

Version 2 -
redline

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20130509-039 FOR THE EAST RIVERSIDE CORRIDOR ZONING DISTRICT TO MODIFY THE REGULATING PLAN, CHANGE THE REGULATING PLAN BOUNDARY, AND REMOVE THE PROPERTY LOCATED AT 1705 AND 1717 SOUTH LAKESHORE BOULEVARD AND 1712 EAST RIVERSIDE DRIVE FROM THE REGULATING PLAN.

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

PART 1. FINDINGS.

- (A) The East Riverside Corridor Zoning District is comprised of approximately 900 acres of land, locally known as the area generally bounded by Lady Bird Lake on the north, State Highway 71 on the east and south, and IH-35 on the west, in the City of Austin, Travis County, Texas.
- (B) The East Riverside Corridor zoning District and Regulating Plan were approved on May 9, 2013, under Ordinance No. 20130509-039; and amended under Ordinance Nos. 20141106-084, 20151015-070, 20170420-046, 20190411-046, 20190411-047, 20191017-046, 20191017-047, 20191017-048, 20210506-061, 20210520-045, 20220728-149, 20221027-062, 20230420-046, 20230914-129, 20240502-088, 20240530-141, 20240718-148, 20241010-057, 20241010-051, 20241212-107, and 20250724-127.
- (C) The Regulating Plan for the East Riverside Corridor Zoning District ("Regulating Plan") identifies the zoning and development regulations and defines current zoning subdistricts for property located within the boundary of the Regulating Plan.

PART 2. The Regulating Plan is amended to change the applicable boundary of the Regulating Plan and to remove from the Regulating Plan the property located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive, described in Case No. C20-2025-006 on file at the Planning Department (the "Property").

PART 3. Figure 1-1 - East Riverside Corridor (ERC) Zoning Map is amended to remove the Property as shown in **Exhibit "A"**.

PART 4. Figure 1-2 - East Riverside Corridor Subdistrict Map is amended to remove the Property as shown in **Exhibit "B"**.

PART 5. Figure 1-3 - East Riverside Corridor Roadway Type Map is amended to remove the Property as shown in **Exhibit "C"**.

PART 6. Figure 1-4 - East Riverside Corridor Active Edges Map is amended to remove the Property as shown in **Exhibit "D"**.

PART 7. Figure 1-5 - East Riverside Corridor Collector Street Map is amended to remove the Property as shown in **Exhibit "E"**.

PART 8. Figure 1-6 - East Riverside Corridor Hub Map is amended to remove the Property as shown in **Exhibit "F"**.

PART 9. Figure 1-7 - East Riverside Corridor Height Map is amended to remove the Property as shown in **Exhibit "G"**.

PART 10. Figure 1-8 - East Riverside Corridor Development Bonus Height Map is amended to remove the Property as shown in **Exhibit "H"**.

PART 11. Figure 1-15 - Map of Properties with Drive-Through Facilities is amended to remove the Property as shown in **Exhibit "I"**.

PART 12. Figure 1-16 – Table of Properties with Drive-Through Facilities is amended to remove the Property as shown in **Exhibit "J"**.

PART 13. Figure 1-17 - Map of Properties with Service Stations is amended to remove the Property as shown in **Exhibit "K"**.

PART 14. Figure 1-18 - Table of Properties with Service Stations is amended to remove the Property as shown in **Exhibit "L"**.

PART 153. The East Riverside Corridor Plan maps, attached as Exhibits "**MK**" through "**VT**" are incorporated into the Regulating Plan accomplishing the purposes shown in Exhibits "A" through "J" and shall be substituted where appropriate in the Regulating Plan documents.

PART 164. The Property remains subject to Ordinance No. 20130509-039 and the terms and conditions of the Regulating Plan remain in effect on the Property until an ordinance rezoning the Property is adopted by Council.

PART 175. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
§

_____, 2026

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Deborah Thomas
City Attorney

