

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 1-16: Table of Properties with Drive-Through Facilities
11. Amend Figure 1-17: Map of Properties with Service Stations
12. Amend Figure 1-18: Table 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: July 23, 2026

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



C20-2025-006

Exhibit “A”

Existing Figures in 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.

Updated July 24, 2025

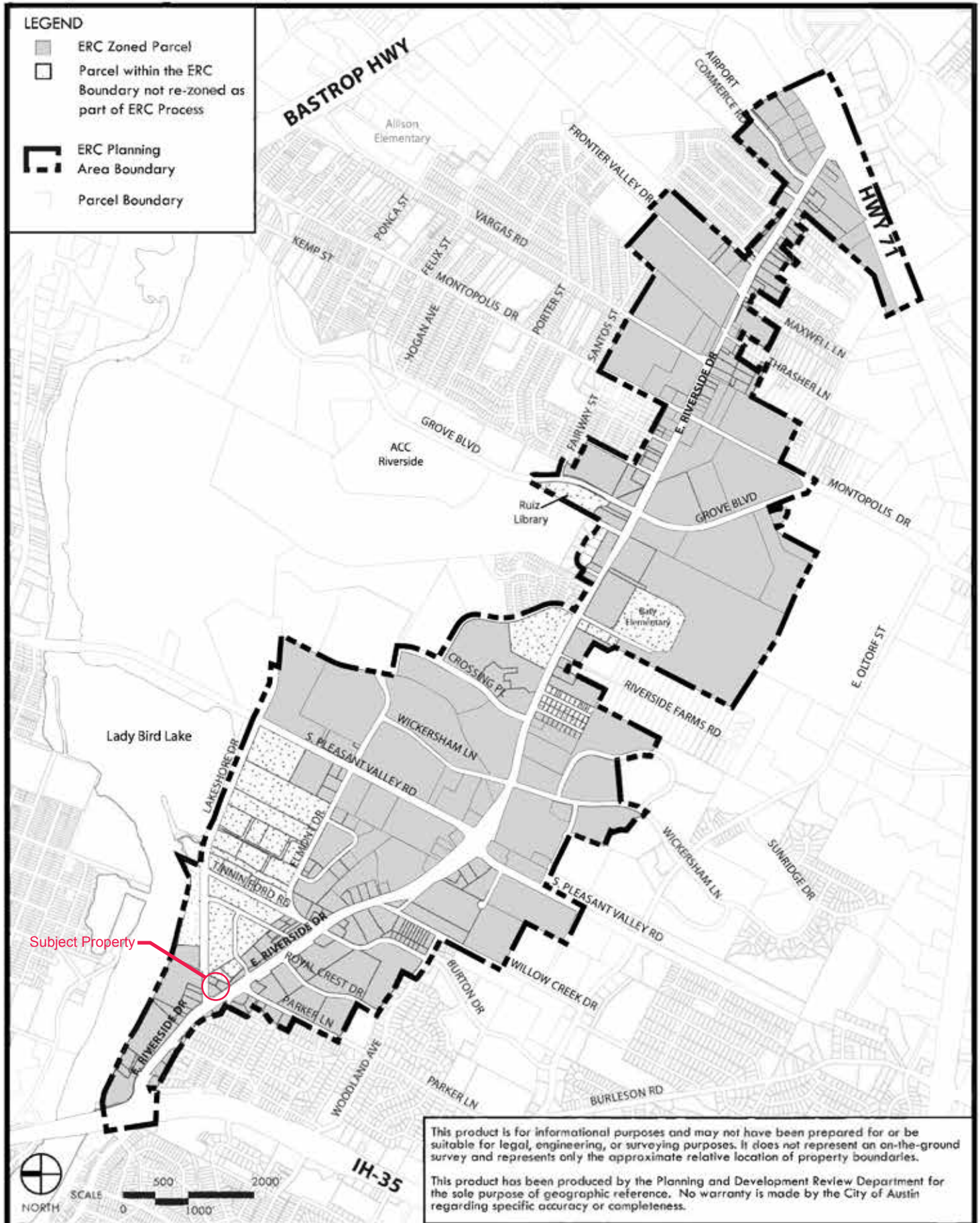
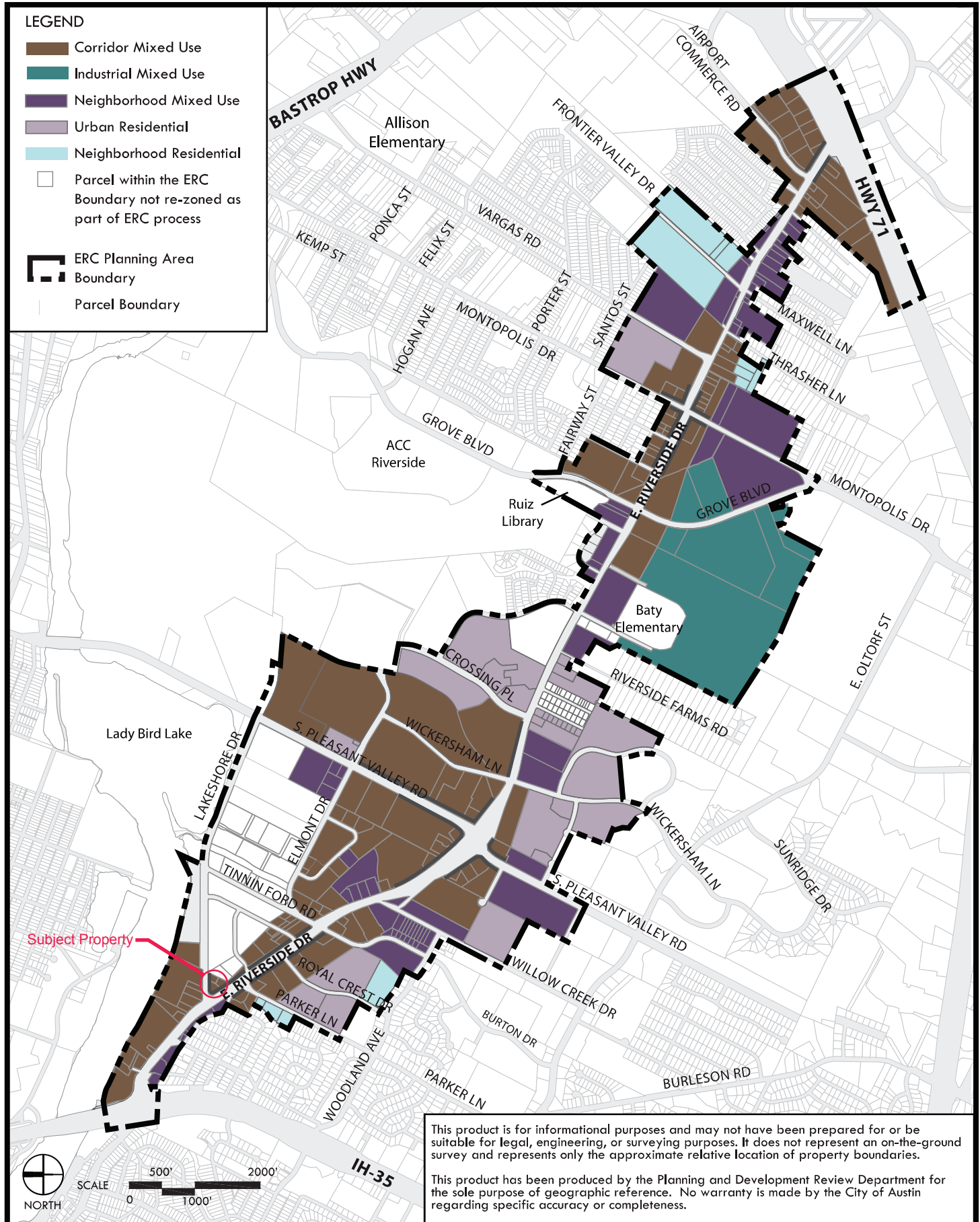


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

Updated July 24, 2025



Updated July 24, 2025

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.

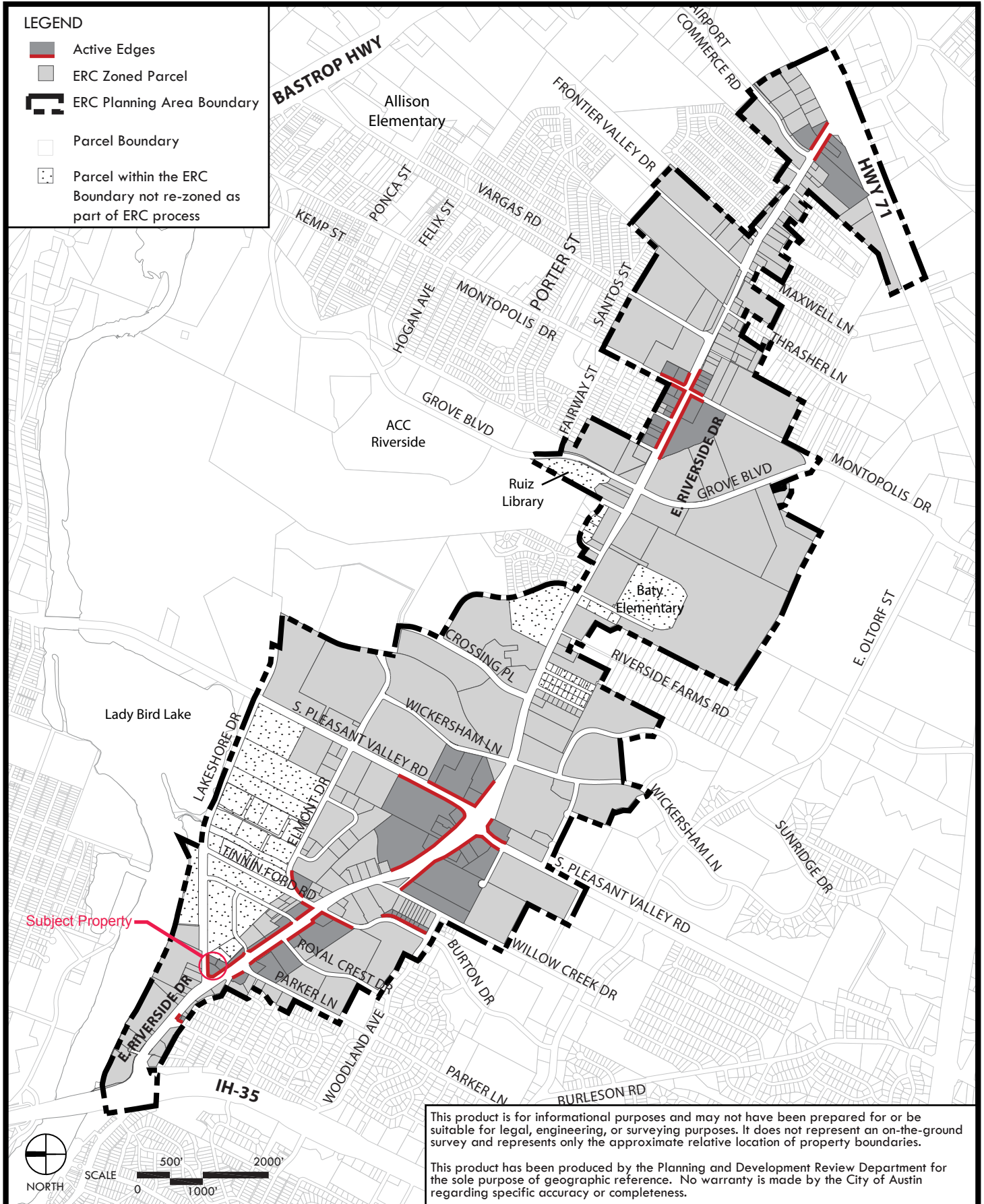
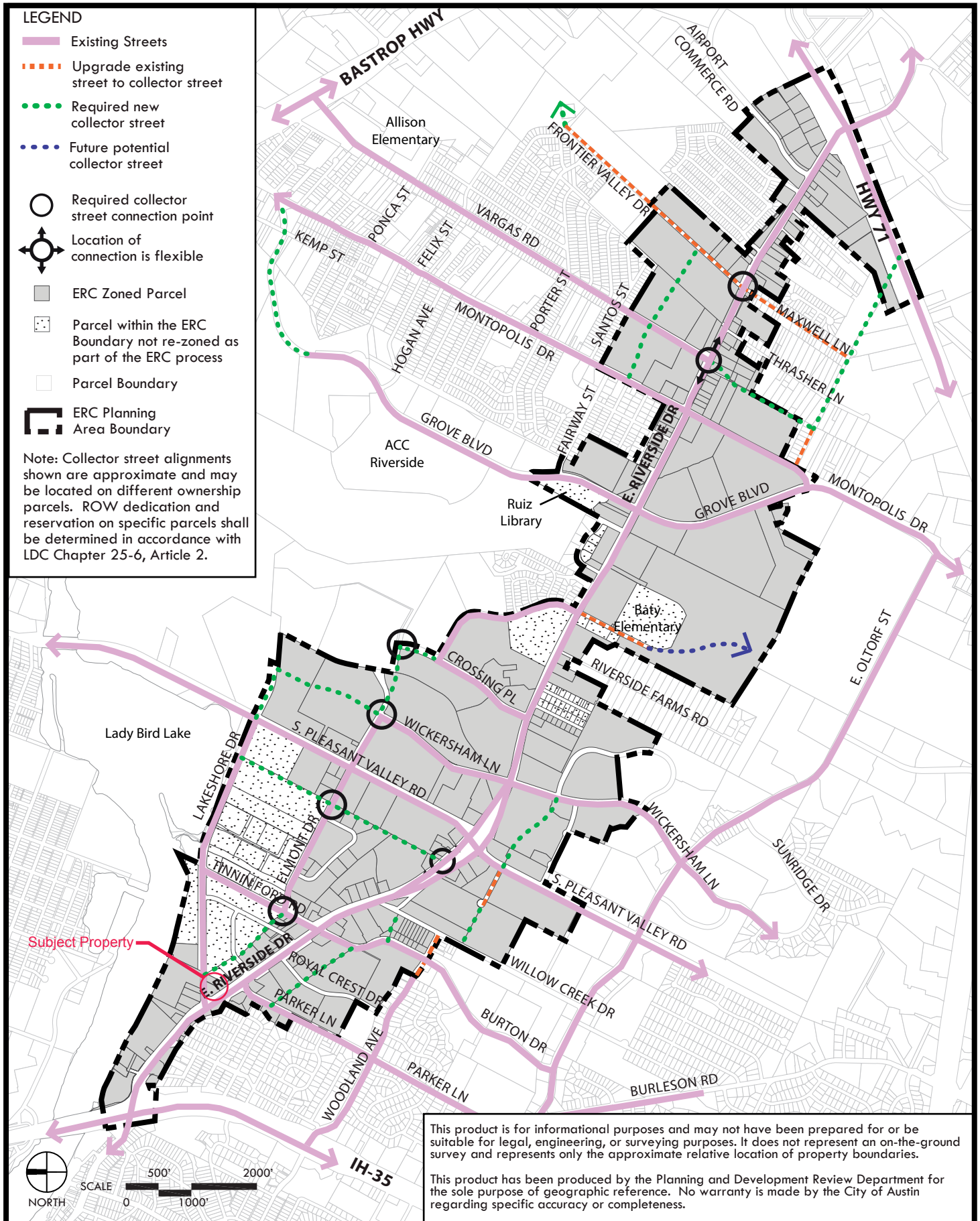


Figure 1-5: East Riverside Corridor Collector Street Map

Shows existing and new streets designated as Collector streets.

