

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 763 ACRES OF LAND GENERALLY KNOWN AS THE ST. JOHN NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 58 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:

- i) to add a neighborhood plan (NP) combining district to each base zoning district within the property comprised of approximately 763 acres of land (the "Property"), and,
- ii) to change the base zoning districts within the Property on 58 tracts of land identified in the attached Exhibit "A" (*the Tract Map*),

as described in Zoning Case No. C14-2011-0115, on file at the Planning and Development Review Department and generally known as the St. John neighborhood plan combining district, locally known as the area bounded by U.S. Highway 183 on the north, U.S. Highway 290 on the south, Cameron Road to the east and Middle Fiskville Road to East Huntland Drive to Twin Crest Drive to East Croslin Street and generally along the lot line to U.S. Highway 183 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 3. The base zoning districts for the 58 tracts of land are changed from commercial liquor sales (CS-1) district, commercial liquor sales-vertical mixed use building (CS-1-V) combining district, general commercial services (CS) district, community commercial (GR) district, community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-vertical mixed use building (LR-V) combining district, neighborhood commercial-vertical mixed use building-conditional overlay (LR-V-CO) combining district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, limited industrial service (LI) district, multifamily residence medium density (MF-3) district, family residence (SF-3) district to commercial-liquor sales-

neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited industrial service-conditional overlay-neighborhood plan (LI-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, family residence-neighborhood plan (SF-3-NP) combining district, public-neighborhood plan (P-NP) combining district as more particularly described and identified in the chart below:

Tract	TCAD #	COA Address	From	To (Proposed)
1	234100 (portion) Approximately 5.753 acres, being a portion of LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR	CS	CS-MU-NP
	368946	607 E ANDERSON LN		
	234109	7604 N INTERSTATE HY 35		
	234111	7616 N INTERSTATE HY 35		
	426072 (portion) Approximately 2.879 acres, being a portion of LOT 3 CROW ADDN 1 SUBD, as recorded in Volume 96, Page 384-385, of the Official Plat Records of Travis County	7522 N INTERSTATE HY 35 A		

	426071	7522 N INTERSTATE HY 35 C		
	234110	7622 N INTERSTATE HY 35		
2	426072 (portion) Approximately 0.175 acres, being a portion of LOT 3 CROW ADDN 1 SUBD, as recorded in Volume 96, Page 384-385, of the Official Plat Records of Travis County	7522 N INTERSTATE HY 35 A	CS-1	CS-1-MU-NP
3	234105 (portion) Approximately 2.939 acres, being a portion of LOT LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR	CS	CS-MU-CO-NP
	426074	7522 N INTERSTATE HY 35 B		
	426073	7522 N INTERSTATE HY 35 D		
4	232582 (portion) Approximately 0.623 acres, being a portion of LOT 1-3 BLK 1 *-S 5FT OF LT 3 LOT 1-3 BLK 6 *LESS S 5FT ST JOHN'S HOME ADDN, as recorded in Volume 4, Page 42, of the Official Plat Records of Travis County and ABS 789 SUR 57 .516AC JP WALLACE +PT VAC ST & ALLEY	700 DELMAR AVE	LO-CO	LO-MU-CO-NP
5	232582 (portion) Approximately 1.041 acres, being a portion of LOT 1-3 BLK 1 *-S 5FT OF LT 3 LOT 1-3 BLK 6 *LESS S 5FT ST JOHN'S HOME ADDN, as recorded in Volume 4, Page 42, of the Official Plat Records of Travis County and ABS 789 SUR 57 .516AC JP WALLACE +PT VAC ST & ALLEY	700 DELMAR AVE	CS	CS-MU-NP