Erika Brady
City Clerk

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

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

Updated July 24, 2025

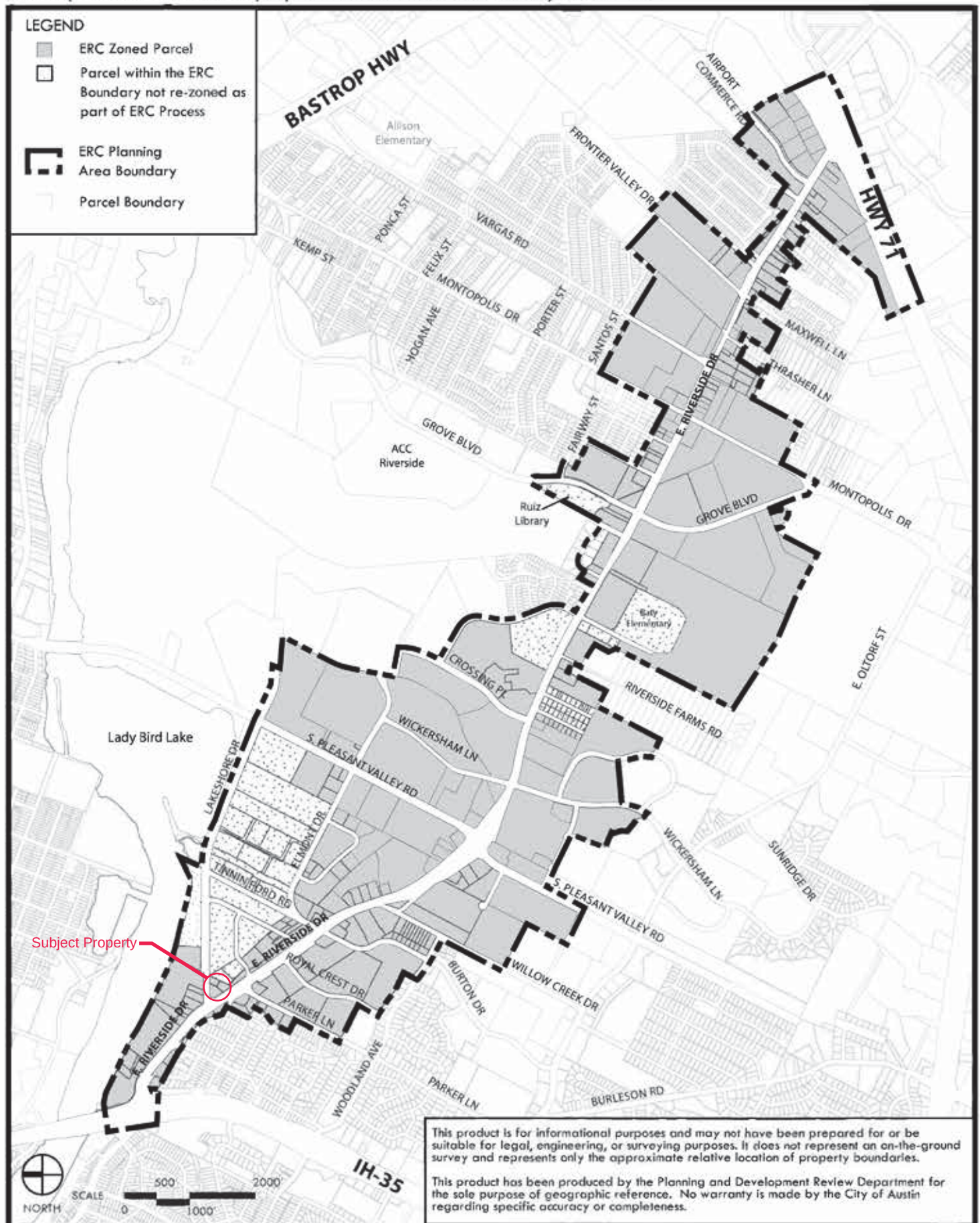


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

Updated July 24, 2025

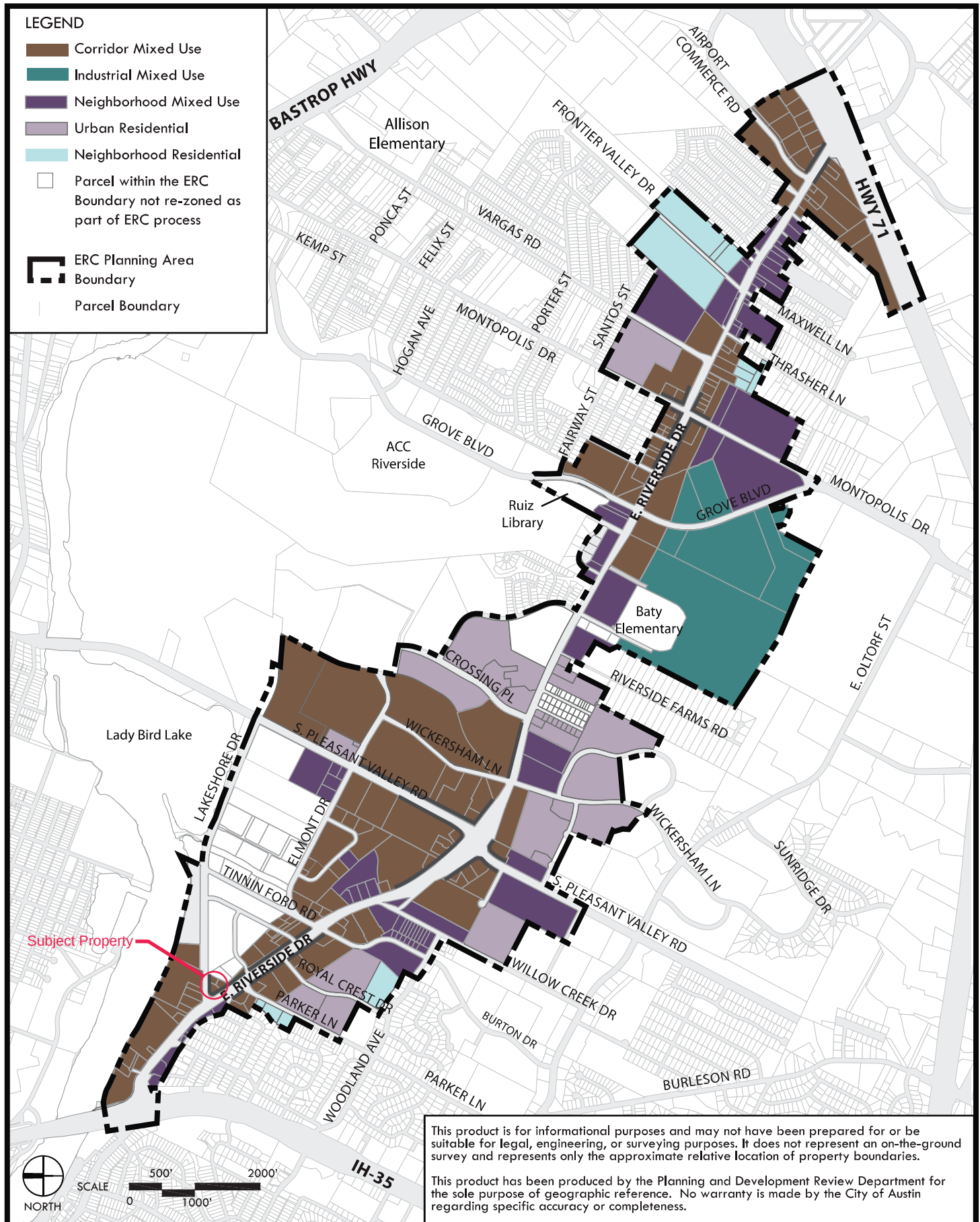
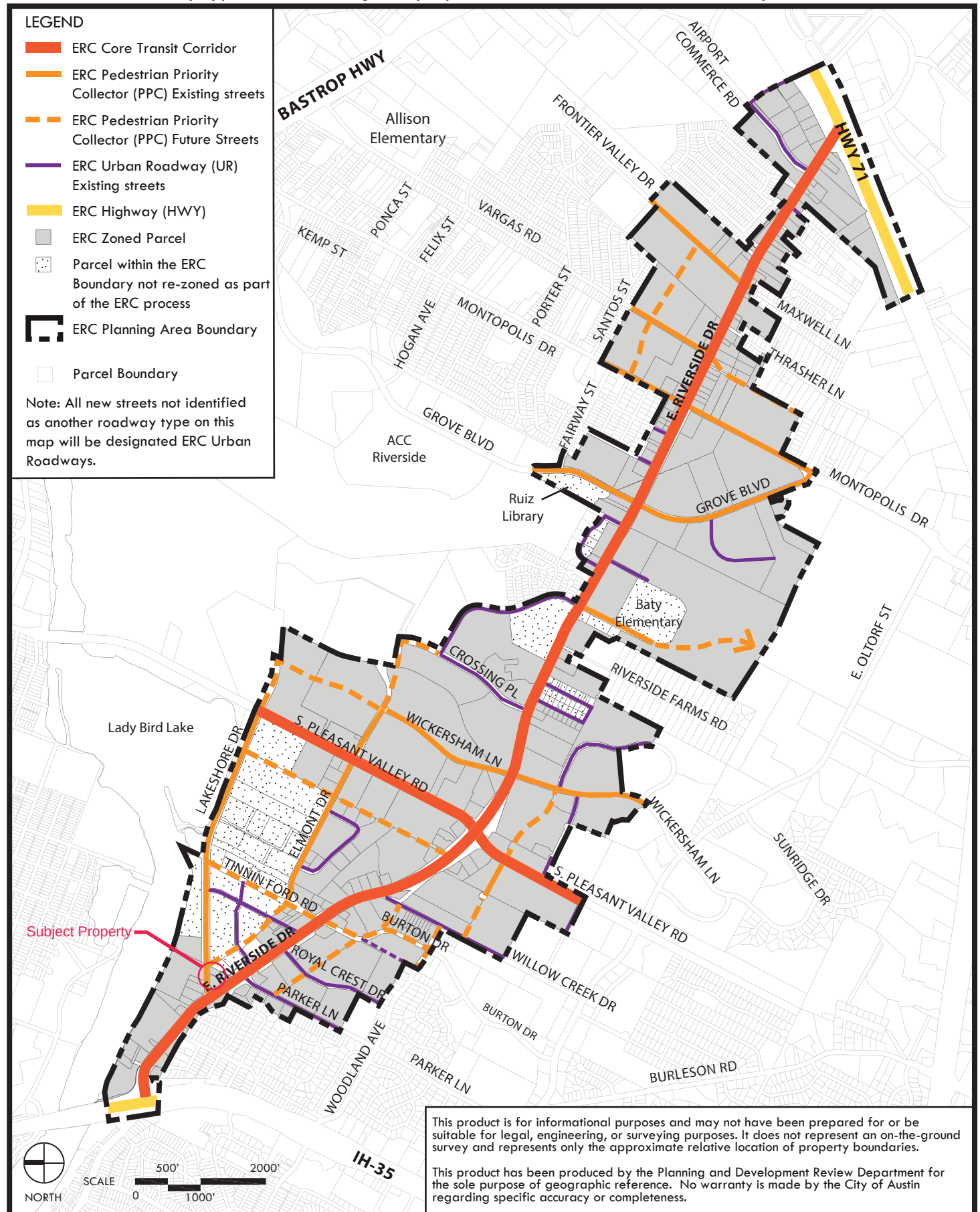


Figure 1-3: East Riverside Corridor Roadway Type Map

Updated July 24, 2025

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



Updated July 24, 2025

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.

