

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO  
2 CHANGE THE BASE ZONING DISTRICTS FROM THE CURRENT  
3 DESIGNATIONS TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT, ON  
4 APPROXIMATELY 228 ACRES OF LAND GENERALLY KNOWN AS THE  
5 RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE  
6 ZONING DISTRICTS ON 13 TRACTS OF LAND.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change each base zoning district within the property described in Zoning Case No. C14-  
12 2012-0111a, on file at the Planning and Development Review Department, being  
13 approximately 228 acres of land (the "Property") within the area generally known as the  
14 East Riverside Corridor (ERC) district, locally known as the area located along or in  
15 proximity to East Riverside Drive, between IH-35 on the west and Pleasant Valley Road on  
16 the east, in the City of Austin, Travis County, Texas, and generally identified in the map  
17 attached as Exhibit "A" (*the Zoning Map*) from the current base district designation to  
18 East Riverside Corridor (ERC) district.

19  
20 **PART 2.** The base zoning districts for the 13 tracts of land are changed from multi-family  
21 residence-low density (MF-2) district zoning, multi-family residence-low density-  
22 conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multi-family  
23 residence-medium density (MF-3) district, multi-family residence-medium density-  
24 conditional overlay (MF-3-CO) combining district, multi-family residence-medium  
25 density-neighborhood plan (MF-3-NP) combining district, multi-family residence-  
26 moderate-high density (MF-4) district, multi-family residence-moderate-high density-  
27 conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, multi-family  
28 residence-highest density-conditional overlay-neighborhood plan (MF-6-CO-NP)  
29 combining district, limited office-neighborhood plan (LO-NP) combining district, limited  
30 office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited  
31 office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining  
32 district, general office-neighborhood plan (GO-NP) combining district, general office-  
33 conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-  
34 mixed-use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district,  
35 neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood  
36 commercial-vertical mixed use building-conditional overlay-neighborhood plan (LR-V-  
37 CO-NP) combining district, community commercial (GR) district, community commercial-  
38 conditional overlay (GR-CO) combining district, community commercial-mixed use-

conditional overlay (GR-MU-CO) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, warehouse/limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed-use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-mixed-use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and lake commercial-conditional overlay-neighborhood plan (L-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	PROP ID	Property Address	Current Zoning	Proposed Zoning	Neighborhood Planning Area
1	799616	1001 S INTERSTATE HY 35	GO-NP; GO-CO-NP; CS-1-NP; L-CO-NP; MF-6-CO-NP	ERC	EROC
1	283715	1712 S LAKESHORE BLVD	GR	ERC	EROC
1	283716	1708 S LAKESHORE BLVD	GR	ERC	EROC
1	283714	1720 S LAKESHORE BLVD	GR-CO	ERC	EROC
1	283712	1620 E RIVERSIDE DR	GR-NP	ERC	EROC
1	283713	1622 E RIVERSIDE DR	GR-NP	ERC	EROC
1	283717	1644 E RIVERSIDE DR	GR-NP	ERC	EROC
1	283718	1636 E RIVERSIDE DR	GR-NP	ERC	EROC
1	283710	1500 E RIVERSIDE DR	MF-3-NP	ERC	EROC
1	701880	1818 S LAKESHORE BLVD	MF-3-NP	ERC	EROC
1	283708	1404 E RIVERSIDE DR	MF-4-CO-NP; MF-6-CO-NP	ERC	EROC

