

## ZONING CHANGE REVIEW SHEET

CASE: C814-2008-0087.02 (South Shore PUD Addition)    DISTRICT: 3

ADDRESS: 1705 and 1717 South Lakeshore Boulevard; 1712 East Riverside Drive

ZONING FROM: ERC-CMU

TO: PUD (add approximately 1.4 acres to the PUD and increase maximum building height to 180 feet).

SITE AREA: Approximately 1.4 acres (approximately 60,984 square feet)

PROPERTY OWNER: Grayco SS Land 2011, LP and Morrison-Moore Properties, Ltd.

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant a second amendment to planned unit development (PUD) zoning, which would add approximately 1.4 acres to the PUD and increase maximum building height to 180 feet, with the following condition as outlined by Austin Parks and Recreation:**

- **Parkland dedication requirements in effect at the time of site plan submittal apply to any proposed development on the tract, as described by City Code Title 25-1, Article 14 (*Parkland Dedication*).**

*For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

### PLANNING COMMISSION / OTHER COMMISSION ACTION / RECOMMENDATION:

**Environmental Commission:** The motion to recommend approval of the South Shore Planned Unit Development Amendment with conditions to Austin City Council was made on Commissioner Qureshi's motion, seconded by Commissioner Krueger, and failed on a 5-1-1 vote. Those voting aye were Commissioners Luecke, Krueger, Qureshi, Morrison, and Sullivan. Commissioner Brimer voted nay. Commissioner Fleury abstained. Commissioners Bristol, Changsut, Fierro, and Moretta-Urdiales were absent.

**Parks and Recreation Board:** The motion to recommend to Austin City Council to not approve the South Shore Planned Unit Development Amendment was approved on Board Member Franklin's motion, Board Member Eubanks' second on a 7-2 vote. Those voting aye were Board Members Abou-Emara, Eubanks, Franklin, Kearns-Osterweil, Merritt,

Orme and Taylor. Those voting nay were Chair Bazan and Board Member Villalobos. Board Members Becker and Flowers absent.

**March 10, 2026 (PC):** Postponed at the request of the applicant to March 24, 2026, Planning Commission meeting

**March 24, 2026 (PC):** To grant PUD on the condition the applicant satisfy the parkland dedication requirements by doing one of the following: pay \$1,300 per residential, hotel/motel unit and dedicate the half acre parcel adjacent to the Heritage Oaks Neighborhood Park to the City of Austin, or Comply with the parkland dedication requirements in effect at the time of the site plan submittal. Motion by Commissioner Maxwell, seconded by Commissioner Gannon unanimous (12-0) 1 position vacant.

CITY COUNCIL ACTION:

**April 23, 2026:** Staff postponement request to May 7, 2026.

**May 7, 2026:** Council is scheduled to hear the case.

ORDINANCE NUMBER: N/A

ISSUES: As a condition of approval, Austin Parks and Recreation believes it is reasonable to require a PUD to comply with City Code Title 25-1, Article 14 (*Parkland Dedication*), which states that parkland dedication requirements in effect at the time of site plan submittal apply to any proposed uses and development. Staff would support the proposed rezoning without conditions if this change were made to bring the subject tract into compliance with current code.

The applicant does not agree with the proposed condition in the staff's recommendation for this case.

CASE MANAGER COMMENTS:

The property in question consists of approximately 1.4 acres located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive and is currently zoned East Riverside Corridor – Commercial Mixed Use (ERC-CMU) subdistrict. The site is developed with a restaurant and convenience store at the intersection of East Riverside Drive and South Lakeshore Boulevard. The applicant is requesting to amend the previously approved South Shore PUD (Zoning Case No. C814-2008-0087, Ordinances No. 20091217-126, 20140213-081, and 20140417-018) to incorporate the subject 1.4 acre property into the PUD boundary and increase the maximum allowable building height to 180 feet. The request is intended to apply the terms and conditions of the existing South Shore PUD to the subject tract, with the primary modification being an increase in maximum height to support a transit-oriented, high-density residential project.

