

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"**.

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

_____, 2019 § _____
§ _____
§ _____
Steve Adler
Mayor

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

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

C14-2018-0026
FN NO. 17-338 (MJJ)
NOVEMBER 10, 2017
JOB NO. 222010985

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 85, 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) S62°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) S65°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) S58°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

THENCE, along said curve to the right, having a radius of 25.00 feet, a central angle of $85^{\circ}35'40''$, an arc distance of 37.35 feet, and a chord which bears $S15^{\circ}12'11''E$, 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:

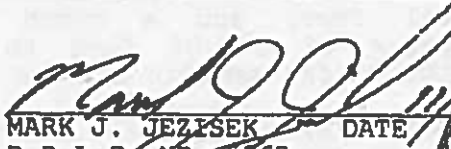
- 1) $S27^{\circ}30'27''W$, a distance of 145.04 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;
- 2) $S24^{\circ}50'24''W$, a distance of 106.37 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;
- 3) $S27^{\circ}31'48''W$, a distance of 100.03 feet to a 1/2 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 $13^{\circ}25'16''$, an arc distance of 186.22 feet, and a chord which bears $S34^{\circ}16'34''W$, 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, $S48^{\circ}58'13''E$, a distance of 69.81 feet;
- 5) $S40^{\circ}56'22''W$, 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, $N62^{\circ}28'27''W$, 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 CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

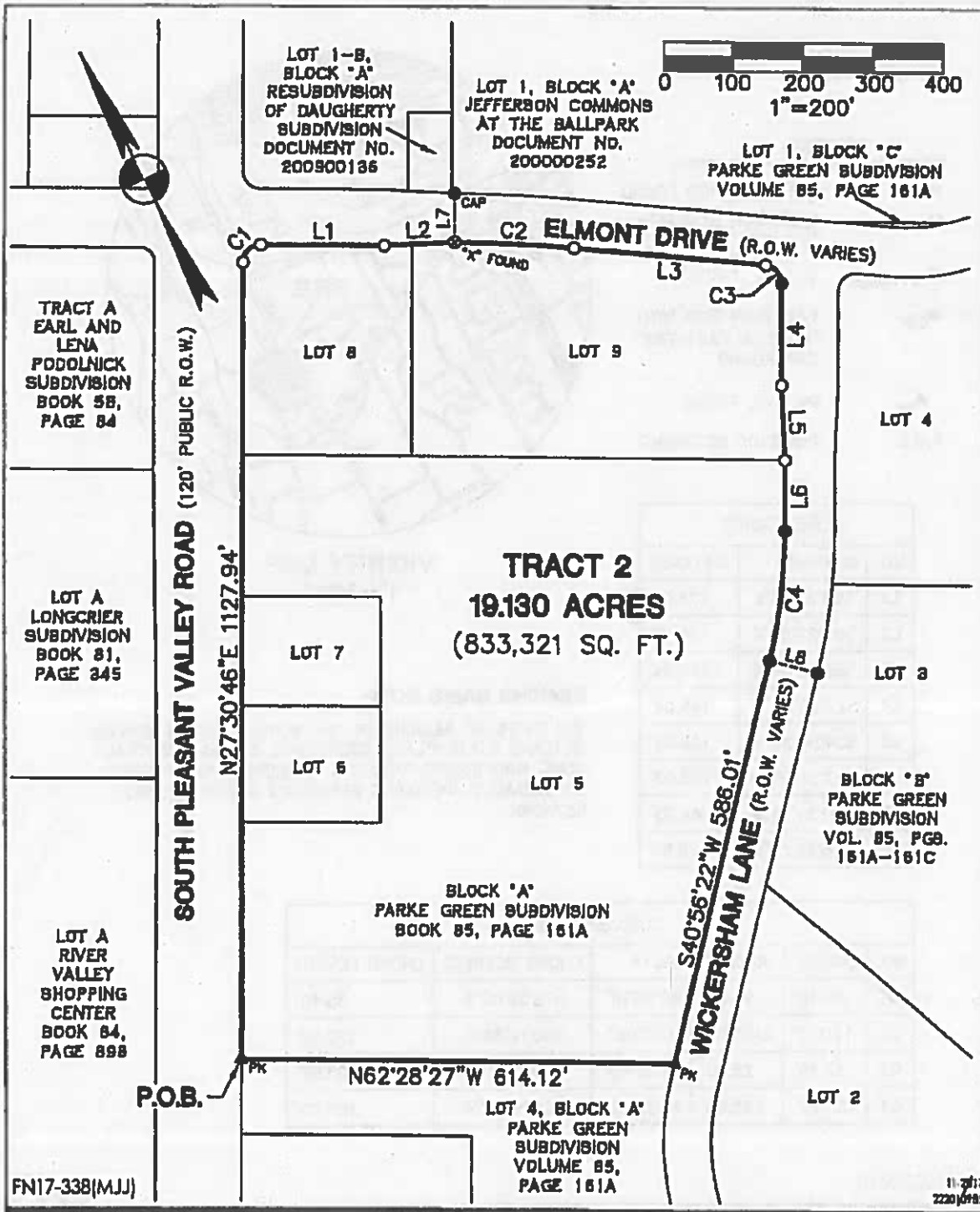
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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


