

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 20091217-126 TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE PROPERTY COMMONLY KNOWN AS SOUTH SHORE DISTRICT PLANNED UNIT DEVELOPMENT, AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1705 AND 1717 SOUTH LAKESHORE BOULEVARD AND 1712 EAST RIVERSIDE DRIVE FROM EAST RIVERSIDE CORRIDOR (ERC) DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The South Shore District Planned Unit Development ("South Shore PUD") was approved by City Council on December 17, 2009, under Ordinance No. 20091217-126 (the "Original Ordinance"). The Original Ordinance was amended under Ordinance Nos. 20140213-081 and 20140417-018 (the "Original Ordinance as amended").

**PART 2.** The South Shore PUD is comprised of approximately 20.17 acres of land located generally in the vicinity of 1201 Town Creek Drive in the City of Austin, Travis County, Texas and more particularly described in the Original Ordinance. 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside is comprised of approximately 1.437 acres of land located contiguous to the South Shore PUD. This ordinance affects the property as described in Part 3 below and rezones the property into the South Shore PUD.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from East Riverside Corridor (ERC) base district (Corridor Mixed Use Subdistrict) to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2008-0087.02, on file at the Planning Department, as follows:

Tract 1:

LOT 1, RIVERSIDE DIVIDE, SECTION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 74, Page 45, of the Plat Records of Travis County, Texas;

Tract 2:

LOT 2, RIVERSIDE DIVIDE, SECTION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 74, Page 45, of the Plat Records of Travis County, Texas; and

Tract 3:

LOT 3, RIVERSIDE DIVIDE, SECTION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 74, Page 45, of the Plat Records of Travis County, Texas;

(“Tract 1”, “Tract 2”, and “Tract 3” respectively, collectively the “Property”) (*the Property is also identified as Area 8 on the amended Land Use Plan*).

locally known as 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “A”**.

**PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Zoning Map

Exhibit B: Amended Land Use Plan

**PART 5.** This ordinance and the attached exhibits amend the Original Ordinance as amended for the Property, modifying conditions and replacing any likewise named or identified exhibits in the Original Ordinance as amended. The Amended Land Use Plan is attached as **Exhibit “B”** (the “Amended Land Use Plan”). Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in the Amended Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance, all other rules, regulations, and ordinances of the City of Austin (“City”) apply to the Property.

**PART 6.** PART 4.E. of the Original Ordinance as amended is amended to add a new Subsection 7. as follows:

7. The water quality treatment requirements for the Property are satisfied by the existing water quality control facility located in Area 5, as shown on the Amended Land Use Plan, because an approved equivalent area exists as established in site plan SP-2011-0071D.

**PART 7.** PART 4. of the Original Ordinance as amended is amended to add new Sections J. and K. as follows:

J. Section 25-2-734(D) (*East Riverside Subdistrict Regulations*) is modified to allow a maximum height of 180 feet for the Property, as shown on the Amended Land Use Plan.

K. For development on the Property, Landowner shall comply with the following requirements:

- 69           A. All buildings shall achieve a three-star or greater rating under the Austin  
70           Energy Green Building program using the 2025 rating version.
- 71           B. Landowner will meet the Austin Energy Green Building Star Rating  
72           System Light Pollution Reduction Criteria ST7 as outlined in the  
73           Commercial Rating system applicable on June 6, 2025 for all buildings  
74           and site lighting.

75 **PART 8.** PART 5. of the Original Ordinance as amended is amended to add a new Section  
76 I. as follows.

- 77       I. Affordable Housing Requirement. Except as modified in this Section I,  
78       Landowner shall pay an in-lieu donation to the Housing Trust Fund for the  
79       Bonus Area allowed, as shown on the Land Use Plan, per City Code Chapter  
80       25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (In Lieu Donation).
- 81           1. In this Section, the following applies:
- 82               a. “Bonus area” means the square footage difference between  
83               125,191 square feet and the actual square footage representing in  
84               the building permit application.
- 85               b. Bonus area is calculated for each building at the time a building  
86               permit is issued.
- 87           2. Fee In-Lieu Amount. Landowner shall pay \$9.00 per square foot as an in-  
88           lieu donation for bonus area.
- 89           3. Fee In-Lieu Amount is due payable to the Housing Trust Fund prior to  
90           the issuance of a certificate of occupancy for a building containing bonus  
91           area on the Property.