The subject tract is in an area characterized by mixed-use and multifamily development. Surrounding uses include multifamily apartments with street-level retail to the north, commercial uses to the south and west, and the existing South Shore PUD development and detention facilities to the east. The property is within the Riverside Station Imagine Austin Activity Center, along the East Riverside Drive Imagine Austin Corridor, on an ASMP level 3 corridor and Transit Priority Network roadway, and in close proximity to the Central Business District.

The Staff recommendation is to grant a second amendment to planned unit development (PUD) zoning, which would add approximately 1.4 acres to the PUD and increase maximum building height to 180 feet, with the following condition as outlined by Austin Parks and Recreation:

- Parkland dedication requirements in effect at the time of site plan submittal apply to any proposed development on the tract, as described by City Code Title 25-1, Article 14 (*Parkland Dedication*).

**BASIS OF RECOMMENDATION:**

**Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.**

Granting 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.

**The proposed zoning should be consistent with the goals and objectives of the City Council.**

City Council has adopted several plans that address land development patterns, including the Imagine Austin Comprehensive Plan, the Austin Strategic Housing Blueprint, Austin Climate Equity Plan, and Austin Strategic Mobility Plan (ASMP). Each of these plans aim to increase housing supply proximate to pedestrian, bike, and transit connections. The proposed zoning change would be consistent with the goals and objectives within those Council-adopted plans.

**Zoning should allow for reasonable use of the property.**

The subject tract is less than one-half mile from the Central Business District and within the Riverside Station Imagine Austin Activity Center. Riverside Drive is an Imagine Austin Corridor, an ASMP level 3 corridor, and part of the ASMP Transit Priority Network. There is also a proposed stop for Project Connect Rail adjacent to the subject tract. The rezoning request and proposed use is reasonable given these locational considerations and transportation options.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	ERC-CMU	A restaurant (Baby A’s) and a 7-11 Convenience Store
<i>North (across South Lakeshore Blvd.)</i>	ERC-CMU	4-story multifamily apartments (AMLI South Shore) with some street level retail
<i>South (across East Riverside Drive)</i>	ERC-CMU	A convenience store with service station, food trucks and donut shop
<i>East</i>	ERC-CMU and PUD	A detention pond, 5-story multifamily apartments (South Shore) with some street level retail, and a Jiffy Lube auto service center

<i>West (across East Riverside Drive)</i>	ERC-NMU	Two restaurants and an auto sales use
---	---------	---------------------------------------

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf (East Riverside) Combined Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Sanchez Elementary School

Martin Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Crossing Gardenhome Owners Association, Del Valle Community Coalition, East Austin Conservancy, East Riverside/Oltorf Neighborhood Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Overton Family Committee, Pleasant Valley, Preservation Austin, South Central Coalition, South River City Citizens, South River City Citizens Association, Southeast Austin Neighborhood Alliance

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C814-06-0109.03 (Lakeshore PUD Amendment #3)	The applicant is rezoning approximately 2.3 acres from ERC-NMU and PUD-NP to PUD-NP	05/27/2025: Approved staff's recommendation on the consent agenda on Vice Chair Woods' motion, Commissioner Skidmore's second, on a 9-0 vote. Commissioners Anderson and Haney were off the dais. Commissioners Hempel and Maxwell were absent.	07/24/2025: To grant PUD-NP provided that the applicant provide a 12' public trail to be built concurrently with phases of the PUD adjacent to Willow Creek Greenway, as they are constructed. Public trail alignment shall run parallel to Willow Creek Greenway, connecting Elmont Dr. to Lakeshore Blvd.
C814-2008-0087 (South Shore District PUD)	The applicant is rezoning from MF-3/MF-3-NP, CS-1NP/GR-NP, GR-NP, LR-NP/MF-	02/24/2009: To grant PUD-NP 6-3 vote with Commissioners	12/17/2009: To grant PUD-NP with conditions on Council Member Cole's motion,

