

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20081016-056 FOR A**  
2 **PORTION OF THE PROPERTY COMMONLY KNOWN AS EAST RIVERSIDE**  
3 **PLANNED UNIT DEVELOPMENT LOCATED AT 222 EAST RIVERSIDE**  
4 **DRIVE IN THE GREATER SOUTH RIVER CITY COMBINED**  
5 **NEIGHBORHOOD PLAN AREA AND REZONING AND CHANGING THE**  
6 **ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD**  
7 **PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT**  
8 **DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT**  
9 **TO CHANGE CONDITIONS OF ZONING.**

10  
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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13 **PART 1.** The East Riverside Planned Unit Development (the “East Riverside PUD”) is  
14 comprised of approximately 6.88 acres of land locally known as 222 and 300 East  
15 Riverside Drive, generally located north of East Riverside Drive and west of South  
16 Congress Avenue, and as more particularly described in Ordinance No. 20081016-056.

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18 **PART 2.** The East Riverside PUD was approved October 16, 2008, under Ordinance No.  
19 20081016-056 (the “Original Ordinance”).

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21 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended  
22 to change the base district from planned unit development-neighborhood plan (PUD-NP)  
23 combining district to planned unit development-neighborhood plan (PUD-NP) combining  
24 district on a portion of the property generally known as East Riverside PUD described in  
25 Zoning Case No. C814-2008-0165.01, on file at the Planning Department, as follows:

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27 **LOT 1, RIVERSIDE SQUARE SUBDIVISION**, a subdivision in the City of  
28 Austin, Travis County, Texas, according to the map or plat of record in  
29 Document No. 200600245 of the Official Public Records of Travis County,  
30 Texas (the “Property”),

31  
32 locally known as 222 East Riverside Drive in the City of Austin, Travis County, Texas,  
33 generally identified in the map attached as **Exhibit "A"**.

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35 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as  
36 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 37  
38 Exhibit A. Zoning Map  
39 Exhibit B. Amended Land Use Plan

40 **PART 5.** This ordinance and the attached exhibits amend the Original Ordinance for the  
41 Property, also known as Tract 1 (*misidentified as Tract 2 in the Original Ordinance*). The  
42 land use plan is amended by the attached Exhibit “B” (“Amended Land Use Plan”). The  
43 attached Exhibit “B” replaces Exhibit “C” in the Original Ordinance for the Property. The  
44 Property shall conform to the limitations and conditions set forth in this ordinance and the  
45 attached exhibits. If this ordinance and the attached exhibits conflict, this ordinance  
46 controls. Except as otherwise specifically modified by this ordinance, all other rules,  
47 regulations, and ordinances of the City of Austin (“City”) apply to the Property.

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49 **PART 6.** PART 6. B. 2) of the Original Ordinance is amended as follows:

- 50  
51 2) ~~[The maximum height of a building or structure is 96 feet for the area~~  
52 ~~outside the Waterfront Overlay District Setbacks]~~ Section 25-2-  
53 742(G)(4) is modified to allow a maximum building height of 200 feet  
54 on the Property.

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56 **PART 7.** PART 6. B. 8) of the Original Ordinance is amended as follows:

- 57  
58 8) Section 25-2-~~[744]~~742(C)(2) (*South Shore Central Subdistrict*  
59 *Regulations*) is modified as follows:

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61 The Secondary setback line is located 50 feet from the primary setback  
62 line parallel to the East Bouldin Creek centerline.

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64 **PART 8.** The Original Ordinance is amended to add a new subsection E. to Part 6 as  
65 follows:

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67 E. Austin Energy Green Building Program

- 68  
69 1) All buildings on the Property shall achieve a two-star or greater rating  
70 under the Austin Energy Green Building program using the applicable  
71 rating version in effect at the time a rating registration application is  
72 submitted for the building.
- 73  
74 2) Landowner will meet the Austin Energy Green Building Star Rating  
75 System Light Pollution Reduction Criteria ST7 as outlined in the 2022  
76 Commercial Rating System (or latest applicable version) for all  
77 buildings and site lighting on the Property.
- 78  
79 3) Landowner will meet the Bird Collision Deterrence measure from the  
80 Austin Energy Green Building Star Rating System Bird Collision

81 Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating  
82 System (or latest applicable version) for all buildings on the Property.

