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”.

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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

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
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ZONING CASE#: C14-2021-0014
Exhibit A

Created: 2/22/2021
FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

LEGEND
- 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

ERC Planning Area Boundary
Parcel Boundary

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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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