

**ORDINANCE NO. 20130509-043**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO CHANGE THE BASE ZONING DISTRICTS FROM THE CURRENT DESIGNATIONS TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT, ON APPROXIMATELY 365 ACRES OF LAND GENERALLY KNOWN AS THE PLEASANT VALLEY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 14 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 to change each base zoning district within the property described in Zoning Case No. C14-2012-0111b, on file at the Planning and Development Review Department, being approximately 365 acres of land (the "Property") within the area generally known as the East Riverside Corridor (ERC) district, locally known as the area located along or in proximity to East Riverside Drive between Pleasant Valley Road on the west and Grove Boulevard on the east, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A" (*the Zoning Map*) from the current base district designation to East Riverside Corridor (ERC) district.

**PART 2.** The base zoning districts for the 14 tracts of land are changed from rural residence (RR) district, rural residence-neighborhood plan (RR-NP) combining district, single family residence-large lot-neighborhood plan (SF-1-NP) combining district, single family residence-standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multi-family residence-low density (MF-2) district, multi-family residence-low density-conditional overlay (MF-2-CO) combining district, multi-family residence-low density-neighborhood plan (MF-2-NP) combining district, multi-family residence-medium density-conditional overlay (MF-3-CO) combining district, multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district, multi-family residence-moderate-high density (MF-4) district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed-use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district,

warehouse/limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, general commercial services-mixed-use-neighborhood plan (CS-MU-NP) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, industrial park-neighborhood plan (IP-NP) combining district, and limited industrial service-neighborhood plan (LI-NP) combining district to East Riverside Corridor (ERC) district, as more particularly described and identified in the chart below:

Tract #	PROP ID	Property Address	Current Zoning	Proposed Zoning	Neighborhood Planning Area
4	785944	4400 ELMONT DR	GR-CO	ERC	EROC
4	785945	1401 S PLEASANT VALLEY RD	GR-CO	ERC	EROC
4	285047	1109 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC
4	483166	1225 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC
4	287925	1401 WICKERSHAM LN	MF-3-NP; RR-NP	ERC	EROC
4	287926	LOT 1 BLK C PARKE GREEN SUBD	MF-3-CO; MF-3-NP; RR-NP; GR; GR-NP; CS-1; CS-1-NP	ERC	EROC
4	507739	7014SQ FT LOT 1 PLEASANT VALLEY SPORTSPLEX	RR	ERC	EROC
6	287990	1600 WICKERSHAM LN	MF-3-CO	ERC	EROC
7	287441	1810 WICKERSHAM LN	CS-1-NP; GR-NP	ERC	EROC
7	287993	1717 S PLEASANT VALLEY RD	CS-1; GR	ERC	EROC
7	287442	1919 S PLEASANT VALLEY RD	GR	ERC	EROC
7	287443	1819 S PLEASANT VALLEY RD	GR	ERC	EROC
7	287445	1912 WICKERSHAM LN	GR-NP	ERC	EROC
8	287932	4711 E RIVERSIDE DR	GO-MU-CO-NP	ERC	EROC

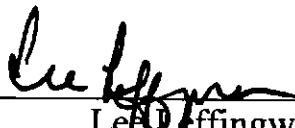
8	287934	LOT 1 BLK A CHEVY CHASE SOUTH PHS 4 SEC A	GR-MU-NP	ERC	EROC
8	287922	4700 E RIVERSIDE DR	RR-NP; MF-3-NP	ERC	EROC
9	701585	1901 CROSSING PL	LR-MU-CO	ERC	EROC
9	287939	1705 113 CROSSING PL	MF-2	ERC	EROC
9	380088	1500 FARO DR	MF-2-NP	ERC	EROC
9	287920	1400 CROSSING PL	MF-3-NP	ERC	EROC
10	286722	5602 PENICK DR	SF-3-NP	ERC	EROC
10	759245	5600 E RIVERSIDE DR	SF-3-NP; SF-1-NP	ERC	EROC
11	759250	5700 E RIVERSIDE DR	LR-MU-CO-NP	ERC	EROC
11	287995	ABS 24 DELVALLE S ACR .581	LR-MU-CO-NP; LR-NP	ERC	EROC
11	483168	ABS 24 DELVALLE S ACR 2.413	LR-MU-CO-NP; SF-1-NP; LR-NP	ERC	EROC
23	445742	4405 E RIVERSIDE DR	GR-CO	ERC	EROC
25	286715	2201 S PLEASANT VALLEY RD	CS-CO	ERC	EROC
26	287933	2207 WICKERSHAM LN	GR; MF-2	ERC	EROC
26	551508	4825 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC
26	287438	2310 WICKERSHAM LN	MF-2	ERC	EROC
26	551506	4821 E RIVERSIDE DR	MF-2	ERC	EROC
26	287935	2239 CROMWELL CIR	MF-2-NP	ERC	EROC
26	445755	4600 SHERINGHAM DR	MF-2-NP	ERC	EROC
26	445757	4400 SHERINGHAM DR	MF-2-NP	ERC	EROC
26	551507	4823 E RIVERSIDE DR	MF-2-NP	ERC	EROC
26	551509	2004 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551510	2006 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551511	2008 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551512	2010 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551514	2100 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551516	2102 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551517	2104 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551518	2106 KIRKSEY DR	MF-2-NP	ERC	EROC
26	287440	4501 E RIVERSIDE DR	MF-2-NP; RR-NP	ERC	EROC