6	232640	7400 N INTERSTATE HY 35	GR	GR-MU-NP
7	779030 (portion) Approximately 13.623 acres, being a portion of LOT 3 ST JOHN'S AT IH 35, as recorded in Document 200800342, of the Official Public Records of Travis County	500 E ST JOHNS AVE	CS	CS-MU-CO-NP
8	779030 (portion) Approximately 0.225 acres, being a portion of LOT 3 ST JOHN'S AT IH 35, as recorded in Document 200800342, of the Official Public Records of Travis County	500 E ST JOHNS AVE	CS-1	CS-1-MU-NP
9	232657	704 E ST JOHNS AVE	CS	CS-MU-NP
	232658	7200 N INTERSTATE HY 35		
	779029	7216 N INTERSTATE HY 35		
10	232660	614 E ST JOHNS AVE	CS	CS-MU-NP
	779031	620.5 E ST JOHNS AVE		
11	232697	7200 DUVAL ST	LO	LO-MU-NP
12	231374	7100 N INTERSTATE HY 35	CS	CS-MU-NP
	231372	7100 N INTERSTATE HY 35		
	231371	7114 N INTERSTATE HY 35		
	231373	712 E HUNTLAND DR		
13	231474	601 E ST JOHNS AVE	CS	CS-CO-NP
14	226753	816 TIRADO ST	CS	CS-MU-NP
15	226757	803 TIRADO ST	CS	CS-MU-NP
	226758	809 TIRADO ST		
	226759	6010 N INTERSTATE HY 35		
	226756	6001 MIDDLE FISKVILLE RD		
16	225458	811 CLAYTON LN	CS	CS-MU-NP
18	234123	7629 N INTERSTATE HY 35 2	LI	CS-MU-NP

	234124	7635 N INTERSTATE HY 35 2		
	771911	820 BLACKSON AVE	CS	
	231491	7509 N INTERSTATE HY 35		
	234125	7625.5 N INTERSTATE HY 35 2	LI	
	771912	7417 N INTERSTATE HY 35	CS	
	234121	N 7619 INTERSTATE HY 35	LI	
	231488 (portion) Approximately 8.134 acres, being a portion of ABS 789 SUR 57 WALLACE J P ACR 8.599	N 7513 INTERSTATE HY 35		
	234122	N 7623 INTERSTATE HY 35		
19	231592 (portion) Approximately 4.845 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35	CS	CS-MU-NP
20	231592 (portion) Approximately 0.329 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35	LO	LO-MU-NP
21	231591	889 WILKS AVE	LI	P-NP
22	459976	N 7105 INTERSTATE HY 35	LI	CS-MU-NP
23	230250	E 901 ST JOHNS AVE	CS; LI	LI-CO-NP
24	426056 (portion) Approximately 2.709 acres, being a portion of LOT 2 BLK A CENTRAL FREIGHT LINES INC AUSTIN TERMINAL THE RESUB OF LOT 1, as recorded in Volume 96, Page 356-357, of the	907 E ST JOHNS AVE	CS; LI	CS-MU-CO-NP

	Official Plat Records of Travis County			
25	230248 (portion) Approximately 7.469 acres, being a portion of ABS 789 SUR 57 WALLACE J P ACR 7.862	6901 N INTERSTATE HY 35	CS	CS-MU-NP
	230249	6937 N INTERSTATE HY 35		
	459974	N 7023 INTERSTATE HY 35	LI	
26	228999	917 CAMINO LA COSTA	CS	CS-MU-NP
	229002	807 CAMINO LA COSTA		
	229001 (portion) Approximately 2.015 acres, being a portion of LOT 2 LA COSTA PHS 2 SEC 1-C, as recorded in Volume 135, Page 132D, of the Official Plat Records of Travis County	6711 N INTERSTATE HY 35		
	229004	6607 N INTERSTATE HY 35		
	229000	6603 N INTERSTATE HY 35		
	229005	6619 N INTERSTATE HY 35		
	228998 (portion) Approximately 3.853 acres, being a portion of RESUB OF LOT 1 BLOCK A, LA COSTA PHS 2 SEC 1-B, as recorded in Volume 82, Page 114C, of the Official Public Records of Travis County	6505 N INTERSTATE HY 35		
	228997	1016 LA POSADA DR		
	229003	6513 N INTERSTATE HY 35		
27	229001 (portion)	6711 N INTERSTATE	CS-1	CS-1-MU-NP

