

**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 2215 AND 2315 TOWN LAKE CIRCLE FROM**  
5 **EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED**  
6 **USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT**  
7 **(CORRIDOR MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB**  
8 **BOUNDARY TO INSIDE THE HUB BOUNDARY, AND FROM INELIGIBLE**  
9 **FOR MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS TO**  
10 **ELIGIBLE WITH A MAXIMUM HEIGHT OF 120 FEET.**

11  
12 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

13  
14 **PART 1.** The East Riverside Corridor zoning district is comprised of approximately 900  
15 acres of land, locally known as the area generally bounded by Lady Bird Lake on the  
16 north, State Highway 71 on the east and south, and IH-35 on the west, in the City of  
17 Austin, Travis County, Texas.

18  
19 **PART 2.** East Riverside Corridor zoning district and regulating plan were approved on  
20 May 9, 2013, under Ordinance No. 20130509-039; and amended under Ordinance Nos.  
21 20141106-084 and 20170420-046.

22  
23 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended  
24 to change the base district from East Riverside Corridor (ERC) district to East Riverside  
25 Corridor (ERC) district on the property described in Zoning Case No. C14-2018-0065, on  
26 file at the Planning and Development Review Department, as follows:

27  
28       Lots 1-2, Block A, Resubdivision of Barcelona Plaza Section 1-A, according to the  
29 map or plat thereof recorded in Volume 95, Page 42, Plat Records of Travis  
30 County, Texas (the "Property"),

31  
32 locally known as 2215 and 2315 Town Lake Circle, in the City of Austin, Travis County,  
33 Texas, and generally identified in the map attached as **Exhibit "A"**.

34  
35 **PART 4.** Figures 1-2 and 1-8 of the East Riverside Corridor Zoning District Regulating  
36 Plan are amended to change the Property to the Corridor Mixed Use ("CMU") subdistrict  
37 as shown in **Exhibit "B"** and the bonus height as shown in **Exhibit "D"**.  
38

**PART 5.** Figure 1-6 of the East Riverside Corridor Zoning District Regulating Plan is amended to change the Property to designate it within a Hub Boundary as shown in **Exhibit “C”**.

**PART 6.** Figure 1-8 of the East Riverside Corridor Zoning District Regulating Plan is amended to make the Property eligible for maximum height allowed with a development bonus, with a maximum height of 120 feet, as shown in **Exhibit “D”**.

**PART 7.** The East Riverside Corridor Plan maps, attached as **Exhibits “B” – “D”** are incorporated into the Regulating Plan. Revised maps shall be substituted where appropriate in the Regulating Plan documents.

**PART 8.** Except as set forth in Parts 3 - 7 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 9.** This ordinance takes effect on \_\_\_\_\_, 2019.

