

**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 4700 EAST RIVERSIDE DRIVE AND 1515 WICKERSHAM LANE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) AND 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. C14-2018-0027, on file at the Planning and Development Review Department, as follows:

36.967 acres of land situated in the City of Austin, Travis County, Texas, being Lots 1, 2, 3 and 4, Block "B", Parke Green subdivision, according to the map or plat of record in Book 85, Pages 161A, of the Plat Records, Travis County, Texas, said 36.967 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4700 East Riverside Drive and 1515 Wickersham Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

40  
41 **PART 4.** Figures 1-2 and 1-8 of the East Riverside Corridor Zoning District Regulating  
42 Plan are amended to change the Property to the Corridor Mixed Use (“CMU”) subdistrict  
43 as shown in **Exhibit “C”** and the bonus height as shown in **Exhibit “E”**.  
44

45 **PART 5.** Figure 1-6 of the East Riverside Corridor Zoning District Regulating Plan is  
46 amended to change the Property to designate it within a Hub Boundary as shown in  
47 **Exhibit “D”**.  
48

49 **PART 6.** Figure 1-8 of the East Riverside Corridor Zoning District Regulating Plan is  
50 amended to make the Property eligible for maximum height allowed with a development  
51 bonus, with a maximum height of 160 feet, as shown in **Exhibit “E”**.  
52

53 **PART 7.** The East Riverside Corridor Plan maps, attached as **Exhibits “C” – “E”** are  
54 incorporated into the Regulating Plan. Revised maps shall be substituted where  
55 appropriate in the Regulating Plan documents.  
56

57 **PART 8.** Except as set forth in Parts 3 - 7 of this Ordinance, the Property remains  
58 subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating  
59 plan adopted by that ordinance remain in effect.  
60

61 **PART 9.** This ordinance takes effect on \_\_\_\_\_, 2019.  
62

63 **PASSED AND APPROVED**  
64

65 §  
66 §  
67 \_\_\_\_\_, 2019 § \_\_\_\_\_  
68 Steve Adler  
69 Mayor  
70

71  
72 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
73 Anne L. Morgan Jannette S. Goodall  
74 City Attorney City Clerk  
75  
76  
77  
78

C14-2018-0027

TRACT 3 - 36.967 ACRES  
SOUTH PLEASANT VALLEY ROAD  
AND EAST RIVERSIDE DRIVE

FN NO. 17-339 (MJJ)  
NOVEMBER 10, 2017  
JOB NO. 222010985

**DESCRIPTION**

OF 36.967 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOTS 1, 2, 3 AND 4, BLOCK "B" PARKE GREEN SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 85, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 36.967 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Wickersham Lane (R.O.W. varies), being the northwesterly corner of said Lot 4, for the point of curvature of a curve to the right, for the northwesterly corner hereof;

**THENCE**, along said curve to the right having a radius of 25.00 feet, a central angle of  $94^{\circ}59'17''$ , an arc length of 41.45 feet and a chord which bears,  $N73^{\circ}56'48''E$ , a distance of 36.86 feet to a 1/2 inch iron rod found in the southerly right-of-way line of Elmont Drive (R.O.W. varies), being the northerly line of said Lot 4, for the end of said curve;

**THENCE**, along the southerly right-of-way line of Elmont Drive, being the northerly line of said Lot 4, for the northerly line hereof, the following two (2) courses and distances:

- 1)  $S57^{\circ}56'45''E$ , a distance of 45.32 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 335.00 feet, a central angle of  $54^{\circ}58'09''$ , an arc length of 321.40 feet and a chord which bears,  $S85^{\circ}29'36''E$ , a distance of 309.21 feet to a 1/2 inch iron rod found for the end of said curve;

**THENCE**, in part along the southerly right-of-way line of Elmont Drive and in part along the southerly line of that certain tract of land conveyed to Pleasant Valley Sportsplex of Austin, Ltd. by deed of record in Volume 13367, Page 3011 of the Real Property Records of Travis County, Texas, for a portion of the northerly line of said Lot 4 and hereof, the following two (2) courses and distances:

- 1)  $N67^{\circ}06'25''E$ , a distance of 110.10 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right, from which a 1/2 inch iron rod with "STANTEC" cap set in the northerly right-of-way line of Elmont Drive bears,  $N22^{\circ}52'29''W$ , a distance of 70.00 feet;

