

**ORDINANCE NO.**

**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 1109 AND 1225 SOUTH PLEASANT VALLEY ROAD FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL 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 160 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.** 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, 20170420-046 and 20190411-047.

**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. C14-2018-0028, on file at the Planning and Development Review Department, as follows:

40.994 acres of land situated in the City of Austin, Travis County, Texas, being Lot 1, Block A, Jefferson Commons at the Ballpark, a subdivision of record in Document No. 200000252 and Lot 1, Block A, Jefferson Commons at Town Lake according to the map or plat of record in Document No. 200200244, of the Official Public Records, Travis County, Texas, said 40.994 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1109 and 1225 South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

**PART 4.** Figures 1-2 and 1-8 of the East Riverside Corridor Zoning District Regulating Plan are amended to change the Property to the Corridor Mixed Use (“CMU”) subdistrict as shown in **Exhibit “C”** and the bonus height as shown in **Exhibit “E”**.

**PART 5.** 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 “D”**.

**PART 6.** 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 160 feet, as shown in **Exhibit “E”**.

**PART 7.** The East Riverside Corridor Plan maps, attached as **Exhibits “C” – “E”** are incorporated into the Regulating Plan. Revised maps shall be substituted where appropriate in the Regulating Plan documents.

**PART 8.** Except as set forth in Parts 3 - 7 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 9.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Steve Adler  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Anne L. Morgan                           Jannette S. Goodall  
                         City Attorney                                   City Clerk

TRACT 1 - 40.994 ACRES  
SOUTH PLEASANT VALLEY ROAD  
AND EAST RIVERSIDE DRIVE

C14-2018-0028  
FN NO. 17-337(MJJ)  
NOVEMBER 10, 2017  
JOB NO. 222010985

#### DESCRIPTION

OF 40.994 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK "A" JEFFERSON COMMONS AT THE BALLPARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000252 AND LOT 1, BLOCK "A" JEFFERSON COMMONS AT TOWN LAKE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200244 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.994 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly line of South Pleasant Valley Road (120' R.O.W.), being the northwesterly corner of said Lot 1, Block "A" Jefferson Commons at Town Lake and the southwesterly corner of that certain 30.333 acre tract of land conveyed to the City of Austin by deed of record in Document No. 2002253102 of said Official Public Records, for the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of South Pleasant Valley Road, along the common line of said 30.333 acre tract and said Lot 1, Block "A" Jefferson Commons at Town Lake, for the northerly line hereof, the following four (4) courses and distances:

- 1) Along a curve to the right, having a radius of 15.00 feet, a central angle of  $89^{\circ}19'27''$ , an arc length of 23.39 feet, and a chord which bears,  $N72^{\circ}02'19''E$ , a distance of 21.09 feet to a 1/2 inch iron rod found for the end of said curve;
- 2)  $S63^{\circ}35'47''E$ , a distance of 295.77 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 850.00 feet, a central angle of  $22^{\circ}32'33''$ , an arc length of 334.42 feet, and a chord which bears,  $S75^{\circ}08'18''E$ , a distance of 332.27 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 4)  $S86^{\circ}08'05''E$ , a distance of 617.05 feet to a calculated point at or near the center of a creek, being the northwesterly corner of Lot 2, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of the Plat Records of Travis County, Texas and the northeasterly corner of Lot 1, Block "A" Jefferson Commons at Town Lake, for the northeasterly corner hereof;

THENCE, leaving the southerly line of said 30.333 acre tract, along the approximate centerline of said creek, being the westerly lines of said Lot 2 and Lot 1, Block "A" of said Melrose Addition Section One, being the easterly lines of said Lot 1, Block "A" Jefferson Commons at Town Lake and said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the easterly line hereof, the following three (3) courses and distances:

Exhibit A

- 1) S27°28'51"W, a distance of 759.87 feet to a calculated point 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 1337.22 feet, a central angle of 18°07'30", an arc length of 423.02 feet, and a chord which bears, S18°32'28"W, a distance of 421.26 feet to a calculated point for the end of said curve;
- 3) S09°20'20"W, a distance of 270.14 feet to a calculated point at the northeasterly corner of the easterly terminus of Elmont Drive (R.O.W. varies), being the southeasterly corner of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of Elmont Drive, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) S60°41'25"W, a distance of 332.85 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a radius of 218.36 feet, a central angle of 6°14'42", an arc length of 23.80 feet, and a chord which bears, S63°45'13"W, a distance of 23.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the right;
- 3) Along said non-tangent curve to the right, having a radius of 265.00 feet, a central angle of 37°09'09", an arc length of 171.84 feet, and a chord which bears, S85°46'53"W, a distance of 168.84 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of Lot 1, Block "C" Parke Green Subdivision, of record in Volume 85, Page 161A of said Plat Records, for an angle point hereof;

THENCE, N62°34'36"W, leaving the northerly right-of-way line of Elmont Drive, along the northerly line of said Lot 1, Block "C" Parke Green Subdivision, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at The Ballpark, for a portion of the southerly line hereof, a distance of 173.07 feet to a 1/2 inch iron rod with "BURY & PARTNERS" cap found in the northerly right-of-way line of Elmont Drive, being the westerly corner of said Lot 1, Block "C" Parke Green Subdivision, for an angle point hereof;

THENCE, along the northerly right-of-way line of Elmont Drive, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) N58°06'26"W, a distance of 358.33 feet to a 1/2 inch iron rod with "BURY & PARTNERS" 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 2235.00 feet, a central angle of 4°30'12", an arc length of 175.67 feet, and a chord which bears, N60°14'17"W, a distance of 175.62 feet to a 1/2 inch iron rod with "BURY & PARTNERS" cap found at the end of said curve, from which a cut "X" found for an angle point in the southerly right-of-way line of Elmont Drive bears, S27°21'15"W, a distance of 69.75 feet;
- 3) N59°35'00"W, a distance of 3.75 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of Lot 1-B, Block "A" Resubdivision of Daugherty Subdivision, of record in Document No. 200900136 of said Official Public Records, being the southwesterly corner of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the southwesterly corner hereof;

THENCE, N27°18'58"E, leaving the northerly right-of-way line of Elmont Drive, along the easterly line of said Lot 1-B and Lot 1-C and 1-D Austin (Pleasant Valley) DTP IV, LLC Addition, a subdivision of record in Document No. 2013050362 of said Official Public Records, being a portion of the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the westerly line hereof, a distance of 510.12 feet to a cut "X" found at the northeasterly corner of said Lot 1-C, for an angle point hereof;

THENCE, N62°37'59"W continuing along the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, being the northerly line of said Lot 1-C, for a portion of the westerly line hereof, a distance of 295.96 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly right-of-way line of South Pleasant Valley Road, being the northwesterly corner of said Lot 1-C, for an angle point hereof;

