

ORDINANCE NO. _____

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”),

40 locally known as 1500 and 1600 Royal Crest Drive in the City of Austin, Travis County,
41 Texas, generally identified in the map attached as **Exhibit “A”**.
42

43 **PART 4.** Figure 1-2 of the East Riverside Corridor Subdistrict Map is amended to change
44 the Property as being located in the Corridor Mixed Use subdistrict, as shown in **Exhibit**
45 **“B”**.
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47 **PART 5.** Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is
48 amended to make the Property eligible for a development bonus with a maximum height of
49 160 feet, as shown in **Exhibit “C”**.
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51 **PART 7.** The East Riverside Corridor maps, attached as **Exhibit “B”** and **Exhibit “C”**,
52 shall be updated to reflect the changes indicated and substituted where appropriate in the
53 Regulation Plan documents.
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55 **PART 8.** Except as specifically modified by this ordinance, the Property remains subject to
56 Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted
57 therein remain in effect.
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59 **PART 9.** This ordinance takes effect on _____, 2024.
60

61 **PASSED AND APPROVED**

62
63 §
64 §
65 _____, 2024 § _____
66

Kirk Watson
Mayor

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68
69
70 **APPROVED:** _____ **ATTEST:** _____
71 Deborah Thomas Myrna Rios
72 Interim City Attorney City Clerk
73

FIGURE 1-2: East Riverside Corridor Subdistrict Map

EXHIBIT "B"

Identifies the subdistrict for each property within the ERC boundary.

Updated 4/24/24



