

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

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST**  
2 **RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE**  
3 **REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR**  
4 **THE PROPERTY LOCATED AT 2222 AND 2400 TOWN LAKE CIRCLE AND**  
5 **2217 AND 2225 ELMONT DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC)**  
6 **DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST**  
7 **RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE**  
8 **SUBDISTRICT), FROM OUTSIDE THE HUB BOUNDARY TO INSIDE THE**  
9 **HUB BOUNDARY, AND FROM INELIGIBLE FOR MAXIMUM HEIGHT**  
10 **ALLOWED WITH A DEVELOPMENT BONUS TO ELIGIBLE WITH A**  
11 **MAXIMUM HEIGHT OF 120 FEET.**

12  
13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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

19  
20 **PART 2.** East Riverside Corridor zoning district and regulating plan were approved on  
21 May 9, 2013, under Ordinance No. 20130509-039; and amended under Ordinance No.  
22 20141106-084 on November 6, 2014.

23  
24 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended  
25 to change the base district from East Riverside Corridor (ERC) district to East Riverside  
26 Corridor (ERC) district on the property described in Zoning Case No. C14-2016-0115, on  
27 file at the Planning and Development Review Department, as follows:

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29 Tract "A", London Square Subdivision, a subdivision in the City of Austin, Travis  
30 County, Texas, according to the map or plat of record in Volume 49, Page 8 of the  
31 Plat Records of Travis County, Texas; and,

32  
33 Lots 1-6, Resubdivision of Lot 18 of Lake Shore Colony Subdivision, an addition  
34 in the City of Austin, Travis County, Texas, according to the map or plat of record  
35 in Volume 40, Page 38 of the Plat Records of Travis County, Texas; and,

36  
37 Lot A, Town Lake Circle Addition Subdivision, a subdivision in the City of  
38 Austin, Travis County, Texas, according to the map or plat of record in Volume

1           56, Page 24 of the Plat Records of Travis County, Texas (cumulatively known as  
2           the “Property”),  
3

4           locally known as 2222 and 2400 Town Lake Circle and 2217 and 2225 Elmont Drive, in  
5           the City of Austin, Travis County, Texas, and generally identified in the map attached as  
6           Exhibit “A”.  
7

8           **PART 4.** Figures 1-2 and 1-8 of the East Riverside Corridor Zoning District Regulating  
9           Plan are amended to change the Property to the Corridor Mixed Use (“CMU”) subdistrict  
10          as shown in Exhibit “B” with the corresponding base height as shown in Exhibit “D”.  
11

12          **PART 5.** Figure 1-6 of the East Riverside Corridor Zoning District Regulating Plan is  
13          amended to change the Property to designate it within a Hub Boundary as shown in  
14          Exhibit “C”.  
15

16          **PART 6.** Figure 1-8 of the East Riverside Corridor Zoning District Regulating Plan is  
17          amended to make the Property eligible for maximum height allowed with a development  
18          bonus, with a maximum height of 120 feet, as shown in Exhibit “D”.  
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20          **PART 7.** The East Riverside Corridor Plan maps, attached as Exhibits “B” – “D” are  
21          incorporated into the Regulating Plan. Revised maps shall be substituted where  
22          appropriate in the Regulating Plan documents.  
23

24          **PART 8.** Except as set forth in Parts 3 - 7 of this Ordinance, the Property remains  
25          subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating  
26          plan adopted by that ordinance remain in effect.  
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**PART 9.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, 2017

