

**ORDINANCE NO. 20210520-045**

**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 1404 EAST RIVERSIDE DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR 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.** 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, 20191017-048, and 20210506-061.

**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. C14-2021-0029, on file at the Housing and Planning Department, as follows:

A 2.621 acre tract of land out of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, being a portion of Lots 1-5 and 24-27, COLORADO RIVER PARK ADDITION, a subdivision of record in Volume 3, Page 98, Plat Records of Travis County, Texas; also being Lot A, PHIL MILLER ADDITION, a subdivision of record in Volume 67, Page 97, Plat Records of Travis County, Texas, also being a portion of that certain vacated portion of Edgecliff Street conveyed to Acton School of Business by Deed recorded in Document No. 2006008632, Official Public Records, Travis County, Texas, said 2.621 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1404 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

**PART 4.** East Riverside Corridor Zoning District Regulating Plan identifies and defines subdistricts for each property. Throughout the ERC, properties are designated as being in or out of a Hub. Properties designated within a Hub are allowed to earn additional entitlements, including added height, by participating in a voluntary development bonus program. 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 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 "D"**.

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

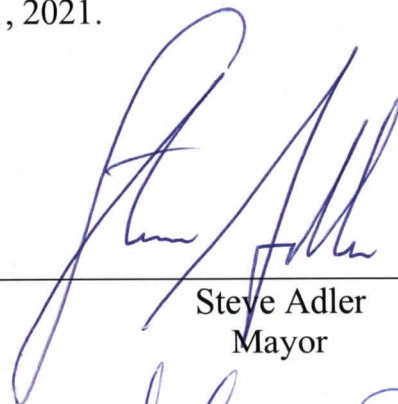
**PART 7.** Except as set forth in Parts 3 - 6 of this Ordinance, the Property remains subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted by that ordinance remain in effect.

**PART 8.** This ordinance takes effect on May 31, 2021.

**PASSED AND APPROVED**


\_\_\_\_\_, May 20, 2021

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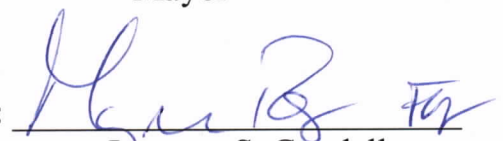
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



2.621 ACRE  
1404 RIVERSIDE  
BOUNDARY DESCRIPTION

FN. NO. 21-020 (ABB)  
FEBRUARY 8, 2021  
JOB NO. 222012235

### DESCRIPTION

A 2.621 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF LOTS 1-5 AND 24-27, COLORADO RIVER PARK ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING LOT A, PHIL MILLER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 67, PAGE 97 OF SAID PLAT RECORDS; AND ALSO BEING A PORTION OF THAT CERTAIN VACATED PORTION OF EDGECLIFF STREET CONVEYED TO ACTON SCHOOL OF BUSINESS IN DEED OF RECORD IN DOCUMENT NO. 2006008632 OF THE OFFICIAL PUBLIC RECORDS; SAID LOTS 1-5 CONVEYED TO ACTON SCHOOL OF BUSINESS BY DEED OF RECORD IN DOCUMENT NO. 2006008632 OF SAID OFFICIAL PUBLIC RECORDS; SAID LOTS 24-27 AND LOT A CONVEYED TO ACTON SCHOOL OF BUSINESS BY DEED OF RECORD IN DOCUMENT NO. 2007189433 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.621 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod with "RPLS 4094" cap found in the northerly right-of-way line of E. Riverside Drive (R.O.W. varies), being in the westerly line of Lot 1, Park Place on the Lake, a subdivision of record in Volume 90, Page 197 of said Plat Records, for the southeasterly corner hereof;