**Exhibit A**

- 2) Along said curve to the right having a radius of 277.09 feet, a central angle of  $32^{\circ}29'38''$ , an arc length of 157.14 feet and a chord which bears,  $N83^{\circ}12'20''E$ , a distance of 155.05 feet to a calculated point at or near the centerline of a creek, being the westerly line of Lot 1, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of said Plat Records, being the southeasterly corner of said Pleasant Valley Sportsplex of Austin, Ltd. tract and the northeasterly corner of said Lot 4, for the northeasterly corner hereof;

THENCE, along a line at or near the center of said creek, in part along the westerly line of said Lot 1, Block "A" Melrose Addition Section One and in part along the westerly line of Lot 1, Block "A" Crossing Place Addition, a subdivision of record in Document No. 199900181 of said Official Public Records, being a portion of the easterly line of said Lots 3 and 4, for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1)  $S09^{\circ}24'14''W$ , a distance of 192.39 feet to a calculated point for the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 1000.00 feet, a central angle of  $20^{\circ}11'40''$ , an arc length of 352.46 feet and a chord which bears,  $S19^{\circ}38'00''W$ , a distance of 350.64 feet to a calculated point for the end of said curve;
- 3)  $S29^{\circ}35'37''W$ , a distance of 350.85 feet to a calculated point for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 487.79 feet, a central angle of  $41^{\circ}58'26''$ , an arc length of 357.35 feet and a chord which bears,  $S50^{\circ}39'33''W$ , a distance of 349.41 feet to a calculated point at the northwesterly corner of said Lot 1, Block "B", for an angle point hereof;

THENCE, leaving the centerline of said creek, same being the easterly line of said Lot 3, along the common line of said Lot 1, Block "A" Crossing Place Addition and said Lot 1, Block "B", for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1)  $S17^{\circ}57'17''E$ , a distance of 75.03 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;
- 2)  $S15^{\circ}56'12''E$ , a distance of 242.45 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the left;



- 3) Along said curve to the left having a radius of 205.54 feet, a central angle of  $25^{\circ}04'11''$ , an arc length of 89.93 feet and a chord which bears,  $S28^{\circ}18'50''E$ , a distance of 89.22 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 4)  $S40^{\circ}55'11''E$ , a distance of 123.88 feet to a 1/2 inch iron rod with "STANTEC" cap set in the westerly right-of-way line of Crossing Place (100' R.O.W.), being the southeasterly corner of said Lot 1, Block "A" Crossing Place Addition, being the northeasterly corner of said Lot 1, Block "B";

THENCE, along the westerly right-of-way line of Crossing Place, being a portion of the easterly line of said Lot 1, Block "B", for a portion of the westerly line hereof, the following four (4) courses and distances:

- 1)  $S49^{\circ}17'47''W$ , a distance of 71.88 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 693.04 feet, a central angle of  $25^{\circ}59'56''$ , an arc length of 314.48 feet and a chord which bears,  $S36^{\circ}08'23''W$ , a distance of 311.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 3)  $S23^{\circ}16'17''W$ , a distance of 204.51 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 15.00 feet, a central angle of  $88^{\circ}59'58''$ , an arc length of 23.30 feet and a chord which bears,  $S67^{\circ}45'01''W$ , a distance of 21.03 feet to a 1/2 inch iron rod with "STANTEC" cap set in the northerly right-of-way line of East Riverside Drive (R.O.W. varies), being the southeasterly corner of said Lot 1, Block "B" and the point of curvature of a curve to the left, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of East Riverside Drive, being the southerly line of said Lot 1, Block "B", for the southerly line hereof, the following four (4) courses and distances:

- 1) Along said curve to the left having a radius of 1492.39 feet, a central angle of  $08^{\circ}58'02''$ , an arc length of 233.57 feet and a chord which bears,  $N73^{\circ}41'11''W$ , a distance of 233.33 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 2)  $N78^{\circ}14'21''W$ , a distance of 443.55 feet to a 1/2 inch iron rod found for an angle point;

- 3) N70°29'34"W, a distance of 164.97 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 25.00 feet, a central angle of 89°05'01", an arc length of 38.87 feet and a chord which bears, N25°57'03"W, a distance of 35.07 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly right-of-way line of Wickersham Lane, being the southwesterly corner of said Lot 1, Block "B" and hereof;