Updated July 24, 2025



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

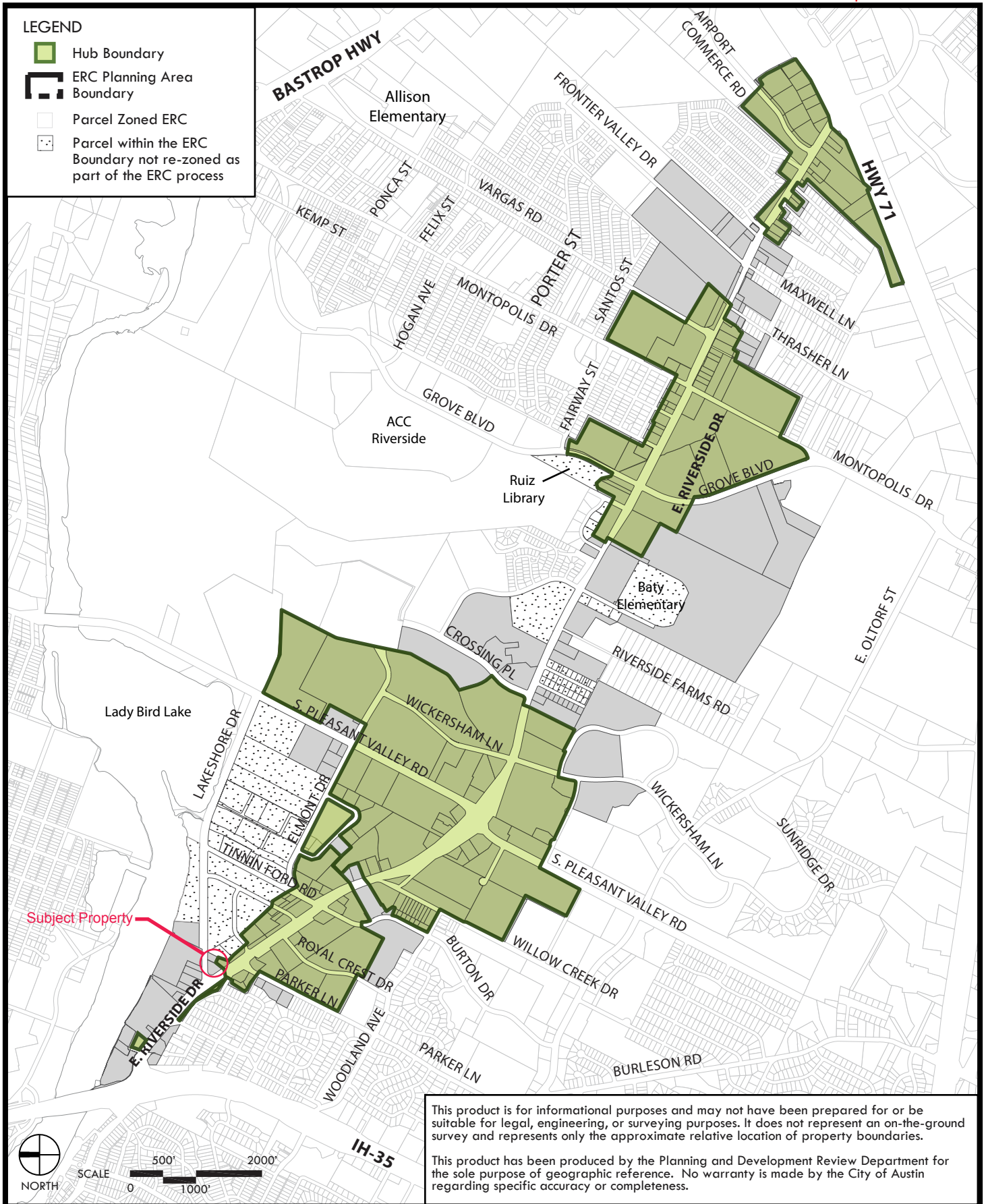
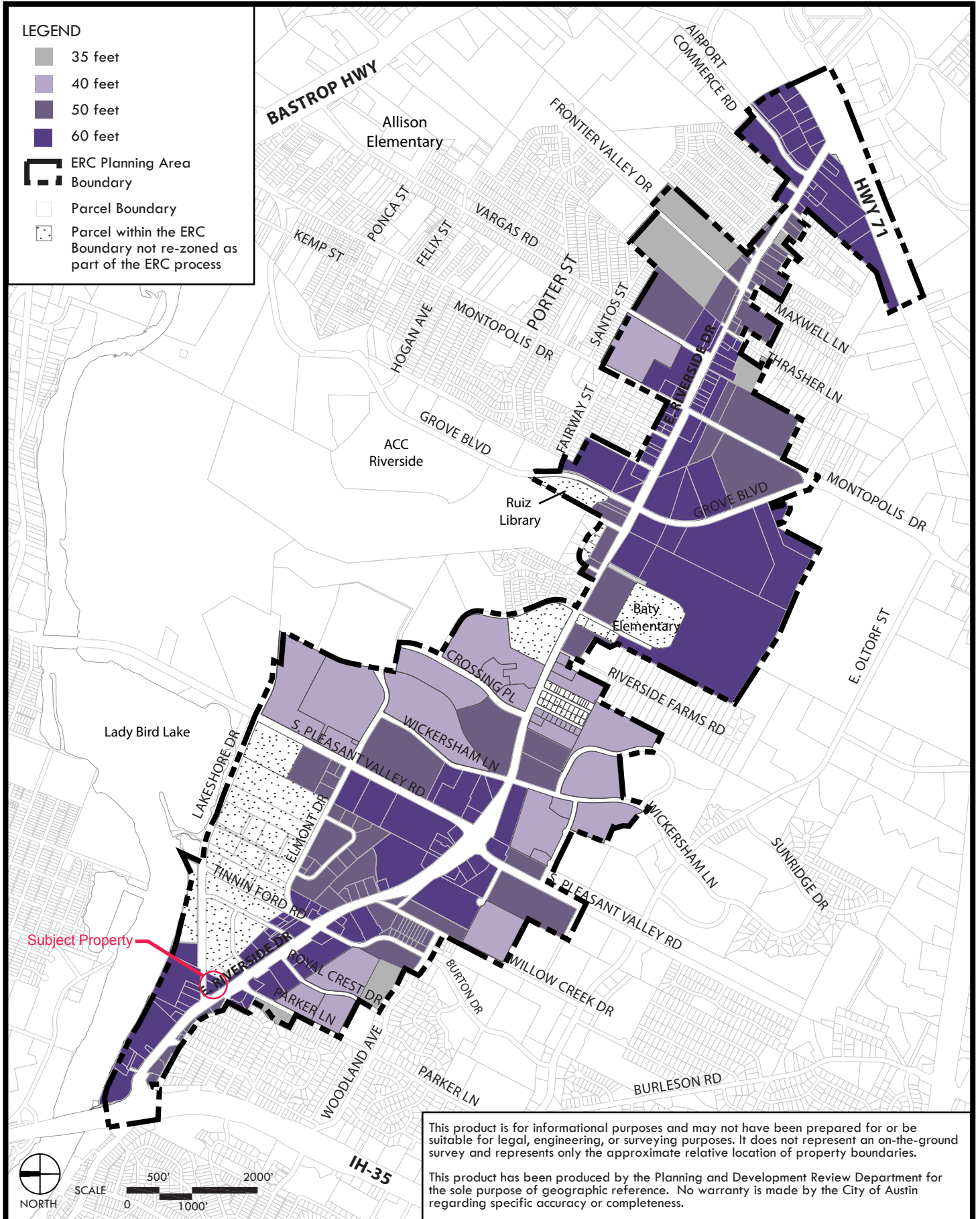


Figure 1-7: East Riverside Corridor Height Map

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

Updated July 24, 2025



Updated July 24, 2025

LEGEND

- Ineligible for Development Bonus
- 65 feet
- 120 feet
- 160 feet
- ERC Planning Area Boundary
- Parcel Boundary
- Parcel within the ERC Boundary not re-zoned as part of ERC process

Subject Property

Scale
0 500' 1000' 2000'

North

Disclaimer:
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LEGEND

- ERC Zoned Parcel
- Parcel within the ERC Boundary that will not be re-zoned as part of ERC Process
- ERC Planning Area Boundary
- Parcel Boundary
- ERC Zoned Property with drive-through facility legally constructed or permitted prior to May 9, 2013.

