

ORDINANCE NO. 20141106-084

AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 SOUTH PLEASANT VALLEY ROAD FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The East Riverside Corridor zoning district is comprised of approximately 900 acres of land, locally known as the area generally bounded by Lady Bird lake on the north, State Highway 71 on the east and south, and IH-35 on the west, in the City of Austin, Travis County, Texas.

PART 2. East Riverside Corridor zoning district and regulating plan were approved on May 9, 2013, under Ordinance No. 20130509-039.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from east riverside corridor (ERC) district to east riverside corridor (ERC) district on the property described in Zoning Case No. C14-2014-0099, on file at the Planning and Development Review Department, as follows:

Lot A, Earl and Lena Podolnick Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 58, Page 84 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1500 South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 4. The East Riverside Corridor Zoning District Regulating Plan identifies and defines subdistricts for each property. Throughout the ERC, properties are designated as being in or out of a Hub. Properties designated within a Hub are allowed to earn, additional entitlements, including added height, by participating in a voluntary development bonus program.

PART 5: Figures 1-2, 1-6, 1-7 and 1-8 of the East Riverside Corridor Zoning District Regulating Plan are amended to change the Property to: 1) the corridor mixed use ("CMU") subdistrict, see Exhibit "B" with its corresponding base height reflected on Exhibit "D"; 2) designate it within a Hub boundary, see Exhibit "C", and; 3) is eligible for additional height if participating in the voluntary development bonus program, see Exhibit "E".

PART 6. The East Riverside Corridor Plan maps, attached as Exhibits "B"–"E" are incorporated into the Regulating Plan. Revised Maps shall be substituted where appropriate in the Regulating Plan documents.

PART 7. Except as set forth in Part 3, Part 5 and Part 6 of this ordinance, the Property remains subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted by that ordinance remain in effect.

PART 8. This ordinance takes effect on November 17, 2014.

PASSED AND APPROVED


November 6, 2014

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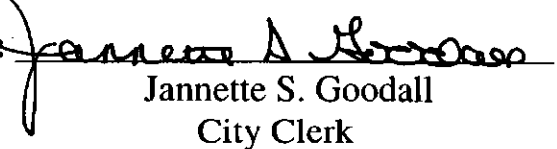
Lee Leffingwell
Mayor

APPROVED:

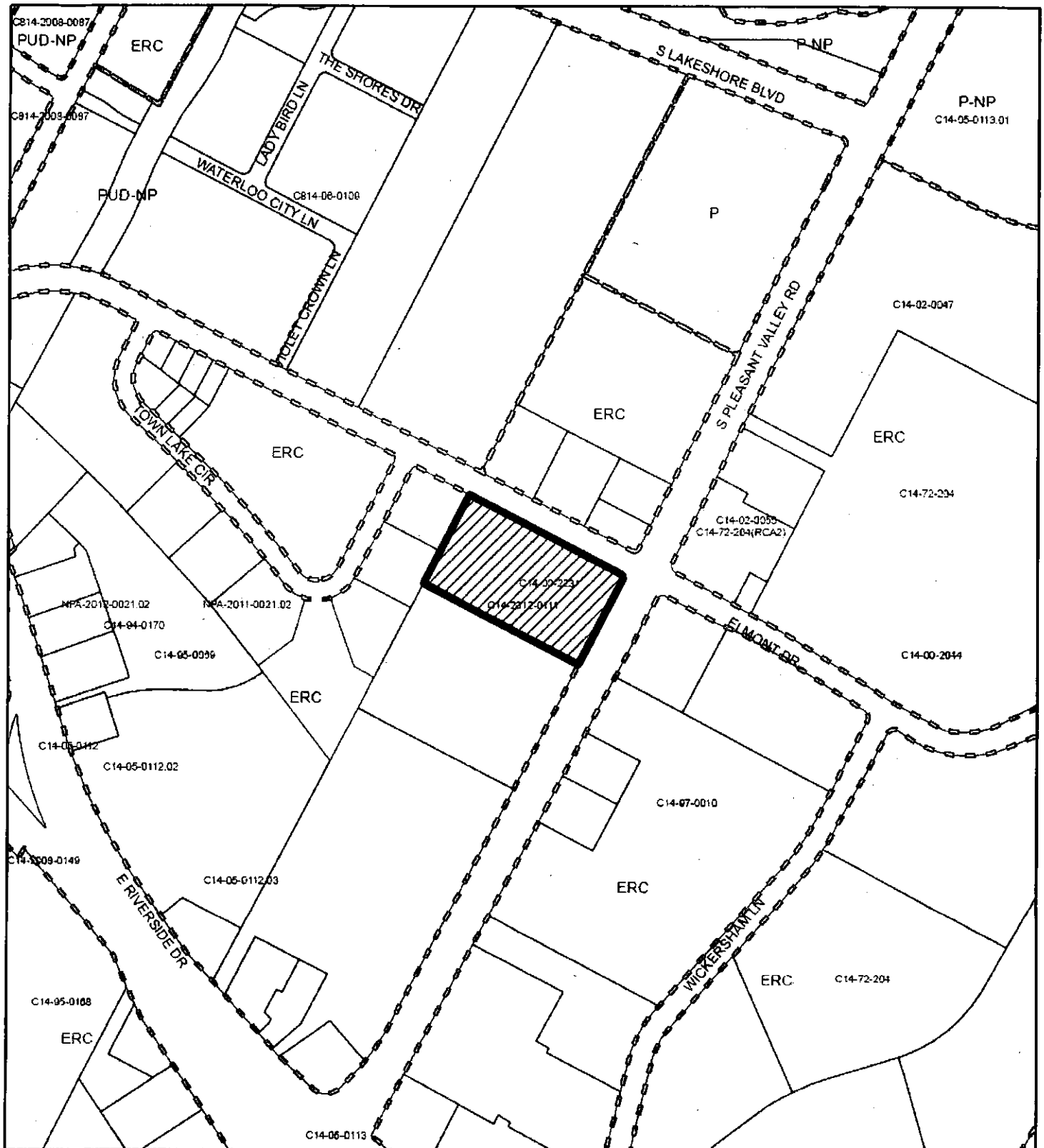





Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0099



1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

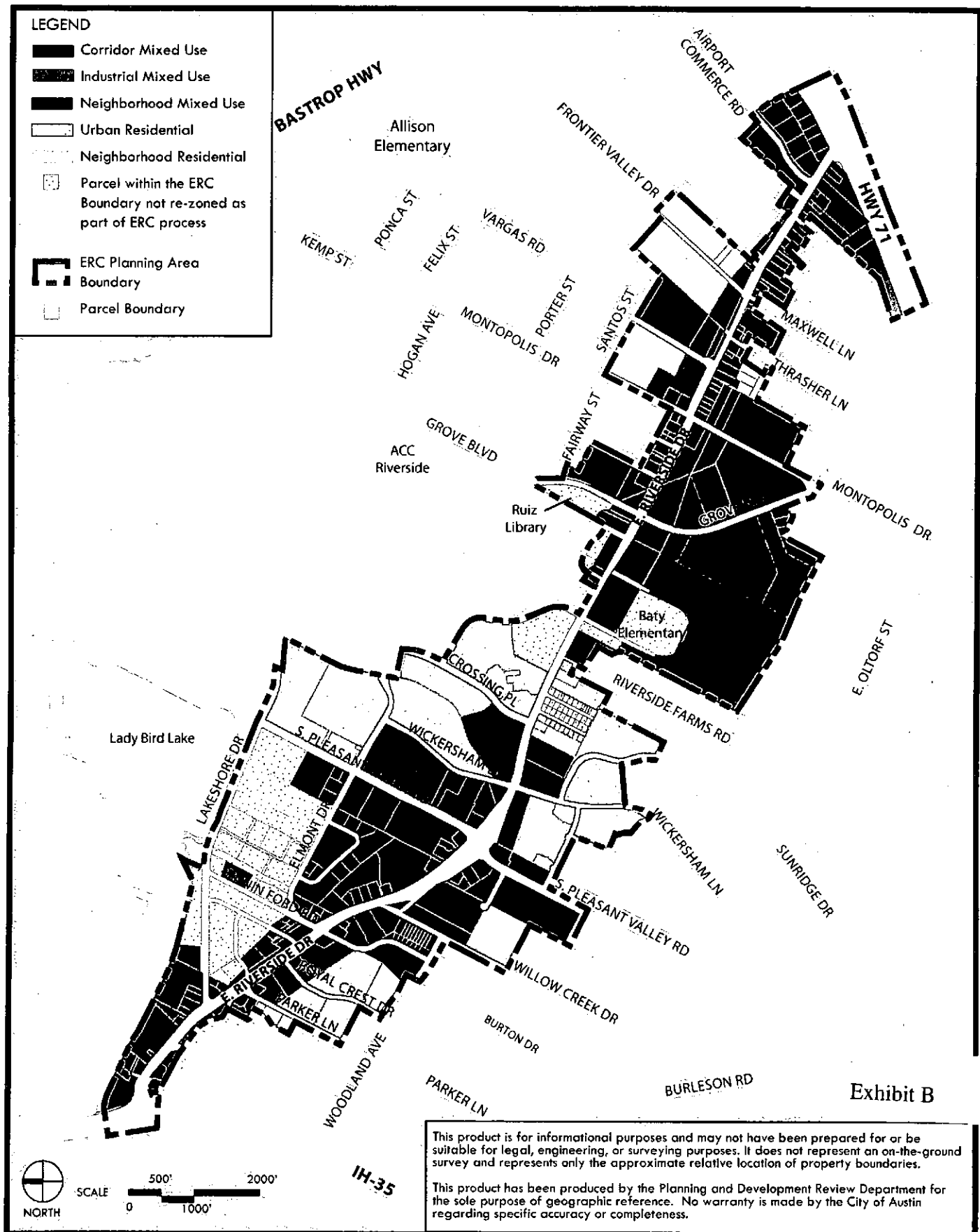


FIGURE 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.