**THENCE**, leaving the westerly line of said Lot 1, Park Place on the Lake, along the northerly line of E. Riverside Drive, for a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) N49°17'22"W, a distance of 23.80 feet to 1/2-inch iron rod with "BDS" cap found, for the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 785.20 feet, a central angle of 11°07'15", an arc length of 152.40 feet, and a chord which bears, N55°49'51"W, a distance of 152.17 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 3) N39°19'01"W, a distance of 2.57 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the northerly line of E. Riverside Drive and the easterly right-of-way line of Manlove Street (50' R.O.W.), being the westerly line of said Lot 24;

**THENCE**, N19°50'01"E, leaving the northerly line of E. Riverside Drive, along the westerly line of said Lot 24, being the easterly line of Manlove Street, for a portion of the southerly line hereof, a distance of 116.97 feet to a 1/2-inch iron rod with "STANTEC" cap set in the southerly line of said vacated Edgecliff Street, being the northeasterly corner of the northerly terminus of Manlove Street, being the northwesterly corner of said Lot 24;

**THENCE**, N66°58'03"W, leaving the northwesterly corner of said Lot 24, in part along the northerly terminus of Manlove Street, in part along the easterly line of that certain tract of land conveyed to ARPTCO Riverview, LLC by deed of record in Document No. 2015162282 of said Official Public Records, being the southerly line of said Lot A, for a portion of the southerly line hereof, passing a 1/2 inch iron rod with "ATS" cap found at the northwesterly corner of the northerly terminus of Manlove Street, a distance of 50.08 feet, and continuing for a total distance of 140.52 feet to the southwesterly corner of said Lot A and hereof;

**THENCE**, continuing along the easterly line of said APRCO Riverview, LLC tract, being the westerly line of said Lot A and hereof, the following two (2) courses and distances:

- 1) N24°14'04"E, a distance of 40.01 feet to a 1/2-inch iron rod found;
- 2) N34°09'37"E, passing at a distance of 152.27 feet to a 1-inch iron pipe found for reference and continuing for a total distance of 205.00 feet to an inundated point at the northeasterly corner of said APRCO Riverview, LLC tract, being the northwesterly corner of said Lot A and hereof;

**THENCE**, leaving the northeasterly corner of said APRCO Riverview, LLC tract, along the northerly line of said Lot A and said Lots 1-5 and hereof, the following four (4) courses and distances:

- 1) S63°07'20"E, a distance of 59.82 feet to an inundated point;
- 2) S65°59'20"E, a distance of 59.39 feet to an inundated point at the common northerly corner of said Lot A and said Lot 5;
- 3) S66°59'12"E, a distance of 179.15 feet to an inundated point;
- 4) S55°28'21"E, a distance of 74.56 feet to an inundated point being the common northerly corner of the remaining portion of said Lot 1, Colorado River Park Addition and said Lot 1, Park Place of the Lake, for the northeasterly corner hereof;



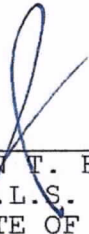
**THENCE**, leaving said common corner, along the westerly line of said Lot 1, Park Place on the Lake, in part along the remaining portions of said Lots 1, 26 and 27, and also in part along the easterly line of said vacated portion of Edgecliff Street, for the easterly line hereof, the following three (3) courses and distances:

- 1) S35°09'28"W, a distance of 185.46 feet to 1/2-inch iron rod found at the northeasterly corner of said vacated portion of Edgecliff Street;
- 2) S39°24'12"W, a distance of 41.69 feet to a 1/2-inch iron rod with "STANTEC" cap set at the southeasterly corner of said vacated portion of Edgecliff Street;
- 3) S37°25'43"W, a distance of 159.61 feet to the **POINT OF BEGINNING**, containing an area of 2.621 acre (114,169 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

