

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST
2 RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING
3 PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY
4 LOCATED AT 1500 SOUTH PLEASANT VALLEY ROAD FROM EAST
5 RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE
6 SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT
7 (CORRIDOR MIXED USE SUBDISTRICT).
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
10

11 **PART 1.** The East Riverside Corridor zoning district is comprised of approximately 900
12 acres of land, locally known as the area generally bounded by Lady Bird lake on the north,
13 State Highway 71 on the east and south, and IH-35 on the west, in the City of Austin,
14 Travis County, Texas.
15

16 **PART 2.** East Riverside Corridor zoning district and regulating plan were approved on
17 May 9, 2013, under Ordinance No. 20130509-039.
18

19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from east riverside corridor (ERC) district to east riverside corridor
21 (ERC) district on the property described in Zoning Case No. C14-2014-0099, on file at the
22 Planning and Development Review Department, as follows:
23

24 Lot A, Earl and Lena Podolnick Subdivision, a subdivision in the City of Austin,
25 Travis County, Texas, according to the map or plat of record in Plat Book 58, Page
26 84 of the Plat Records of Travis County, Texas (the "Property"),
27

28 locally known as 1500 South Pleasant Valley Road, in the City of Austin, Travis County,
29 Texas, and generally identified in the map attached as Exhibit "A".
30

31 **PART 4.** The East Riverside Corridor Zoning District Regulating Plan identifies and
32 defines subdistricts for each property. Throughout the ERC, properties are designated as
33 being in or out of a Hub. Properties designated within a Hub are allowed to earn,
34 additional entitlements, including added height, by participating in a voluntary
35 development bonus program.
36
37

1 **PART 5:** Figures 1-2, 1-6, 1-7 and 1-8 of the East Riverside Corridor Zoning District
2 Regulating Plan are amended to change the Property to: 1) the corridor mixed use
3 (“CMU”) subdistrict, see Exhibit “B” with its corresponding base height reflected on
4 Exhibit “D”; 2) designate it within a Hub boundary, see Exhibit “C”, and; 3) is eligible for
5 additional height if participating in the voluntary development bonus program, see Exhibit
6 “E”.
7

8 **PART 6.** The East Riverside Corridor Plan maps, attached as Exhibits “B”–“E” are
9 incorporated into the Regulating Plan. Revised Maps shall be substituted where
10 appropriate in the Regulating Plan documents.
11

12 **PART 7.** Except as set forth in Part 3, Part 5 and Part 6 of this ordinance, the Property
13 remains subject to Ordinance No. 20130509-039, and the terms and conditions of the
14 regulating plan adopted by that ordinance remain in effect.
15

