLIAMS ST	LI	CS-MU-CO-NP
262	6610 SHIRLEY AVE	CS	CS-MU-CO-NP
263	0 LAMAR BLVD N (located south of intersection of Wallingford Bend & Lamar Blvd N); 6601, 6607, 6611, 6615, 6701, 6705 & 6719 LAMAR BLVD N, 6700, 6702, 6714, 6720, 6722 & 6726 SHIRLEY AVE	CS	CS-MU-CO-NP
264	6721 LAMAR BLVD N	CS	CS-MU-CO-NP
265	6801 & 6813 LAMAR BLVD N & 6900 SHIRLEY AVE	CS	CS-MU-CO-NP
265	6813, 6817 & 6901 LAMAR BLVD N, 0 RAYMOND ST (E 60' OF LOT 17 BLK E PLAZA PLACE), 6900, 904 & 6910 SHIRLEY AVE	LI	CS-MU-CO-NP
266	6016 & 6020 DILLARD CIRCLE	CS	CS-MU-CO-NP
267a	105 DENSON DR W	CS	CS-MU-CO-NP
267b	6015 DILLARD CIRCLE	CS	CS-MU-CO-NP
267c	6003 DILLARD CIRCLE	CS	CS-MU-CO-NP

TRACT	ADDRESS	FROM	TO
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	CS	CS-MU-CO-NP
268	0 DENSON DR W (ABS 789 SUR 57 WALLACE J P ACR 2.542)	MF-3	CS-MU-CO-NP
269	5997 DILLARD CIRCLE	CS	CS-MU-CO-NP
269	5997 DILLARD CIRCLE	MF-3	CS-MU-CO-NP
270	300 HUNT LAND DR W	CS	CS-CO-NP
270	300 HUNT LAND DR W	CS-1	CS-CO-NP
271	6757 AIRPORT BLVD	CS	CS-MU-CO-NP
272	407 KENNISTON DR & 500 PAMPA DR	GR	GR-CO-NP
273	6809 GUADALUPE ST	LR	LR-CO-NP
274	6820 & 6821 AIRPORT BLVD, 6800 GUADALUPE ST	CS	CS-CO-NP
275	200, 314, 404, 418, 502, 520, 604 & 700 HIGHLAND MALL BLVD E, 201, 305, 505, 617 & 713 HUNT LAND DR E, 6700 & 6718 MIDDLE FISKVILLE RD	CS	CS-MU-NP
276	404 HIGHLAND MALL BLVD E	CS-1	CS-1-MU-NP
277	6700 MIDDLE FISKVILLE RD	CS-1-CO	CS-1-MU-NP
278	223 & 301 ANDERSON LANE W	CS	CS-CO-NP
280	0 GUALALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 3.2) & 0 GUADALUPE (ABS 789 SUR 57 WALLACE J P ACR 9.86)	UNZ	P-NP
280	0 GUADALUPE ST (ABS 789 SUR 57 WALLACE J P ACR 9.86)	SF-3	P-NP
281	401 ST JOHNS AVE W	SF-3	P-NP
282	503 KENNISTON DR	SF-3	MF-3-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. Except as provided in Subsection 3, impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. The restrictions in Subsection 2 do not apply to the lots adjacent to St. Johns Avenue.
4. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 6. Cottage special use is permitted on lots in residential districts within the boundaries of North Highland Subdistrict and South Highland Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

PART 7. Tract 221 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 1504 of the Code.

PART 8. Tracts 200, 201, 202, 222a, 222b, 222c, 223, 241, 242, 243a, 243b, 243c, 275, 276, and 277 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 9. 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 210a, 210c, 210d, 222a, 222c, 251b, 258, 261, 262, 263, 264, 265, and 274:

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 210b, 222b, 223, 247, 251a, 270, 271, 278, and 279.