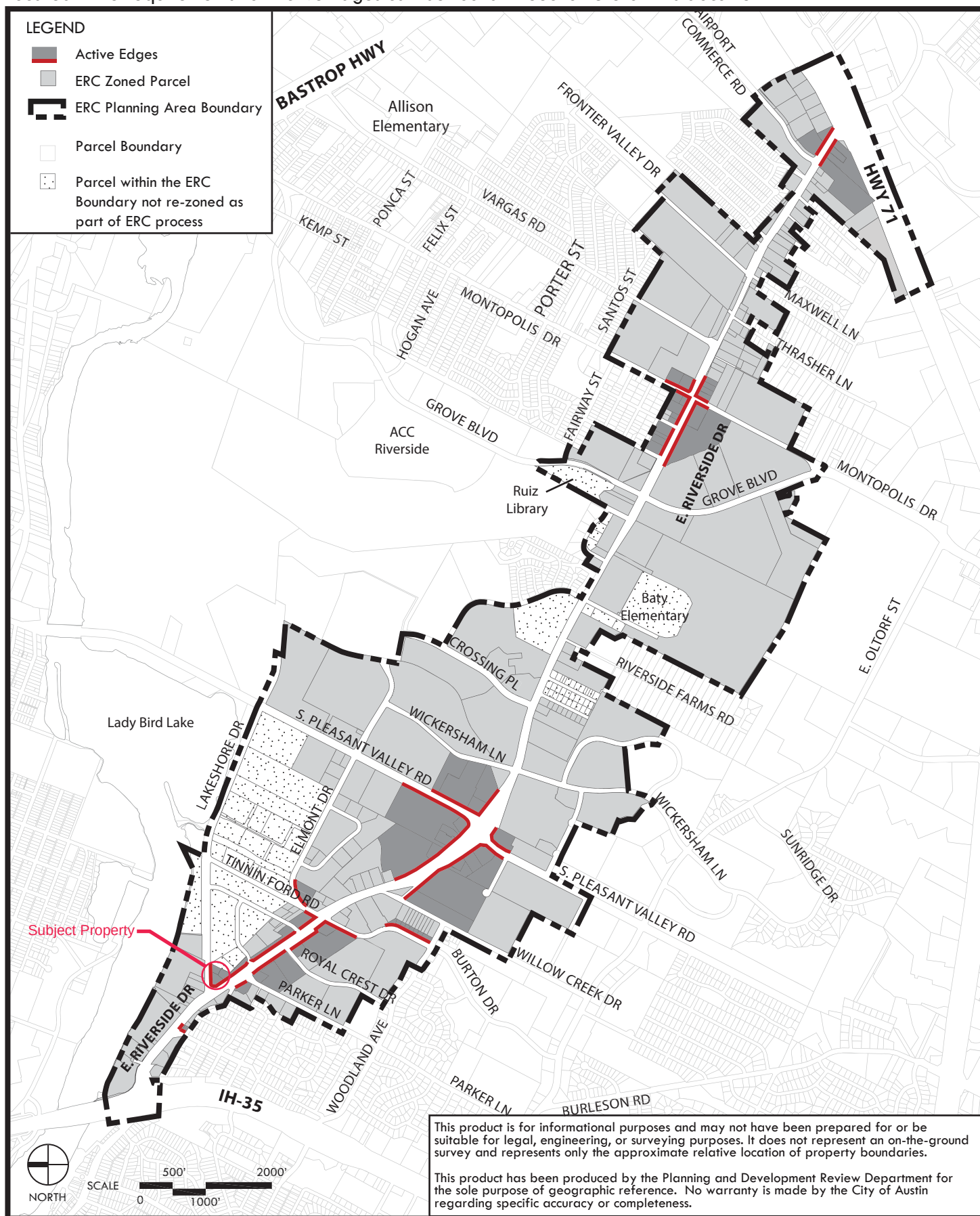
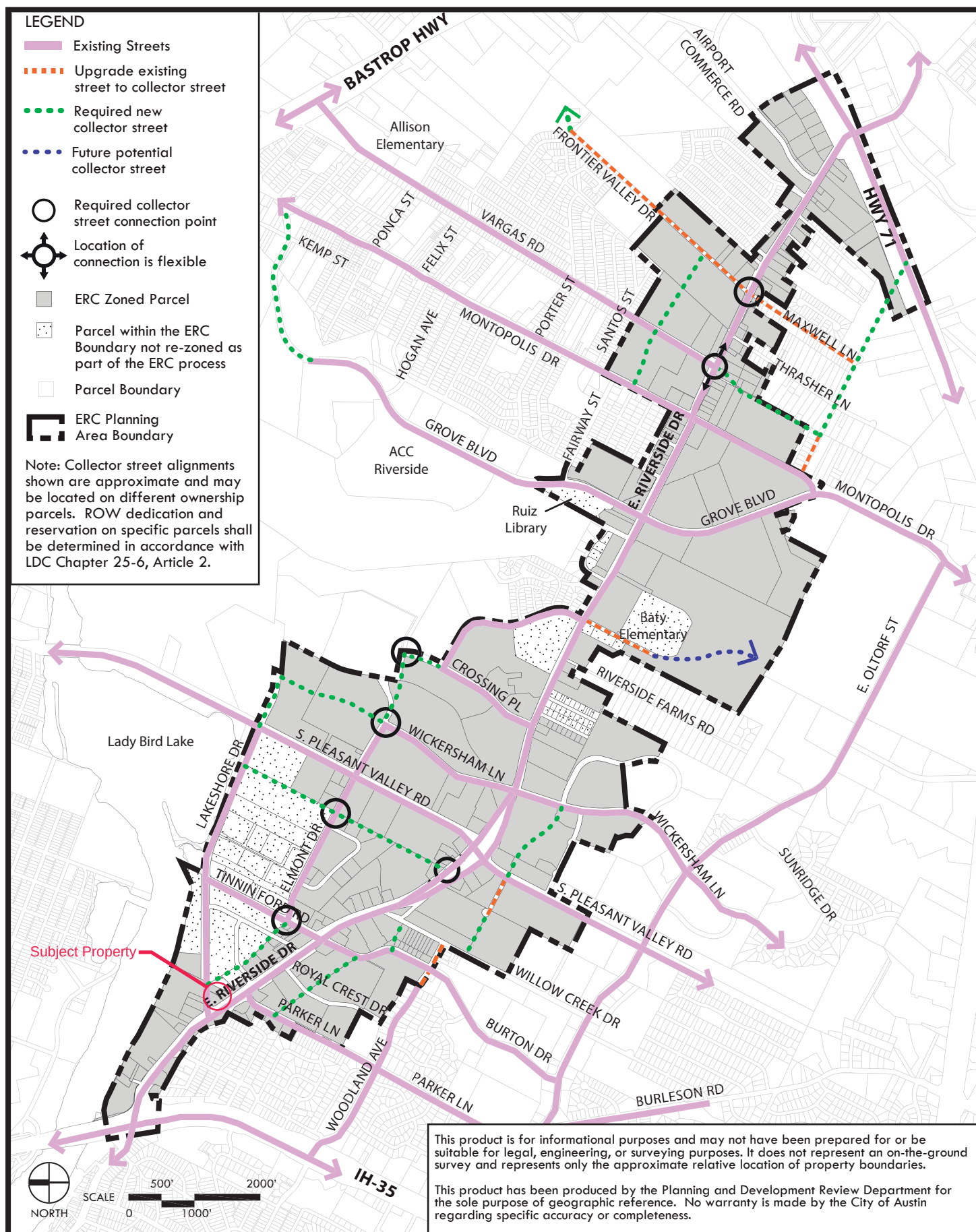


Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

Updated July 24, 2025



Updated July 24, 2025

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.

