

ORDINANCE NO 91-101

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A CHANGE FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR 245 8 ACRES OF LAND LOCATED ON THE EAST SIDE OF U S INTERSTATE HIGHWAY 35W AND NORTH AND SOUTH OF LOOP 288, APPROVING A DEVELOPMENT PLAN FOR THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Rancho Vista Development Company has applied for a change in zoning for 245 8 acres of land from agricultural (A) to planned development (PD) zoning district classification and use designation and for approval of a development plan for the district, and

WHEREAS, on June 12, 1991, the Planning and Zoning Commission recommended approval of the requested change in zoning and approval of the development plan, and

WHEREAS, the City Council finds that the change in zoning and approval of the development plan will be in compliance with the Denton Development Plan, NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS

SECTION I That the zoning district classification and use designation of the 245 8 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from agriculture to planned development (PD) zoning district classification and use designation under the comprehensive zoning ordinance of the City of Denton, Texas

SECTION II That Exhibit B, attached to and incorporated into this ordinance by reference, is approved as the Development Plan for the district in accordance with article IV of Chapter 35 of the Code of Ordinances

SECTION III That the City's official zoning map is amended to show the change in zoning district classification

SECTION IV That this ordinance shall become effective immediately upon its passage and approval

PASSED AND APPROVED this the 16th day of July, 1991

Bob Castleberry
BOB CASTLEBERRY, MAYOR

ATTEST
JENNIFER WALTERS, CITY SECRETARY

BY Jennifer Walters

APPROVED AS TO LEGAL FORM
DEBRA A. DRAYOVITCH, CITY ATTORNEY

BY Jan O Munn

BOUNDARY AND OWNERSHIP

The 245.8 acres (owned by Rancho Vista Development Company) is divided into two (2) tracts by Loop 288 as shown on the Boundary Map. Tract I (located south of Loop 288) contains approximately 166.913 acres. Tract II (located north of Loop 288) contains 78.865 acres. Complete metes and bounds descriptions are included in the following descriptions. A Boundary Map (Map 4-1) is included at the end of this section.

Tract I, Parcel 1

All that certain tract or parcel of land situated in the Nathan Wade Survey, Abstract Number 1407, City of Denton, County of Denton, State of Texas, said tract being described in Exhibit "A" as shown by deed to J & L Partners (Partners) dated 01 July 1988 and recorded in Volume 2405 Page 769 of the Real Property Records of the County of Denton, State of Texas, and being more fully described as follows.

BEGINNING for the southeast corner of the tract being described herein at a set $\frac{1}{2}$ -inch steel square tubing in Westgate Street (an asphalt surfaced public road) at the southeast corner of said Partners tract, said tubing being the northeast corner of a 96.385-acre tract as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 748 of said Real Property Records, and in the west line of a tract shown by deed to Joseph J Tallal, Trustee, and recorded in Volume 1513 Page 906 of said Deed Records;

THENCE South $89^{\circ}58'46''$ West, with the south line of said Partners tract and with the north line of said 96.385-acre tract, a distance of 2,190.34 feet to a set $\frac{1}{2}$ -inch rebar in the southerly right-of-way line of Interstate Highway 35,

THENCE North $46^{\circ}55'20''$ West, with the right-of-way of Interstate Highway 35, a distance of 100.9 feet to a concrete right-of-way monument;

THENCE North $03^{\circ}41'29''$ West, with the east line of said Interstate Highway 35, a distance of 421.52 feet to a found $\frac{1}{2}$ -inch rebar in the southerly right-of-way line of Loop 288, (under construction),

THENCE with the southerly right-of-way line of Loop 288 the following six (6) courses and distances.

- 1 North $13^{\circ}10'46''$ East, a distance of 140.08 feet;
- 2 North $01^{\circ}13'26''$ West, a distance of 440.46 feet;
- 3 North $36^{\circ}17'21''$ East, a distance of 91.81 feet;
- 4 North $88^{\circ}49'28''$ East, a distance of 525.05 feet;
- 5 North $78^{\circ}38'25''$ East, a distance of 721.44 feet to the beginning of a curve to the left whose radius is 5,849.69 feet;
- 6 With said curve, an arc length of 1,373.73 feet, central angle of $13^{\circ}27'19''$ (chord North $79^{\circ}36'26''$ East; a distance of 1,370.58 feet) to a found $\frac{1}{2}$ -inch rebar for the northeast corner of the aforesaid Tallal tract;

THENCE South $00^{\circ}07'53''$ West, with the east line of said tract, a distance of 661.28 feet to a fence corner post,

THENCE South 89°16'38" West, with a fence, a distance of 373 60 feet to a fence corner post said post being the northwest corner of the aforesaid Tallal tract;

THENCE South 00°35'34" East, a distance of 873 70 feet to the POINT OF BEGINNING and containing 70 533 acres of land

Tract I, Parcel 2

All that certain tract or parcel of land situated in the Nathan Wade Survey, Abstract Number 1407 City of Denton, County of Denton, State of Texas, said tract being shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 748 of the Real Property Records of the County of Denton, State of Texas, and being more fully described as follows

BEGINNING for the northeast corner of the tract being described herein at a set ½-inch steel square tubing, and tubing being the northeast corner of said Partners tract and at the southeast corner of a 70 533-acre tract as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 769 of said Real Property Records and in the west line of a tract shown by Deed to Joseph J Tallal, Trustee, and recorded in Volume 1513 Page 906 of said Deed Records;

THENCE South 00°35'34" East with Tallal's west line, a distance of 229 3 feet to a set ½-inch steel square tubing for an all corner of said Partners tract;

THENCE South 89°05'38" West, a distance of 625 22 feet to a chain-link fence corner post at the most northerly northwest corner of the Westgate Park First Addition, recorded in Volume 04 Page 12 of the Plat Records of Denton County, Texas;

THENCE South 01°03'38" West, with the west line of said Westgate Park, a distance of 215 00 feet to a found ½-inch rebar at the southwest corner of Block A, Westgate Park Addition,

THENCE South 89°19'55" West, a distance of 57 45 feet to a found ½-inch rebar at the northwest corner of Barrow Drive (an asphalt surfaced public road);

THENCE South 01°14'12" East, with the west line of said Westgate Park, a distance of 1 983 81 feet to a found ½-inch rebar at the southwest corner of Fladger Drive (an asphalt surfaced public road);

THENCE North 89°21'09" East, with the south line of Fladger Drive, a distance of 21 13 feet to a found ½-inch rebar at the northwest corner of Block C Westgate Park Addition,