	3/MF-3/MF-3-NP to PUD-NP	Sullivan, Dealey, and Kirk voting nay.	Council Member Shade's second on a 5-2 vote. Those voting aye were: Mayor Pro Tern Martinez and Council Members Cole, Shade, Spelman and Riley. Those voting nay were: Mayor Leffingwell and Council Member Morrison.
C14-2021-0014 (2200 E. Riverside Drive)	The Applicant is proposing to rezone approximately 1.997 acres from ERC-NMU (Neighborhood Mixed Use) to ERC-CMU (Corridor Mixed Use).	04/13/2021: Approved staff's recommendation on the consent agenda - Commissioner Azhar's motion and Commissioner Schneider's second 12-0 vote; Commissioner Shieh was absent.	05/06/2021: To grant ERC-CMU on Council Member Kelly's motion, Mayor Pro Tem Harper-Madison's second on an 11-0 vote.
C14-2023-0135 (1500 and 1600 Roal Crest)	The applicant is proposing to rezone approximately 10.06 acres from ERC-UR to ERC-CMU.	08/13/2024: To grant staff recommendation of ERC-CMU on Consent. Motion by Commissioner Azhar, seconded by Commissioner Woods (12-0) Commissioner Howard absent.	10/10/2024: To grant ERC-CMU on Council Member Qadri's motion and Council Member Vel's second (9-0) vote. Council Member Alter was off the dais and Council Member Harper-Madison was absent.

**RELATED CASES:**

C20-2025-006: ERC Regulating Plan Boundary Modification associated with removing the subject tract from the ERC.

**ADDITIONAL STAFF COMMENTS:**

**Comprehensive Planning**

**Project Name and Proposed Use:** 1705 SOUTH LAKESHORE BOULEVARD. C814-2008-0087. Project: South Shore PUD Addition. The applicant proposes to amend a previously approved Planned Unit Development (PUD). Existing: restaurant, convenience store, fast-food restaurant. Proposed:

multifamily housing (357 DU). Note that the applicant is seeking to increase the boundaries of the site and will be increasing the max height to 180 ft at Area 8 as indicated on the Land Use Plan. Additionally, the applicant will be fulfilling the affordable housing requirement through an in-lieu payment to the Housing Trust Fund.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to the Riverside Drive Activity Corridor; Within the Riverside Station Town Center</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.04 miles to bus stop along E Riverside DR</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk present along E Riverside DR and S Lakeshore BLVD</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Within 0.5 miles of Goods and Services along E Riverside DR</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.2 miles to Ann and Roy Butler Hike and Bike Trail</b></li> </ul>
Y	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>• <b>0.2 miles to Urgent Care along E Riverside DR</b></li> </ul>
Y	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>Fulfilled by fee in lieu for affordable housing</b></li> </ul>
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.

	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

Environmental

**EO1 U0** Remove grandfathering language from the proposed ordinance. Any proposed deviations from current code will need to be provided as code modifications in the amended ordinance. Commensurate superiority will be required.

Update 1. Comment not addressed

**Update 2. Comment cleared**

**EO2 U0** Consider Tier 2 environmental superiority enhancements for proposed development within added 1.2 acre lot

- Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.
- Tree plantings use Central Texas native seed stock and are installed with adequate soil volume.
- Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.
- Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.
- Provide rainwater harvesting (or other reclaimed water) for landscape irrigation to serve not less than 50% of the landscaped areas.
- Direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.
- Employ green roof elements, pollinator gardens and/or other innovative measures to provide environmental superiority
- Provides an Austin Energy Green Building Rating of three stars or above.

**Update 1. The applicant is agreeing to comply with current 3 star Green Building rating and light pollution reduction criteria for the proposed development on the new tract**

**EO3 U0** Provide additional opportunities for non-potable on-site water collection and beneficial re-use.

Update 1. Comment not addressed

**Update 2. Comment cleared**

**EO4 U0** Consider incorporating light pollution reduction criteria into the development by committing to compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria as a part of achieving 3-star Austin Energy Green Building Rating.

**Update 1. Comment cleared.**

**EO5 U0** Consider incorporating bird friendly design criteria into the development by committing to compliance with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria as a part of achieving 3-star Austin Energy Green Building Rating.

**Update 1. Applicant has indicated they will not incorporate this request in the superiority of the project.**

**EO6 U0** Consider including superior enhancements to the urban forest and tree canopy including but not limited to exceeding the number of required tree plantings; utilizing suspended pavement systems to increase soil volume for street trees; utilizing Tree Health AEGB Innovation Points; planting a diversity of trees; planting trees that provide habitat value.