BASTROP HWY

SP-2013-0148C

SP-2013-0107C

463939

285507

463854

507723

507721

285464

Subject Property

SP-2012-03790

283800

283792

729529

729530

285511

445742

363720

286707

719303

285451

808927

IH-35

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Figure 1-16: Table of Properties with Drive-Through Facilities

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

Property ID	Address	Number of drive-through lanes as of May 9, 2013.
283792	1712 E RIVERSIDE DR	1
283800	1806 E RIVERSIDE DR	1
283881, 285457, 285458, 285459, & 285460	1818 TO 1928 E RIVERSIDE DR	3 PROPOSED IN SP-2012-0379C*
285451	1801 E RIVERSIDE DR	1
285464	1501 TOWN CREEK DR	1
285507	2320 E RIVERSIDE DR	1
285511	2426 E RIVERSIDE DR	2
286707	2301 E RIVERSIDE DR	3
363720	2507 E RIVERSIDE DR	1
445742	4405 E RIVERSIDE DR	1
463854	2308 E RIVERSIDE DR	1
463939	1901 MONTOPOLIS DR	1
483326, 483327, & 483328	7600, 7700, & 7706 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0107C**
483338 & 483339	7708 & 7714 E BEN WHITE BLVD	1 PROPOSED IN SP-2013-0148C ***
507721	2224 E RIVERSIDE DR	1
507723	2224 E RIVERSIDE DR	1
719303	2109 E RIVERSIDE DR	1
729529	2504 E RIVERSIDE DR	1
729530	2500 E RIVERSIDE DR	1
808927	1701 E RIVERSIDE DR	1
* Drive-through facilities proposed in SP-2012-0379C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties. ** Drive-through facilities proposed in SP-2013-0107C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties. *** Drive-through facilities proposed in SP-2013-0148C are permitted if constructed as part of a development resulting from that approved site plan. Additional drive-through facilities beyond those shown on that approved site plan are not allowed on the subject properties.		

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

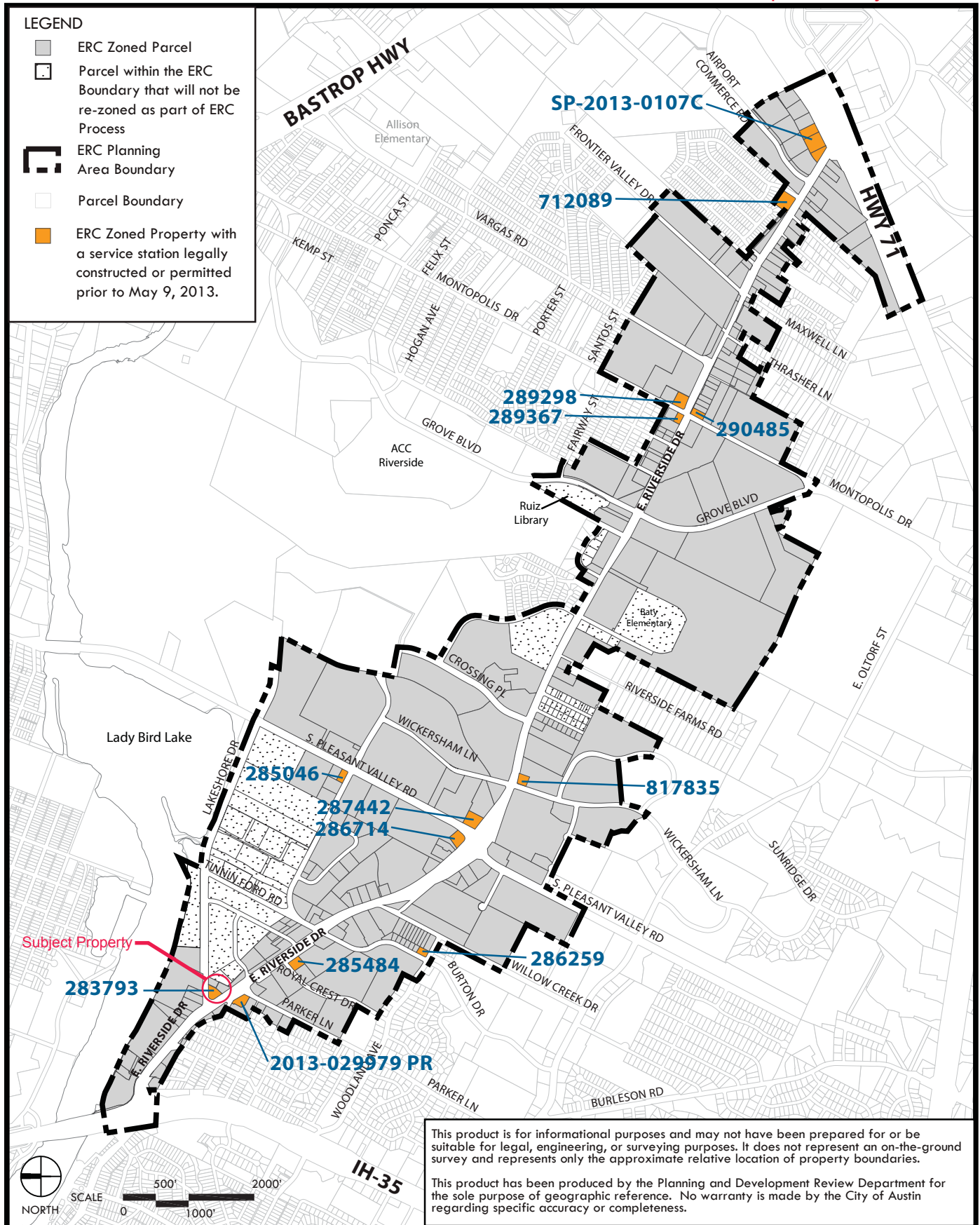


Figure 1-18: Table of Properties with Service Stations

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

Property ID	Address	Notes
283778	1727 E RIVERSIDE DR	Canopy and fuel pumps proposed in Site Plan Exemption: DA-2012-1178 and Building Permit: 2013-029979 PR*
283793	1700 E RIVERSIDE DR	
285046	2538 ELMONT DR	
285484	2001 E RIVERSIDE DR	
286259	2204 WOODLAND AVE.	
286714	2512 E RIVERSIDE DR	
287442	1919 S PLEASANT VALLEY RD	
289298	1905 MONTOPOLIS DR	
289367	6214 E RIVERSIDE DR	
290485	6301 E RIVERSIDE DR	
483326, 483327, & 483328	7600, 7700, & 7706 E BEN WHITE BLVD.	1 service station proposed in SP-2013-0107C**
712089	7310 E RIVERSIDE DR	
817835	2101 WICKERSHAM LN	
* Fuel Pumps proposed in Site Plan Exemption DA-2012-1178 and Bulding Permit 2013-029979 PR are permitted if constructed as part of a development resulting from those permits. **Service station proposed in SP-2013-0107C is permitted if constructed as part of a development resulting from that approved site plan. Additional service stations beyond those shown on that approved site plan are not allowed on the subject properties.		



C20-2025-006

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.