THENCE South 00°16'33" East, with the west line of said Block C a distance of 200 87 feet to a found ½-inch rebar at the southwest corner of said Block C, and the southeast corner of said Partners tract, said rebar also being in the north line of the F Batson Survey Abstract Number 43, and the south line of said Wade Survey,

THENCE South 89°51'38" West, with the north line of said Batson Survey, the south line of said Wade Survey, and the south line of said Partners tract, a distance of 1 488 74 feet to a concrete right-of-way monument in the east right-of-way line of Interstate Highway 35,

THENCE with the east right-of-way in Interstate Highway 35 the following five (5) courses and distances:

- 1 North 04°16'57" East, a distance of 72.83 feet;
- 2 North 03°46'06" West, a distance of 1,200.0 feet;
- 3 North 08°38'15" West, a distance of 100.58 feet;
- 4 North 03°46'06" West, a distance of 1,184.87 feet;
- 5 North 43°06'20" East, a distance of 123.05 feet to a set ½-inch steel square tubing in Payne Drive,

THENCE North 89°58'46" East, with the north line of said Partners tract, and south line of said 70.533-acre tract a distance of 2,190.34 feet to the POINT OF BEGINNING and containing 96.38 acres of land.

Tract II

All that certain tract or parcel land situated in the Alexander White Survey Abstract Number 1406 and the Nathan Wade Survey, Abstract Number 1407 City of Denton, County of Denton State of Texas, said tract being described in Exhibit "B" as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 769 of the Real Property Records of the County of Denton, State of Texas and being more fully described as follows.

BEGINNING for the northeast corner of the tract being described herein at a found ½-inch rebar on the south line of US Highway number 77 (an asphalt surfaced public road), said rebar being the northeast corner of said Partners tract;

THENCE South 00°08'41" West, with the east line of said Partners tract, a distance of 739.07 feet to a found ½-inch rebar in the north right-of-way line of Loop 288 (under construction),

Thence with the north right-of-way line of Loop 288 the following six (6) courses and distances,

- 1 South 73°43'00" West, a distance of 716.46 feet to the beginning of a curve to the right whose radius is 5,609.69 feet, central angle of 06°59'48";
- 2 With said curve, an arc length of 685.03 feet (chord South 82°51'43" West, a distance of 684.60 feet);
- 3 North 84°22'33" West, a distance of 394.09 feet;
- 4 North 75°39'01" West, a distance of 361.86 feet;
- 5 South 89°54'58" West, a distance of 520.14 feet;
- 6 North 44°41'45" West a distance of 141.74 feet to a found ½-inch rebar in the east right-of-way of Interstate Highway 35,

THENCE North 03°43'04" West, with the east line of said Interstate, a distance of 1,441.00 feet to a wooded right-of-way monument at the southwest corner of a tract shown by deed to Union Oil of California, and Recorded in Volume 602 Page 45 of said deed records,

THENCE South 89°33'33" East, with the south line of said Union Oil tract, a distance of 1,022.90 feet to a fence corner post at its southeast corner.

THENCE North 00°22'23" West, with a fence on the east line of said Union Oil tract, a distance of 446.03 feet to a found ½-inch rebar in the south line of said Highway 77,

Exhibit A (Page 4 of 4)

THENCE South 59°07'11" East, with the south line of said Highway 77, a distance of 115 73 feet to a found $\frac{1}{2}$ -inch rebar in the west line of a tract shown by deed to John Porter, and recorded in Volume 958 Page 925 of said deed records,

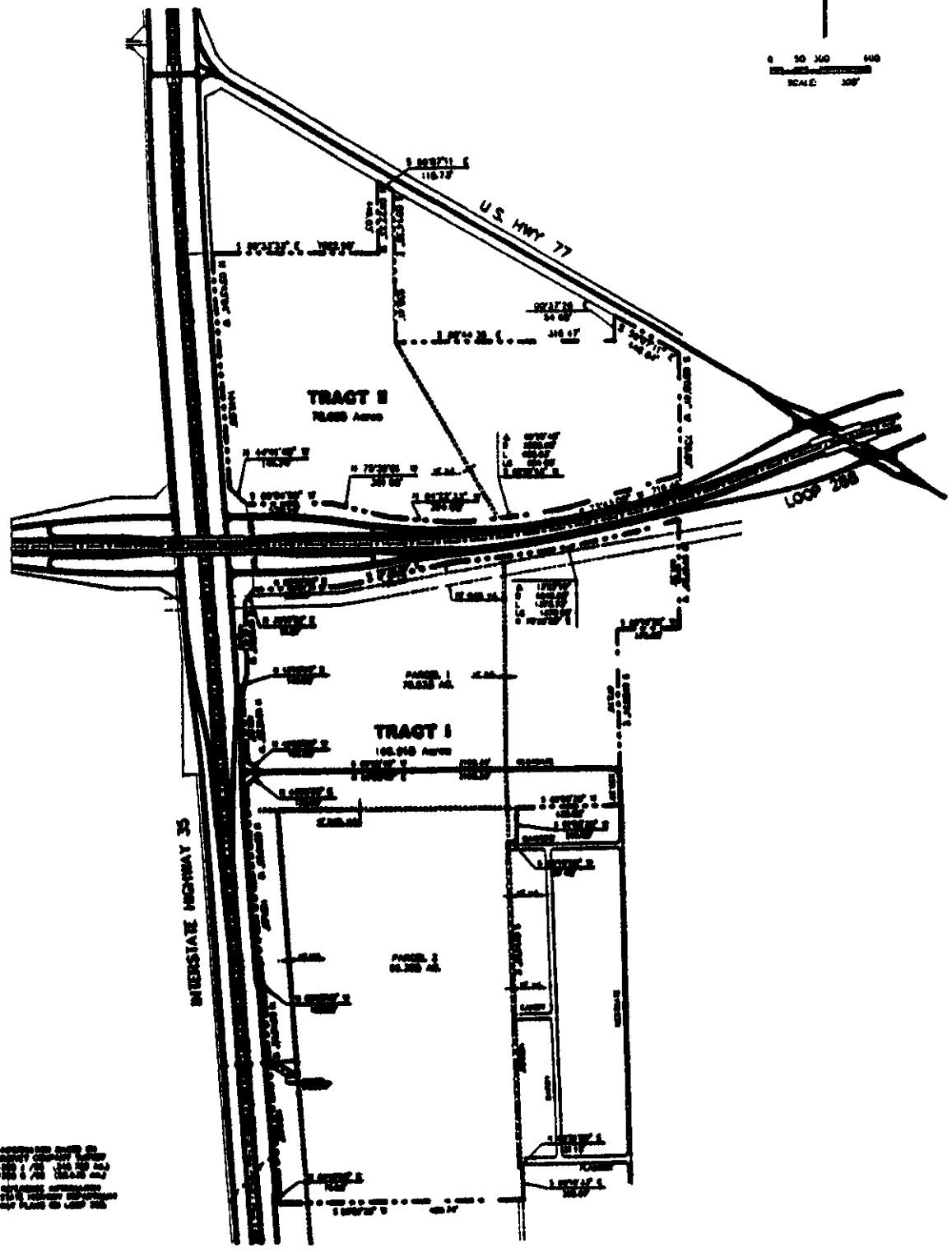
THENCE South 00°14'36" East, with a fence on Porters' west line, a distance of 939 41 feet to a found $\frac{1}{2}$ -inch rebar at the southwest corner of said Porter tract;

THENCE South 89°44'36" East, with a fence on Porter's south line a distance of 1 316 47 feet to a fence corner post at Porter's southeast corner;

THENCE North 00°37'26" East, with a fence, a distance of 154 65 feet to a found $\frac{1}{2}$ -inch rebar in the south line of said Highway 77,

THENCE South 59°07'11" East, with said right-of-way line, a distance of 446 84 feet to the POINT OF BEGINNING and containing 78 865 acres of land

EXHIBIT A
(BOUNDARY MAP)



——— EXISTING HIGHWAY RIGHTS OF WAY
 - - - - - EXISTING LOT LINES
 - · - · - EXISTING EASEMENTS

Map 4-1

BOUNDARY

HILLCREST CENTER	
<small>LAND DEVELOPMENT COMPANY</small>	<small>DENTON, TEXAS</small>

Exhibit B

Development Plan for Hillcrest Center, consisting of

- 1 Information and Development Standards (6 pages),
- 2 Proposed Roads (1 page),
- 3 Screening Wall Construction Details (1 page),
- 4 Table B-1, Permitted and Prohibited Uses (6 pages),
- 5 Table B-2, Permitted Uses and Applicable Development Standard (3 pages),
- 6 Site Plan (1 page, fold out), and
- 7 Transition Plan (1 page, fold out)

EXHIBIT B

DEVELOPMENT PLAN FOR HILLCREST CENTER

1 Relationship to the Master Plan

This property is located in the expanded Urban Center at the node created by the interchange of IH-35 and Loop 288 in northwest Denton. Urban Centers are strategically located to encourage the concentration of commercial retail office, light industrial and multi family housing. These centers are intended to serve as the hub for economic activity and employment. According to the plan the northwest urban center should be approximately equal in size to the southeast center by the year 2010.

2 Size of District

The district has 245.8 acres.

3 Terms

Terms used in the Development Plan shall have the meaning as defined in the Code of Ordinances of the City of Denton, unless defined in this Plan.

4 Ordinance Governing

This District and Development Plan are approved in accordance with, and shall be governed by, the provisions of Article IV Chapter 35, of the Code of Ordinances.

5. Permitted Uses

The following general uses and combination of uses are permitted. A detailed list of Permitted and Prohibited Uses is attached as Table B-1, subject to the additional limitations (1) that only office uses are permitted on Tract IF adjacent to the existing Westgate neighborhood, (2) no industrial building will be permitted within five hundred (500) feet of the west boundary of the existing Westgate subdivision, and (3) that no industrial building will be permitted on Tract IE.

A **Retail** Any establishment whose primary purpose is to provide goods and services to the general public for their use or consumption. The permitted use shall exclude residential uses.

B **Commercial** Any proposed use or proposed mix of uses, including multiple dwelling unit development and hospitality uses. Multiple dwelling unit development is permitted only when approved in conjunction with and a part of commercial development. The hospitality uses will provide

facilities which offer transient lodging accommodations to the general public and which provide additional services such as but not limited to restaurants meeting rooms and recreation facilities Uses such as hotels and motels and convention and meeting conference facilities will provide support for the office, institution, and manufacturing/distribution uses in the district

- C **Office** Office type uses with support retail facilities servicing the employees are encouraged as support for the manufacturing and commercial uses or as independent office developments which are well planned amenity-oriented facilities for service, industrial and institutionally related users
- D **Manufacturing** This classification permits the development of manufacturing land uses and excludes any residential land uses and the prohibited uses listed in this plan for the business and industrial park area This classification encourages clean manufacturing, assembly and warehouse, and distribution type facilities
- E **Institutional** Governmental, educational, medical and cultural facilities are compatible within the business and industrial park, except for residential uses and those prohibited uses listed in this Ordinance
- F **Recreational** The manufacturing, commercial, and institutional uses may have recreational facilities to support the health and welfare of employees These types of recreational uses are permitted if they are developed in conjunction with the open spaces and intent of the overall planned development
- G **Farm and Ranch** Farming, ranching, and agricultural type activities are permitted in the district
- H **Accessory Uses** The use of land or a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use are permitted

6 Prohibited Uses

Specific prohibited uses are shown in Table B-1

7. Development Standards

Development standards, area regulations, and development density for individual parcels relating to each of the uses permitted in the district are shown as follows Table B-2 correlates each of the permitted uses to a specific development standard

- A **Retail** The development standards, area regulations and development intensity for property designated for retail use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	45 Ft
Maximum lot coverage	50%
Maximum floor to area ratio	0.8:1
Parking	As listed for each permitted use in the Denton Zoning Ordinance

- B **Commercial** The development standards, area regulations and development intensity for property designated for commercial use shall be as follows

Minimum lot area	None
Minimum lot width	150 Ft
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	20 Stories
Maximum lot coverage	50%
Maximum floor to area ratio	2:1
Parking	As listed for each use in the Denton Zoning Ordinance

- C **Office** The development standards, area regulations and development intensity for property designated for office use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	20 Stories
Maximum lot coverage	50%
Maximum floor to area ratio	2:1
Parking	1 SP/300 SF of floor area (1)

- (1) 1 space/250 SF for clinics or Doctors offices.

D Manufacturing The development standards area regulations, and development intensity for property designated for Manufacturing use shall be as follows

Minimum lot area	3 Acres
Minimum lot width	200 Ft
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	42 Ft (1)
Maximum building coverage	75%
Maximum floor to area ratio	1 1
Parking	1 SP/1000 SF of floor area

- (1) Height may be increased by 1 foot above 42 feet for each 1 foot of increase in the front, side, and rear yard setbacks up to a maximum of 8 stories

E Institutional The development standards, area regulations, and development intensity for property designated for institutional use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	45 Ft (1)
Maximum lot coverage	50%
Maximum floor to area ratio	2 1
Parking	1 SP/300 SF of floor area

- (1) Height may be increased by 1 foot above 45 feet for each 1 foot of increase in the front, side, and rear yard setbacks, up to a maximum of 20 stories

F Setbacks The following setbacks shall control over any other specified setback

- 1) The minimum rear and side yard setbacks shall be twenty (20) feet for any land use abutting a multi-family zoning district or property used for a multi family dwelling

- 2) The minimum rear or side yard setbacks shall be twenty (20) feet for any land use abutting the existing single family Westgate neighborhood
- 3) Along the IH-35, Loop 288, and US 77 frontages a minimum forty foot (40') building setback is established. Within this forty-foot (40') area the first twenty (20) feet adjacent to the highway shall be designated as a utility easement. Parking shall be prohibited within this twenty (20) foot utility easement.

G Development Intensity The overall density of development shall be subject to the following limitations:

- 1) North of Westgate (Parcel 1 of Tract I plus Tract II) 149.40 acres

Overall cumulative maximum FAR 1.5:1

Individual site maximum FAR - As governed by above development standards, but in no case greater than 2:1

- 2) South of Westgate (Tract I, Parcel 2) - 96.38 acres

Overall cumulative maximum FAR 0.75:1

Individual site maximum FAR - As governed by above development standards, but in no event greater than 1:1

Tract IF transition zone -- maximum FAR for the tract's gross area shall be 0.3:1

H Height The maximum height permitted in the district shall be twenty (20) stories, subject to the following additional limitations:

Maximum heights for individual land uses shall not exceed those shown in the above development standards for individual land uses.

South of Westgate -- ten (10) stories maximum

Tract IF transition zone - one (1) story maximum

Within the portion of Tracts IC and ID that is five hundred (500) feet west of the existing Westgate neighborhood, no structure shall exceed two (2) stories in height.

Within Tract IE, no structure shall exceed two (2) stories in height.

I Denton Airport Zoning Regulations All buildings and structures within the district shall also be subject to the height limitation of the Municipal Airport Zoning Regulations and federal regulations.

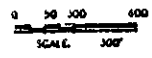
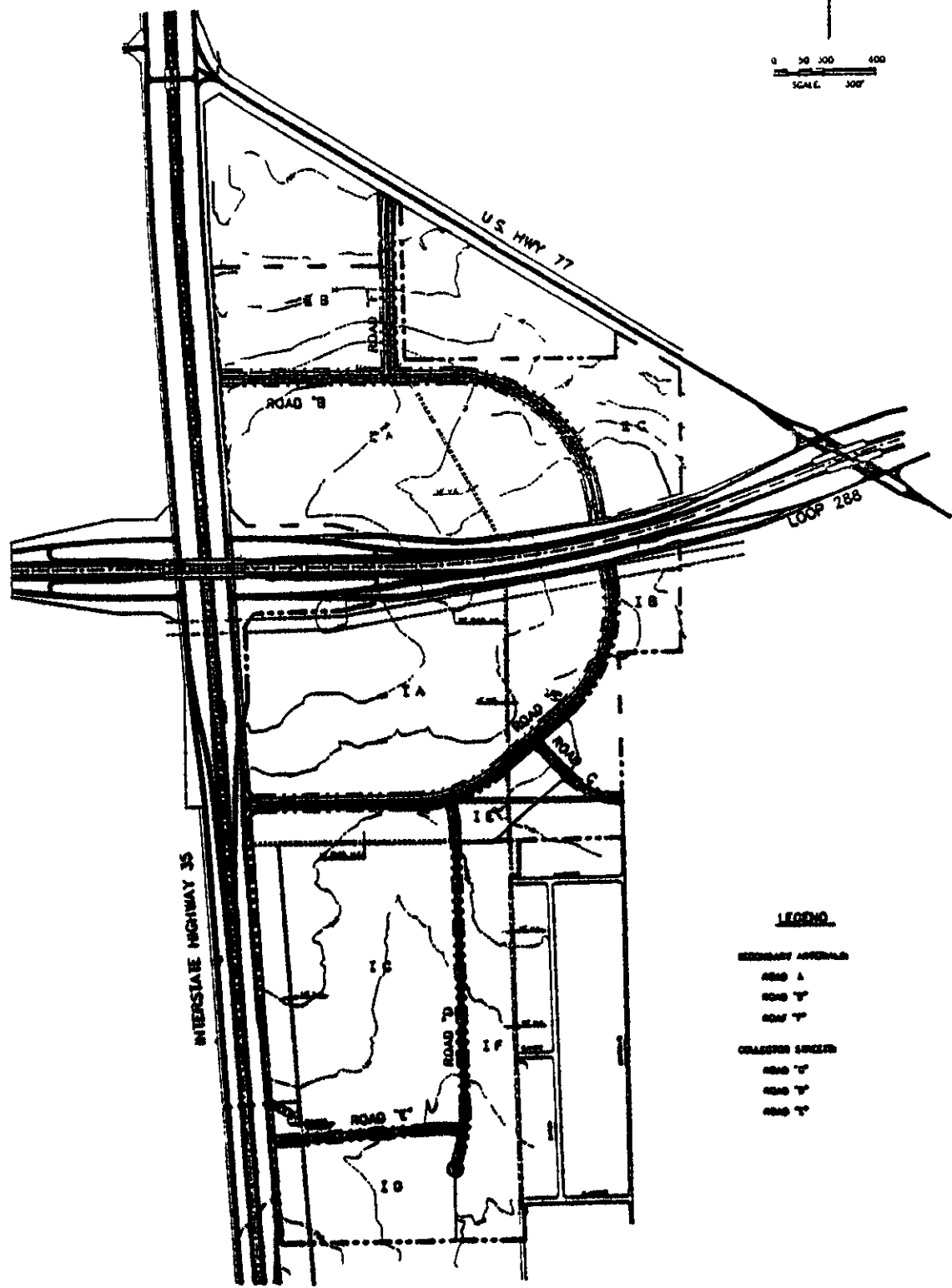
- J Calculations of FAR.** Parking facilities shall not be included in calculating floor to area ratios
- K. Road Alignments** Adjustments in the location of roads shown on this plan may be made without amendment of this plan if approved by plat or detail plan All public roads shall be designed and constructed in accordance with City of Denton design criteria and construction standards in effect at the time of detail plan approval
- L Landscaping, Trees, and Signs** The regulations of the Denton Landscape Code in effect on the date of the approval of this plan shall apply to the district
- M Westgate Neighborhood Buffer/Screen** A brick screening wall, six (6) feet in height, shall be provided along the north and west edge of the existing Westgate neighborhood, which shares a common boundary with this district This screening wall shall be constructed in its entirety prior to the issuing of a building permit for the construction of any building south of Westgate Road It shall meet or exceed the requirements of the attached Standard Details for Thin Wall Brick Screening Wall (see Paragraph 9D)
- N Pedestrian Access and Circulation** Presently, there is no public pedestrian access/circulation system (existing or proposed) adjacent to any portion of the district's boundary In the event a public pedestrian system develops adjacent to the district's boundary prior to approval of a detail plan on property within the district next to the public pedestrian system, such public pedestrian system will be recognized and extended by development within the district Sidewalks will be constructed along both sides of all public roads within the district Use of meandering sidewalks within easements outside public rights-of-way will be permitted.

