

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.

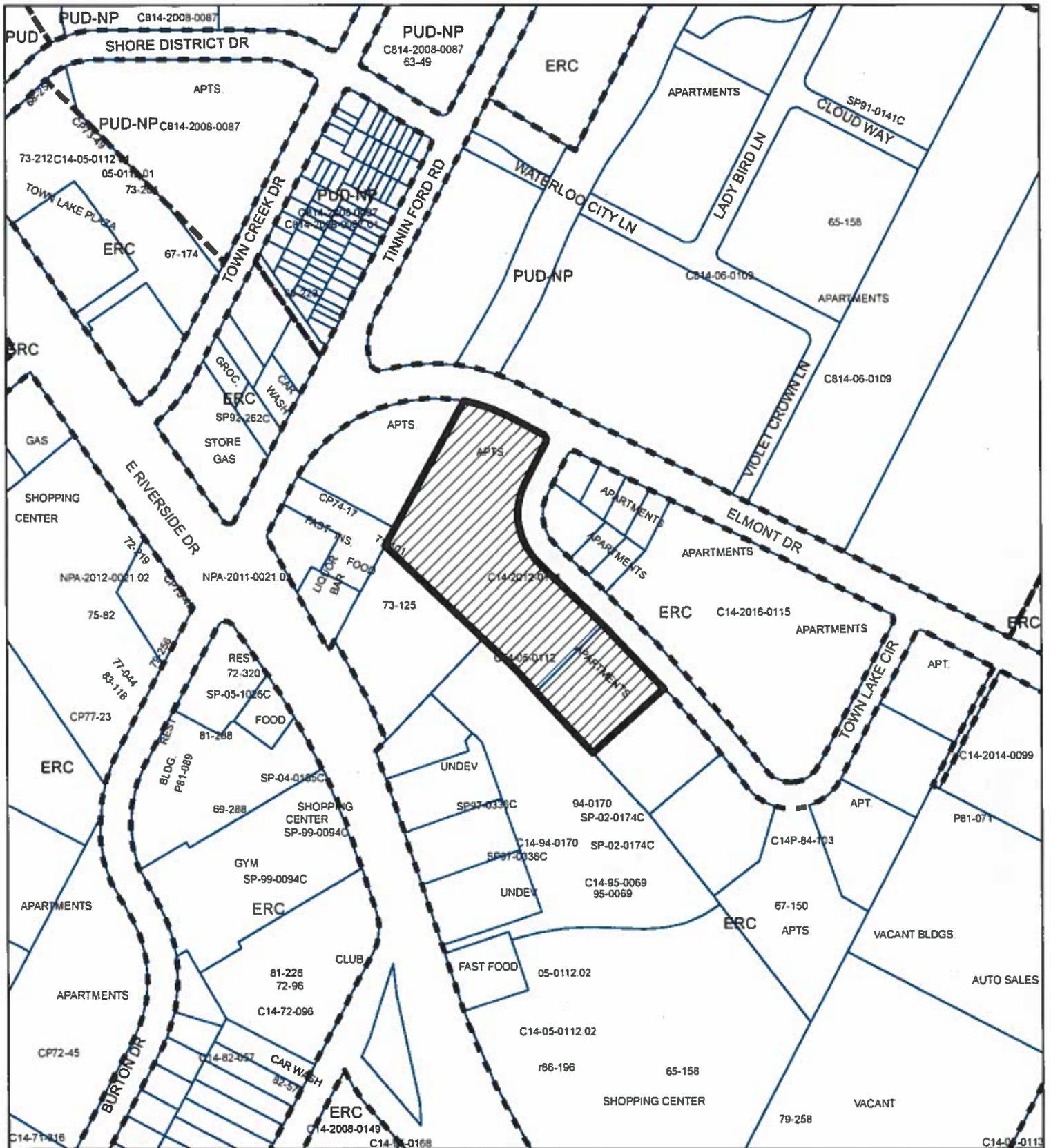
22
23 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended
24 to change the base district from East Riverside Corridor (ERC) district to East Riverside
25 Corridor (ERC) district on the property described in Zoning Case No. C14-2018-0065, on
26 file at the Planning and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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case **EXHIBIT A**
C14-2018-0065