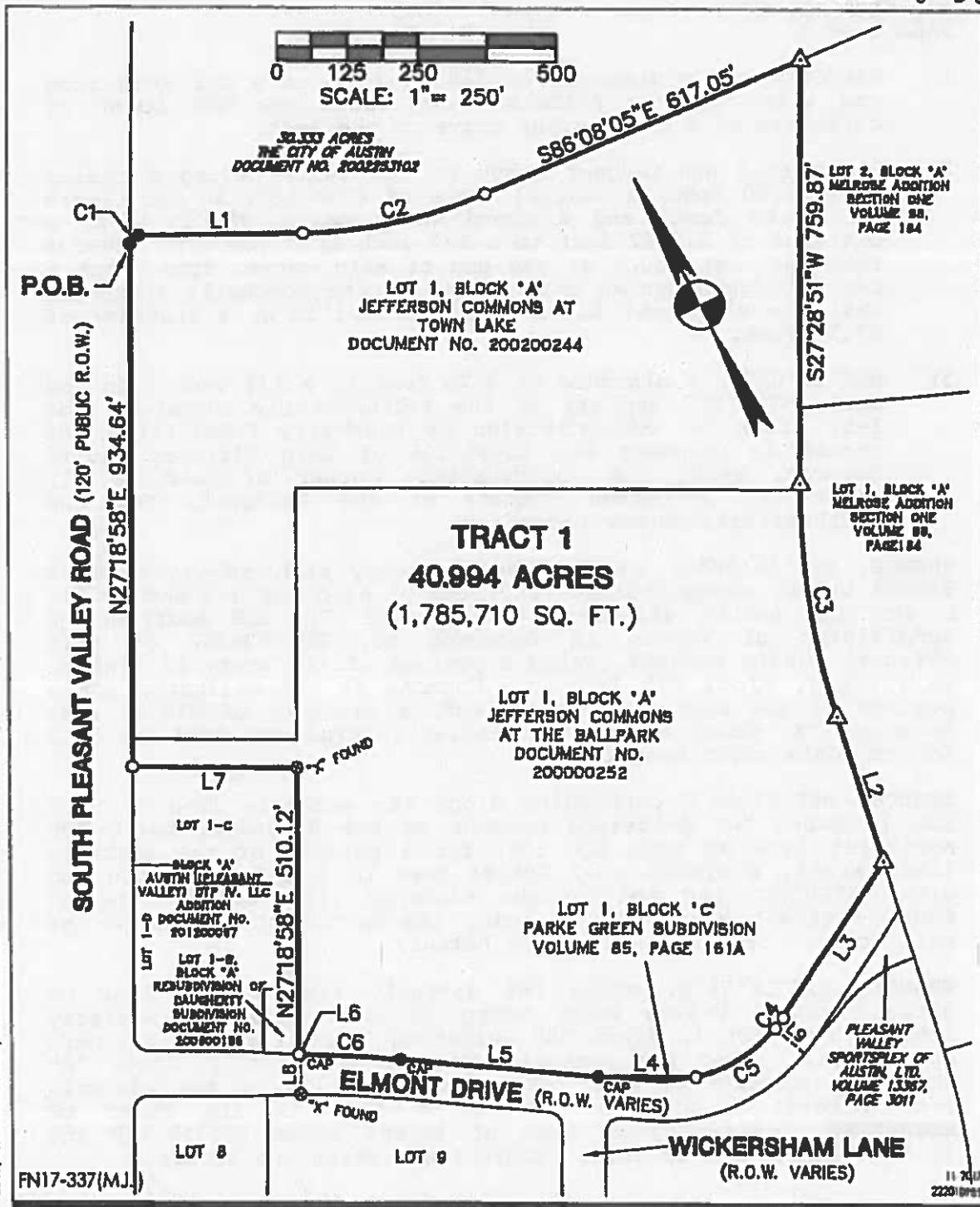
THENCE, N27°18'58"E, along the easterly right-of-way line of South Pleasant Valley Road, being in part along the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark and in part along the westerly line of said Lot 1, Block "A" Jefferson Commons at Town Lake, for a portion of the westerly line hereof, a distance of 934.64 feet to the POINT OF BEGINNING, containing an area of 40.994 acres (1,785,710 sq. ft.) of land, more or less, within these metes and bounds.

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C14-2018-0028



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Client/Project

S PLEASANT VALLEY RD  
& E RIVERSIDE DR

Figure No.

SHEET 1 OF 2

Title

TRACT 1  
ZONING EXHIBIT

# LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- ⊗ "X" FOUND CUT "X" FOUND
- ⊙ CAP 1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
- △ CALCULATED POINT IN CREEK
- P.O.B. POINT OF BEGINNING



VICINITY MAP  
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S63°35'47"E	295.77'
L2	S9°20'20"W	270.14'
L3	S60°41'25"W	332.85'
L4	N82°34'36"W	173.07'
L5	N58°08'26"W	358.33'
L6	N59°35'00"W	3.75'
L7	N82°37'59"W	295.96'
L8	S27°21'15"W	69.75'
L9	S22°52'29"E	70.00'

## BEARING BASIS NOTE

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.39'	15.00'	89°19'27"	N72°02'19"E	21.09'
C2	334.42'	850.00'	22°32'33"	S75°08'18"E	332.27'
C3	423.02'	1337.22'	18°07'30"	S18°32'28"W	421.26'
C4	23.80'	218.38'	6°14'42"	S63°45'13"W	23.79'
C5	171.84'	265.00'	37°09'09"	S85°46'53"W	168.84'
C6	175.67'	2235.00'	4°30'12"	N60°14'17"W	175.62'