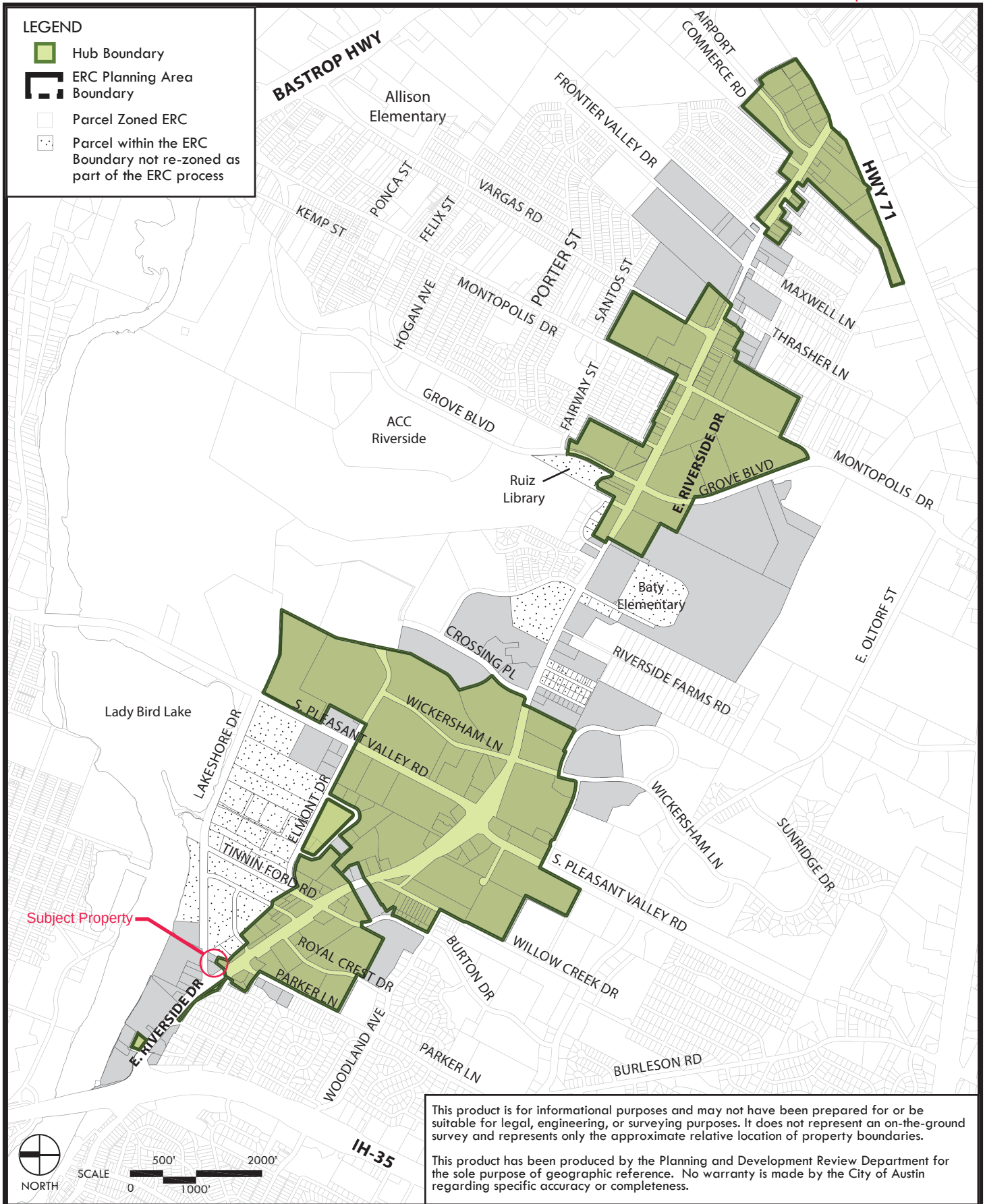


Figure 1-7: East Riverside Corridor Height Map

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

Updated July 24, 2025

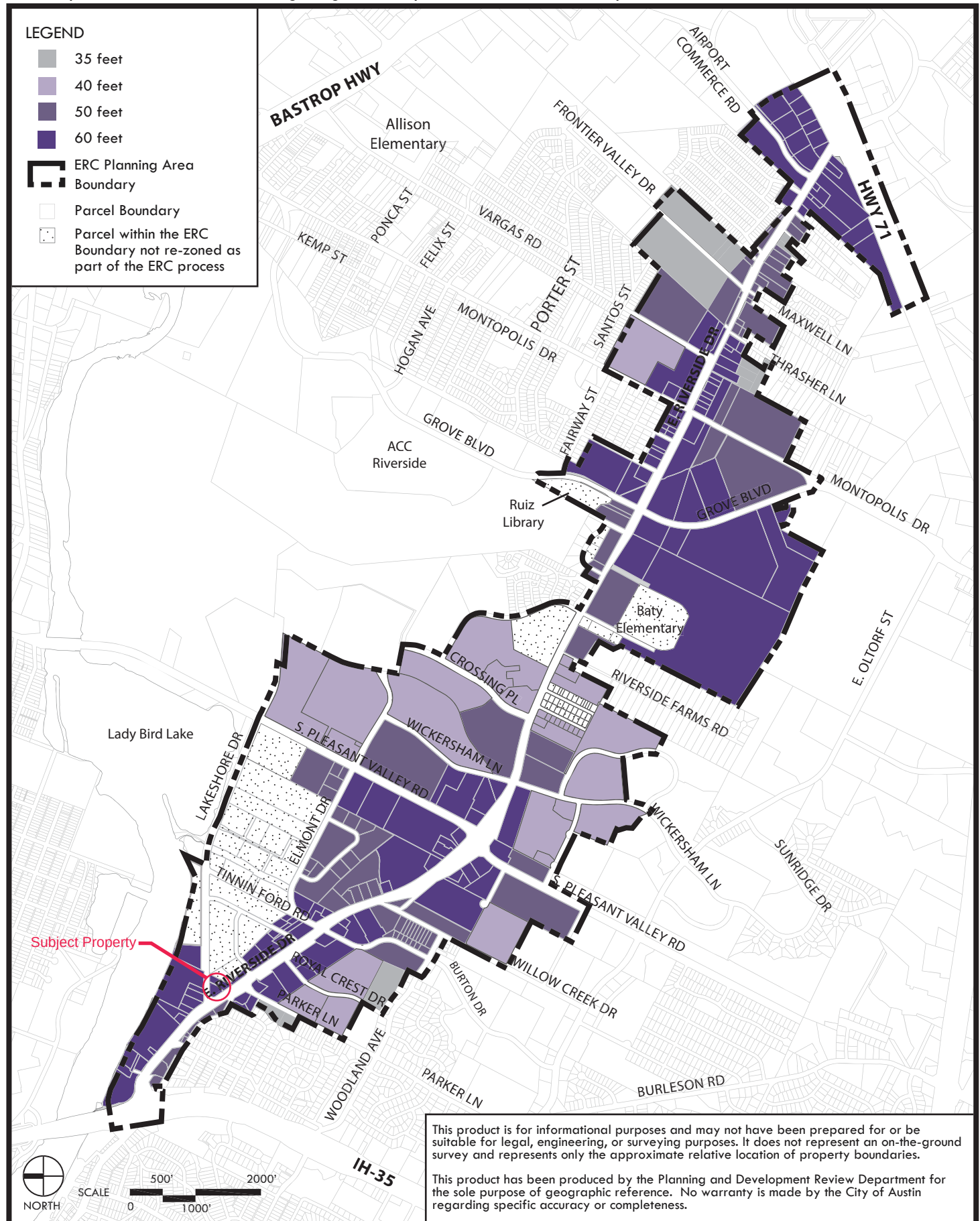


Figure 1-8: East Riverside Corridor Development Bonus Height Map

Updated July 24, 2025

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

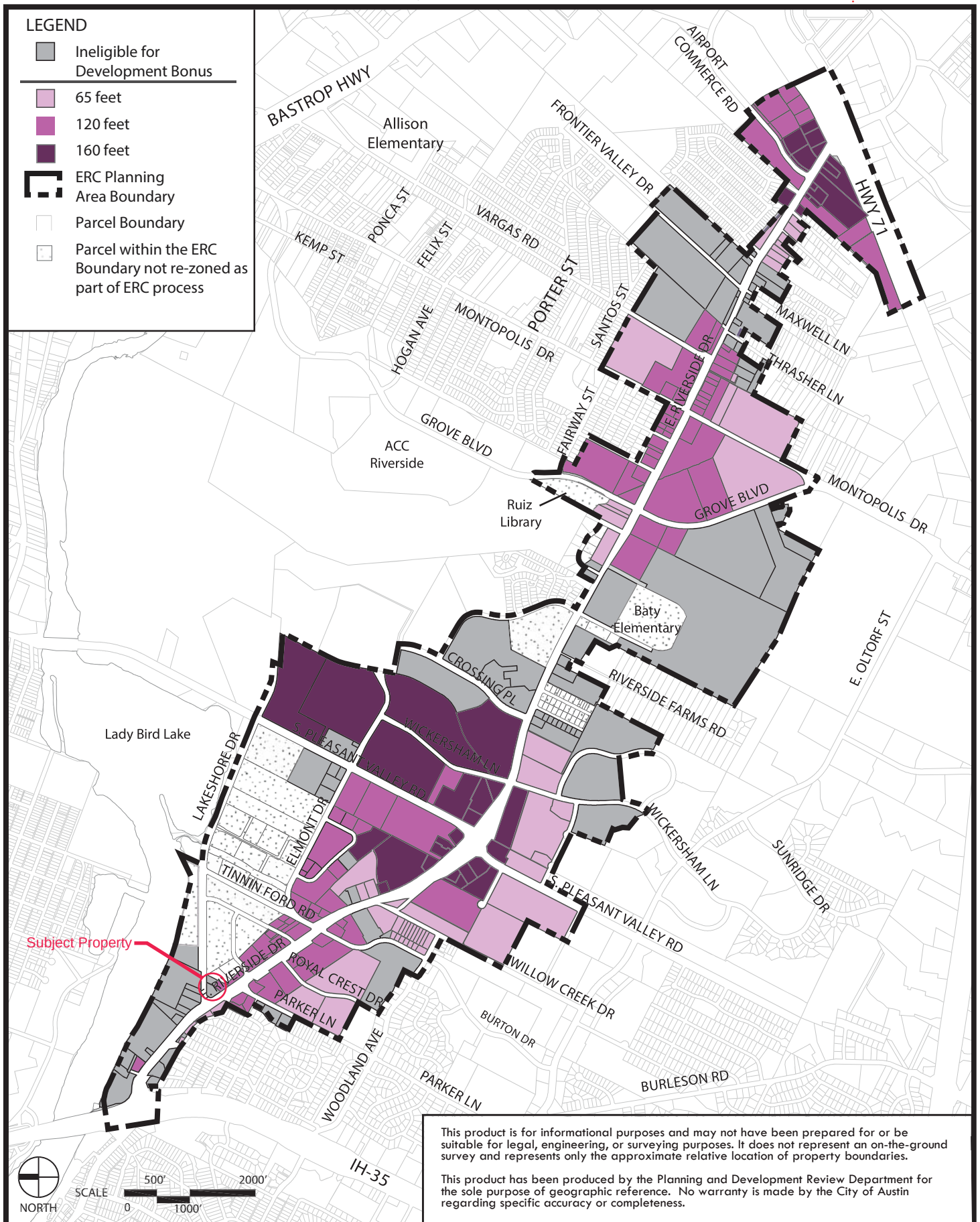


Figure 1-15: Map of Properties with Drive-Through Facilities

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

Updated July 24, 2025

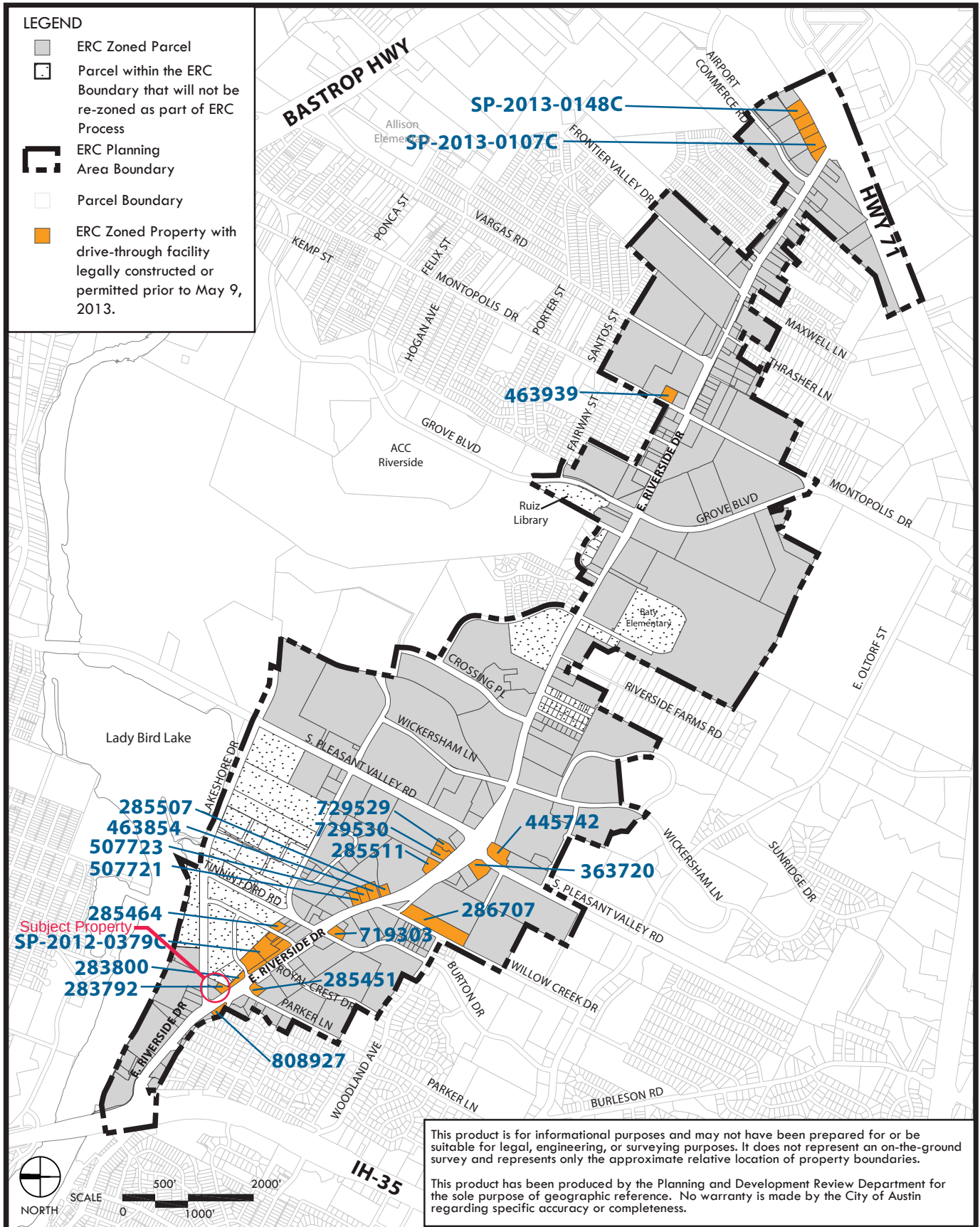


Figure 1-16: Table of Properties with Drive-Through Facilities

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

Property ID	Address	Number of drive-through lanes as of May 9, 2013.
283792	1712 E RIVERSIDE DR	1
283800	1806 E RIVERSIDE DR	1
283881, 285457, 285458, 285459, & 285460	1818 TO 1928 E RIVERSIDE DR	3 PROPOSED IN SP-2012-0379C*
285451	1801 E RIVERSIDE DR	1
285464	1501 TOWN CREEK DR	1
