

PERMITTED USES TABLE

LAND USE	Mopac Expressway	Spicewood Springs	AO Hotel	AO Mixed Use	AO Restaurant
CLASSIFICATION:	Office	Office			

RESIDENTIAL USES

Condominium Residential	N	N	P	P	N
Multifamily Residential	N	N	N	P	N

COMMERCIAL USES

Administrative & Business Office	P	P	N	P	N
Art Gallery	N	P	P	P	N
Art Workshop	N	P	P	P	N
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge	P	P	P	P	P
Commercial Off-Street Parking	P	P	P	P	P
Communication Services	P	P	N	P	N
Consumer Convenience Services	P	P	N	P	N
Consumer Repair Services	P	P	N	P	N
Financial Services	P	P	N	P	N
Food Preparation	P	P	P	P	P
Food Sales	P	P	P	P	P
General Retail Sales (Convenience)	N	P	P	P	N
General Retail Sales (General) (any one venue shall not exceed 15,000 sq. ft.)	N	P	P	P	N
Hotel-Motel	N	N	P	N	N
Indoor Entertainment	P	P	P	P	N
Indoor Sports & Recreation	N	P	N	P	N

LAND USE:	MoPac Expressway	Spicewood Springs	AO Hotel	AO Mixed Use	AO Restaurant
CLASSIFICATION	Office	Office			

COMMERCIAL USES (continued)

Liquor Sales	N	P	P	P	P
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & Publishing	P	P	P	P	N
Professional Office	P	P	N	P	N
Research Services	P	P	N	N	N
Restaurant (General)	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P
Software Development	P	P	P	P	N

#### CIVIC USES

College and University Facilities	P	P	N	N	N
Communication Services Facilities	P	P	N	N	N
Counseling Services	P	P	N	P	N
Cultural Services	P	P	N	P	N
Day Care Services (Commercial)	P	P	N	P	N
Day Care Services (General)	P	P	N	P	N
Day Care Services (Limited)	P	P	N	P	N
Employee Recreation	P	P	N	N	N
Guidance Services	P	P	N	P	N
Hospital Services (General)	P	P	N	N	N
Hospital Services (Limited)	P	P	N	N	N
Religious Assembly	P	P	P	P	P

Note: "P" means a use is a permitted use, "N" means a use is prohibited.

GENERAL PROVISIONS:

1. No more than a total 250 residential dwelling units shall be permitted within AO Mixed Use Parcel 9 and the AO Hotel Parcel 6 (a hotel/motel room is not considered a residential dwelling unit). So long as the total number of units within AO Mixed Use Parcel 9 and AO Hotel Parcel 6 does not exceed 250 residential dwelling units, the maximum number of each type of residential unit shall be as follows:

Number of Efficiency Units shall not exceed 125 units;  
Number of 1-bedroom Units shall not exceed 125 units; and  
Number of 2-bedroom Units shall not exceed 100 units.

2. All parking for the office, hotel, retail and multifamily uses within the PUD shall be provided by structured parking facilities, subject to the provisions of Part 11 of this Ordinance for Cumulative Parking; provided, surface parking may be provided for retail uses, restaurant uses, leasing office uses, visitor or customer parking, temporary loading and unloading, and on-street locations.

3. Gated streets and roads are not allowed within the PUD. Private resident, retail, and restaurant parking areas may be secured with a gate.

4. Any cell towers or similar communications or information relay facilities constructed on any Parcel within the PUD shall be screened concurrently with the construction of, or architecturally incorporated into, a building to be constructed on such Parcel.

5. The Accessory Use provisions of City Code Article 5 of Chapter 25-2, Subchapter C, apply within the PUD. Automotive washing shall be considered an accessory use for office uses and may be used solely for employees or patrons of the buildings.

6. Cocktail Lounge use may not exceed a total of 5,000 sq. ft. overall, with the exception of the AO Hotel Parcel 6. Notwithstanding the previous sentence, Cocktail Lounge use is a permitted use without limitation on AO Hotel Parcel 6.

7. Liquor Sales use may not exceed a total of 3,000 sq. ft. overall, with the exception of the AO Hotel Parcel 6. Notwithstanding the previous sentence, Liquor Sales use is a permitted use without limitation on AO Hotel Parcel 6.