

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 235 ACRES OF LAND GENERALLY KNOWN AS THE
5 MONTOPOLIS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE
6 ZONING DISTRICTS ON 11 TRACTS OF LAND.

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8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 2012-0112, on file at the Planning and Development Review Department, being
13 approximately 235 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 Grove Boulevard on the west and State
16 Highway 71 on the East, in the City of Austin, Travis County, Texas, and generally
17 identified in the map attached as Exhibit "A" (*the Zoning Map*) from the current base
18 district designation to East Riverside Corridor (ERC) district.

19
20 **PART 2.** The base zoning districts for the 11 tracts of land are changed from community
21 commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP)
22 combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP)
23 combining district, community commercial-neighborhood plan (GR-NP) combining
24 district, family residence-neighborhood plan (SF-3-NP) combining district, general
25 commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining
26 district, general commercial services-mixed use-conditional overlay-neighborhood plan
27 (CS-MU-CO-NP) combining district, general commercial services-conditional overlay-
28 neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed
29 use-neighborhood plan (CS-MU-NP) combining district, general commercial services-
30 neighborhood plan (CS-NP) combining district, general office-mixed use-conditional
31 overlay-neighborhood plan (GO-MU-CO-NP) combining district, multifamily residence
32 low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district,
33 multifamily residence low density-neighborhood plan (MF-2-NP) combining district,
34 multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-
35 NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-
36 NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-
37 NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining

district, rural residence-neighborhood plan (RR-NP) combining district, single family residence small lot-neighborhood plan (SF-4A-NP) combining district, as more particularly described and identified in the chart below:

Tract #	PROP ID	Property Address	From	To	Neighborhood Planning Area
13	287996	6010 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	287997	1601 GROVE BLVD	MF-2-NP; MF-2-CO-NP; LR-NP	ERC	MONTOPOLIS
13	287998	1909 GROVE BLVD	CS-MU-NP	ERC	MONTOPOLIS
13	289298	1905 MONTOPOLIS DR	CS-MU-NP	ERC	MONTOPOLIS
13	289357	6108 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	289358	6110 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	289361	6114 E RIVERSIDE DR	GR-MU-CO-NP	ERC	MONTOPOLIS
13	289362	6201 KASPER ST	GR-MU-NP	ERC	MONTOPOLIS
13	289363	6203 KASPER ST	GR-MU-NP	ERC	MONTOPOLIS
13	289364	6204 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	289365	6210 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	289366	6206 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
13	289367	1902 MONTOPOLIS DR	CS-MU-NP	ERC	MONTOPOLIS
13	289368	6214 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	290065	6600 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
13	463939	1901 MONTOPOLIS DR	GR-NP	ERC	MONTOPOLIS
13	530237	6400 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
13	755336	LOT 2 CLUBVIEW TERRACE	CS-MU-NP	ERC	MONTOPOLIS
13	794557	6100 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
14	530238	1601 MONTOPOLIS DR	GR-MU-NP	ERC	MONTOPOLIS
15	290066	7010 E RIVERSIDE DR	CS-MU-NP; CS-NP; MF-3-NP	ERC	MONTOPOLIS
15	290067	ABS 24 DELVALLE S ACR 17.090	CS-MU-NP; SF-3-NP	ERC	MONTOPOLIS
15	551782	1805 FRONTIER VALLEY DR	GR-MU-NP	ERC	MONTOPOLIS
15	551783	1749 FRONTIER VALLEY DR	CS-NP	ERC	MONTOPOLIS
15	551784	1705 FRONTIER VALLEY DR	MF-3-CO-NP	ERC	MONTOPOLIS

