

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 1404 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 were 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 1404 East Riverside Drive, described in Case No. C20-2026-001 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"**.

PART 6. Figure 1-4 - East Riverside Corridor Active Edges Map is amended to remove the Property as shown in **Exhibit "D"**.

PART 7. Figure 1-5 - East Riverside Corridor Collector Street Map is amended to remove the Property as shown in **Exhibit "E"**.

PART 8. Figure 1-6 - East Riverside Corridor Hub Map is amended to remove the Property as shown in **Exhibit "F"**.

PART 9. Figure 1-7 - East Riverside Corridor Height Map is amended to remove the Property as shown in **Exhibit "G"**.

PART 10. Figure 1-8 - East Riverside Corridor Development Bonus Height Map is amended to remove the Property as shown in **Exhibit "H"**.

PART 11. Figure 1-15 - Map of Properties with Drive-Through Facilities is amended to remove the Property as shown in **Exhibit "I"**.

PART 12. Figure 1-17 - Map of Properties with Service Stations is amended to remove the Property as shown in **Exhibit "J"**.

PART 13. The East Riverside Corridor Plan maps, attached as Exhibits "K" through "T" are incorporated into the Regulating Plan accomplishing the purposes shown in Exhibits "A" through "J" and shall be substituted where appropriate in the Regulating Plan documents.

PART 14. The Property remains subject to Ordinance No. 20130509-039 and the terms and conditions of the Regulating Plan remain in effect on the Property until an ordinance rezoning the Property is adopted by Council.

PART 15. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 § _____
 Kirk Watson
 Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

EXHIBIT "A"

