

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2026-001

Amendments to the East Riverside Corridor Regulating Plan (ERC):

Conduct a public hearing and consider a recommendation to amend the ERC Regulating Plan to remove the property located at 1404 East Riverside Drive from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan.

Background and summary of proposed code amendment:

This amendment was initiated by the City Council under [Resolution No. 20260122-056](#).

Sponsor: Council Member José Velásquez, Co-Sponsor: Mayor Kirk Watson, Co-sponsor: Council Member Mike Siegel, Co-sponsor: Council Member Zohaib "Zo" Qadri, Co-sponsor: Council Member José "Chito" Vela.

On February 25, 2010, the City Council adopted the ERC as an amendment to the Imagine Austin Comprehensive Plan. The ERC Plan establishes a long-term vision to transition existing low-density, auto-oriented commercial uses into a pedestrian, and bicycle-friendly, mixed-use urban district. A core objective of the plan is to advance high-quality development and create vibrant places where people can live, work, shop, and recreate within walking distance.

In May 2013, City Council adopted [Ordinance No. 20130509-039](#) which created the ERC zoning district and established the East Riverside Corridor Regulating Plan (ERC Regulating Plan) and its associated planning area boundary. Council also adopted [Ordinance No. 20130509-042](#) rezoning approximately 228 acres within the East Riverside Corridor to ERC.

The approximately 2.62-acre property located at 1404 East Riverside Drive, was rezoned within the boundary of the ERC Regulating Plan by Ordinance No. 20130509-042. The property owner intends to submit a Planned Unit Development (PUD) application to modify existing development regulations. Because the property lies within the ERC Regulating Plan boundary, a Code amendment is required to remove the tract from the ERC Regulating Plan to allow the rezoning of the subject property to a PUD. This amendment will provide for consistent and cohesive development regulations.

The current ERC Regulating Plan includes several figures that depict the subject property. See **Exhibit "A"**.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed Code Amendment to amend the East Riverside Corridor Regulating Plan to remove the property located at 1404 East Riverside Drive from the following figures as depicted by the amended figures in **Exhibit "B"**:

1. Amend Figure 1-1: East Riverside Corridor (ERC) Zoning Map
2. Amend Figure 1-2: East Riverside Corridor Subdistrict Map
3. Amend Figure 1-3: East Riverside Corridor Roadway Type Map
4. Amend Figure 1-4: East Riverside Corridor Active Edges Map
5. Amend Figure 1-5: East Riverside Corridor Collector Street Map
6. Amend Figure 1-6: East Riverside Corridor Hub Map
7. Amend Figure 1-7: East Riverside Corridor Height Map
8. Amend Figure 1-8: East Riverside Corridor Development Bonus Height Map
9. Amend Figure 1-15: Map of Properties with Drive-Through Facilities
10. Amend Figure 1-17: Map of Properties with Service Stations

City Council and Board and Commission Actions:

1. January 22, 2026: Initiated by the City Council under [Resolution No. 20260122-056](#).
2. Planning Commission public hearing: May 12, 2026.
3. City Council public hearing: May 21, 2026.

City Staff: Jorge E. Rousselin, CNU-A **Phone:** (512) 974-2975 **Email:** Jorge.rousselin@austintexas.gov



C20-2026-001

Exhibit “A”

Existing Figures in the ERC Regulating Plan

Figure 1-1: East Riverside Corridor (ERC) Zoning Map

UPDATED: April 17, 2026

The map below indicates the properties within the ERC boundary zoned ERC.