92 **PART 9.** The Original Ordinance as amended is amended to add a new Part 6 as follows  
93 and reorder the remaining Part accordingly:

94 **PART 6. Parkland Dedication Requirements.**

95       For any building constructed on the Property, in full satisfaction of all parkland  
96       dedication requirements, Landowner may either:

- 97           A. Comply with City parkland dedication requirements for the Property in  
98           effect at the time of site plan submittal; or
- 99           B. Satisfy City parkland dedication as follows:

1. Dedicate as parkland to the City in a form of deed as approved by the city attorney the property described in this subsection prior to the issuance of the first certificate of occupancy for a building location on the Property:

Lot 3, Gray & Becker Addition, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 46, Page 91, of the Plat Records of Travis County, Texas (the "Off-Site Parkland"); and

2. Pay as fee in-lieu of dedication to the City for all buildings on the Property an amount equal to \$1,300 per residential dwelling unit and \$1,300 per hotel/motel room included in the building prior to issuance of the first certificate of occupancy for the building.

**PART 10. Alternative Development Election.**

- (A) Notwithstanding anything in this ordinance or the Ordinance as amended to the contrary, Landowner may elect to develop the Property as provided in this Part 10 (the "Alternative Development Election").
- (B) To develop under the Alternative Development Election, Landowner shall submit a site plan application compliant with the regulations as prescribed in this Part 10 and include information in writing of the desire to develop under the Alternative Development Election.
- (C) Development of the Property under the Alternative Development Election shall comply with the following:
- (1) The Property may be developed and used in accordance with the rules and regulations established for the East Riverside Corridor (ERC) district (Corridor Mixed Use subdistrict) as prescribed by the ERC Regulating Plan adopted in Ordinance No. 20130509-042 and as amended as of the date of filing of a site plan application compliant with the Alternative Development Election.
- (2) For the purposes of administering this Part 10:
- (i) Tract 1 and Tract 2 shall be deemed to have an active edge requirement along East Riverside Drive and Lakeshore Drive, to be outside the HUB Boundary, and to be ineligible for a development bonus.

- (ii) Tract 3 shall be deemed to have an active edge requirement along East Riverside Drive, to be inside the HUB Boundary, and to be eligible for a development bonus with a maximum height of 120 feet.

- (D) If Landowner elects to develop a portion of the Property under the Alternative Development Election, no other requirement or code modification included in this ordinance or the Ordinance as amended shall apply to any portion of the Property.

**PART 11. Definitions.**

In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner does not include City

**PART 12.** Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance as amended, remain in effect. If this ordinance and the Original Ordinance as amended, conflict, this ordinance controls.

**PART 13.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20061116-057 that established zoning for the Riverside Neighborhood Plan.

**PART 14.** Council makes the following findings:

- (A) The South Shore PUD provides superiority and meets the objectives of code;
- (B) The Code modifications in this ordinance and in the Original Ordinance as amended are necessary to provide community benefits and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
- (C) The impacts of the Code modifications are offset by the imposed site development requirements applicable to the Property.