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84 **PART 9.** The Original Ordinance is amended to add a new subsection F. to Part 6 as  
85 follows:

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87 **F.** Reclaimed Water System Extension

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89 1) Landowner shall construct at Landowner's expense a public reclaimed  
90 water system main. The public reclaimed water system main shall be  
91 connected to an adjoining reclaimed water main at the time of  
92 construction and shall be capped to be ready for future connection to the  
93 reclaimed water main by others, as required by the Director of Austin  
94 Water. If a serviceable reclaimed water main is not available to the  
95 Property as determined by the Director of Austin Water, the public  
96 reclaimed water system main shall be temporarily connected to a public  
97 potable water main and capped at each end to be ready for future  
98 connection to the public reclaimed water system main, as required by the  
99 Director of Austin Water. Total off-site construction of reclaimed water  
100 system main shall not exceed 500 linear feet.

101 2) Landowner shall install a reclaimed water service and meters and  
102 connect to and utilize reclaimed water systems (purple pipe) for all  
103 irrigation, cooling, and toilet and urinal flushing uses on the Property.

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105 **PART 10.** The Original Ordinance is amended to add a new subsection G. to Part 6 as  
106 follows:

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108 **G.** Baseline Building Height

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110 A baseline building height of 96 feet is established for the Property in  
111 calculating development bonuses per City Code Chapter 25-2, Subchapter  
112 B, Article 2, Division 5, Section 2.5 (*Development Bonuses*).

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114 **PART 11.** Except as otherwise specifically provided for in this ordinance, the terms and  
115 conditions of the Original Ordinance remain in effect. If this ordinance and the Original  
116 Ordinance conflict, this ordinance controls.

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118 **PART 12.** Except as specifically modified by this ordinance, the Property is subject to  
119 Ordinance No. 20050929-Z003 that established zoning for the South River City  
120 Neighborhood Plan.

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**PART 13.** Council makes the following findings:

- (A) the East Riverside PUD provides superiority and meets the objectives of City Code;
- (B) the code modifications set out in the Original Ordinance and in this ordinance are necessary to provide community benefits and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
- (C) the impacts of the code modifications are offset by the imposed site development requirements applicable to the Property.

**PART 14.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025

§  
§  
§

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

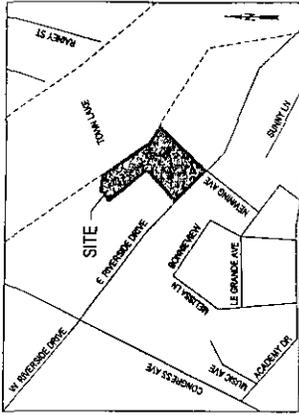
Deborah Thomas  
City Attorney

Erika Brady  
City Clerk



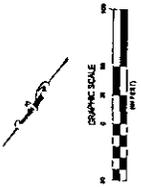
4/30/2008

VICINITY MAP (NTS)



WATER, WASTEWATER, STORM DRAINAGE, AND ELECTRIC SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN DUE TO THE PROXIMITY TO TOWN LAKE. DETENTION IS NOT REQUIRED. WATER QUALITY WILL BE PROVIDED ON-SITE.

LADY BIRD LAKE



**Tract One**

222 E RIVERSIDE  
2.881 ACRES  
LUTY RIVERSIDE SQUARE SUBDIVISION  
DOC # 200500000000000000

**Tract Two**

300 E RIVERSIDE  
3.883 ACRES  
VOL. 12504 PG. 0261  
(3.888 AC)  
OUT OF THE HANCOCK DEL. LEG. SURREY  
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

**Exhibit B**

**EAST RIVERSIDE PUD - 6.88 ACRES**

