

**ORDINANCE NO. 20240502-088**

**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 1911 WILLOW CREEK DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) AND TO MODIFY MAXIMUM HEIGHT ALLOWED THROUGH PARTICIPATION IN 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 (“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, 20221027-062, 20230420-046, and 20230914-129.

**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. C14-2023-0047, on file at the Planning Department, as follows:

LOT 3, BLOCK A, WILLOW CREEK SECTION ONE-B, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 52, Page 19, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 1911 Willow Creek 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”**.

**PART 5.** Figure 1-7 of the East Riverside Corridor Height Map is amended to make the Property eligible for allowable building height of 60 feet, 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 maximum height allowed with a development bonus of 160 feet, as shown in **Exhibit “D”**.

**PART 7.** The East Riverside Corridor Subdistrict 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 8.** The East Riverside Corridor 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 9.** 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 10.** 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 11.** This ordinance takes effect on May 13, 2024.

**PASSED AND APPROVED**

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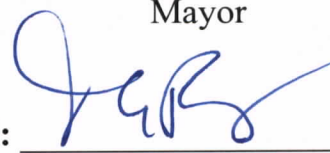
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk



**Created: 4/11/2023**

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

Identifies the subdistrict for each property within the ERC boundary.

Updated 4/24/24

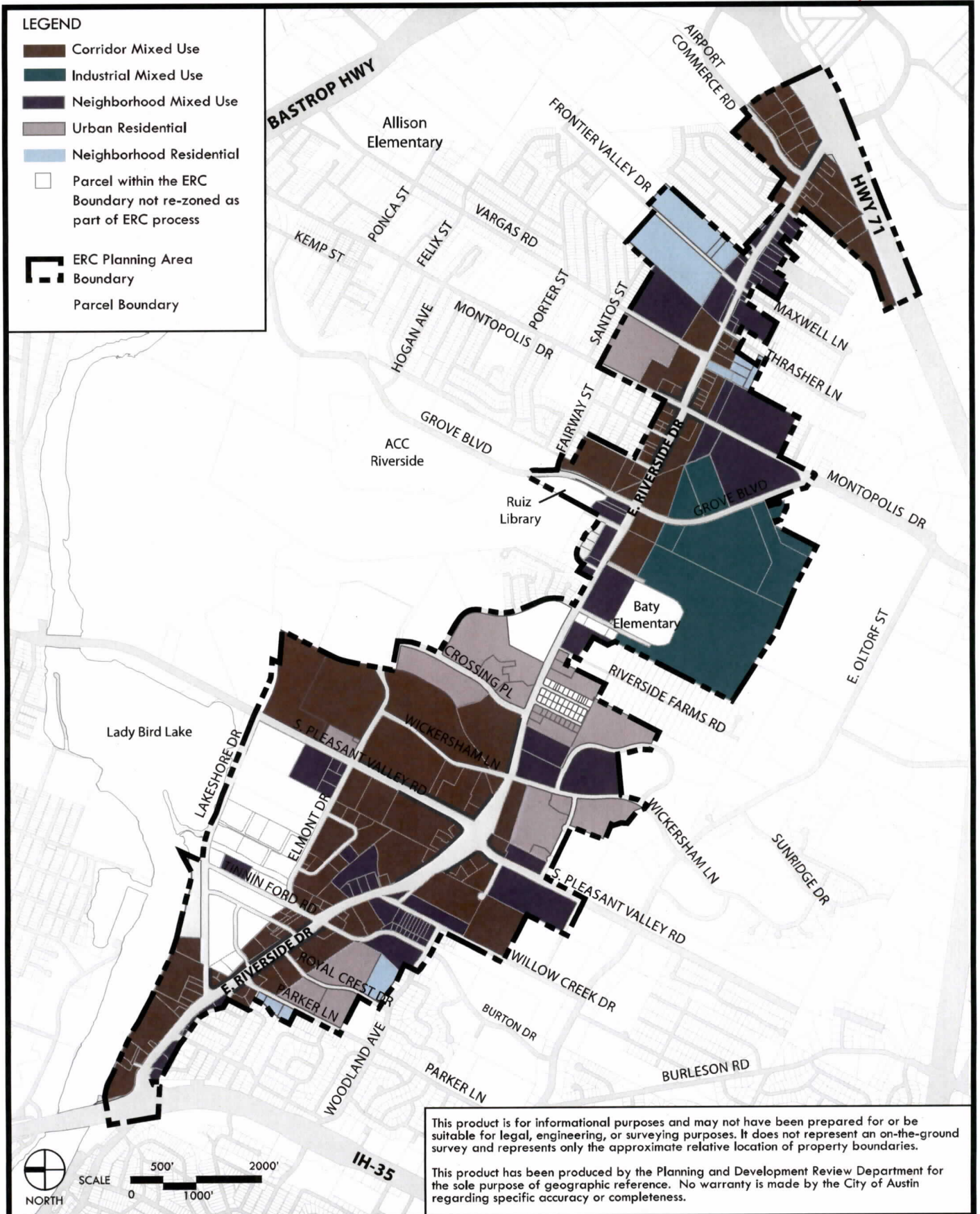




FIGURE 1-7: East Riverside Corridor Height Map

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

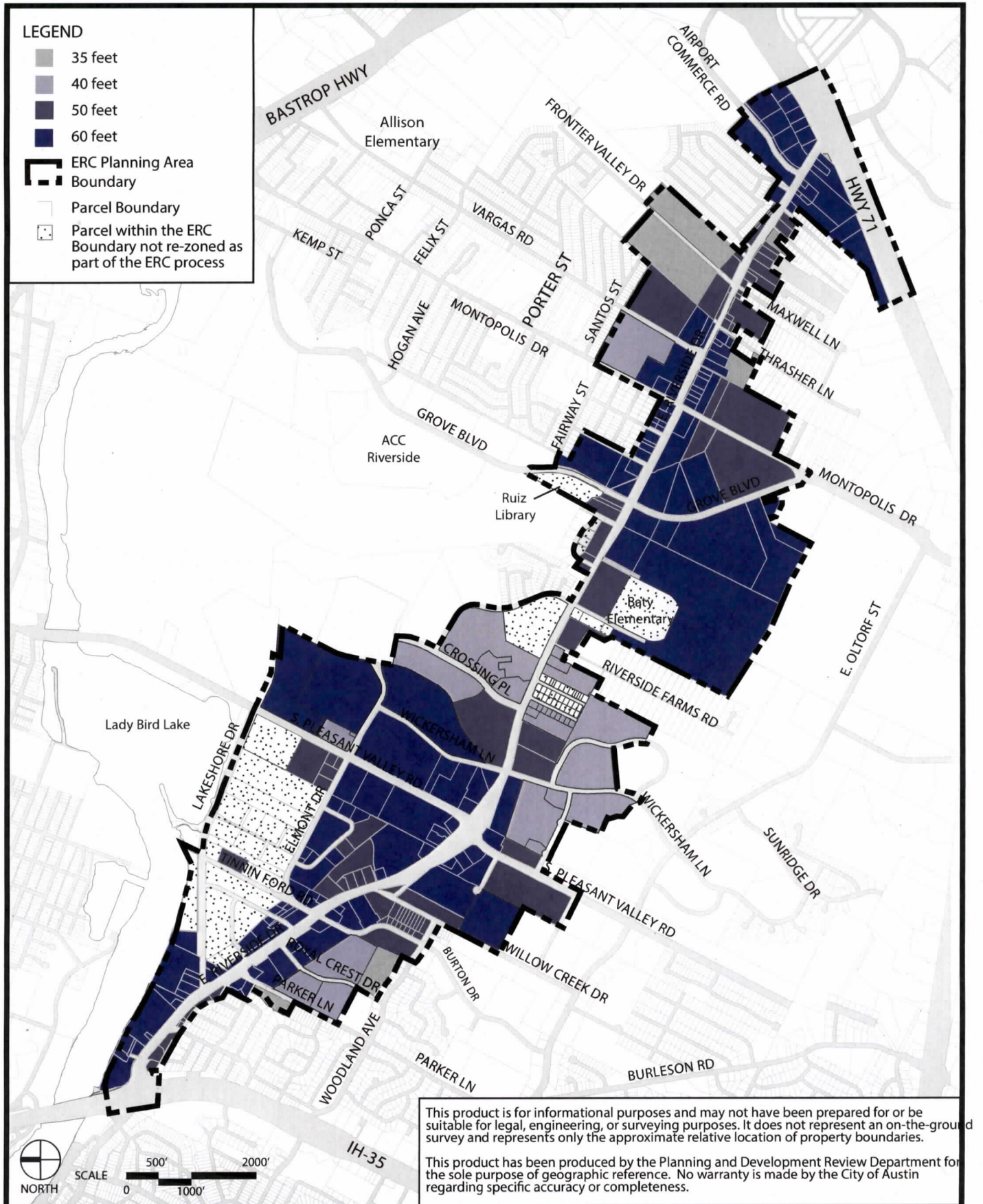




FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

Updated 4/24/24

