

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2025-006

Amendments to the East Riverside Corridor Regulating Plan (ERC):

Conduct a public hearing and consider a recommendation to amend the ERC Regulating Plan to remove the 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.

Background and summary of proposed code amendment:

This amendment was initiated by the City Council under Resolution No. [Resolution No. 20250605-079](#).

Council Sponsors: Mayor Kirk Watson, Council Member Ryan Alter, Council Member Zohaib "Zo" Qadri, Council Member José "Chito" Vela, Council Member José Velásquez.

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](#) which created the ERC zoning district and established the East Riverside Corridor Regulating Plan (ERC Regulating Plan) and its associated planning area boundary. Council also adopted [Ordinance No. 20130509-042](#) 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 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.

The current ERC Regulating Plan includes several figures that depict the subject property. See **Exhibit "A"**.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed Code Amendment 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 from the following figures as depicted by the amended figures in **Exhibit "B"**:

1. Amend Figure 1-1: East Riverside Corridor (ERC) Zoning Map
2. Amend Figure 1-2: East Riverside Corridor Subdistrict Map
3. Amend Figure 1-3: East Riverside Corridor Roadway Type Map
4. Amend Figure 1-4: East Riverside Corridor Active Edges Map
5. Amend Figure 1-5: East Riverside Corridor Collector Street Map
6. Amend Figure 1-6: East Riverside Corridor Hub Map
7. Amend Figure 1-7: East Riverside Corridor Height Map
8. Amend Figure 1-8: East Riverside Corridor Development Bonus Height Map
9. Amend Figure 1-15: Map of Properties with Drive-Through Facilities
10. Amend Figure 1-17: Map of Properties with Service Stations

City Council and Board and Commission Actions:

1. June 5, 2025: Initiated by the City Council under Resolution No. 20250605-079.
2. Planning Commission public hearing: March 24, 2026:
The motion to close the public hearing and approve staff recommendation made by Commissioner Ahmed, 2nd by Commissioner Maxwell was approved on a vote of 12-0.
3. City Council public hearing: May 7, 2026

City Staff: Jorge E. Rousselin, CNU-A **Phone:** (512) 974-2975 **Email:** Jorge.rousselin@austintexas.gov



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Exhibit "A"

Existing Figures in the ERC Regulating Plan

Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

Updated July 24, 2025

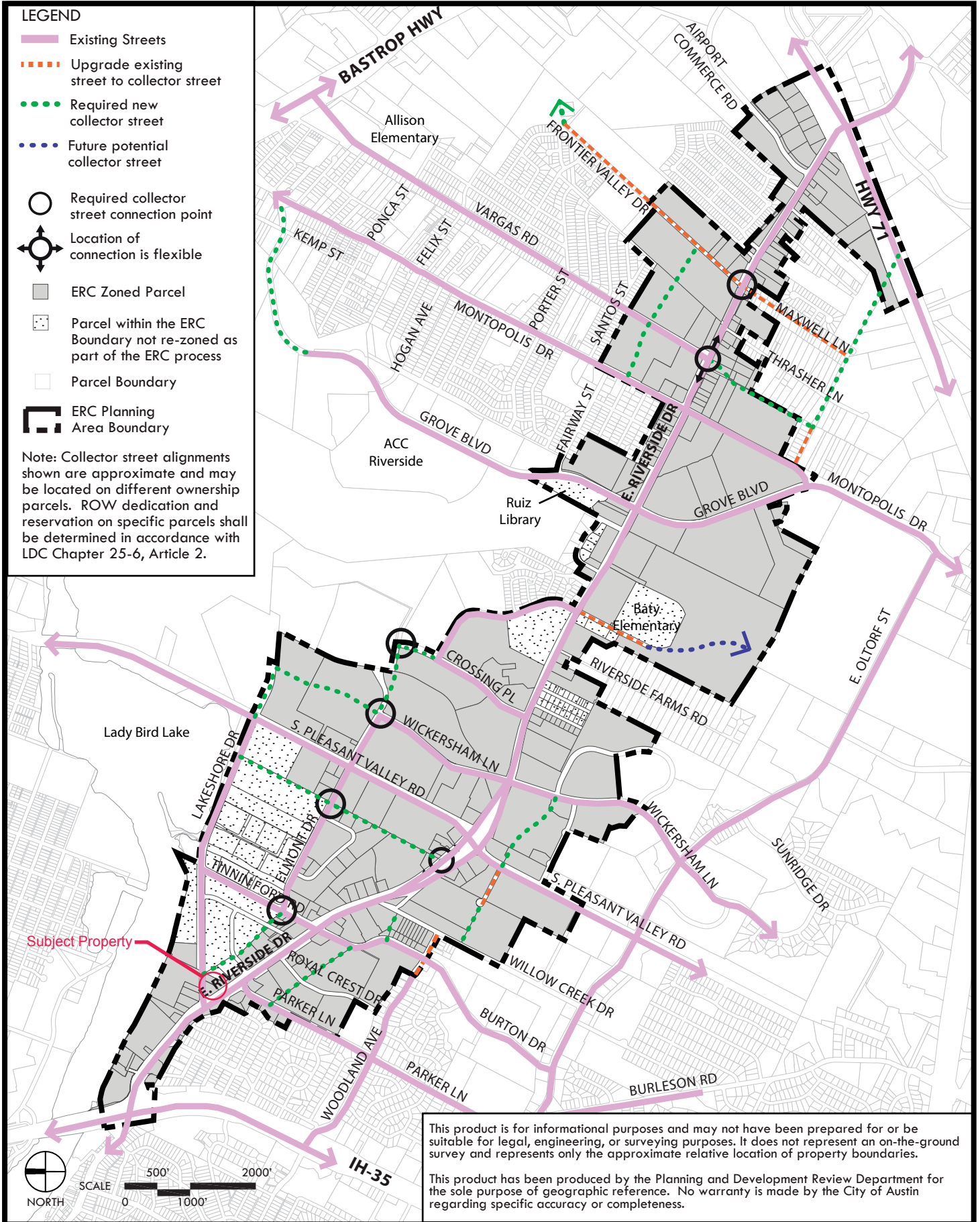


Figure 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.

