

**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 was 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"**.

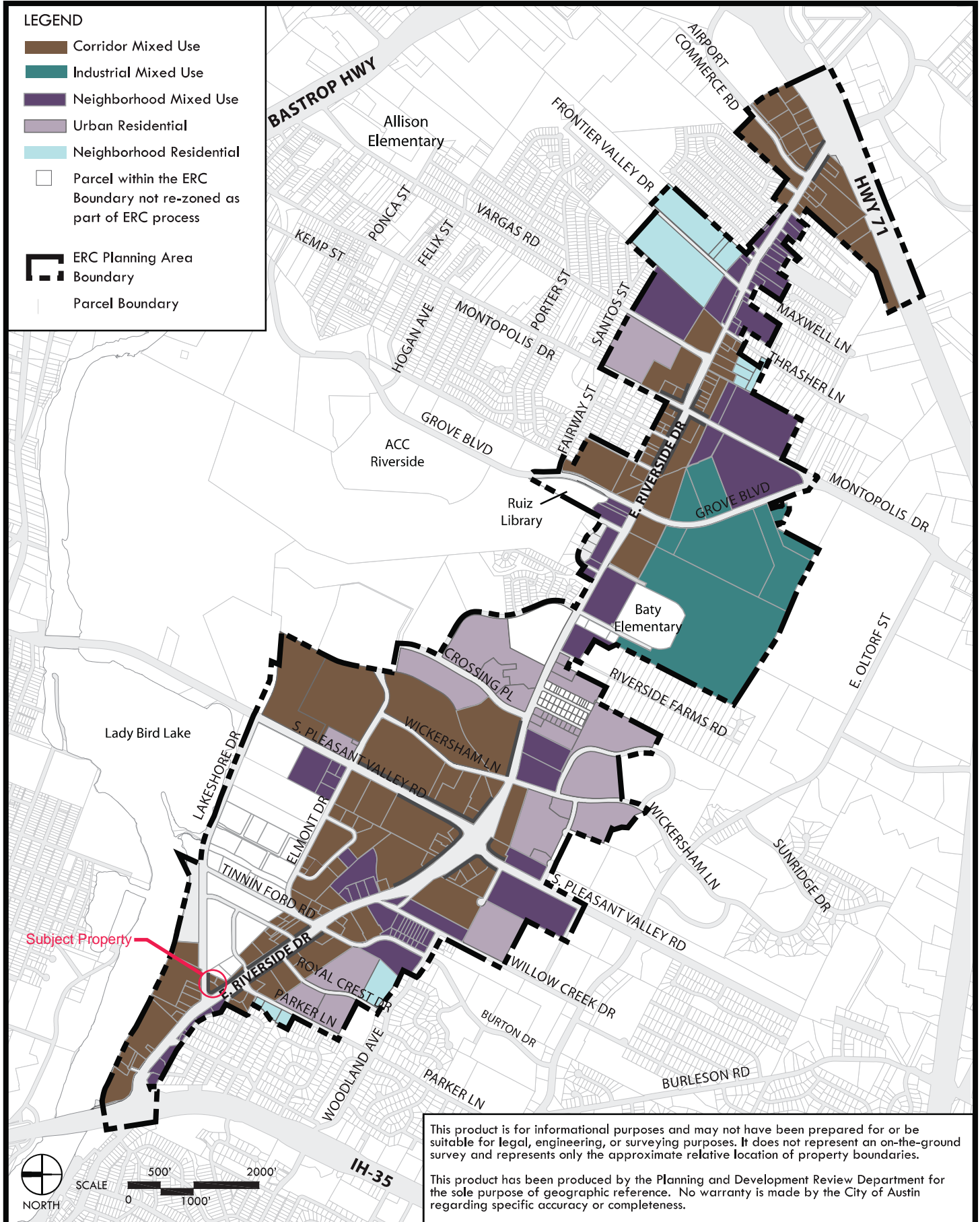




**FIGURE 1-2: East Riverside Corridor Subdistrict Map**

Identifies the subdistrict for each property within the ERC boundary.

