

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

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST**  
2 **RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING**  
3 **PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY**  
4 **LOCATED AT 2239, 2239 1/2, AND 2309 1/2 CROMWELL CIRCLE FROM EAST**  
5 **RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL**  
6 **SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT**  
7 **(NEIGHBORHOOD MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB**  
8 **BOUNDARY TO INSIDE THE HUB BOUNDARY, AND FROM INELIGIBLE FOR**  
9 **MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS TO**  
10 **ELIGIBLE WITH A MAXIMUM HEIGHT OF 65 FEET.**

11  
12 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

13  
14 **PART 1.** The East Riverside Corridor zoning district is comprised of approximately 900  
15 acres of land, locally known as the area generally bounded by Lady Bird Lake on the north,  
16 State Highway 71 on the east and south, and IH-35 on the west, in the City of Austin,  
17 Travis County, Texas.

18  
19 **PART 2.** The East Riverside Corridor zoning district and regulating plan ("East Riverside  
20 Regulating Plan") were approved on May 9, 2013, under Ordinance No. 20130509-039;  
21 and amended under Ordinance Nos. 20141106-084, 20151015-070, 20170420-046,  
22 20190411-046, 20190411-047, 20191017-046, 20191017-047, 20191017-048, 20210506-  
23 061, 20210520-045, 20220728-149, 20221027-062, and 20230420-046.

24  
25 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
26 change the base district from East Riverside Corridor (ERC) district to East Riverside  
27 Corridor (ERC) district on the property described in Zoning Case No. C14-2022-0090,  
28 on file at the Planning Department, as follows:

29  
30 LOT 1, BLOCK B, CHEVY CHASE SOUTH PHASE 4 SECTION B BLOCK B,  
31 a subdivision in the City of Austin, Travis County, Texas, according to the map or  
32 plat of record in Plat Volume 84, Page 87C, of the Plat Records of Travis County,  
33 Texas (the "Property"),

34  
35 locally known as 2239, 2239 1/2, and 2309 1/2 Cromwell Circle in the City of Austin,  
36 Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.  
37

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

**PART 5.** East Riverside Corridor (ERC) Zoning District Regulating Plan identifies and defines subdistricts for each property. Within the ERC, properties are designated as being inside or outside of a Hub Boundary. Properties designated within a Hub Boundary may achieve additional entitlements, including additional height, by participating in a voluntary development bonus program. Figure 1-6 of the East Riverside Corridor Hub Map is amended to include the Property in the Hub Boundary, as shown in **Exhibit “C”**.

**PART 6.** Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is amended to make the Property eligible for a development bonus with a maximum height of 65 feet, as shown in **Exhibit “D”**.

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

**PART 9.** Except as specifically modified by this ordinance, the Property remains subject to Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted therein remain in effect.