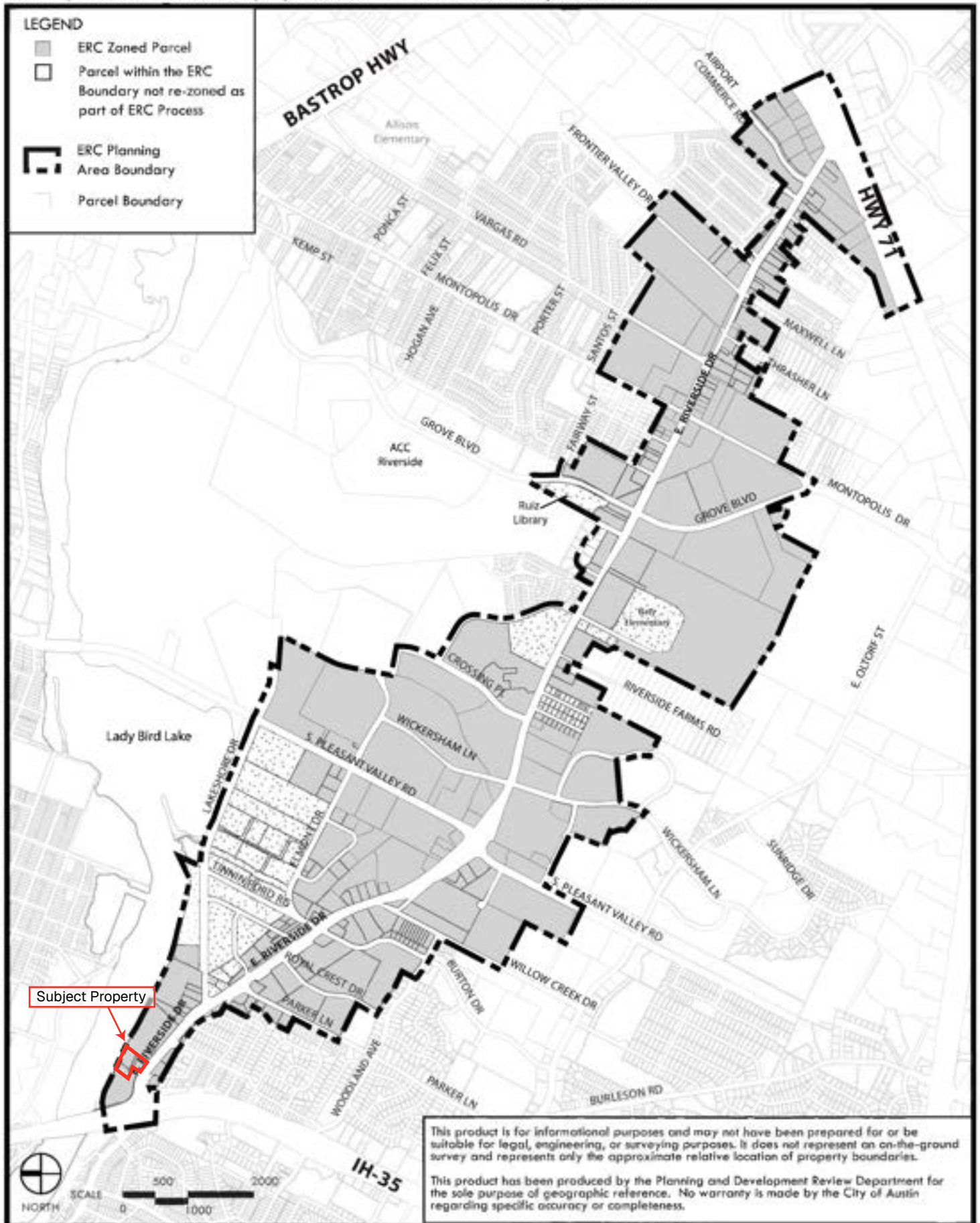


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

UPDATED: April 17, 2026

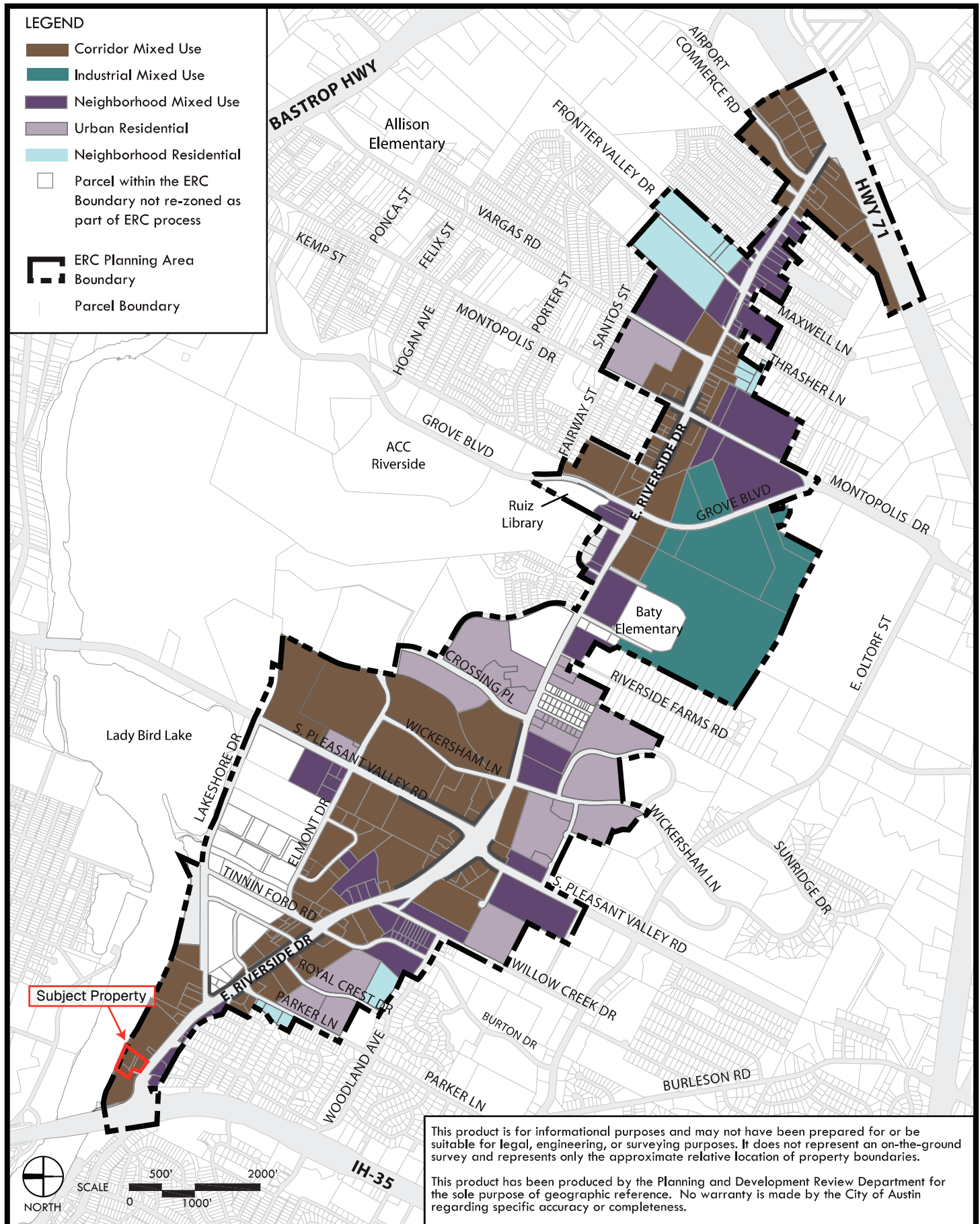


Figure 1-3: East Riverside Corridor Roadway Type Map

UPDATED: April 17, 2026

Indicates the Roadway type for all existing and proposed streets within the ERC boundary.

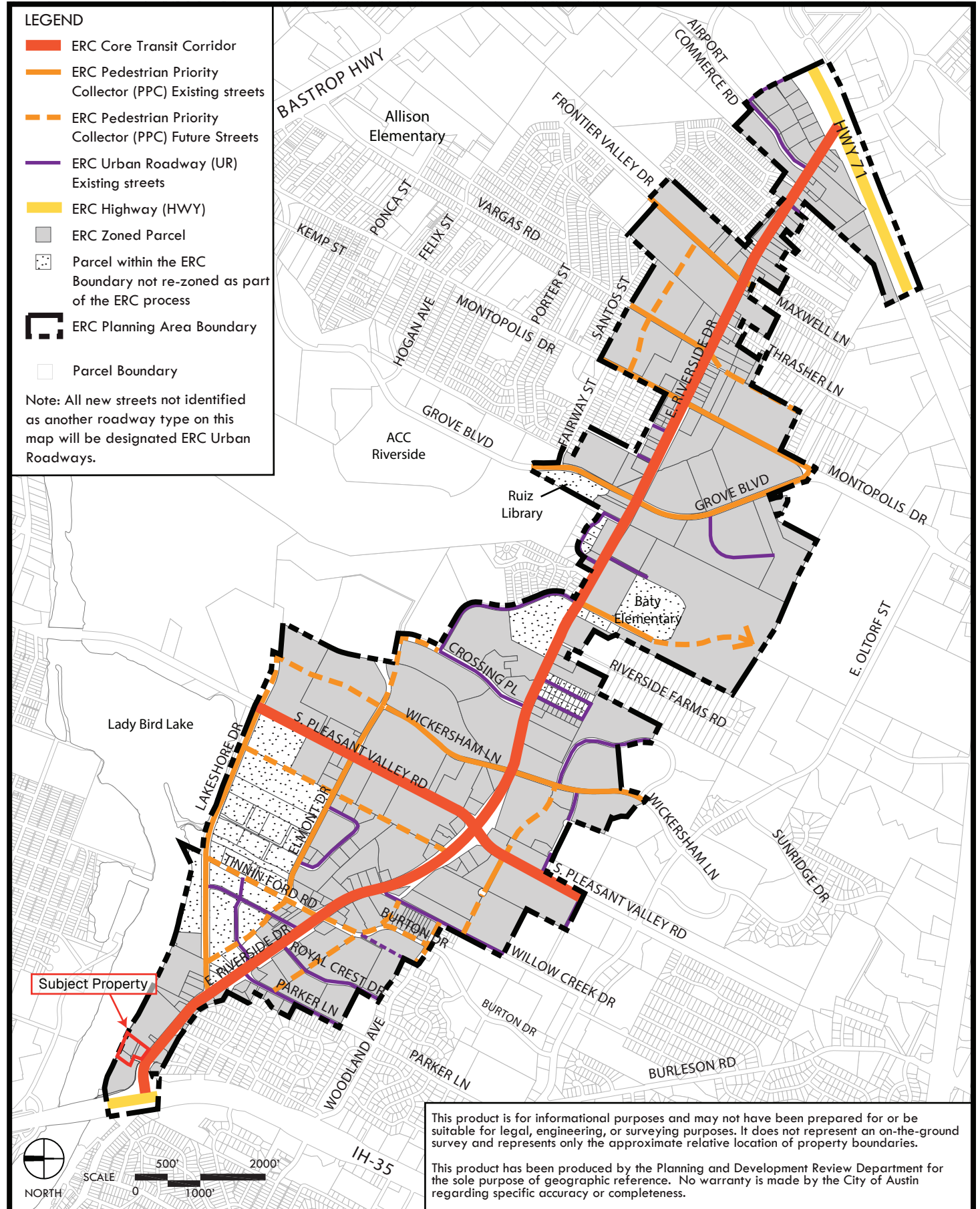
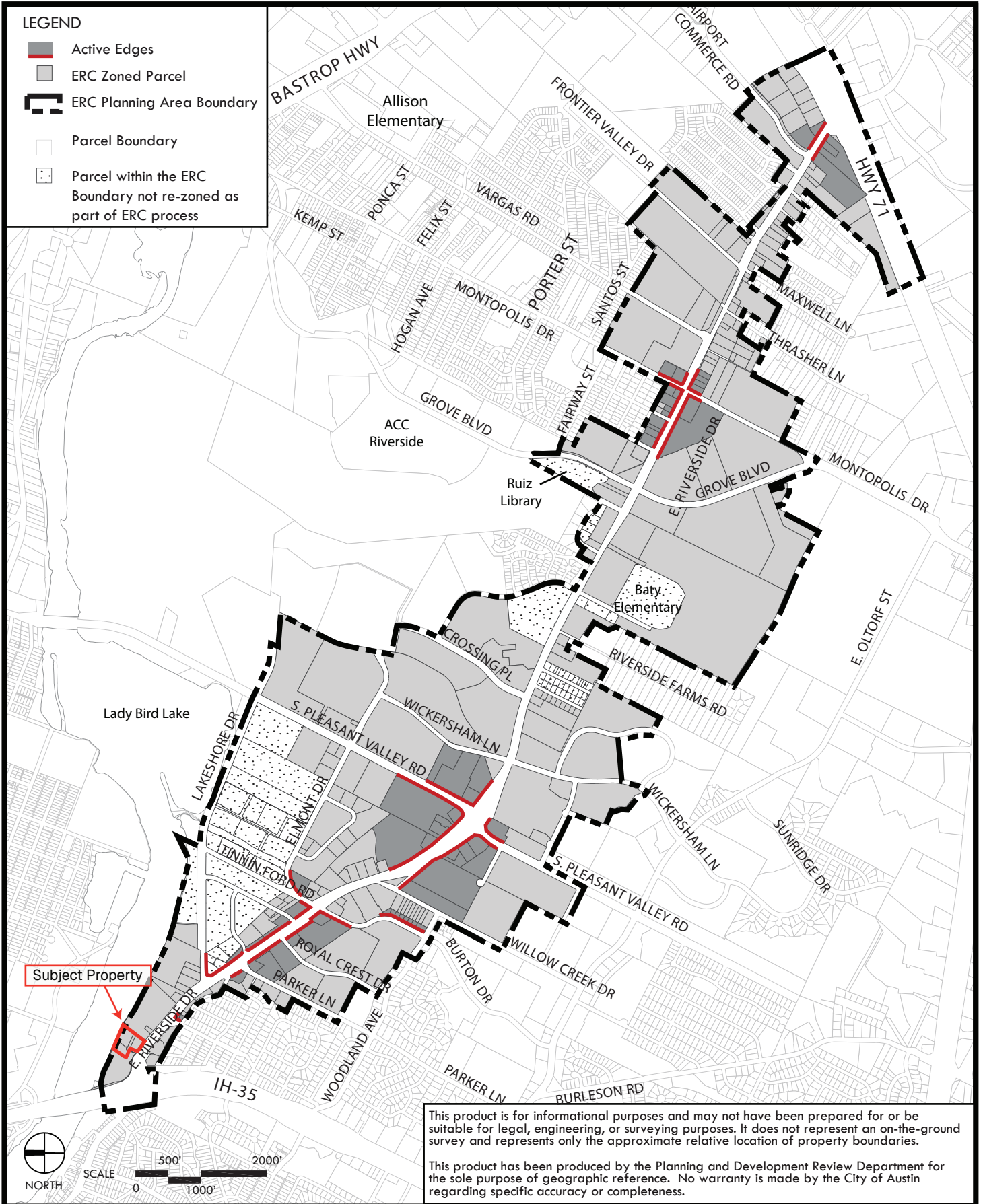