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Client/Project

S PLEASANT VALLEY RD  
& E RIVERSIDE DR

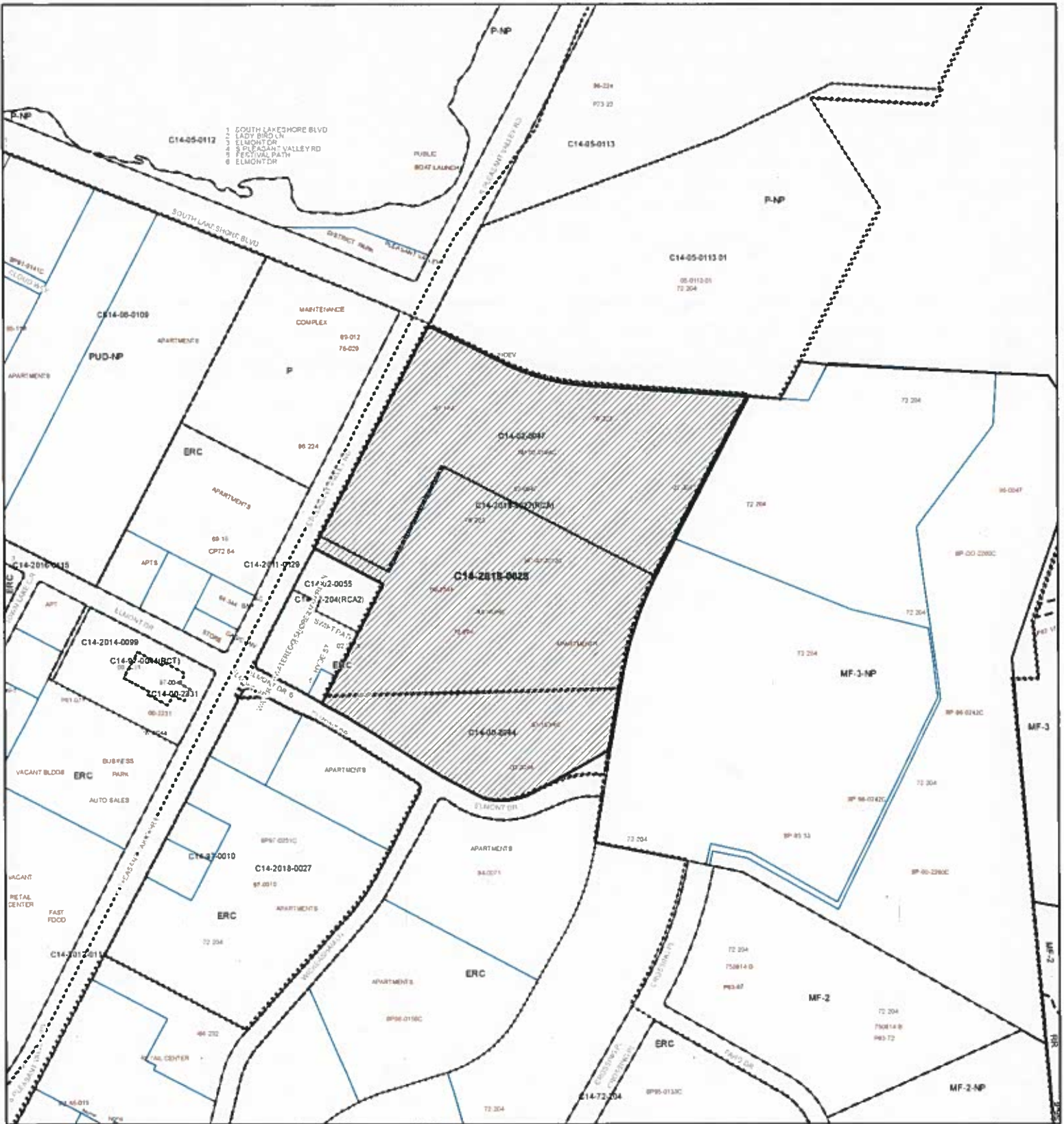
Figure No.