16 **PART 8.** This ordinance takes effect on _____, 2014.
17

18 **PASSED AND APPROVED**

19 _____, 2014
20
21

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§
§

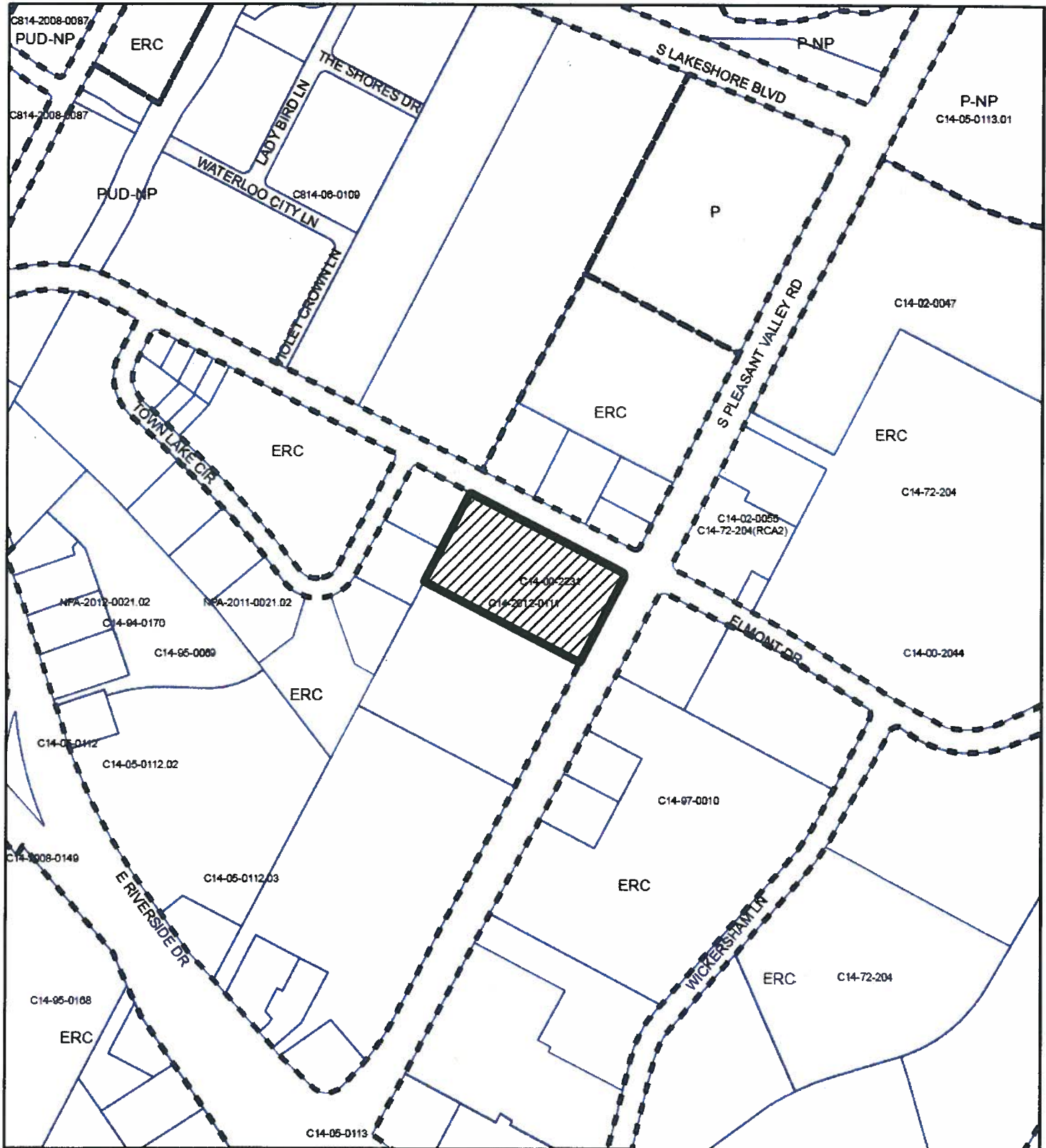
Lee Leffingwell
Mayor




22
23
24
25
26 **APPROVED:** _____

Karen M. Kennard
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2014-0099

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A



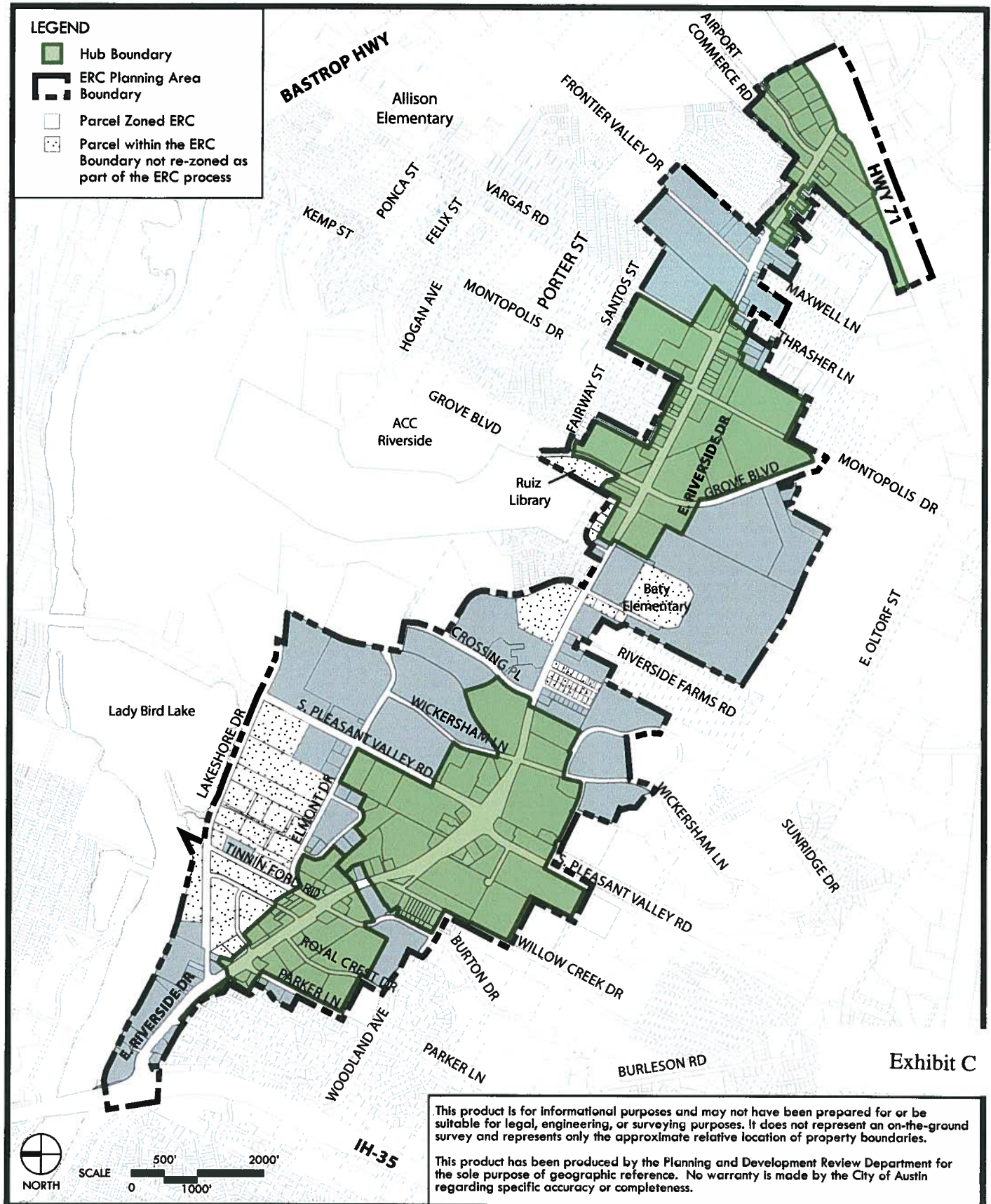
Identifies the subdistrict for each property within the ERC boundary.

