



City of Austin

Recommendation for Action

File #: 25-1204, **Agenda Item #:** 127.

7/24/2025

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to amend the East Riverside Corridor (ERC) Regulating Plan to remove the property at 1201 Tinnin Ford Road from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan. Funding: This item has no fiscal impact.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

February 13, 2025 - City Council approved Resolution No. 20250213-030 initiating amendments to City Code Title 25 (Land Development Code) to amend the ERC Regulating Plan to remove the property located at 1201 Tinnin Ford Road.

For More Information:

Jorge E. Rousselin, Planning Department, (512) 974-2975.

Council Committee, Boards and Commission Action:

May 27, 2025 - Reviewed by the Planning Commission.

Additional Backup Information:

Case Number: C20-2025-001

On February 25, 2010, the Council adopted the ERC Plan as an amendment to the Imagine Austin Comprehensive Plan. The ERC Plan presents a long-term vision for the area to redevelop the existing low density, auto-oriented commercial uses into an urban mixed-use neighborhood that is more pedestrian and bicycle-friendly. An important element of the plan is to enhance development design quality and create great places where people can live, work, shop, interact, and recreate within walking distance of one another.

In May 2013, Council adopted Ordinance No. 20130509-039 which created the ERC Zoning District and adopted the ERC Regulating Plan for the ERC Zoning District, which established the ERC Planning Area Boundary. Council also adopted Ordinance No. 20130509-042 which rezoned 228 acres of land within the area generally known as the ERC district from their current base zoning districts designations to ERC.

The approximate 2.3368-acre property located at 1201 Tinnin Ford Road, which lies directly adjacent to the Lakeshore Planned Unit Development (PUD), was rezoned within the boundary of the ERC Regulating Plan by Ordinance No. 20130509-042. In August 2023, a PUD amendment application was submitted to the City under Case No. C814-06-0103.03 to amend the development regulations within the Lakeshore PUD and to add the Tinnin Ford Tract to the Lakeshore PUD. Therefore, in order for the PUD Amendment Application to include

the Tinnin Ford Tract, a Code amendment to change the boundary of the ERC Regulating Plan is required.