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

UPDATED: April 17, 2026

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

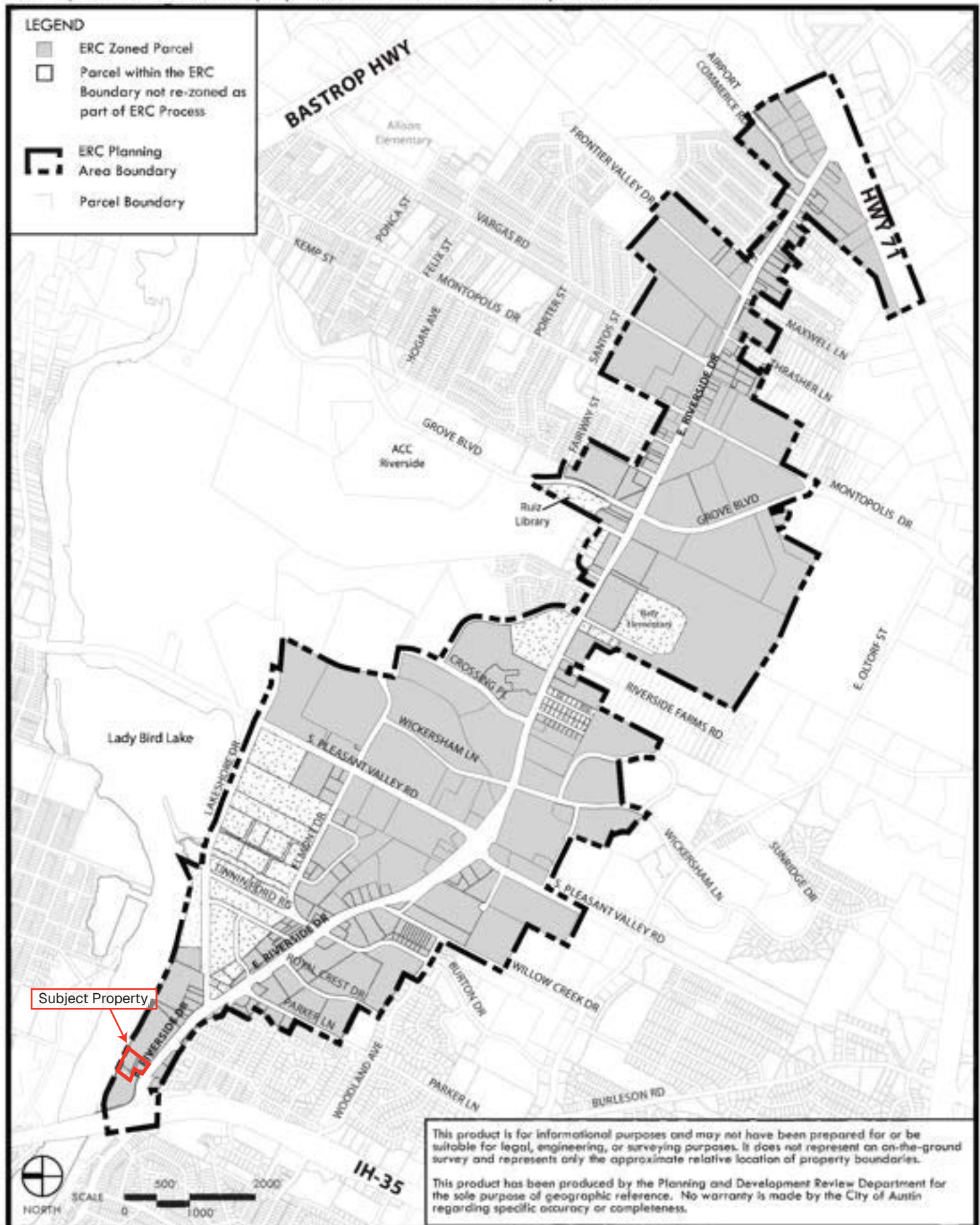


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

UPDATED: April 17, 2026

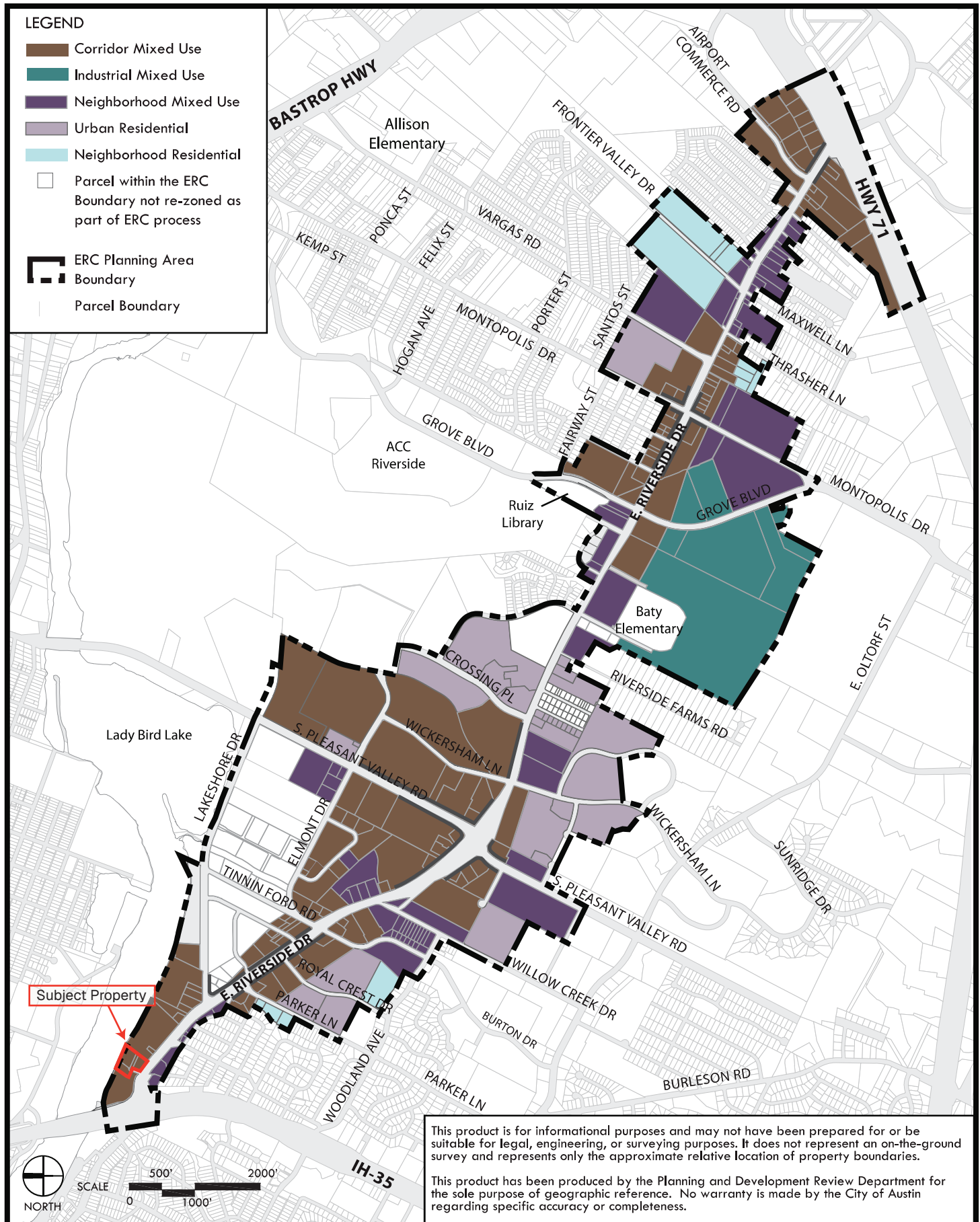


Figure 1-3: East Riverside Corridor Roadway Type Map

UPDATED: April 17, 2026

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

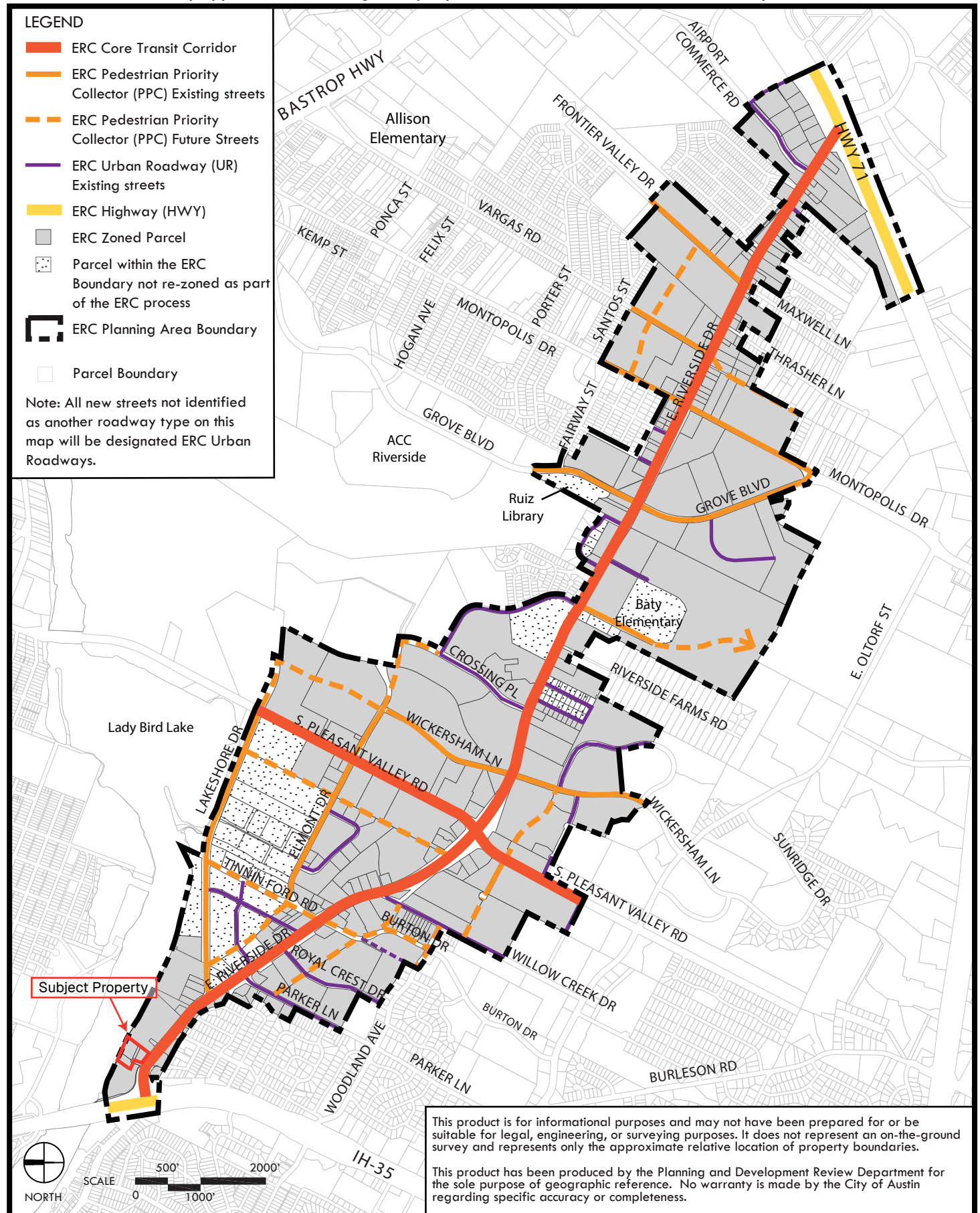


Figure 1-4: East Riverside Corridor Active Edges Map

UPDATED: April 17, 2026

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.