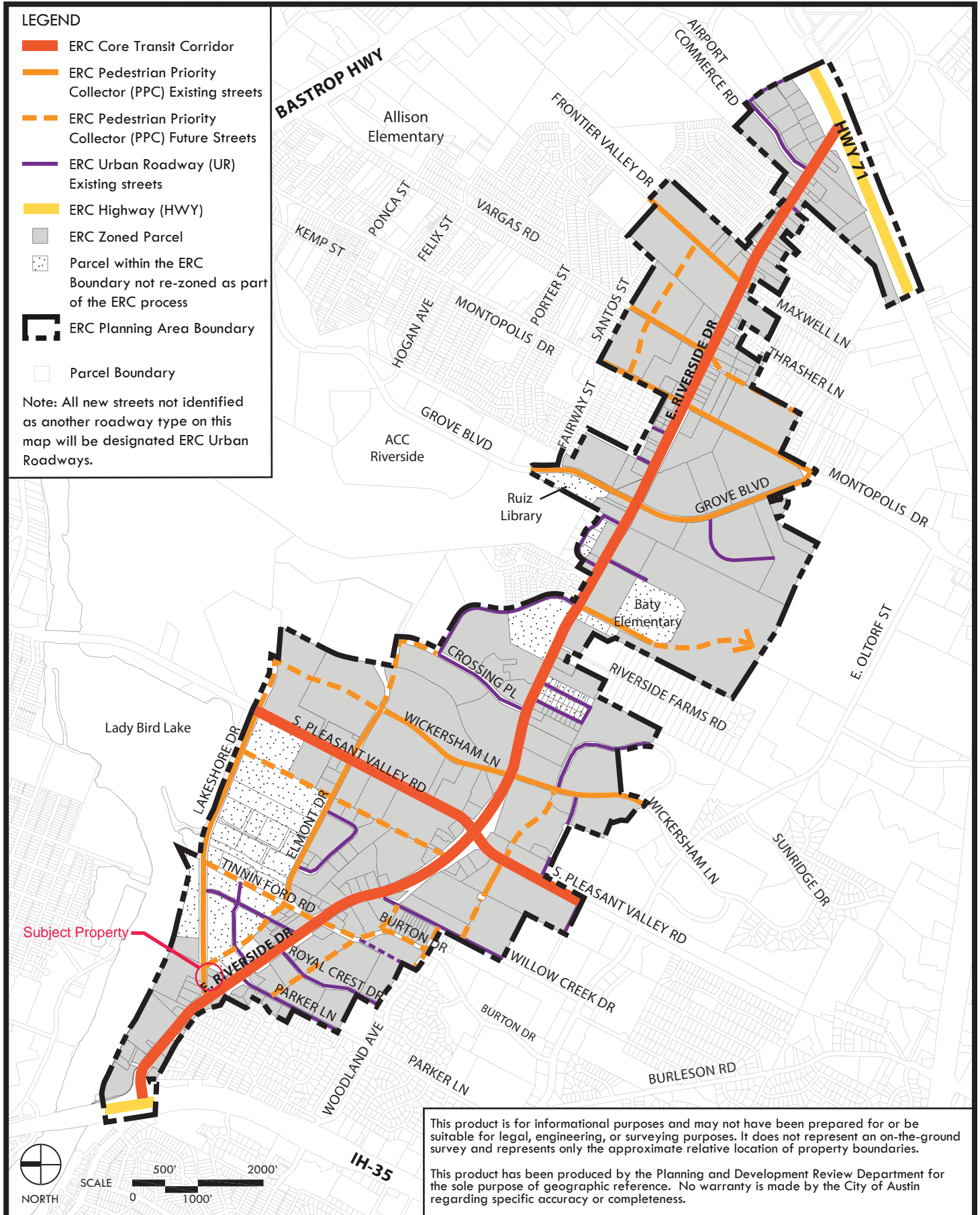
Updated July 24, 2025



**Figure 1-3: East Riverside Corridor Roadway Type Map**

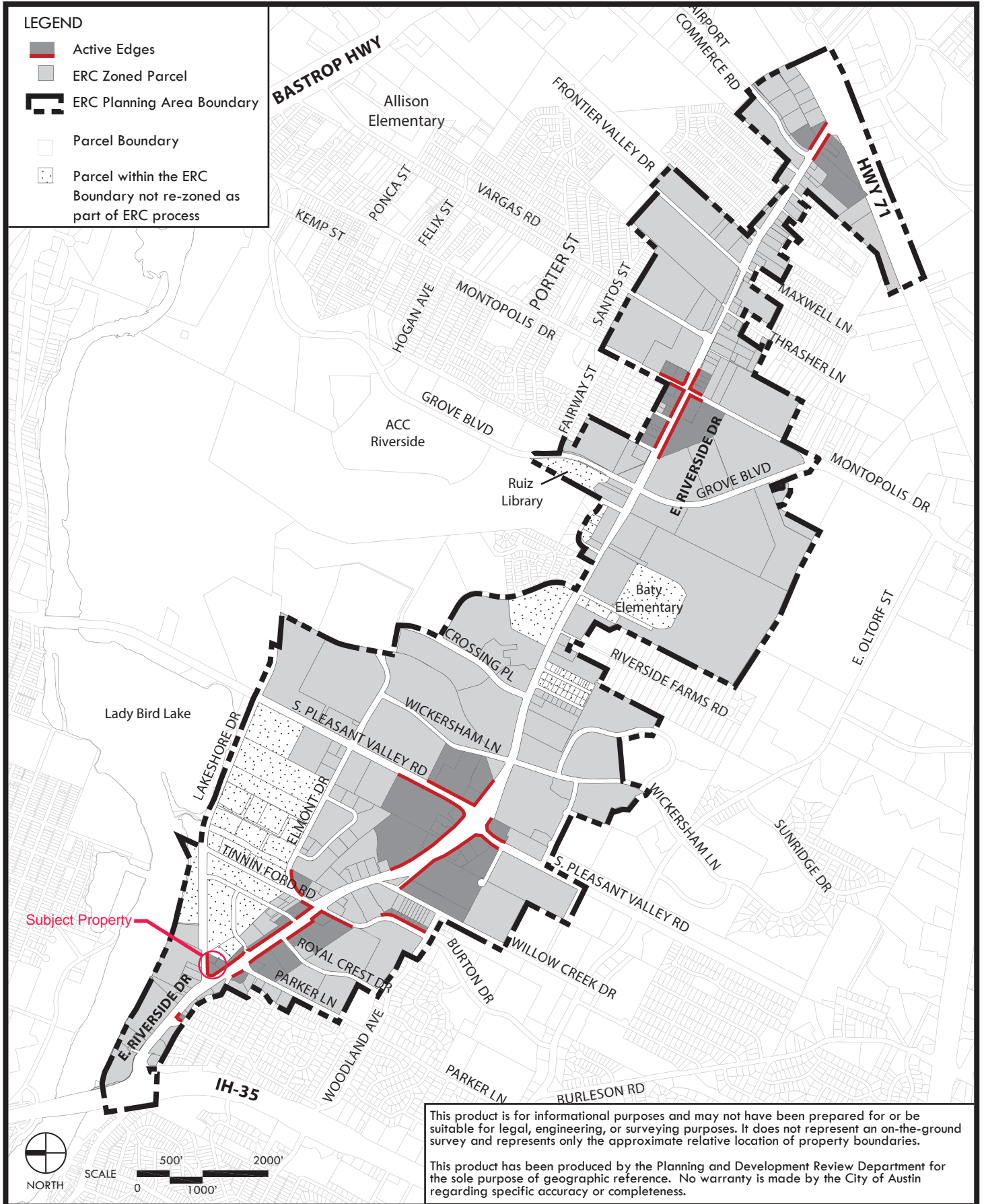
Updated July 24, 2025

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