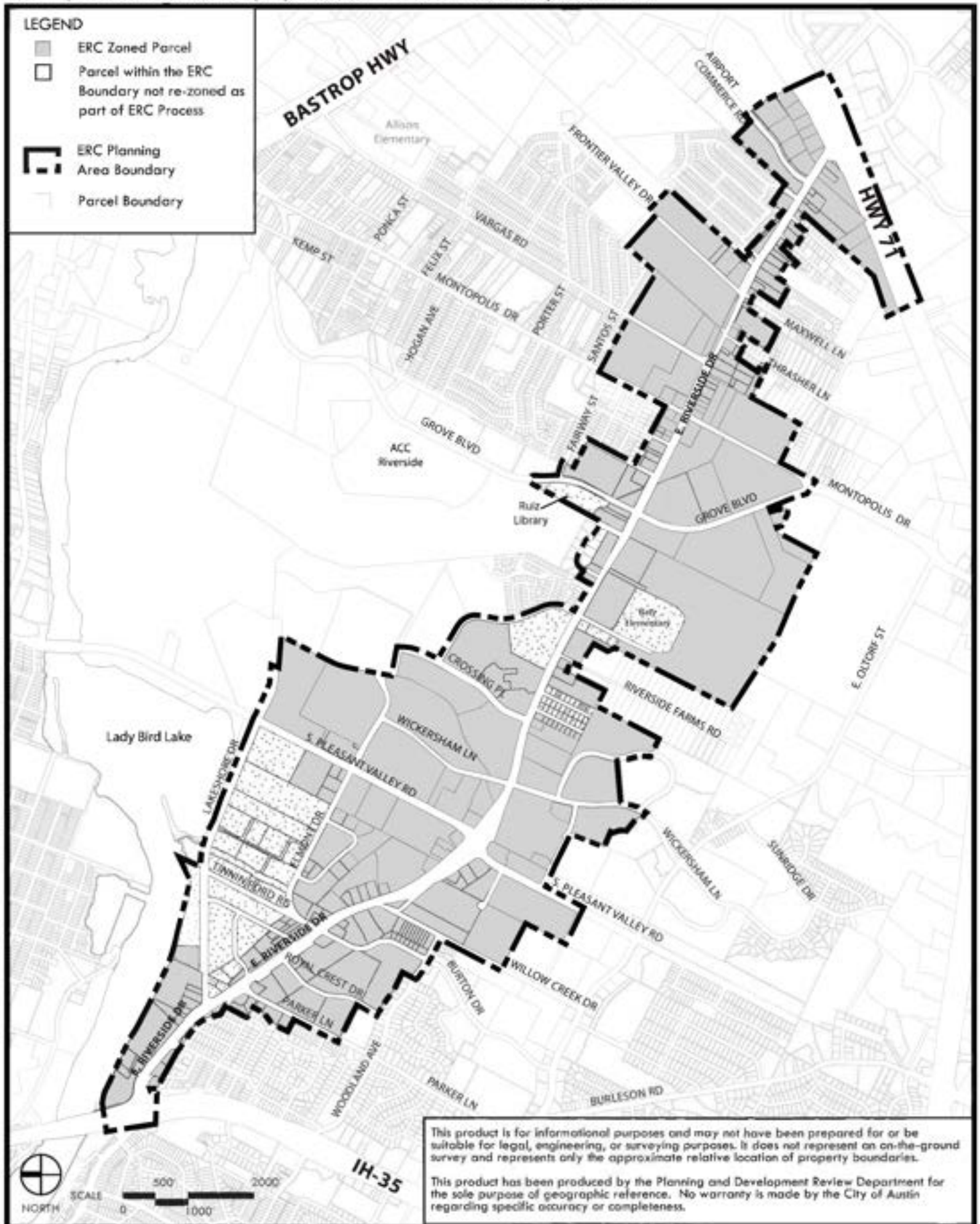


FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

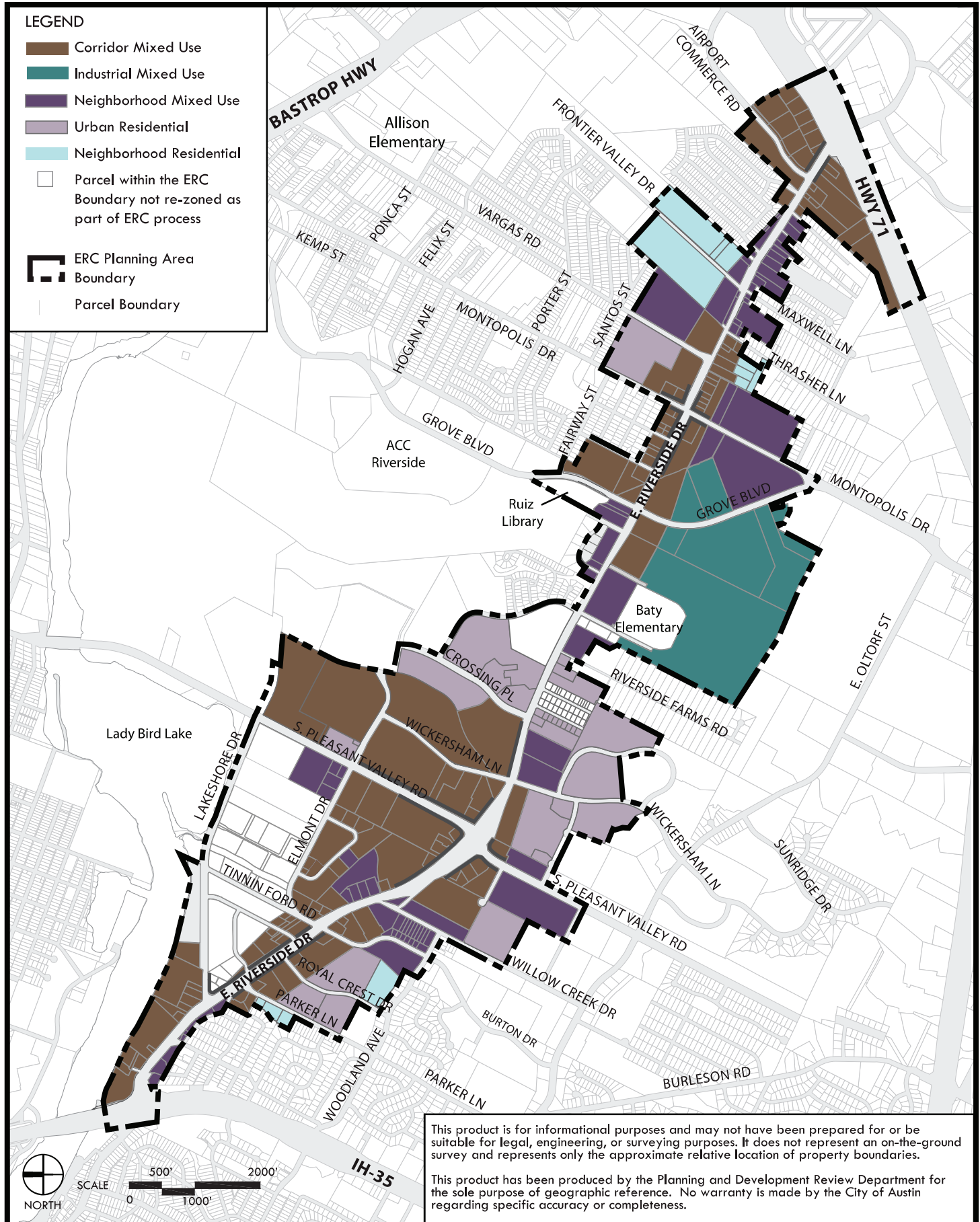


Figure 1-3: East Riverside Corridor Roadway Type Map