**Update 1. Applicant has indicated they will not incorporate this request in the superiority of the project.**

Fire

No comments on rezoning

PARD – Planning & Design Review

PR 1: The PUD does not modify parkland dedication, the parkland dedication requirements in effect at the time of site plan submittal will apply to any applicable uses proposed.

Applicable units will be assessed for parkland dedication fees under current code at the time of submittal of a site plan or subdivision. This PUD is not park superior.

PR 2: The trail from Arena (now Shore District Dr) to South Lakeshore Dr. is incomplete, trail must be complete to comply with the PUD requirements and provided in a public easement. Please provide the public easement to this reviewer for review and recordation. Trail is not constructed adjacent to Shore District Dr. on TCAD Parcel 838125. Trail construction must be complete and in a public trail easement prior to the approval of the next residential site plan or subdivision within this PUD

Site Plan

This addition to the South Shore PUD is partially within the South Congress at East Live Oak Capitol View Corridor. All future site designs will need to take that into account, as CVC height limits cannot be waived.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Total trips cannot exceed the trips outlined in the South Shore District PUD TIA dated 09/04/09 per Zoning Ord. 20091217-26.

TPW 2. Additional right-of-way may be required at the time of subdivision and/or site plan.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
------	---------------------	-------------------	--------------	-------------------	-----------	---------------	-------------------------------

E. Riverside Blvd.	Level 3	145'	126'	90'	Yes	Yes	Yes
South Lakeshore Blvd.	Level 2	84'	126'	35'	Partial	Yes	Yes

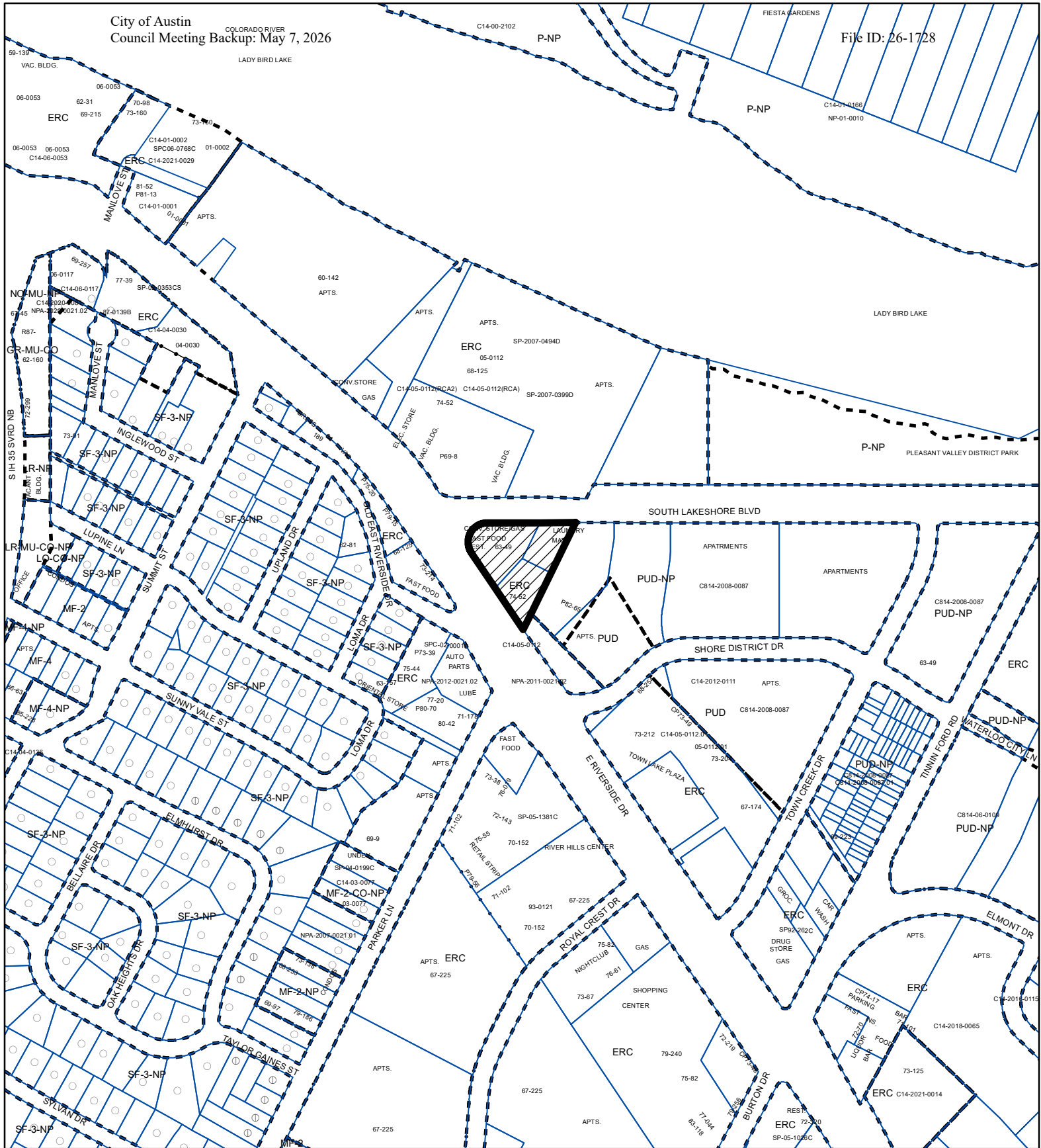
TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply

Austin Water Utility

No comments on rezoning

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Public Comments



**PLANNED UNIT DEVELOPMENT**

ZONING CASE#: C814-2008-0087.02



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

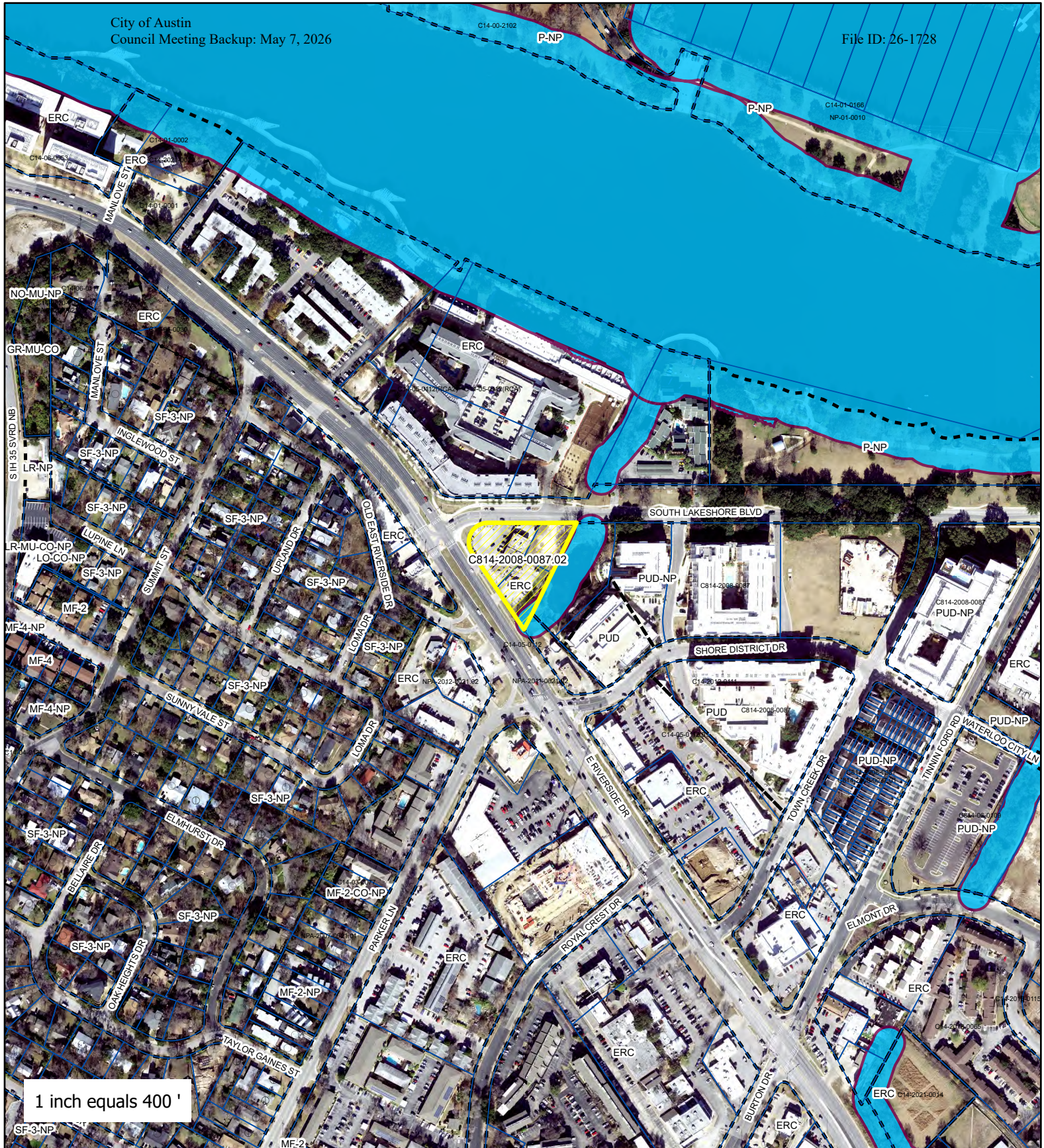
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'





