

## Champion Cases

	<b>Tract 1 – Z-18</b>	<b>Tract 2 – Z 16 City Park Rd. East</b>	<b>Tract 3 – Z-17 City Park Rd. West</b>
<b>Existing Zoning &amp; Conditions</b>	<b>MF-1-CO; LR-CO; GO-CO; SF-2-CO</b> Zoning Conditions 230,000 sq. ft. of office; 40,000 s. ft. of retail; and 6500 vehicle trip limit to be shared with two other tracts	<b>GO-CO</b> Zoning Conditions 30,000 sq. ft. of office; 100-foot buffer along the southern property line; and 6500 vehicle trip limit to be shared with two other tracts	<b>DR &amp; LR-CO</b> Zoning Conditions 4,000 sq. ft. of retail; and 6500 vehicle trip limit to be shared with two other tracts
<b>Proposed Zoning &amp; Conditions</b>	<b>MF-1-CO; GR-MU-CO; GO-CO; SF-2-CO</b> Zoning change and Conditions apply to the Skeet Tract only - 11,000 adjusted vehicle trips per day to be shared with two other tracts; rooftop height limited to 820 feet above sea level (contour line); post \$40,000 of fiscal at time of site plan for traffic improvements along F.M. 2222 – applies one time only to cover all 3 tracts	<b>GO-MU-CO</b> Zoning conditions 11,000 adjusted vehicle trips per day to be shared with two other tracts; rooftop height limited to 820 feet above sea level (contour line); post \$40,000 of fiscal at time of site plan for traffic improvements along F.M. 2222– applies one time only to cover all 3 tracts	<b>GR-MU-CO</b> Zoning conditions 11,000 adjusted vehicle trips per day to be shared with two other tracts; rooftop height limited to 820 feet above sea level (contour line); post \$40,000 of fiscal at time of site plan for traffic improvements along F.M. 2222– applies one time only to cover all 3 tracts
<b>Current Vehicle Trips</b>	<b>6500 Trips</b>	<b>Shared among</b>	<b>All 3 tracts</b>

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	Tract 1 - Z-18	Tract 2 - Z 16 City Park Rd. East	Tract 3 - Z-17 City Park Rd. West
<b>Proposed Vehicle Trips</b>	11,000 Adjusted Trips	Shared among	All 3 tracts
<b>Setbacks Per 1996 Settlement Agreement</b>	25 feet	25 feet	25 feet
<b>Hill Country Roadway Ordinance Height limits</b>	Low Intensity Zone: Max. building height is 28ft.  Moderate Intensity Zone: 28ft. within 200ft of F.M. 2222 and 40 ft. max. beyond 200ft	Low Intensity Zone: Max. building height is 28ft  Moderate Intensity Zone: 28ft. within 200ft of F.M. 2222/City Park Rd. and 40 ft. max. beyond 200ft. High Intensity Zone: 53 ft. max beyond 200ft of Loop 360 and F.M. 2222	Moderate Intensity Zone: 28ft. within 200ft of F.M. 2222/City Park Rd. and 40 ft. max. beyond 200ft
<b>Compatibility Standards Height limits</b>	25 ft. buffer from property used or zoned for single family and maximum height of 40 ft. or 3 stories from the 25 ft. buffer (100 ft. from property used or zoned for single family use)	25 ft. buffer from property used or zoned for single family and maximum height of 40 ft. or 3 stories from the 25 ft. buffer (100 ft. from property used or zoned for single family use)	25 ft. buffer from property used or zoned for single family and maximum height of 40 ft. or 3 stories from the 25 ft. buffer (100 ft. from property used or zoned for single family use)
<b>Tract Size</b>	144.35 Acres	44.94 Acres	17.5 Acres