

**ORDINANCE NO. 20210506-061**

**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 2200 EAST RIVERSIDE DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) AND ALLOW FOR A MAXIMUM HEIGHT OF 120 FEET WITH A DEVELOPMENT BONUS.**

**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.** The 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, 20151015-070, 20170420-046, 20190411-046, 20190411-047, 20191017-046, 20191017-047 and 20191017-048.

**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. C14-2021-0014, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, Riverside Plaza, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200600371, Plat Records of Travis County, Texas (the "Property"),

locally known as 2200 East Riverside 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 "C"**.

**PART 5.** 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 "C"**.

**PART 6.** The East Riverside Corridor Plan maps, attached as **Exhibits "B"** and **"C"**, are incorporated into the Regulating Plan. Revised maps shall be substituted where appropriate in the Regulating Plan documents.

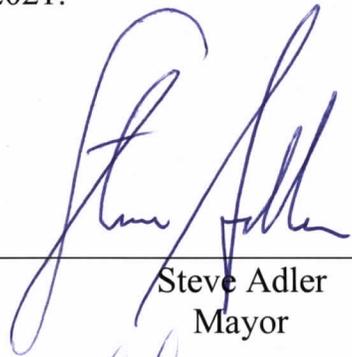
**PART 7.** Except as set forth in Parts 3 - 6 of this Ordinance, the Property remains subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted by that ordinance remain in effect.

**PART 8.** This ordinance takes effect on May 17, 2021.

**PASSED AND APPROVED**

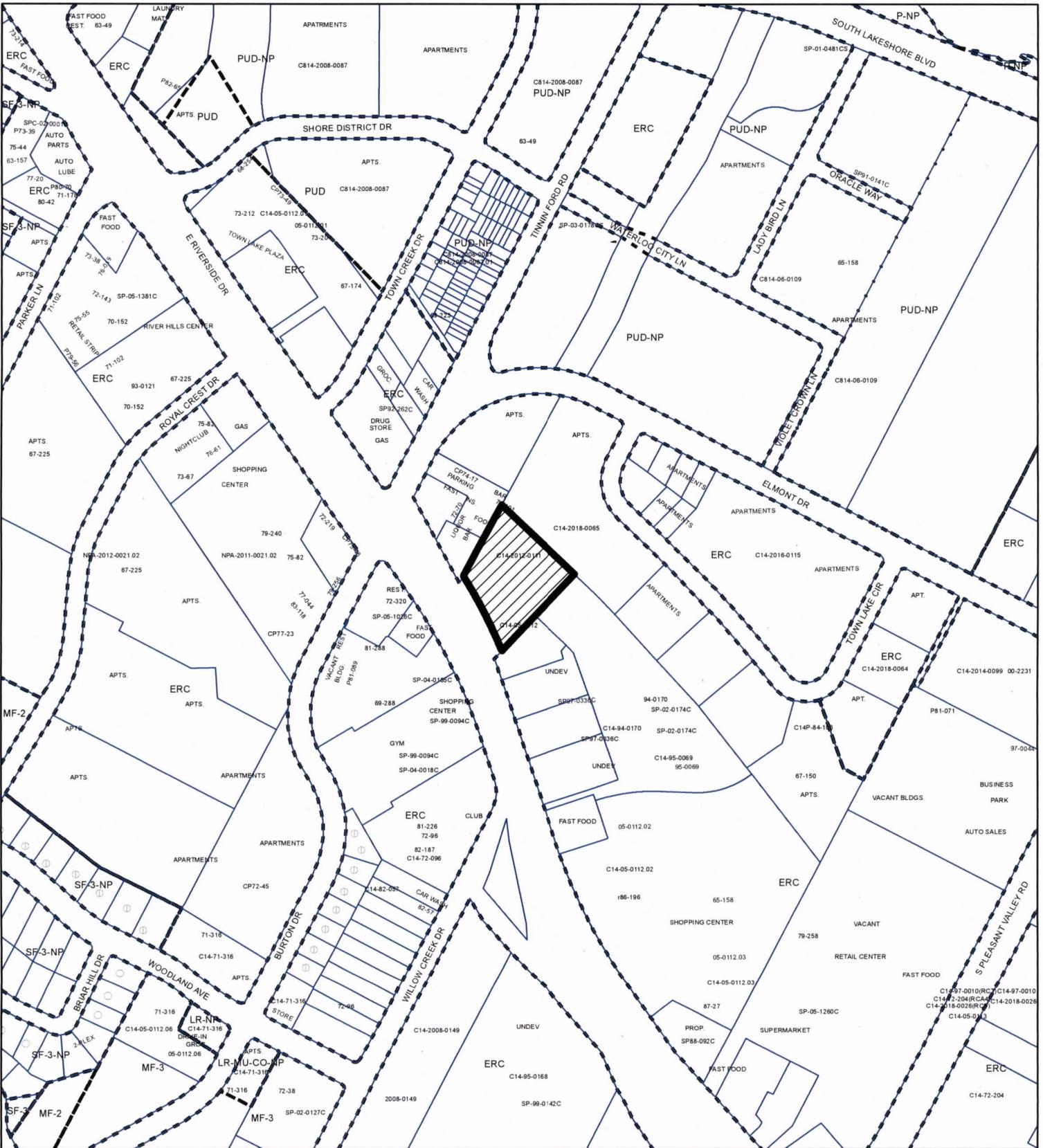
\_\_\_\_\_ May 6 \_\_\_\_\_, 2021

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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**ZONING**

**ZONING CASE#: C14-2021-0014**

**Exhibit A**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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



**Created: 2/22/2021**



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

Exhibit C

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