**Figure 1-4: East Riverside Corridor Active Edges Map**

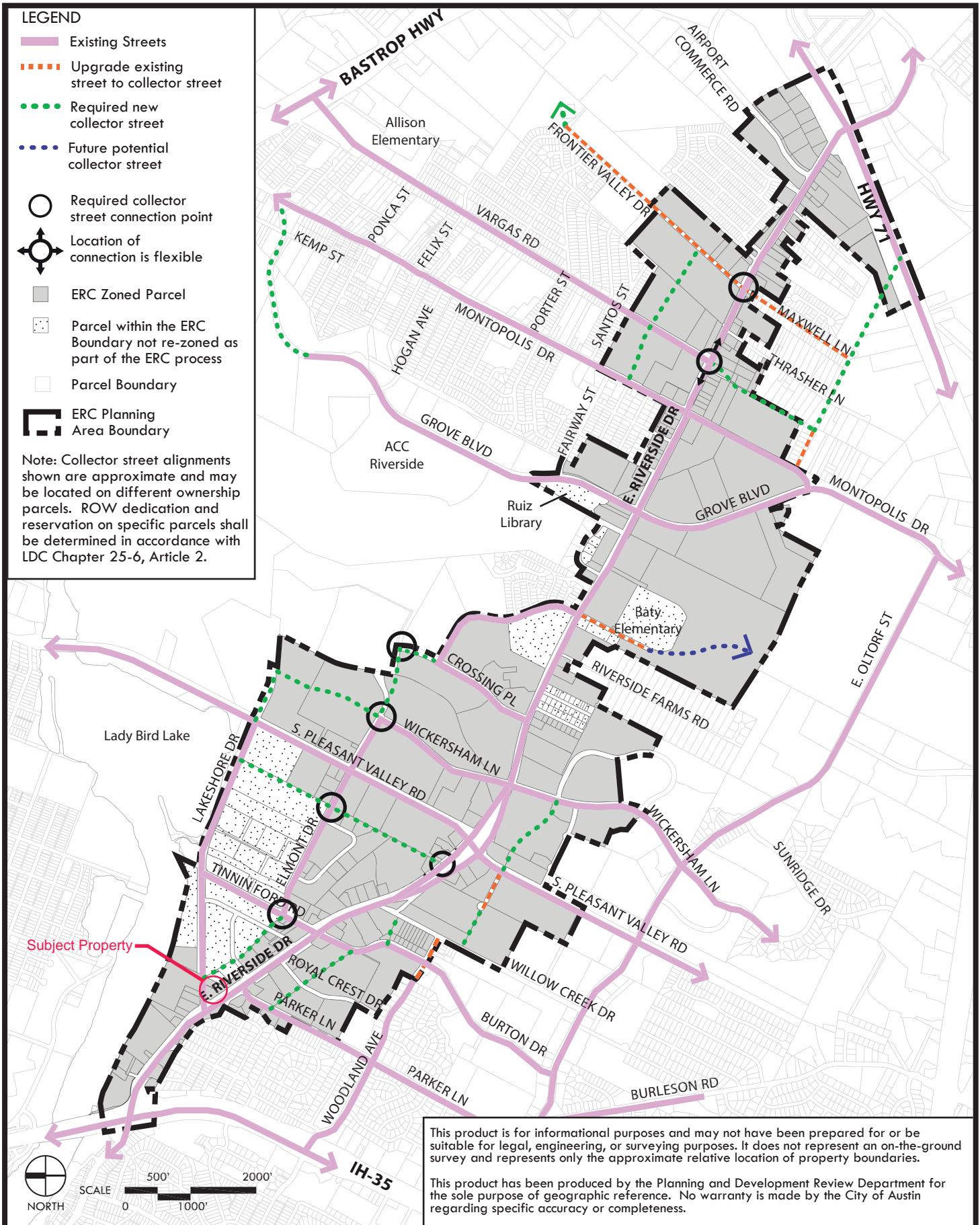
This map shows properties that have an active edge requirement and on which street face the active edge is located. The requirements for Active Edges can be found in Section 5.6 of this document.