1" = 300'

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FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

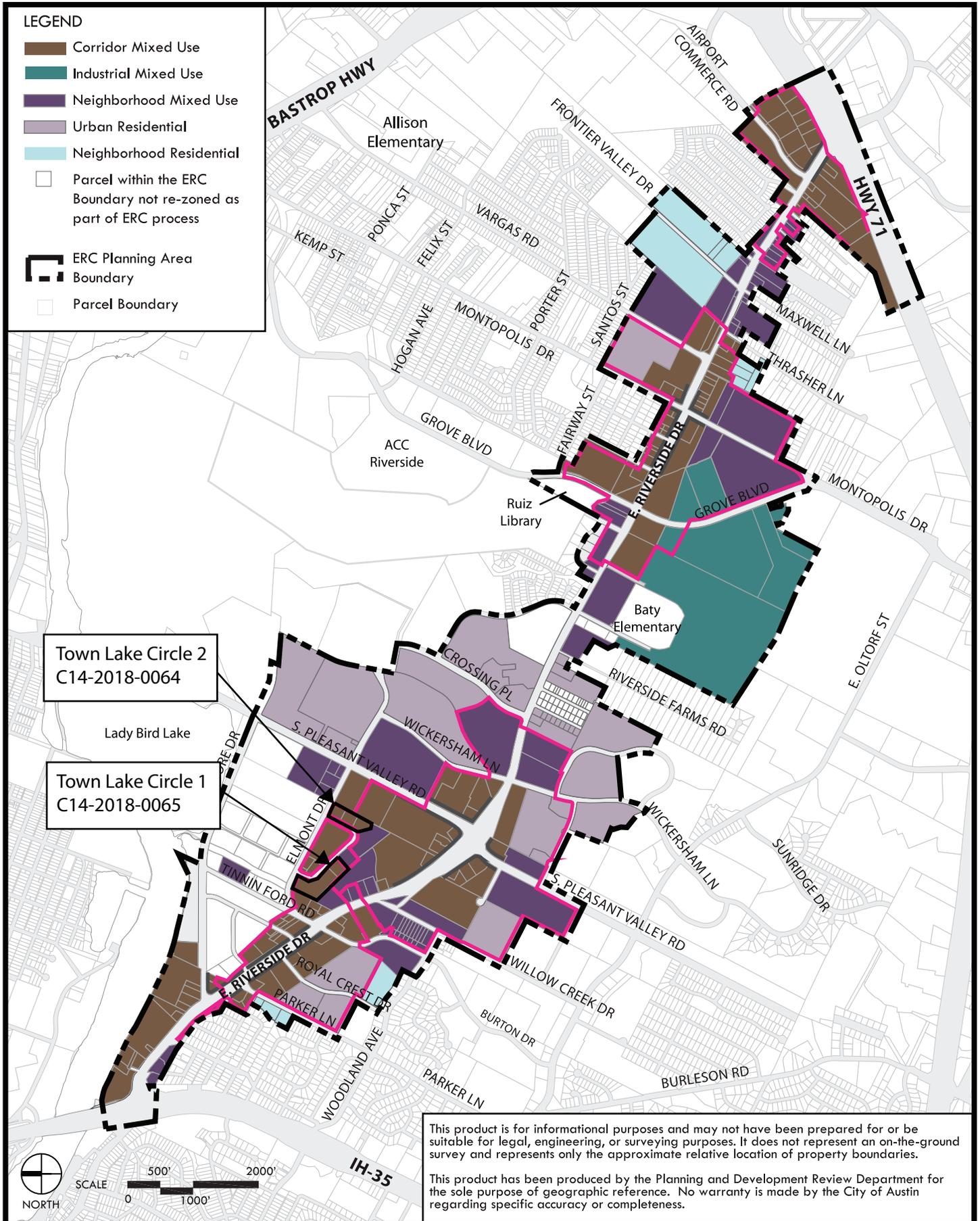


Figure 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary.