SHEET 2 OF 2

Title

TRACT 1  
ZONING EXHIBIT

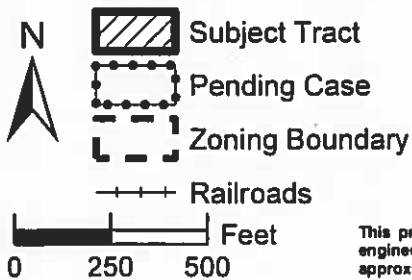




## ZONING

Case#: C14-2018-0028

Exhibit B



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

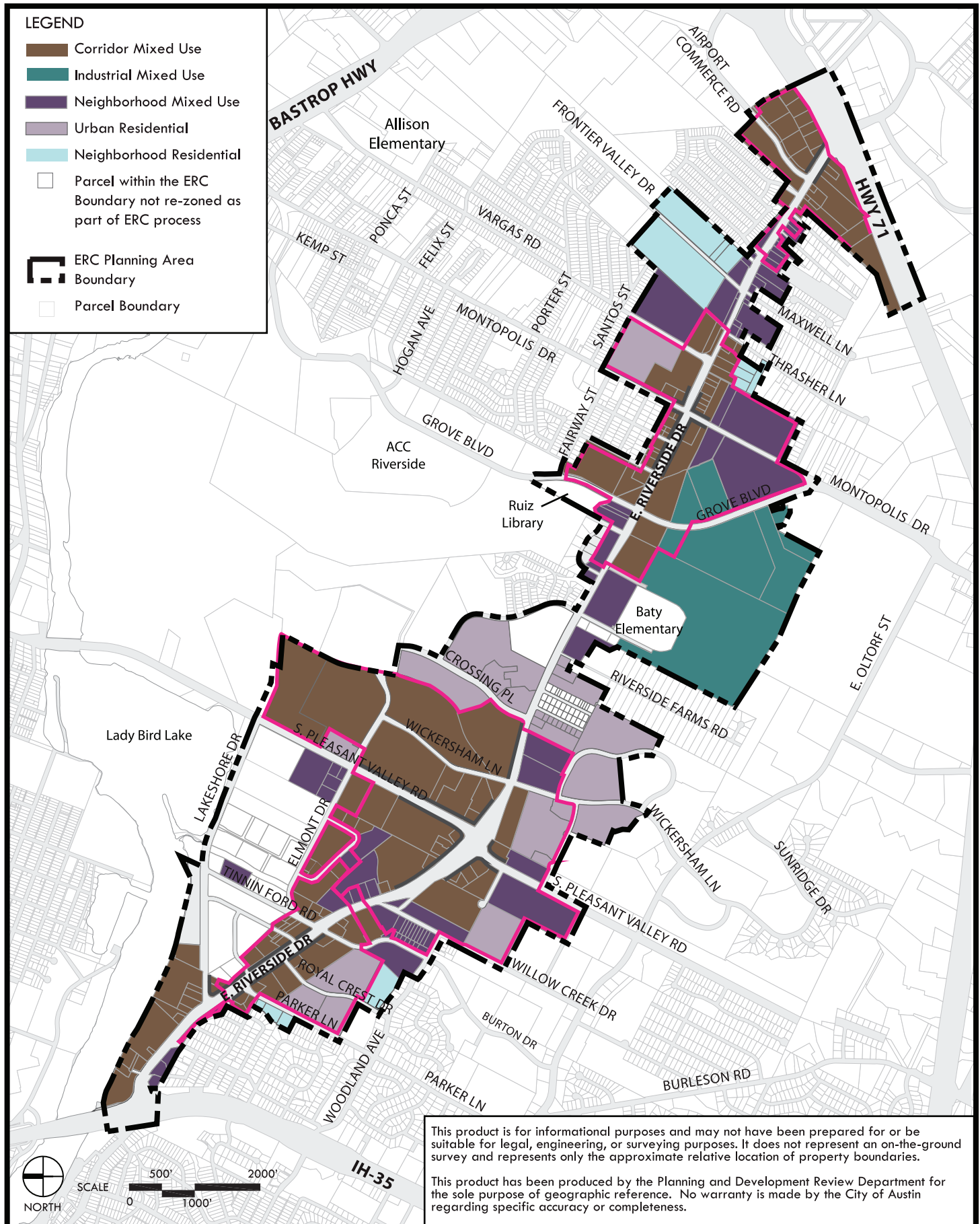