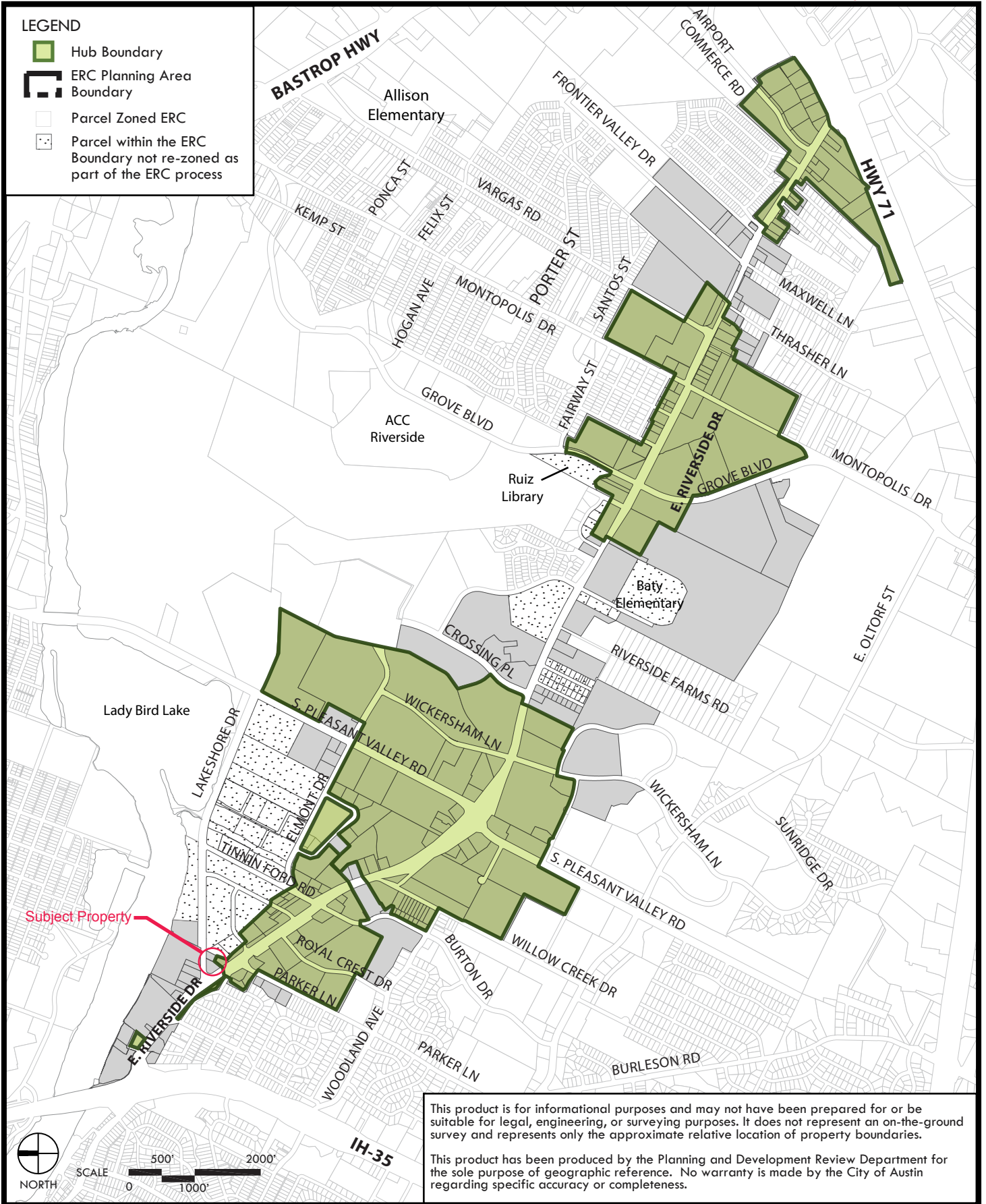


Figure 1-7: East Riverside Corridor Height Map

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

Updated July 24, 2025

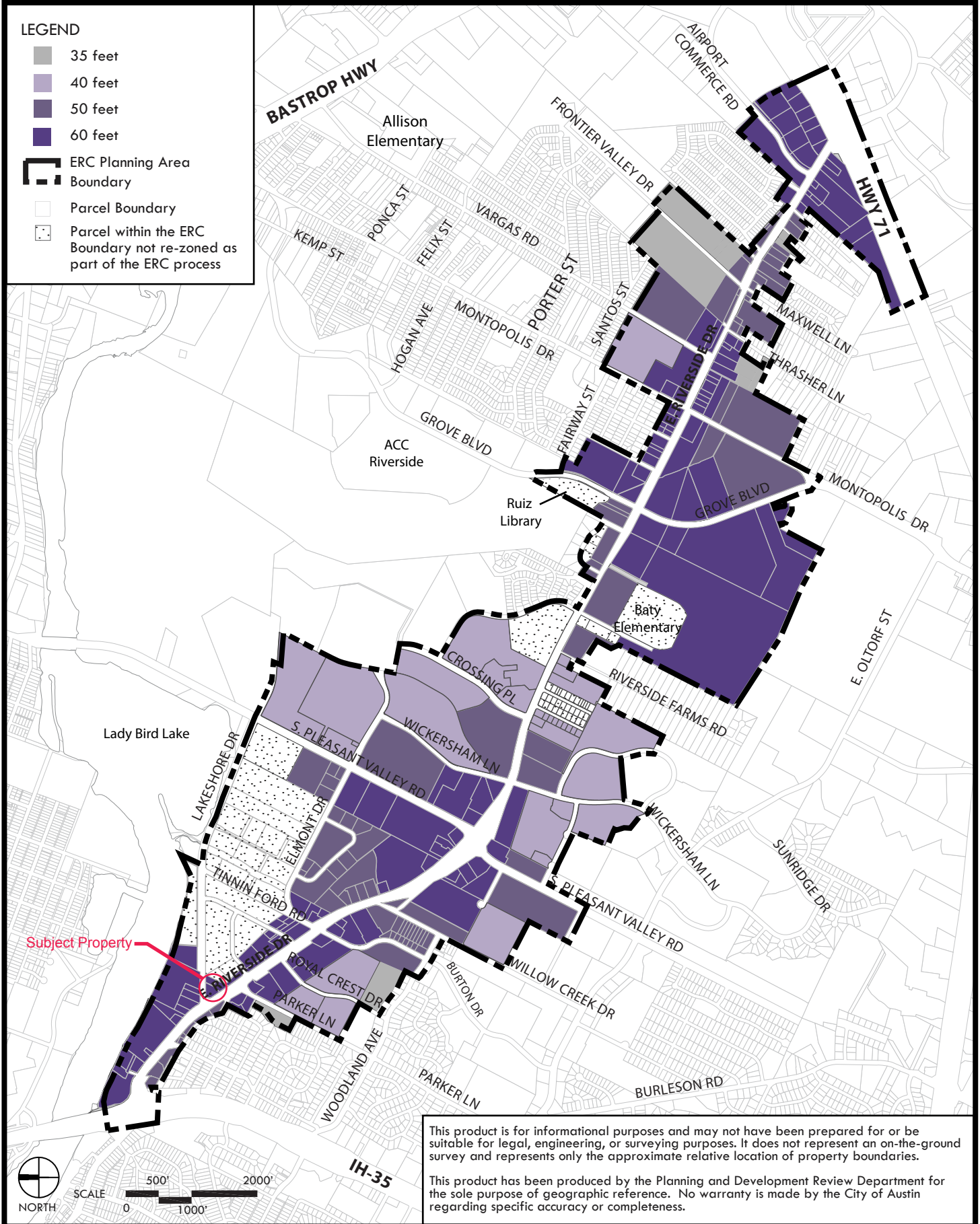


Figure 1.15: Map of Properties with Drive-Through Facilities