1	724248	W 20 OF LOT 1 & ALL OF LOTS 2-5 COLORADO RIVER PARK	MF-4-CO-NP; MF-6-CO-NP	ERC	EROC
1	283010	LOT A MILLER PHIL ADDN	MF-6-CO-NP; MF-4-CO-NP; LO-NP	ERC	EROC
1	283709	ABS 24 DELVALLE S ACR .2472	MF-6-CO-NP; MF-4-CO-NP; LO-NP	ERC	EROC
1	283707	1410 E RIVERSIDE DR	MF-3-CO-NP	ERC	EROC
2	285045	1410 S PLEASANT VALLEY RD	CS-1	ERC	EROC
2	285043	1300 S PLEASANT VALLEY RD	GR	ERC	EROC
2	285046	2538 ELMONT DR	GR	ERC	EROC
2	285039	2520 ELMONT DR	GR-NP	ERC	EROC
2	285041	2510 ELMONT DR	GR-NP	ERC	EROC
2	283882	1333 ARENA DR	MF-3	ERC	EROC
5	283881	1900 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC
5	285460	1930 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC
5	285467	2120 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC
5	285471	2100 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC
5	285468	2101 ELMONT DR	GR-MU-CO-NP	ERC	EROC
5	283792	1712 E RIVERSIDE DR	GR-NP	ERC	EROC
5	283793	1700 E RIVERSIDE DR	GR-NP	ERC	EROC
5	283794	1717 S LAKESHORE BLVD	GR-NP	ERC	EROC
5	283800	1806 E RIVERSIDE DR	GR-NP	ERC	EROC
5	285457	1422 TOWN CREEK DR	GR-NP	ERC	EROC
5	285458	1426 TOWN CREEK DR	GR-NP	ERC	EROC
5	285459	1510 TOWN CREEK DR	GR-NP	ERC	EROC
5	285461	2000 E RIVERSIDE DR	GR-NP	ERC	EROC
5	285462	1516 TINNIN FORD RD	GR-NP	ERC	EROC
5	285463	1505 TOWN CREEK DR	GR-NP	ERC	EROC
5	285464	1501 TOWN CREEK DR	GR-NP	ERC	EROC

5	285465	LOT B-1 * RESUB OF LOT B D Q ADDN	GR-NP	ERC	EROC
5	285466	1514 TINNIN FORD RD	GR-NP	ERC	EROC
5	285472	1523 TINNIN FORD RD	GR-NP; CS-1-NP	ERC	EROC
5	283798	1414 ARENA DR	MF-3	ERC	EROC
6	285503	1500 S PLEASANT VALLEY RD	GR	ERC	EROC
6	285506	1600 S PLEASANT VALLEY RD	GR	ERC	EROC
6	285473	2200 E RIVERSIDE DR	GR-NP	ERC	EROC
6	463854	2308 E RIVERSIDE DR	GR-NP	ERC	EROC
6	507721	2224 E RIVERSIDE DR	GR-NP	ERC	EROC
6	507723	2232 E RIVERSIDE DR	GR-NP	ERC	EROC
6	507722	2220 E RIVERSIDE DR	GR-NP; W/LO-CO-NP	ERC	EROC
6	285470	2215 TOWN LAKE CIR	MF-4	ERC	EROC
6	285474	2217 ELMONT DR	MF-4	ERC	EROC
6	285476	2222 TOWN LAKE CIR	MF-4	ERC	EROC
6	285477	2225 ELMONT DR	MF-4	ERC	EROC
6	285496	2400 TOWN LAKE CIR	MF-4	ERC	EROC
6	285497	2323 TOWN LAKE CIR	MF-4	ERC	EROC
6	285498	2409 TOWN LAKE CIR	MF-4	ERC	EROC
6	285500	2423 TOWN LAKE CIR	MF-4	ERC	EROC
6	285501	2437 TOWN LAKE CIR	MF-4	ERC	EROC
6	285502	2425 ELMONT DR	MF-4	ERC	EROC
6	285504	2305 TOWN LAKE CIR	MF-4	ERC	EROC

The Property is subject to the regulating plan adopted under Section 25-2-149 (*East Riverside Corridor (ERC) district*) of the City Code.