8. Traffic Impact Analysis

A traffic impact analysis has been prepared and submitted on the basis of maximum development within the district of 5,300,000 square feet The City of Denton may require the preparation and submission of an updated traffic impact analysis under either if the following conditions

If any on-site or adjacent public roadway or controlled intersection on such roadways, reaches a traffic flow level which exceeds capacity (defined as worse than Level of-Service (LOS) C)

Requested development would exceed 5,300 000 square feet



LEGEND

- EXISTING INFRASTRUCTURE**
- ROAD A
 - ROAD T
 - ROAD T
- PROPOSED ROADS**
- ROAD T
 - ROAD T
 - ROAD T

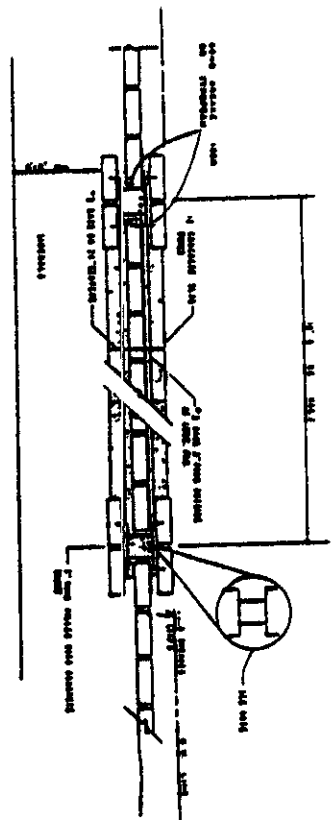
PROPOSED ROADS

HILLCREST CENTER

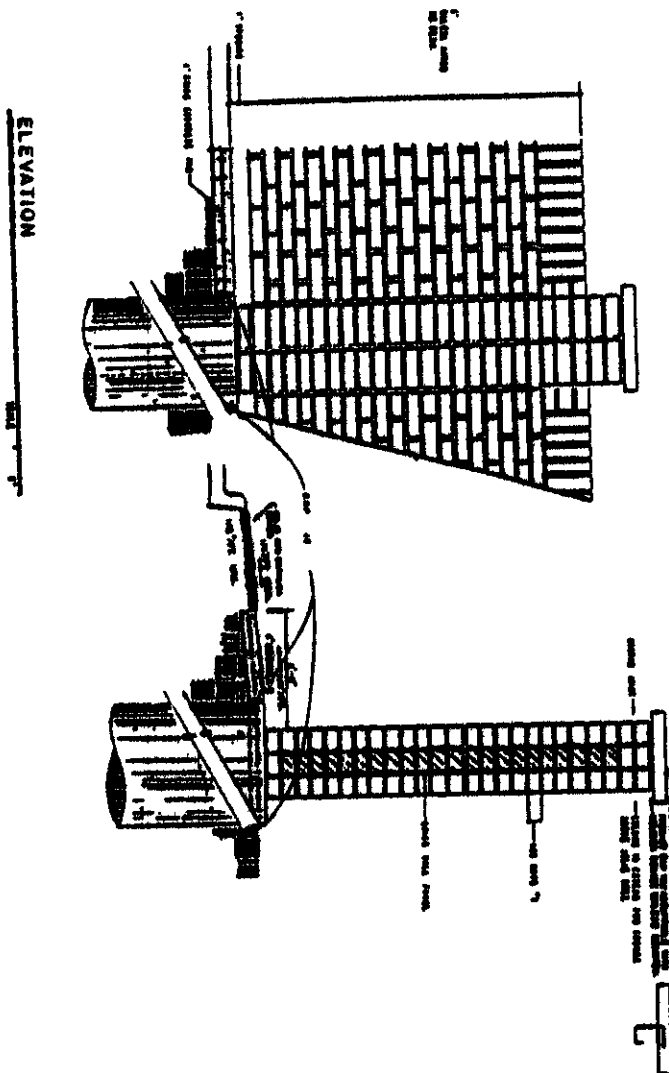
RANDOLPH VISTA
DEVELOPMENT COMPANY

DENTON, TEXAS

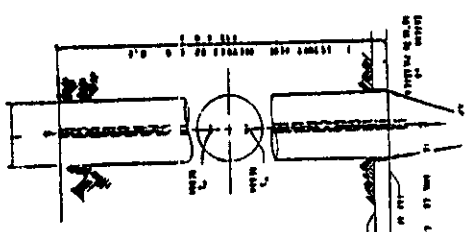




TYPICAL WALL & COLUMN LAYOUT PLAN



ELEVATION



FOUNDATION DETAIL

- 1. 18" DIA. CONC. COLUMN
- 2. 12" DIA. CONC. COLUMN
- 3. 12" DIA. CONC. COLUMN
- 4. 12" DIA. CONC. COLUMN
- 5. 12" DIA. CONC. COLUMN
- 6. 12" DIA. CONC. COLUMN
- 7. 12" DIA. CONC. COLUMN

NOTES:

1. GENERAL WALL AND COLUMN CONSTRUCTION DETAILS AS SHOWN ON THESE DRAWINGS.
2. FOUNDATION DETAIL AS SHOWN ON THESE DRAWINGS.
3. WALL AND COLUMN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS, INC. (AIA) AND THE CONSTRUCTION OF BRICK WALLS AND COLUMNS AS SHOWN ON THESE DRAWINGS.
4. WALL AND COLUMN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS, INC. (AIA) AND THE CONSTRUCTION OF BRICK WALLS AND COLUMNS AS SHOWN ON THESE DRAWINGS.
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7. WALL AND COLUMN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS, INC. (AIA) AND THE CONSTRUCTION OF BRICK WALLS AND COLUMNS AS SHOWN ON THESE DRAWINGS.

