

**ORDINANCE NO. 20240718-148**

**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 2323 TOWN LAKE CIRCLE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB BOUNDARY TO INSIDE THE HUB BOUNDARY, AND FROM INELIGIBLE FOR MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS TO ELIGIBLE WITH A MAXIMUM HEIGHT OF 160 FEET.**

**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, 20230914-129, 20240502-088, and 2024-0530-141.

**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. C14-2024-0018, on file at the Planning Department, as follows:

LOT 6, REPLAT OF LAKE SHORE COLONY, a subdivision in the City of Austin, 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 2323 Town Lake Circle in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 4.** 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 "B"**.

**PART 5.** 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 "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 160 feet, as shown in **Exhibit "D"**.

**PART 7.** The East Riverside Corridor maps, attached as **Exhibit "B"**, **Exhibit "C"**, and **Exhibit "D"**, shall be updated to reflect the changes indicated and substituted where appropriate in the Regulation Plan documents.

**PART 8.** 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.

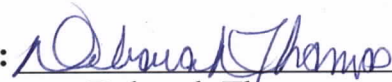
**PART 9.** This ordinance takes effect on July 29, 2024.

**PASSED AND APPROVED**

July 18, 2024

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Kirk Watson  
Mayor

APPROVED:   
Deborah Thomas  
Acting City Attorney

ATTEST:  for  
Myrna Rios  
City Clerk

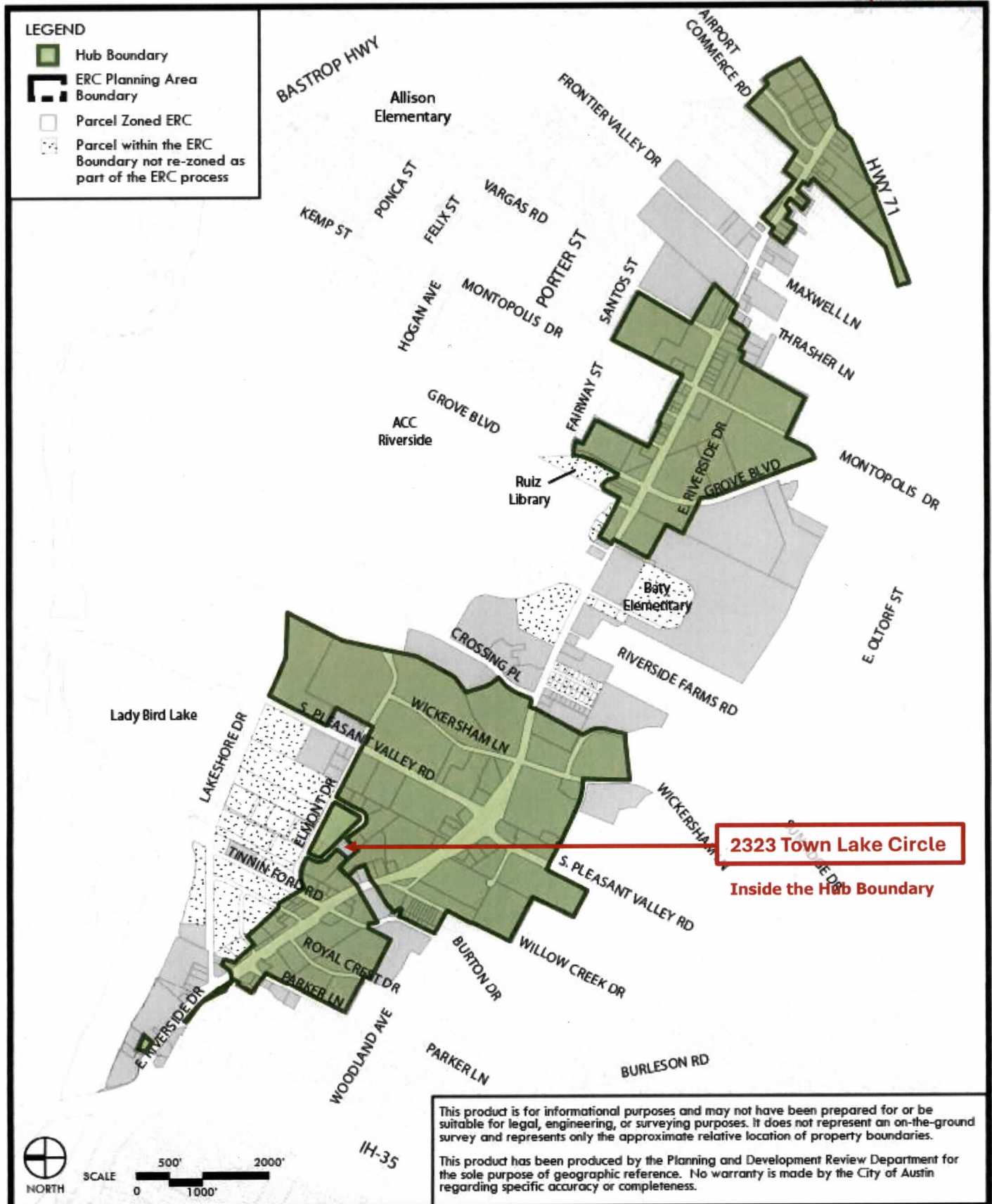




FIGURE 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.