**PART 10.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

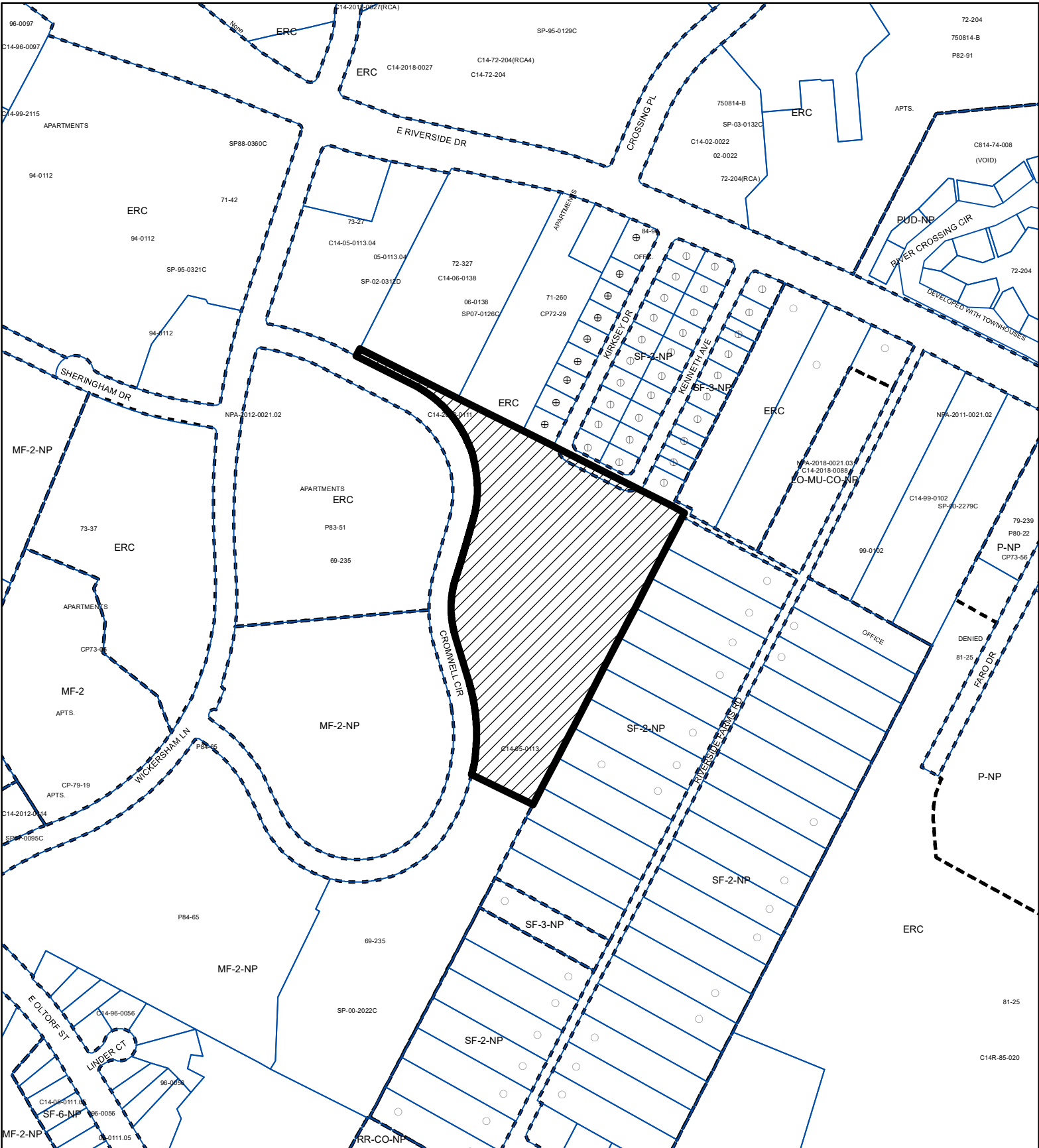
\_\_\_\_\_, 2023      §  
   §  
   §




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#: C14-2022-0090

## 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.

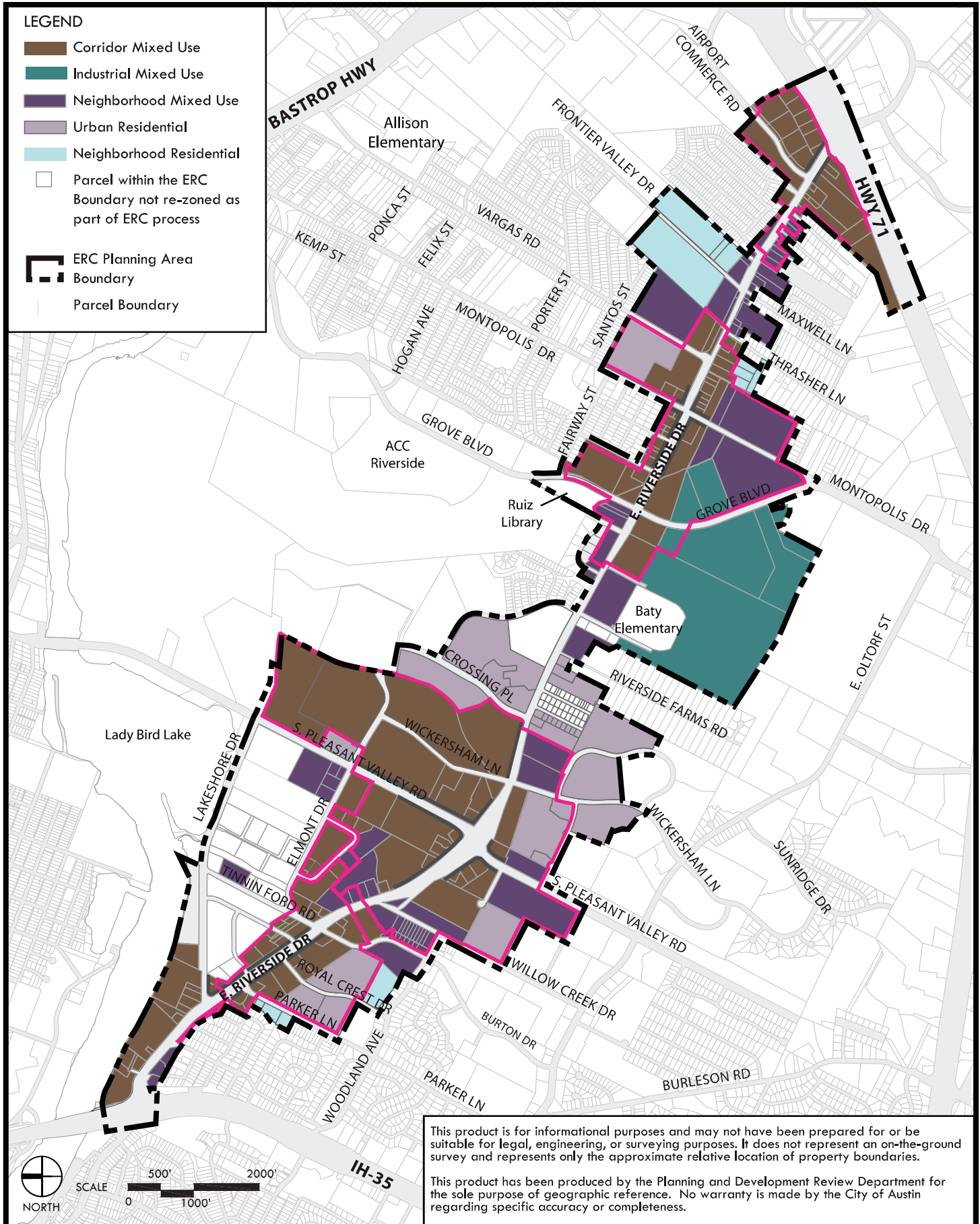
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 7/6/2022**