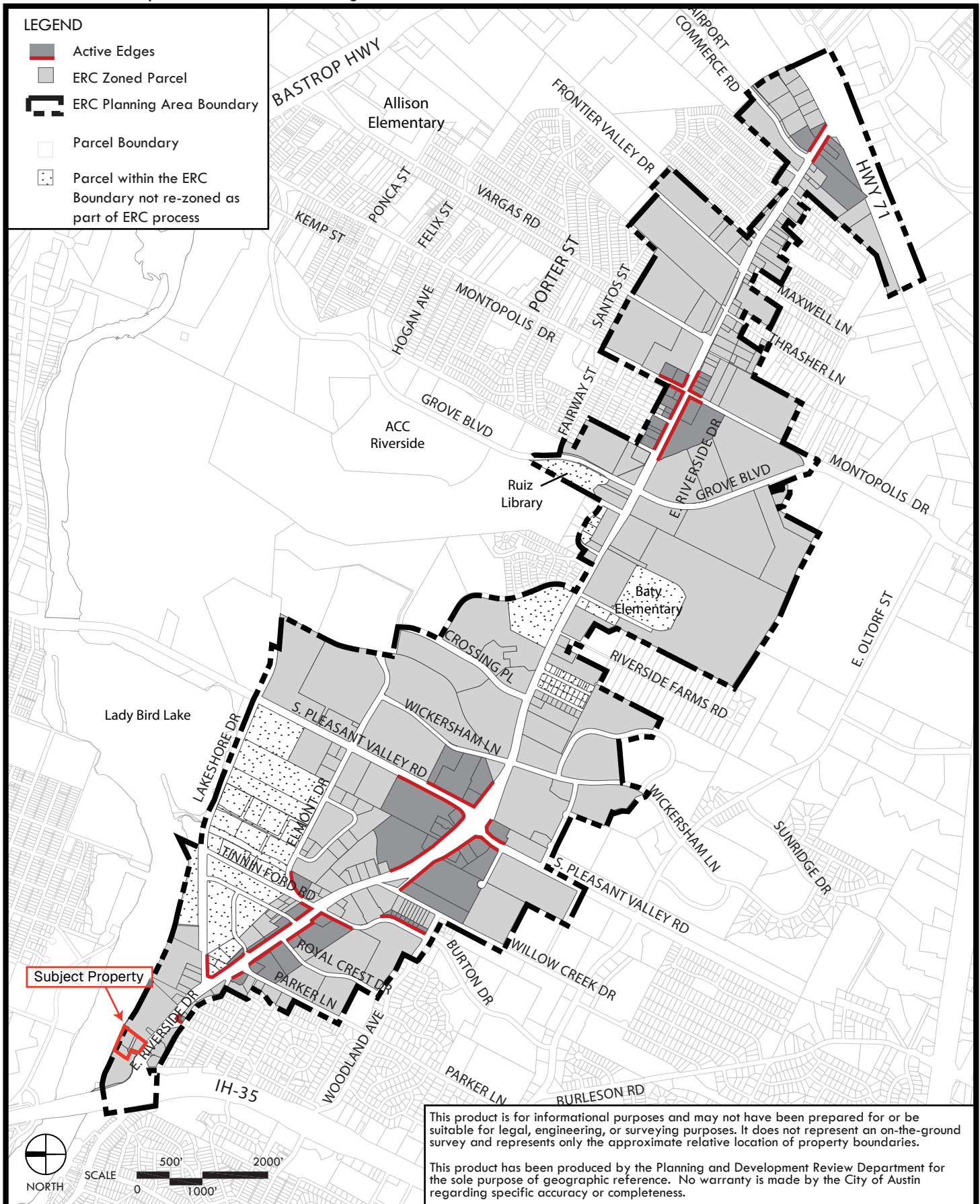


Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

UPDATED: April 17, 2026

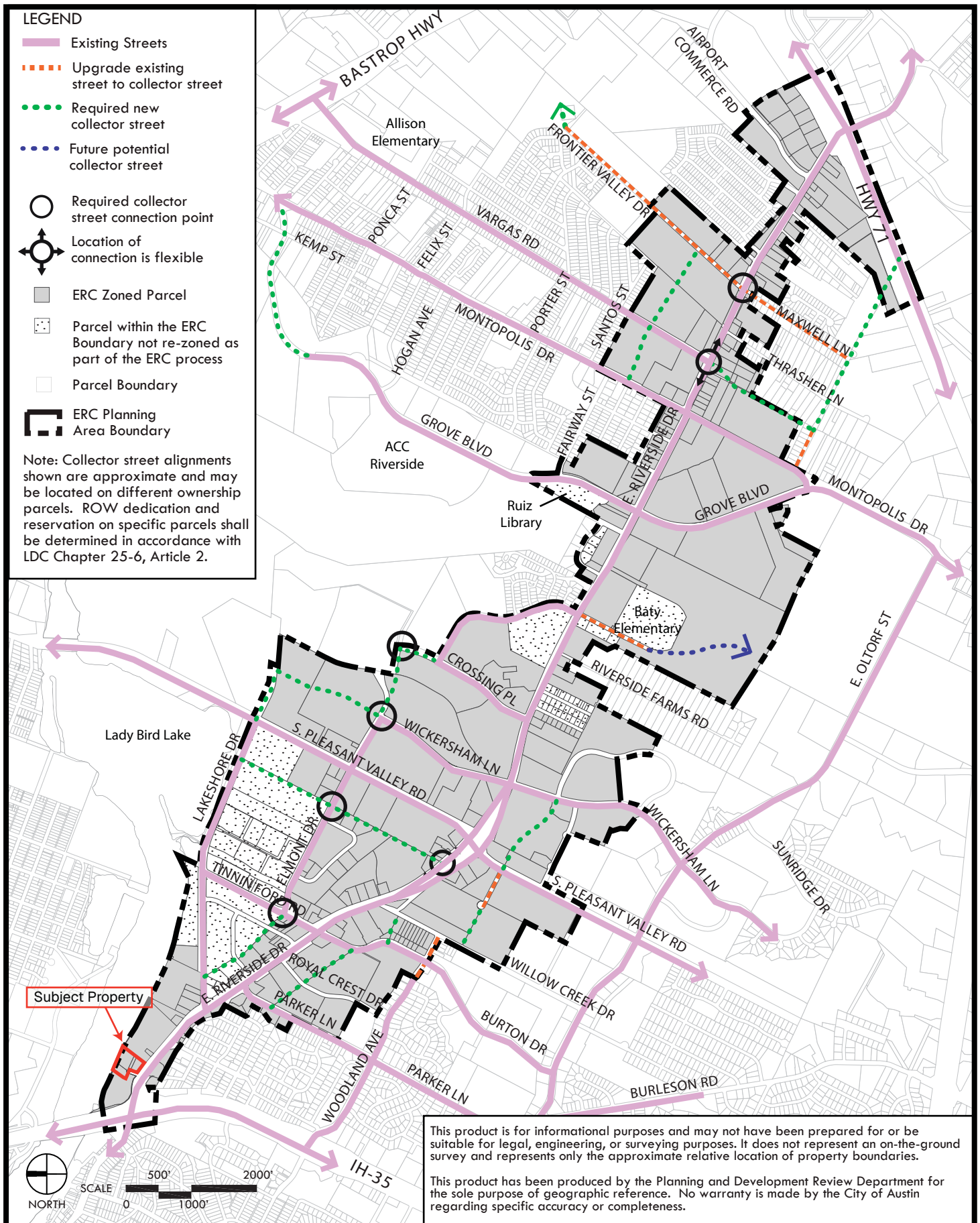