Figure 1-4: East Riverside Corridor Active Edges Map

This map shows properties that have an active edge requirement and on which street face the active edge is located. The requirements for Active Edges can be found in Section 5.6 of this document.



Shows existing and new streets designated as Collector streets.

UPDATED: April 17, 2026



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.

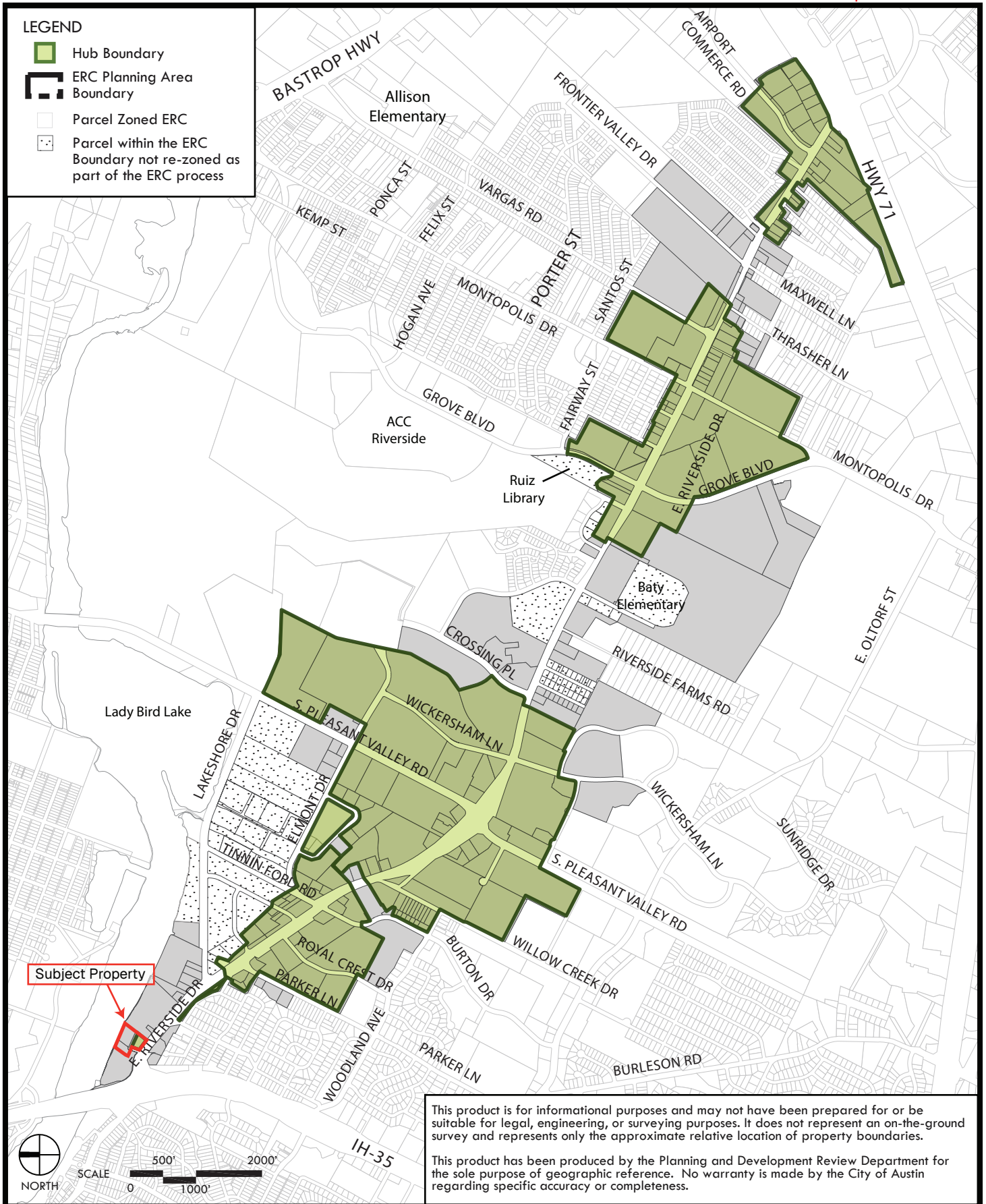
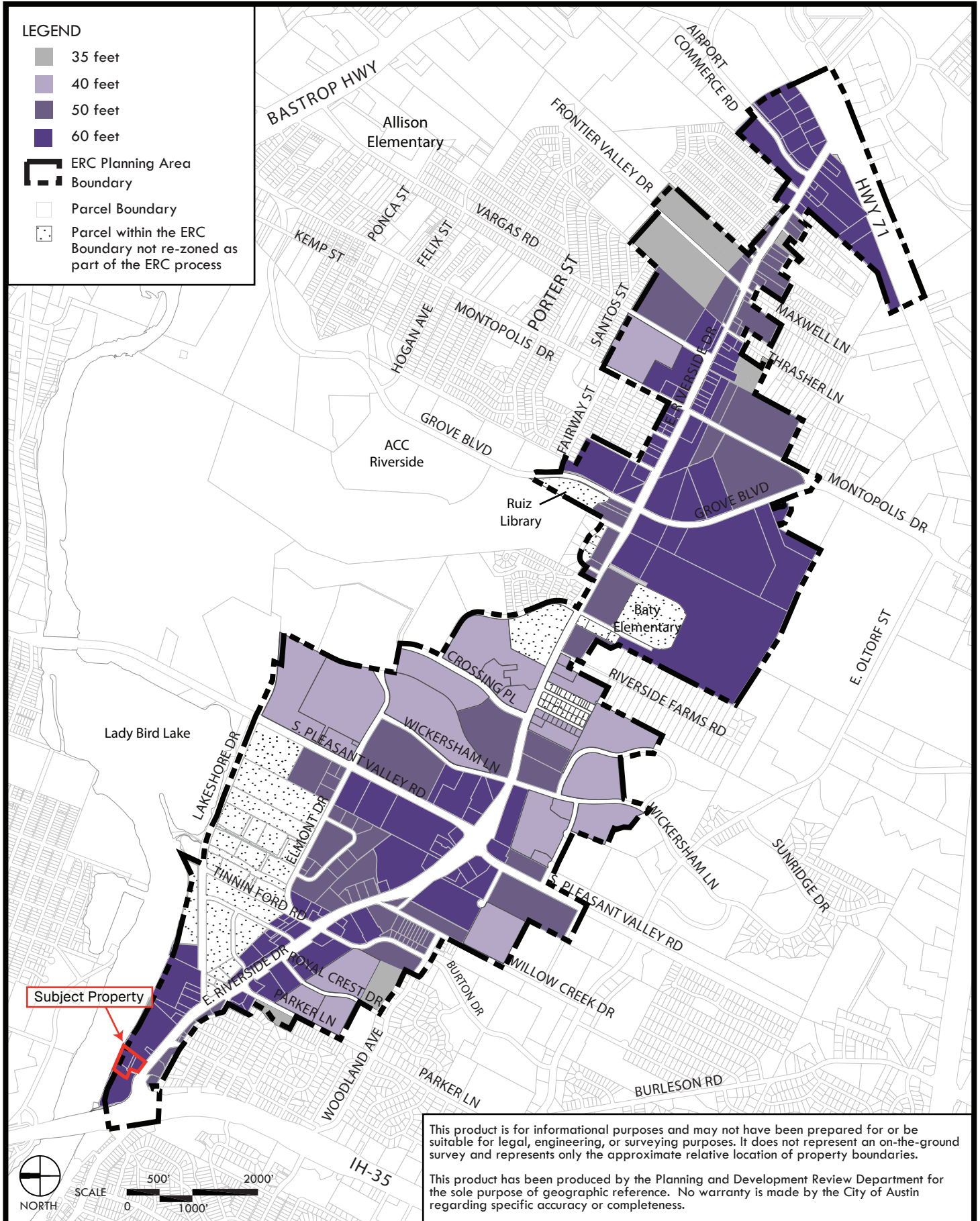


Figure 1-7: East Riverside Corridor Height Map

UPDATED: April 17, 2026

This map shows allowable building heights on a parcel without a development bonus.