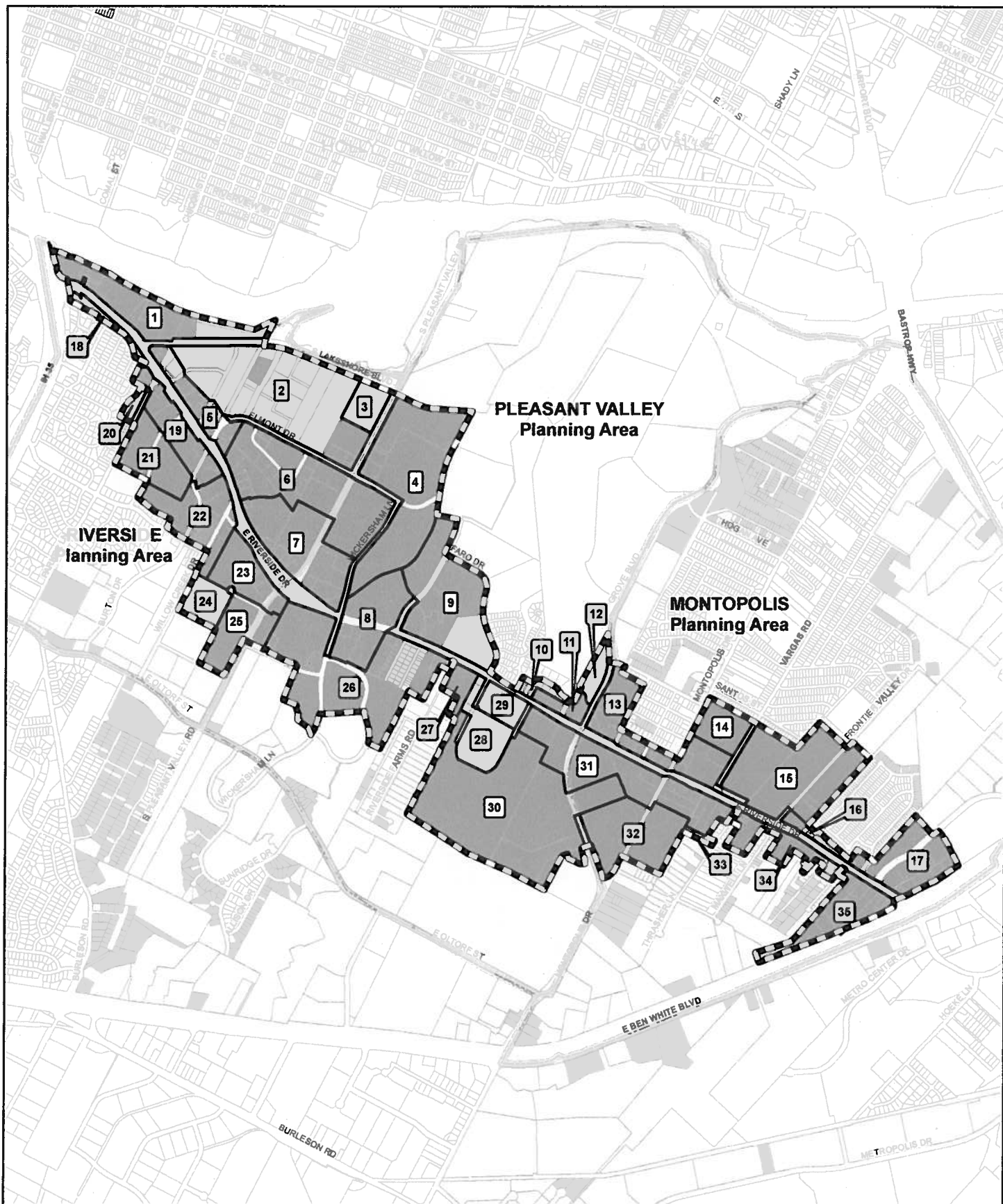
1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2013 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Jannette S. Goodall  
15 City Attorney City Clerk



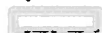




# East Riverside Corridor Zoning Map (with Tract Numbers)

## Exhibit A



PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

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. It 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.

-  Neighborhood Planning Areas
-  East Riverside Corridor Boundary
-  ERC Tract Boundary
-  Parcel boundary
-  Parcels/areas to be rezoned

0 0.125 0.25 0.5 Miles

ERC\_Tract Zones\_ltr\_20121105 3/19/2013