Exhibit A





### South Shore PUD Addition



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C814-2008-0087.02  
 LOCATION: 1705 and 1717 S Lakeshore Blvd;  
 1712 E Riverside Dr  
 SUBJECT AREA: 1.43 Acres  
 MANAGER: Marcelle Boudreaux



# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

June 6, 2025

Joi Harden, Zoning Officer  
City of Austin  
Housing and Planning Department  
1000 E. 11th St.  
Austin, Texas 78702

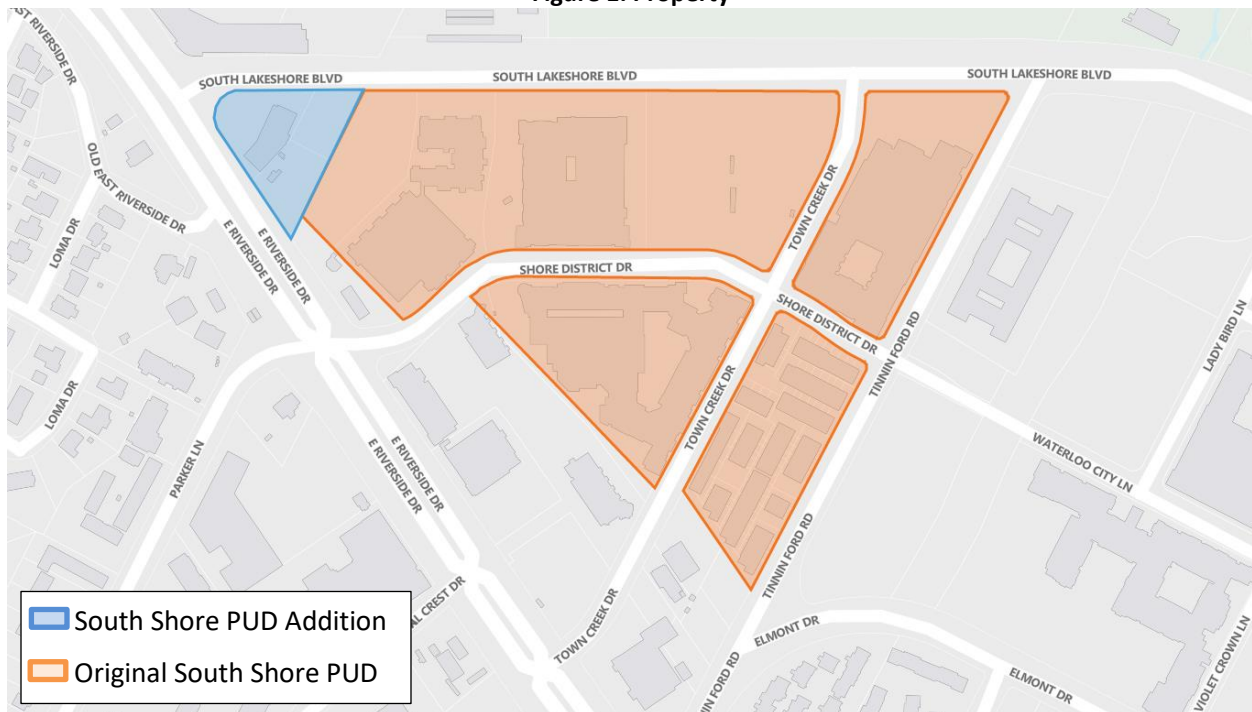
Re: Planned Unit Development ("PUD") amendment rezoning for 1712 E. Riverside Dr., and 1705 and 1717 S. Lakeshore Blvd. (the "Property")