Figure 1-6: East Riverside Corridor Hub Map

UPDATED: April 17, 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.

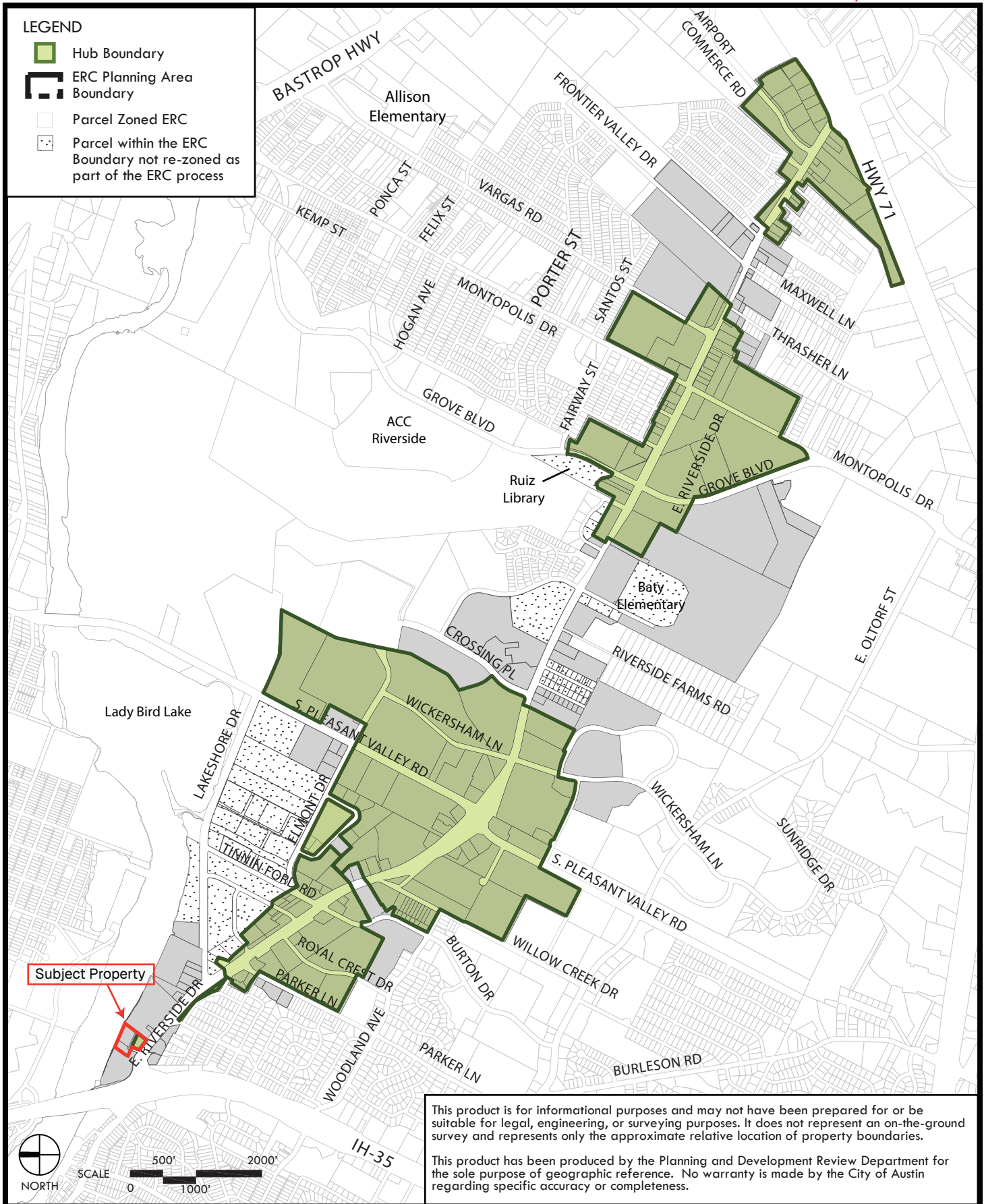
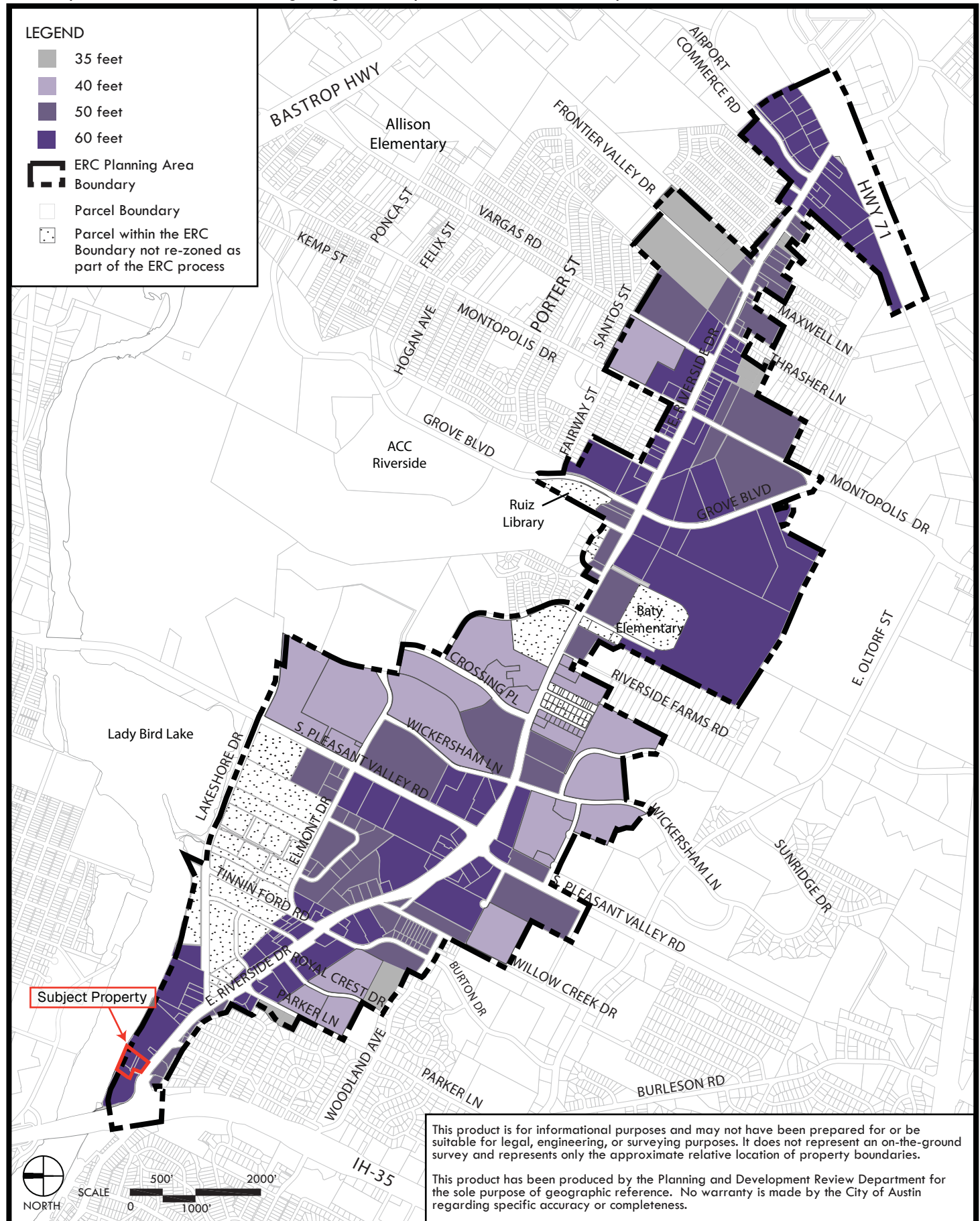


