



City of Austin

Recommendation for Action

File #: 26-1545, **Agenda Item #:** 30.

5/7/2026

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to amend the East Riverside Corridor (ERC) Regulating Plan to remove property located at 1705 and 1717 South Lakeshore Boulevard and 1712 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 February 13, 2025, City Council approved [Resolution No. 20250605-079](https://services.austintexas.gov/edims/document.cfm?id=453412) <<https://services.austintexas.gov/edims/document.cfm?id=453412>> initiating amendments to City Code Title 25 (Land Development Code) to amend the East Riverside Corridor Regulating Plan to remove the property located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive .

For More Information:

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Council Committee, Boards and Commission Action:

March 24, 2026 - Planning Commission - The motion to close the public hearing and approve staff's recommendation made by Commissioner Ahmed, 2nd by Commissioner Maxwell, was approved on a vote of 12-0.

Additional Backup Information:

Case Number: C20-2025-006

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](https://services.austintexas.gov/edims/document.cfm?id=190135) <<https://services.austintexas.gov/edims/document.cfm?id=190135>> which created the ERC zoning district 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 within the East Riverside Corridor to ERC.

The approximately 1.437-acre property at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive (collectively, the “South Lakeshore Tract”), located adjacent to the South Shore District Planned Unit Development (PUD), was included within the ERC Regulating Plan boundary at that time. The property owner intends to submit a PUD amendment application to modify existing development regulations within the South Shore District PUD and incorporate the South Lakeshore Tract into the South Shore District PUD. 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 its inclusion in the PUD. This amendment will provide for consistent and cohesive development regulations within the South Shore District PUD.