	Approximately 0.222 acres, being a portion of LOT 2 LA COSTA PHS 2 SEC 1-C, as recorded in Volume 135, Page 132D, of the Official Plat Records of Travis County	HY 35		
28	228992	6319 N INTERSTATE HY 35	CS	CS-MU-NP
	228994	935 LA POSADA DR		
	226763 (portion) Approximately 5.652 acres, being a portion of LOT 1 LA COSTA PHS 1 SEC 1, as recorded in Volume 75, Page 224, of the Official Plat Records of Travis County	6121 N INTERSTATE HY 35		
	226764	1007 LA CALMA DR		
	228995	6300 LA CALMA DR		
	226765	6200 LA CALMA DR		
29	228996	1016 CAMINO LA COSTA	CS	MF-3-NP
	228177	1030 CAMINO LA COSTA		
30	228179	1044 CAMINO LA COSTA	CS	MF-4-NP
31	228182	1114 CAMINO LA COSTA	CS	MF-3-NP
32	228181	1130 CAMINO LA COSTA	CS	CS-MU-NP
33	377512	6221 LA CALMA DR	CS	CS-MU-NP
	377513	1029 CAMINO LA COSTA		
	229006	1033 LA POSADA DR		
	228185	1051 CAMINO LA COSTA		
	228184	6330 E U S HY 290		
	228183	6210 E U S HY 290		
	377516	6300 E U S HY 290		
	377515	6314 E U S HY 290		
34	228187	6420 E U S HY 290	CS	CS-MU-NP
	228186	6400 E U S HY 290		
36	231479	7514 BENNETT AVE	SF-3	P-NP
37	231495	7506 CARVER AVE	SF-3	P-NP
	231506	7515 BENNETT AVE		
38	231520	7507 CARVER AVE	SF-3	P-NP
	231519	7505 CARVER AVE		

39	231516	7500 BETHUNE AVE	SF-3	P-NP
	231518	7503 CARVER AVE		
	230384	7501 BETHUNE AVE		
40	231534	7405 BENNETT AVE	SF-3	P-NP
	231532	928 BLACKSON AVE		
	231533	7403 BENNETT AVE		
	231531	7400 CARVER AVE		
	231535	7407 BENNETT AVE		
	231530	7402 CARVER AVE		
41	230452	7401.5 MEADOR AVE	SF-3	P-NP
	230456	7407 PROVIDENCE AVE		
	230455	7405 PROVIDENCE AVE		
	230450	7410 MEADOR AVE		
	230451	7406 MEADOR AVE		
	230454	7403 PROVIDENCE AVE		
	230453	7401 PROVIDENCE AVE		
	230463	7400 BLESSING AVE		
42	230457	7409 PROVIDENCE AVE	SF-3	P-NP
43	230468	7401 BLESSING AVE		
44	230504	7314 BLESSING AVE	SF-3	P-NP
45	230284	7106 CARVER AVE	CS	SF-3-NP
46	230294	7007 BENNETT AVE	CS	SF-3-NP
47	230304	7104 BETHUNE AVE	CS	SF-3-NP
48	230306	7100 BETHUNE AVE	LO	SF-3-NP
49	229075	7200 GRAND CANYON DR	MF-3	SF-3-NP
50	229260	7201 GRAND CANYON DR	MF-3	SF-3-NP
51	230699	7610 CAMERON RD	GR	MF-3-NP
52	230589	7514 CAMERON RD	GR-V-CO	GR-CO-NP
53	230592	1308 MC KIE DR	LR	LR-MU-NP
	230591	7418 CAMERON RD		
54	361659 (portion) Approximately 0.593 acres, being a portion of LOT 2 REAGAN HILL RESUB OF LOT 11, as recorded in Volume 92, Page 65, of the Official Plat	7400 CAMERON RD	LR-V	LR-NP