Figure 1-7: East Riverside Corridor Height Map

UPDATED: April 17, 2026

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



UPDATED: April 17, 2026

[illegible]

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: April 17, 2026

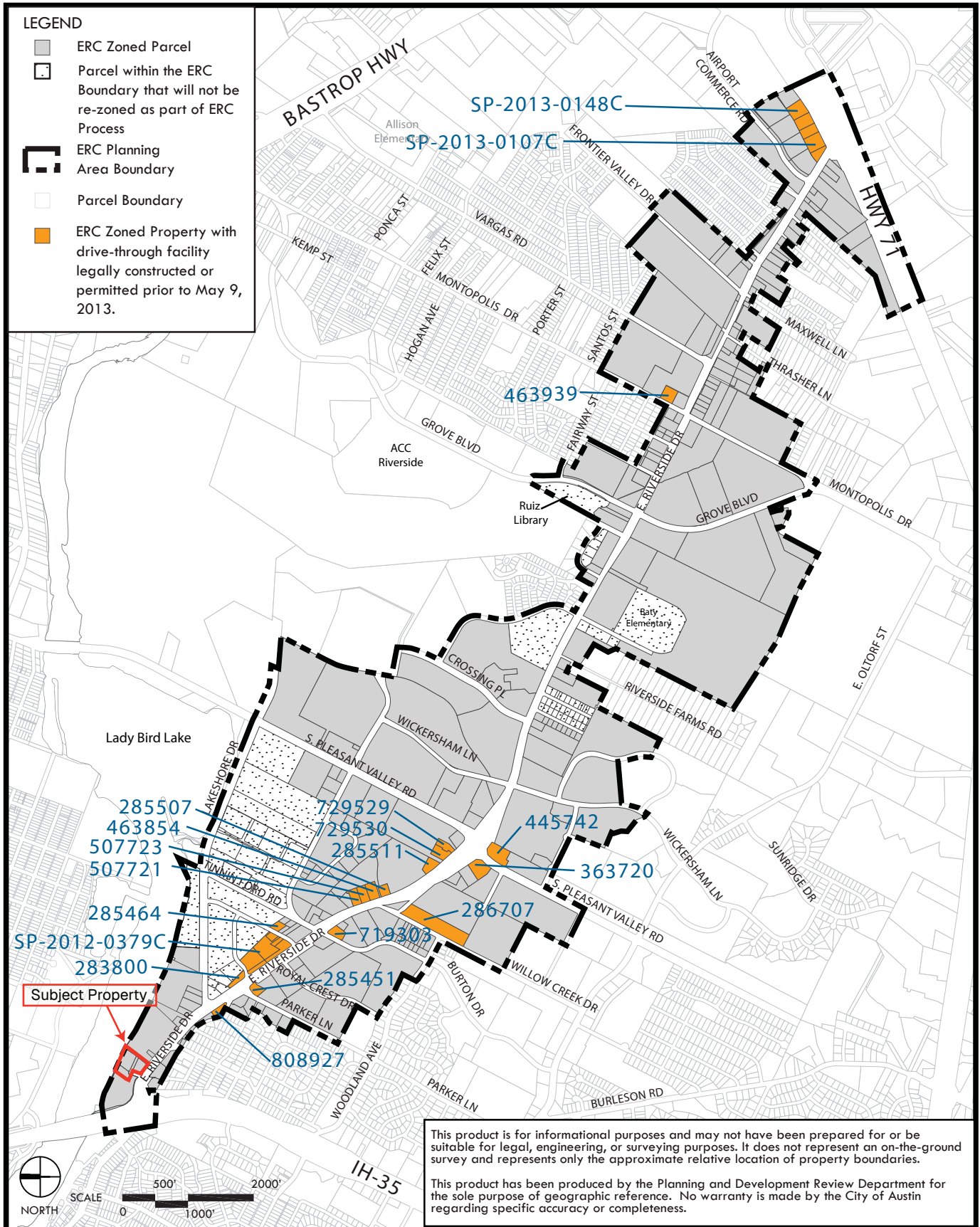


Figure 1-17: Map of Properties with Service Stations

UPDATED: April 17, 2026

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

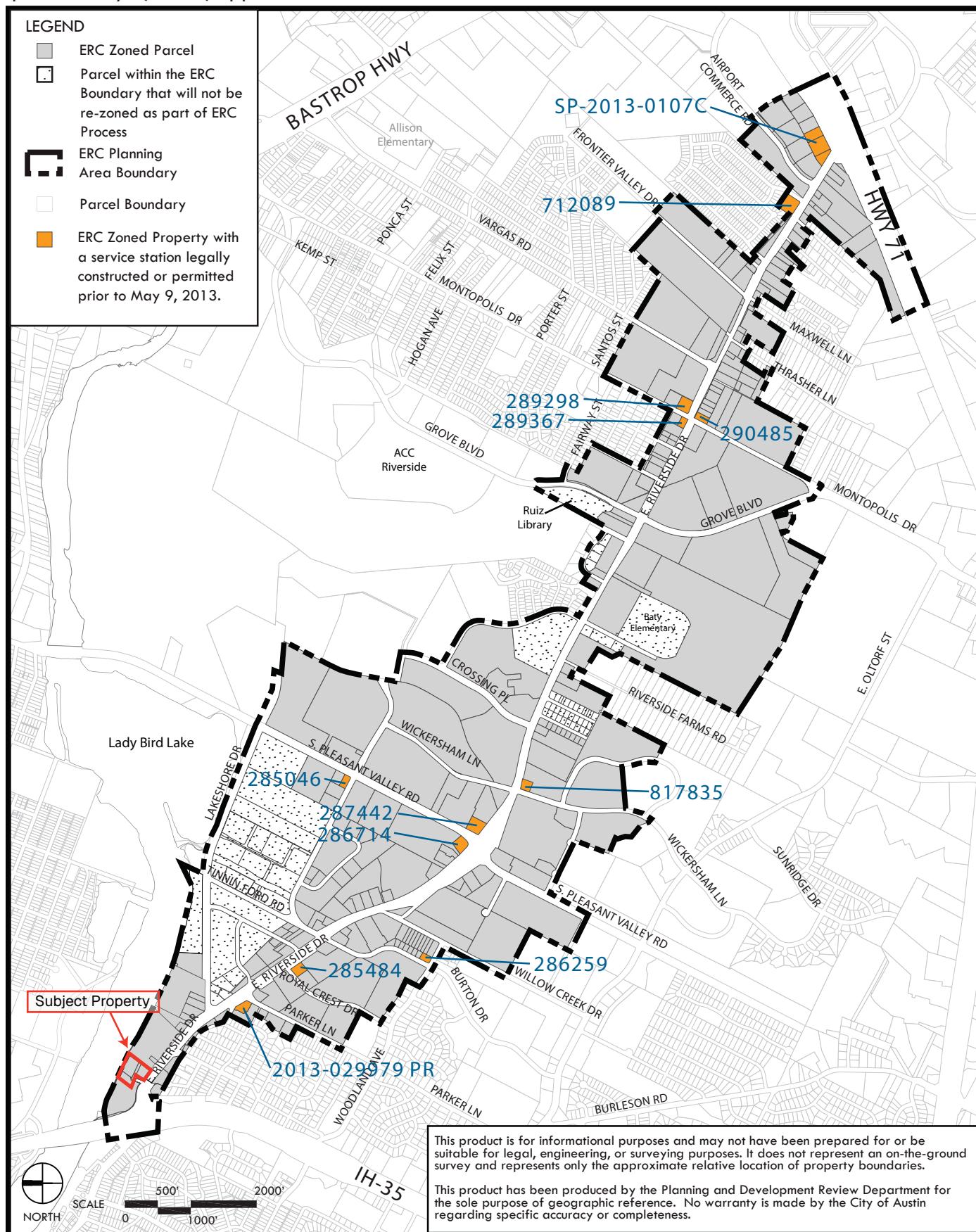


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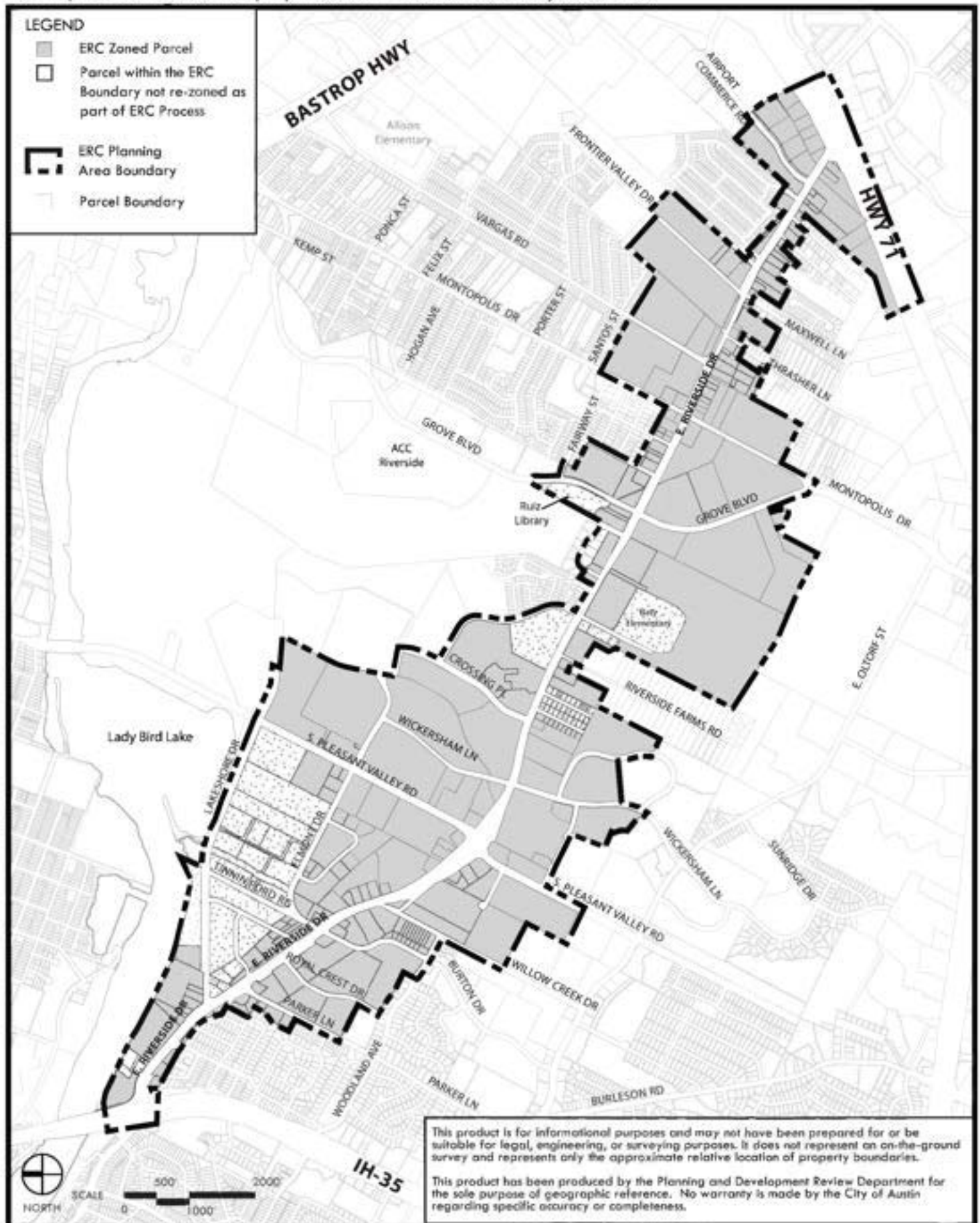