 Map of properties to which Subsection 2.3.5.B (Drive-Through Facilities) and Subsection 4.5 (Drive-Through Facilities) applies.

Updated July 24, 2025

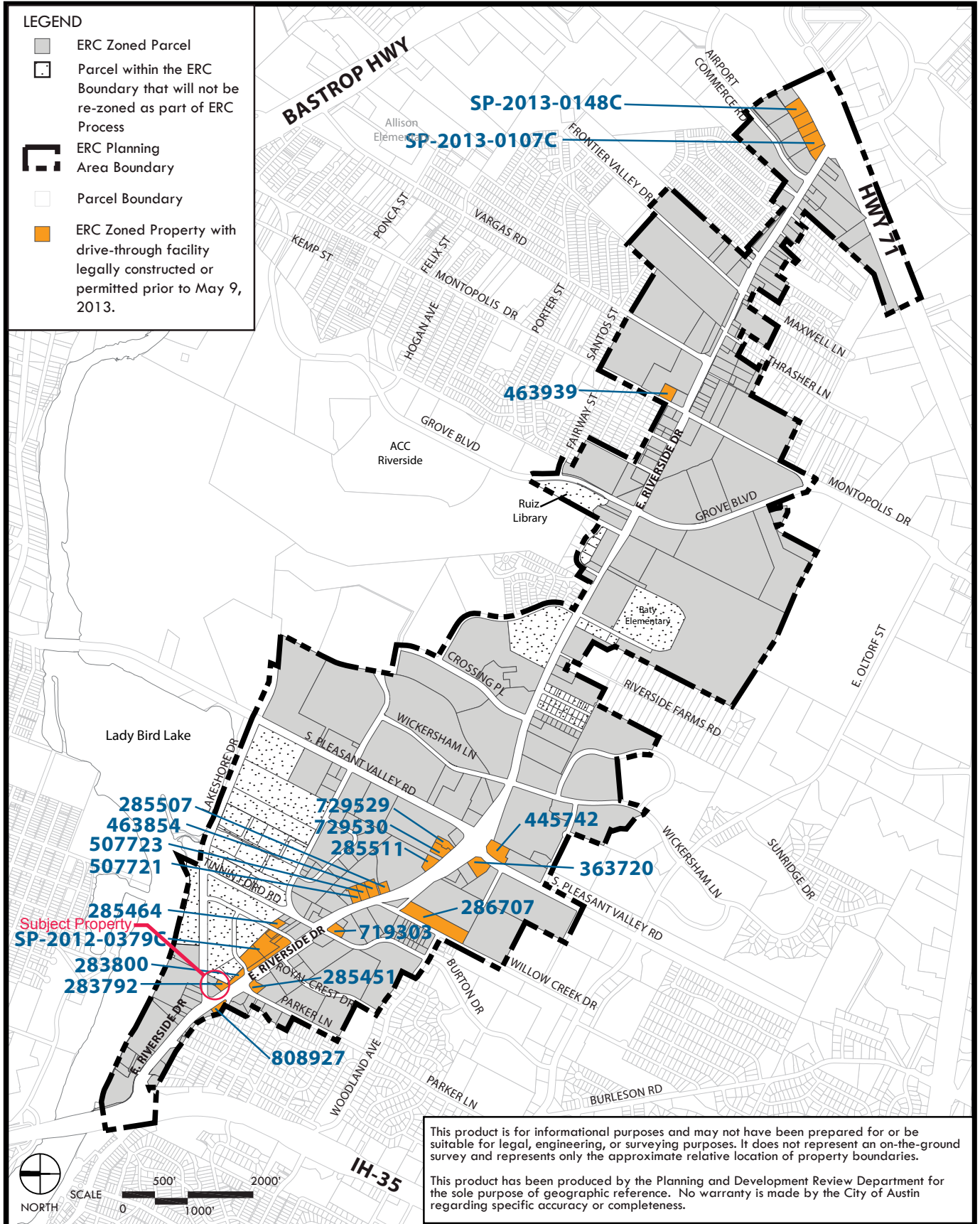
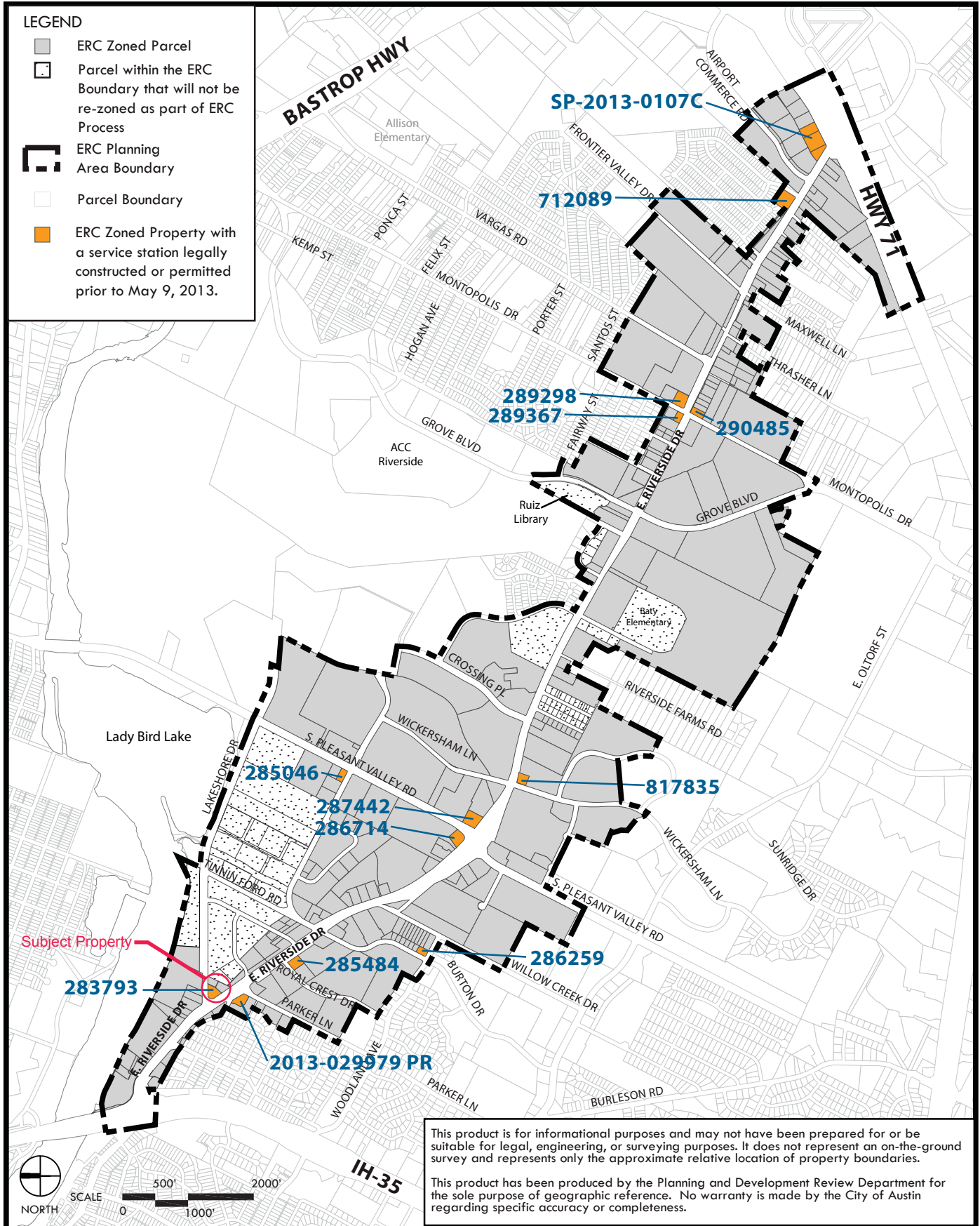