Updated 2/13/24





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

Identifies the subdistrict for each property within the ERC boundary.

Updated 4/24/24

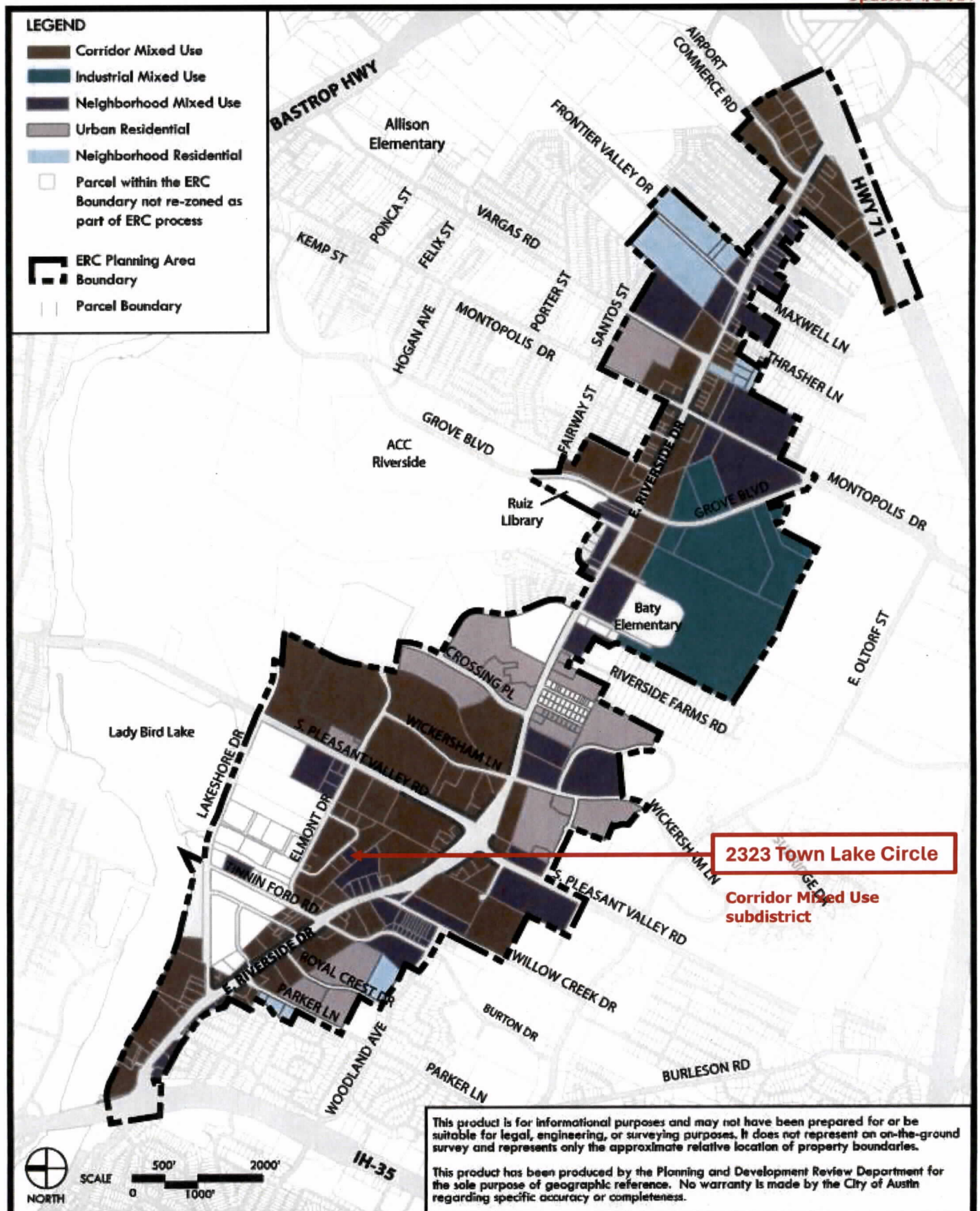




FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

Updated 4/24/24