John D. ...

PROJECT	CITY OF PLANO, TEXAS
DEPARTMENT	DEPARTMENT OF ENGINEERING
TITLE	STANDARD CONSTRUCTION DETAILS
DATE	THIRTEEN WALL BRICK SCREENING WALL
DRAWN BY	...
CHECKED BY	...
SCALE	AS SHOWN
SHEET	SD 7A

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
PRIMARY RESIDENTIAL USES		
ONE FAMILY DWELLING DETACHED	X	
ONE FAMILY DWELLING ATTACHED	X	
TWO FAMILY DWELLING	X	
MULTIPLE FAMILY DWELLING OR APARTMENT	X	
COMMUNITY UNIT DEVELOPMENT	X	
DORMITORY BOARDING OR ROOMING HOUSE	X	
HOTEL OR MOTEL		X
TRAILER CAMP OR MOBILE HOME PARK	X	
EDUCATIONAL, INSTITUTIONAL, & SPECIAL USES		
ART GALLERY OR MUSEUM		X
CEMETERY OR MAUSOLEUM	X	
CHURCH OR RECTORY	X	
COLLEGE OR UNIVERSITY OR PRIVATE SCHOOL		X
COMMUNITY CENTER (PUBLIC)		X
DAY CAMP		X
DAY NURSERY OR KINDERGARTEN SCHOOL		X
FAIRGROUND OR EXHIBITION AREA	X	
FRATERNITY SORORITY LODGE OR CIVIC CLUB	X	
GROUP HOMES	X	
HALFWAY HOUSE	X	
HOME FOR CARE OF ALCOHOLIC NARCOTIC OR PSYCHIATRIC PATIENTS		X
HOSPITAL (GENERAL ACUTE CARE)		X
HOSPITAL (CHRONIC CARE)		X
INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE		X
LIBRARY (PUBLIC)		X
MONASTERY OR CONVENT	X	
NURSING HOME OR RESIDENCE HOME FOR AGED		X
OCCASIONAL SALES	X	
PUBLIC PARK PLAYGROUND OR COMMUNITY CENTER	X	
SCHOOL PRIVATE PRIMARY OR SECONDARY		X
PUBLIC SCHOOL OR DENOMINATIONAL SCHOOL	X	
SCHOOL BUSINESS OR TRADE		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
UTILITY ACCESSORY AND INCIDENTAL USES		
ACCESSORY BUILDING		X
COMMUNITY CENTER (PRIVATE)		X
ELECTRICAL GENERATING PLANT	X	
ELECTRICAL SUBSTATION		X
ELECTRICAL TRANSMISSION LINE		X
FIELD OR CONSTRUCTION OFFICE (TEMPORARY)		X
FIRE STATION OR SIMILAR PUBLIC SAFETY BUILDING		X
GAS TRANSMISSION LINE AND METERING STATION		X
HOME OCCUPATION	X	
LOCAL UTILITY DISTRIBUTION LINES		X
OFF STREET PARKING INCIDENTAL TO MAIN USE		X
PRIVATE UTILITY SHOP OR STORAGE YARD		X
PUBLIC BUILDING SHOP YARD OF LOCAL STATE OR FEDERAL GOVERNMENT		X
RADIO AND TELEVISION OR MICRO WAVE TOWER		#
SEWAGE PUMPING STATION		X
SEWAGE TREATMENT PLANT	X	
SWIMMING POOL (PRIVATE)		X
TELEPHONE BUSINESS OFFICE		X
TELEPHONE LINE & EXCHANGE SWITCHING OR RELAY STATION		X
WATER RESERVOIR (GROUND OR ELEVATED) WATER PUMPING STATION OR WELL		X
WATER TREATMENT PLANT	X	
TELECOMMUNICATIONS PORT		X
RECREATIONAL AND ENTERTAINMENT USES		
AMUSEMENT COMMERCIAL (OUTDOOR) North of Westgate		X
South of Westgate		#
AMUSEMENT COMMERCIAL (INDOOR)		X
COUNTRY CLUB (PRIVATE) WITH GOLF COURSE		X
DANCE HALL OR NIGHT CLUB		#
DRAG STRIP OR COMMERCIAL RACING	X	
GO CART TRACK	X	
GOLF COURSE (PUBLIC)	X	
GOLF COURSE (COMMERCIAL)		X
PARK OR PLAYGROUND (PUBLIC)	X	
PLAYFIELD OR STADIUM (PUBLIC)	X	
RODEO GROUNDS	X	
ROLLER OR ICE SKATING RINK		X
STABLE PRIVATE CLUB	X	
STABLE COMMERCIAL RENTAL	X	
STABLE BOARDING	X	
SWIM OR TENNIS CLUB		X
THEATER DRIVE IN	X	
THEATER OTHER THAN DRIVE IN TYPE		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
TRANSPORTATION RELATED USES		
HELIPAD		X
North of Westgate		#
South of Westgate		X
BUS STATION OR TERMINAL		X
HAULING OR STORAGE COMPANY		X
MOTOR FREIGHT TERMINAL		X
RAILROAD FREIGHT TERMINAL	X	
RAILROAD PASSENGER STATION		X
RAILROAD TRACK OR RIGHT OF WAY		X
RAILROAD TEAM TRACK	X	
PARKING LOT (TRUCK)	X	
PARKING LOT OR STRUCTURE (COMMERCIAL)		X
AUTOMOBILE SERVICE USES		
AUTO LAUNDRY (CAR WASH)		X
AUTO PAINTING AND BODY REPAIR		X
North of Westgate		#
South of Westgate		X
AUTO SALES AND REPAIR (IN BUILDING)		X
AUTO WRECKING OR SALVAGE YARD	X	
GASOLINE SERVICE STATION		X
NEW AUTO PARTS SALES STORES		X
NEW OR USED CAR SALES LOT (IN OPEN)		X
SEAT COVER AND MUFFLER INSTALLATION SHOP		X
TIRE RETREADING OR CAPPING	X	
USED AUTO PARTS SALES (IN BUILDING)		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
RETAIL AND SERVICE TYPE USES		
ANTIQUÉ SHOP		X
BAKERY OR CONFECTIONERY SHOP (RETAIL)		X
CAFETERIA		X
CLEANING AND PRESSING SMALL SHOP AND PICKUP		X
CUSTOM PERSONAL SERVICE SHOP		X
DRAPÉRY NEEDLEWORK OR WEAVING SHOP		X
FLORIST OR GARDEN SHOP		X
GREENHOUSE OR PLANT NURSÉRY (RETAIL)		X
HANDICRAFT SHOP		X
HOUSEHOLD APPLIANCE SERVICE AND REPAIR		X
LAUNDRY OR CLEANING SELF SERVICE		X
MIMEOGRAPH STATIONÉRY OR LETTER SHOP		X
MORTUARY OR FUNERAL PARLOR		X
OFFICES PROFESSIONAL AND ADMINISTRATIVE		X
OFF PREMISE SALE OF BEER AND/OR WINE		X
ON PREMISE SALE OF BEER AND/OR WINE		X
LICENSED PRIVATE CLUB		X
PAWN SHOP		X
RESTAURANT		X
RETAIL STORES AND SHOPS		X
RETAIL IN OFFICE BLDGS A MAX OF 20% OF GROSS AREA		X
STUDIO FOR PHOTOGRAPHER MUSICIAN ARTIST OR HEALTH		X
SECONDHAND STORE USED FURNITURE OR RUMMAGE SALE		X
TOOL OR TRAILER RENTAL		X
SEXUALLY ORIENTED BUSINESSES	X	
AGRICULTURAL TYPE USES		
ANIMAL POUND (PUBLIC OR PRIVATE)	X	
ANIMAL CLINIC OR HOSPITAL (NO OUTSIDE RUNS OR PENS)		X
ANIMAL CLINIC HOSPITAL OR KENNEL WITH OUTSIDE RUNS OR PENS (North of Westgate only)		X
FARM OR RANCH		X
GREENHOUSE OR PLANT NURSÉRY		X
HATCHÉRY POULTRY	X	
LIVESTOCK AUCTION	X	
LIVESTOCK FEEDING PLANT PENS OR YARDS	X	