MARK J. JEZISEK DATE _____
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # 10194230
mark.jezisek@stantec.com



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2017/11/10 11:52 AM By: Roabe, Matthew



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Austin, TX 78723
TBPE # F-4324 TBPLS # 10194230
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Client/Project

S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.

SHEET 1 OF 2

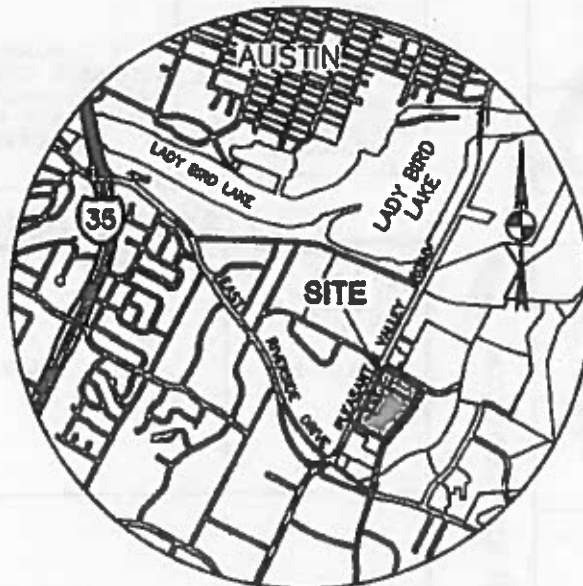
Title

TRACT 2
ZONING EXHIBIT

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2017/11/10 11:53 AM By: Raabe, Matthew

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- ⊗ "X" FOUND CUT "X" FOUND
- _{CAP} 1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
- ▲_{PK} PK NAIL FOUND
- P.O.B. POINT OF BEGINNING



VICINITY MAP
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S62°31'20"E	175.01'
L2	S65°27'27"E	100.17'
L3	S58°02'44"E	274.84'
L4	S27°30'27"W	145.04'
L5	S24°50'24"W	106.37'
L6	S27°31'48"W	100.03'
L7	N27°21'15"E	69.75'
L8	S48°58'13"E	69.81'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.46'	25.00'	90°28'18"	N72°29'02"E	35.49'
C2	170.11'	2165.00'	4°30'06"	S60°19'36"E	170.06'
C3	37.35'	25.00'	85°35'40"	S15°12'11"E	33.97'
C4	186.22'	795.00'	13°25'16"	S34°16'34"W	185.80'

FN17-338[MJJ]

11-2017
222010985



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Client/Project

S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.

