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 1600 WICKERSHAM LANE 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 160 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, 20170420-046 and 20190411-047.

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. C14-2018-0026, on file at the Planning and Development Review Department, as follows:

19.130 acres of land situated in the City of Austin, Travis County, Texas, being Lots 5, 6, 7, 8, and 9, Block “A”, Parke Green subdivision, according to the map or plat of record in Book 85, Pages 161A-161B, of the Plat Records, Travis County, Texas, said 19.130 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 1600 Wickersham Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

Page 1 of 2
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 “C” and the bonus height as shown in Exhibit “E”.

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 “D”.

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 160 feet, as shown in Exhibit “E”.

PART 7. The East Riverside Corridor Plan maps, attached as Exhibits “C” – “E” 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

__________________________  __________________________
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

__________________________  __________________________
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

Page 2 of 2
TRACT 2 - 19.130 ACRES
SOUTH PLEASANT VALLEY ROAD
AND EAST RIVERSIDE DRIVE

DESCRIPTION

OF 19.130 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING lots 5, 6, 7, 8 AND 9, BLOCK "A" PARKE GREEN SUBDIVISION, OF RECORD IN BOOK 88, PAGES 161A-161B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 19.130 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a P.K. nail found in the easterly right-of-way line of South Pleasant Valley Road (120' R.O.W.), being the common westerly corner of Lot 4, Block "A" of said Parke Green Subdivision and said Lot 5, for the southwesterly corner hereof;

THENCE, N27°30'46"E, along the easterly right-of-way line of South Pleasant Valley Road, being the westerly line of said Parke Green Subdivision, a distance of 1127.94 feet to a 1/2 inch iron rod with "STANTEC" cap set at the northwesterly corner of said Lot 8, for the point of curvature of a curve to the right and northwesterly corner hereof;

THENCE, along said curve to the right, having a radius of 25.00 feet, a central angle of 90°26'18", an arc distance of 39.46 feet, and a chord which bears, N72°29'02"E, a distance of 35.49 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly right-of-way line of Elmont Drive (R.O.W. varies) for the end of said curve;

THENCE, along the southerly right-of-way line of Elmont Drive, same being the northerly lines of said Lot 8 and said Lot 9, for the northerly line hereof, the following four (4) courses and distances:

1) S52°31'20"E, a distance of 175.01 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

2) S55°27'27"E, a distance of 100.17 feet to a cut "X" found in concrete for the point of curvature of a curve to the right, from which a 1/2 inch iron rod with "BURY & PARTNERS" cap found for an angle point in the northerly right-of-way line of Elmont Drive bears, N27°21'15"E, a distance of 69.75 feet;

3) Along said curve to the right, having a radius of 2165.00 feet, a central angle of 04°30'06", an arc distance of 170.11 feet, and a chord which bears S60°19'36"E, a distance of 170.06 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

4) S38°02'44"E, a distance of 274.84 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right and northeasterly corner hereof;

Exhibit A
FN NO. 17-338(MJJ)  
NOVEMBER 10, 2017  
PAGE 2 OF 2

THENCE, along said curve to the right, having a radius of 25.00 feet, a central angle of 85°35'40", an arc distance of 37.35 feet, and a chord which bears S15°12'11"E, a distance of 33.97 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Wickersham Lane (R.O.W. varies), being the easterly line of said Lot 9, for the end of said curve;

THENCE, along the westerly right-of-way line of Wickersham Lane, same being the easterly lines of said Lot 8 and said Lot 9, for the easterly line hereof, the following five (5) courses and distances:

1) S27°30'27"W, a distance of 145.04 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

2) S24°50'24"W, a distance of 106.37 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

3) S27°31'48"W, a distance of 100.03 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

4) Along said curve to the right, having a radius of 795.00 feet, a central angle of 13°25'16", an arc distance of 186.22 feet, and a chord which bears S34°16'34"W, a distance of 185.80 feet to a 1/2 inch iron rod found for the end of said curve, from which a 1/2 inch iron rod found at a point of curvature in the easterly right-of-way line of Wickersham Lane bears, S48°58'13"E, a distance of 69.81 feet;

5) S40°56'22"W, a distance of 586.01 feet to a P.K. nail found for the common easterly corner of said Lot 4 and said Lot 5, for the southeasterly corner hereof;

THENCE, N62°28'27"W, along the common line of said Lot 4 and said Lot 5, for the southerly line hereof, a distance of 614.12 feet to the POINT OF BEGINNING, containing an area of 19.130 acres (833,321 sq. ft.), more or less, within these metes and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

MARK J. JEZISEK  
DATE

R.F.L.S. NO. 5267  
STATE OF TEXAS  
TBELS # 10194230

mark.jezisek@stantec.com
**LEGEND**

- **•** 1/2" IRON ROD FOUND
- **○** 1/2" IRON ROD WITH "STANTEC" CAP SET
- **Φ** "X" FOUND
- **★** "CAP" FOUND
- **▲** PK NAIL FOUND
- **P.O.B.** POINT OF BEGINNING

**LINE TABLE**

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**CURVE TABLE**

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**BEARING BASIS NOTE:**

The basis of bearing of the survey shown hereon is Texas State Plane Coordinate System, Central Zone, NAD 83(93), utilizing Western Data Systems continually operating reference station (CORS) network.

**Stantec**

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBFE # F-5324 TPLS # 10194230
www.stantec.com

[Stamp: State of Texas Registered] [Mark: Jerry Vokes]

10/17

S. PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.

Sheet 2 of 2

TRACT 2

ZONING EXHIBIT
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FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

- 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

LEGEND

ERC Planning Area Boundary
Parcel Boundary

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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
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.

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As amended per Ordinance No. 20141106-084 adopted 11-17-2014.
FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

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

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