	Records of Travis County			
54	361659 (portion) Approximately 0.225 acres, being a portion of LOT 2 REAGAN HILL RESUB OF LOT 11, as recorded in Volume 92, Page 65, of the Official Plat Records of Travis County	7400 CAMERON RD	CS-1-V	CS-1-NP
55	230671	7316 CAMERON RD	LR-V- CO	LR-CO-NP
56	230669 (portion) Approximately 0.972 acres, being a portion of LOT 2 REAGAN HILL, as recorded in Volume 46, Page 39, of the Official Plat Records of Travis County	1319 MC KIE DR	LR	LR-MU-NP
	230670 (portion) Approximately 0.432 acres, being a portion of LOT 1 REAGAN HILL SEC 3, as recorded in Volume 84, Page 83C, of the Official Plat Records of Travis County	7308 CAMERON RD		
57	228207	7200 CAMERON RD	GR-V	GR-MU-CO-NP
58	228213	7110 CAMERON RD	GR-V	GR-MU-CO-NP
59	226791	1308 CAMINO LA COSTA	CS	CS-MU-V-NP
60	228214	7000 CAMERON RD	GR-V	GR-MU-NP
	772669			

PART 4. 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:

- A. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
- B. Mobile food establishment regulations apply as set forth in Sections 25-2-812 of the Code.

- 1 C. Cottage special use is permitted on lots in residential districts within the
2 boundaries of the NP combining district as set forth in Sections 25-2-1442
3 through 25-2-1444 of the Code.
4
- 5 D. Urban home special use is permitted on lots in residential districts within the
6 boundaries of the NP combining district as set forth in Sections 25-2-1421
7 through 25-2-1424 of the Code.
8
- 9 E. Secondary apartment special use is permitted on lots in residential districts
10 within the boundaries of the NP combining district as set forth in Sections 25-2-
11 1461 and 25-2-1463 of the Code.
12
- 13 F. Corner store special use is permitted on lots in residential districts within the
14 boundaries of the NP combining district as set forth in Sections 25-2-1481
15 through 25-2-1485 of the Code.
16
- 17 G. Affordable housing regulations apply in residential districts within the
18 boundaries of the NP combining district as set forth in Sections 25-2-1407 of
19 the Code.
20

21 **PART 5.** The following applies to an existing legal lot with single-family residential use
22 within the boundaries of the NP combining district:
23

- 24 A. The minimum lot area is 2,500 square feet.
25
- 26 B. The minimum lot width is 25 feet.
27
- 28 C. For a lot with an area of 4,000 square feet or less, the impervious coverage may
29 not exceed 65 percent.
30

31 **PART 6.** The following applies to property identified as Areas R, S, T, U and V within
32 the St. John neighborhood plan as shown on Exhibit "C" (*the Special Use Infill Tracts*) and
33 further described in the chart included in this Part.
34

35 Areas R, S, T, U and V may be developed as a residential infill special use as set
36 forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through
37 25-2-1569 of the Code.
38

Tract	TCAD Prop ID	Address
R	230699	7610 CAMERON RD

	232775	1200 WHEATLEY AVE
	442507	7607 BLESSING AVE
	232774	7501 BLESSING AVE
	230541	1306 MC KIE DR
	230543	1304 MC KIE DR
	230544	1302 MC KIE DR
	230545	1300 MC KIE DR
	230546	1301 MC KIE DR
S	229276	7077 GRAND CANYON DR
	229274	1212 WESTHEIMER DR
T	229156	7020 GRAND CANYON DR
U	229279	1220 CAMINO LA COSTA
V	228996	1016 CAMINO LA COSTA
	228177	1030 CAMINO LA COSTA
	228179	1044 CAMINO LA COSTA
	228182	1114 CAMINO LA COSTA

PART 7. The following applies to property identified as Areas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q within the St. John neighborhood plan as shown on Exhibit "C" (the *Special Use Infill Tracts*) and further described in the chart included in this Part.

Areas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q may be developed with the neighborhood urban center special use as set forth in Section 25-2-1521 through 25-2-1569 of the Code.