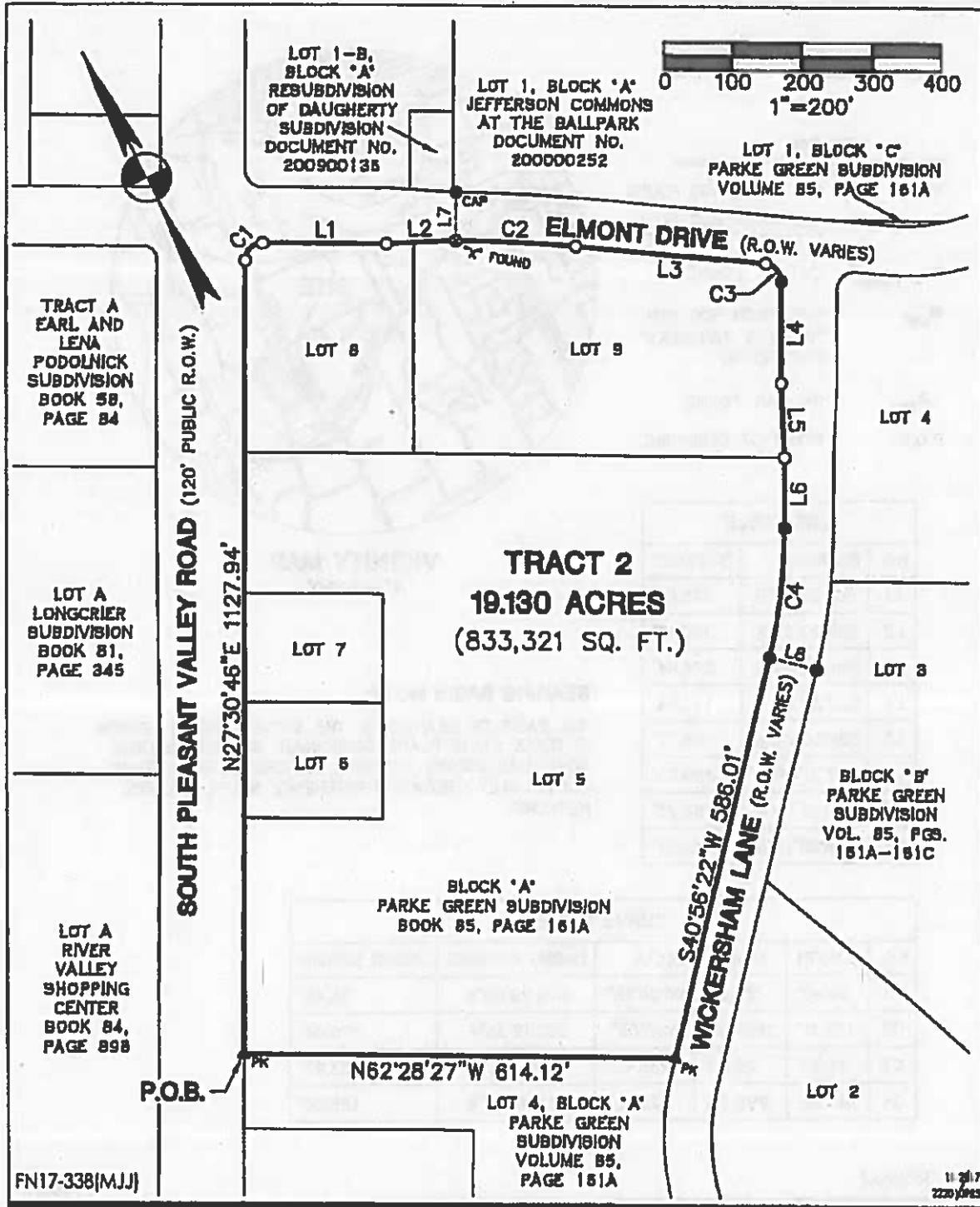
SHEET 2 OF 2

Site

TRACT 2
ZONING EXHIBIT

C14-2018-0026

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2017/11/10 11:52 AM By: Roobe, Matthew



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Client/Project

S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.