**Figure 1-5: East Riverside Corridor Collector Street Map**

Shows existing and new streets designated as Collector streets.

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**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.

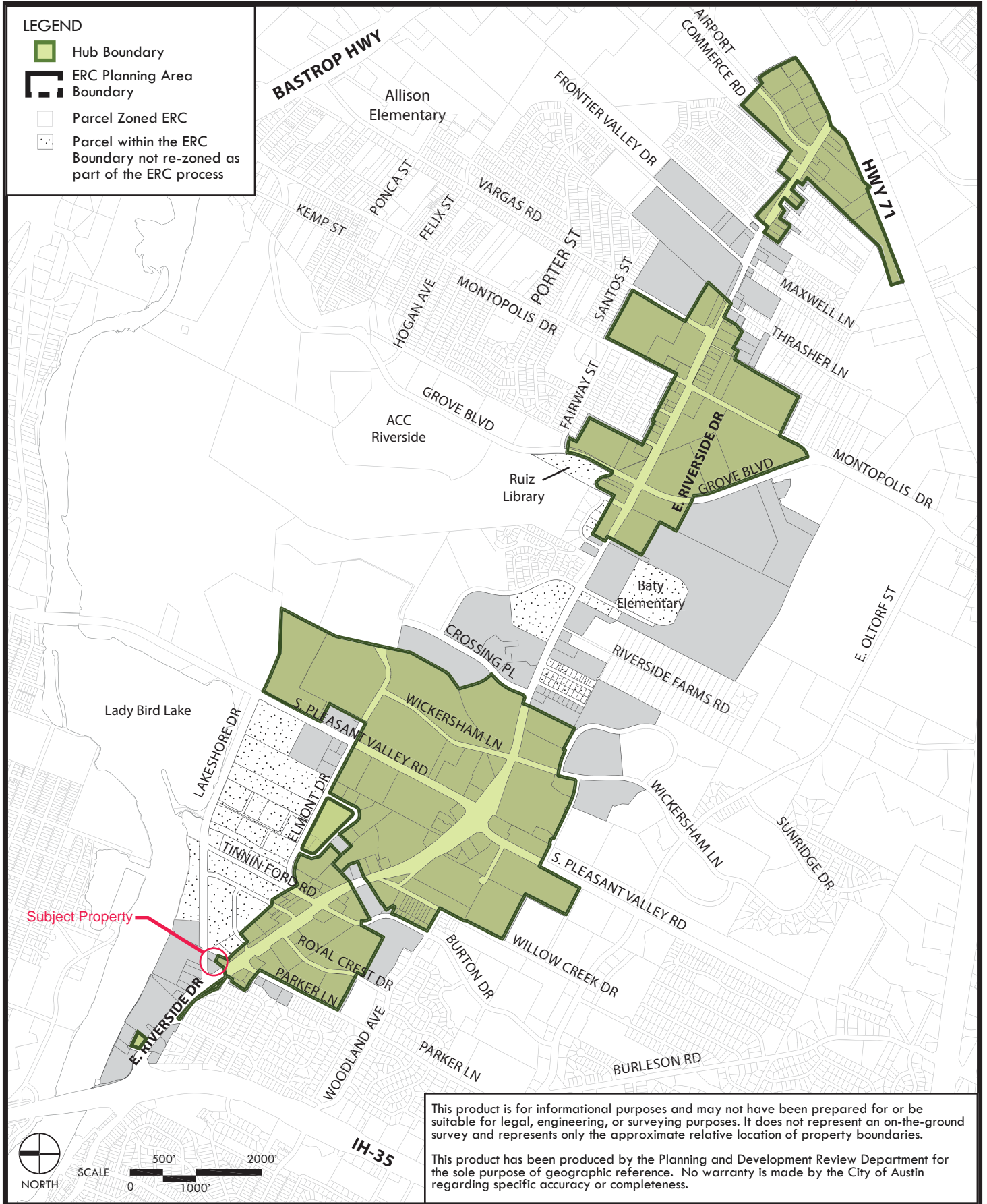


Figure 1-7: East Riverside Corridor Height Map

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

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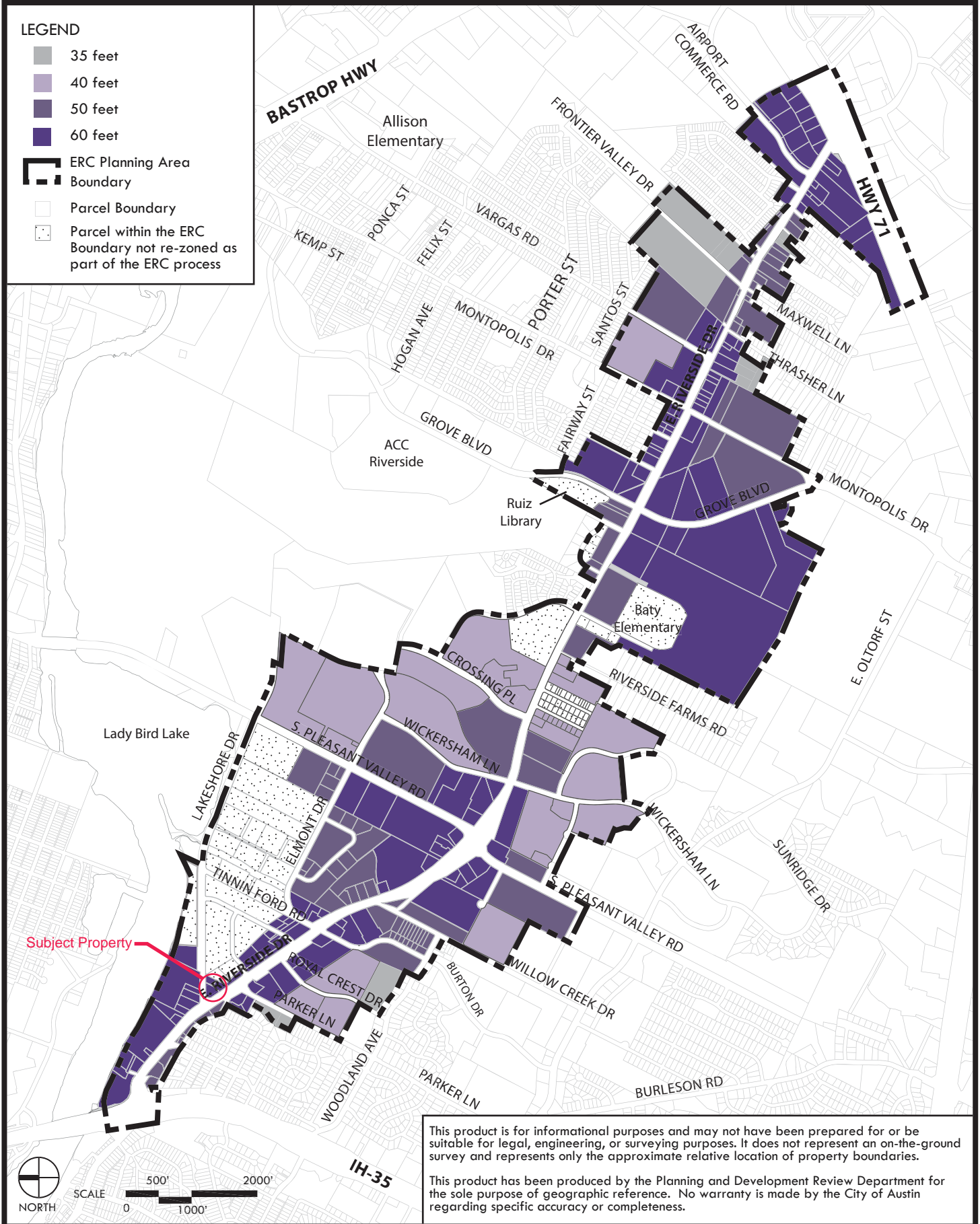
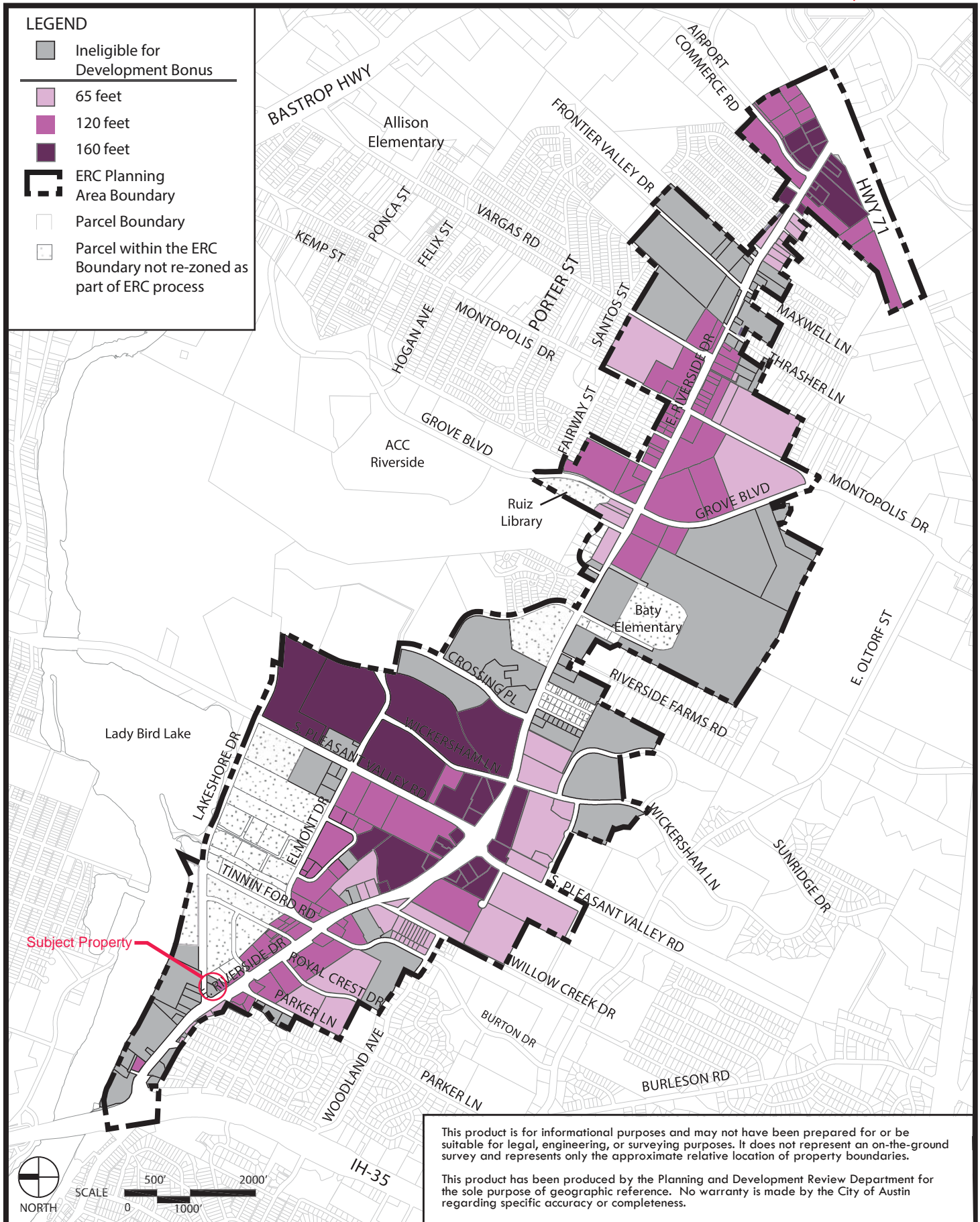