THENCE, along the easterly right-of-way line of Wickersham Lane, being the westerly lines of said Lot 1, Block "B" and said Lots 2, 3 and 4, Block "B", for the westerly line hereof, the following eleven (11) courses and distances:

- 1) N18°35'28"E, a distance of 125.35 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 2) Along said curve to the left having a radius of 370.00 feet, a central angle of 12°51'42", an arc length of 83.06 feet and a chord which bears, N12°11'28"E, a distance of 82.88 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right;
- 3) Along said curve to the right having a radius of 580.00 feet, a central angle of 08°00'48", an arc length of 81.12 feet and a chord which bears, N09°46'15"E, a distance of 81.05 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;
- 4) N12°40'32"E, a distance of 255.33 feet to a 1/2 inch iron rod found for an angle point;
- 5) N13°42'22"E, a distance of 175.33 feet to the point of curvature of a curve to the right;
- 6) Along said curve to the right having a radius of 295.00 feet, a central angle of 27°10'00", an arc length of 139.87 feet and a chord which bears, N27°08'26"E, a distance of 138.57 feet to a 1/2 inch iron rod found for the end of said curve;
- 7) N41°00'08"E, a distance of 612.53 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left, from which a 1/2 inch iron rod found at a point of curvature in the westerly right-of-way line of Wickersham Lane bears, N48°58'13"W, a distance of 69.81 feet;
- 8) Along said curve to the left having a radius of 865.00 feet, a central angle 13°25'44", an arc length of 202.74 feet and a chord which bears, N34°12'44"E, a distance of 202.27 feet to a 1/2 inch iron found for the end of said curve;

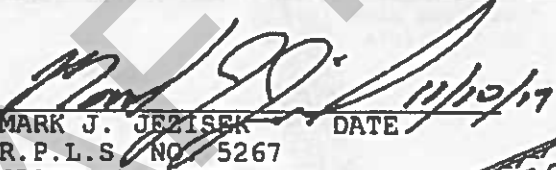
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NOVEMBER 10, 2017  
PAGE 5 OF 5

- 9) N27°33'23"E, a distance of 100.02 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;
- 10) N30°12'12"E, a distance of 106.21 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;
- 11) N27°32'26"E, a distance of 135.07 feet to the **POINT OF BEGINNING**, containing an area of 36.967 acres (1,610,278 sq. ft.), more or less, within these metes and bounds.