3. The following uses are prohibited uses of Tracts 210b, 222b, 223, 247, 251a, 270, 278, and 279:

Agricultural sales and services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Kennels	Outdoor entertainment
Outdoor sports and recreation	Vehicle storage

4. The following uses are prohibited uses of Tract 271:

Agricultural sales and services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Kennels	Outdoor entertainment
Outdoor sports and recreation	

5. The following uses are prohibited uses of Tracts 212a, 212b, 220a, 220c, 221, 253, and 273:

Service station	Off-site accessory parking
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6. The following uses are prohibited uses of Tracts 267a, 267c, and 269:

Agricultural sales and services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Campground	Commercial blood plasma center
Commercial off-street parking	Convenience storage
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Exterminating services
Kennels	Laundry services
Maintenance and service facilities	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	Vehicle storage

7. The following uses are prohibited uses of Tract 244:

Agricultural sales and services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Kennels	Outdoor sports and recreation
Pawn shop services	Vehicle storage

8. The following uses are prohibited uses of Tracts 266 and 267b:

Agricultural sales and services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Campground	Commercial blood plasma center
Commercial off-street parking	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Exterminating services	Kennels
Laundry services	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Service station
Vehicle storage	

9. 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 252, 254a, 254b, 259a, 259b, 267a, 267c, and 269.

10. General retail sales (general) use and general retail sales (convenience) use for an area that exceeds 35,000 square feet of gross floor area is a prohibited use on Tracts 266 and 267b.

11. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 221, 248a, 252, 254a, 254b, 259a, 259b, 266, 267a, 267b, 267c, 268, and 269.

12. The following uses are prohibited uses of Tracts 207, 238, 239, 240a, 240b, and 272:

Drop-off recycling collection facility	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services

13. The following uses are prohibited uses of Tract 240a:

Agricultural sales and services	Art and craft studio (general)
Building maintenance services	Campground
Convenience storage	Kennels
Laundry services	Monument retail sales
Construction sales and services	Commercial blood plasma center
Electronic prototype assembly	Equipment repair services
Equipment sales	Maintenance and service facilities
Veterinary services	Transitional housing
Transportation terminal	

14. The following uses are conditional uses of Tract 240a:

Plant nursery	Custom manufacturing
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15. The following uses are prohibited uses of Tracts 252, 254a, 254b, 259a, and 259b:

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

16. Condominium residential use is a prohibited use of Tracts 214b, 215b, 218b, 219b, and 220b.

17. The following uses are prohibited uses of Tract 268:

Agricultural sales and services
Automotive washing (of any type)
Commercial blood plasma center
Equipment repair services
Kennels
Outdoor entertainment
Pawn shop services
Vehicle storage

Automotive sales
Campground
Drop-off recycling collection facility
Equipment sales
Monument retail sales
Outdoor sports and recreation
Service station

18. The following uses are prohibited uses of Tract 248a:

Automotive rentals
Automotive repair services
Commercial off-street parking
Exterminating services
Outdoor entertainment
Pawn shop services
Service station

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

19. The maximum density for a residential use of Tract 221 is 12 dwelling units per acre.

Except as 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 10. This ordinance takes effect on May 24, 2004.

PASSED AND APPROVED

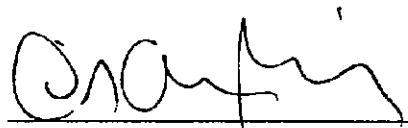
May 13, 2004

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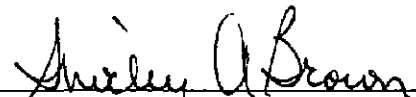
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A

Highland Neighborhood Plan Combining District Case # C14-04-0012.002



Highland Proposed Tracts for Rezoning

- Properties with proposed zoning changes.
- Brentwood Neighborhood Planning Area