**PART 15.** This ordinance takes effect on \_\_\_\_\_, 2026.

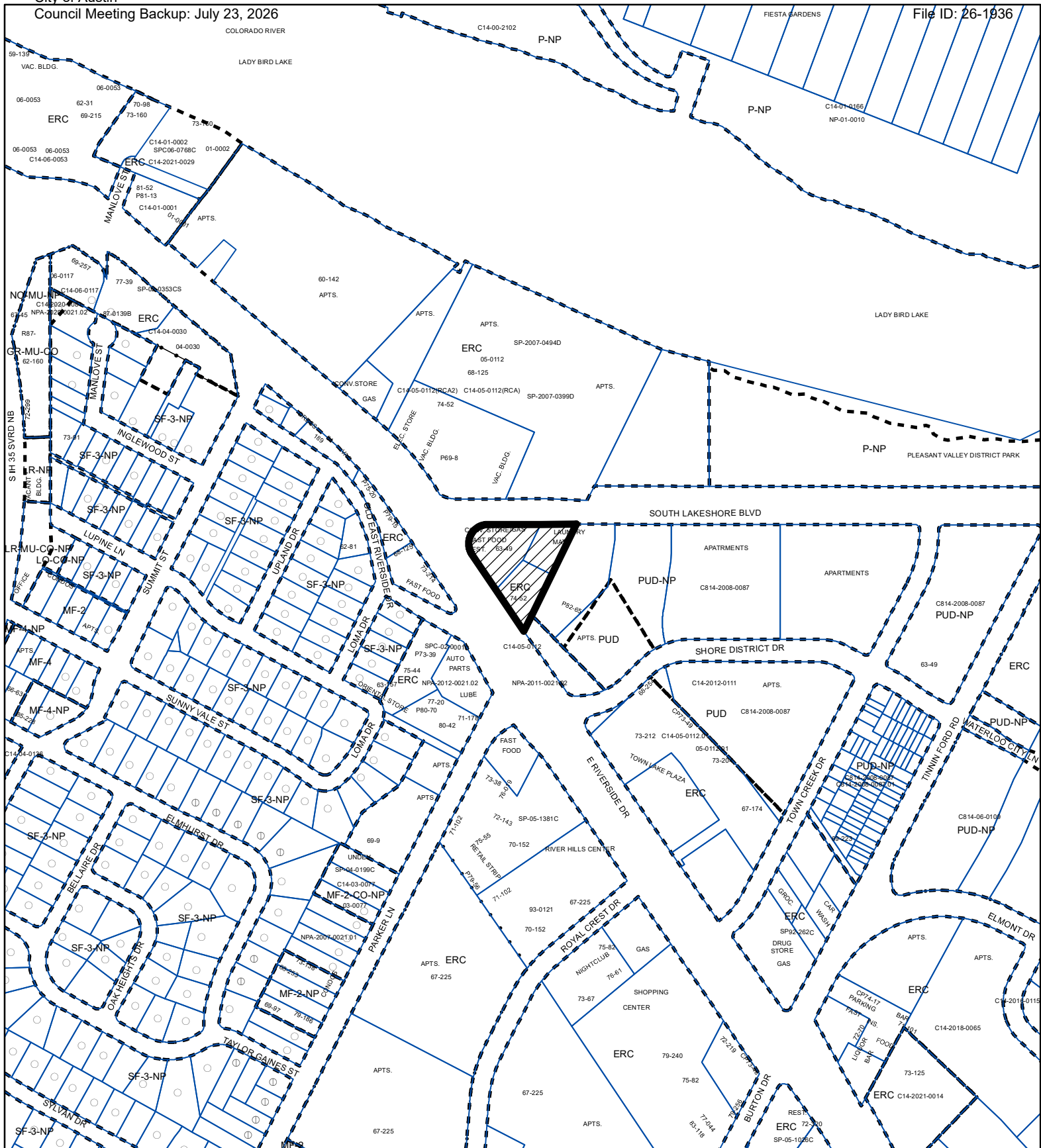
**PASSED AND APPROVED**

\_\_\_\_\_, 2026      § \_\_\_\_\_  
                                         § \_\_\_\_\_  
                                         § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas                      Erika Brady  
City Attorney                              City Clerk

DRAFT



## PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2008-0087.02

## EXHIBIT "A"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

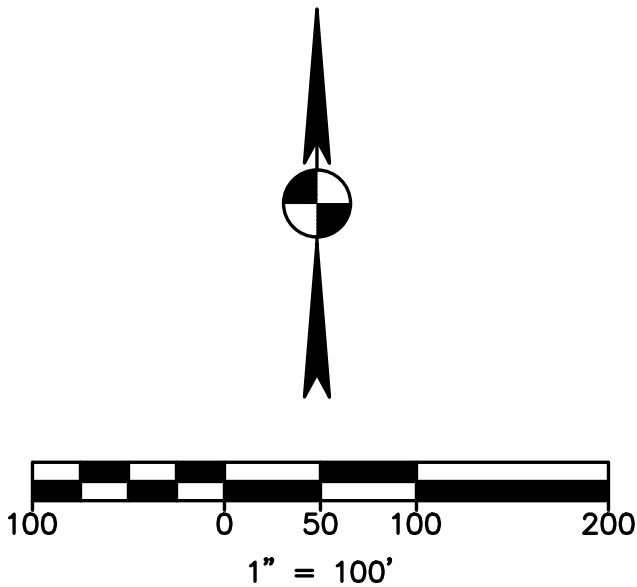
Exhibit A

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.