285507	2320 E RIVERSIDE DR	1
285511	2426 E RIVERSIDE DR	2
286707	2301 E RIVERSIDE DR	3
363720	2507 E RIVERSIDE DR	1
445742	4405 E RIVERSIDE DR	1
463854	2308 E RIVERSIDE DR	1
463939	1901 MONTOPOLIS DR	1
483326, 483327, & 483328	7600, 7700, & 7706 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0107C**
483338 & 483339	7708 & 7714 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0148C ***
507721	2224 E RIVERSIDE DR	1
507723	2224 E RIVERSIDE DR	1
719303	2109 E RIVERSIDE DR	1
729529	2504 E RIVERSIDE DR	1
729530	2500 E RIVERSIDE DR	1
808927	1701 E RIVERSIDE DR	1
* Drive-through facilities proposed in SP-2012-0379C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties. ** Drive-through facilities proposed in SP-2013-0107C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties. *** Drive-through facilities proposed in SP-2013-0148C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties.		

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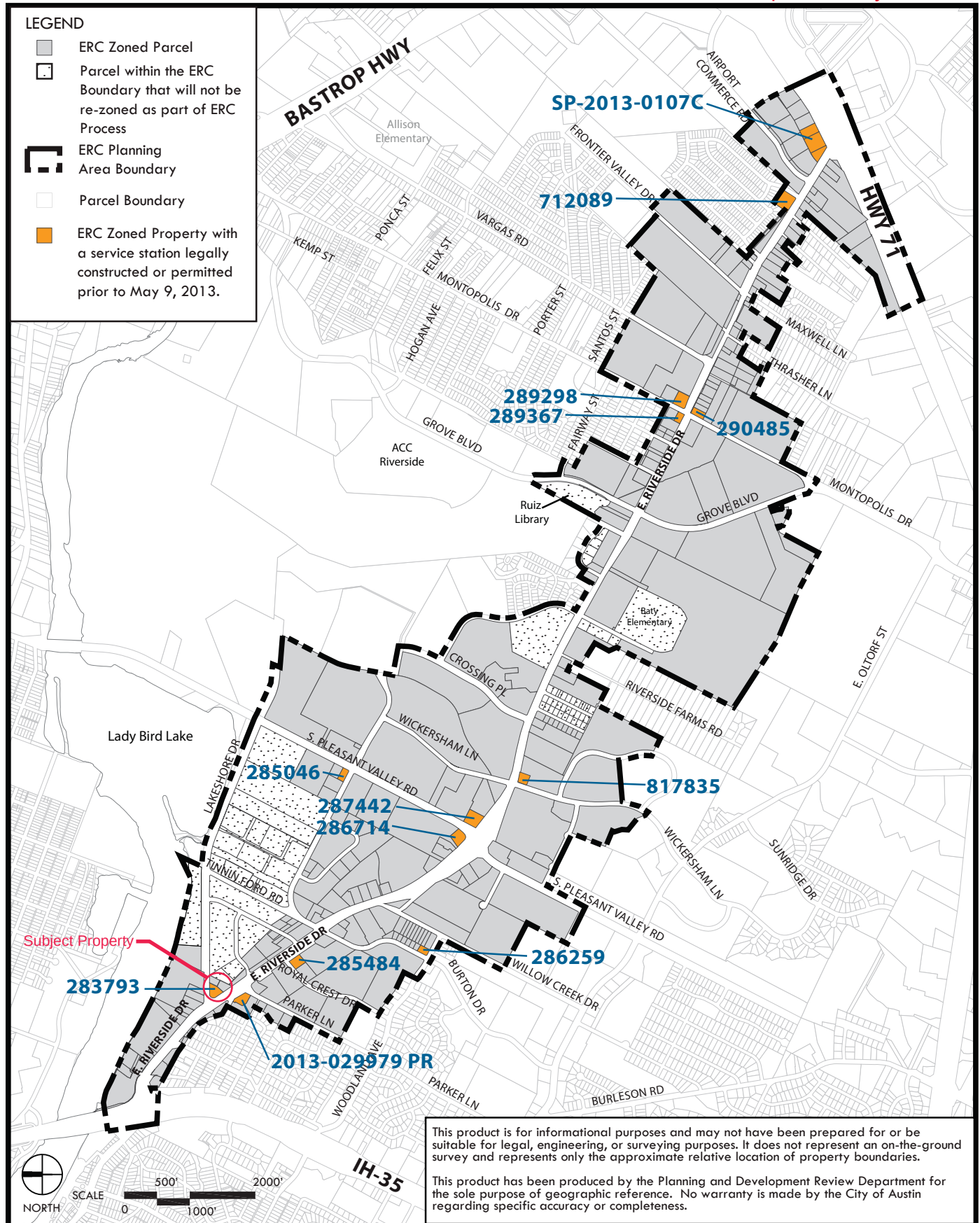