SHEET 1 OF 2

TRACT

TRACT 2
ZONING EXHIBIT

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2017/11/10 11:53 AM By: Roche, Matthew

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- ⊗ "X" FOUND CUT "X" FOUND
- _{CAP} 1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
- ▲_{PK} PK NAIL FOUND
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VICINITY MAP
1"=3000'

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L7	N27°21'15"E	69.75'
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FN17-338(MJJ)

11-2017
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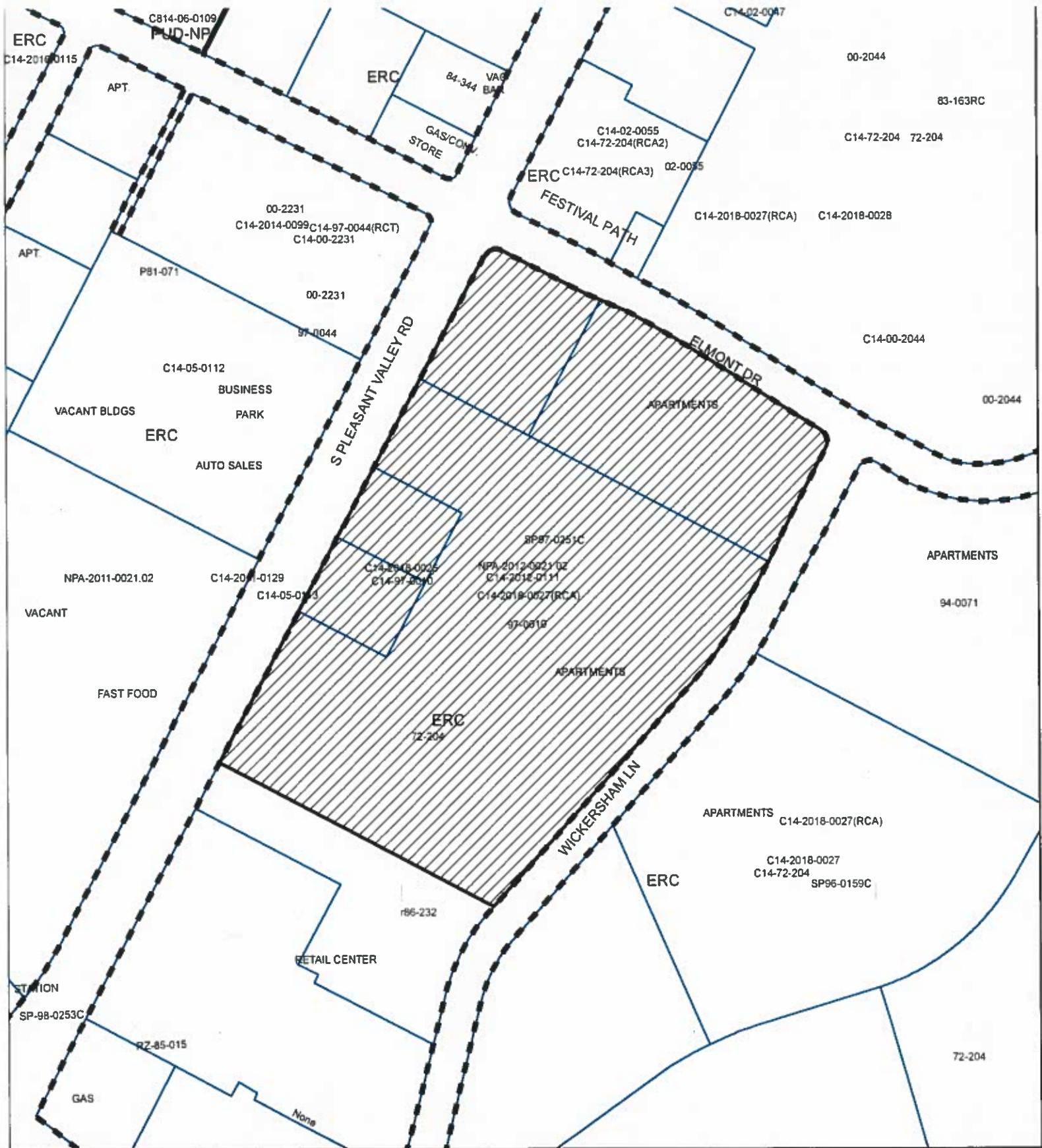
S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.