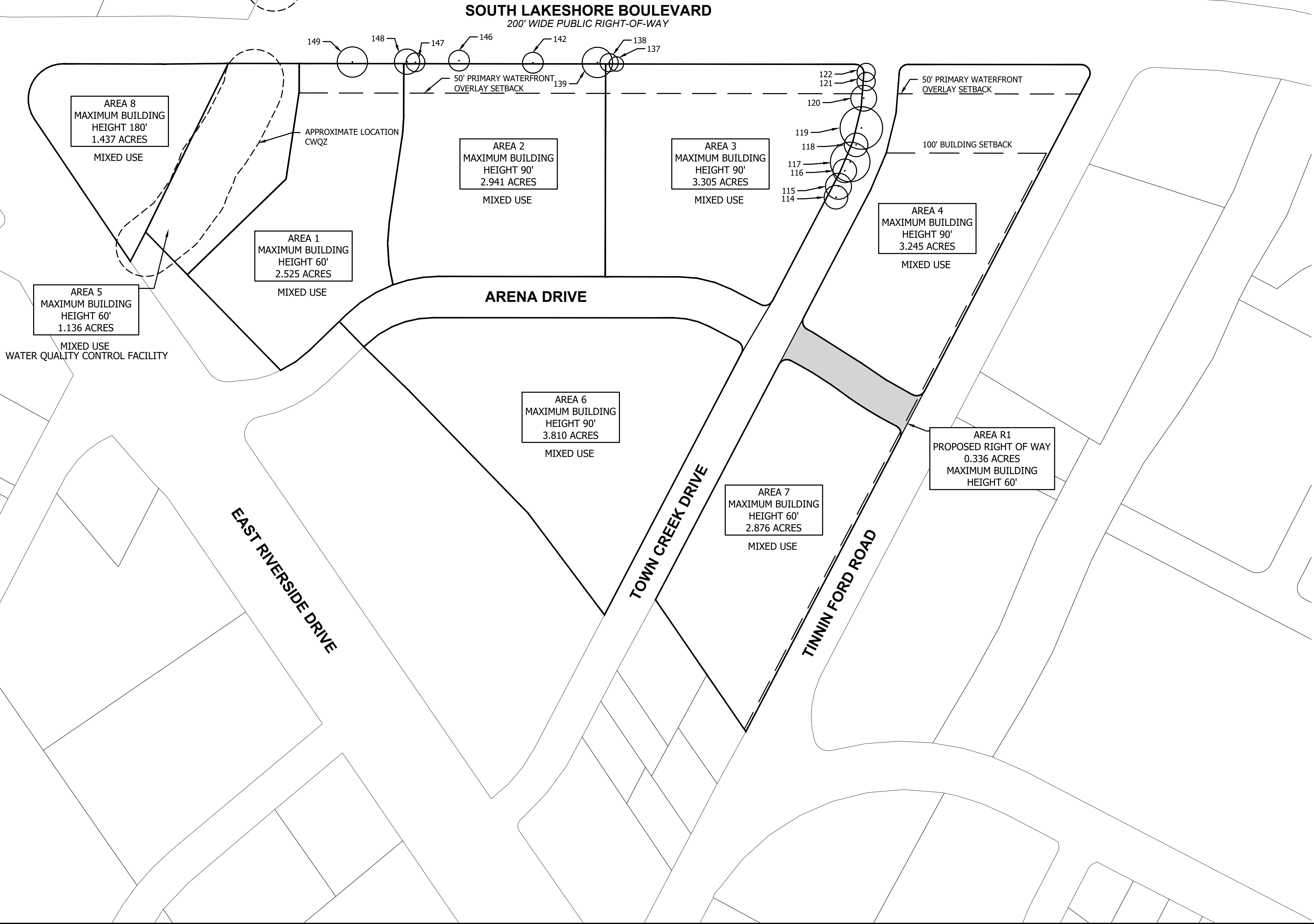
# Exhibit "B"



**garza**  
7708 Rialto Blvd., Suite 125  
Austin, Texas 78725  
Tel: (512) 298-3284 Fax: (512) 298-2592  
TBPE # F-14529  
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## LAND USE PLAN

| HEIGHT TABLE             |                        |              |
|--------------------------|------------------------|--------------|
| AREA NO.                 | BUILDING HEIGHT (FEET) | AREA (ACRES) |
| 1                        | 60                     | 2.525        |
| 2                        | 90                     | 2.941        |
| 3                        | 90                     | 3.305        |
| 4                        | 90                     | 3.245        |
| 5                        | 60                     | 1.136        |
| 6                        | 90                     | 3.810        |
| 7                        | 60                     | 2.876        |
| R1 PROPOSED RIGHT-OF-WAY |                        | 0.336        |
| 8                        | 180                    | 1.437        |
| TOTAL                    |                        | 21.611       |



SOUTH SHORE REDEVELOPMENT P.U.D.