Tract	TCAD Prop ID	Address
A	234107	7745 CHEVY CHASE DR
	234106	7715 CHEVY CHASE DR
	234102	7700 CHEVY CHASE DR
	234104 (portion) Approximately 2.251 acres, being a portion of LOT B CHEVY CHASE CENTER AUSTIN, as recorded in Volume 43, Page 32, of the Official Plat Records of Travis County	7600 CHEVY CHASE
	234100 (portion) Approximately 5.753 acres, being a portion of LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR
	368946	607 E ANDERSON LN
	234109	7604 N INTERSTATE HY 35
	234111	7616 N INTERSTATE HY 35

	426072	7522 N INTERSTATE HY 35 A
	426071	7522 N INTERSTATE HY 35 C
	234110	7622 N INTERSTATE HY 35
	234105 (portion) Approximately 2.939 acres, being a portion of LOT LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR
	426074	7522 N INTERSTATE HY 35 B
	426073	7522 N INTERSTATE HY 35 D
	232582	700 DELMAR AVE
B	232640	7400 N INTERSTATE HY 35
C	779030	500 E ST JOHNS AVE
	232657	704 E ST JOHNS AVE
	232658	7200 N INTERSTATE HY 35
	779029	7216 N INTERSTATE HY 35
	232660	614 E ST JOHNS AVE
D	779031	E ST JOHNS AVE
	232697	7200 DUVAL ST
F	231374	7100 N INTERSTATE HY 35
	231372	7100 N INTERSTATE HY 35
	231371	7114 N INTERSTATE HY 35
	231373	712 E HUNTLAND DR
E	231474	601 E ST JOHNS AVE
G	234123	7629 N INTERSTATE HY 35 2
	234124	7635 N INTERSTATE HY 35 2
	771911	820 BLACKSON AVE
	231491	7509 N INTERSTATE HY 35
	234125	7625 1/2 N INTERSTATE HY 35 2
	771912	7417 N INTERSTATE HY 35
	234121	N 7619 INTERSTATE HY 35
	231488	N 7513 INTERSTATE HY 35
	234122	N 7623 INTERSTATE HY 35
H	231592 (portion) Approximately 4.845 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35
I	459975	7101 N INTERSTATE HY 35
	459976	N 7105 INTERSTATE HY 35
	230250	E 901 ST JOHNS AVE

	426056	907 E ST JOHNS AVE
	230248	6901 N INTERSTATE HY 35
	230249	6937 N INTERSTATE HY 35
	459974	N 7023 INTERSTATE HY 35
J	228999	917 CAMINO LA COSTA
	229002	807 CAMINO LA COSTA
	229004	6607 N INTERSTATE HY 35
	229000	6603 N INTERSTATE HY 35
	229005	6619 N INTERSTATE HY 35
	228998	6505 N INTERSTATE HY 35
	228997	1016 LA POSADA DR
	229003	6513 N INTERSTATE HY 35
	229001	6711 N INTERSTATE HY 35
	228993	6320 LA CALMA DR
K	228992	6319 N INTERSTATE HY 35
	228994	935 LA POSADA DR
	226763	6121 N INTERSTATE HY 35
	226764	1007 LA CALMA DR
	228995	6300 LA CALMA DR
	226765	6200 LA CALMA DR
	377512	6221 LA CALMA DR
L	377513	1029 CAMINO LA COSTA
	229006	1033 LA POSADA DR
	228185	1051 CAMINO LA COSTA
	228184	6330 E U S HY 290
	228183	6210 E U S HY 290
	377516	6300 E U S HY 290
	377515	6314 E U S HY 290
	226766	6448 E U S HY 290
M	228187	6420 E U S HY 290
	228186	6400 E U S HY 290
N	228181	1130 CAMINO LA COSTA
O	228213	7110 CAMERON RD
	228214	7000 CAMERON RD
P	230669	1319 MC KIE DR
Q	230592	1308 MC KIE DR
	230591	7418 CAMERON RD

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

A. The following conditions apply to Tract 3:

1 A 25-foot wide vegetative buffer shall be provided and maintained along the
2 southern property line of the tract. Vegetative screening within the buffer zone
3 must comply with the Screening Standards under Section 2.9.1 of the
4 Environmental Criteria Manual. Improvements permitted within the vegetative
5 buffer zone are limited to screening, drainage, underground utility
6 improvements or those improvements that may be otherwise required by the
7 City of Austin or specifically authorized in this ordinance.
8