26	551574	5007 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC
26	551575	5021 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC
26	551576	5107 E RIVERSIDE DR	SF-3-NP	ERC	EROC
26	729666	2011 KIRKSEY DR	SF-3-NP	ERC	EROC
27	289266	5201 E RIVERSIDE DR	GO-MU-CO-NP; SF-2-NP	ERC	EROC
29	507766	5401 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC
30	289265	5601 E RIVERSIDE DR	IP-NP	ERC	EROC
30	292085	2400 GROVE BLVD	LI-NP	ERC	EROC
30	445977	2410 GROVE BLVD	LI-NP	ERC	EROC
30	445978	LOT 2-A BLK A LESS 12.3433AC MARSHALL HILLS SEC 1-C RESUB OF LOT 1	LI-NP	ERC	EROC
31	380242	5707 E RIVERSIDE DR	LI-NP	ERC	EROC
31	507767	5701 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC

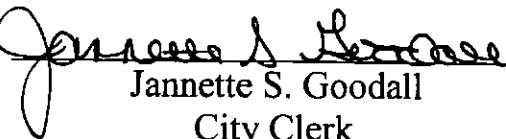
The Property is subject to the regulating plan adopted under Section 25-2-149 (*East Riverside Corridor (ERC) district*) of the City Code.

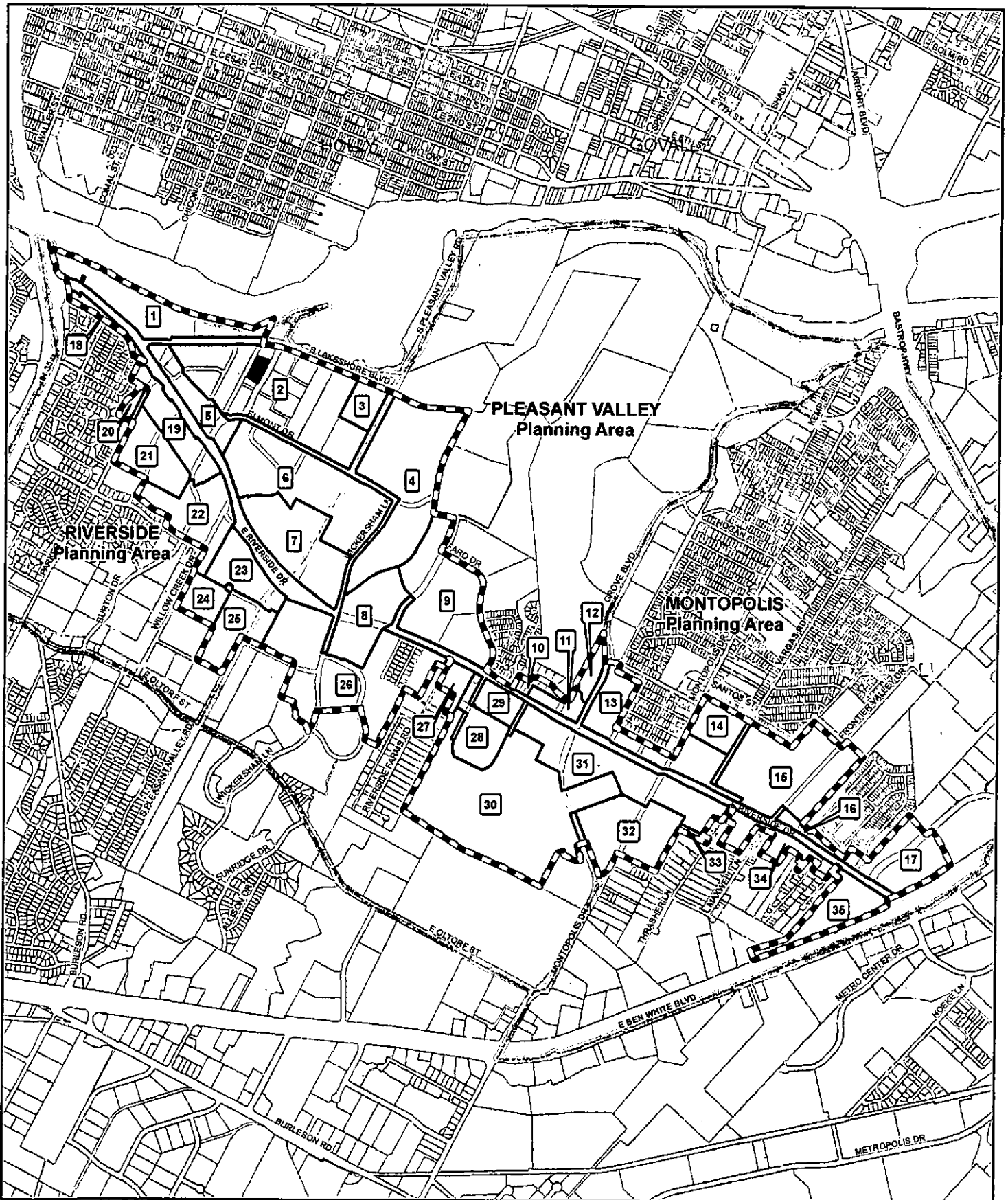
**PART 3.** This ordinance takes effect on May 20, 2013.

**PASSED AND APPROVED**

May 9, 2013 §  
  
Lee Jeffingwell  
Mayor

APPROVED:   
Karen M. Kennard  
City Attorney

ATTEST:   
Jannette S. Goodall  
City Clerk



# East Riverside Corridor Zoning Map (with Tract Numbers)

## Exhibit A



PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

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



Neighborhood Planning Areas  
East Riverside Corridor Boundary  
ERC Tract Boundary  
Parcel boundary  
Parcels/areas to be rezoned

0 0.125 0.25 0.5 Miles

ERC\_Tract\_Zones\_1tr\_20121105 3/19/2013