

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 1300 1/2, 1500, 1500 1/2, 1600 1/2, AND 1706 1/2 CROSSING PLACE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL 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, 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. C14-2024-0066, on file at the Planning Department, as follows:

LOT 1, BLOCK A, CROSSING PLACE ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900181 of the Official Public Records of Travis County, Texas (the “Property”),

locally known as 1300 1/2, 1500, 1500 1/2, 1600 1/2, and 1706 1/2 Crossing Place in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

40 **PART 4.** East Riverside Corridor (ERC) Zoning District Regulating Plan identifies and
41 defines subdistricts for each property. Within the ERC, properties are designated as being
42 inside or outside of a Hub Boundary. Properties designated within a Hub Boundary may
43 achieve additional entitlements, including additional height, by participating in a voluntary
44 development bonus program. Figure 1-6 of the East Riverside Corridor Hub Map is
45 amended to include the Property in the Hub Boundary, as shown in **Exhibit “B”**.

46
47 **PART 5.** Figure 1-2 of the East Riverside Corridor Subdistrict Map is amended to change
48 the Property as being located in the Corridor Mixed Use subdistrict, as shown in **Exhibit**
49 **“C”**.

50
51 **PART 6.** Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is
52 amended to make the Property eligible for a development bonus with a maximum height of
53 160 feet, as shown in **Exhibit “D”**.

54
55 **PART 7.** The East Riverside Corridor maps, attached as **Exhibit “B”**, **Exhibit “C”**, and
56 **Exhibit “D”**, shall be updated to reflect the changes indicated and substituted where
57 appropriate in the Regulation Plan documents.

58
59 **PART 8.** Except as specifically modified by this ordinance, the Property remains subject to
60 Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted
61 therein remain in effect.

62
63 **PART 9.** This ordinance takes effect on _____, 2024.

64
65 **PASSED AND APPROVED**

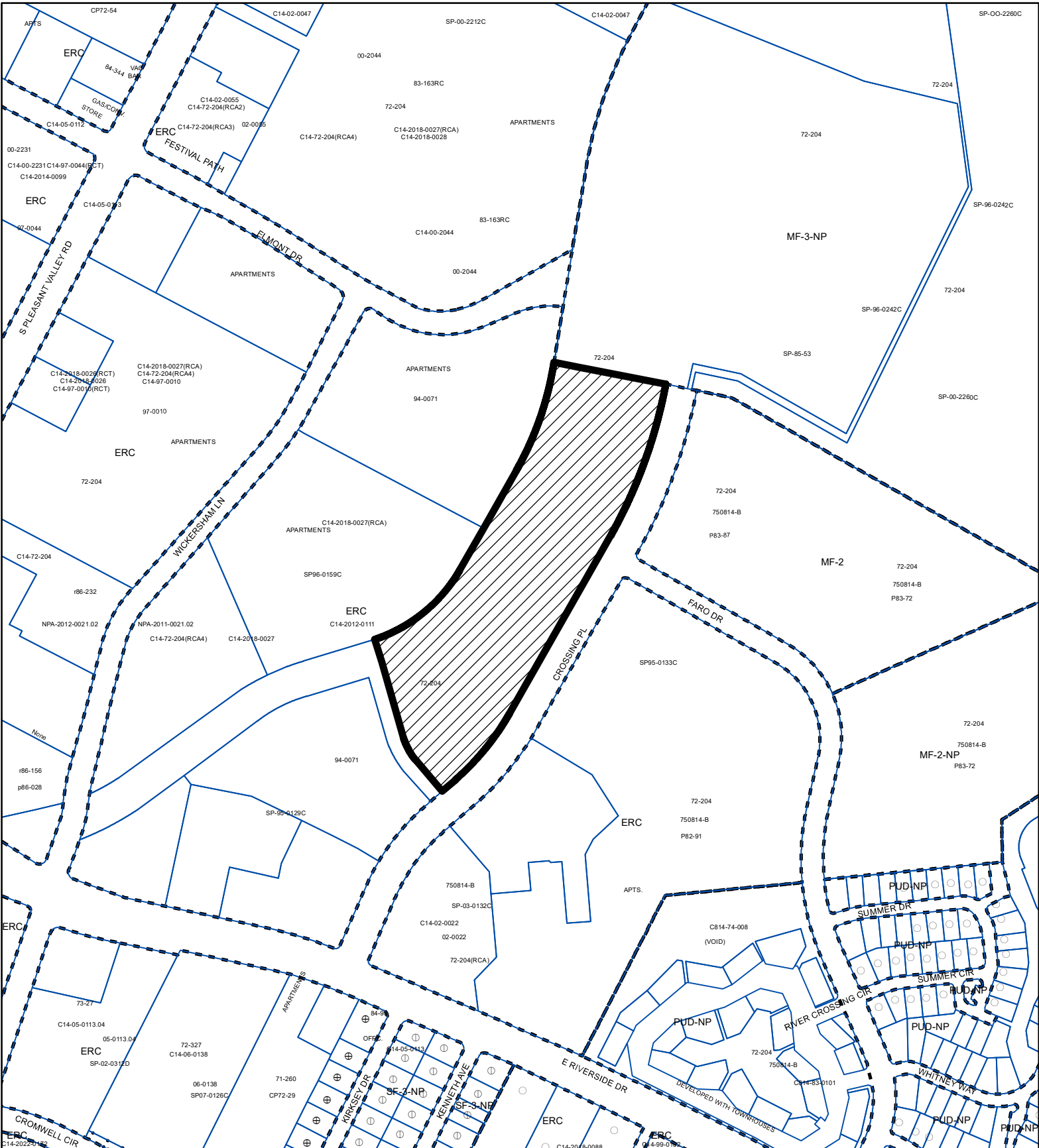
66
67 §
68 §
69 _____, 2024 § _____

70 Kirk Watson
71 Mayor

72
73
74 **APPROVED:** _____ **ATTEST:** _____

75 Deborah Thomas
76 Interim City Attorney

75 Myrna Rios
76 City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0066



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 4/18/2024

Figure I-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.