Figure 1-8: East Riverside Corridor Development Bonus Height Map

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

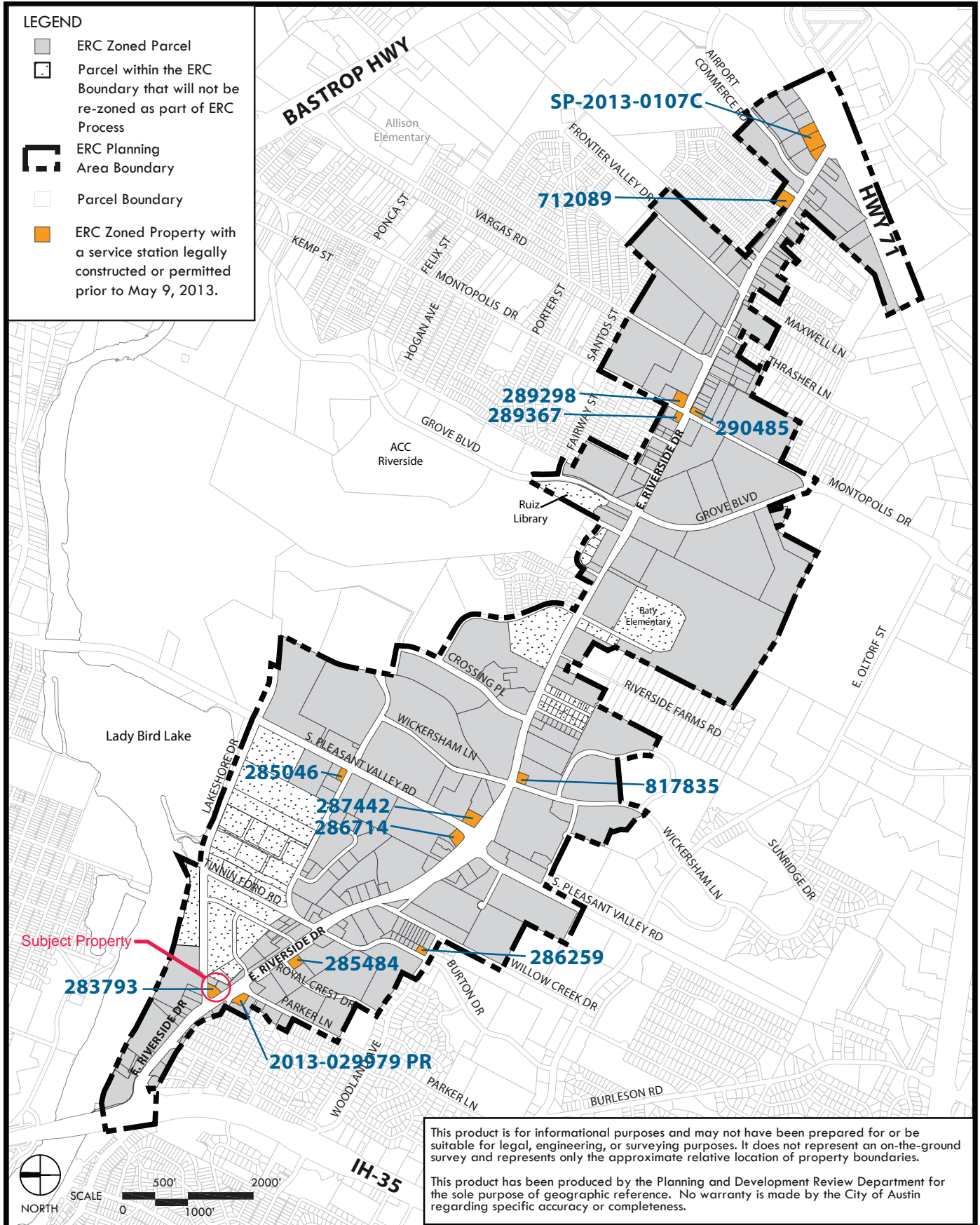




**Figure 1-17: Map of Properties with Service Stations**

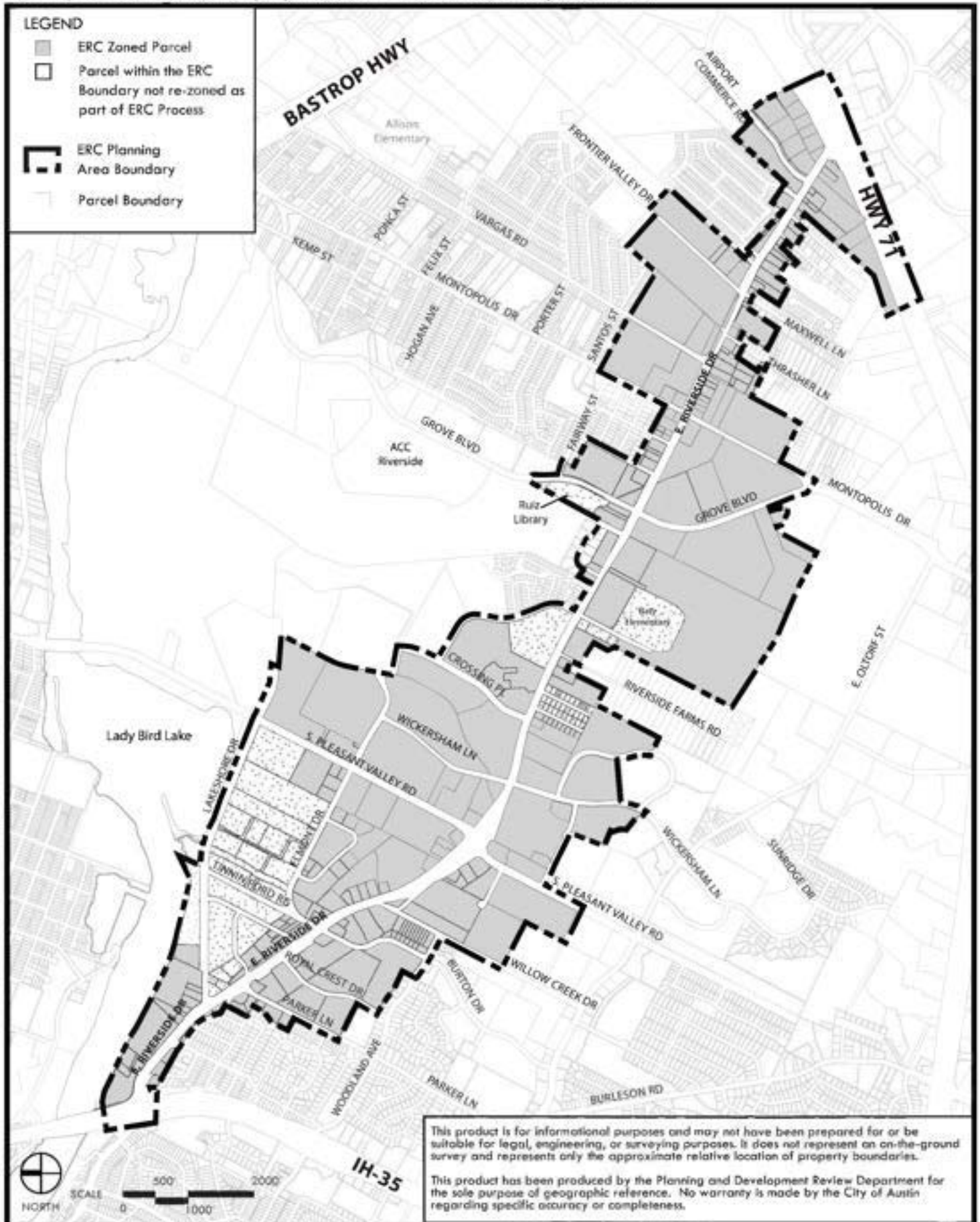
Map of properties to which Figure 2-1: Land Use Table, Service Station permitted or constructed prior to May 9, 2013, applies.