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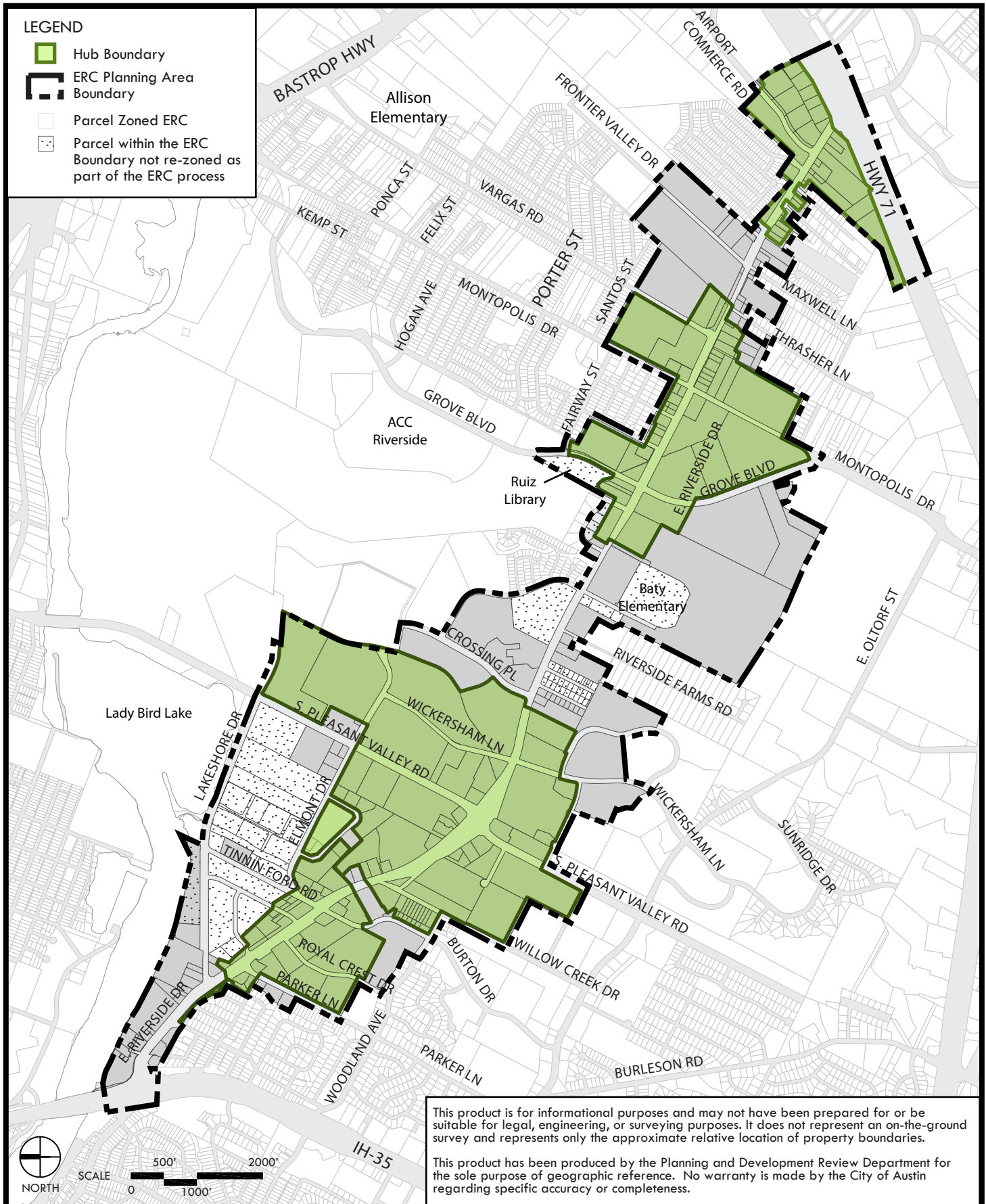
## FIGURE 1-2: East Riverside Corridor Subdistrict Map

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 eligible properties and maximum heights allowed with a development bonus.