Figure 1-17: Map of Properties with Service Stations

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

Updated July 24, 2025





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Exhibit “B”

Proposed Modified Figures to the ERC Regulating Plan

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

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

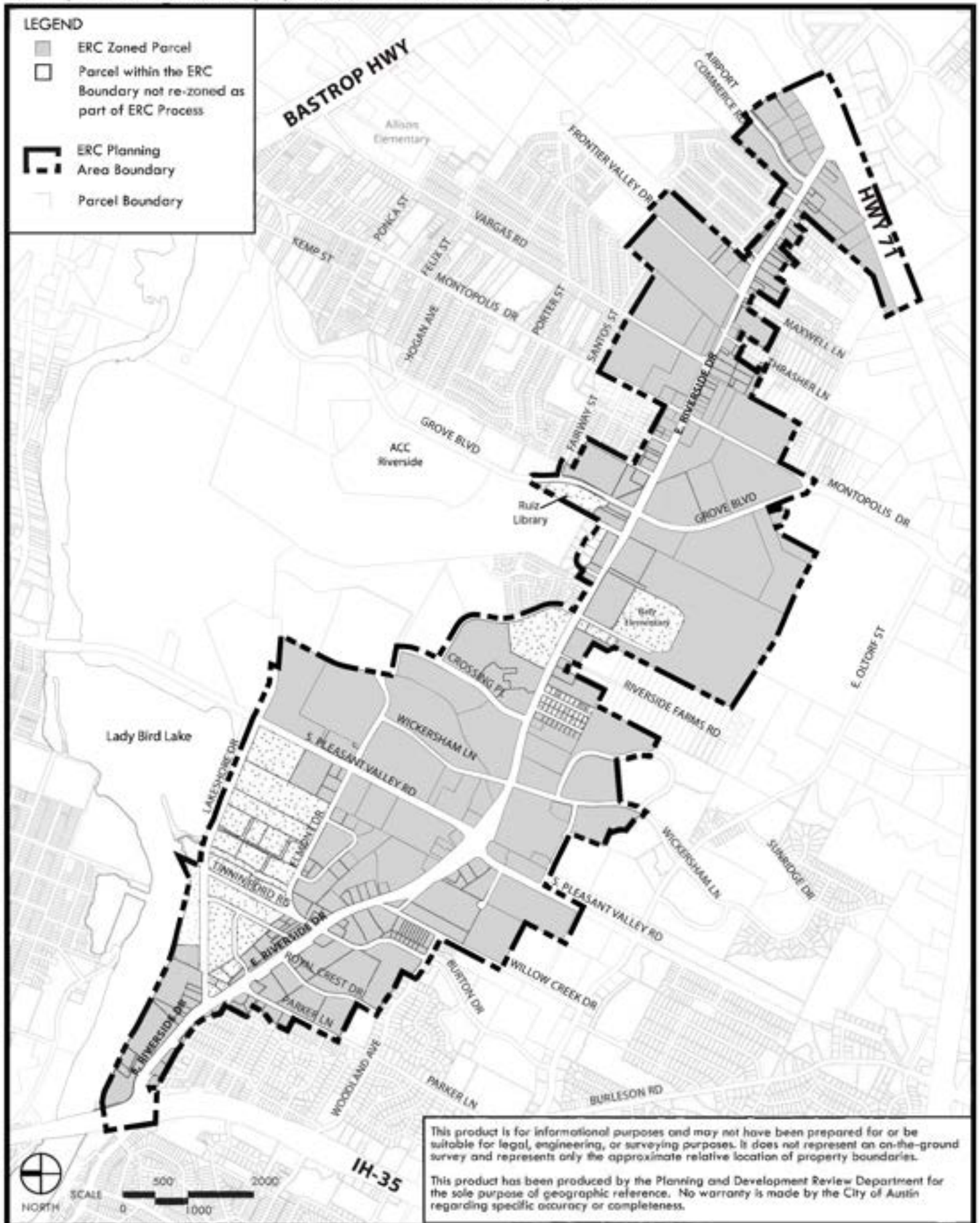


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