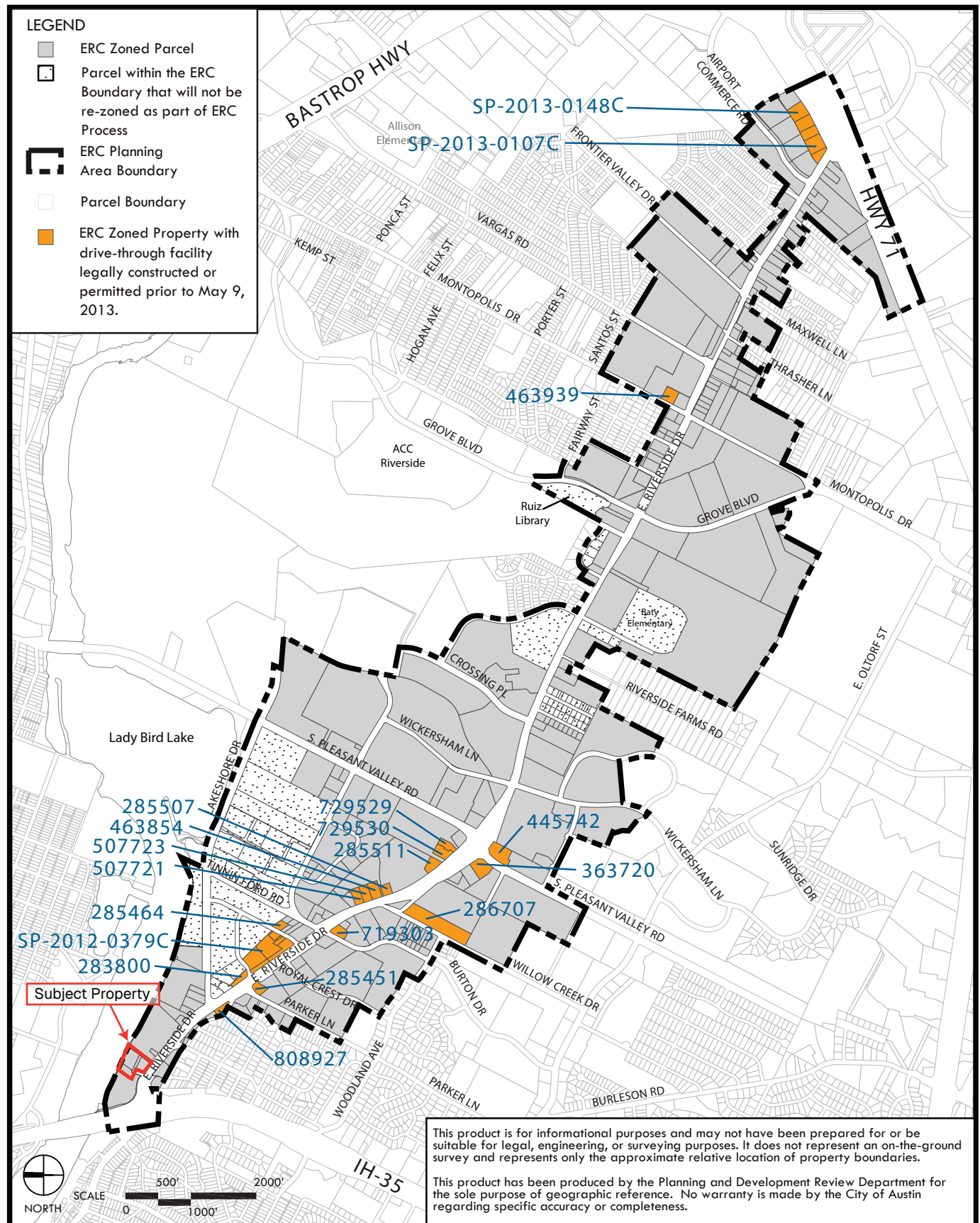


UPDATED: April 17, 2026

[illegible]

Figure 1-15: Map of Properties with Drive-Through Facilities

Map of properties to which Subsection 2.3.5.B (Drive-Through Facilities) and Subsection 4.5 (Drive-Through Facilities) applies.

UPDATED: April 17, 2026

Map of properties to which Figure 2-1: Land Use Table, Service Station permitted or constructed prior to May 9, 2013, applies.





C20-2026-001

Exhibit “B”

Proposed Modified Figures to the ERC Regulating Plan

Figure 1-1: East Riverside Corridor (ERC) Zoning Map

The map below indicates the properties within the ERC boundary zoned ERC.