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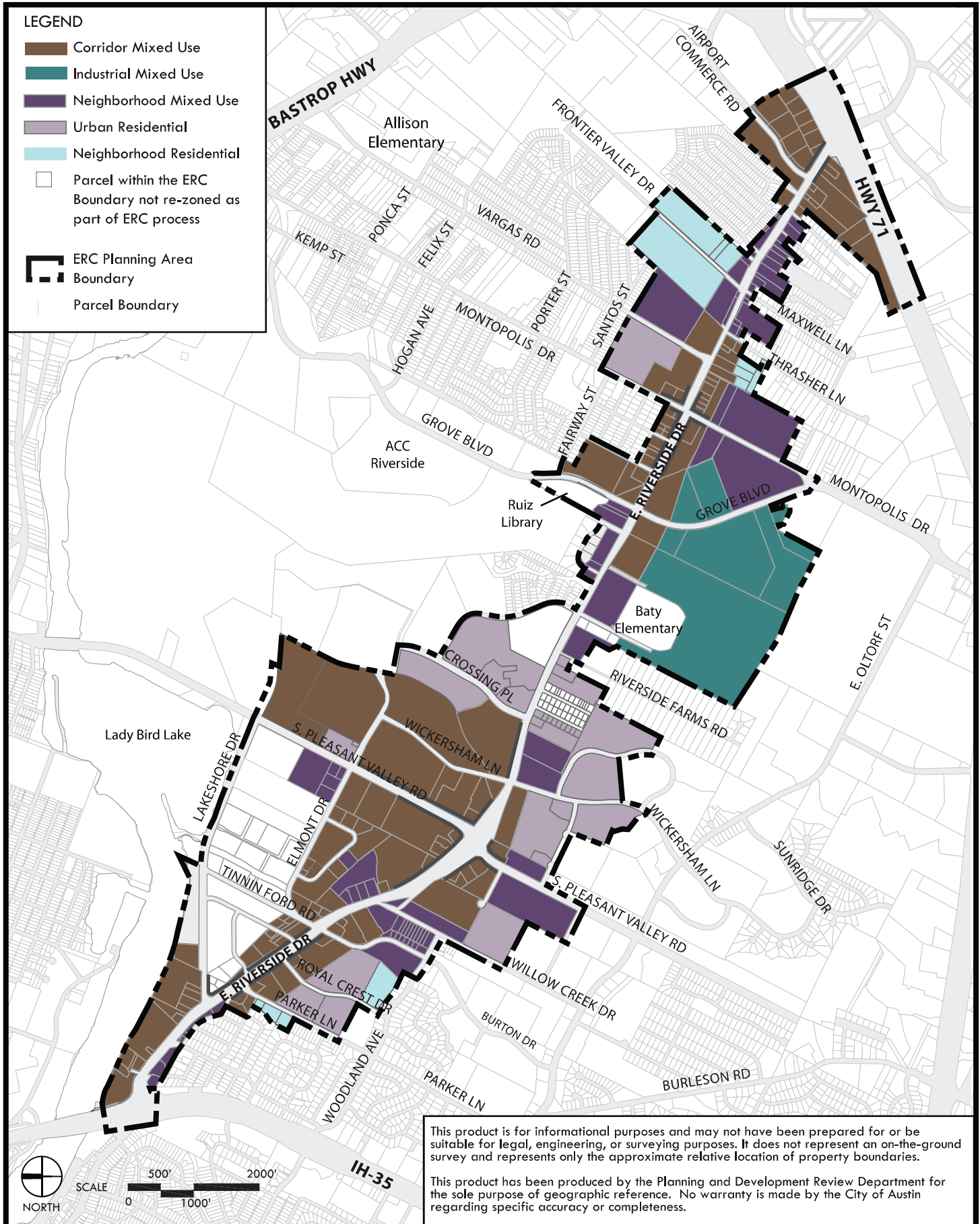
**Figure 1-1: East Riverside Corridor (ERC) Zoning Map**

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



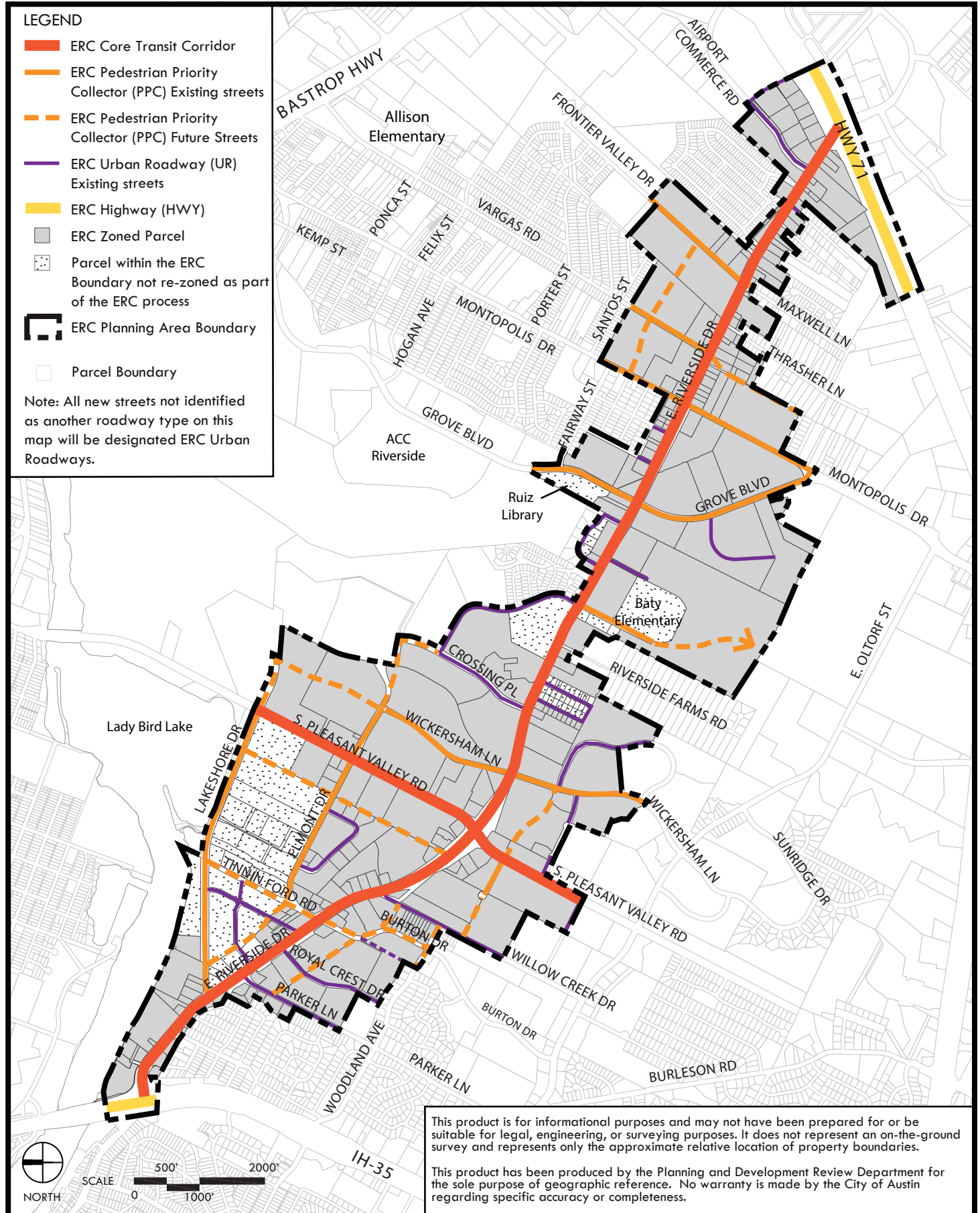
**FIGURE 1-2: East Riverside Corridor Subdistrict Map**

Identifies the subdistrict for each property within the ERC boundary.