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UPDATED: April 17, 2026

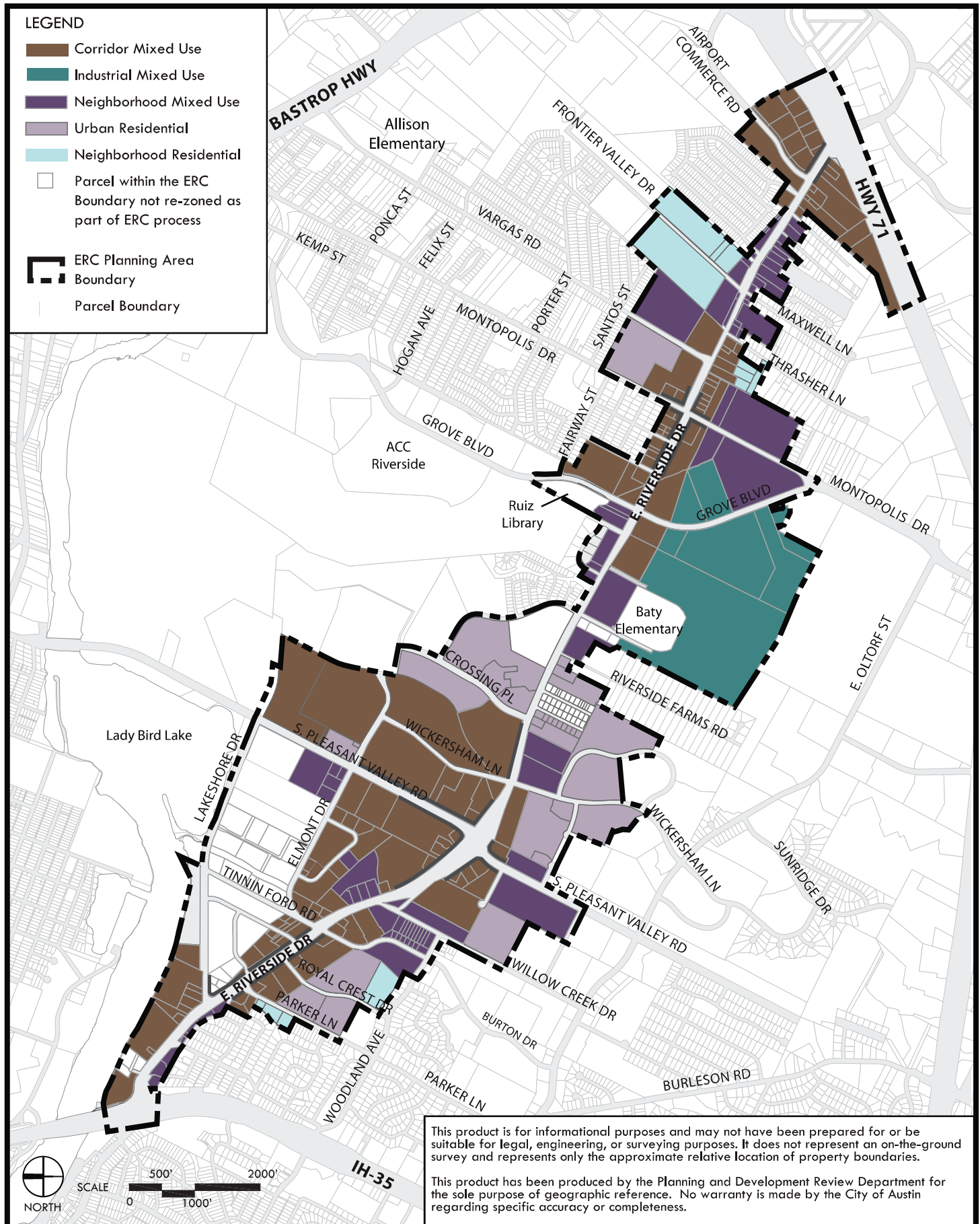


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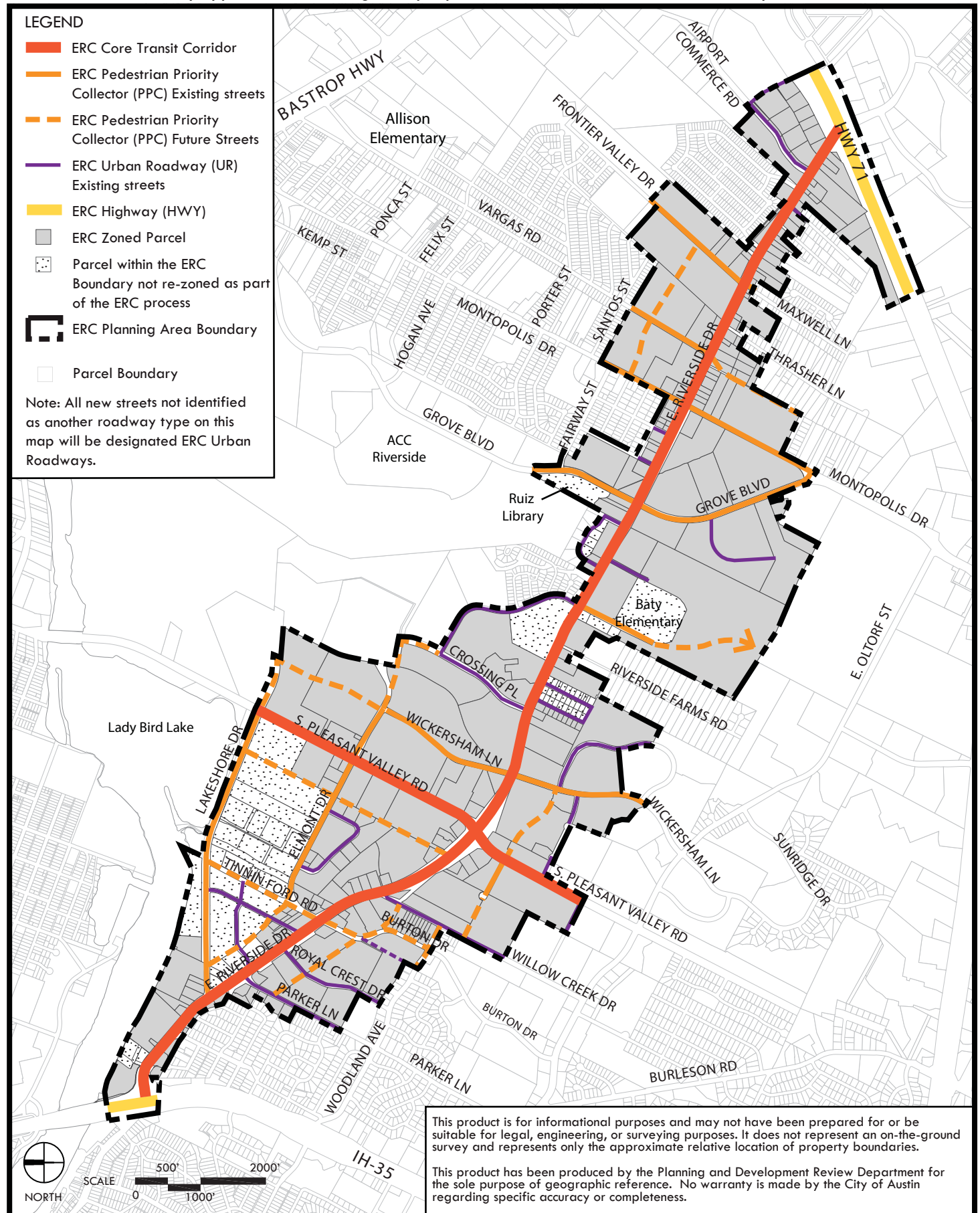
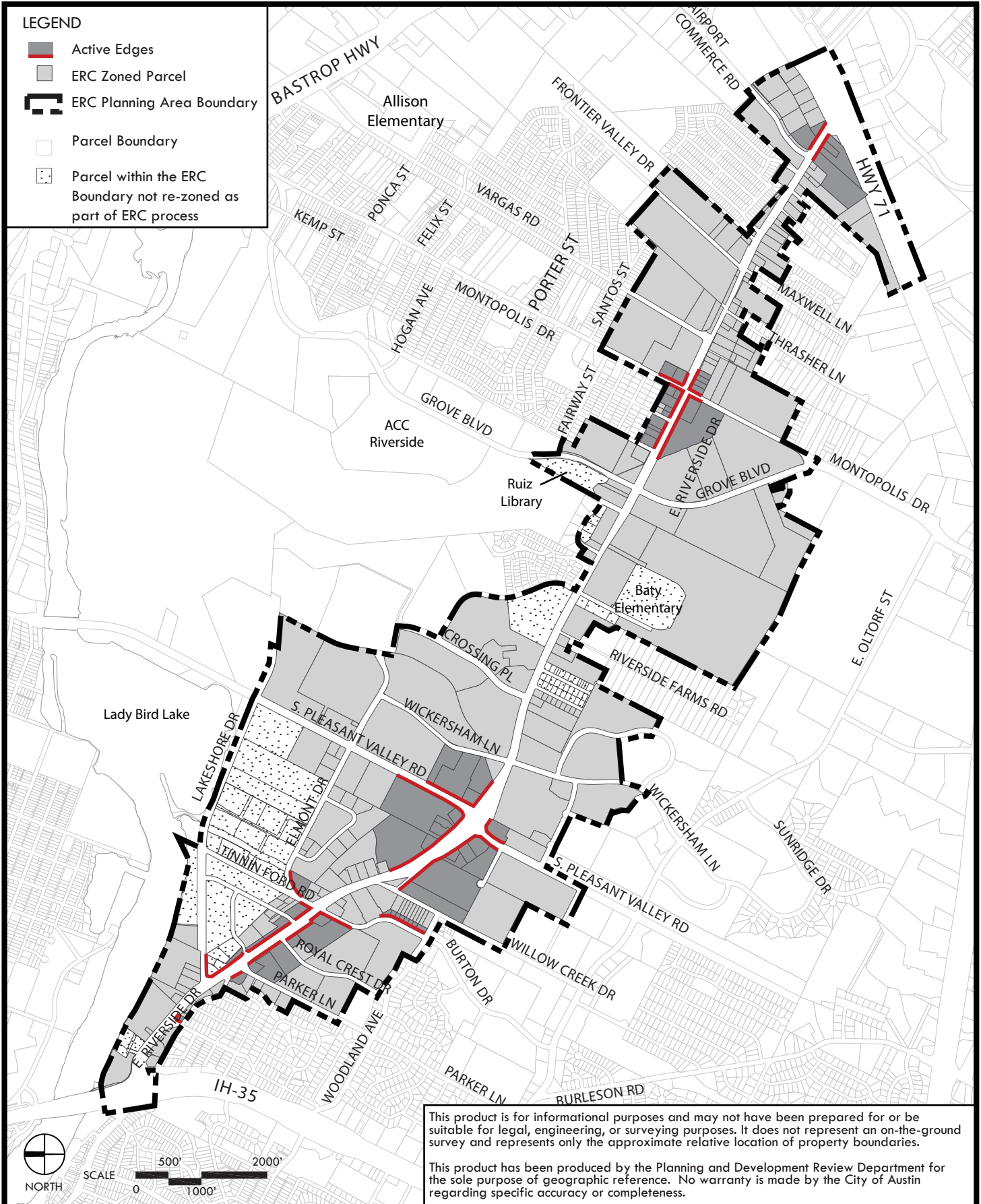