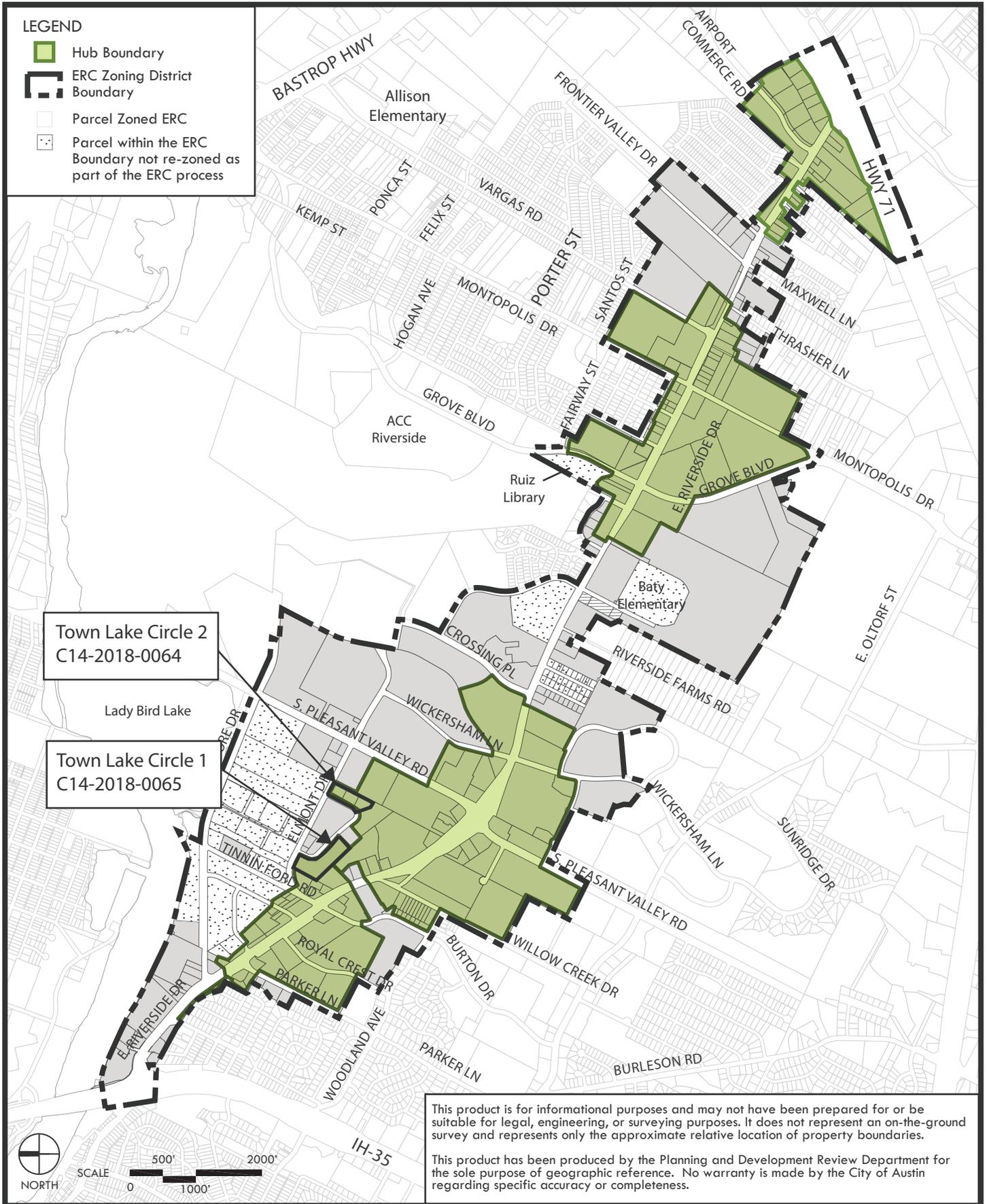


FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