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

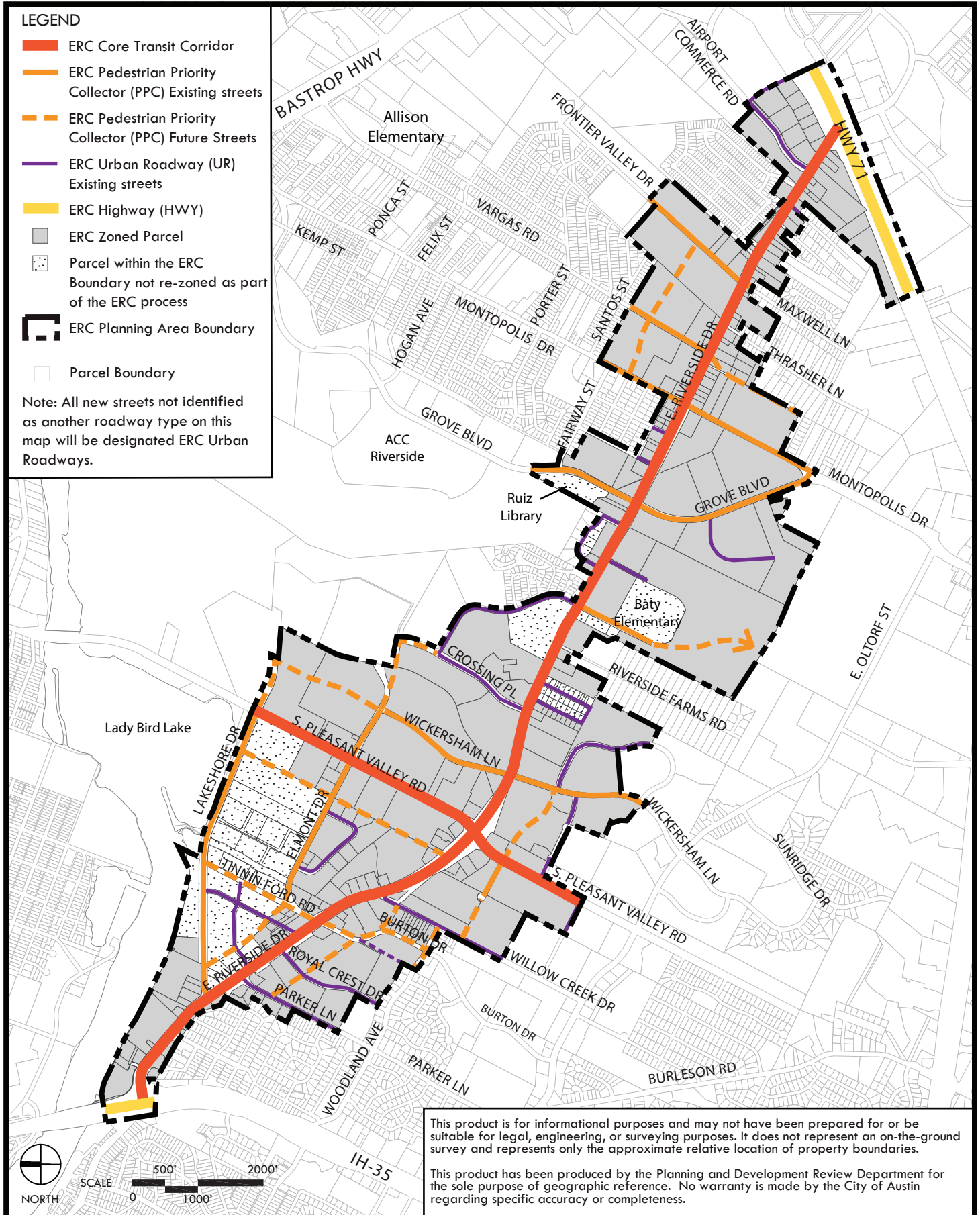
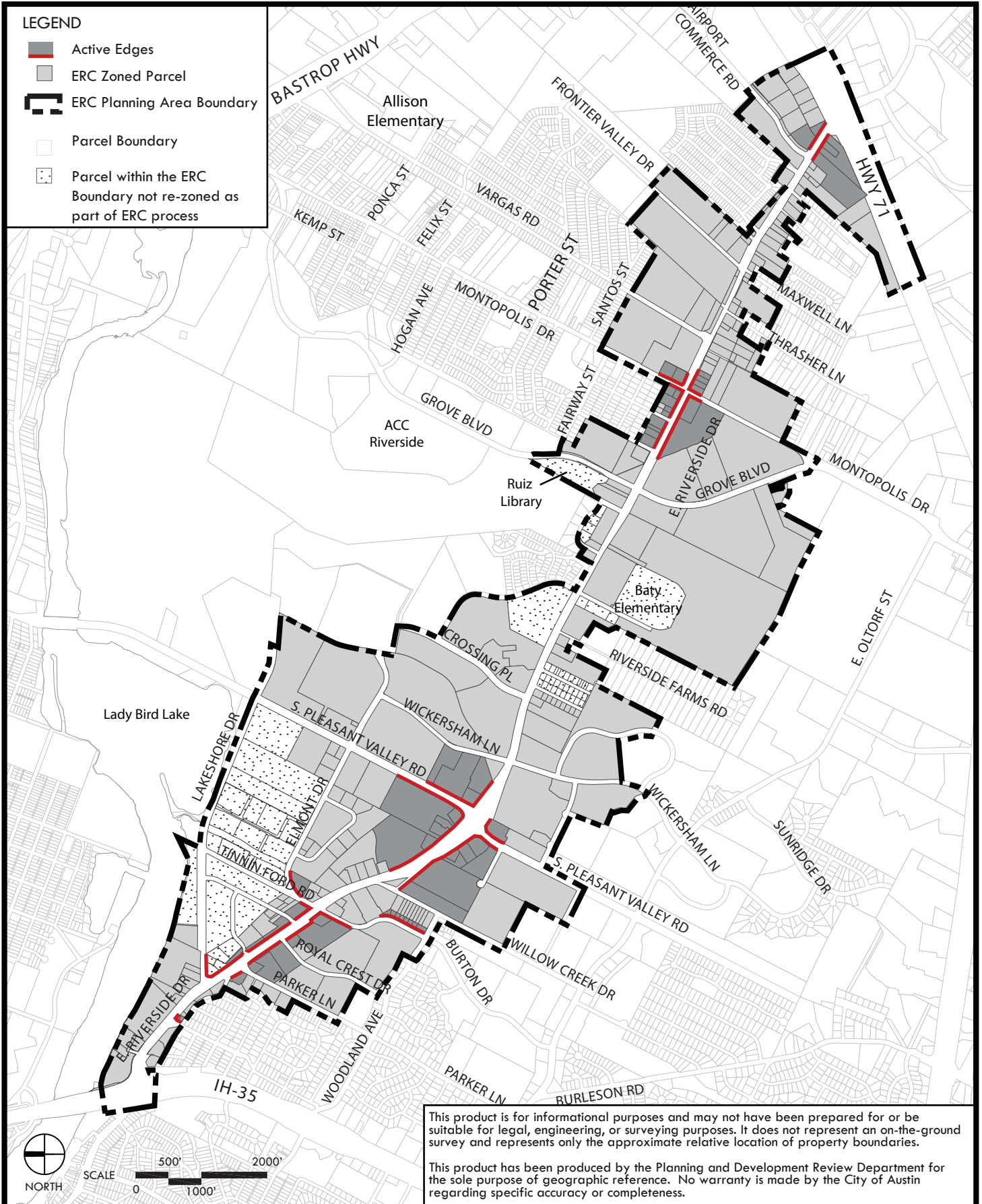
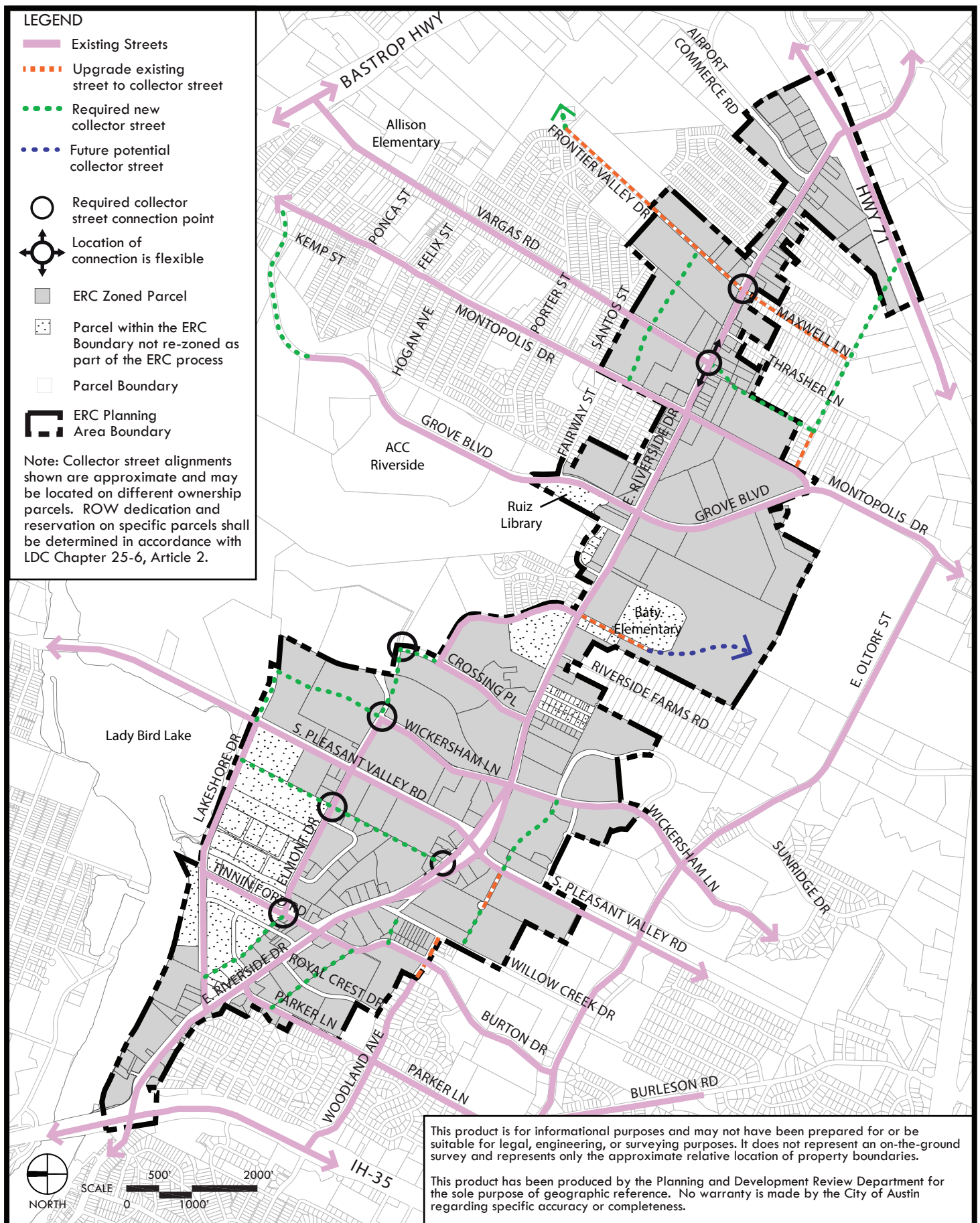