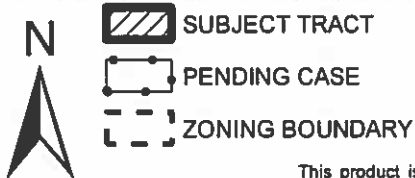
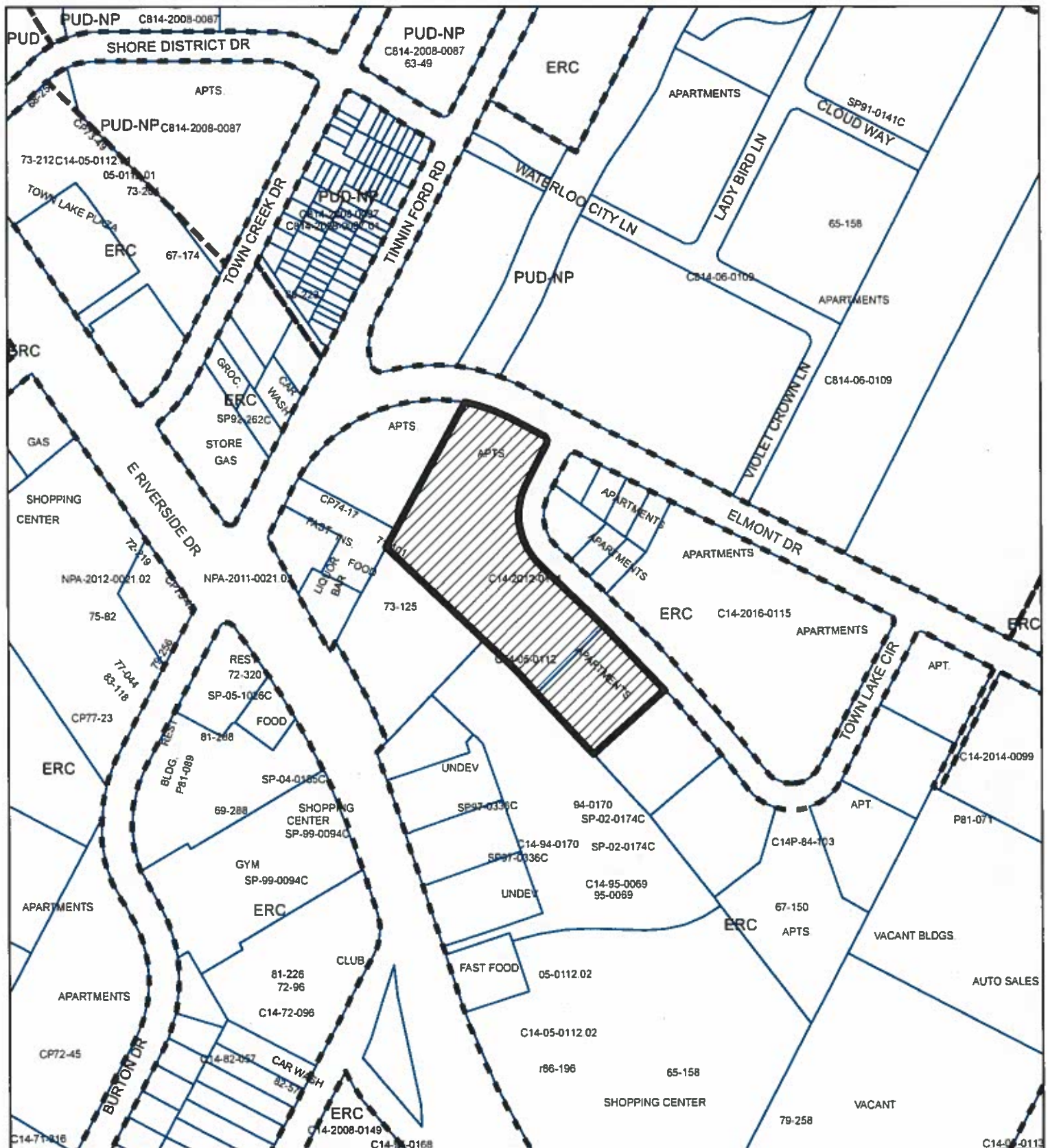
**PASSED AND APPROVED**

\_\_\_\_\_, 2019

§  
§  
§ \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk



## Zoning Case C14-2018-0065

**EXHIBIT A**



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.



**LEGEND**

- Corridor Mixed Use
- Industrial Mixed Use
- Neighborhood Mixed Use
- Urban Residential
- Neighborhood Residential
- Parcel within the ERC Boundary not re-zoned as part of ERC process
- ERC Planning Area Boundary
- Parcel Boundary

**Town Lake Circle 2**  
C14-2018-0064

**Town Lake Circle 1**  
C14-2018-0065

**Map Labels:** Allison Elementary, Ruiz Library, Baty Elementary, ACC Riverside, Lady Bird Lake, IH-35, BURLESON RD, PARKER LN, WOODLAND AVE, ROYAL CREST DR, PARKER LN, WILLOW CREEK DR, BURTON DR, S. PLEASANT VALLEY RD, WICKERSHAM LN, CROSSING PL, RIVERSIDE FARMS RD, GROVE BLVD, MONTOPOLIS DR, E. OLTORF ST, SUNRIDGE DR, THRASHER LN, MAXWELL LN, FRONTIER VALLEY DR, AIRPORT COMMERCE RD, HWY 71, VARGAS RD, PORTER ST, SANTOS ST, FAIRWAY ST, E. RIVERSIDE DR, GROVE BLVD, MONTOPOLIS DR, HOGAN AVE, FELIX ST, PONCAST, KEMP ST, BASTROP HWY.