**BEARING BASIS:** IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

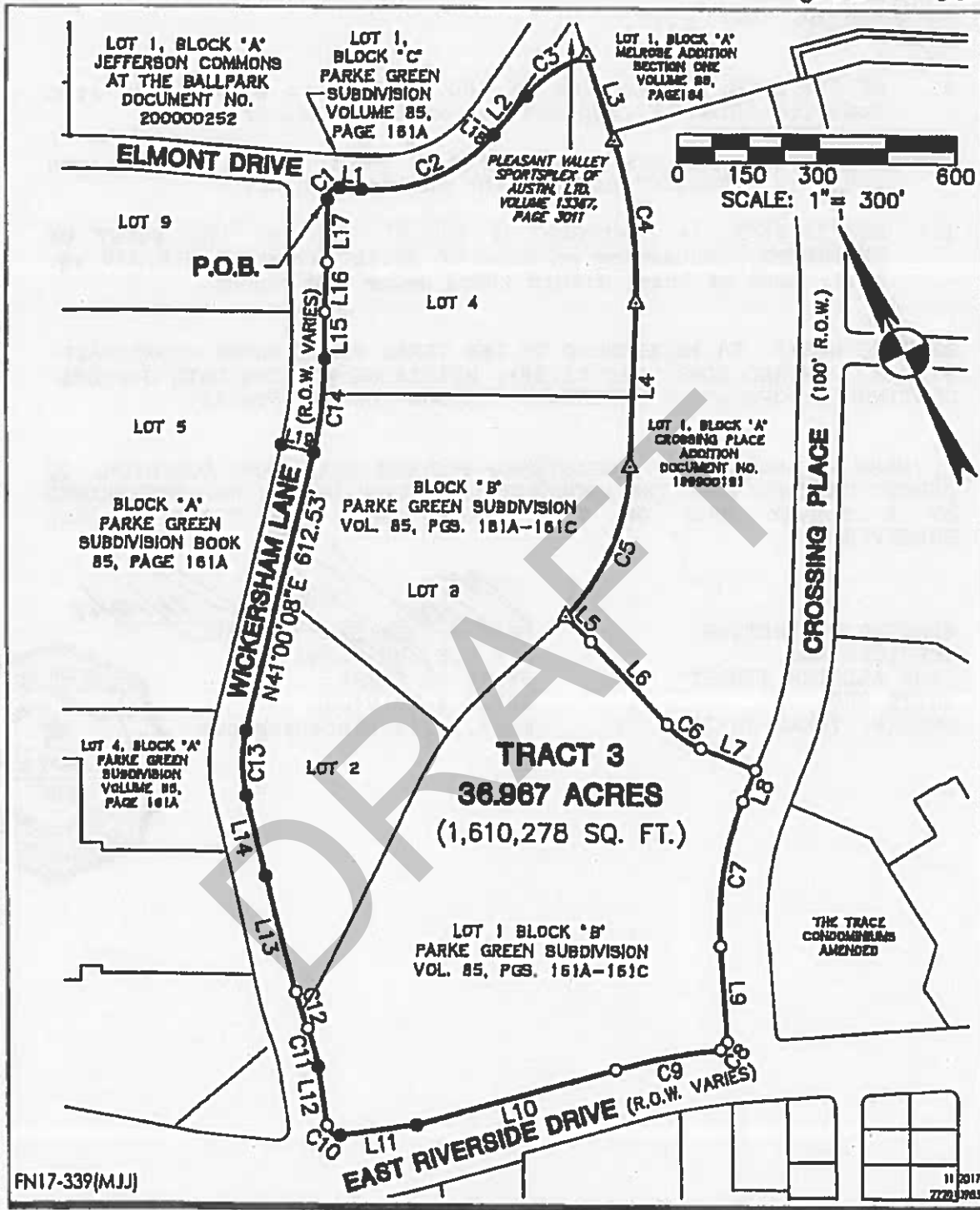
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

  
MARK J. JEZISEK DATE 11/10/17  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # 10194230  
mark.jezisek@stantec.com



014-2018-0027





**VICINITY MAP**  
1" = 3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S57°58'45"E	45.32'
L2	N67°06'25"E	110.10'
L3	S9°24'14"W	192.39'
L4	S29°35'37"W	350.85'
L5	S17°57'17"E	75.03'
L6	S15°56'12"E	242.45'
L7	S40°55'11"E	123.88'
L8	S49°17'47"W	71.88'
L9	S23°16'17"W	204.51'
L10	N78°14'21"W	443.55'

LINE TABLE		
NO.	BEARING	DISTANCE
L11	N70°29'34"W	164.97'
L12	N18°35'28"E	125.35'
L13	N12°40'32"E	255.33'
L14	N13°42'22"E	175.33'
L15	N27°33'23"E	100.02'
L16	N30°12'12"E	108.21'
L17	N27°32'26"E	135.07'
L18	N22°52'29"W	70.00'
L19	N48°58'13"W	69.81'

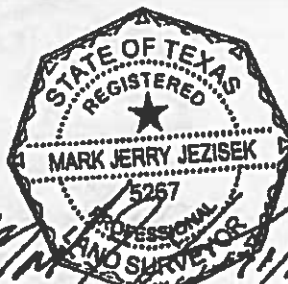
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Client/Project

S PLEASANT VALLEY RD  
& E RIVERSIDE DR

Figure No.

SHEET 2 OF 3

Title

TRACT 3  
ZONING EXHIBIT

*Matthew Rooba*  
11/10/17

# LEGEND

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

## 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	41.45'	25.00'	94°59'17"	N73°56'48"E	36.86'
C2	321.40'	335.00'	54°58'09"	S85°29'36"E	309.21'
C3	157.14'	277.09'	32°29'38"	N83°12'20"E	155.05'
C4	352.46'	1000.00'	20°11'40"	S19°38'00"W	350.64'
C5	357.35'	487.78'	41°58'28"	S50°39'33"W	349.41'
C6	89.93'	205.54'	25°04'11"	S28°18'50"E	89.22'
C7	314.48'	693.04'	25°59'56"	S36°08'23"W	311.79'
C8	23.30'	15.00'	88°59'58"	S67°45'01"W	21.03'
C9	233.57'	1492.39'	8°58'02"	N73°41'11"W	233.33'
C10	38.87'	25.00'	89°05'01"	N25°57'03"W	35.07'
C11	83.06'	370.00'	12°51'42"	N12°11'28"E	82.88'
C12	81.12'	580.00'	8°00'48"	N09°46'15"E	81.05'
C13	139.87'	295.00'	27°10'00"	N27°08'26"E	138.57'
C14	202.74'	865.00'	13°25'44"	N34°12'44"E	202.27'