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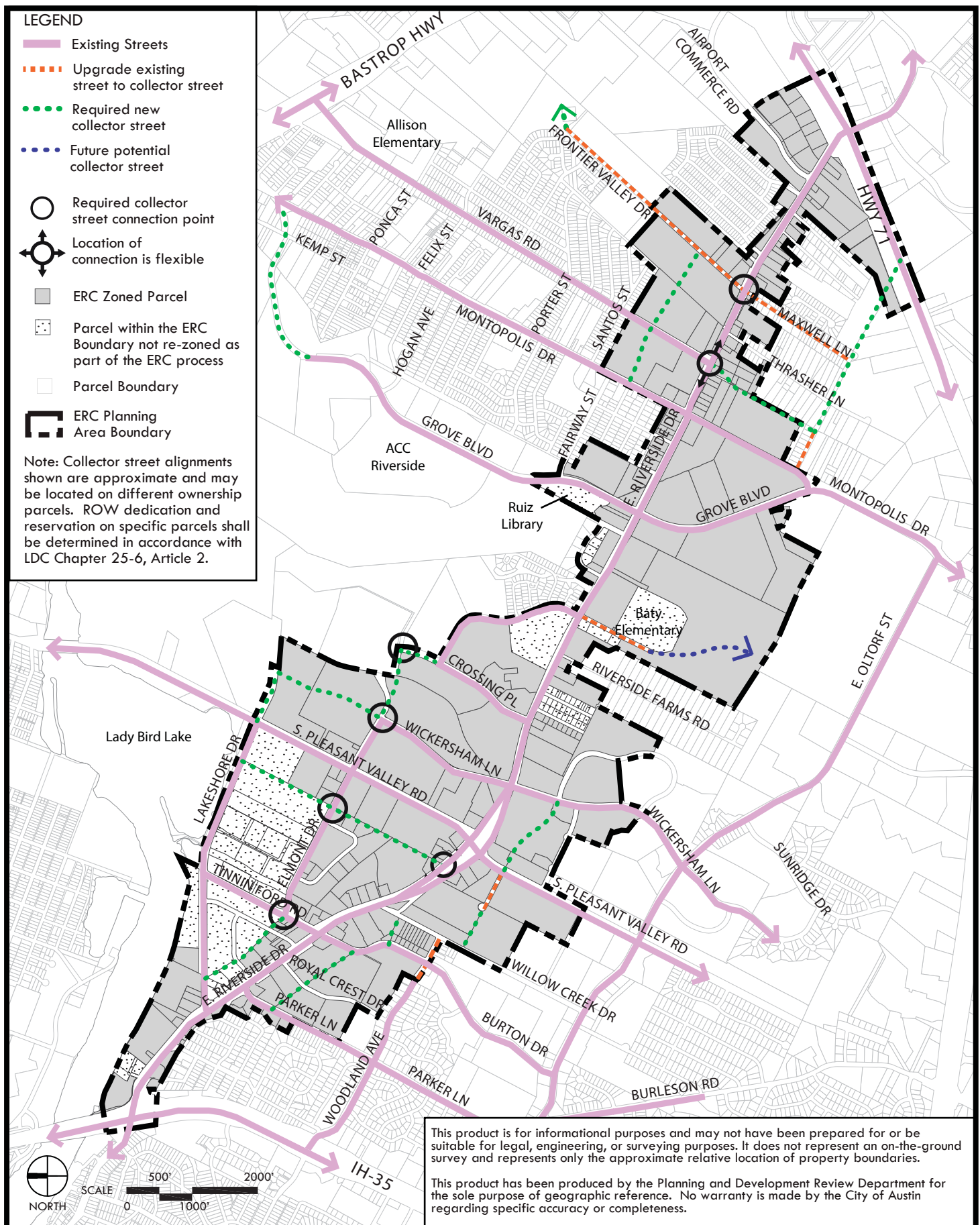


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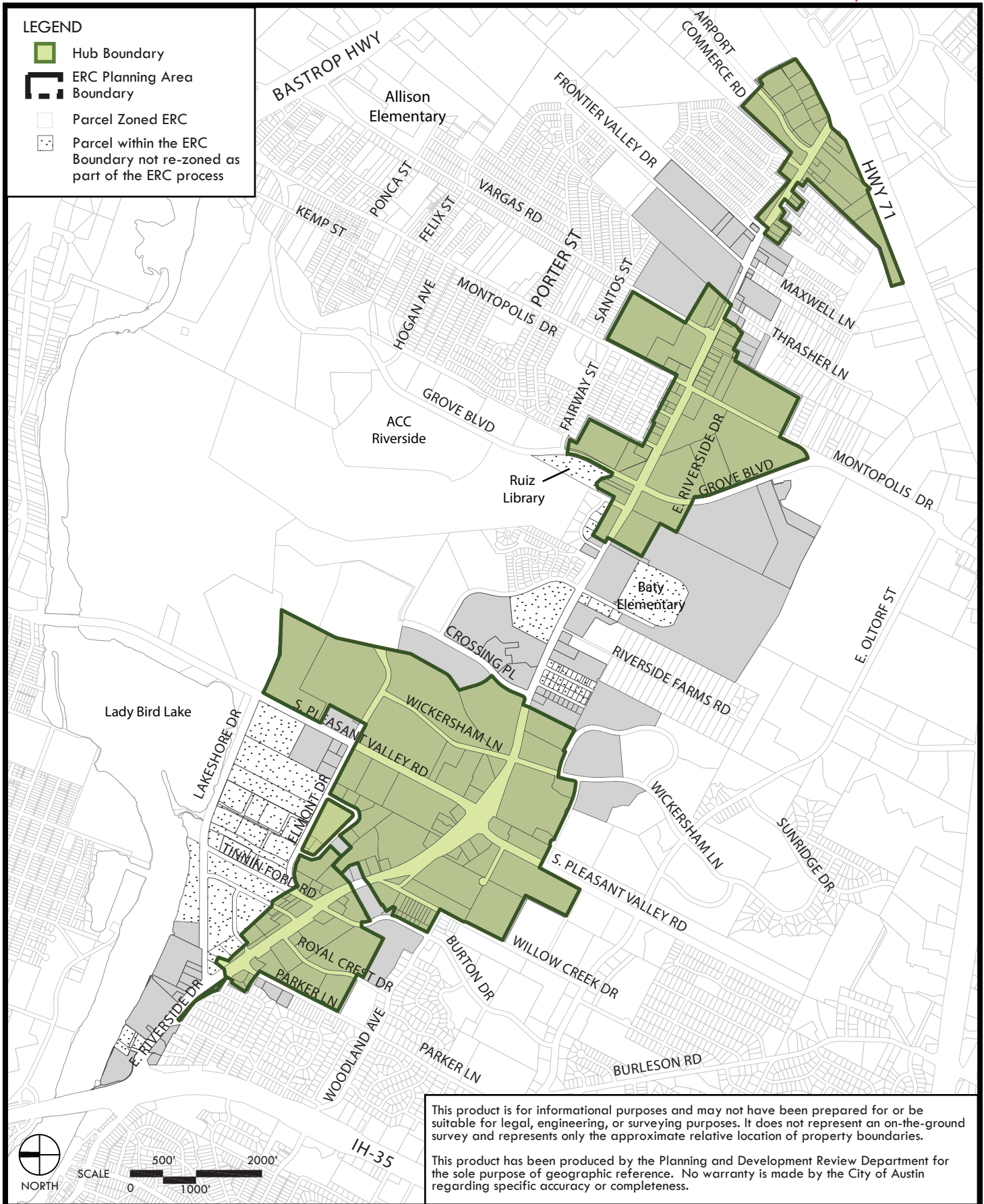


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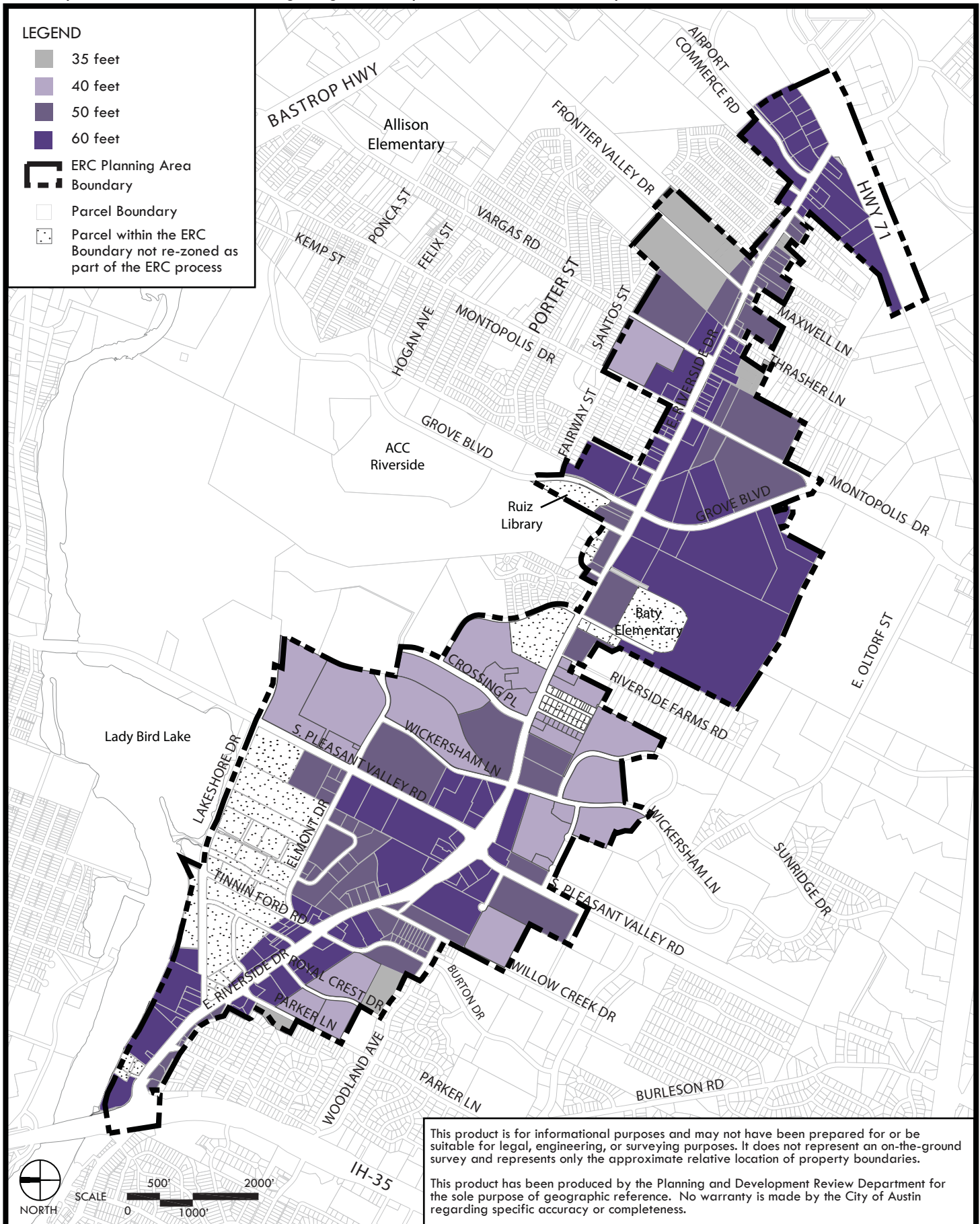