SHEET 2 OF 2

Title




TRACT 2
ZONING EXHIBIT



ZONING

Zoning Case: C14-2018-0026

EXHIBIT B

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 250'

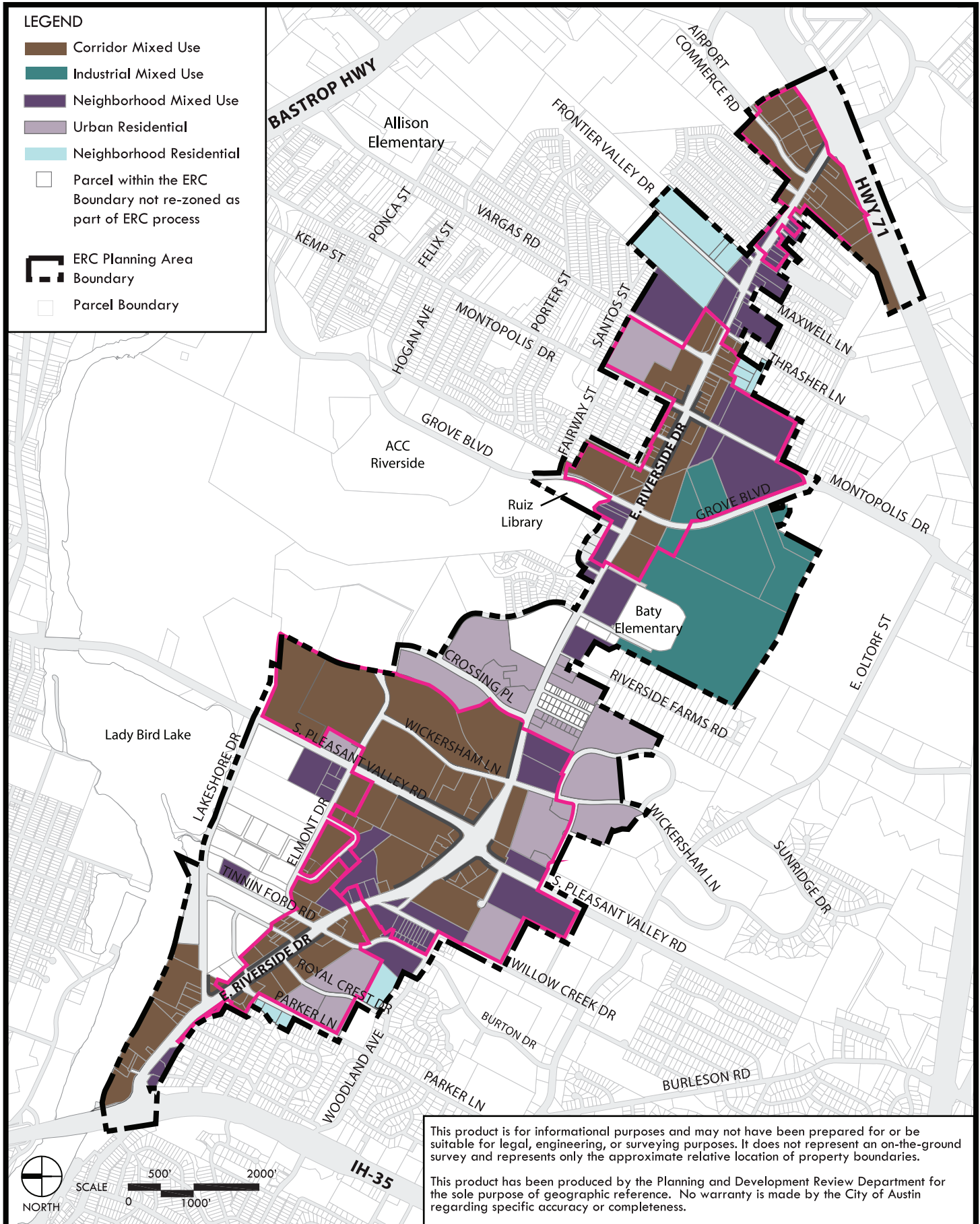
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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.



This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



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

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