**Figure 1-3: East Riverside Corridor Roadway Type Map**

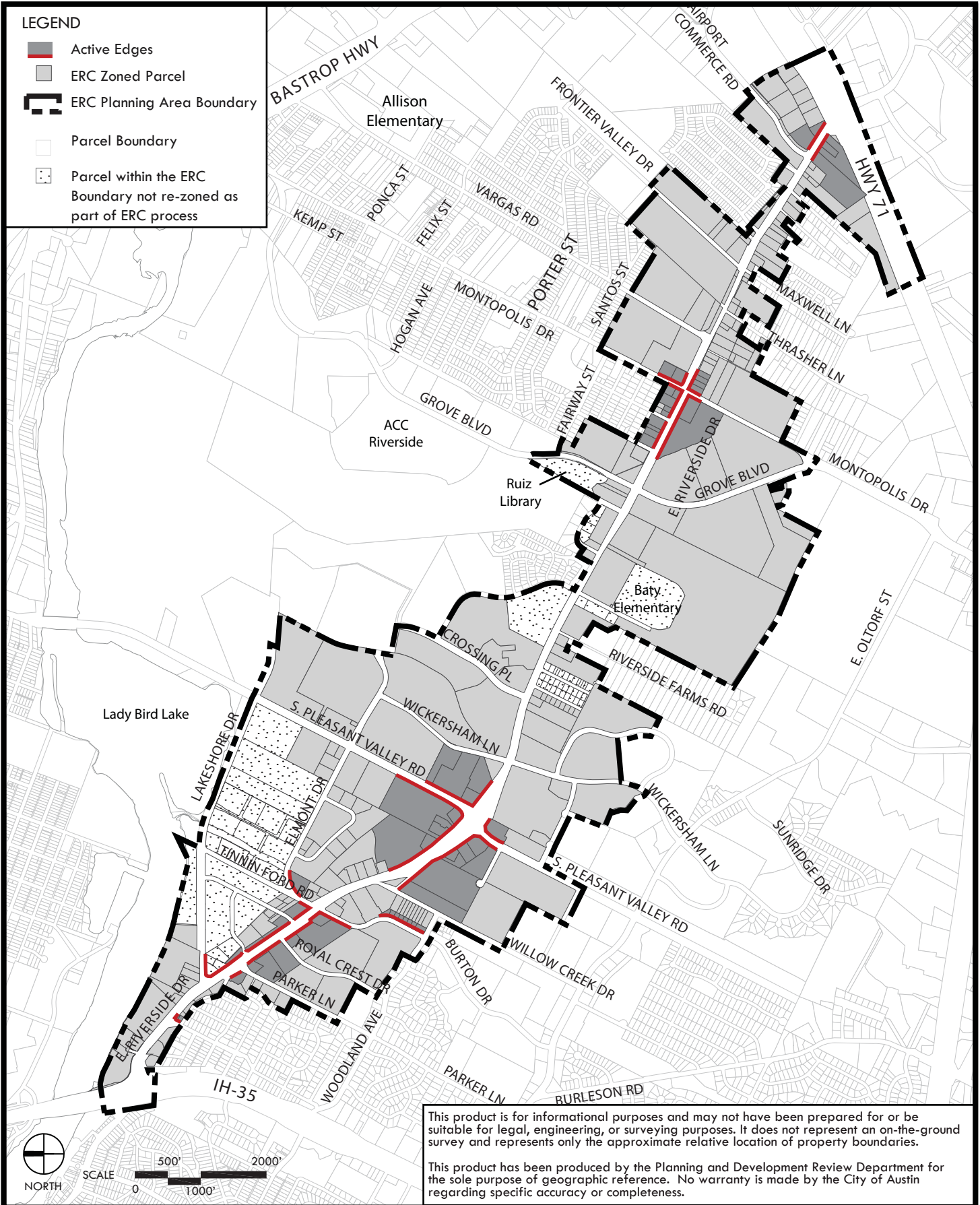
Indicates the Roadway type for all existing and proposed streets within the ERC boundary.



Updated February 27, 2026

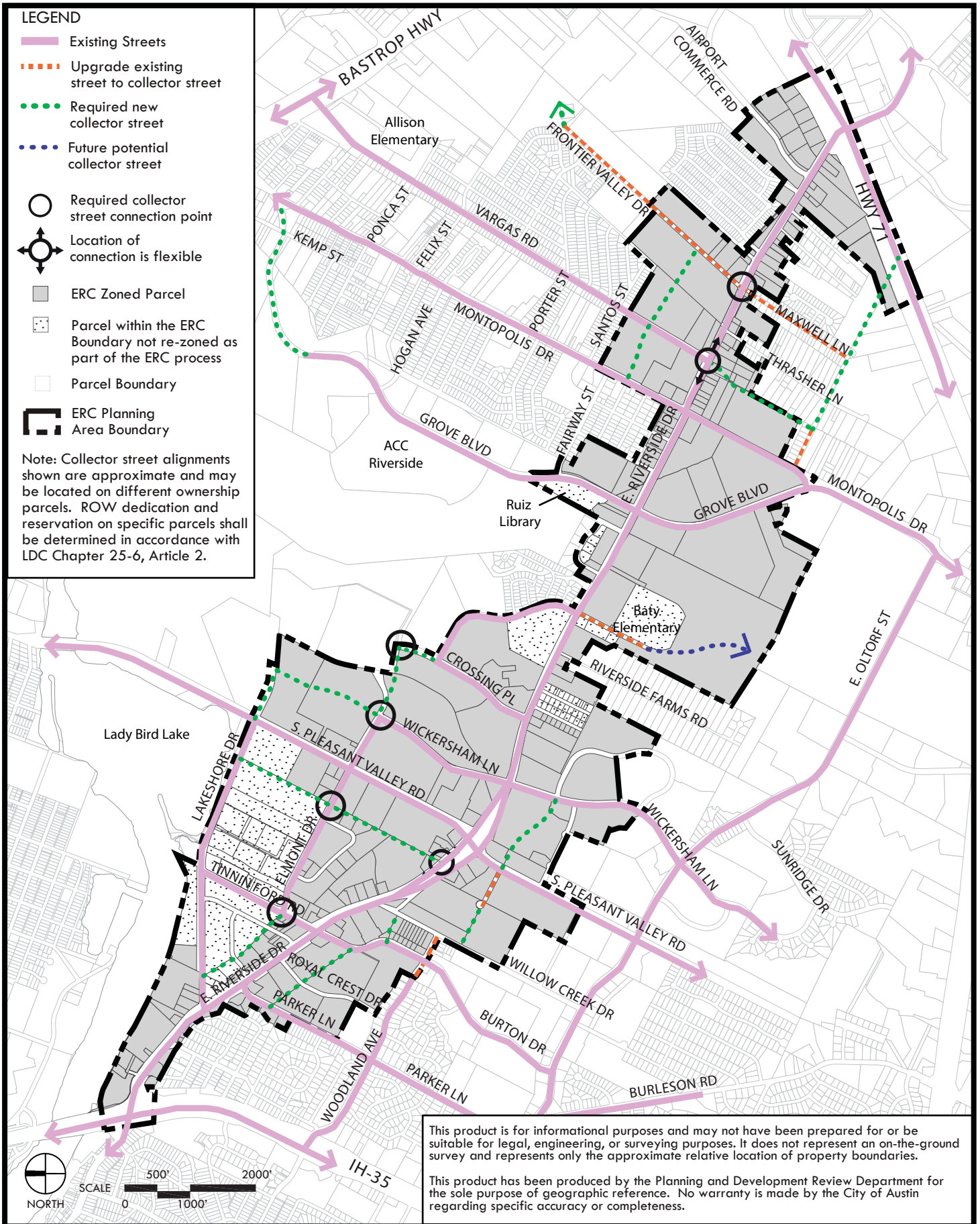
**Figure 1-4: East Riverside Corridor Active Edges Map**

