

**RESOLUTION NO.**

**WHEREAS**, in November 2006, City Council adopted Ordinance Nos. 20061116-055 and 20061116-057 which adopted the East Riverside/Oltorf Combined Neighborhood Plan and added the Neighborhood Plan Combining District to approximately 730 acres of land generally known as the Riverside Neighborhood Plan Area; and

**WHEREAS**, in December 2009, City Council approved the South Shore District Planned Unit Development (“South Shore District PUD”) by Ordinance No. 20091217-126, which rezoned a 20.17-acre tract of land located within the East Riverside/Oltorf Combined Neighborhood Plan from Multifamily Residence Medium Density – Neighborhood Plan Combining District (“MF-3-NP”) and Community Commercial – Neighborhood Plan Combining District (“GR-NP”) to Planned Unit Development – Neighborhood Plan Combining District (“PUD-NP”); and

**WHEREAS**, in May 2013, City Council adopted Ordinance No. 20130509-039 which created the East Riverside Corridor (“ERC”) zoning district and adopted the East Riverside Corridor Regulating Plan for the East Riverside Corridor Zoning District which established the ERC Planning Area Boundary (the “ERC Regulating Plan”); and

**WHEREAS**, in May 2013, City Council also adopted Ordinance No. 20130509-042 which rezoned 228 acres of land within the area generally known as the East Riverside Corridor district from their current base zoning districts designations to ERC; and

25           **WHEREAS**, the approximate 1.437-acre property located at 1705 and 1717  
26 South Lakeshore Boulevard, Austin, Texas and 1712 East Riverside Drive, Austin,  
27 Texas (collectively, the “South Lakeshore Tract”), which lies directly adjacent to  
28 the South Shore District PUD was rezoned within the boundary of the ERC  
29 Regulating Plan by Ordinance No. 20130509-042; and

30           **WHEREAS**, the owner of the South Lakeshore Tract seeks to submit a  
31 planned unit development amendment application to amend the development  
32 regulations within the South Shore District PUD and to add the South Lakeshore  
33 Tract to the South Shore District PUD (the “PUD Amendment Application”); and

34           **WHEREAS**, in order for the PUD Amendment Application to include the  
35 South Lakeshore Tract, a Code amendment to change the boundary of the ERC  
36 Regulating Plan is required; and

37           **WHEREAS**, City Council has determined that removing the South  
38 Lakeshore Tract from the ERC Regulating Plan will allow for cohesive  
39 development regulations within the South Shore District PUD; **NOW,**  
40 **THEREFORE,**

41           **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

42           City Council initiates amendments to City Code Title 25 (*Land Development*  
43 *Code*) to amend the ERC Regulating Plan to remove the South Lakeshore Tract.

44           **BE IT FURTHER RESOLVED:**

45           City Council waives any requirement that the Codes and Ordinances Joint  
46 Committee consider and make a recommendation prior to the City Manager  
47 scheduling this Code amendment for public hearing at the Planning Commission.  
48

**BE IT FURTHER RESOLVED:**

The City Manager is directed to process Code amendments necessary to accomplish the purposes set forth in this resolution and return with a draft ordinance for City Council consideration concurrently with City Council consideration of the PUD Amendment Application.

**ADOPTED:** \_\_\_\_\_, 2025    **ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk