

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
4 PROPERTY LOCATED AT 2323 TOWN LAKE CIRCLE FROM EAST
5 RIVERSIDE CORRIDOR (ERC) DISTRICT (NEIGHBORHOOD MIXED USE
6 SUBDISTRICT) TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT
7 (CORRIDOR 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 160 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 (“Regulating
20 Plan”) were approved on May 9, 2013, under Ordinance No. 20130509-039; and amended
21 under Ordinance Nos. 20141106-084, 20151015-070, 20170420-046, 20190411-046,
22 20190411-047, 20191017-046, 20191017-047, 20191017-048, 20210506-061, 20210520-
23 045, 20220728-149, 20221027-062, 20230420-046, 20230914-129, 20240502-088, and
24 2024-0530-141.

25
26 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
27 change the base district from East Riverside Corridor (ERC) district to East Riverside
28 Corridor (ERC) district on the property described in Zoning Case No. C14-2024-0018,
29 on file at the Planning Department, as follows:

30
31 LOT 6, REPLAT OF LAKE SHORE COLONY, a subdivision in the City of
32 Austin, Travis County, Texas, according to the map or plat of record in in
33 Document No. 202000074 of the Official Public Records of Travis County, Texas
34 (the “Property”),

35
36 locally known as 2323 Town Lake Circle in the City of Austin, Travis County, Texas,
37 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 list the
48 Property as being located in the Corridor Mixed Use subdistrict, as shown in **Exhibit “C”**.

49
50 **PART 6.** Figure 1-8 of the East Riverside Corridor Development Bonus Height Map is
51 amended to make the Property eligible for a development bonus with a maximum height of
52 160 feet, as shown in **Exhibit “D”**.

53
54 **PART 7.** The East Riverside Corridor maps, attached as **Exhibit “B”**, **Exhibit “C”**, and
55 **Exhibit “D”**, shall be updated to reflect the changes indicated and substituted where
56 appropriate in the Regulation Plan documents.

57
58 **PART 8.** Except as specifically modified by this ordinance, the Property remains subject to
59 Ordinance No. 20130509-039, and the terms and conditions of the regulating plan adopted
60 therein remain in effect.

61
62 **PART 9.** This ordinance takes effect on _____, 2024.