Dear Ms. Harden,

On behalf of Grayco SS Land 2011, LP ("Grayco") and Morrison-Moore Properties, Ltd. ("Morrison-Moore") (collectively, the "Applicants"), please accept the attached application requesting that the city amend the South Shore PUD (Zoning Case No. C814-2008-0087, Ordinances No. 20091217-126, 20140213-081, and 20140417-018) to include the Property and provide it with up to 180 ft. of height (the "South Shore PUD Addition").

For reference, Grayco was the applicant for the original 20-acre South Shore PUD case. While Grayco has since sold off portions of the original PUD area, they still retain ownership of two tracts constituting roughly 6.6 acres and control of the roughly 1.2-acre detention pond tract immediately adjacent to the Property. The South Shore PUD Addition will add roughly 1.4 acres into the PUD.

**Figure 1. Property**



## Land Use Context

The Property consists of roughly 1.4 acres located at the intersection of East Riverside Drive and South Lakeshore Boulevard – adjacent to the location that the Austin Transit Partnership (“ATP”) has identified for the Austin Light Rail’s Lakeshore Station. Grayco has proactively engaged with ATP regarding their future plans at this intersection and the need for transit-supportive growth on the Property to support the Austin Light Rail.

The Property is generally surrounded by properties zoned for mixed-use growth, including for the South Shore PUD and for the Commercial Mixed-Use (“CMU”) and Neighborhood Mixed-Use (“NMU”) subdistricts within the East Riverside Corridor (“ERC”) Regulating Plan, as follows:

- South: East Riverside Drive (beyond that, NMU and CMU, up to 65 ft. to 120 ft. of height)
- East: South Shore PUD (up to 60 ft. to 90 ft.) and CMU (up to 120 ft.)
- North: South Lakeshore Boulevard (beyond that, CMU up to 60 ft.)
- West: South Lakeshore Boulevard (beyond that, CMU up to 60 ft.)

In terms of existing uses, the Property is surrounded by a mix of newer multifamily, with some commercial uses (with the AMLI South Shore to the north and the fully developed South Shore PUD to the east) and older commercial buildings (to the south and the west, across East Riverside Drive).

The Property is also:

- At the heart of the **Lakeshore Station Area**.
- Within an **Imagine Austin Center** (Riverside Stations).
- Along an **Imagine Austin Corridor** and **Transit Priority Network Roadway** (East Riverside Drive).

These designations identify the Property as an appropriate area for growth and transit-supportive density.

**Figure 2. Existing Land Use Context**



**Existing Zoning**

The Property consists of three tracts, as shown in Figure 3 below. It is located in the ERC Regulating Plan, which designates it for the Corridor Mixed-Use subdistrict and for a range of heights, as shown in Figure 4. Additionally, the East Riverside subdistrict within the Waterfront Overlay applies to two tracts, limiting their potential height to 96 ft., while other areas in the East Riverside corridor currently allow up to 160 ft.

**Figure 3. Property Tracts**



**Figure 4. Current Regulations**

Property Tracts	ERC Subdistrict	Current Maximum Height	Waterfront Overlay
Tract 1	Corridor Mixed-Use	60 ft.	Applicable
Tract 2	Corridor Mixed-Use	60 ft.	Applicable
Tract 3	Corridor Mixed-Use	120 ft. with bonus	-

Council initially adopted the 96-ft. Waterfront Overlay height limit in 1986, through Ordinance No. 860904-X. Council later removed this height limit in 1999, during the recodification of the Land Development Code, and then re-adopted it in 2009, through Ordinance No. 20090611-074.

**Case Rationale**

While many PUDs are large and complex, the South Shore PUD Addition is relatively straightforward: we are asking primarily to apply the South Shore PUD’s provisions to the Property and to increase the height to 180 ft. at a major Austin Light Rail station. We have attached a summary list of proposed provisions to this cover letter and have provided a draft PUD ordinance and a revised land use plan as part of this application package.