9 B. The following conditions apply to Tract 4:

- 10
11 1. Vehicular access from the Property to Delmar Avenue is prohibited. All
12 vehicular access to the Property shall be from other adjacent public streets or
13 through other adjacent property.
14
15 2. A site plan or building permit for the Property may not be approved,
16 released, or issued, if the completed development or uses of the Property,
17 considered cumulatively with all existing or previously authorized
18 development and uses, generate traffic that exceeds 2,000 trips per day.
19

20 C. The following conditions apply to Tract 7:

21
22 A 25-foot wide vegetative buffer shall be provided and maintained along the
23 northern property line of the tract. Vegetative screening within the buffer zone
24 must comply with the Screening Standards under Section 2.9.1 of the
25 Environmental Criteria Manual. Improvements permitted within the vegetative
26 buffer zone are limited to screening, drainage, underground utility
27 improvements or those improvements that may be otherwise required by the
28 City of Austin or specifically authorized in this ordinance.
29

30 D. The following conditions apply to Tracts 13 and 58:

31
32 A 25-foot wide vegetative buffer shall be provided and maintained along the
33 western property line of the tract. Vegetative screening within the buffer zone
34 must comply with the Screening Standards under Section 2.9.1 of the
35 Environmental Criteria Manual. Improvements permitted within the vegetative
36 buffer zone are limited to screening, drainage, underground utility
37 improvements or those improvements that may be otherwise required by the
38 City of Austin or specifically authorized in this ordinance.
39

40 E. The following conditions apply to Tract 23:

1
2 1. The following uses are prohibited uses of the property:
3

4 Resource extraction
5 Basic industry
6

Recycling center

7 F. The following conditions apply to Tract 24:
8

9 A 25-foot wide vegetative buffer shall be provided and maintained along the
10 eastern property line of the tract. Vegetative screening within the buffer zone
11 must comply with the Screening Standards under Section 2.9.1 of the
12 Environmental Criteria Manual. Improvements permitted within the vegetative
13 buffer zone are limited to screening, drainage, underground utility
14 improvements or those improvements that may be otherwise required by the
15 City of Austin or specifically authorized in this ordinance.
16

17 G. The following conditions apply to Tract 57:
18

19 A 25-foot wide vegetative buffer shall be provided and maintained along the
20 northern and western property lines of the tract. Vegetative screening within
21 the buffer zone must comply with the Screening Standards under Section 2.9.1
22 of the Environmental Criteria Manual. Improvements permitted within the
23 vegetative buffer zone are limited to screening, drainage, underground utility
24 improvements or those improvements that may be otherwise required by the
25 City of Austin or specifically authorized in this ordinance.
26

27 H. The following conditions apply to Tract 51:
28

29 1. A site plan or building permit for the Property may not be approved,
30 released, or issued, if the completed development or uses of the Property,
31 considered cumulatively with all existing or previously authorized
32 development and uses, generate traffic that exceeds 2,000 trips per day.
33

34 2. The following uses of the Property are prohibited:
35

36 Commercial off-street parking
37 Pawn shop services
38 Exterminating services
39 Business or trade school
40 Business support services

Outdoor sports and recreation
Drop-off recycling collection facility
Personal improvement services
Theater
Restaurant (general)

Communications services	Automotive sales
General retail sales (general)	Automotive rentals
Funeral services	Automotive repair services
Hotel-Motel	Automotive washing (of any type)
Indoor entertainment	Hospital services (limited)
Indoor sports and recreation	Hospital services (general)
Outdoor entertainment	Research services

3. Drive-in services is prohibited as an accessory use to a restaurant (general) use and a restaurant (limited) use.
4. A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

I. The following conditions apply to Tract 55:

1. A food sales use is a prohibited use of the Property.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use combining district, and other applicable requirements of the City Code.

1 **PART 9.** This ordinance takes effect on _____.

