

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST  
2 RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING  
3 PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY  
4 LOCATED AT 2239, 2239 1/2, AND 2309 1/2 CROMWELL CIRCLE FROM EAST  
5 RIVERSIDE CORRIDOR (ERC) DISTRICT (URBAN RESIDENTIAL  
6 SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT  
7 (NEIGHBORHOOD MIXED USE SUBDISTRICT), FROM OUTSIDE THE HUB  
8 BOUNDARY TO INSIDE THE HUB BOUNDARY, AND FROM INELIGIBLE FOR  
9 MAXIMUM HEIGHT ALLOWED WITH A DEVELOPMENT BONUS TO  
10 ELIGIBLE WITH A MAXIMUM HEIGHT OF 65 FEET.

11  
12 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

13  
14 **PART 1.** The East Riverside Corridor zoning district is comprised of approximately 900  
15 acres of land, locally known as the area generally bounded by Lady Bird Lake on the north,  
16 State Highway 71 on the east and south, and IH-35 on the west, in the City of Austin,  
17 Travis County, Texas.

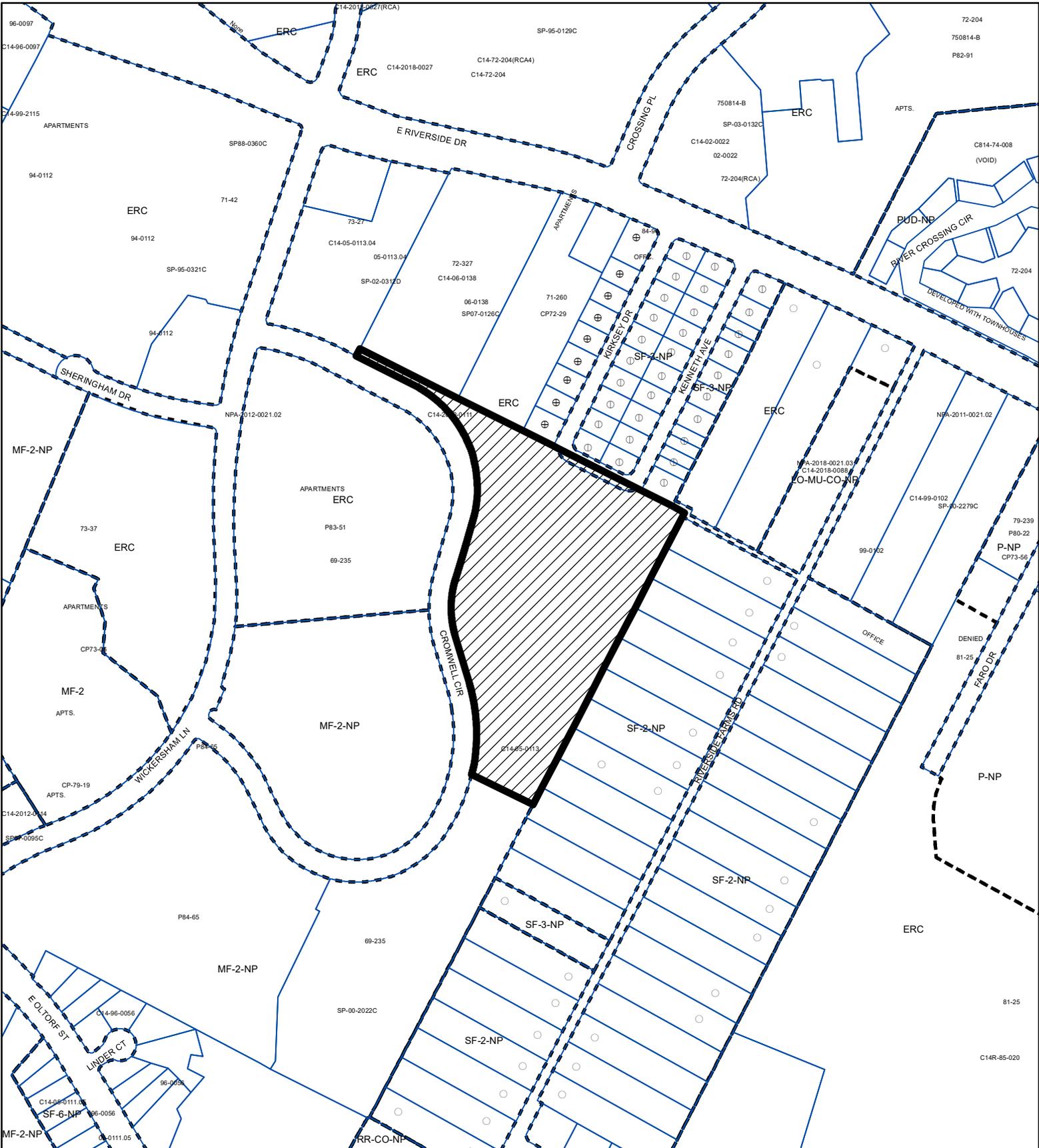
18  
19 **PART 2.** The East Riverside Corridor zoning district and regulating plan (“East Riverside  
20 Regulating Plan”) were approved on May 9, 2013, under Ordinance No. 20130509-039;  
21 and amended under Ordinance Nos. 20141106-084, 20151015-070, 20170420-046,  
22 20190411-046, 20190411-047, 20191017-046, 20191017-047, 20191017-048, 20210506-  
23 061, 20210520-045, 20220728-149, 20221027-062, and 20230420-046.

24  
25 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
26 change the base district from East Riverside Corridor (ERC) district to East Riverside  
27 Corridor (ERC) district on the property described in Zoning Case No. C14-2022-0090,  
28 on file at the Planning Department, as follows:

29  
30 LOT 1, BLOCK B, CHEVY CHASE SOUTH PHASE 4 SECTION B BLOCK B,  
31 a subdivision in the City of Austin, Travis County, Texas, according to the map or  
32 plat of record in Plat Volume 84, Page 87C, of the Plat Records of Travis County,  
33 Texas (the “Property”),

34  
35 locally known as 2239, 2239 1/2, and 2309 1/2 Cromwell Circle in the City of Austin,  
36 Travis County, Texas, and generally identified in the map attached as **Exhibit “A”**.





**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2022-0090



-  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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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# EXHIBIT "C"

## 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.