Identifies the subdistrict for each property within the ERC boundary.



FIGURE 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



This map shows allowable building heights on a parcel without a development bonus.



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

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

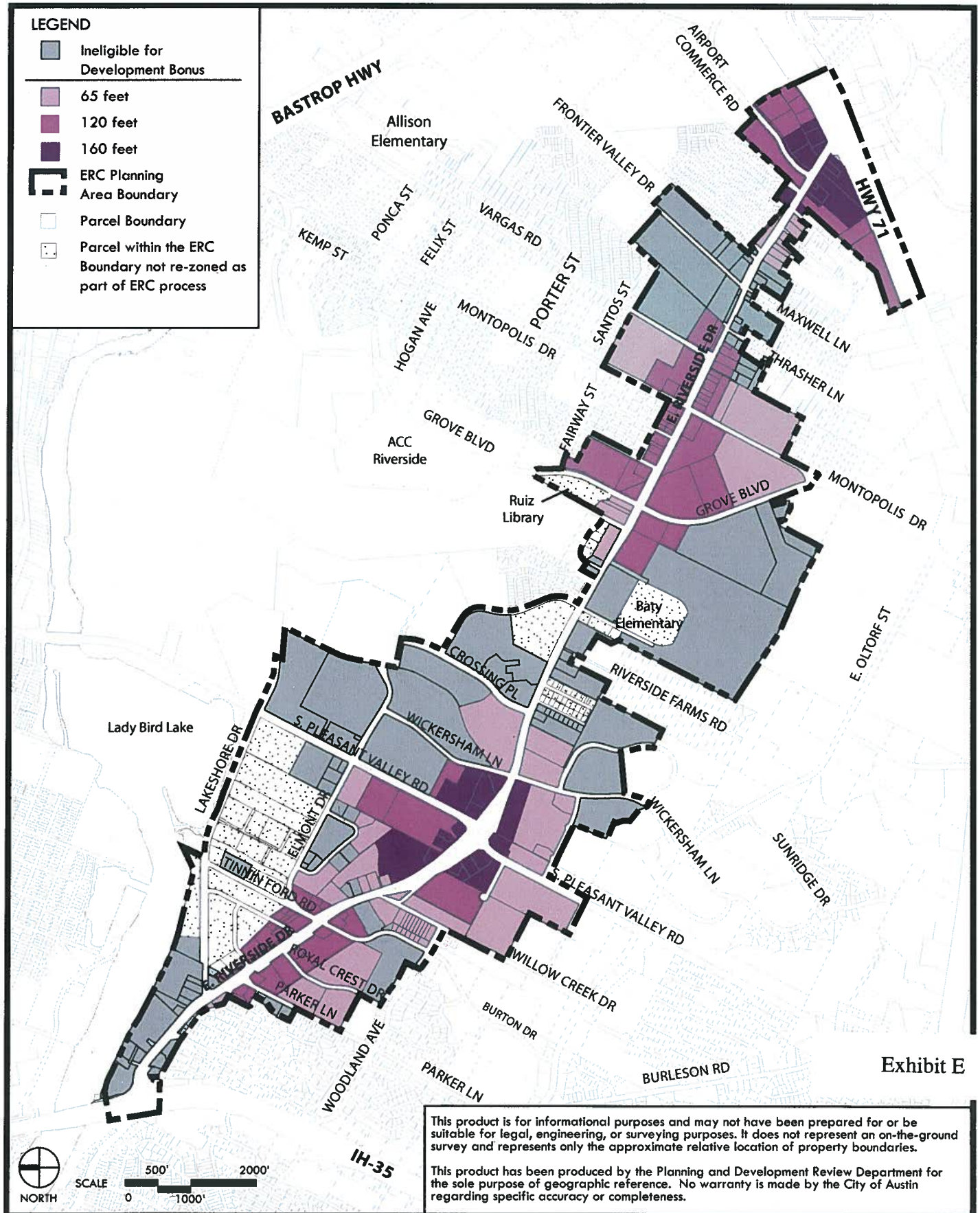


Exhibit E