

ORDINANCE NO. 20221027-062

AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 (EAST RIVERSIDE CORRIDOR ZONING DISTRICT) AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2409 AND 2413 TOWN LAKE CIRCLE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) AND MODIFY MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS.

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, 20210520-045, and 20220728-149.

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. C14-2022-0001, on file at the Housing and Planning Department, as follows:

Lots 7 and 8, REPLAT OF LAKESHORE COLONY, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 202000074, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2409 and 2413 Town Lake Circle in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 4. Figure 1-2 of the East Riverside Corridor Subdistrict Map is amended to list the Property as being located in the Corridor Mixed Use subdistrict, as shown in **Exhibit "B"**.

PART 5. Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is amended to make the Property eligible for maximum height allowed with a development bonus of 160 feet, as shown in **Exhibit “C”**.

PART 6. The East Riverside Corridor Plan map, attached as **Exhibit “B”** is incorporated into the Regulating Plan. A Revised map accomplishing the purpose established in **Exhibit “B”** shall be substituted where appropriate in the Regulating Plan documents.

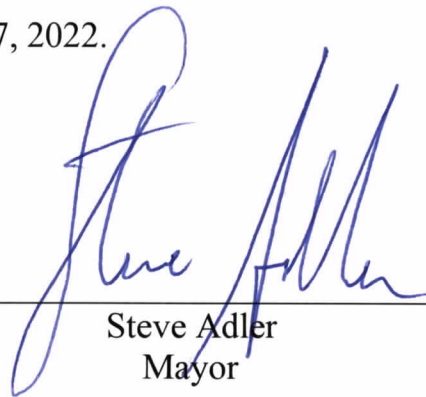
PART 7. The East Riverside Corridor Development Bonus Height Map, attached as **Exhibit “C”** is incorporated into the Regulating Plan. A Revised map accomplishing the purpose established in **Exhibit “C”** shall be substituted where appropriate in the Regulating Plan documents.

PART 8. This ordinance takes effect on November 7, 2022.

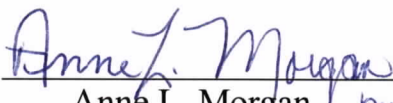
PASSED AND APPROVED

_____, October 27 _____, 2022

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan *by 257*
City Attorney

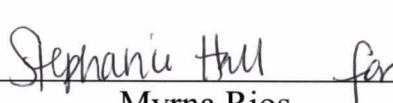
ATTEST: 
Myrna Rios *for*
City Clerk

EXHIBIT "B"

LEGEND

- Corridor Mixed Use
- Industrial Mixed Use
- Neighborhood Mixed Use
- Urban Residential
- Neighborhood Residential
- Parcel within the ERC Boundary not re-zoned as part of ERC process
- ERC Planning Area Boundary
- Parcel Boundary

**2409 & 2413
Town Lake Circle
Site**

The map shows the site location relative to Lady Bird Lake and various streets including BASTROP HWY, AIRPORT COMMERCE RD, FRONTIER VALLEY DR, HWY 71, MAXWELL LN, THRASHER LN, MONTOPOLIS DR, E. OLTORF ST, SUNRIDGE DR, BURLESON RD, PARKER LN, BURTON DR, WILLOW CREEK DR, S. PLEASANT VALLEY RD, WICKERSHAM LN, CROSSING PL, RIVERSIDE FARMS RD, GROVE BLVD, ACC Riverside, Ruiz Library, Baty Elementary, FAIRWAY ST, SANTOS ST, PORTER ST, VARGAS RD, FELIX ST, HOGAN AVE, MONTEPOLIS DR, KEMP ST, PONCA ST, ALLISON ELEMENTARY, LAKESHORE DR, ELMONT DR, NIN FORD DR, ROYAL CREST DR, PARKER LN, WOODLAND AVE, and IH-35.

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

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

EXHIBIT "C"

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