Figure 1-8: East Riverside Corridor Development Bonus Height Map

UPDATED: April 17, 2026

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

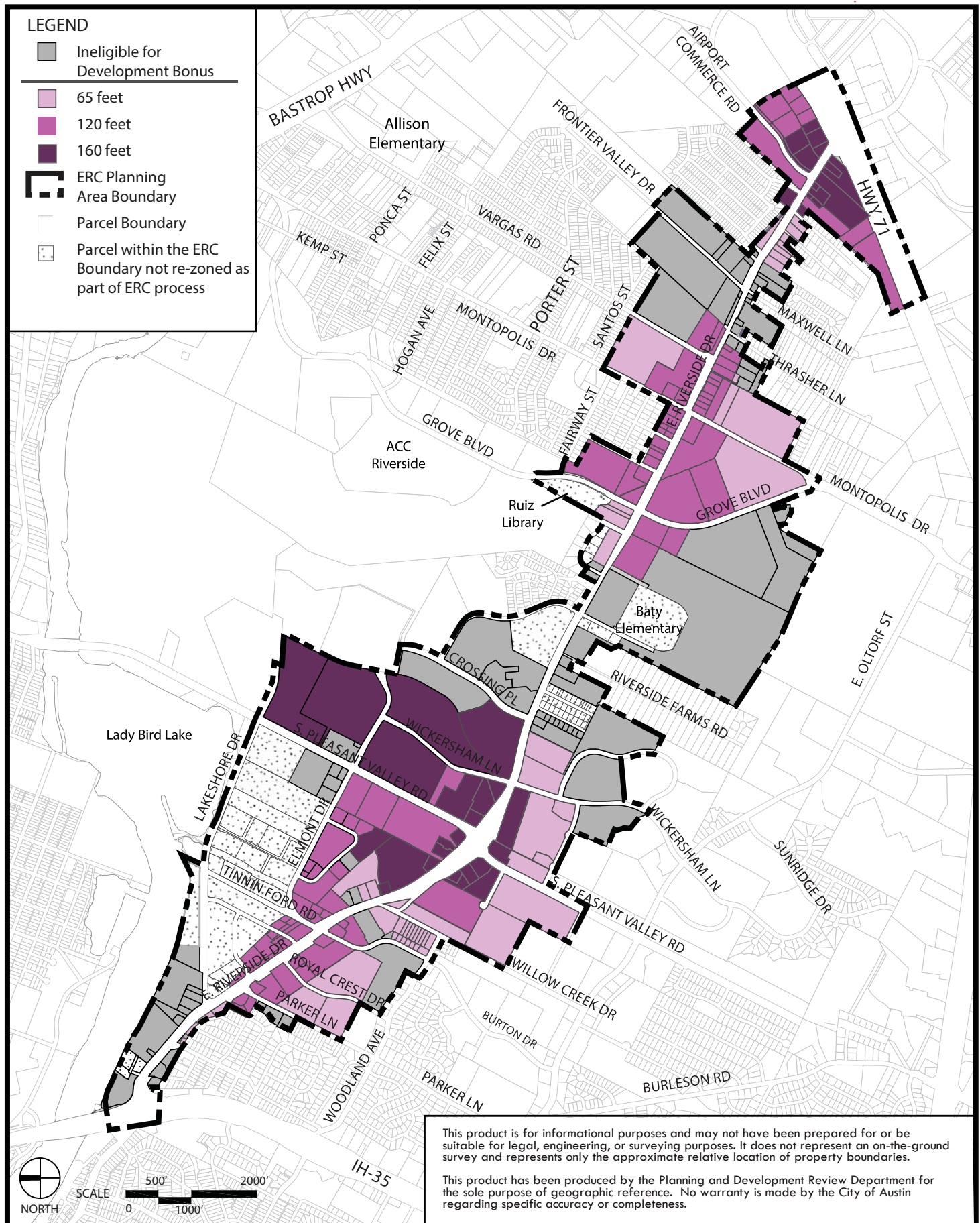


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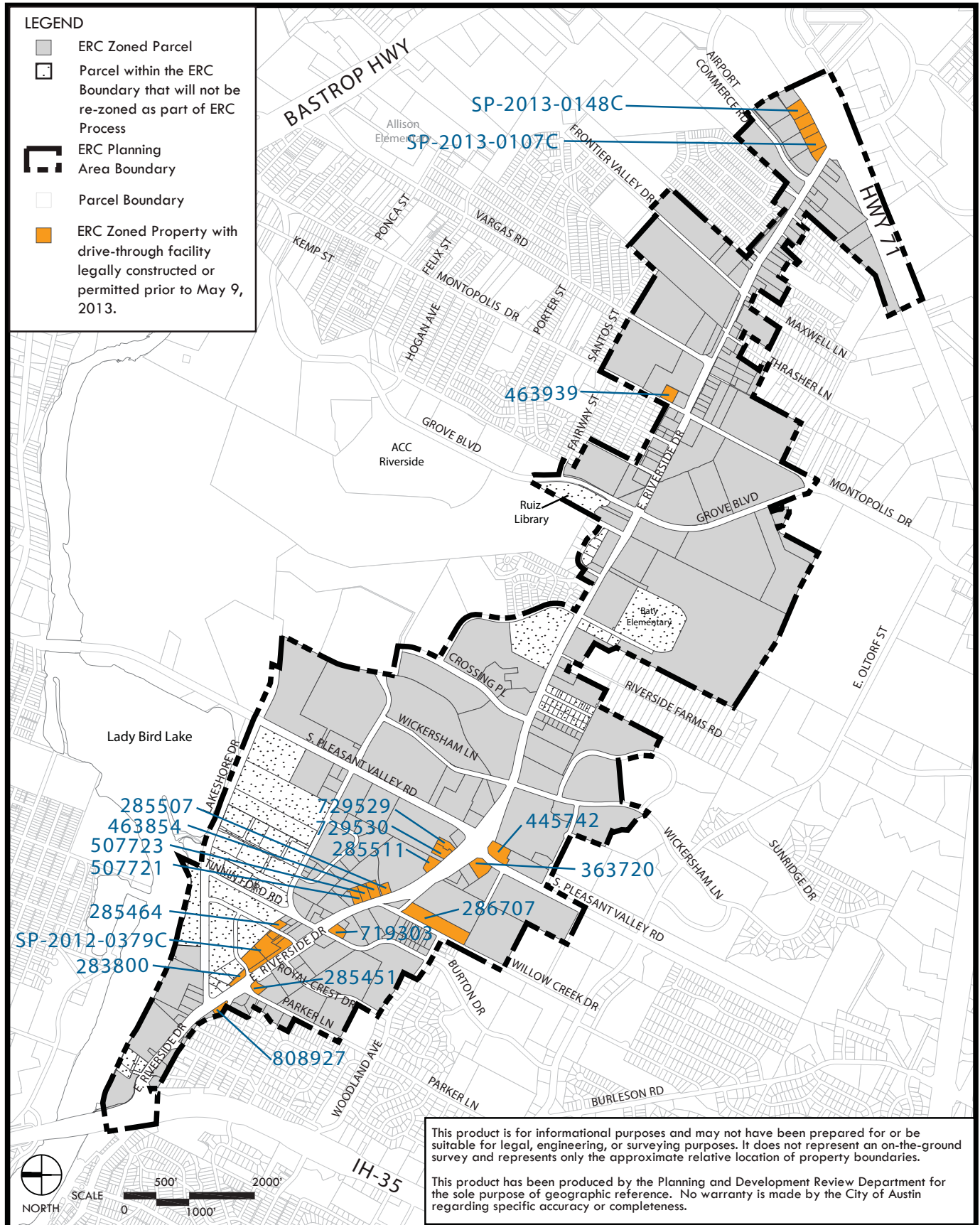


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