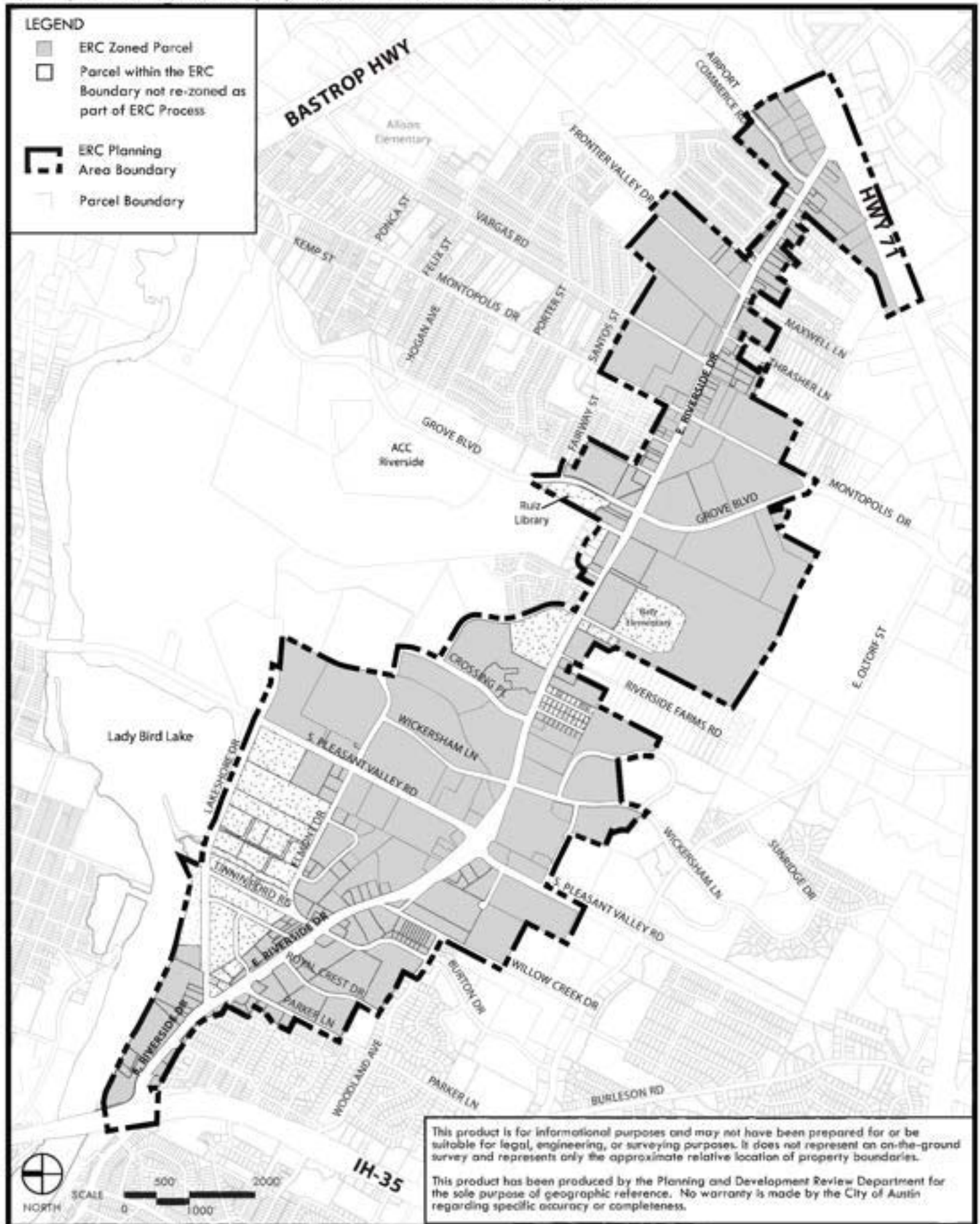
Figure 1-18: Table of Properties with Service Stations

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

Property ID	Address	Notes
283778	1727 E RIVERSIDE DR	Canopy and fuel pumps proposed in Site Plan Exemption: DA-2012-1178 and Building Permit: 2013-029979 PR*
283793	1700 E RIVERSIDE DR	
285046	2538 ELMONT DR	
285484	2001 E RIVERSIDE DR	
286259	2204 WOODLAND AVE.	
286714	2512 E RIVERSIDE DR	
287442	1919 S PLEASANT VALLEY RD	
289298	1905 MONTOPOLIS DR	
289367	6214 E RIVERSIDE DR	
290485	6301 E RIVERSIDE DR	
483326, 483327, & 483328	7600, 7700, & 7706 E BEN WHITE BLVD.	1 service station proposed in SP-2013-0107C**
712089	7310 E RIVERSIDE DR	
817835	2101 WICKERSHAM LN	
* Fuel Pumps proposed in Site Plan Exemption DA-2012-1178 and Bulding Permit 2013-029979 PR are permitted if constructed as part of a development resulting from those permits. **Service station proposed in SP-2013-0107C is permitted if constructed as part of a development resulting from that approved site plan. Additional service stations beyond those shown on that approved site plan are not allowed on the subject properties.		

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

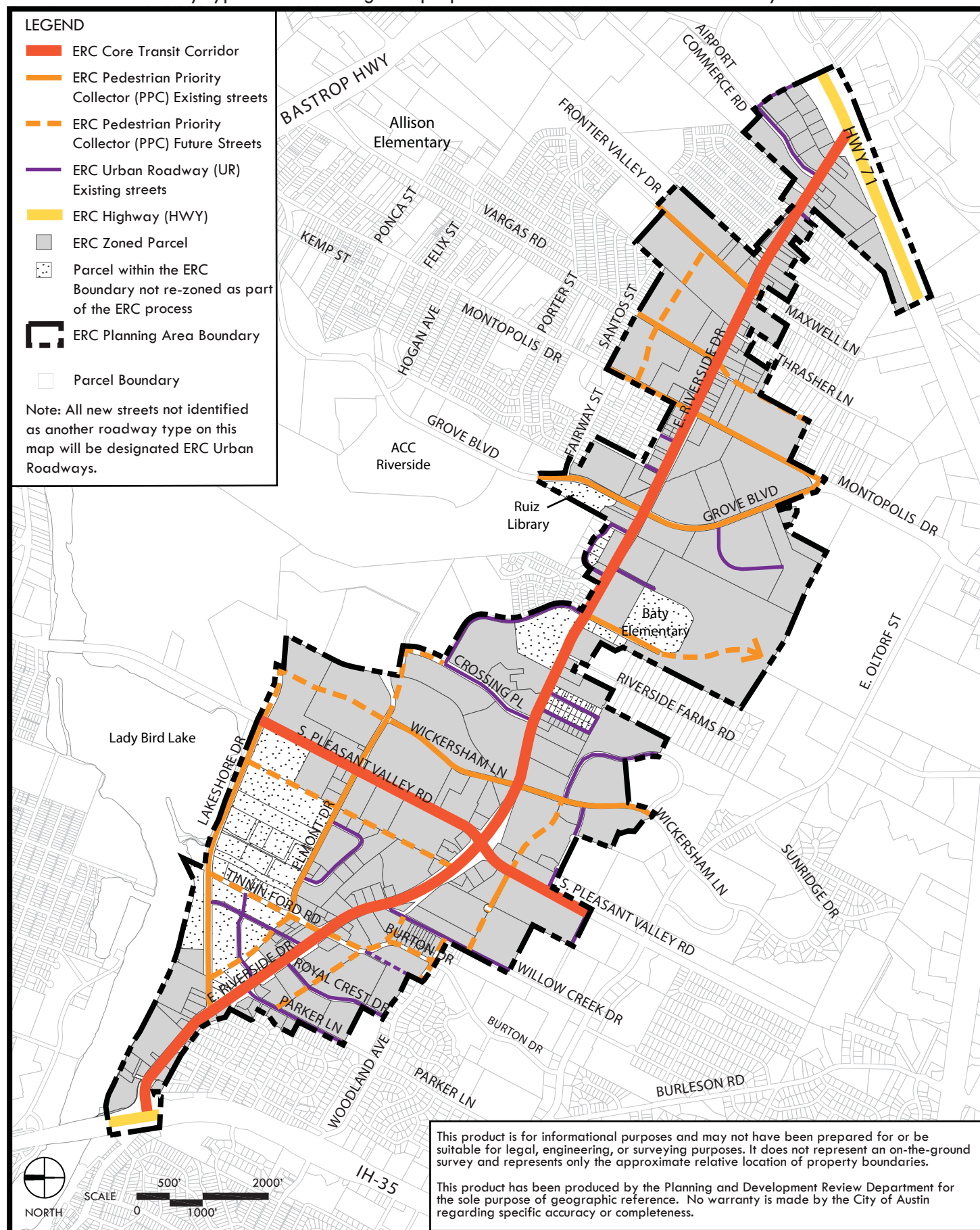
The map below indicates the properties within the ERC boundary zoned ERC.