UPDATED: April 17, 2026

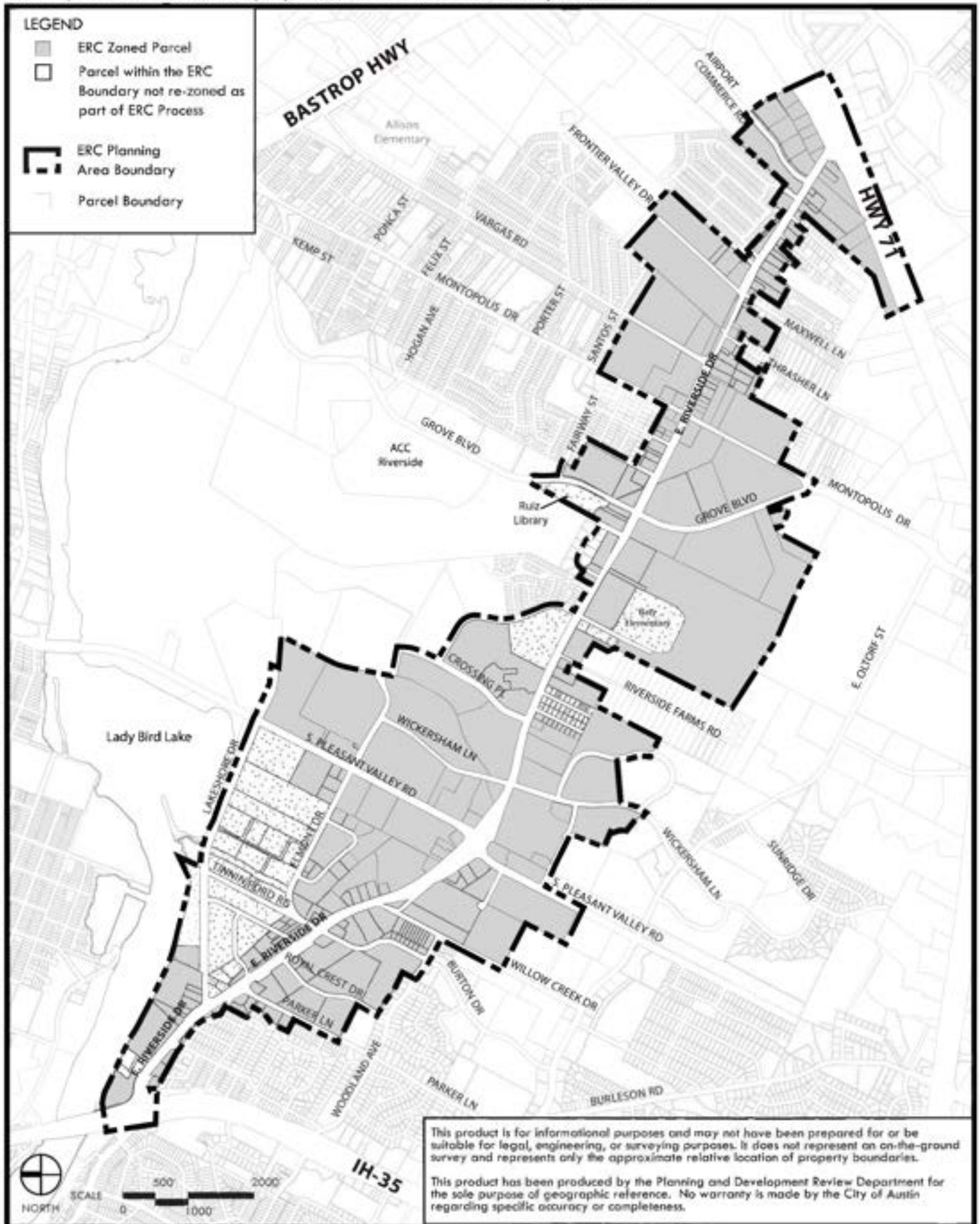


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

UPDATED: April 17, 2026

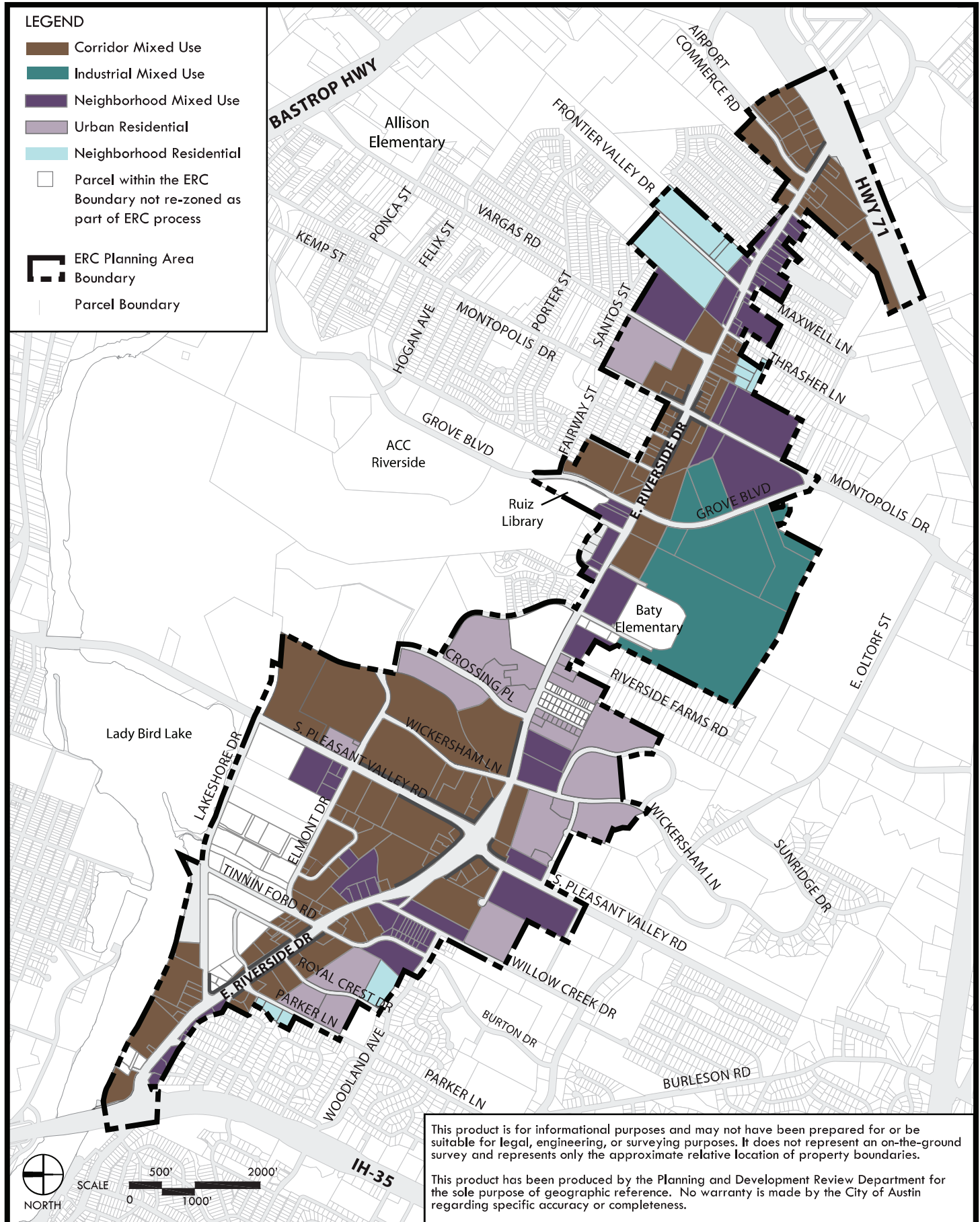


Figure 1-3: East Riverside Corridor Roadway Type Map

UPDATED: April 17, 2026

Indicates the Roadway type for all existing and proposed streets within the ERC boundary.

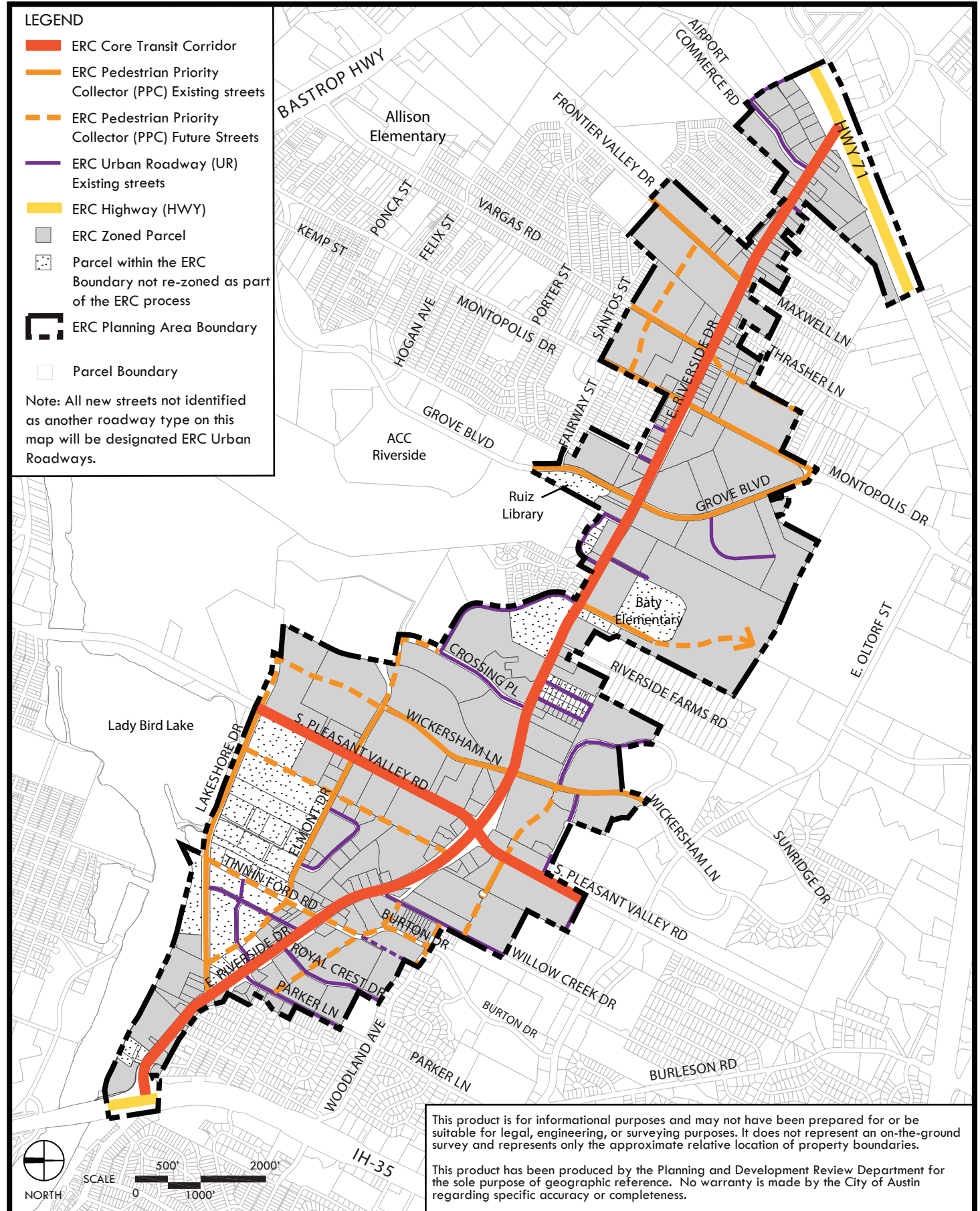


Figure 1-4: East Riverside Corridor Active Edges Map

This map shows properties that have an active edge requirement and on which street face the active edge is located. The requirements for Active Edges can be found in Section 5.6 of this document.