**We believe this request is critical to updating the city’s policies to reflect its current land-use needs – most notably, supporting the Austin Light Rail at this critical station location.**

The city’s needs have evolved substantially over the 39 years since the Waterfront Overlay height limit was adopted, and the 16 years since it was re-adopted. Most notably, Austin voters in 2020 approved Project Connect, including a light rail system running along East Riverside Drive, with a stop at East Riverside Drive and Lakeshore Boulevard.

Additionally, from a practical perspective, the Property does not materially affect the Lady Bird Lake waterfront or the Ann and Roy Butler Hike-and-Bike Trail. It is located over 500 ft. away from both the lake and the trail and is separated from both by an intervening, developed property and a street (Lakeshore Boulevard), as shown previously in Figure 2.

Newer development in the area around the Property generally consists of mid-rise buildings (primarily four to five stories, with some slightly taller buildings), making it even more important that the city provide additional height at this critical location to boost ridership on the forthcoming Austin Light Rail.

Finally, the PUD will provide the regulatory certainty and consistency needed to support Grayco's ability to deliver this important project for the city despite the major macroeconomic turmoil currently facing Austin and the nation. Grayco has delivered on this for the city before, bringing forward the original South Shore PUD during the Great Recession and building it out in several phases over the next decade.

Given the significant uncertainty regarding the costs of materials, labor, and financing – among many other things – the ability to have the greater certainty and consistency that PUD zoning provides will help support Grayco's ability to truly deliver a dense, transit-oriented project at this strategic location. This project will, in turn, support the city's ability to win the federal grants needed to build the Austin Light Rail – and will provide the ridership needed to support the Austin Light Rail's ongoing operations.

### **Conclusion**

This Property is strategically located at the Austin Light Rail's Lakeshore Station. Much of the surrounding area has already redeveloped as mid-rise buildings, making it critical that this Property deliver a dense project that can fully support the city's transit investments.

PUD zoning can help provide the density needed to support the Austin Light Rail – and provide the regulatory certainty and consistency needed to support projects during a period of macroeconomic turmoil. Grayco – which brought forward the South Shore PUD during the Great Recession – has proven that they can deliver on such projects.

I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,



Michael J. Whellan

### Attachment A – Summary of Proposed Provisions

Category	Description
<b>South Shore PUD Provisions</b>	This proposal specifies that all terms, conditions, and provisions within the original South Shore PUD control except as specifically modified in this PUD amendment.
<b>Additional Height</b>	This proposal's main entitlement request is to increase the maximum height for this transit-oriented 1.4-acre property to 180 ft.
<b>Affordable Housing Funding</b>	This proposal requests the ability to pay a fee in lieu of on-site affordable housing for the area above the property's baseline. (The property's baseline is calculated to be 125,240 sf).
<b>Existing Stormwater Management and Water Quality Facilities</b>	The property is small and already features extensive impervious cover that is directly served by immediately adjacent water quality facilities that the applicant controls. Accordingly, this proposal would confirm those facilities as sufficient to serve the project.
<b>East Riverside Corridor Plan Development Option</b>	This proposal would allow the applicant to 'opt into' the East Riverside Corridor Regulating Plan regulations at time of site plan.

person... Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C814-2008-0136.02**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: May 12, 2026, Planning Commission**  
**May 21, 2026, City Council**

Tyler Markham

Your Name (please print)

I am in favor  
 I object

1705 Crossing Pl #142 78741

Your address(es) affected by this application (optional)

Signature

4/18/26

Date

Daytime Telephone (Optional):

Comments: I support the development of this property as a PUP and hope that it will contribute to a walkable, connected and pedestrian-oriented E Riverside.

If you use this form to comment, it may be returned to:

City of Austin, Austin Planning

**Jonathan Tomko**

P. O. Box 1088, Austin, TX 78767

Or email to:

jonathan.tomko@cityofaustin.gov



y postpone or  
aluate the City  
ing its own  
r commission  
r continuation  
rther notice is

deny a zoning  
requested but in

Council may  
to certain  
mply allows  
in the seven  
ning District  
idential uses

development