

1 B. Development of the Property shall comply with the following regulations:

- 2
- 3 1. The maximum height of a building or structure is limited to 68 feet.
- 4 2. The maximum impervious cover is limited to 65 percent.

5
6 C. A site plan or building permit for the Property may not be approved, released,
7 or issued, if the completed development or uses of the Property, considered
8 cumulatively with all existing or previously authorized development and uses,
9 generate traffic that exceeds 2,000 trips per day.

10
11 D. A 10-foot wide vegetative buffer shall be provided and maintained along the
12 east property line adjacent to the Interstate Highway 35 frontage road.
13 Improvements permitted within the buffer zone are limited to drainage,
14 underground utility improvements or those improvements that may be
15 otherwise required by the City of Austin or specifically authorized in this
16 ordinance.

17
18 Except as specifically restricted under this ordinance, the Property may be developed and
19 used in accordance with the regulations established for the multifamily residence highest
20 density (MF-6) district and other applicable requirements of the City Code.

21
22 **PART 3.** The Property is subject to Ordinance No. 20050929-Z003 that established
23 zoning for the South River City Combined Neighborhood Plan.

24
25 **PART 4.** This ordinance takes effect on _____, 2017.

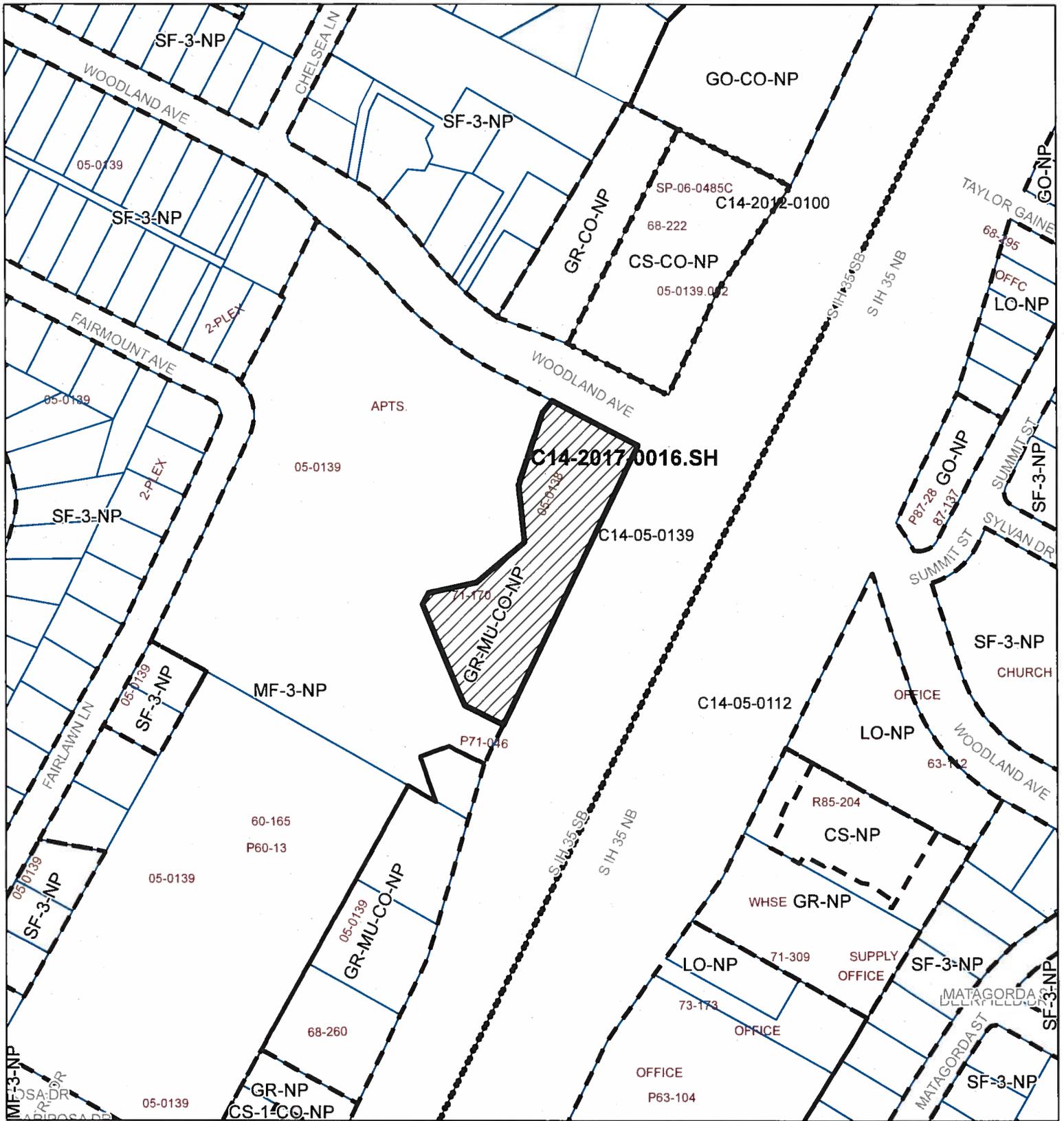
26
27 **PASSED AND APPROVED**

28
29 §
30 §
31 _____, 2017 § _____

32 Steve Adler
33 Mayor

34
35
36 **APPROVED:** _____
37 Anne L. Morgan
38 City Attorney

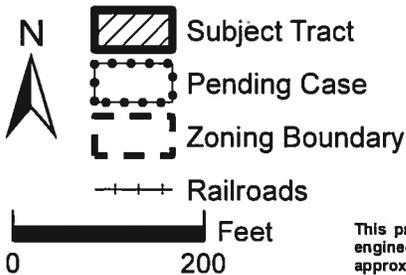
36 **ATTEST:** _____
37 Jannette S. Goodall
38 City Clerk



ZONING

EXHIBIT B

Case#: C14-2017-0016.SH



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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