ORDINANCE NO.	
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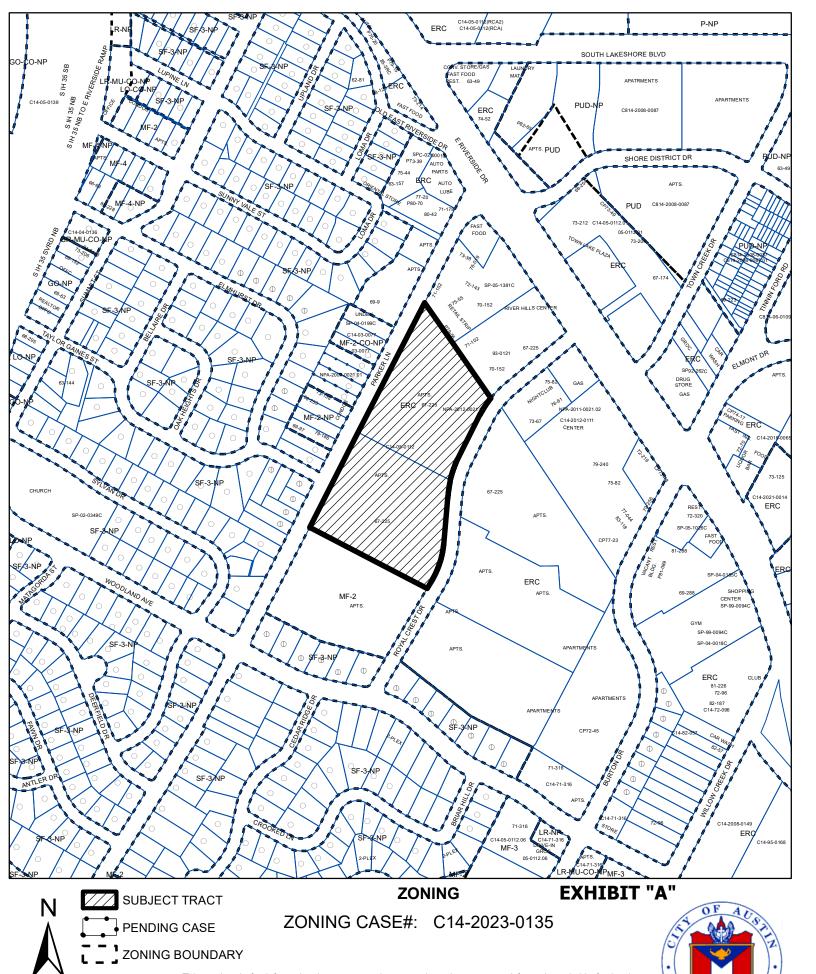
AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING PLAN, REZONING, AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 AND 1600 ROYAL CREST DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) AND ALLOW FOR A MAXIMUM HEIGHT OF 160 FEET THROUGH PARTICIPATION IN A DEVELOPMENT 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, 20230914-129, 20240502-088, 20240530-141, and 20240718-148.
- **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. C14-2023-0135, on file at the Planning Department, as follows:
 - LOT 9, BLOCK B, AMENDED PLAT OF COLORADO HILLS ESTATES SECTION FIVE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 49, Page 43, of the Plat Records of Travis County, Texas, and
 - LOT 8, BLOCK B, LOT 8 BLOCK B COLORADO HILLS ESTATES, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 45, Page 25, of the Plat Records of Travis County, Texas,

(collectively, the "Property"),

locally known as 1500 and 1600 Royal Crest 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 change 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 a development bonus with a maximum height of 160 feet, as shown in Exhibit "C" .
PART 7. The East Riverside Corridor maps, attached as Exhibit "B" and Exhibit "C" , 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, 2024.
PASSED AND APPROVED \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Kirk Watson
Mayor
APPROVED:ATTEST:
Deborah Thomas Myrna Rios
Interim City Attorney City Clerk



1 " = 400 '

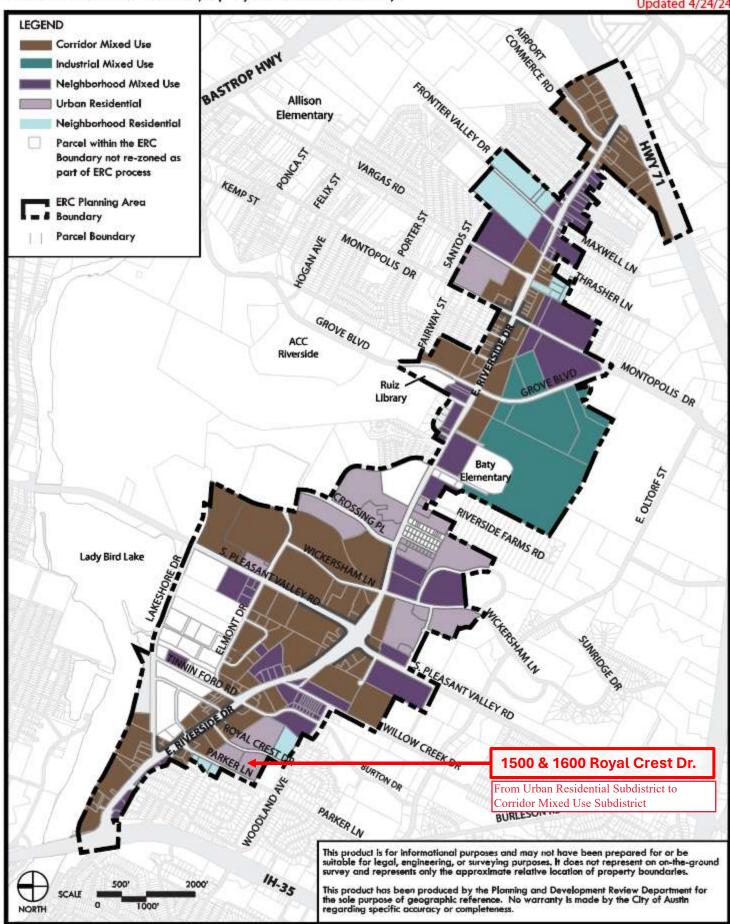
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Created: 11/7/2023

Identifies the subdistrict for each property within the ERC boundary.

Updated 4/24/24



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

Updated 4/24/24