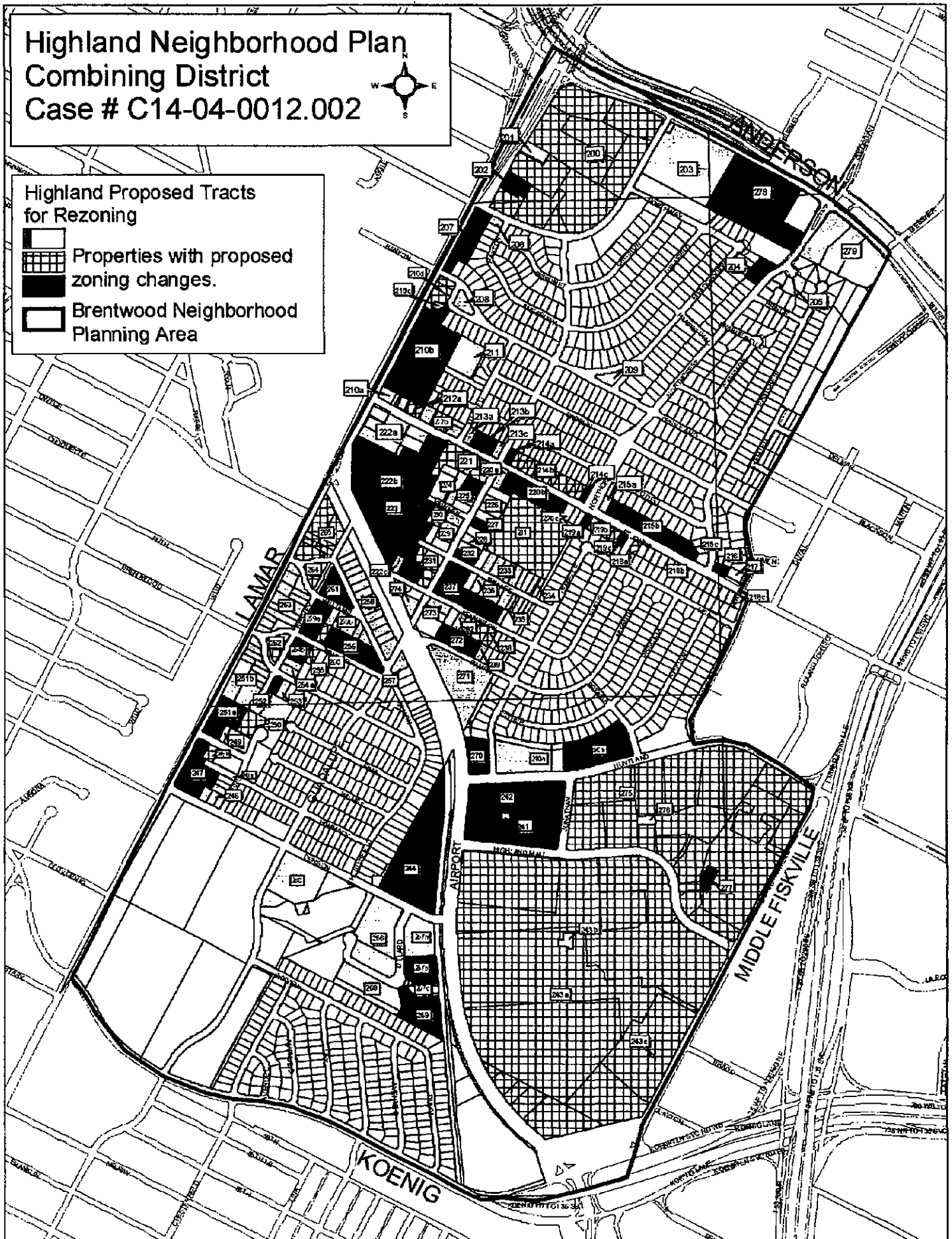
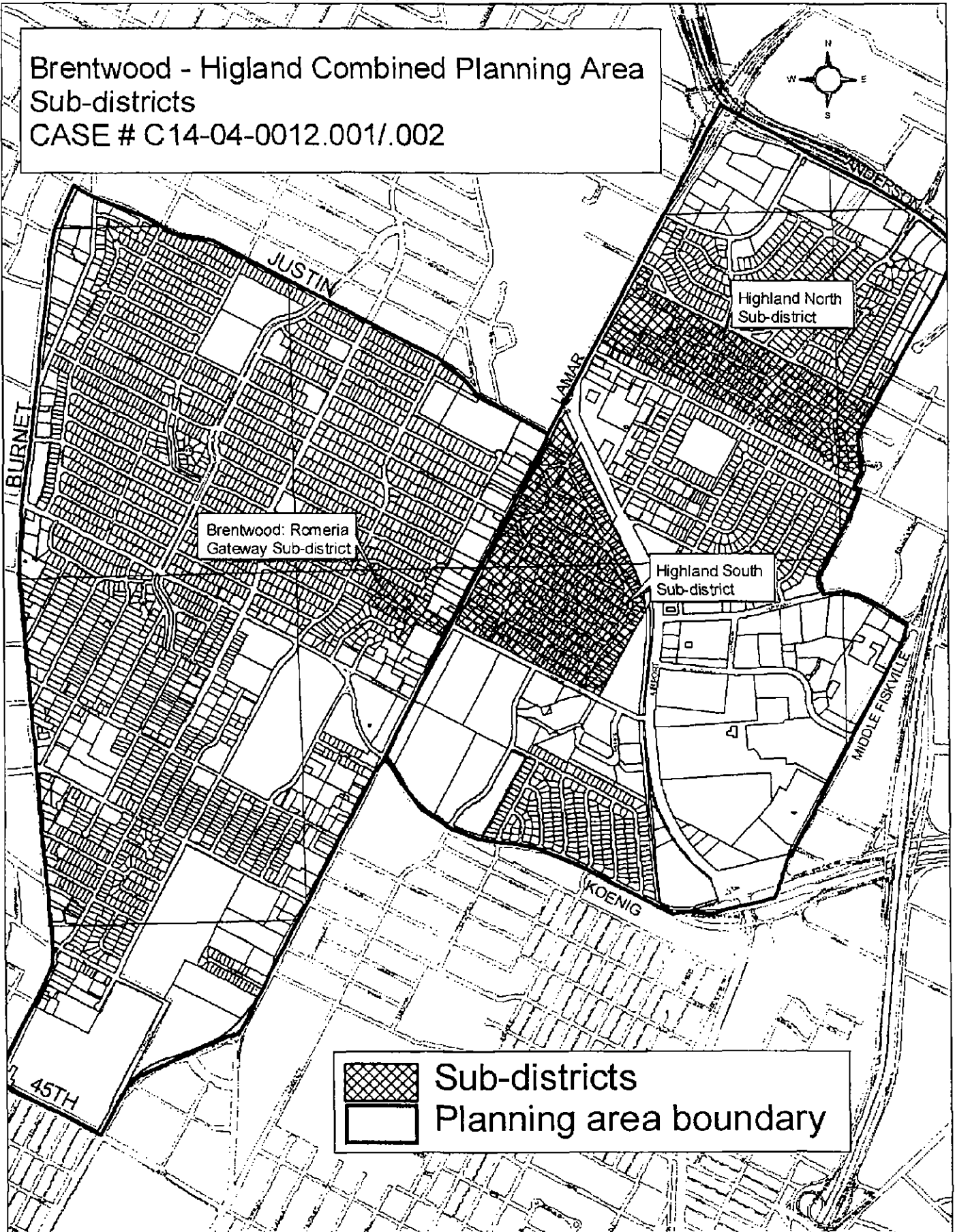
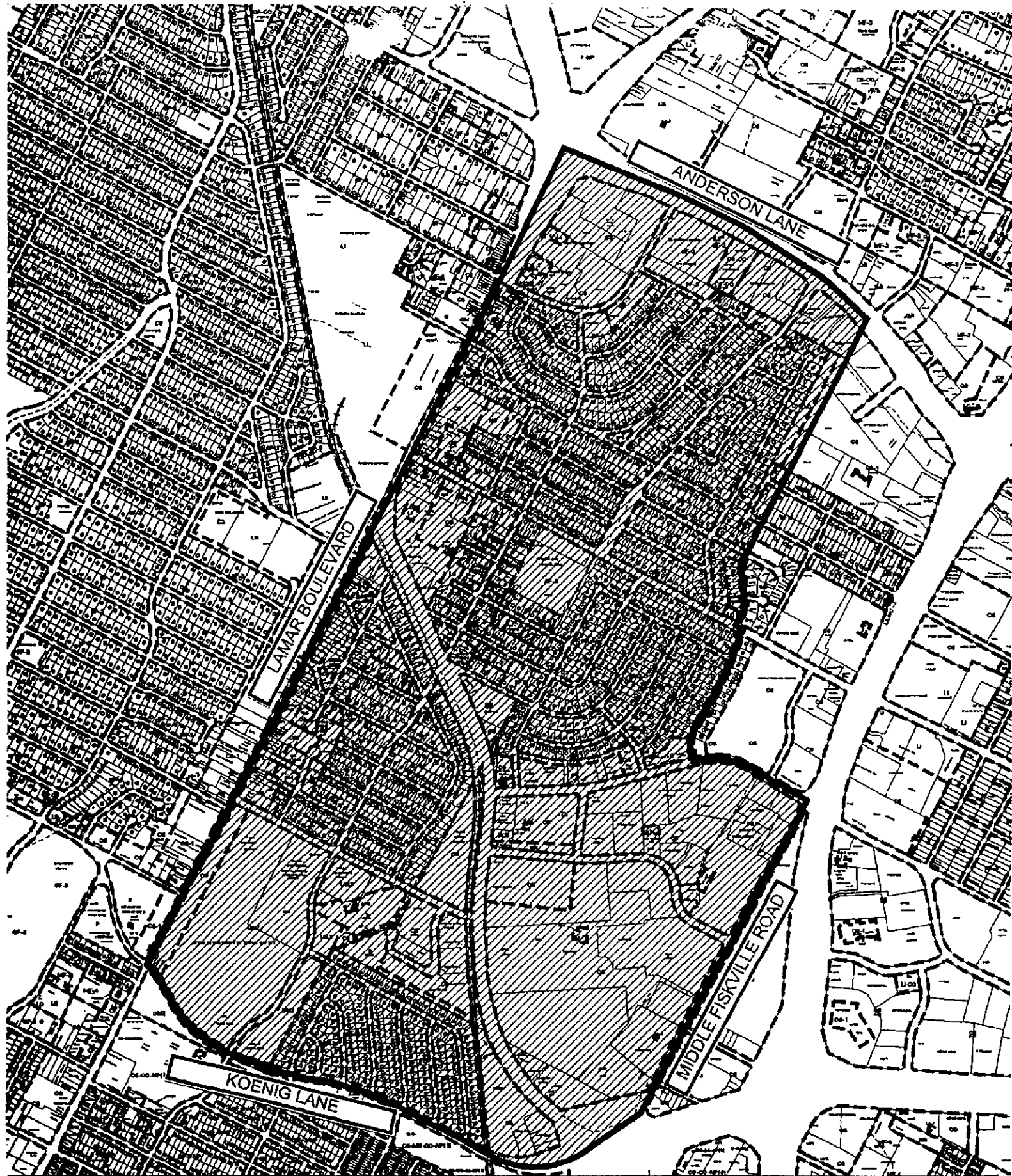






EXHIBIT B

Brentwood - Highland Combined Planning Area
Sub-districts
CASE # C14-04-0012.001/.002





 1" = 1200'	SUBJECT TRACT 	ZONING <i>EXHIBIT C</i>		CITY GRID REFERENCE NUMBER 'K27-29 L27- 9
	PENDING CASE 	CASE #: C14-04-0012.002		
	ZONING BOUNDARY 	ADDRESS: HIGHLAND NEIGHBORHOOD		
	CASE MGR: A. BEAUDET	DATE: 04-01		
	PLAN SUBJECT AREA (acres): N/A	INTLS: SM		