

**ORDINANCE NO.**

**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 2423 AND 2439 TOWN LAKE CIRCLE AND 2425 ELMONT DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB BOUNDARY TO INSIDE THE HUB BOUNDARY, AND FROM INELIGIBLE FOR MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS TO ELIGIBLE WITH A MAXIMUM HEIGHT OF 120 FEET.**

**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; and amended under Ordinance Nos. 20141106-084 and 20170420-046.

**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. C14-2018-0064, on file at the Planning and Development Review Department, as follows:

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

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

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

**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

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Anne L. Morgan	Jannette S. Goodall
City Attorney	City Clerk

## Zoning



-  SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**Zoning Case: C14-2018-0064**

EXHIBIT A

1" = 200'

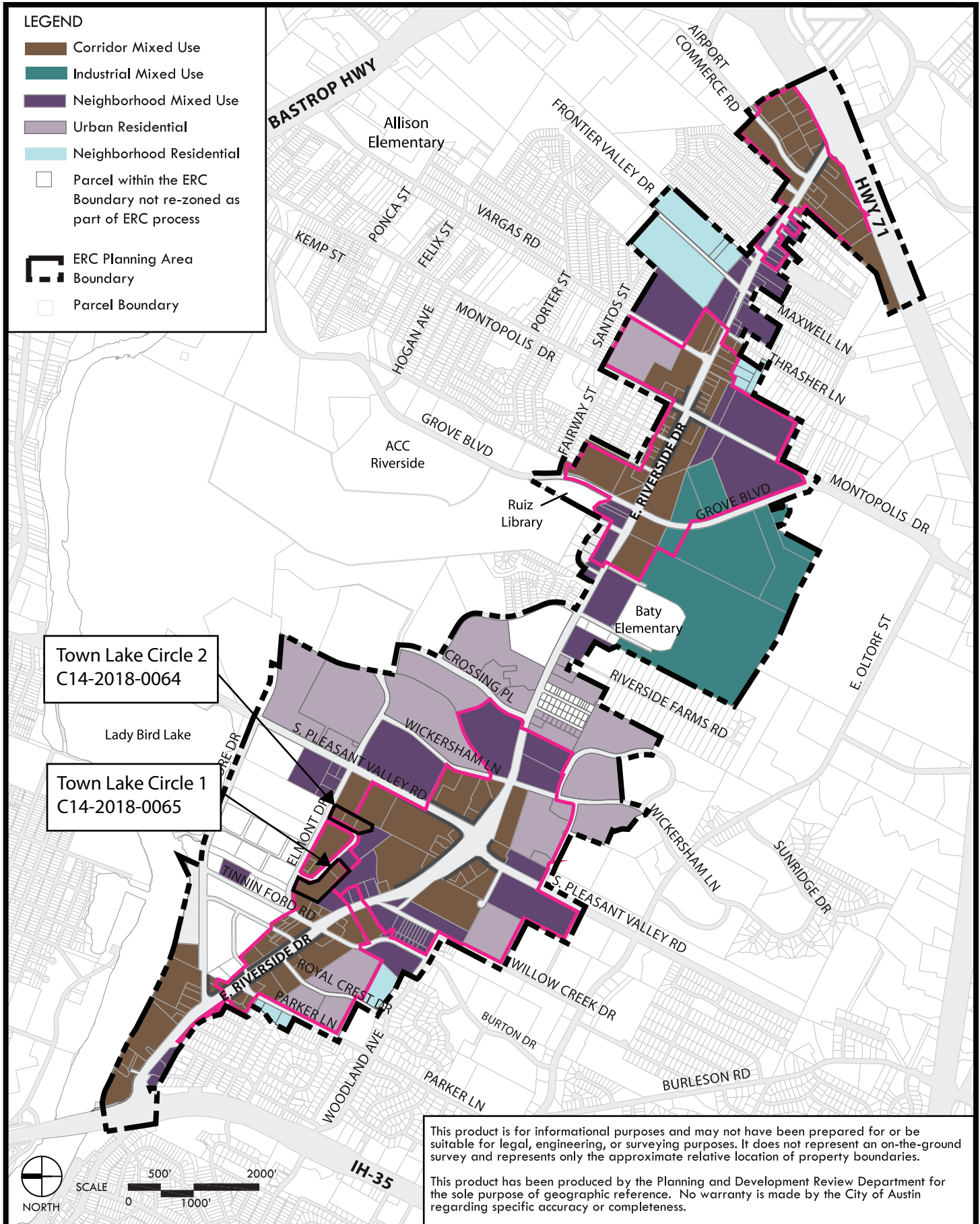
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