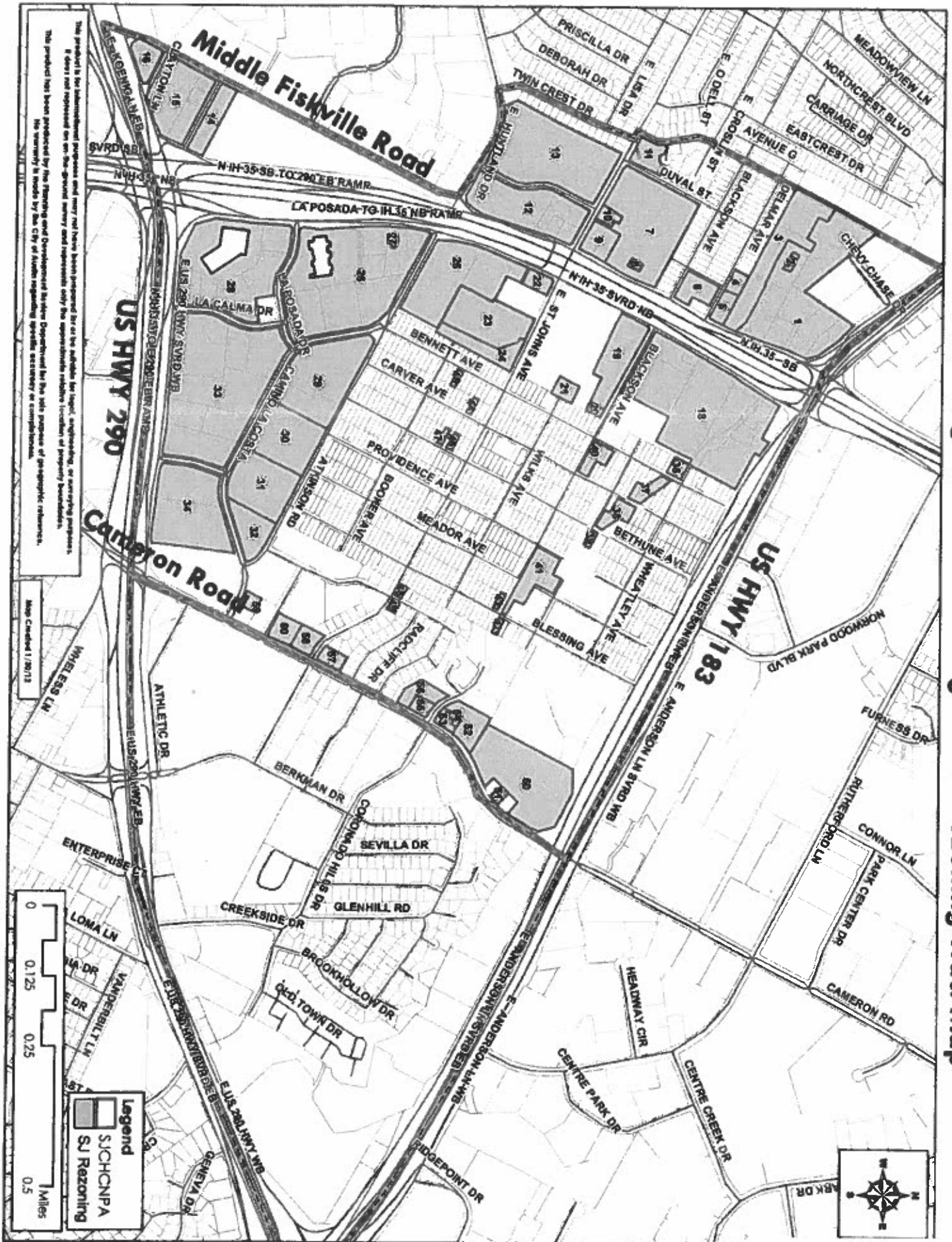
2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2012 § _____

8 **Lee Leffingwell**
9 **Mayor**

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 **Karen M. Kennard** **Shirley A. Gentry**
14 **City Attorney** **City Clerk**

St. John Neighborhood Planning Area - Rezoning Tract Map



The product is an informational map and does not constitute a legal, engineering, or surveying document. It does not represent an official map of the City of San Jose. The map is for informational purposes only. The City of San Jose is not responsible for any errors or omissions on this map. The map is not to be used for any other purpose than the one for which it was prepared.

Map Created 11/29/11

Legend

- SUCHCNP A
- Neighborhood Urban Center
- Residential Infill

Scale: 0, 0.125, 0.25, 0.5 Miles

Exhibit C