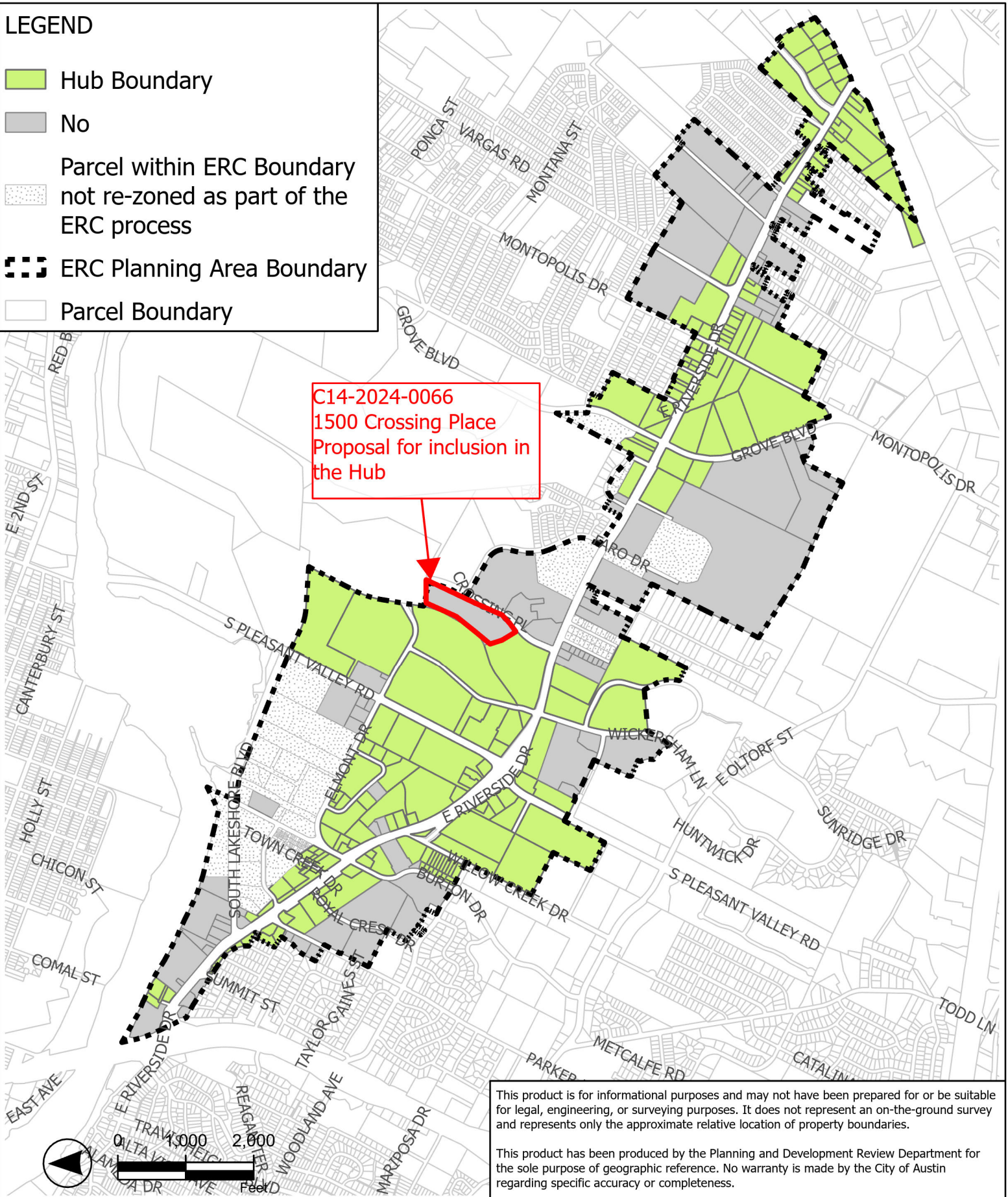


Figure I-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

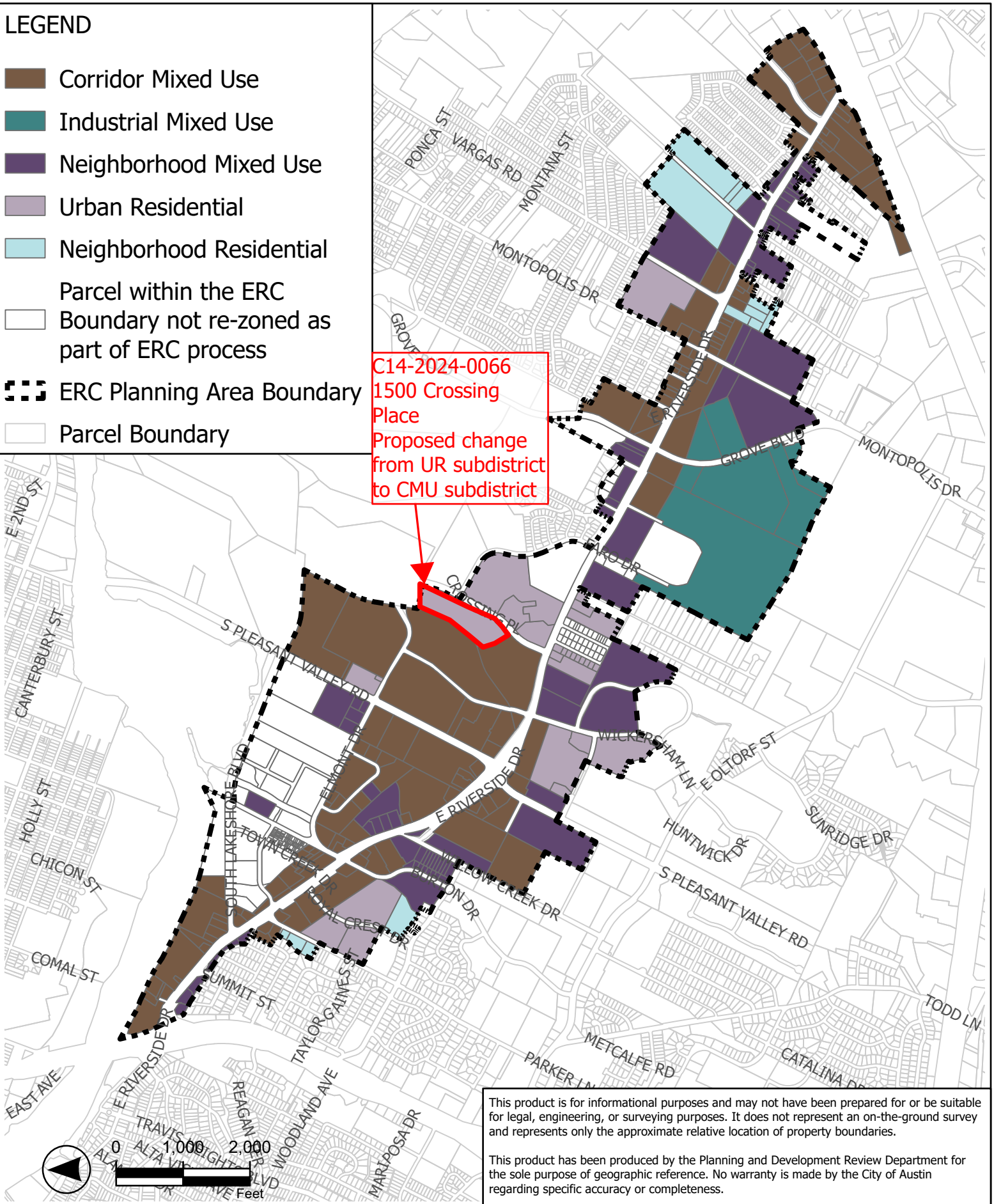










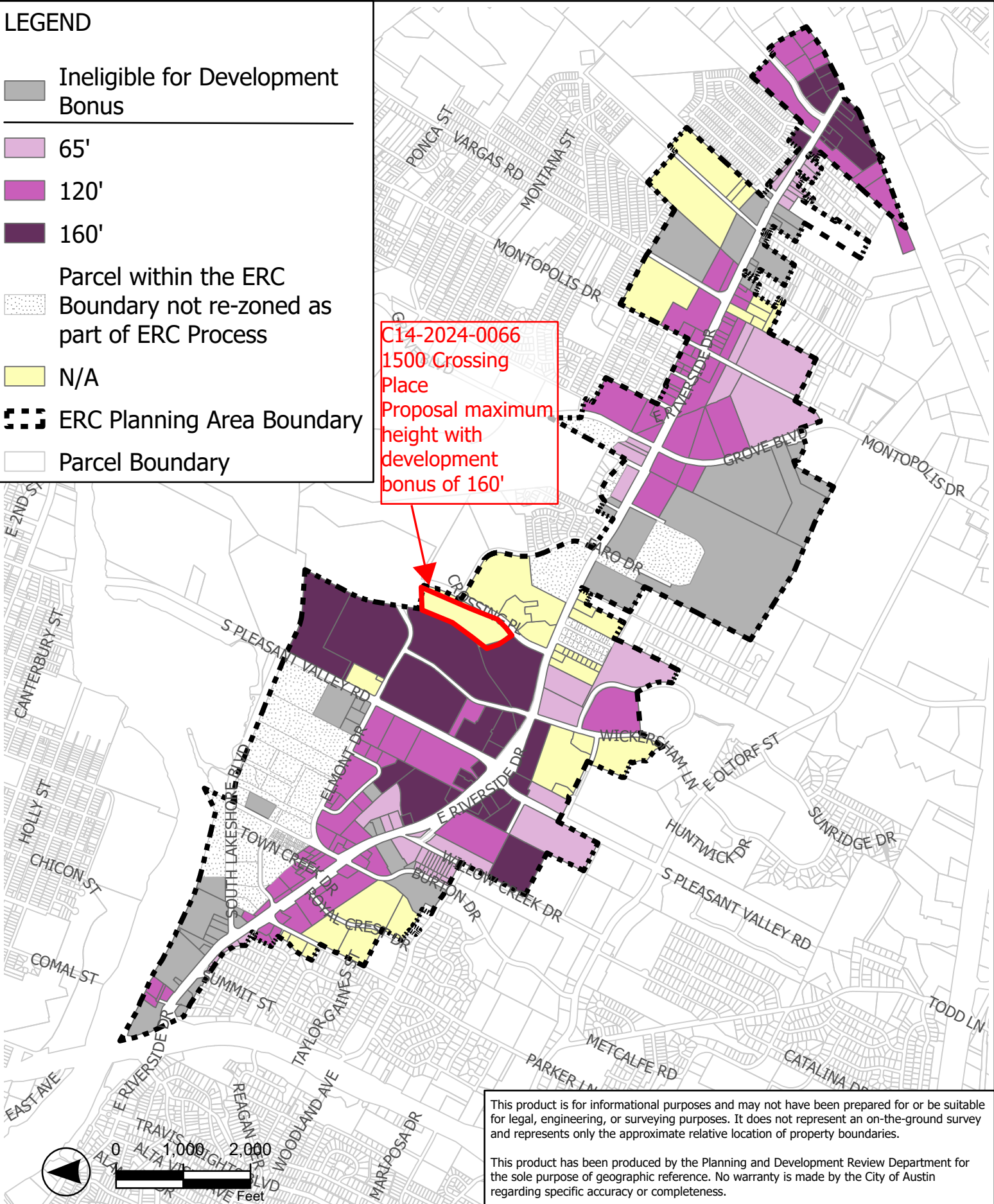
Figure I-8: East Riverside Corridor Development Bonus Height Map

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

LEGEND

-  Ineligible for Development Bonus
-  65'
-  120'
-  160'
-  Parcel within the ERC Boundary not re-zoned as part of ERC Process
-  N/A
-  ERC Planning Area Boundary
-  Parcel Boundary

C14-2024-0066
 1500 Crossing
 Place
 Proposal maximum
 height with
 development
 bonus of 160'



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