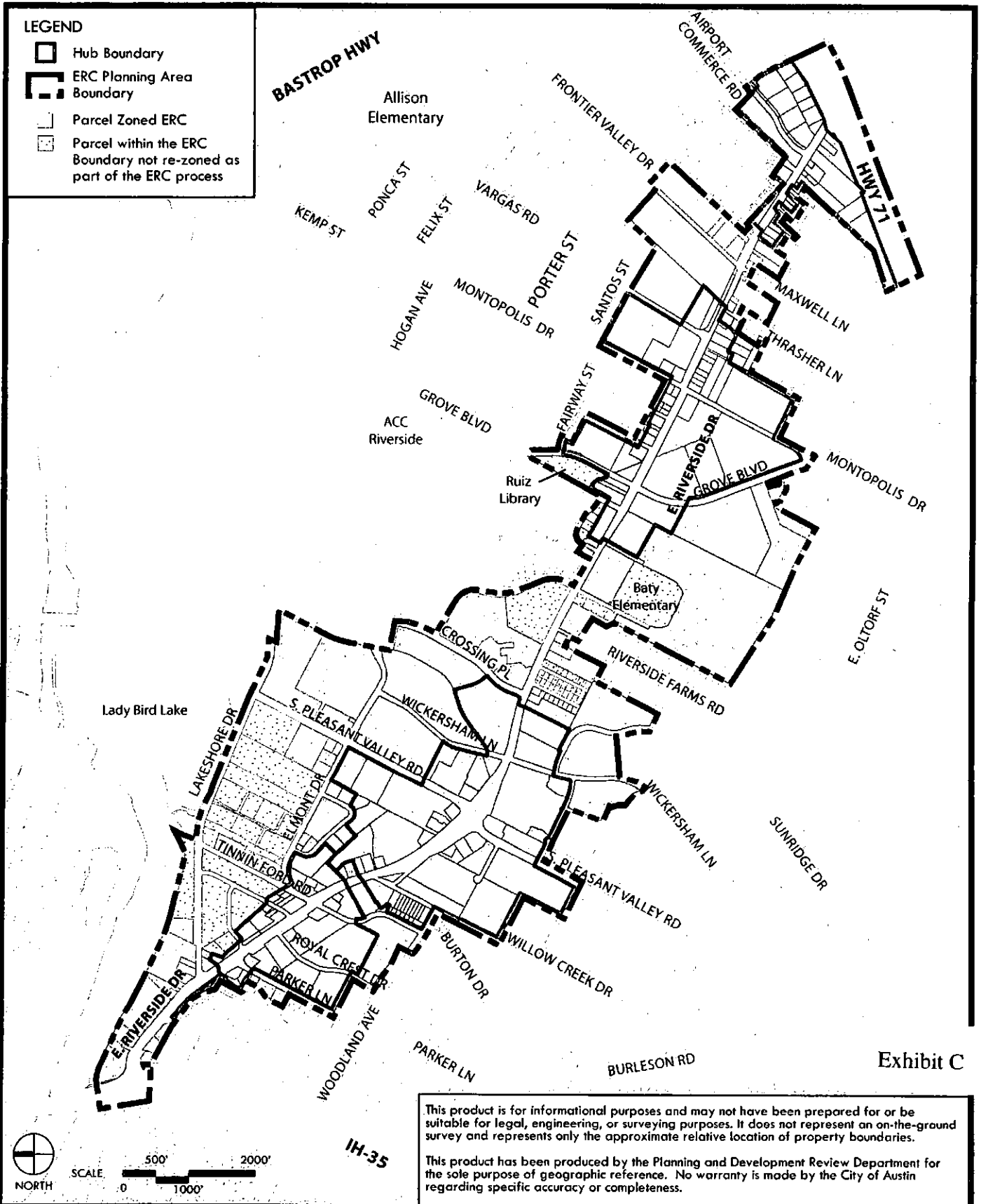


Exhibit C

FIGURE 1-7: East Riverside Corridor Height Map

This map shows allowable building heights on a parcel without a development bonus.