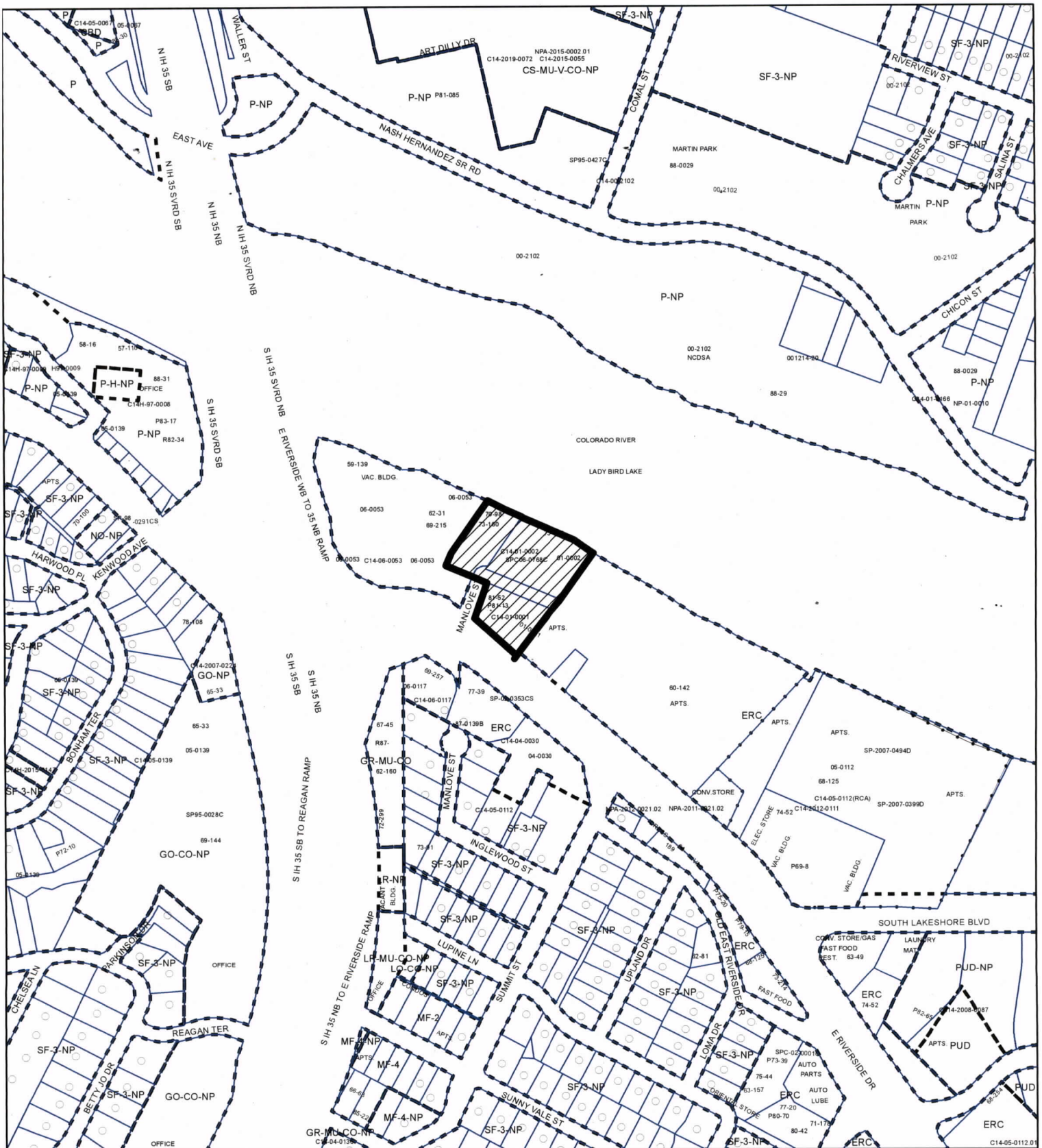
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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

  
JOHN T. BILNOSKI Date  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPELS # 10194230  
john.bilnoski@stantec.com

2/8/21





## ZONING

ZONING CASE#: C14-2021-0029

### Exhibit B



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: 3/10/2021



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.