Updated February 27, 2026

Figure 1-3: East Riverside Corridor Roadway Type Map

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



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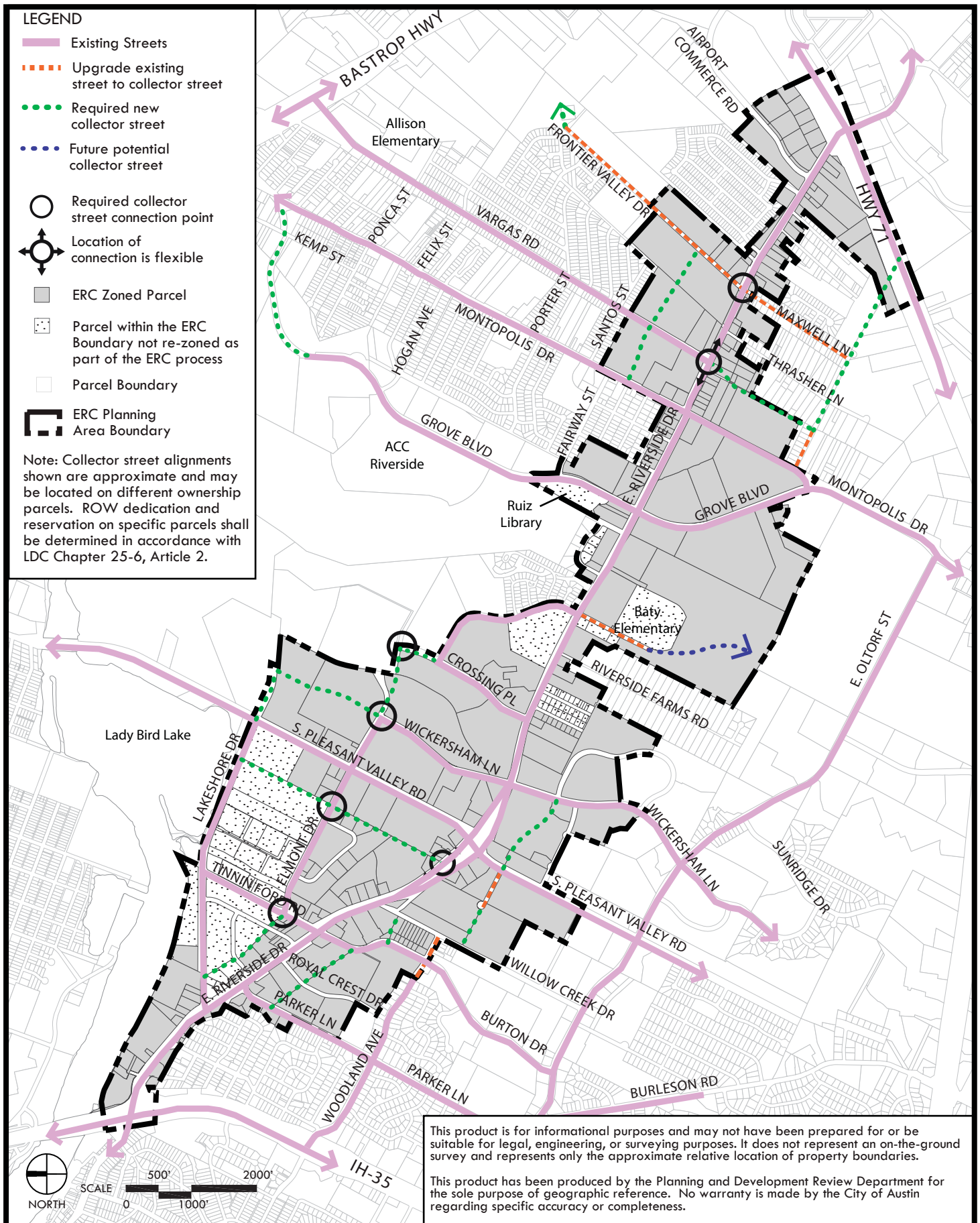
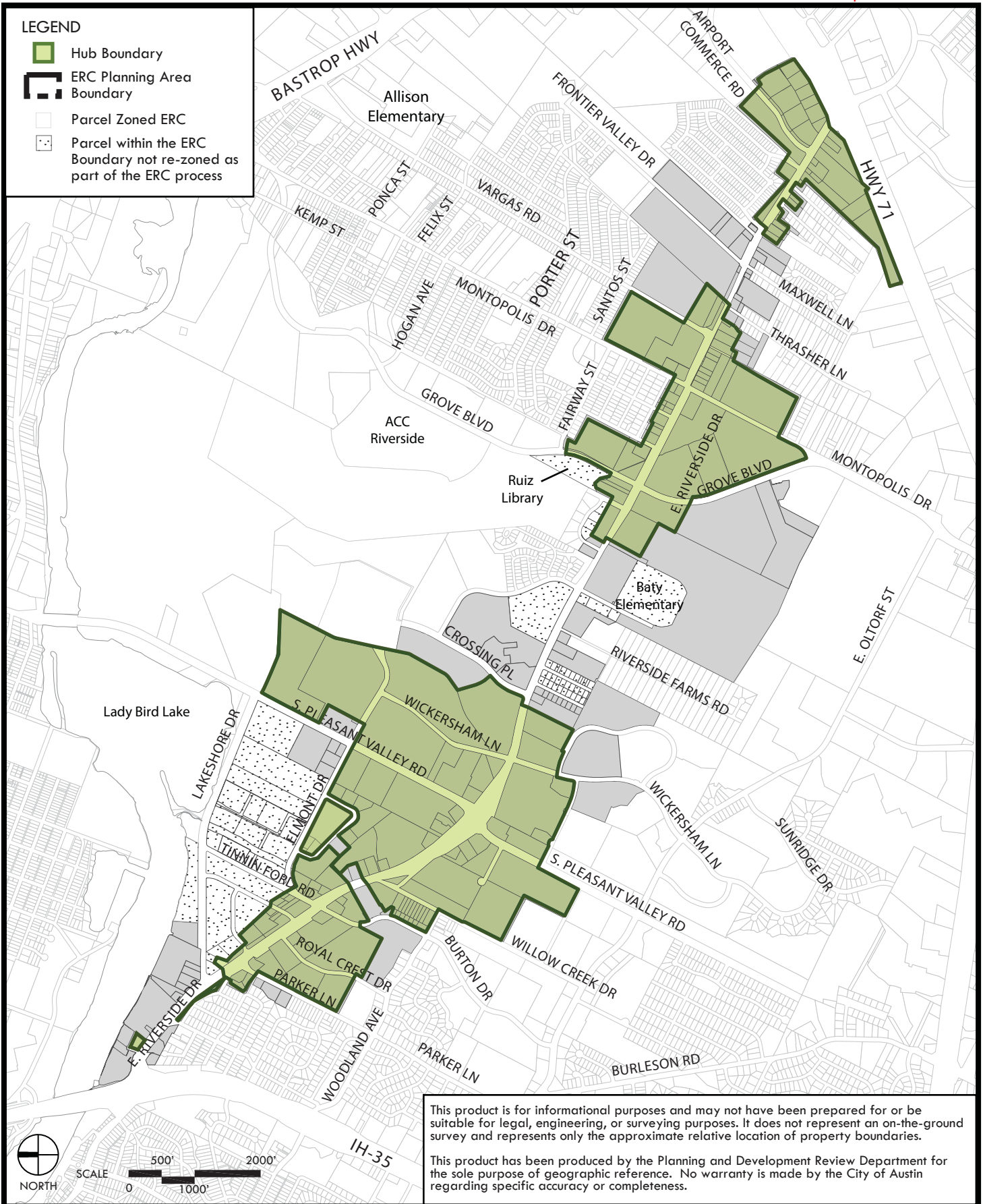


