

ORDINANCE NO.

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST**
2 **RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE**
3 **REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR**
4 **THE PROPERTY LOCATED AT 2423 AND 2439 TOWN LAKE CIRCLE AND**
5 **2425 ELMONT DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC)**
6 **DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST**
7 **RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE**
8 **SUBDISTRICT), FROM OUTSIDE THE HUB BOUNDARY TO INSIDE THE**
9 **HUB BOUNDARY, AND FROM INELIGIBLE FOR MAXIMUM HEIGHT**
10 **ALLOWED WITH A DEVELOPMENT BONUS TO ELIGIBLE WITH A**
11 **MAXIMUM HEIGHT OF 120 FEET.**

12
13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

14
15 **PART 1.** The East Riverside Corridor zoning district is comprised of approximately 900
16 acres of land, locally known as the area generally bounded by Lady Bird Lake on the
17 north, State Highway 71 on the east and south, and IH-35 on the west, in the City of
18 Austin, Travis County, Texas.

19
20 **PART 2.** East Riverside Corridor zoning district and regulating plan were approved on
21 May 9, 2013, under Ordinance No. 20130509-039; and amended under Ordinance Nos.
22 20141106-084 and 20170420-046.

23
24 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended
25 to change the base district from East Riverside Corridor (ERC) district to East Riverside
26 Corridor (ERC) district on the property described in Zoning Case No. C14-2018-0064, on
27 file at the Planning and Development Review Department, as follows:

28
29 Lots 9-11, Lake Shore Colony, a subdivision in Travis County, Texas, according to
30 the map or plat of record in Volume 39, Page 4, of the Plat Records of Travis
31 County, Texas (the "Property"),

32
33 locally known as 2423 and 2439 Town Lake Circle and 2425 Elmont Drive, in the City of
34 Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit**
35 **"A"**.

36
37 **PART 4.** Figures 1-2 and 1-8 of the East Riverside Corridor Zoning District Regulating
38 Plan are amended to change the Property to the Corridor Mixed Use ("CMU") subdistrict
39 as shown in **Exhibit "B"** and the bonus height as shown in **Exhibit "D"**.

FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

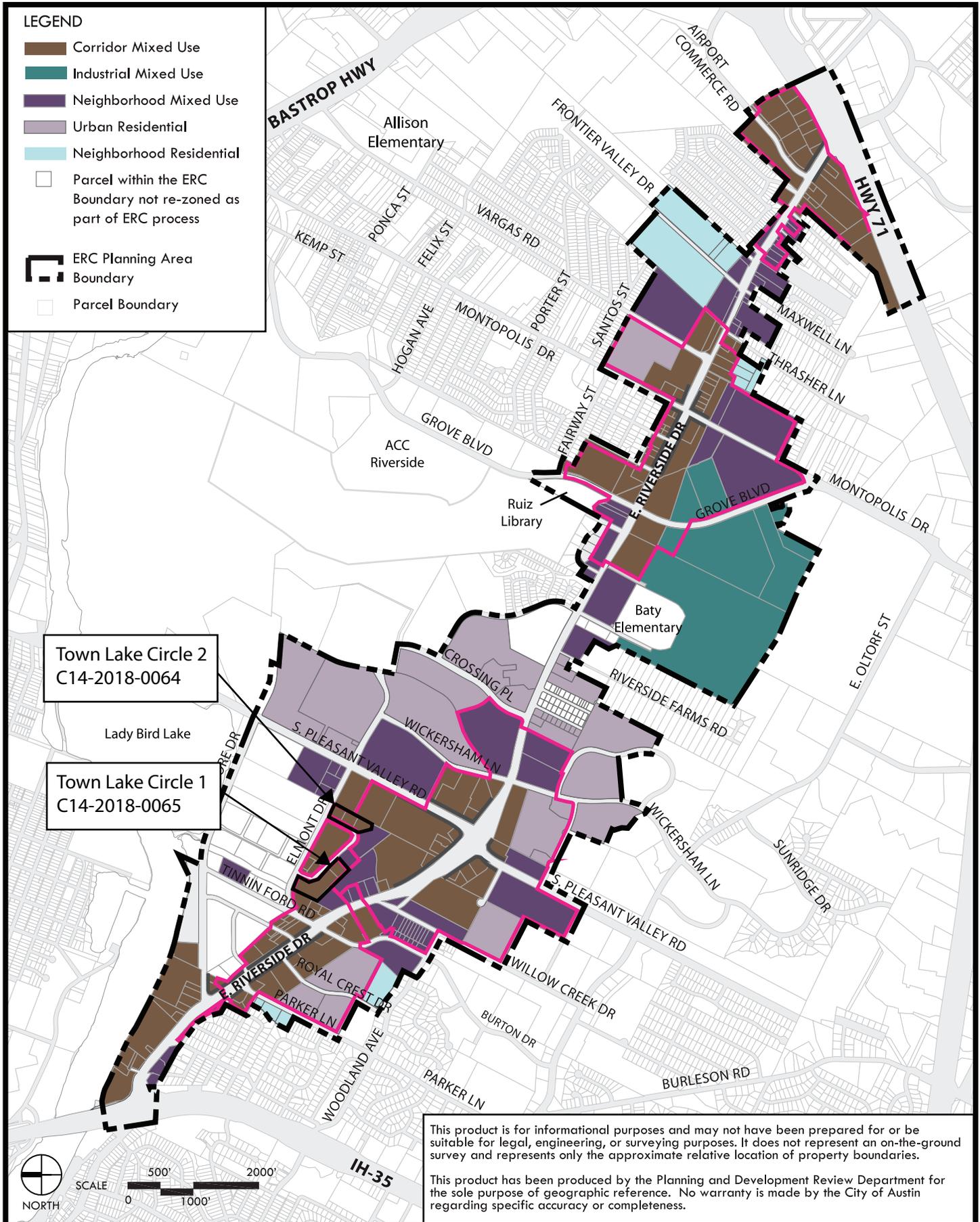


FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

