

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

**AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 (EAST RIVERSIDE CORRIDOR ZONING DISTRICT) AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6610 EAST RIVERSIDE DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) AND EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB BOUNDARY TO INSIDE THE HUB BOUNDARY, 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, 20220728-149, and 20221027-062.

**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. C14-2022-0203, on file at the Planning Department, as follows:

LOT 1, BLOCK 1, AMENDED PLAT OF PARK PLACE AT RIVERSIDE, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201500203, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 6610 East Riverside Drive 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"**.

42 **PART 5.** East Riverside Corridor (ERC) Zoning District Regulating Plan identifies and  
43 defines subdistricts for each property. Within the ERC, properties are designated as being in  
44 or out of a Hub Boundary. Properties designated within a Hub Boundary may achieve  
45 additional entitlements, including additional height, by participating in a voluntary  
46 development bonus program.

47  
48 **PART 6.** Figure 1-6 of the East Riverside Corridor Hub Map is amended to include the  
49 Property in the Hub Boundary, as shown in **Exhibit “C”**.

50  
51 **PART 7.** Figure 1-7 of the East Riverside Corridor Height Map is amended to make the  
52 Property eligible for allowable building height of 60 feet, as shown in **Exhibit “D”**.

53  
54 **PART 8.** Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is  
55 amended to make the Property eligible for maximum height allowed with a development  
56 bonus of 120 feet, as shown in **Exhibit “E”**.

57  
58 **PART 9.** The East Riverside Corridor Subdistrict Map, attached as **Exhibit “B”** is  
59 incorporated into the Regulating Plan. A Revised map accomplishing the purpose  
60 established in **Exhibit “B”** shall be substituted where appropriate in the Regulating Plan  
61 documents.

62  
63 **PART 10.** The East Riverside Corridor Hub Map, attached as **Exhibit “C”** is incorporated  
64 into the Regulating Plan. A Revised map accomplishing the purpose established in **Exhibit**  
65 **“C”** shall be substituted where appropriate in the Regulating Plan documents.

66  
67 **PART 11.** The East Riverside Corridor Height Map, attached as **Exhibit “D”** is  
68 incorporated into the Regulating Plan. A Revised map accomplishing the purpose  
69 established in **Exhibit “D”** shall be substituted where appropriate in the Regulating Plan  
70 documents.

71  
72 **PART 12.** The East Riverside Corridor Development Bonus Height Map, attached as  
73 **Exhibit “E”** is incorporated into the Regulating Plan. A Revised map accomplishing the  
74 purpose established in **Exhibit “E”** shall be substituted where appropriate in the  
75 Regulating Plan documents.

76  
77 **PART 13.** Except as specifically modified by this ordinance, the Property remains subject  
78 to Ordinance No. 20130509-039, and the terms and conditions of the regulating plan  
79 adopted therein remain in effect.  
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81  
82