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11/20/17  
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& E RIVERSIDE DR

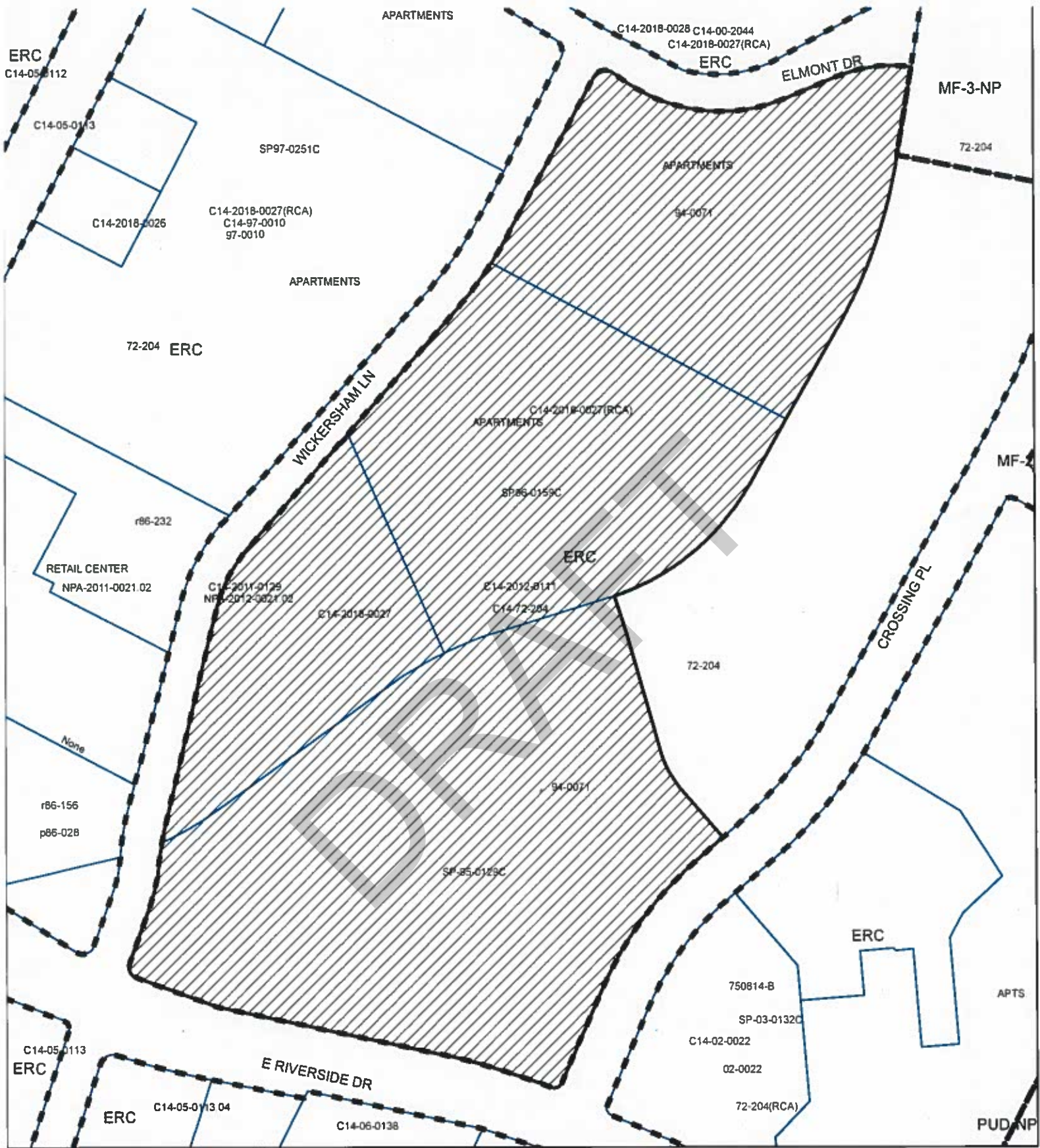
Figure No




SHEET 3 OF 3

File

TRACT 3  
ZONING EXHIBIT





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

Zoning Case: C14-2018-0027

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