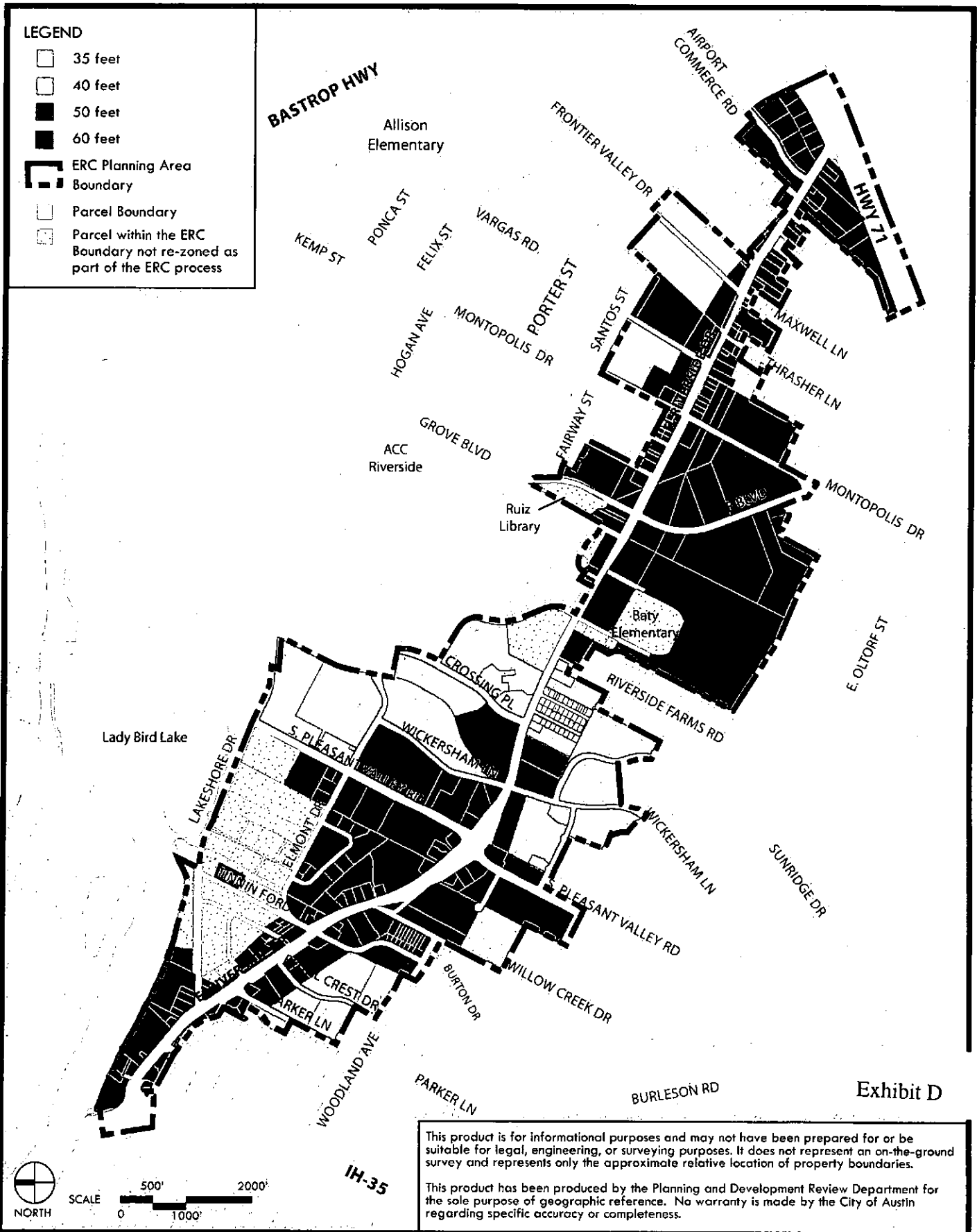


FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

This map shows eligible properties and maximum heights allowed with a development bonus.