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**

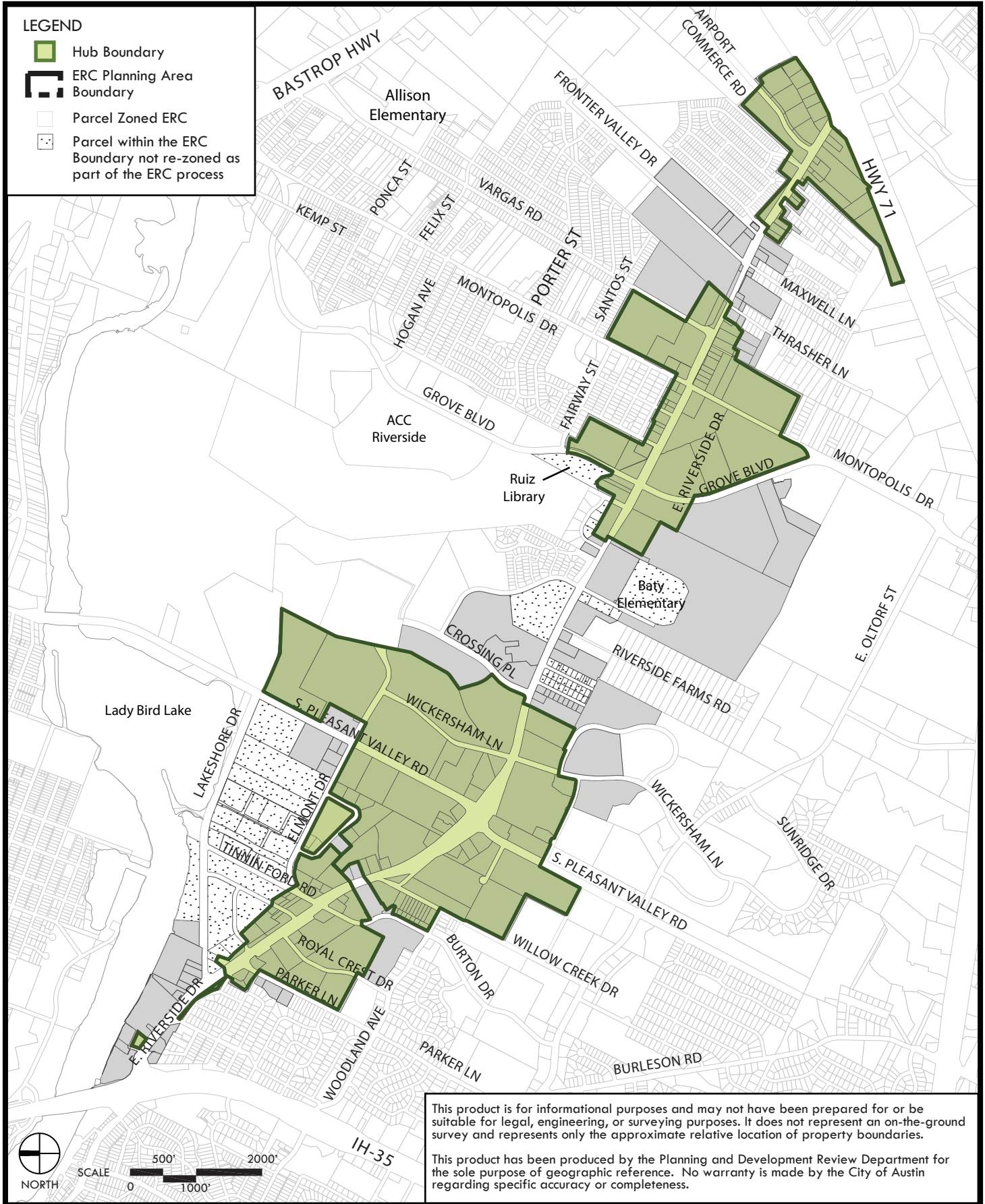
Shows existing and new streets designated as Collector streets.



**Figure 1-6: East Riverside Corridor Hub Map**

Updated February 27, 2026

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



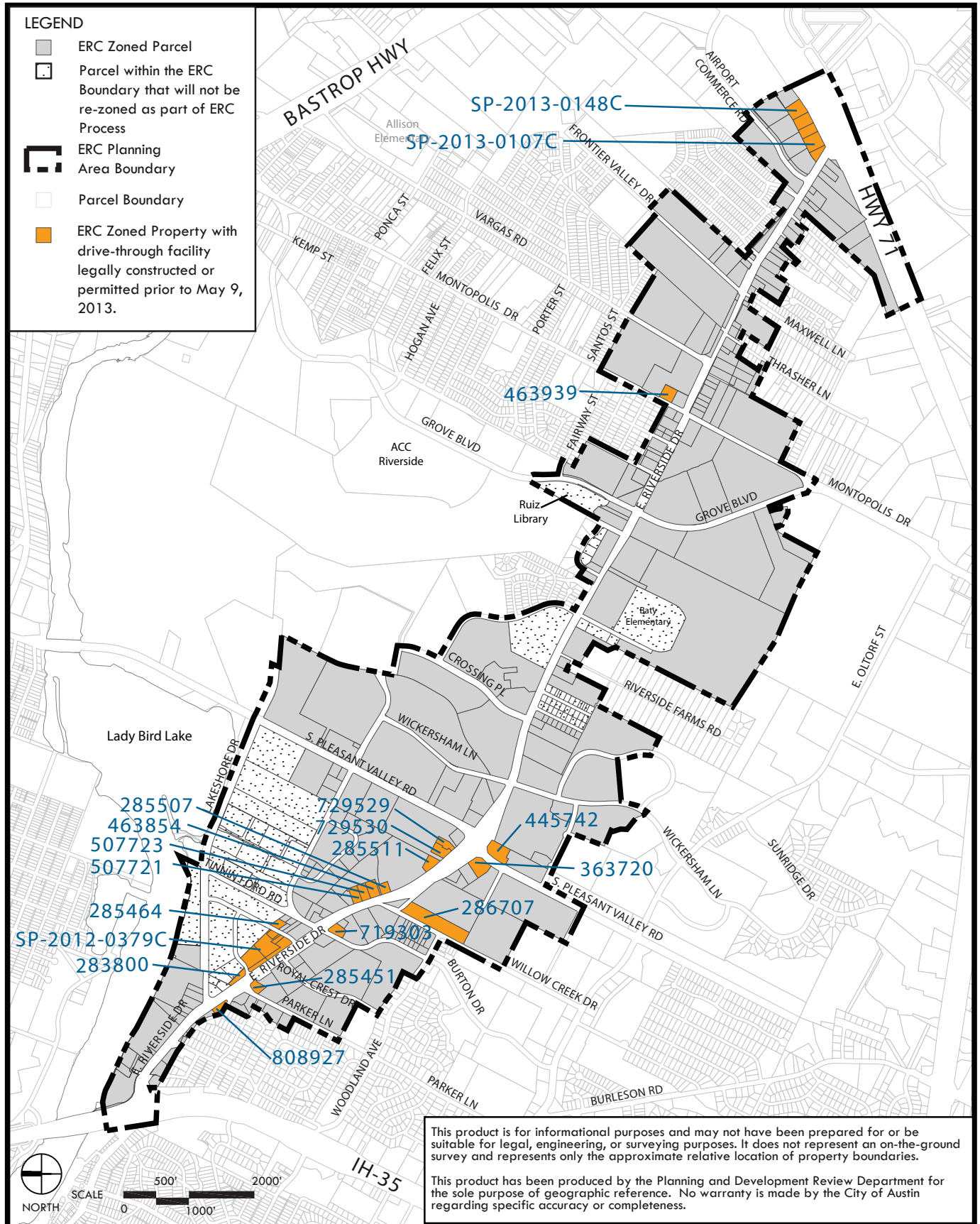




**Figure 1-15: Map of Properties with Drive-Through Facilities**

Updated February 27, 2026

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



**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