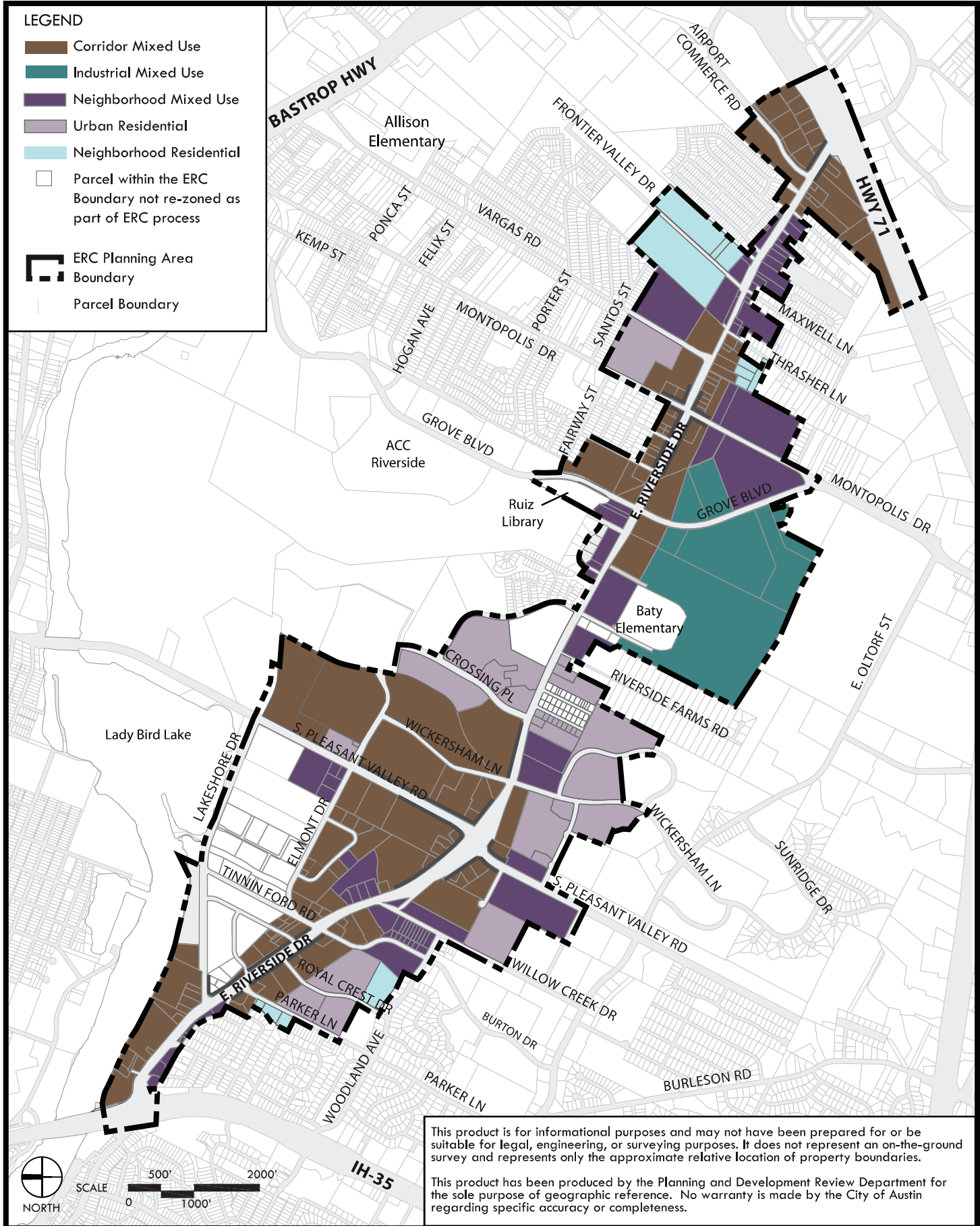


Figure 1-3: East Riverside Corridor Roadway Type Map

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

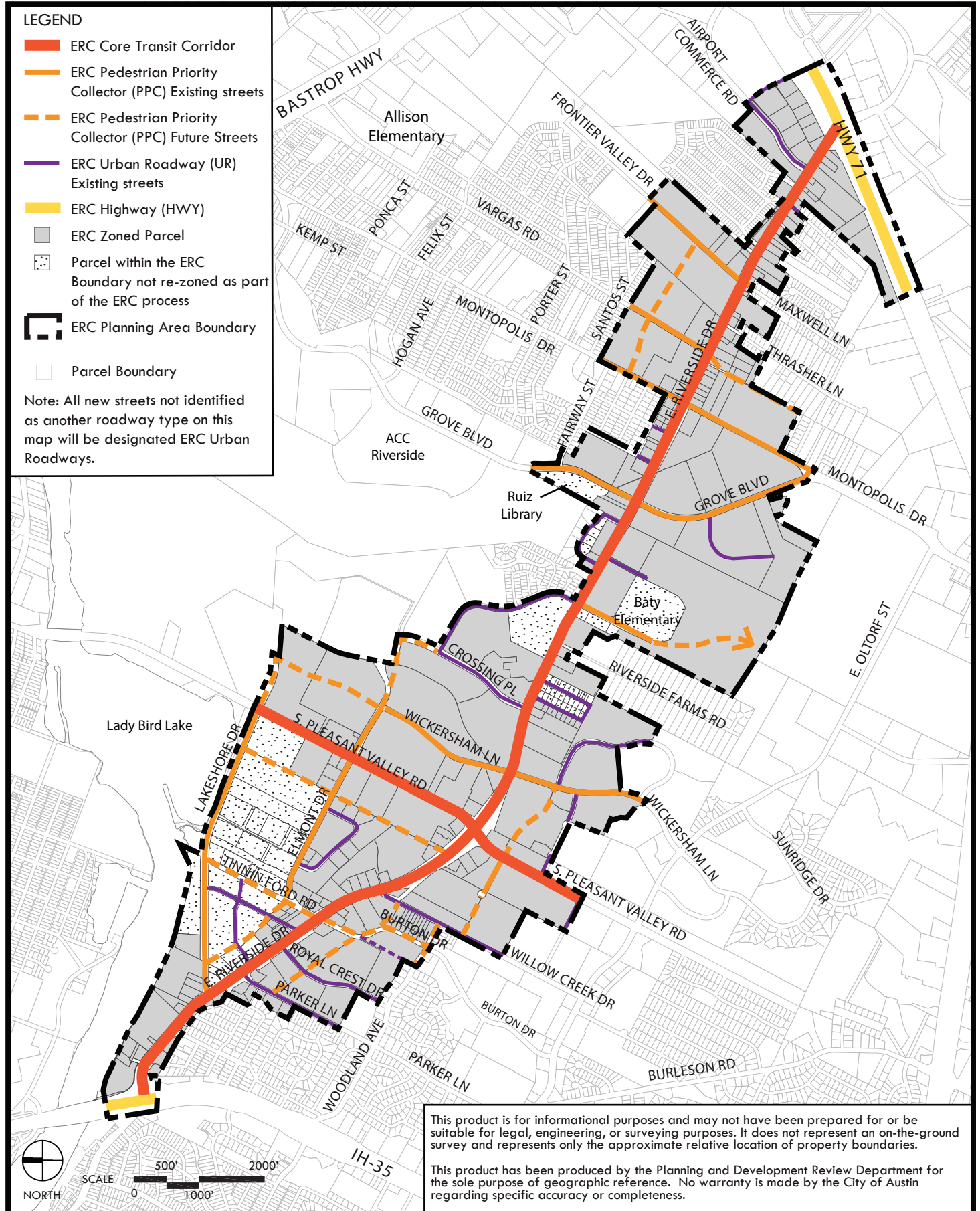


Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

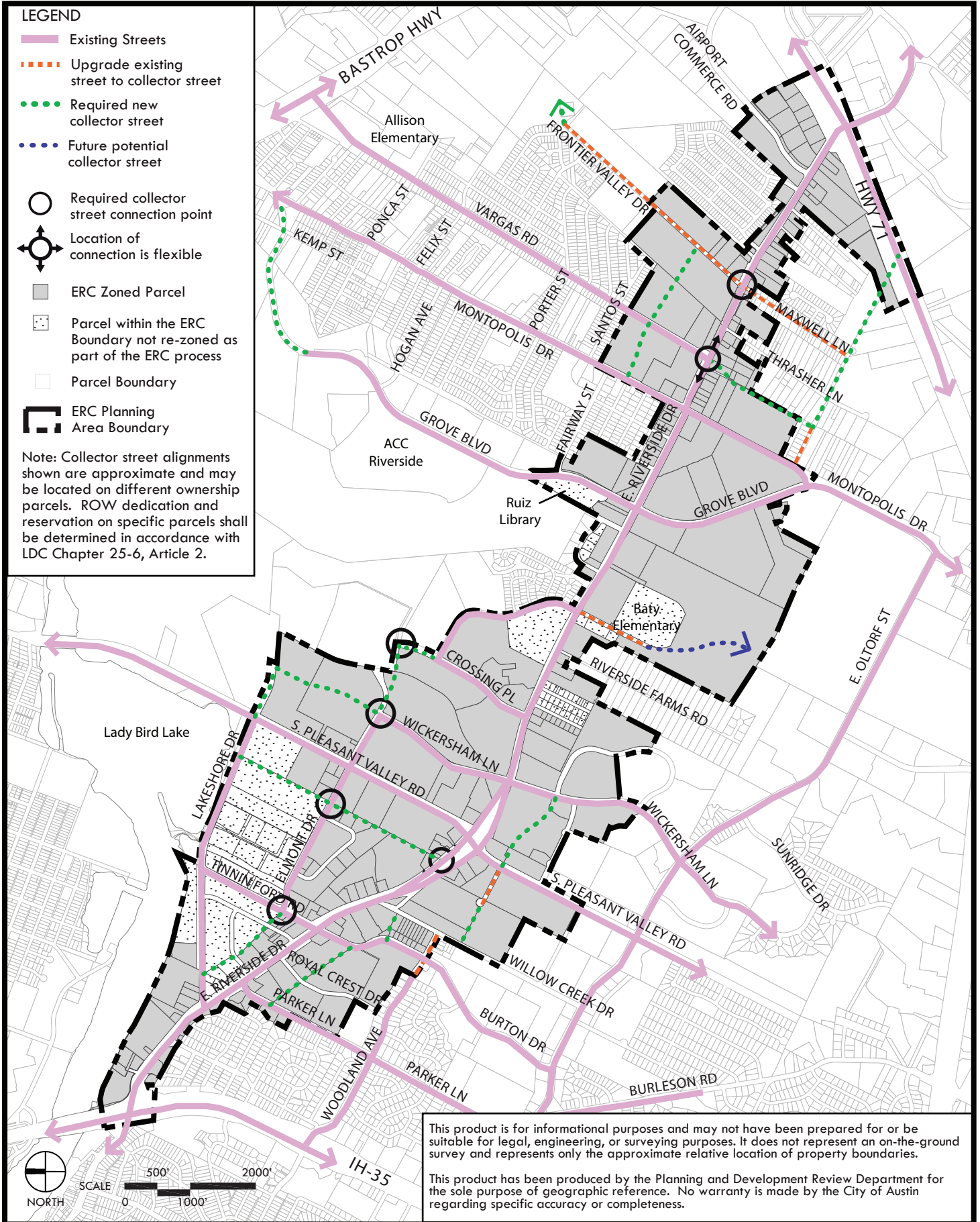


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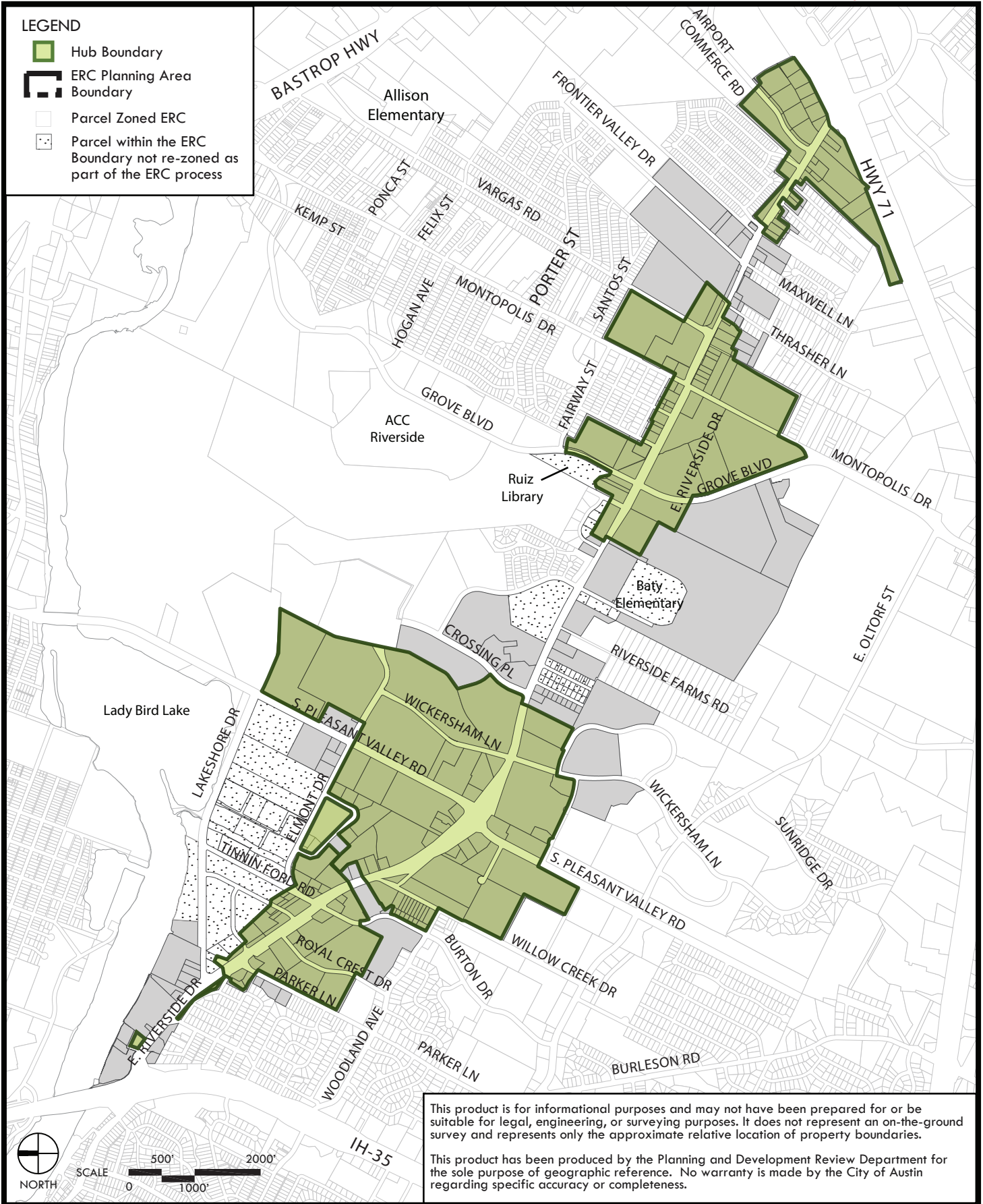
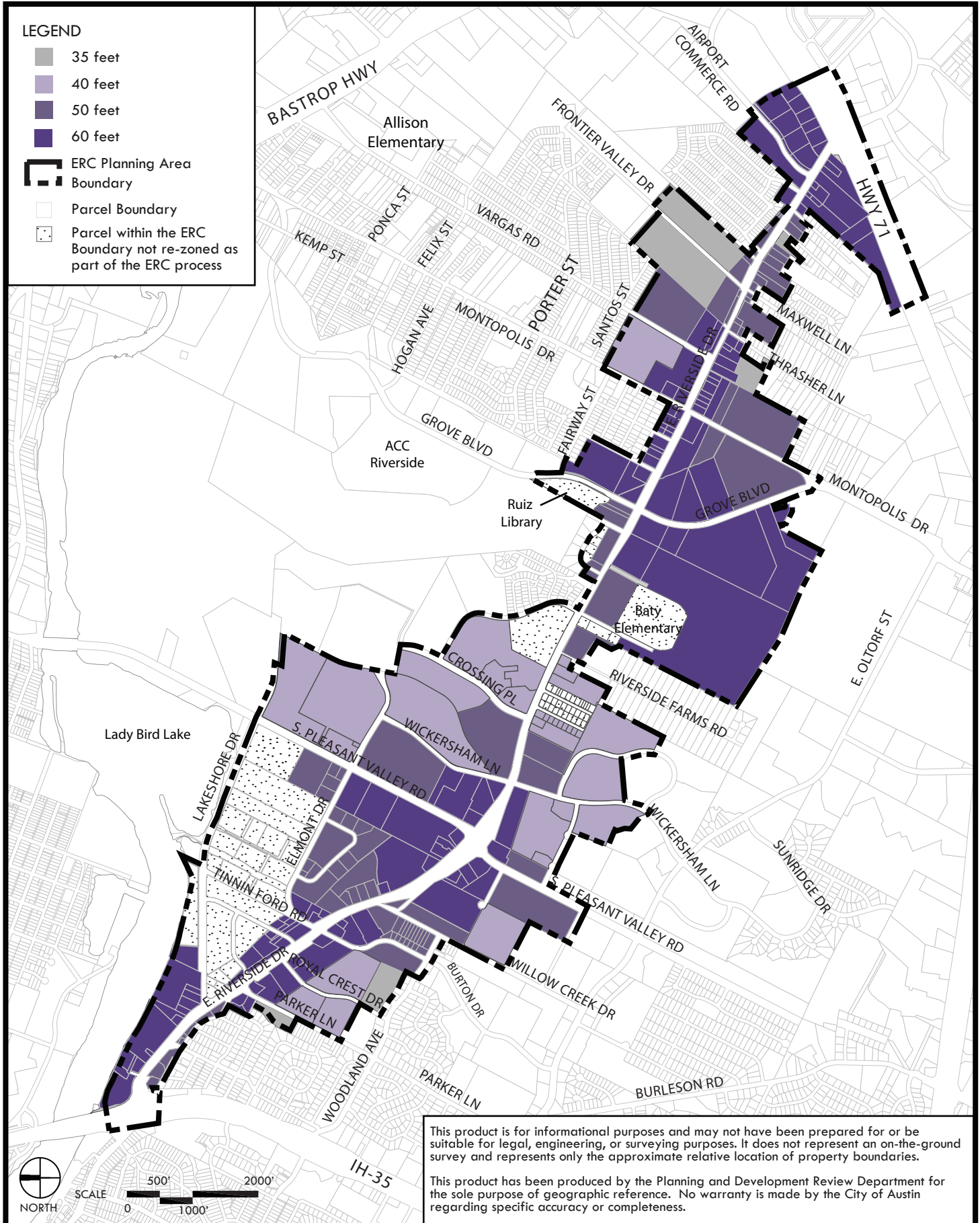