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

Identifies the subdistrict for each property within the ERC boundary.

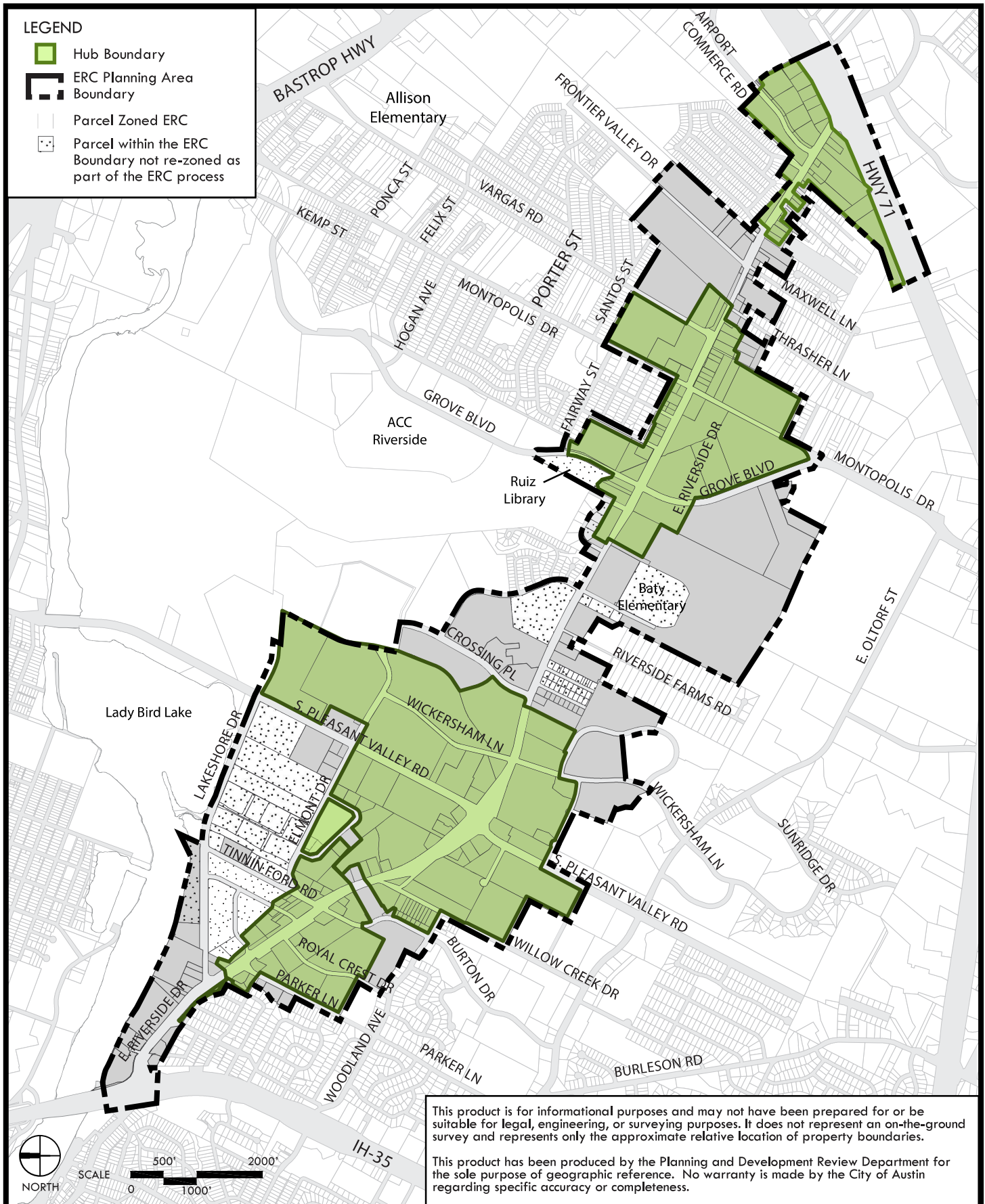




# EXHIBIT "C"

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

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

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

