



City of Austin

Recommendation for Action

File #: 26-1716, **Agenda Item #:** 57.

5/21/2026

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 to amend the East Riverside Corridor Regulating Plan (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. Funding: This item has no fiscal impact.

Lead Department

Austin Planning.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On January 22, 2026, City Council approved [Resolution No. 20260122-056](https://services.austintexas.gov/edims/document.cfm?id=466982) <<https://services.austintexas.gov/edims/document.cfm?id=466982>> initiating amendments to City Code Title 25 (Land Development Code) to amend the East Riverside Corridor Regulating Plan to remove the property located at 1404 East Riverside Drive.

For More Information:

Jorge E. Rousselin, Planning Department, (512) 974-2975.

Council Committee, Boards and Commission Action:

To be reviewed by Planning Commission: May 12, 2026.

Additional Backup Information:

Case Number: C20-2026-001

On February 25, 2010, City Council adopted the East Riverside Corridor Regulating Plan (ERC Regulating Plan) as an amendment to the Imagine Austin Comprehensive Plan. The ERC Regulating 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](https://services.austintexas.gov/edims/document.cfm?id=190135) <<https://services.austintexas.gov/edims/document.cfm?id=190135>> which created the East Riverside Corridor zoning district (ERC) and established the ERC Regulating Plan and its associated planning area boundary. Council also adopted [Ordinance No. 20130509-042](https://services.austintexas.gov/edims/document.cfm?id=190138) <<https://services.austintexas.gov/edims/document.cfm?id=190138>> rezoning approximately 228 acres 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.