Figure 1-7: East Riverside Corridor Height Map

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





Affordability Impact Statement

South Lakeshore Boulevard ERC Amendment

Case number: C20-2025-006

Initiated by: Resolution No. [20250605-079](#)

Date: 3/24/2026

Proposed Regulation

The proposed ordinance would amend City Code to remove the 1.437-acre South Lakeshore Tract, located at South Lakeshore Boulevard and East Riverside Drive, from the East Riverside Corridor (ERC) Regulating Plan. The site is currently a commercial property, and the proposed change would not result in the displacement of any existing multifamily housing. This change would allow the tract to be incorporated into the South Shore District Planned Unit Development (PUD). The resolution directs the City Manager to process the necessary code amendments and return with a draft ordinance for Council consideration alongside the PUD amendment.

The amendment would add approximately 1.4 acres to the existing PUD, increase the allowable height on the tract to 180 feet, modify the Waterfront Overlay, and vest the additional acreage under the 2007 Parkland Dedication fees. These changes would enable redevelopment of the site at a higher intensity than currently allowed under the ERC Regulating Plan.

The applicant is proposing a high-density, mixed-use development directly adjacent to the planned Project Connect light-rail line. The site's location along a future high-capacity transit corridor may support reduced transportation costs for future residents by improving access to frequent transit service.

The applicant is not proposing on-site affordable housing. Under the PUD regulations, the applicant must pay a fee-in-lieu for any gross floor area exceeding 125,240 square feet at the rate specified in Section 2.5.6, In Lieu Donation. Fee-in-lieu contributions support the City's affordable housing programs but do not produce income-restricted units on the site.

Overall, the proposed amendments are expected to have a neutral impact on housing affordability. The project would increase the supply of market-rate housing in a high-opportunity, transit-oriented location, while fee-in-lieu payments would contribute to the City's affordable housing funding.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have neutral impacts on housing costs:

- Removing the tract from the ERC Regulating Plan and incorporating it into the South Shore District PUD allows greater height than currently permitted, but no citywide land-use changes are proposed.
- The project would add high-density housing adjacent to the planned Project Connect light-rail line, increasing market-rate housing supply and reducing transportation costs for future residents.

Impact on Development Cost

The proposed changes would have neutral impacts on development cost:

- No direct cost impacts to other developments or citywide construction practices.

Impact on Affordable Housing

The proposed changes would have neutral impacts on affordable housing:

- The [Staff Report](#) notes "the proposed rezoning request would provide additional market rate housing and resources for affordable housing. The developer would be required to pay the PUD fee in lieu of affordable housing, which is \$9 per square foot above base entitlements, as opposed to the East Riverside Corridor (ERC) fee in lieu for affordable housing, which is \$1 per square foot above base entitlements. The provision of additional housing options is particularly important next to the proposed rail station."

Overall Impact

The proposed changes would have a neutral overall impact.

Other Policy Considerations

- The ERC Vision Plan and Regulating Plan are currently being updated to ensure they remain responsive to the area's evolving needs and development patterns. PUD activity in the area highlights the need for this update and the importance of keeping the plan aligned with ongoing growth and planning initiatives.

Manager's Signature