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
COMMERCIAL		
BAKERY (WHOLESALE)		X
BUILDING MATERIAL SALES		X
CABINET AND UPHOLSTERY SHOP		X
CLEANING AND DYEING PLANT (COMMERCIAL)		X
CLEANING PLANT BAGS OR CARPETS (SPECIAL EQUIPMENT)		X
CLOTHING MANUFACTURE OR LIGHT COMPOUNDING OR FABRICATION		X
CONTRACTORS SHOP AND STORAGE YARD	X	
ENGINE AND MOTOR REPAIRING (Not within 500 feet of Westgate Subdivision)		X
FEED STORE		X
HEAVY MACHINERY SALES AND STORAGE (Not within 500 feet of Westgate Subdivision)		X
JOB PRINTING OR NEWSPAPER PRINTING		X
LAUNDRY PLANT (COMMERCIAL)		X
MILK DEPOT DAIRY OR ICE CREAM PLANT		X
PAINT SHOP		X
PETROLEUM PRODUCTS (PACKAGED) STORAGE WHOLESALE		X
PLUMBING SHOP		X
SAND GRAVEL OR EARTH SALES OR STORAGE	X	
SCIENTIFIC OR RESEARCH LABORATORIES		X
STORAGE AND SALES OF FURNITURE OR APPLIANCES OUTSIDE A BUILDING	X	
STORAGE OR SALES WAREHOUSE		X
TRAILER RENTAL OR SALES (Except Mobile Homes)		X
TRANSFER STORAGE AND BAGGAGE TERMINAL		X
WHOLESALE OFFICE AND SAMPLE ROOM		X
NATURAL RESOURCE STORAGE AND EXTRACTION		
EXTRACTION AND STORAGE OF SAND CALICHE STONE CLAY OR GRAVEL FOR COMMERCIAL USE	X	
PETROLEUM OR GAS WELL	X	
PETROLEUM COLLECTING OR STORAGE FACILITIES	X	
MINING OR STORAGE OF MINING WASTES	X	

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
SPECIAL INDUSTRIAL PROCESSES		
ASPHALT OR CONCRETE BATCHING PLANT	X	
BRICK KILN OR TILE PLANT	X	
CEMENT OR HYDRATED LIME MANUFACTURE	X	
DUMP OR SANITARY FILL AREA	X	
MIXING AND SALE OF CONCRETE	X	
OPEN SALVAGE YARD FOR RAGS OR MACHINERY ETC	X	
SMELTER OR REFINERY	X	
GENERAL MANUFACTURING AND INDUSTRIAL USES		
LIGHT MANUFACTURING OR INDUSTRIAL USES WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13 18A 1 THROUGH 7		X
HEAVY MANUFACTURING OR INDUSTRIAL USES NOT PROHIBITED BY LAW AND EXCEPTING THOSE SPECIFICALLY LISTED AS REQUIRING SPECIFIC USE PERMITS WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13 18B 1 THROUGH 8	X	
ANY INDUSTRIAL USE WHICH DUE TO THE POSSIBLE EMISSION OF EXCESSIVE SMOKE NOISE GAS FUMES DUST ODOR VIBRATION OR THE DANGER OF FIRE EXPLOSION OR RADIATION AS MAY BE DETERMINED BY THE HEALTH FIRE OR BUILDING OFFICIALS TO BE PRESENTLY OR IN THE FUTURE LIKELY TO BE A HAZARD OR NUISANCE TO ADJACENT PROPERTY OR THE COMMUNITY AT LARGE BUT WHICH MAY BE LOCATED AND OPERATED UNDER SPECIFIC STANDARDS	X	

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Requires public hearing with required notification (as normally required for zoning) at time of Detail Plan to approve use