GRAYCO PARTNERS

DRAWN BY: RM/CO

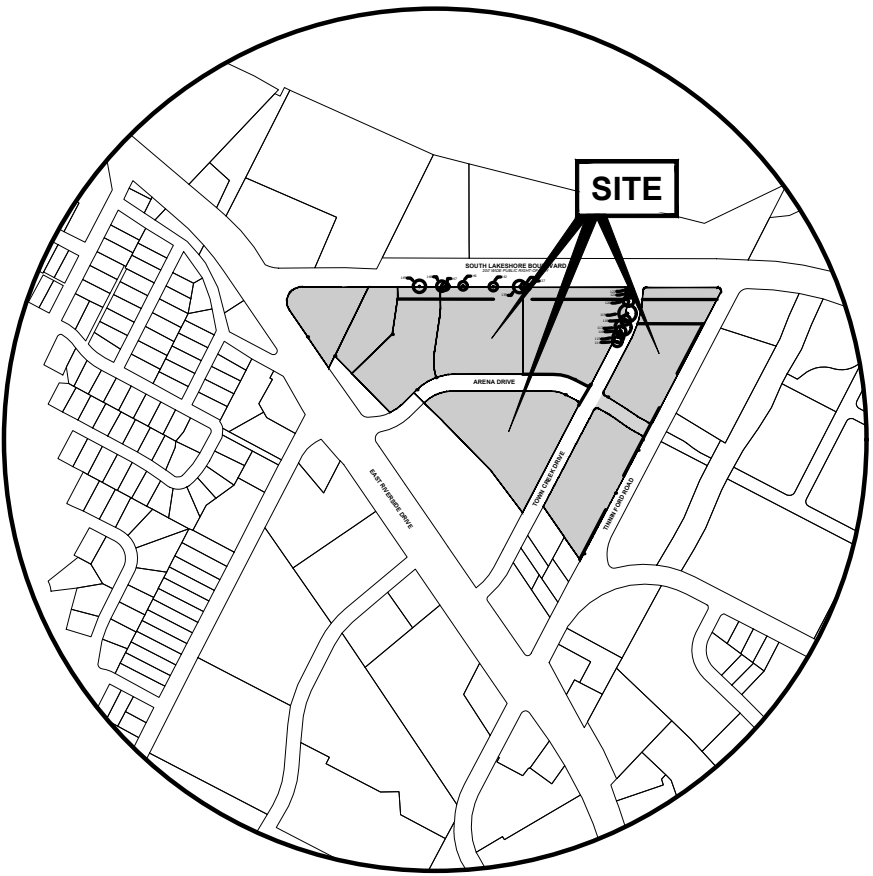
DESIGNED BY: CO

OA / OC: RE

PROJECT NO.: 114091-00001

SHEET  
**1**  
OF 3

| ADDITIONAL PERMITTED USES                                |                                          |
|----------------------------------------------------------|------------------------------------------|
| Administrative and Business Offices                      | Research Services                        |
| Art Gallery                                              | Restaurant (General)                     |
| Art Workshop                                             | Restaurant (Limited)                     |
| Business or Trade School                                 | Software Development                     |
| Business Support Services                                | Theater                                  |
| Cocktail Lounge                                          | College and University Facilities        |
| Commercial Off-Street Parking                            | Community Recreation (Private)           |
| Communications Services                                  | Community Recreation (Public)            |
| Consumer Convenience Services                            | Counseling Services                      |
| Consumer Repair Services                                 | Cultural Services                        |
| Financial Services                                       | Day Care Services (Commercial)           |
| Food Sales                                               | Family Home                              |
| General Retail Sales (Convenience)                       | Group Home, Class II                     |
| General Retail Sales (General)                           | Guidance Services                        |
| Hotel-Motel                                              | Hospital Services (Limited)              |
| Indoor Entertainment                                     | Local Utility Services                   |
| Indoor Sports and Recreation                             | Private Primary Educational Facilities   |
| Medical Offices- exceeding 5,000 sf gross floor area     | Private Secondary Educational Facilities |
| Medical Offices- not exceeding 5,000 sf gross floor area | Safety Services                          |
| Off-Site Accessory Parking                               | Administrative Services                  |
| Outdoor Sports and Recreation                            | Pet Services                             |
| Personal Improvements Services                           | Printing and Publishing                  |
| Personal Services                                        | Professional Office                      |



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**garza**  
7708 Rialto Blvd., Suite 125  
Austin, Texas 78735  
Tel. (512) 298-3284 Fax (512) 298-2592  
TBPE # F-14629  
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LAND USE PLAN NOTES

SOUTH SHORE DISTRICT P.U.D.