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_

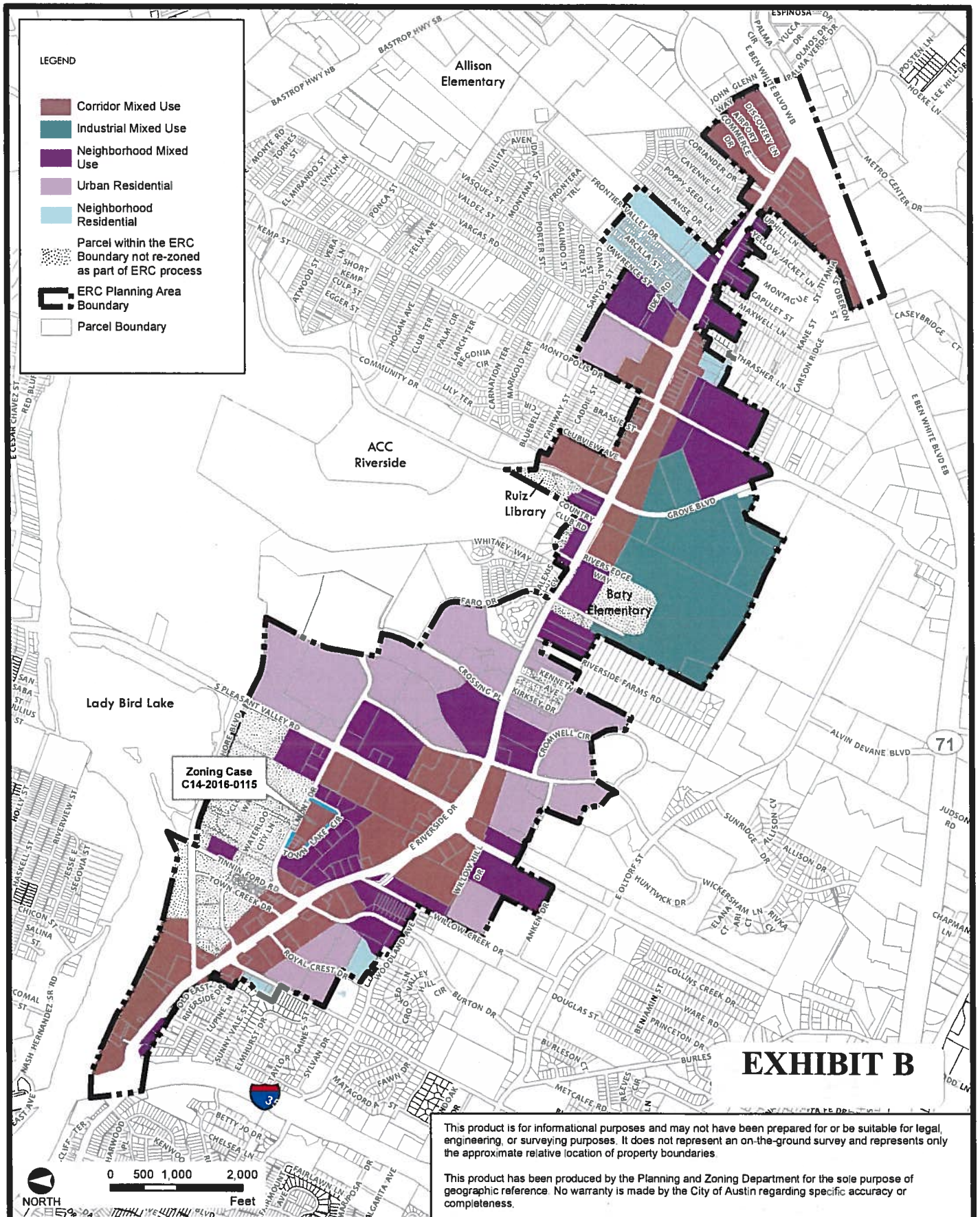
Jannette S. Goodall  
City Clerk





## EXHIBIT B

**Figure 1-2: East Riverside Corridor Subdistrict Map**  
Identifies the subdistrict for each property within the ERC boundary.

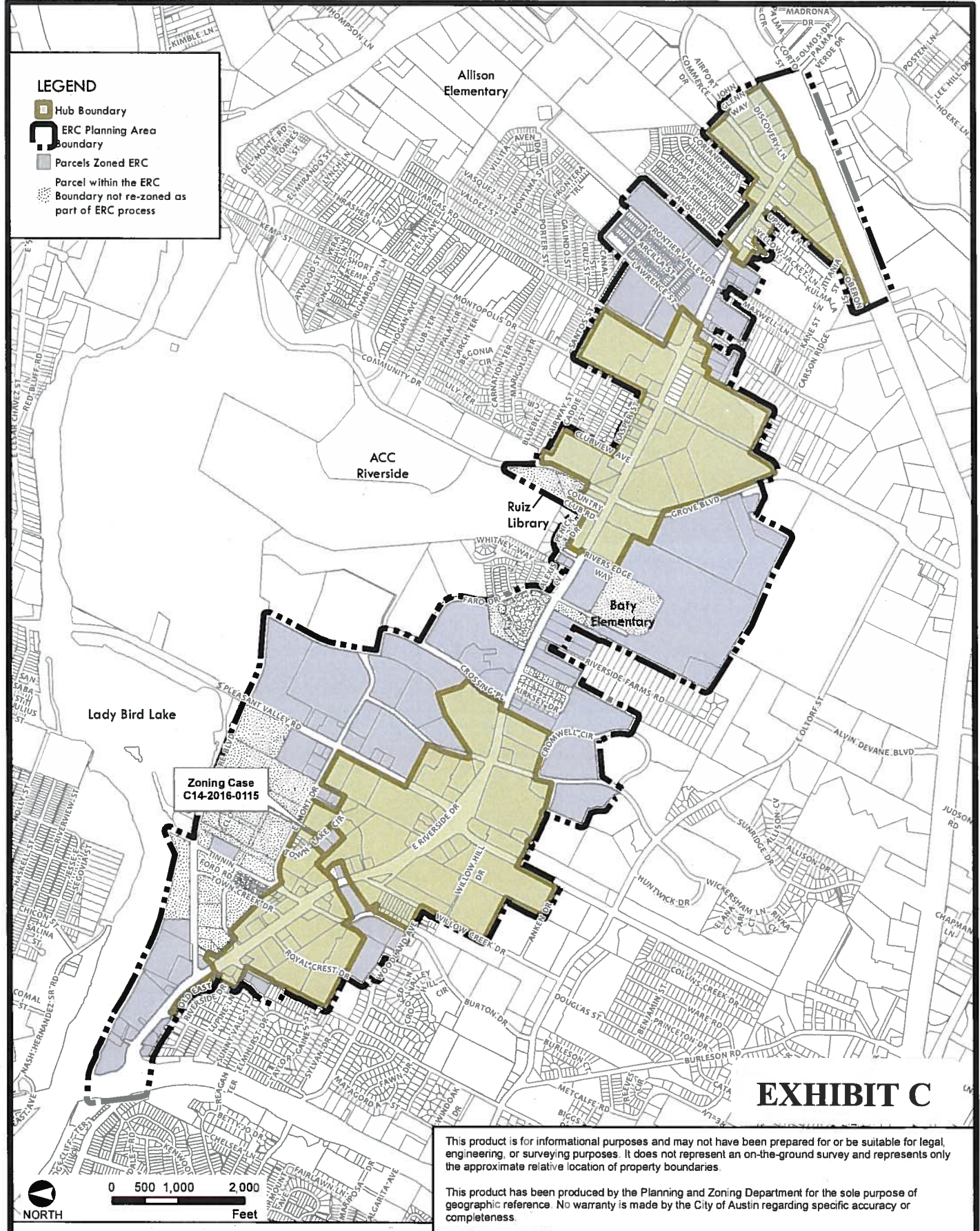




## EXHIBIT C

**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.





# EXHIBIT D

**Figure 1-8: East Riverside Corridor Development Bonus Height Map**

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