TABLE B-2 Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
PRIMARY RESIDENTIAL USES						
HOTEL OR MOTEL		X				
EDUCATIONAL, INSTITUTIONAL, & SPECIAL USES						
ART GALLERY OR MUSEUM					X	
COLLEGE OR UNIVERSITY OR PRIVATE SCHOOL					X	
COMMUNITY CENTER (PUBLIC)					X	
DAY CAMP					X	
DAY NURSERY OR KINDERGARTEN SCHOOL					X	
HOME FOR CARE OF ALCOHOLIC NARCOTIC OR PSYCHIATRIC PATIENTS					X	
HOSPITAL (GENERAL ACUTE CARE)					X	
HOSPITAL (CHRONIC CARE)					X	
INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE					X	
LIBRARY (PUBLIC)					X	
NURSING HOME OR RESIDENCE HOME FOR AGED					X	
SCHOOL PRIVATE PRIMARY OR SECONDARY					X	
SCHOOL BUSINESS OR TRADE					X	
UTILITY, ACCESSORY, AND INCIDENTAL USES						
ACCESSORY BUILDING	X	X	X	X	X	
COMMUNITY CENTER (PRIVATE)					X	
ELECTRICAL SUBSTATION					X	
ELECTRICAL TRANSMISSION LINE						X
FIELD OR CONSTRUCTION OFFICE (TEMPORARY)						X
FIRE STATION OR SIMILAR PUBLIC SAFETY BUILDING					X	
GAS TRANSMISSION LINE AND METERING STATION						X
LOCAL UTILITY DISTRIBUTION LINES						X
OFF STREET PARKING INCIDENTAL TO MAIN USE	X	X	X	X	X	
PRIVATE UTILITY SHOP OR STORAGE YARD				X		
PUBLIC BUILDING SHOP YARD OF LOCAL STATE OR FEDERAL GOVERNMENT				X		
RADIO AND TELEVISION OR MICRO-WAVE TOWER						X
SEWAGE PUMPING STATION						X
SWIMMING POOL (PRIVATE)		X				
TELEPHONE BUSINESS OFFICE		X				
TELEPHONE LINE & EXCHANGE SWITCHING OR RELAY STATION					X	
WATER RESERVOIR (GROUND OR ELEVATED) WATER PUMPING STATION OR WELL						X
TELECOMMUNICATIONS PORT					X	
RECREATIONAL AND ENTERTAINMENT USES						
AMUSEMENT COMMERCIAL (OUTDOOR)		X				
AMUSEMENT COMMERCIAL (INDOOR)	X					
COUNTRY CLUB (PRIVATE) WITH GOLF COURSE		X				
DANCE HALL OR NIGHT CLUB		X				
GOLF COURSE (COMMERCIAL)		X				
ROLLER OR ICE SKATING RINK		X				
SWIM OR TENNIS CLUB		X				
THEATER OTHER THAN DRIVE IN TYPE	X					

Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
TRANSPORTATION RELATED USES						
HELIPAD						X
BUS STATION OR TERMINAL		X				
HAULING OR STORAGE COMPANY		X				
MOTOR FREIGHT TERMINAL		X				
RAILROAD PASSENGER STATION		X				
RAILROAD TRACK OR RIGHT OF WAY						X
PARKING LOT OR STRUCTURE (COMMERCIAL)		X				
AUTOMOBILE SERVICE USES						
AUTO LAUNDRY (CAR WASH)	X					
AUTO PAINTING AND BODY REPAIR		X				
AUTO SALES AND REPAIR (IN BUILDING)		X				
GASOLINE SERVICE STATION	X					
NEW AUTO PARTS SALES STORES	X					
NEW OR USED CAR SALES LOT (IN OPEN)		X				
SEAT COVER AND MUFFLER INSTALLATION SHOP	X					
USED AUTO PARTS SALES (IN BUILDING)	X					
RETAIL AND SERVICE TYPE USES						
ANTIQUE SHOP	X					
BAKERY OR CONFECTIONERY SHOP (RETAIL)	X					
CAFETERIA	X					
CLEANING AND PRESSING SMALL SHOP AND PICKUP	X					
CUSTOM PERSONAL SERVICE SHOP	X					
DRAPERY NEEDLEWORK OR WEAVING SHOP	X					
FLORIST OR GARDEN SHOP	X					
GREENHOUSE OR PLANT NURSERY (RETAIL)	X					
HANDICRAFT SHOP	X					
HOUSEHOLD APPLIANCE SERVICE AND REPAIR	X					
LAUNDRY OR CLEANING SELF SERVICE	X					
MIMEOGRAPH STATIONERY OR LETTER SHOP	X					
MORTUARY OR FUNERAL PARLOR	X					
OFFICES PROFESSIONAL AND ADMINISTRATIVE			X			
OFF PREMISE SALE OF BEER AND/OR WINE	X					
ON PREMISE SALE OF BEER AND/OR WINE	X					
LICENSED PRIVATE CLUB	X					
PAWN SHOP	X					
RESTAURANT	X					
RETAIL STORES AND SHOPS	X					
RETAIL IN OFFICE BLDGS A MAX OF 20% OF GROSS AREA			X			
STUDIO FOR PHOTOGRAPHER MUSICIAN ARTIST OR HEALTH	X					
SECONDHAND STORE USED FURNITURE OR RUMMAGE SALE	X					
TOOL OR TRAILER RENTAL	X					

Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
AGRICULTURAL TYPE USES						
ANIMAL CLINIC OR HOSPITAL (NO OUTSIDE RUNS OR PENS)	X					
ANIMAL CLINIC HOSPITAL OR KENNEL WITH OUTSIDE RUNS OR PENS (North of Westgate only)		X				
FARM OR RANCH						X
GREENHOUSE OR PLANT NURSERY	X					
COMMERCIAL						
BAKERY (WHOLESALE)	X					
BUILDING MATERIAL SALES	X					
CABINET AND UPHOLSTERY SHOP		X				
CLEANING AND DYEING PLANT (COMMERCIAL)		X				
CLEANING PLANT BAGS OR CARPETS (SPECIAL EQUIPMENT)		X				
CLOTHING MANUFACTURE OR LIGHT COMPOUNDING OR FABRICATION				X		
ENGINE AND MOTOR REPAIRING (Not within 500 feet of Westgate Subdivision)		X				
FEED STORE	X					
HEAVY MACHINERY SALES AND STORAGE (Not within 500 feet of Westgate Subdivision)		X				
JOB PRINTING OR NEWSPAPER PRINTING		X				
LAUNDRY PLANT (COMMERCIAL)				X		
MILK DEPOT DAIRY OR ICE CREAM PLANT				X		
PAINT SHOP		X				
PETROLEUM PRODUCTS (PACKAGED) STORAGE WHOLESALE		X				
PLUMBING SHOP	X					
SCIENTIFIC OR RESEARCH LABORATORIES		X				
STORAGE OR SALES WAREHOUSE		X				
TRAILER RENTAL OR SALES (Except Mobile Homes)		X				
TRANSFER STORAGE AND BAGGAGE TERMINAL		X				
WHOLESALE OFFICE AND SAMPLE ROOM		X				
GENERAL MANUFACTURING AND INDUSTRIAL USES						
LIGHT MANUFACTURING OR INDUSTRIAL USES WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13, 18A 1 THROUGH 7				X		

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