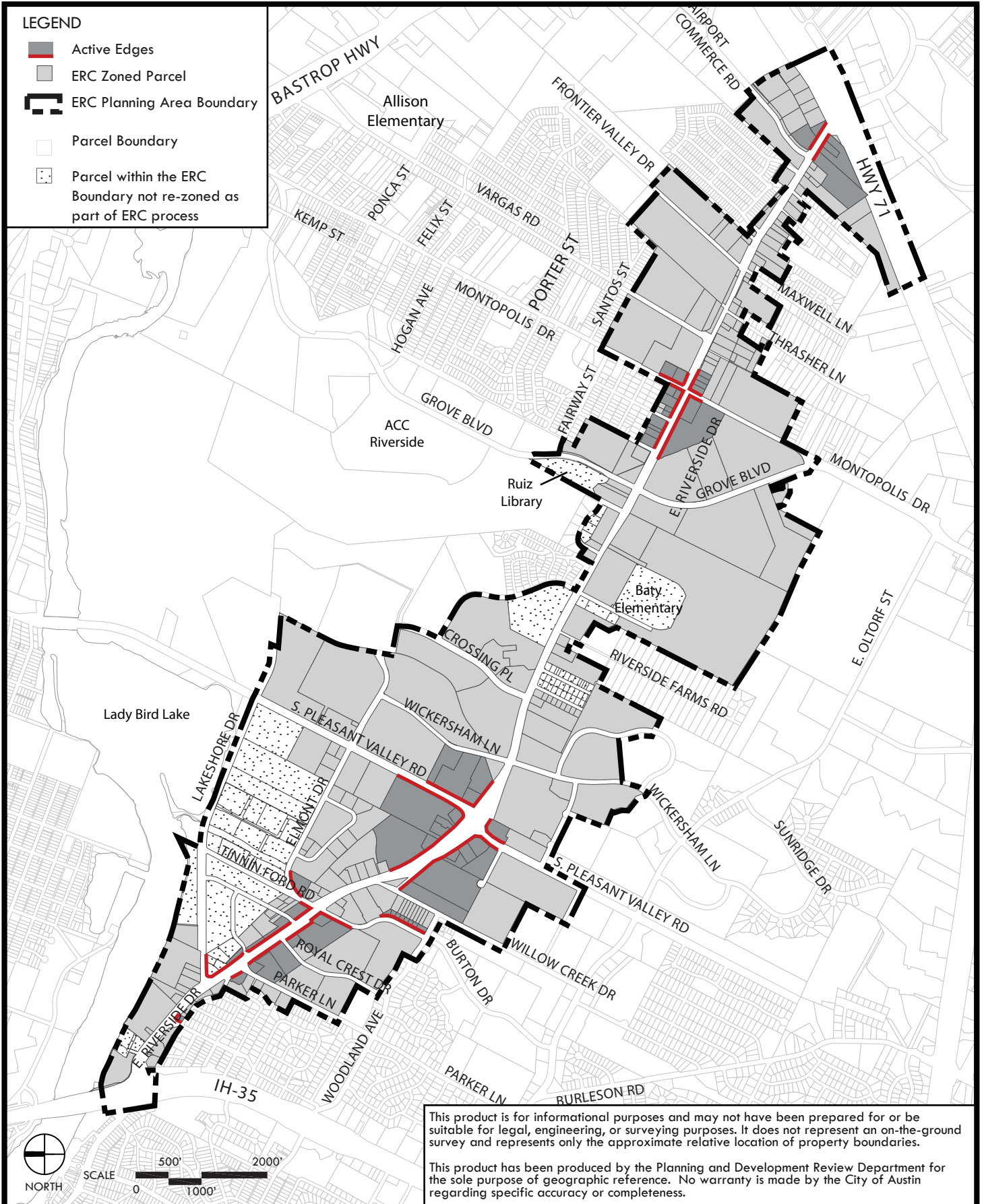


Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

UPDATED: April 17, 2026

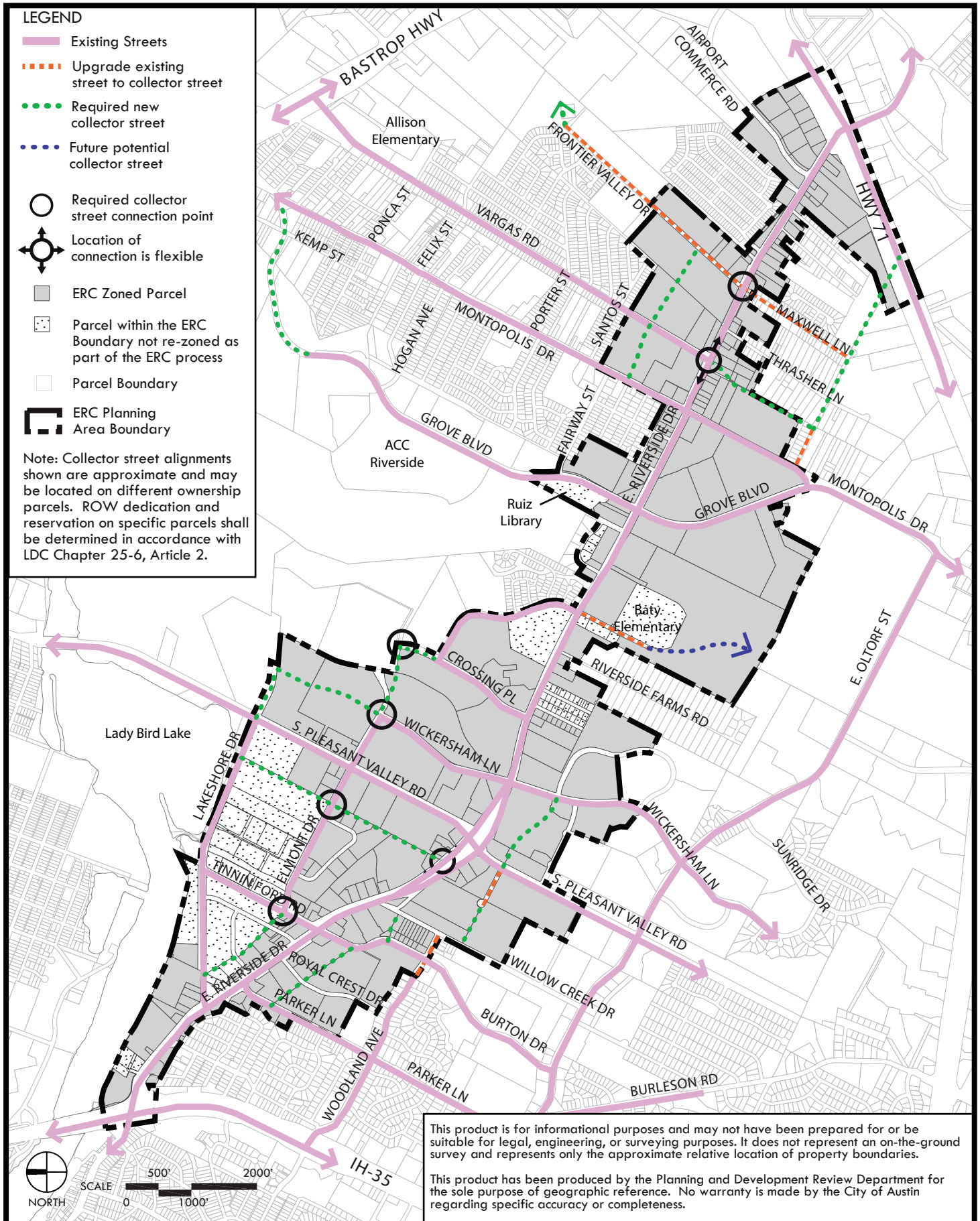
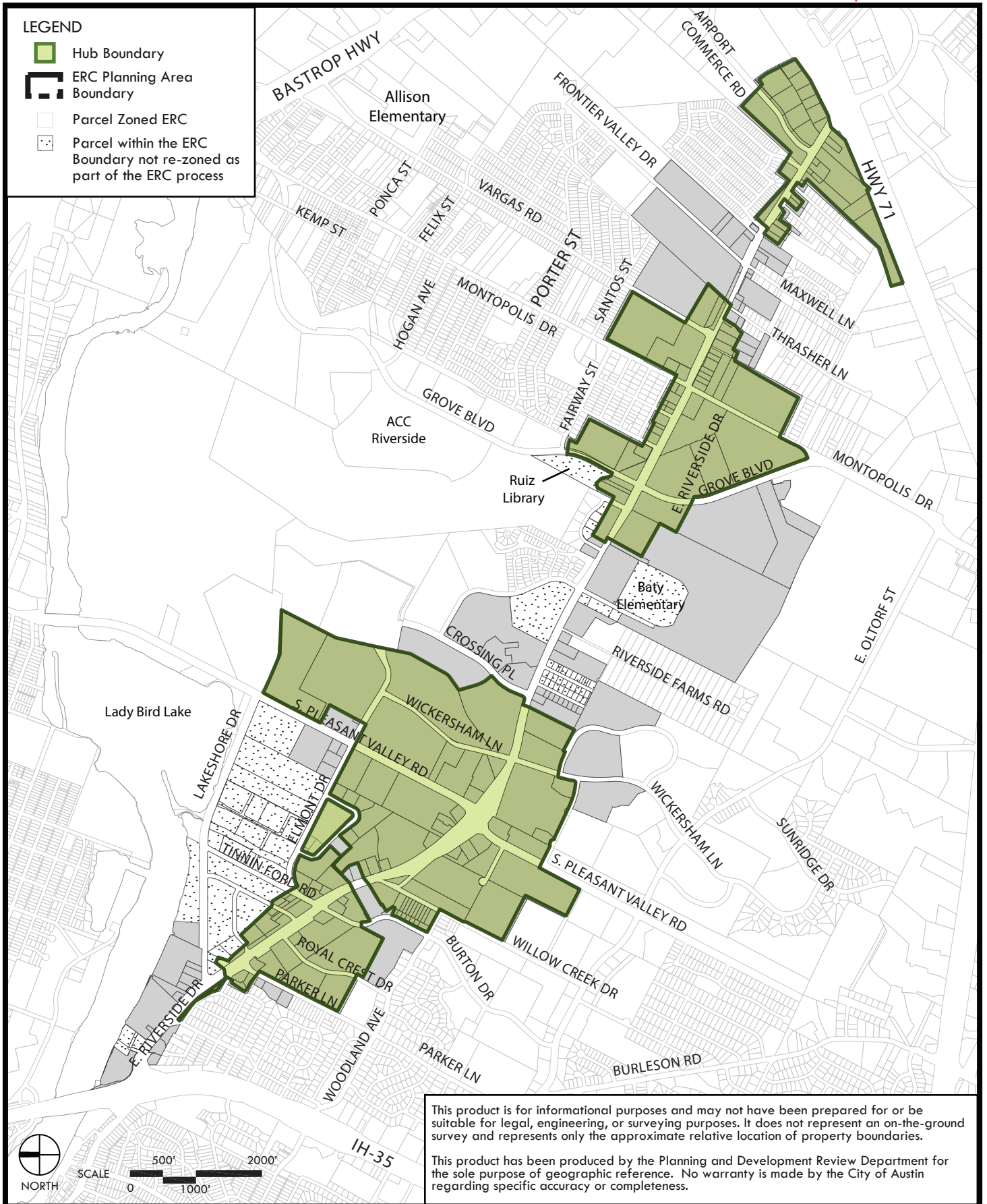