GRAYCO PARTNERS

DRAWN BY: RM/CO

DESIGNED BY: CO

QA/QC: RE

PROJECT NO.: 114091-00001

SHEET

2

OF

3

SITE DEVELOPMENT CRITERIA TABLE 2  
(APPLICABLE TO AREA 7 ONLY)

| REGULATION                                 | APPLICABLE TO<br>TOWNHOUSE USE IN AREA 7 |
|--------------------------------------------|------------------------------------------|
| MIN LOT AREA <sup>3</sup>                  | 975 SF                                   |
| MINIMUM LOT WIDTH <sup>4</sup>             | 15'                                      |
| MINIMUM LOT DEPTH <sup>5</sup>             | 30'                                      |
| MINIMUM SETBACKS                           |                                          |
| FRONT YARD                                 | 0'                                       |
| STREET SIDE YARD                           | 0'                                       |
| INTERIOR SIDE YARD                         | 0'                                       |
| REAR YARD                                  | 0'                                       |
| MAXIMUM BUILDING HEIGHT                    | *                                        |
| MAXIMUM IMPERVIOUS COVER                   | **                                       |
| MAXIMUM BUILDING COVERAGE                  | 70%                                      |
| MAXIMUM FLOOR TO AREA RATIO                | —                                        |
| MAXIMUM UNITS TOWNHOUSE GROUP <sup>6</sup> | 10                                       |
| MAXIMUM UNITS PER ACRE                     | 30                                       |

\* SEE HEIGHT TABLE ON PAGE 1 OF THIS PUD PLAN.  
\*\* REFER TO PUD NOTE 3.

NOTES:

- SITE DEVELOPMENT CRITERIA TABLE 2 APPLIES TO TOWNHOUSE USE IN AREA 7.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT LESS THAN 975 SQUARE FEET. A LOT SHALL NOT CONTAIN MORE THAN ONE TOWNHOUSE. A TOWNHOUSE LOT SHALL EITHER HAVE ACCESS ON A PUBLIC STREET OR RIGHT-OF-WAY OR THROUGH A DEDICATED ACCESS EASEMENT WITH A MINIMUM WIDTH OF 20 FEET.
- THE LOT WIDTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE WIDTH OF THE LOT AS THE BUILDING FOUNDATION.
- THE LOT DEPTH (AS DESCRIBED IN THE TABLE ABOVE) SHALL BE DEFINED AS THE PORTION OF THE LOT INCLUDING THE FRONT YARD AND THE BUILDING FOUNDATION.
- A TOWNHOUSE GROUP IS DEFINED AS A SERIES OF TOWNHOUSES CONSTRUCTED ON A SINGLE BUILDING FOUNDATION.
- RESIDENT TOWNHOUSE PARKING SHALL BE ACCOMMODATED IN A GARAGE OR AT THE REAR OF THE TOWNHOUSE.
- AN AVERAGE OF TWO HUNDRED SQUARE FEET OF OPEN SPACE SHALL BE REQUIRED FOR EACH TOWNHOUSE. THE OPEN SPACE MAY INCLUDE AREA WITHIN A TOWNHOUSE LOT OR COMMON OPEN SPACE ACCESSIBLE TO A GROUP OF TOWNHOUSES.
- AT LEAST 1,700 SQUARE FEET SITE AREA IS REQUIRED FOR EACH TOWNHOUSE.

SITE DEVELOPMENT CRITERIA TABLE 1

|                                 | MF-6<br>(AREAS 1-7) | AREA 8   |
|---------------------------------|---------------------|----------|
| MINIMUM LOT SIZE (SQUARE FEET): | 8,000               | 8,000    |
| MINIMUM LOT WIDTH:              | 50                  | 50       |
| MAXIMUM DWELLING UNITS PER LOT: | —                   | —        |
| MAXIMUM HEIGHT:                 | *                   | 180 FT   |
| MINIMUM SETBACKS:               |                     |          |
| FRONT YARD:                     | **                  | 0 FT**** |
| STREET SIDE YARD:               | **                  | 0 FT     |
| INTERIOR SIDE YARD:             | **                  | 0 FT     |
| REAR YARD:                      | **                  | 0 FT     |
| MAXIMUM BUILDING COVERAGE       | 70%                 | 90%      |
| MAXIMUM IMPERVIOUS COVER        | ***                 | ***      |
| MAXIMUM FLOOR AREA RATIO        | —                   | —        |

\* SEE TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS.  
\*\* SETBACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARD MF-6 IF NOT APPLICABLE  
\*\*\* SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER  
\*\*\*\* FOR AREA 8, EAST RIVERSIDE SHALL BE THE FRONT LOT LINE.