63
64 **PASSED AND APPROVED**

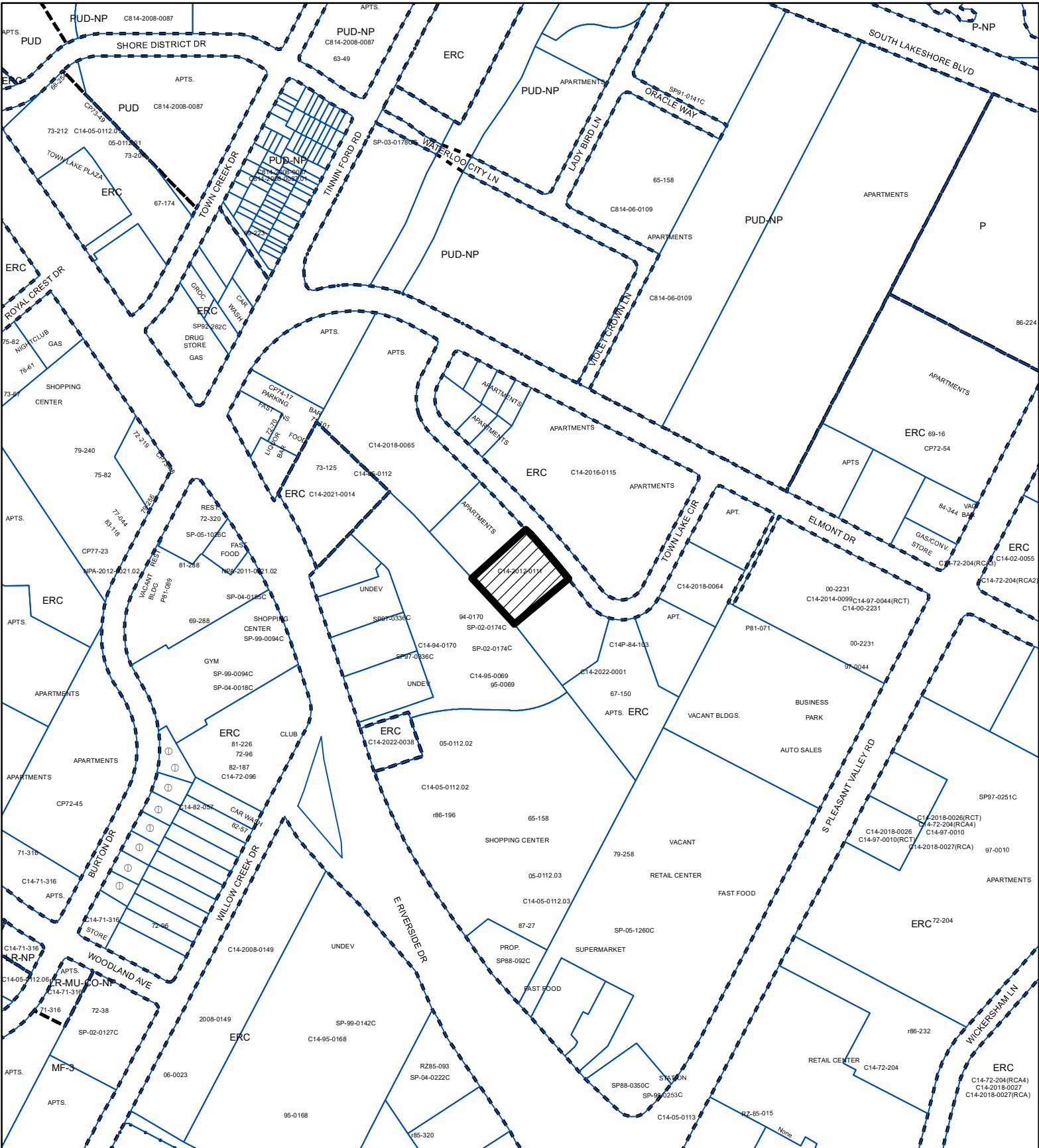
65
66 §
67 §
68 _____, 2024 § _____

69 Kirk Watson
70 Mayor

71
72
73 **APPROVED:** _____ **ATTEST:** _____

74 Anne L. Morgan
75 City Attorney

74 Myrna Rios
75 City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0018



-  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: 2/26/2024

FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

Updated 4/24/24

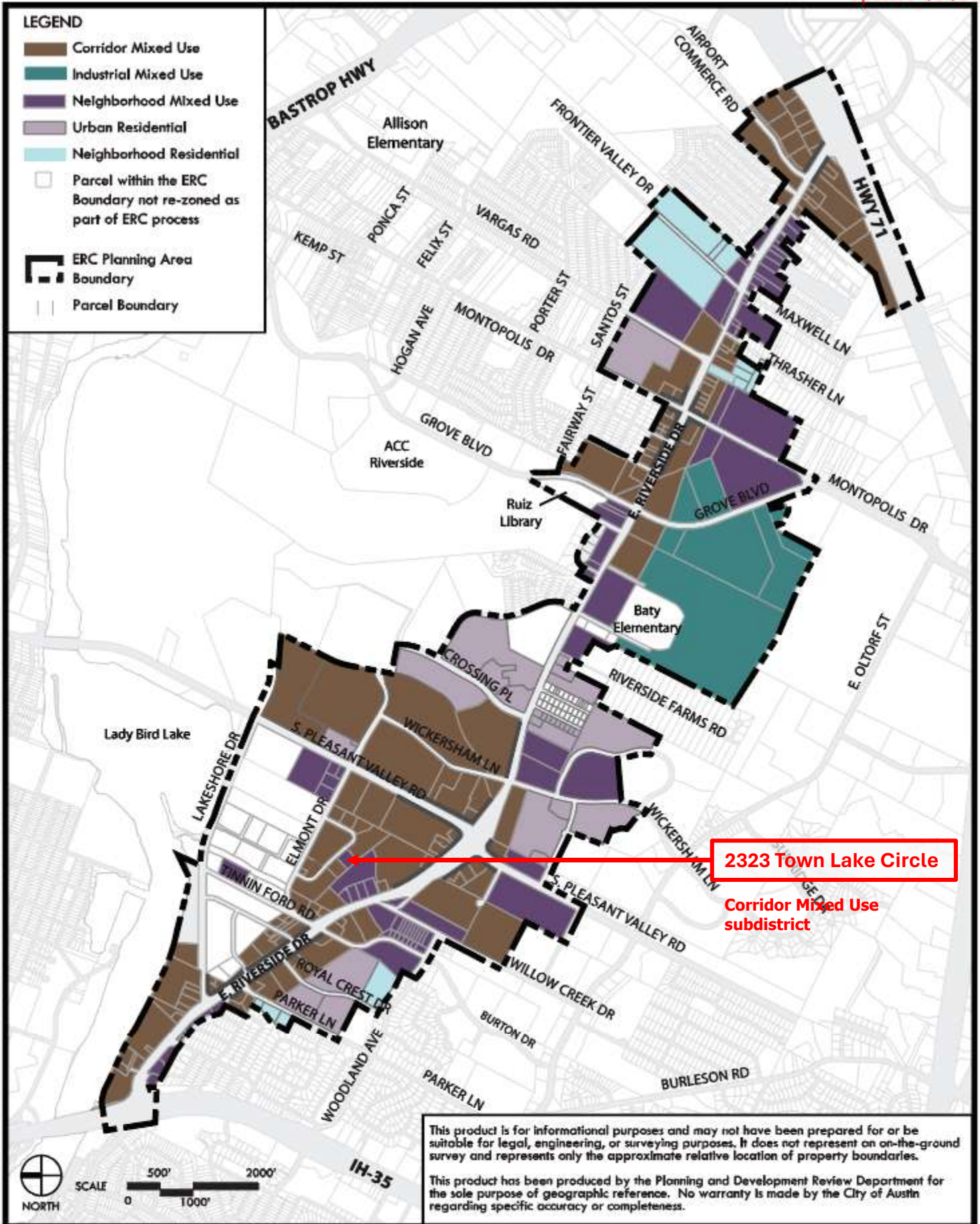


FIGURE 1-8: East Riverside Corridor Development Bonus Height Map

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

Updated 4/24/24