Figure 1-6: East Riverside Corridor Hub Map

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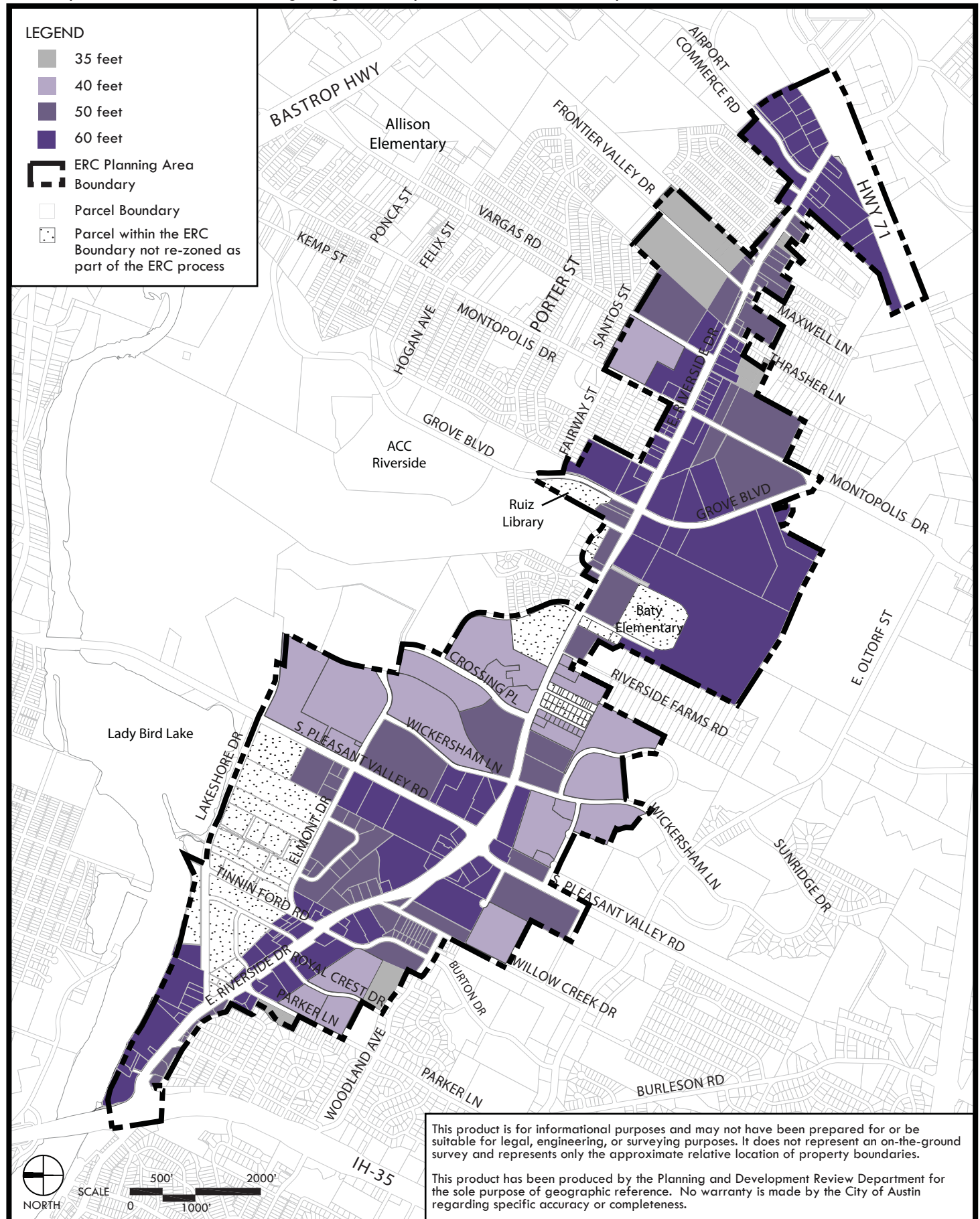
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Updated February 27, 2026

Figure 1-7: East Riverside Corridor Height Map

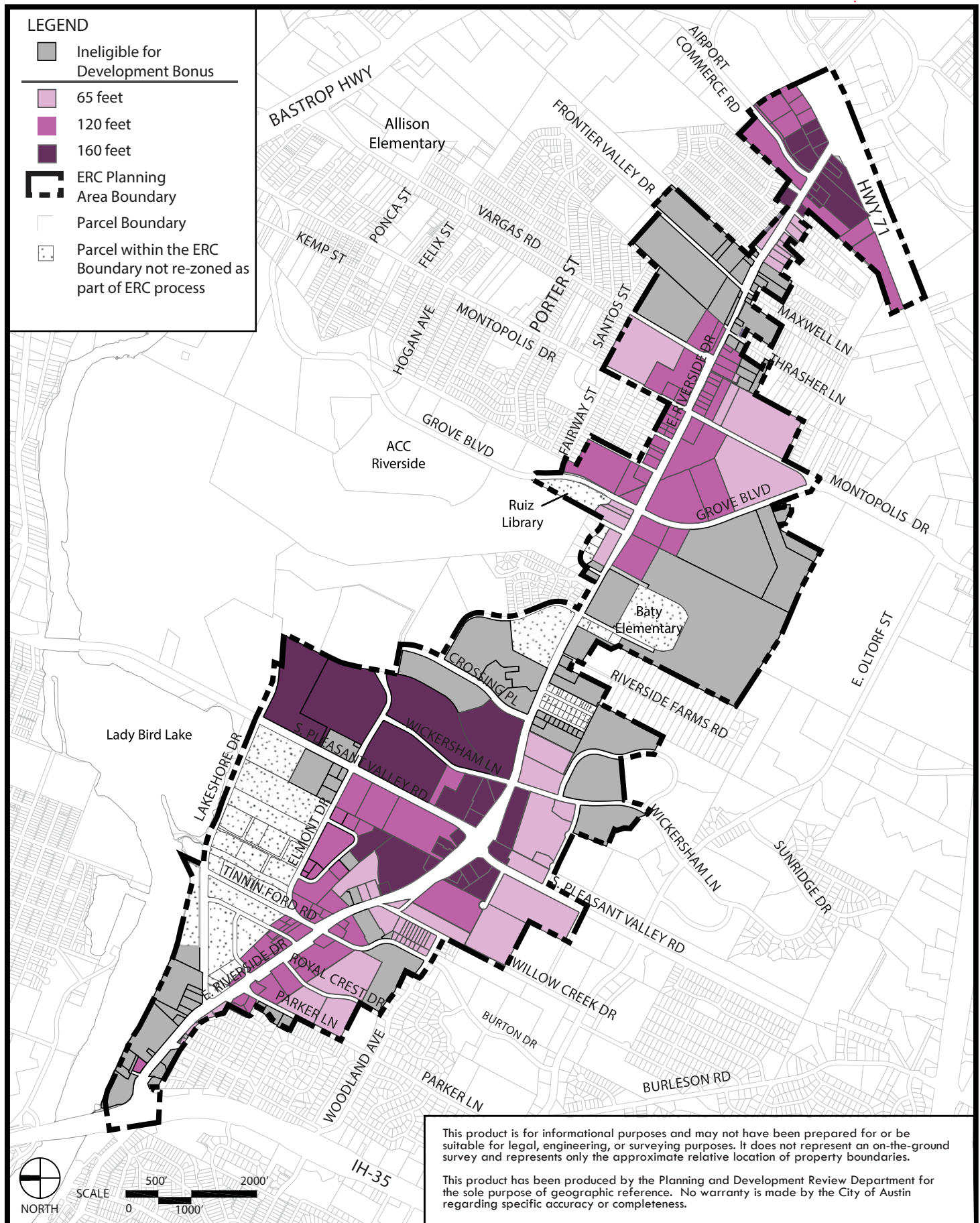
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Figure 1-8: East Riverside Corridor Development Bonus Height Map

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



Updated February 27, 2026

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.

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



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