PROHIBITED USES

Drive Thru Services

PUD NOTES:

- THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE SOUTHSHORE PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE 1, SITE DEVELOPMENT CRITERIA TABLE 2, AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
- ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED. LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- IMPERVIOUS COVER SHALL BE RESTRICTED TO 16.34 ACRES OR 75.6% OF GROSS SITE AREA.
- THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1,557.
- STRUCTURES LOCATED WITHIN AREA 7 OF THE PUD LAND USE PLAN SHALL BE SUBJECT TO A SETBACK OF 20 FEET FROM THE SOUTHERN PROPERTY LINE OF AREA 7. AT SUCH TIME THE CITY OF AUSTIN DETERMINED TO CONSTRUCT AN EXTENSION OF ELMONT DRIVE BETWEEN ARENA DRIVE AND TINNIN FORD ROAD.
- GROSS FLOOR AREA MEANS THE TOTAL ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET, MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS. THE TERM INCLUDES LOADING DOCKS AND EXCLUDES ATRIA AIRSPACE, PARKING FACILITIES, DRIVEWAYS, AND ENCLOSED LOADING BERTHS AND OFF-STREET MANEUVERING AREAS.

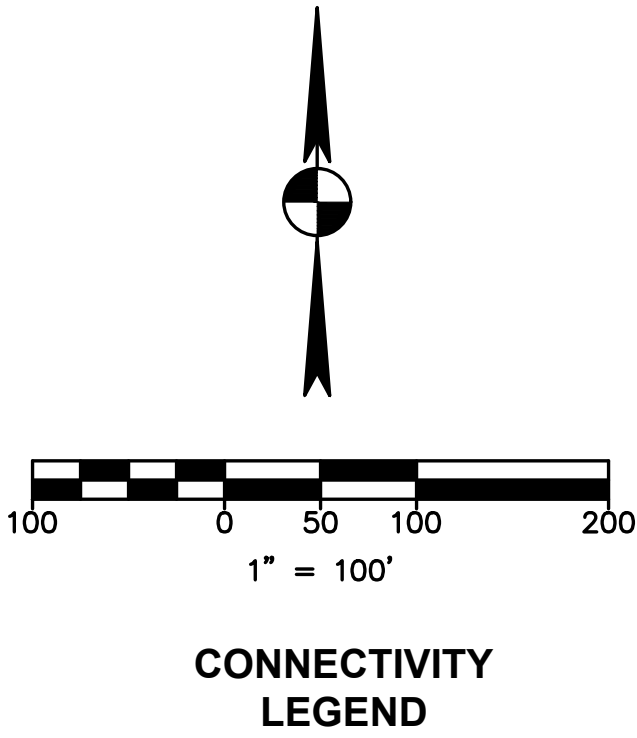
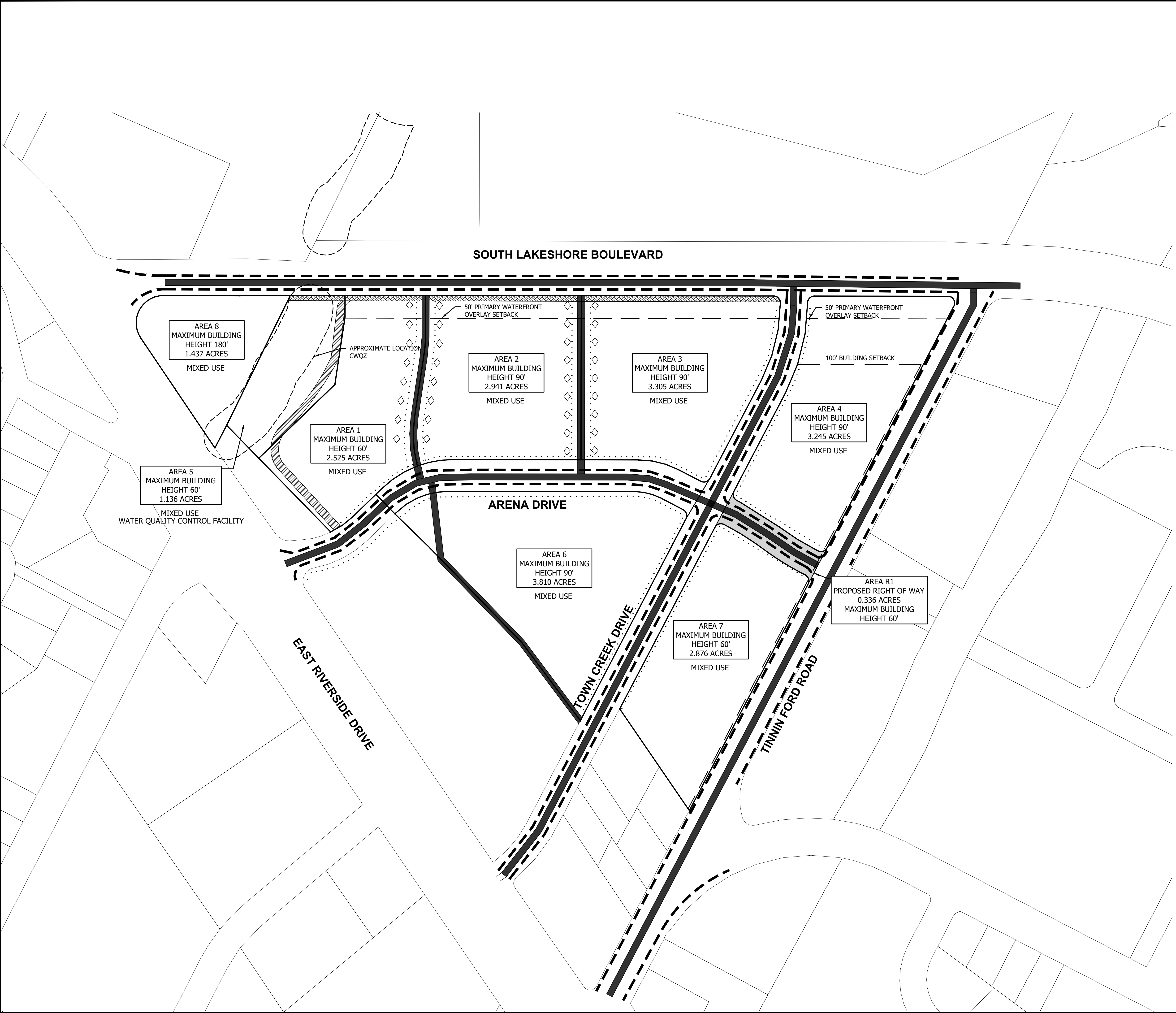
MODIFICATIONS TO CODE:

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

- MODIFICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
- MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR PUD AREA TO BE CONSIDERED CONTIGUOUS IN ONE ZONING APPLICATION.
- MODIFICATION TO SECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
- MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
- MODIFICATION TO SECTION 25-2-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3, 4, AND 6 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.
- MODIFICATION TO SECTION 25-2-734(D) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR MAXIMUM HEIGHT OF AREA 8 TO BE 180 FEET.

ADDITIONAL NOTES:

- THE WATER QUALITY FACILITIES IN AREA 5 ON THE LAND USE PLAN, AS CONSTRUCTED, ARE SUFFICIENT TO TREAT THE RUNOFF AND MANAGE THE STORMWATER FROM AREA 8. AS A RESULT, NO ON-SITE WATER QUALITY OR STORMWATER MANAGEMENT FACILITIES ARE REQUIRED FOR AREA 8.
- AREA 8 SHALL HAVE AN ALLOWABLE BUILDING COVERAGE OF 90%.



- CONNECTIVITY  
LEGEND**
- PROPOSED VEHICLE ROUTE
  - PROPOSED PEDESTRIAN SIDEWALKS
  - PROPOSED BIKE LANE
  - PROPOSED TRAIL
  - PROPOSED PERVIOUS TRAIL
  - PROPOSED SHARROWS

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7708 Rialto Blvd., Suite 125  
Austin, Texas 78725  
Tel. (512) 298-3284 Fax (512) 298-2592  
TBPE # F-14529  
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LAND USE PLAN  
CONNECTIVITY

SOUTH SHORE REDEVELOPMENT P.U.D.  
GRAYCO PARTNERS

|                           |                                  |
|---------------------------|----------------------------------|
| DRAWN BY: RM/CO           | SHEET<br><b>3</b><br>OF <b>3</b> |
| DESIGNED BY: CO           |                                  |
| QA / QC: RE               |                                  |
| PROJECT NO.: 114091-00001 |                                  |