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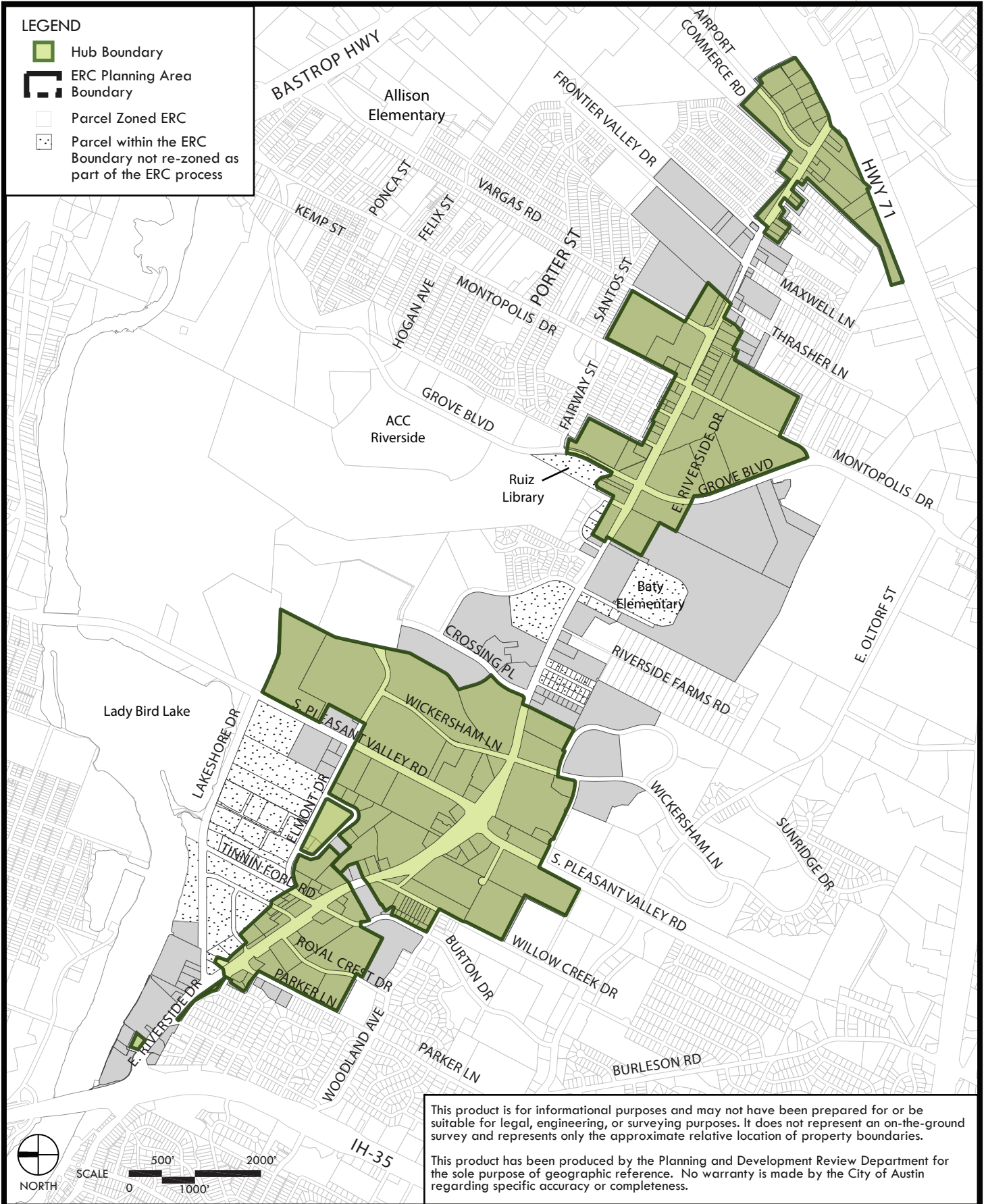
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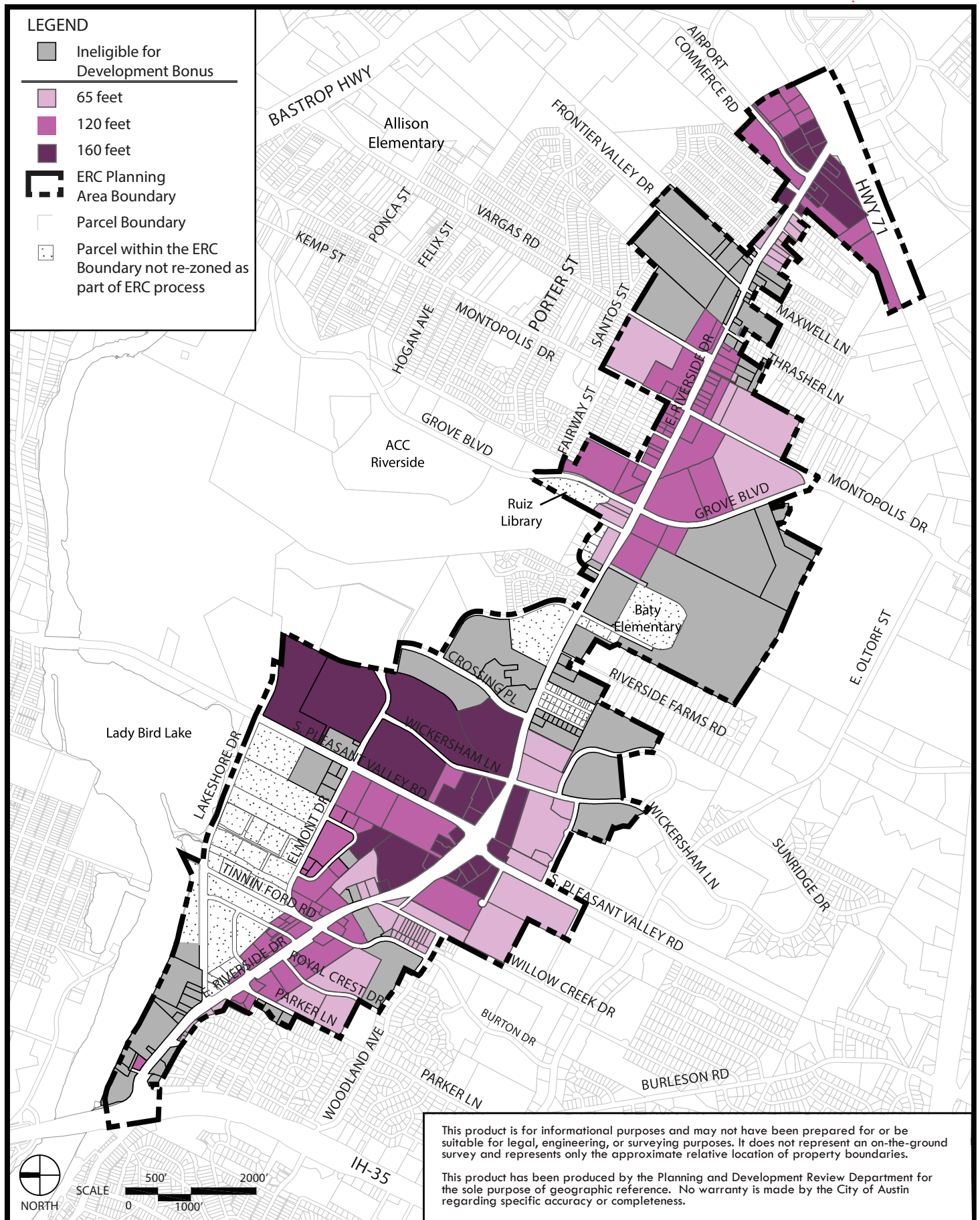
This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