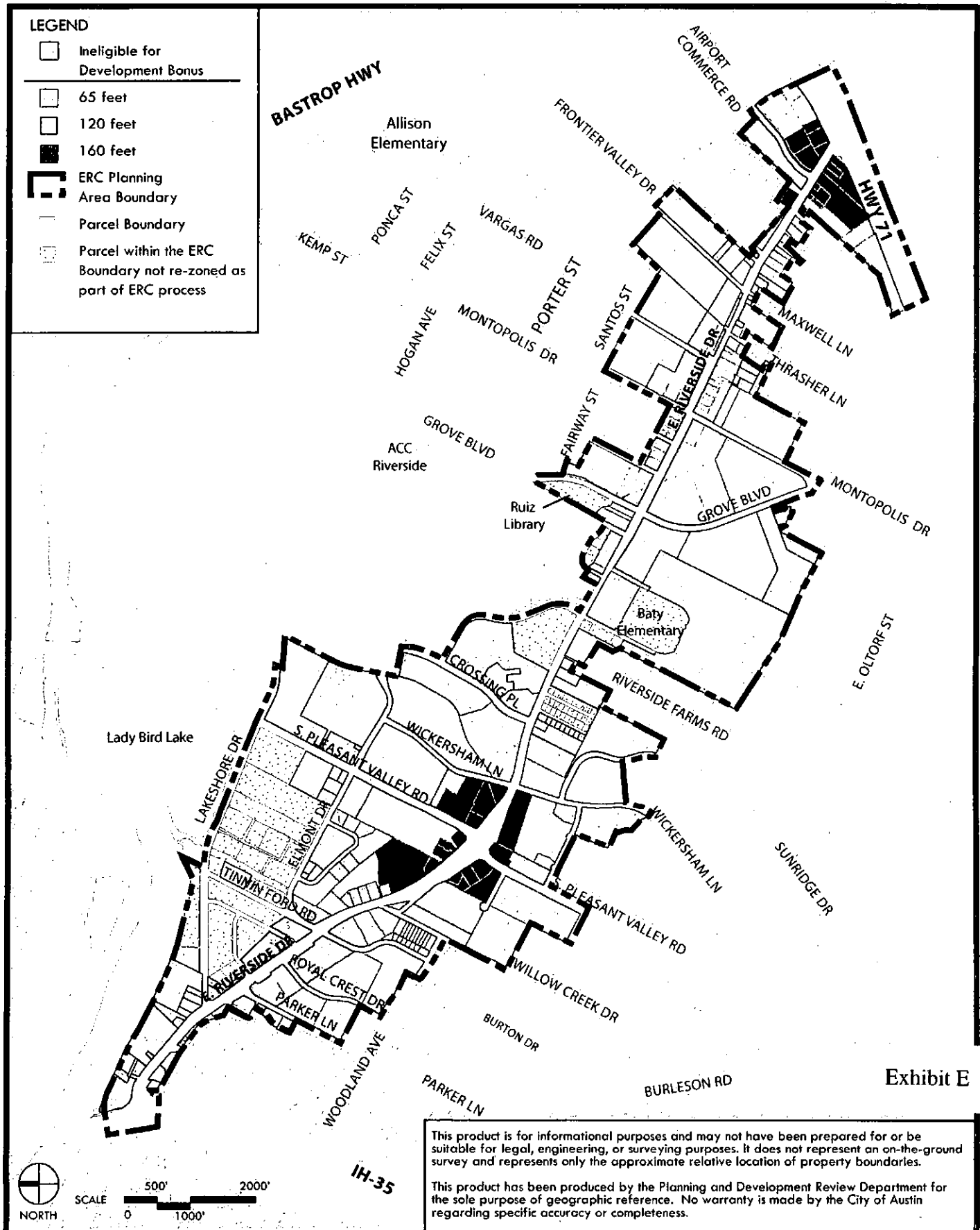


Exhibit E