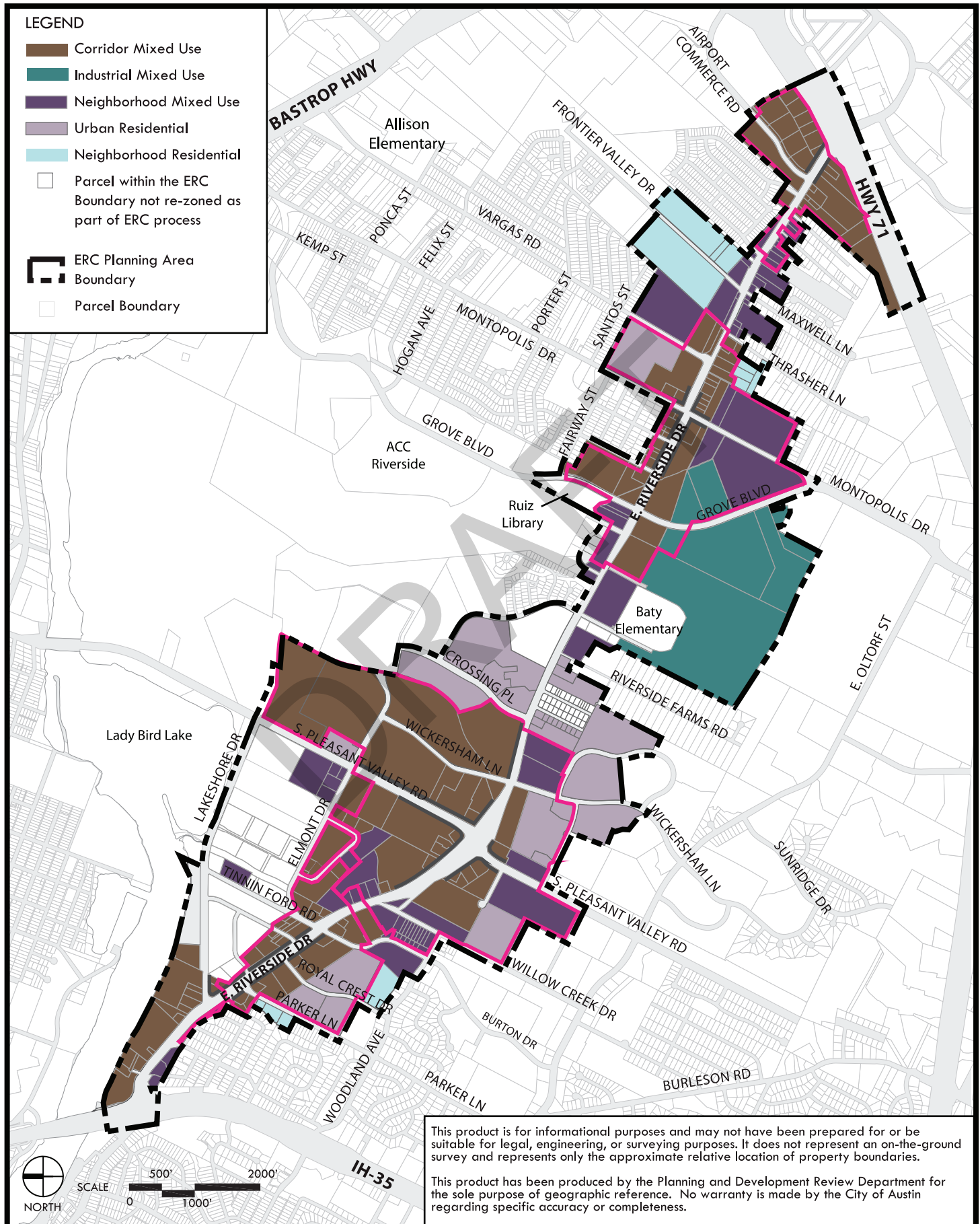


1" = 250'



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

Identifies the subdistrict for each property within the ERC boundary.





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



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

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