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



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



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

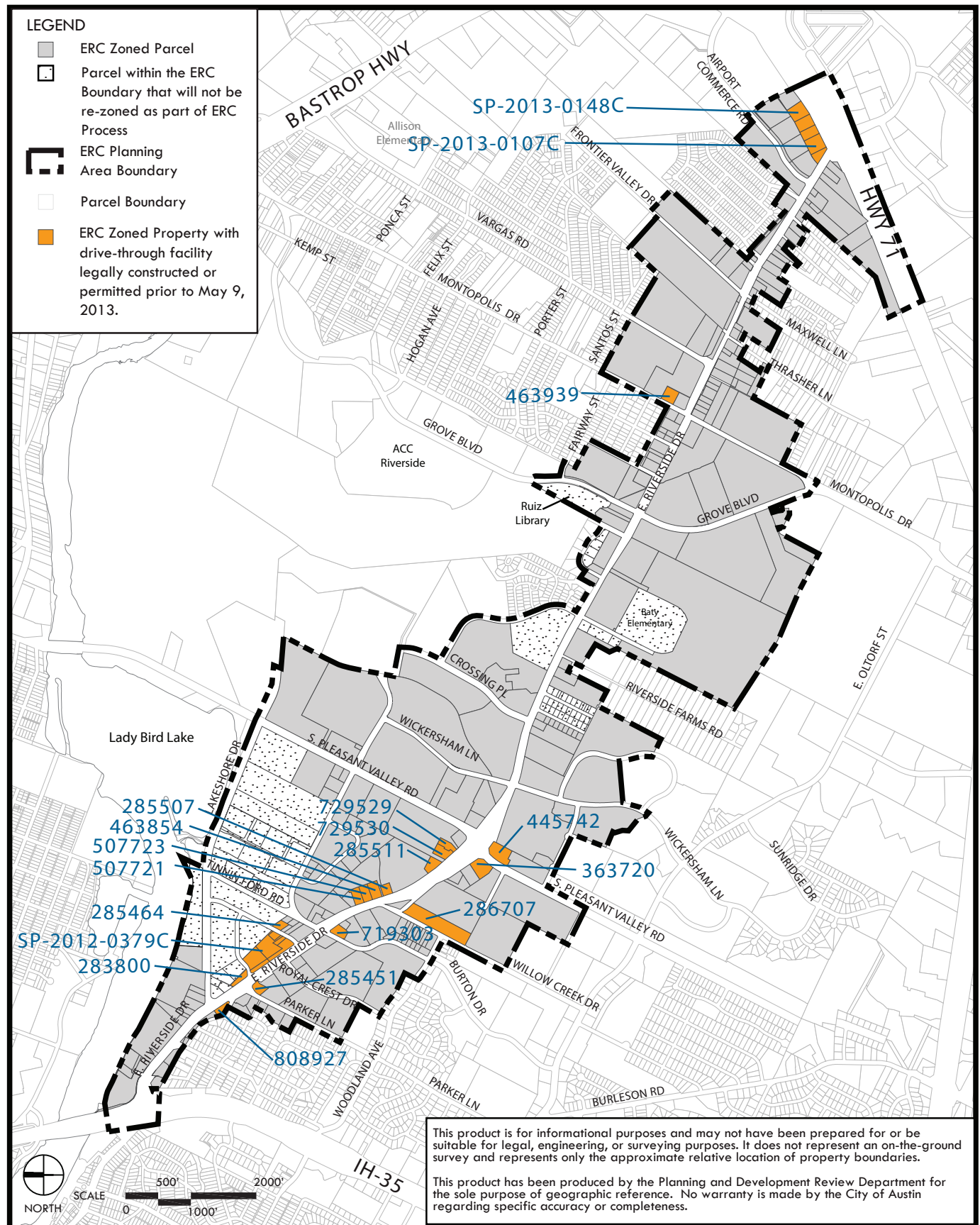


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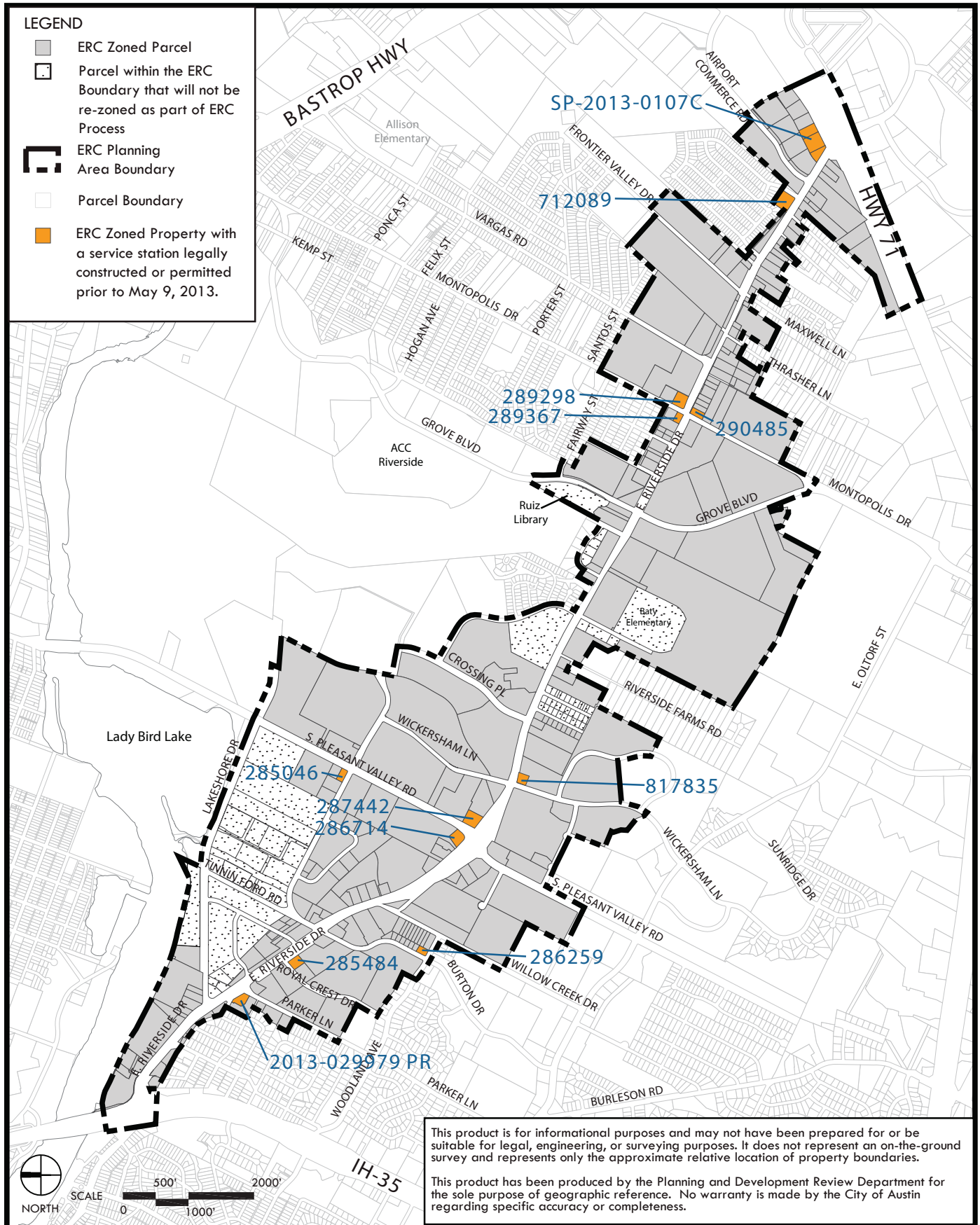


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Affordability Impact Statement

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 _____