Figure 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



UPDATED: April 17, 2026

LEGEND

- 35 feet
- 40 feet
- 50 feet
- 60 feet
- ERC Planning Area Boundary
- Parcel Boundary
- Parcel within the ERC Boundary not re-zoned as part of the ERC process

Map Labels:

BASTROP HWY, AIRPORT COMMERCE RD, HWY 71, MAXWELL LN, THRASHER LN, MONTOPOLIS DR, GROVE BLVD, FAIRWAY ST, PORTER ST, FRONTIER VALLEY DR, VARGAS RD, FELIX ST, PONCA ST, KEMP ST, HOGAN AVE, MONTOPOLIS DR, ACC Riverside, Ruiz Library, Baty Elementary, RIVERSIDE FARMS RD, WICKERSHAM LN, SUNRIDGE DR, BURLESON RD, PARKER LN, WOODLAND AVE, IH-35, WILLow CREEK DR, BURTON DR, WICKERSHAM LN, S. PLEASANT VALLEY RD, ELMONT DR, TINNIN FORD RD, E. RIVERSIDE DR, ROYAL CREST DR, PARKER LN, LAKESHORE DR, Lady Bird Lake

Scale: 0, 500', 1000', 2000'

North Arrow: NORTH

Disclaimer: 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 and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

UPDATED: April 17, 2026

City of Austin
 Google Meeting Backup, July 23, 2020

Map of properties to which Subsection 2.3.5.B (Drive-Through Facilities) and Subsection 4.5 (Drive-Through Facilities) applies.

UPDATED: April 17, 2026

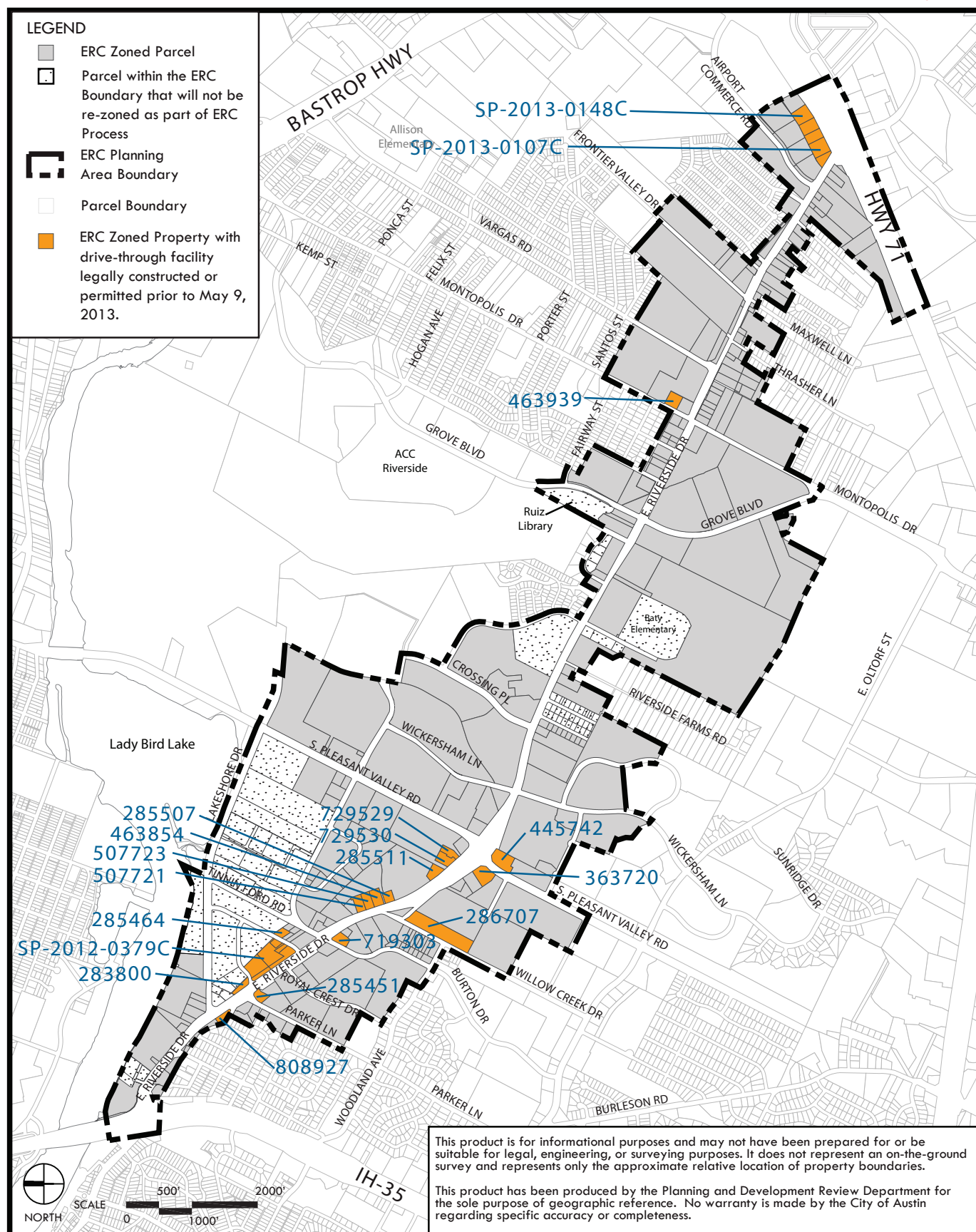
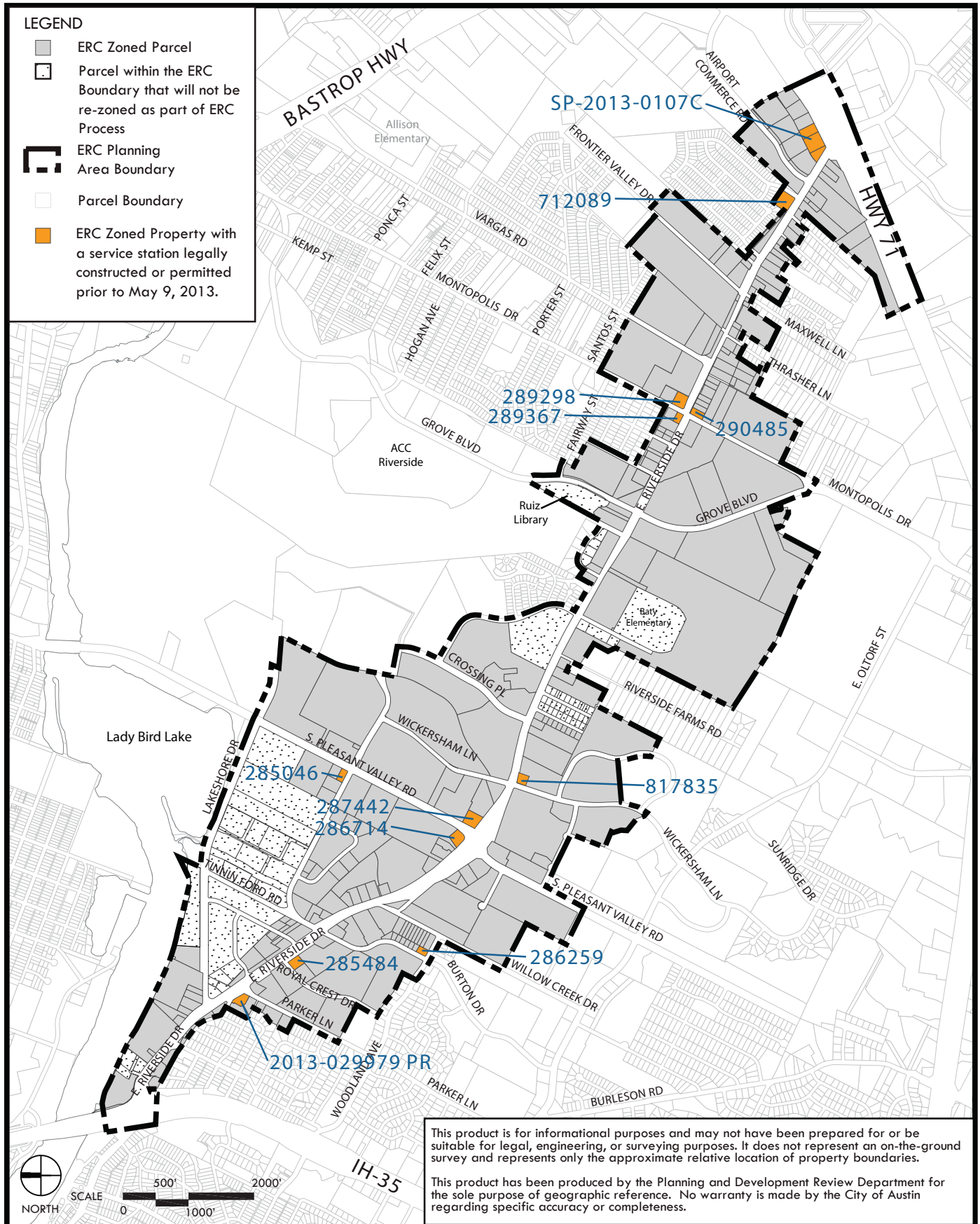


