

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 (EAST RIVERSIDE CORRIDOR ZONING DISTRICT) TO MODIFY THE REGULATING PLAN; AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2320 EAST RIVERSIDE DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) AND ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 160 FEET WITH A DENSITY BONUS PROGRAM.**

**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.** The East Riverside Corridor zoning district and regulating plan (“East Riverside Regulating Plan”) were approved on May 9, 2013, under Ordinance No. 20130509-039; and amended under Ordinance Nos. 20141106-084, 20151015-070, 20170420-046, 20190411-046, 20190411-047, 20191017-046, 20191017-047, 20191017-048, 20210506-061, and 20210520-045.

**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) to East Riverside Corridor (ERC) district on the property described in Zoning Case No. C14-2022-0038, on file at the Housing and Planning Department, as follows:

Lot 1, LAKESHORE COLONY NO. 2, a subdivision in Travis County, Texas,  
according to the map or plat of record in Book 77, Page 94, of the Official Public  
Records of Travis County, Texas (the “Property”),

locally known as 2320 East Riverside Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 4.** Figure 1-8 of the East Riverside Regulating Plan is amended to make the Property eligible for a development bonus that allows a maximum height of 160 feet, as shown in **Exhibit “B”**.

**PART 5.** The East Riverside Corridor Plan Development Bonus Height Map, attached as **Exhibits “B”** is incorporated into the East Riverside Regulating Plan. The revised map shall be substituted where appropriate in the East Riverside Regulating Plan.

**PART 6.** Except as set forth in Part 3 and Part 4 of this Ordinance, the Property remains subject to Ordinance No. 20130509-039, and the terms and conditions of the East Riverside Regulating Plan adopted by that ordinance remain in effect.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

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\_\_\_\_\_, 2022

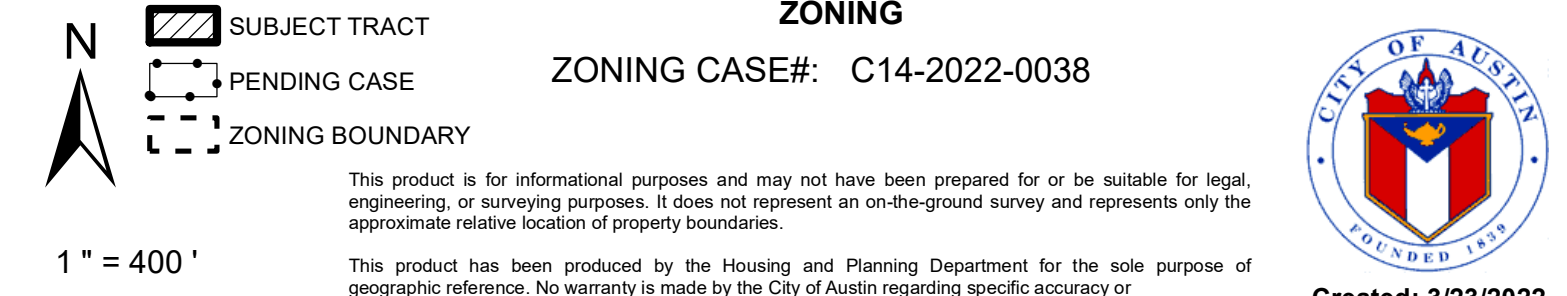
Steve Adler  
Mayor

**APPROVED:**

**ATTEST:**

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



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

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