16	551780	7002 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
16	551785	7106 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
16	703743	1732 ANISE DR	CS-MU-NP; SF-4A-NP	ERC	MONTOPOLIS
16	703744	1738 ANISE DR	CS-MU-NP	ERC	MONTOPOLIS
16	703919	1743 ANISE DR	Unzoned	ERC	MONTOPOLIS
16	703920	1737 ANISE DR	SF-4A-NP	ERC	MONTOPOLIS
16	759300	6900 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
17	483298	1611 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLIS
17	483326	7706 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	483327	7700 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	483328	7600 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	483329	1901 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLIS
17	483330	1805 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLIS
17	483331	1707 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLIS
17	483337	7812 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	483338	7808 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	483339	7714 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLIS
17	712089	7310 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
17	773412	1026 BASTROP HWY	CS-CO-NP	ERC	MONTOPOLIS
30	292127	2201 GROVE BLVD	RR-NP; GR-MU-CO- NP	ERC	MONTOPOLIS
31	290483	2101 MONTOPOLIS DR	GR-MU-NP	ERC	MONTOPOLIS
31	290484	2013 MONTOPOLIS DR	GR-MU-NP	ERC	MONTOPOLIS
31	290485	6301 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290486	6305 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290487	6307 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290488	6309 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290489	6401 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290490	6407 E RIVERSIDE DR	GR-NP	ERC	MONTOPOLIS
31	290491	6503 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS

31	290492	6505 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS
31	290493	6603 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS
31	290498	6625 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
31	290499	2000 THRASHER LN	LR-NP	ERC	MONTOPOLIS
31	290509	6507 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS
31	290513	6605 E RIVERSIDE DR	CS-MU-NP; SF-3-NP	ERC	MONTOPOLIS
31	290514	6609 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS
31	748114	ABS 24 DELVALLE S ACR 10.8206	RR-NP; GR-MU-CO- NP	ERC	MONTOPOLIS
31	758843	6101 E RIVERSIDE DR	RR-NP; GR-MU-CO- NP	ERC	MONTOPOLIS
31	758844	6205 E RIVERSIDE DR	GR-MU-CO- NP	ERC	MONTOPOLIS
32	290508	2201 MONTOPOLIS DR	MF-3-CO-NP	ERC	MONTOPOLIS
32	725369	LOT 1 BLK A GROVE ADDN	RR-NP; GR-MU-CO- NP	ERC	MONTOPOLIS
33	290503	2108 THRASHER LN	MF-2-NP	ERC	MONTOPOLIS
34	290530	6801 E RIVERSIDE DR	GO-MU-CO- NP	ERC	MONTOPOLIS
34	290533	2005 THRASHER LN	GR-MU-NP	ERC	MONTOPOLIS
34	290534	6701 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	290546	6707 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291250	6809 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291251	6811 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291282	6903 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291283	6905 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291284	6907 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291285	7001 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291286	7003 E RIVERSIDE DR	GR-MU-NP; SF-3-NP	ERC	MONTOPOLIS
34	291287	ABS 24 DELVALLE S ACR 4.0000	GR-MU-NP; SF-3-NP	ERC	MONTOPOLIS
34	291288	7105 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291289	7107 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291300	7103 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS

34	291324	7203 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
34	291336	7207 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
35	291586	7305 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
35	291587	7307 18 E RIVERSIDE DR	SF-3-NP; LR-MU-NP	ERC	MONTOPOLIS
35	291609	7311 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
35	291610	7311 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
35	291611	7401 2 E RIVERSIDE DR	CS-MU-CO-NP	ERC	MONTOPOLIS
35	291615	7401 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS
35	291616	7403 21 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS
35	291636	7405 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS
35	291637	7409 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS
35	380227	7320 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS
35	445866	7216 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS
35	445867	7310 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS

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

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

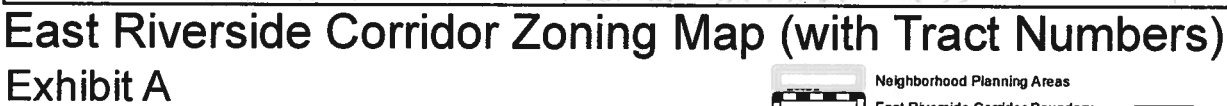
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_____, 2013 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk



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