Figure 1-17: Map of Properties with Service Stations

Map of properties to which Figure 2-1: Land Use Table, Service Station permitted or constructed prior to May 9, 2013, applies.





Affordability Impact Statement

Amendment to the East Riverside Corridor (ERC) Regulating Plan

Case number: C20-2026-001

Initiated by: Resolution No. [20260122-056](#)

Date: 4/6/2026

Proposed Regulation

The proposed amendment would remove 2.62 acres of property located at 1404 East Riverside Drive (Figure 1) from the East Riverside Corridor (ERC) Regulating Plan and adjust the boundary of the plan accordingly. The property is currently undeveloped and located within the Corridor Mixed Use subdistrict of the ERC. Removal from the ERC would allow the site to proceed under a separate zoning request for a Planned Unit Development (PUD), consistent with the approved site plan SP-2021-0451C, rather than continuing to be regulated by the ERC development standards (Figure 2).

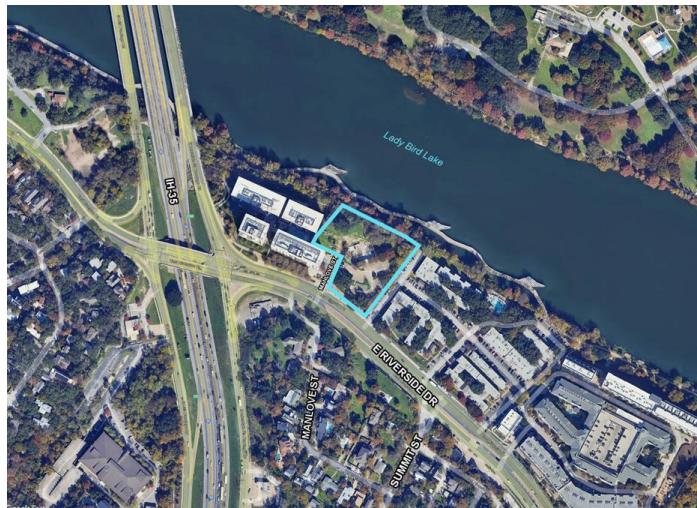


Figure 1. 1404 East Riverside PUD Presentation, Small Area Planning
Joint Committee Backup C814-2025-0111 March 10, 2026

	Site Development Permit (Permitted Today)	PUD (Proposed)
Residential Unit Count:	222 units	381 units
Maximum FAR (by right):	2:1	2:1
Maximum FAR (with Density Bonus):	2.25:1	4:1
Maximum Height:	85 feet per SDP 96 feet per Waterfront Overlay	180 feet
Maximum Impervious Cover (outside WO primary and secondary setbacks):	50%	65%

Figure 2. 1404 East Riverside PUD Presentation, Small Area Planning Joint Committee Backup C814-2025-0111 March 10, 2026

The proposed change would allow the project to develop 381 units under PUD zoning, a net increase of 159 units above the 222 units permitted today. The project includes 15 on-site affordable units totaling 8,568 square feet, and the PUD's affordability requirements are higher than those currently applicable to the site. In addition to the on-site units, the project would provide an additional \$1,183,986 fee-in-lieu contribution to the Affordable Housing Trust Fund for bonus area above the baseline, calculated at \$9.00 per bonus square foot compared to the \$1.50 rate under the ERC Regulating Plan. The site is located approximately 0.25 miles from the planned Project Connect rail station at East Riverside Drive and South Lakeshore Boulevard.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have neutral impacts on housing costs:

- Removing the tract from the ERC Regulating Plan and rezoning as a PUD allows greater height than currently permitted, but no citywide land-use changes are proposed.
- The project would add high-density housing adjacent to the planned Project Connect light-rail line, increasing market-rate housing supply and reducing transportation costs for future residents.

Impact on Development Cost

The proposed changes would have neutral impacts on development costs.

Impact on Affordable Housing

The proposed changes would have positive impacts on affordable housing:

- PUD's affordable housing requirements exceed those of the ERC Regulating Plan. ERC bonus square footage is assessed at \$1.50 per square foot, while the PUD requires \$9.00 per square foot. This results in an additional \$1,183,986 fee-in-lieu contribution to the Affordable Housing Trust Fund.
- The project also plans to provide 15 on-site affordable units at 60% MFI totaling 8,568 square feet.

Overall Impact

The proposed changes would have a neutral to positive overall impact:

- The proposed amendment would have neutral impacts on housing and development costs and positive impacts on affordable housing. Removing the property from the ERC allows the site to proceed under PUD zoning, which supports higher-density residential development with greater affordability obligations than the ERC currently requires. The project adds housing capacity and increases affordability contributions compared to existing regulations.

Other Policy Considerations

- The ERC Vision Plan and Regulating Plan are currently being updated to reflect evolving conditions in the area. PUD activity in the area highlights the need for this update and the importance of keeping the plan aligned with ongoing growth and planning initiatives.
- While this amendment alone does not affect the overall structure of the ERC, repeated removals of individual properties could create a patchwork of sites regulated outside the plan, reducing its cohesion and limiting the effectiveness of future affordability or development requirements.

Manager's Signature 