**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.

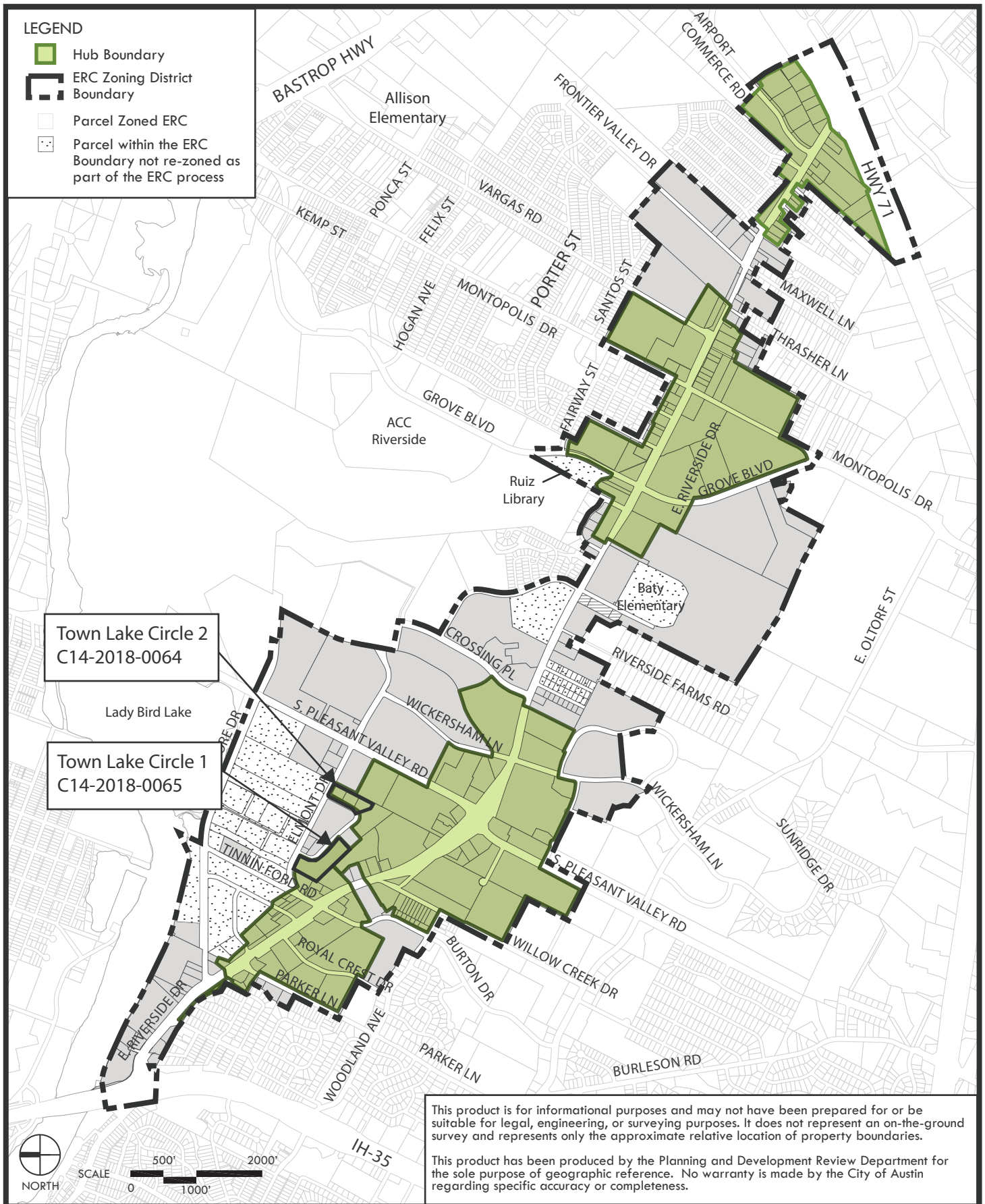


FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