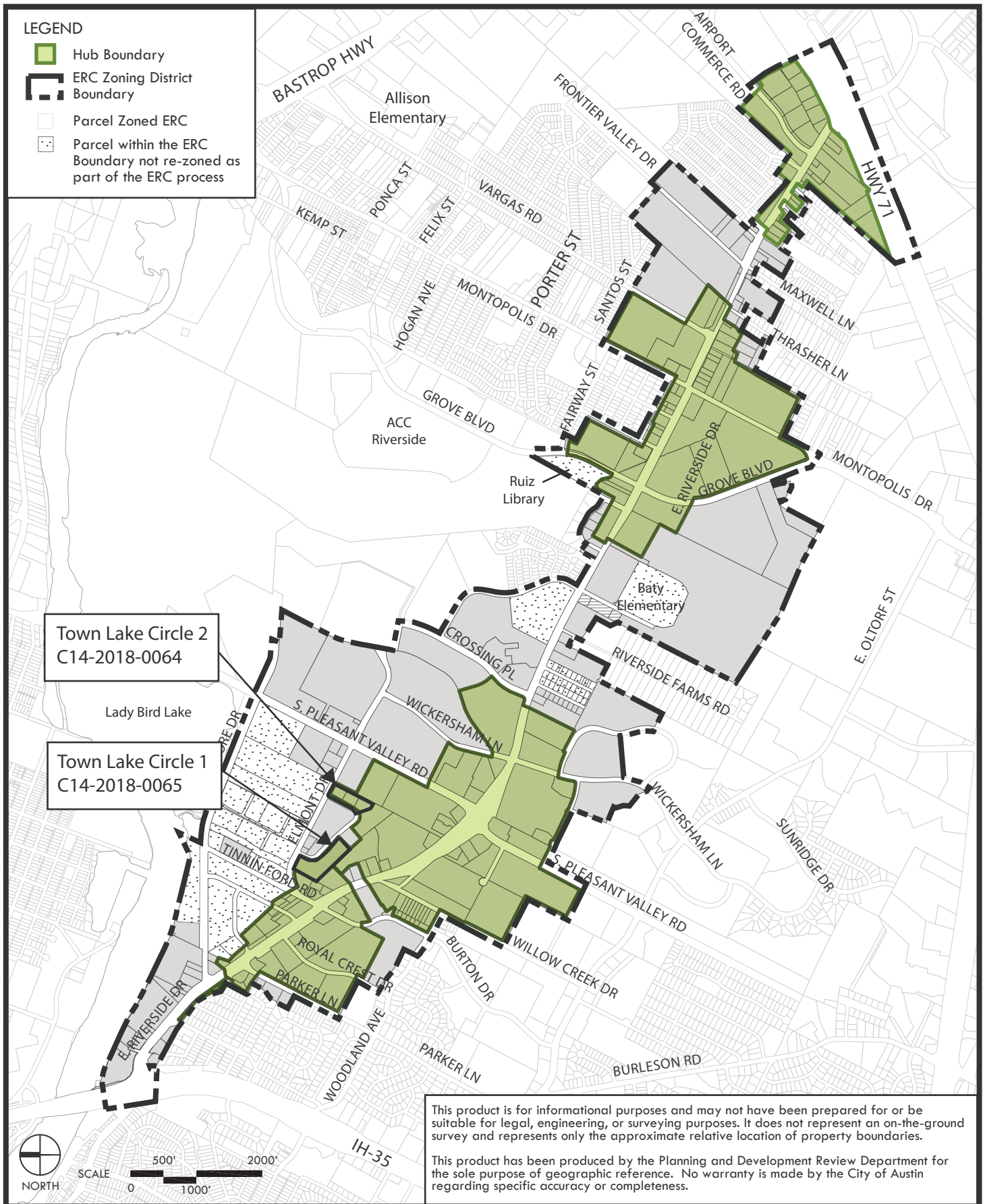
**Scale:** 0, 500', 1000', 2000'

**North Arrow:** NORTH

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**Figure 1-6: East Riverside Corridor Hub Map**

This map shows the Hubs within the ERC boundary.





## Exhibit D

**LEGEND**

- Ineligible for Development Bonus
- 65 feet
- 120 feet
- 160 feet
- ERC Planning Area Boundary
- Parcel Boundary
- Parcel within the ERC Boundary not re-zoned as part of ERC process

Town Lake Circle 2  
C14-2018-0064

Lady Bird Lake

Town Lake Circle 1  
C14-2018-0065

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