RESOLUTION NO.

WHEREAS, in November 2006, Council adopted Ordinance No. 20061116-055 and Ordinance No. 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, Council approved the South Shore District Planned Unit Development ("South Shore District PUD") in Ordinance No. 20091217-126, which rezoned a 20.17-acre tract of land located partially within the East Riverside/Oltorf Combined Neighborhood Plan from Multifamily Residence Medium Density (MF-3) district, Multifamily Residence Medium Density – Neighborhood Plan (MF-3-NP) combining district, and Community Commercial – Neighborhood Plan (GR-NP) combining district to Planned Unit Development (PUD) district and Planned Unit Development – Neighborhood Plan (PUD-NP) combining district; and

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

WHEREAS, in May 2013, 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

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WHEREAS, in June 2025, Council approved Resolution No. 20250605-079, initiating a code amendment to change the boundary of the ERC Regulating Plan by removing approximately 1.437-acre of property located at 1705 and 1717 South Lakeshore Boulevard, Austin, Texas and 1712 East Riverside Drive, Austin, Texas (collectively, South Lakeshore Tract), which lies directly adjacent to the South Shore District PUD; and

WHEREAS, the owner of the South Lakeshore Tract has submitted a planned unit development amendment application which seeks to add the South Lakeshore Tract to the South Shore District PUD; and

WHEREAS, in addition to changing the boundary of the ERC Regulating Plan, a neighborhood plan amendment to change the land use designation on the South Lakeshore Tract is also necessary; **NOW, THEREFORE,**

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

Council initiates a neighborhood plan amendment to the East Riverside/Oltorf Combined Neighborhood Plan to change the land use designation on the Future Land Use Map (FLUM) for the South Lakeshore Tract from Specific Regulating District to Mixed-Use.

ADOPTED: _____, 2026 **ATTEST:** _____
Erika Brady
City Clerk

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