**PART 14.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

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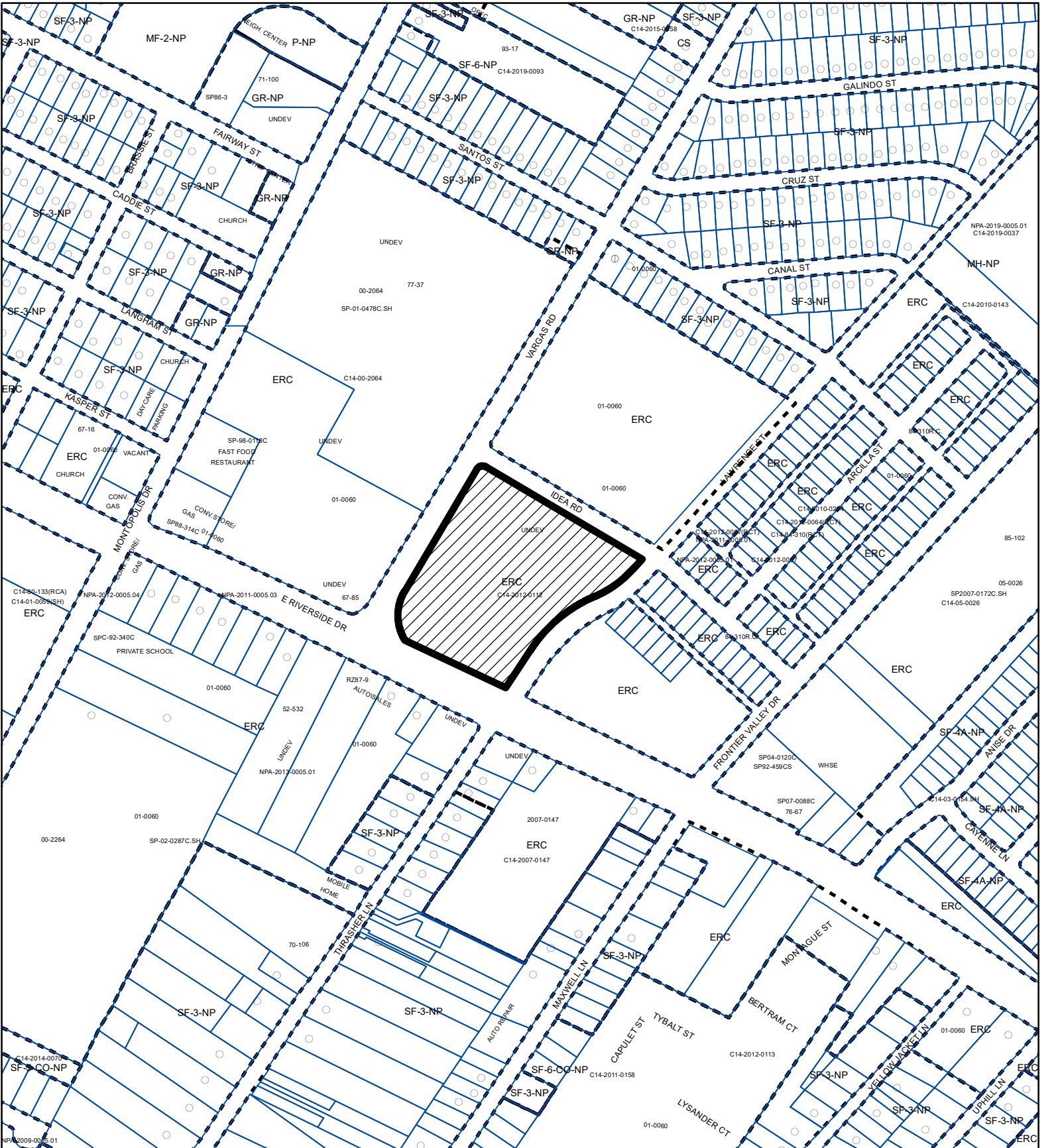
\_\_\_\_\_, 2023




Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2022-0203**

**EXHIBIT "A"**



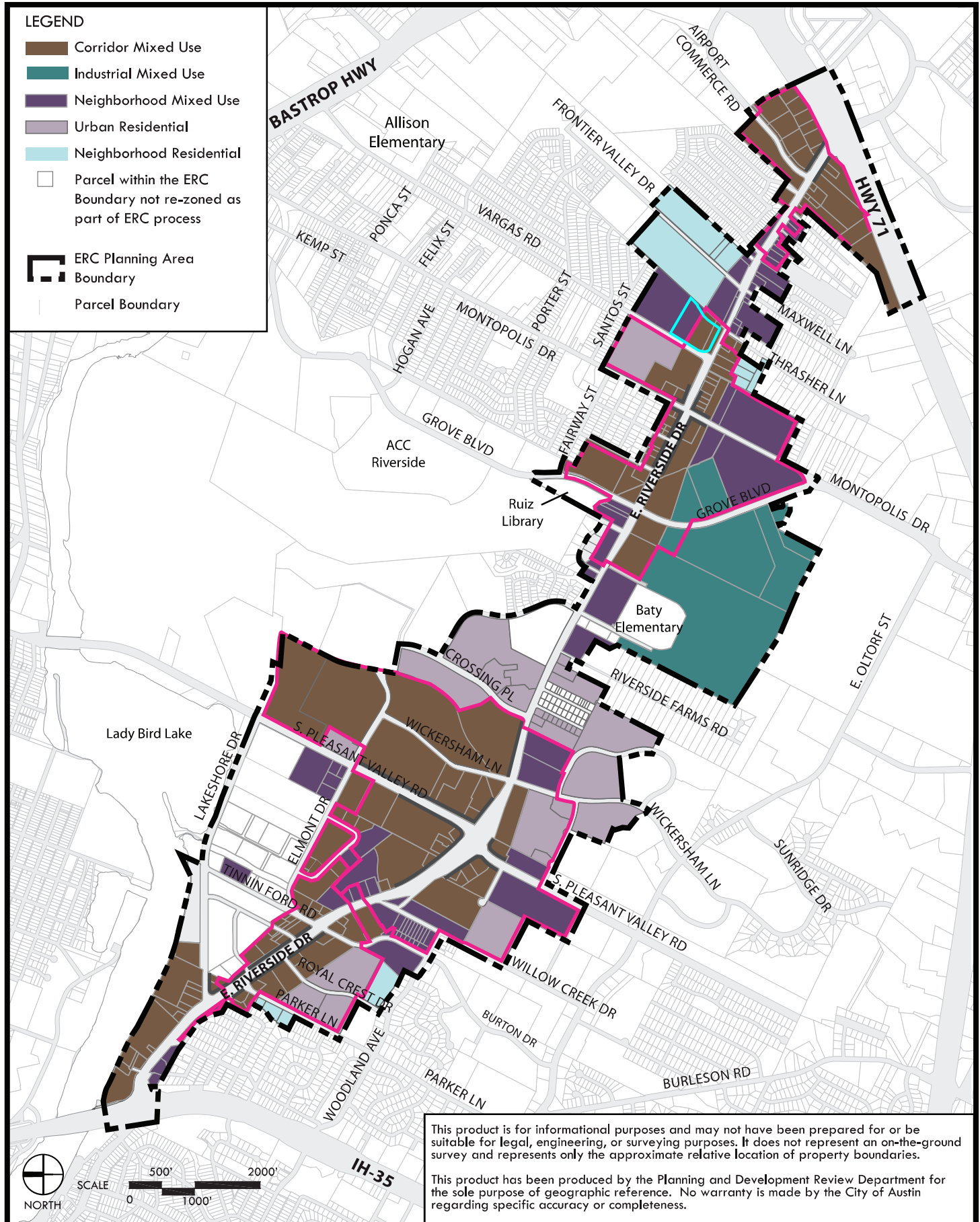
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

**Created: 8/2/2022**

**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.

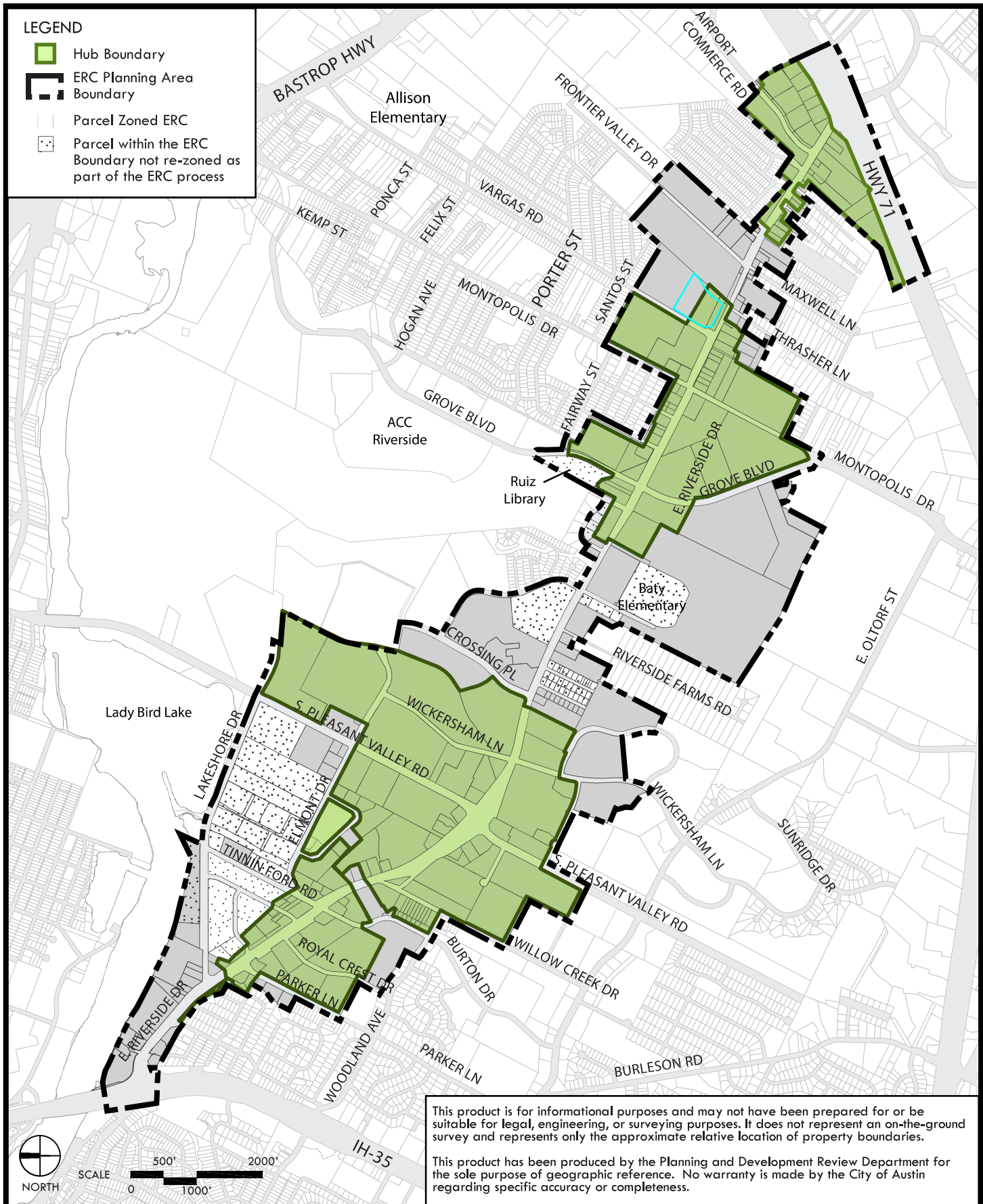
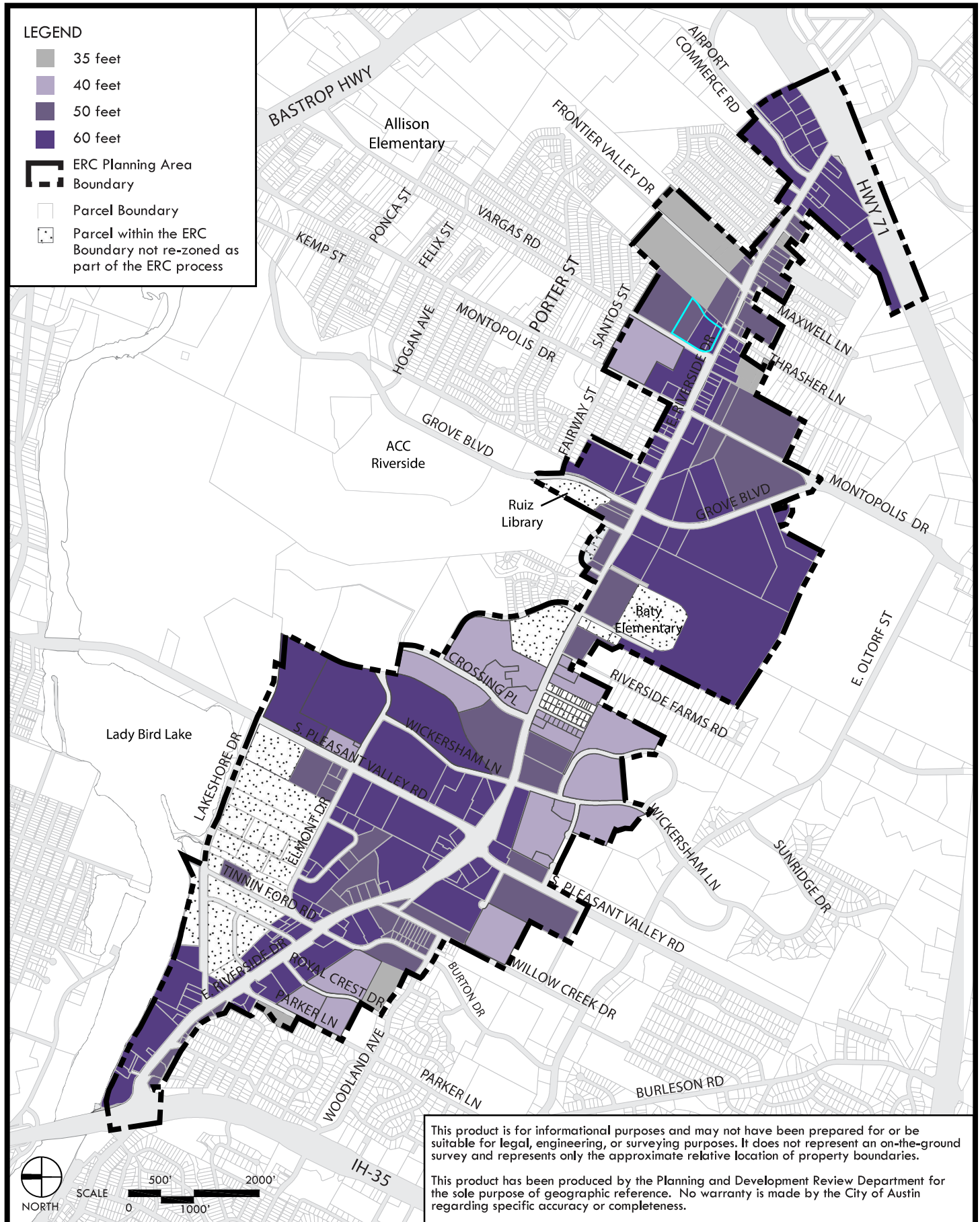


FIGURE 1-7: East Riverside Corridor Height Map

This map shows allowable building heights on a parcel without a development bonus.





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

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

