

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2025-0001

REQUEST:

Presentation of a Development Assessment Report for 600 E. Riverside Planned Unit Development (PUD), located at 600 and 600 ½ East Riverside Drive, within the Lady Bird Lake Watershed in District 9.

DEPARTMENT COMMENTS:

The applicant has submitted a development assessment for an approximately 1.75-acre mixed use project located on the north side of East Riverside Drive, with frontage onto Lady Bird Lake and Blunn Creek. (see Case Map – Exhibit A). The property in question is currently developed with an approximately 12,746 square foot restaurant with associated surface parking and related facilities that is zoned L-V-NP and CS-1-V-NP. It is located within the Waterfront Overlay combining district (WO), the WO Travis Heights subdistrict, and within the boundaries of the South Central Waterfront District. It is designated as “Mixed Use” on the Future Land Use Map in the South River City Neighborhood Plan. The property is located within the Lady Bird Lake Watershed, which is classified as an Urban Watershed.

The proposed PUD consists of a mixed use development proposing 200 residential units and 8,000 square feet of retail/ commercial space (see Development Assessment Application Letter – Exhibit B).

The proposed PUD is in an area that includes the 100-year floodplain and Critical Water Quality Zone (CWQZ). The site is defined on two sides by the primary setback areas along Lady Bird Lake and Blunn Creek; through the PUD, approximately 27,061 square feet of existing impervious cover are to be removed from the CWQZ, specifically 13,890 square feet within the primary setback established along Lady Bird Lake (see PUD Land Use Plan – Exhibit C).

In the PUD Development Assessment submittal letter, the applicant states that they are seeking L, Lake Commercial Services District zoning and site development regulations for the PUD. The PUD seeks to remove the maximum height limitations established in the Waterfront Overlay, Travis Heights subdistrict, which will allow a height maximum of 510 feet for the site. Further, the PUD proposes to allow a maximum of 60% impervious cover generally, and proposes 25% impervious cover within primary setback area. The PUD proposes a maximum FAR of 5.5:1. The L zoning district (Lake Commercial District) is the base district which accounts for majority of property today, and as such is proposed as the baseline zoning district for the PUD. Except as requested through modifications in the PUD, the site will be subject to regulations of the Waterfront Overlay combining district. In the Applicant summary, there is a note that they seek to establish the baseline at 2:1 FAR for purposes of complying with the development bonus as it applies to *Development Bonuses* (Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5).

The envisioned PUD proposal will seek twenty-two modifications from Land Development Code (see Proposed Code Modifications – Exhibit D). The applicant has stated in the submittal materials that the project will meet all of the applicable Tier One PUD development standards, Tier One Additional Requirements, offer elements of superiority in five Tier 2 categories (*Open Space/Parkland; Environmental/Drainage; Community Amenities; Great Streets; Accessibility*), and be in compliance with the Development Bonus subsection of the Code. Therefore, they have stated that the proposed PUD will result in a superior development to that which could be developed under conventional zoning standards (see Superiority Chart – Exhibit E). Examples of proposed superiority include: removing impervious cover within the CWQZ, providing for open space that is 10% above the minimum requirements; providing water quality treatment for the site to current treatment standards (the site currently has none) and will also convey and treat a portion of the impervious cover runoff from approximately 0.5 acres of Riverside Drive that currently drains directly into Blunn Creek without treatment; using green water quality controls to treat 100% of water quality volume; reducing impervious cover on site by approximately 14.13%; restoring approximately 6,000 sf to 10,000 sf within the CWQZ into a floodplain forest comprised of wetland plantings, wetland fringe, riparian woodland forest and herbaceous vegetation; clustering impervious cover towards East Riverside Drive, which preserves the most environmentally sensitive areas of the site; and providing for in lieu donation for Affordable Housing per Land Development Code Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 - *Development Bonuses*.

In addition to the allowed uses within the L zoning district and within the Waterfront Overlay and Travis Heights subdistrict, the applicant has proposed the following uses to be Permitted (and if proposed to be defined also as pedestrian-oriented, marked with P-O) within the PUD: Administrative & Business Offices (P-O); Art Workshop; Automotive Sales (P-O); Cocktail Lounge; Commercial off-street parking; Electric Vehicle Charging (P-O); Food Sales; General retail sales (convenience); General retail sales (limited); Indoor entertainment (P-O); Indoor sports and recreation (P-O); Hotel-Motel (P-O); Kennels (P-O); Liquor sales (P-O); Marina (P-O); Performance venue (P-O); Medical offices (not exceeding 5,000 square feet) (P-O); Medical offices (exceeding 5,000 square feet) (P-O); Outdoor Sports and Recreation (P-O); Personal improvement services (P-O); Personal services (P-O); Pet Services (P-O); Plant nursery (P-O); Recreational equipment maintenance and storage (P-O); Recreational equipment sales (P-O); Vehicle Storage (P-O); Veterinary services (P-O); Professional office (P-O); Restaurant (Limited); Restaurant (General); Theater (P-O); Club or Lodge (P-O); Community recreation (private) (P-O); Community recreation (public) (P-O); Condominium residential (P-O); Multifamily residential (P-O); Short-term rental (P-O); Light Manufacturing (P-O); and Indoor Crop Production (P-O) (see Proposed Code Modifications – Exhibit D). Lastly, the PUD proposes some Code modifications to allow a dock extending into Lady Bird Lake.

The staff's comments on the applicant's Development Assessment submittal for this proposed PUD project are compiled in the Staff Comments Report for case CD-2025-0001 (see Master Report – Exhibit F).

OWNER/APPLICANT: River Crab, LTD

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

GarzaEMC (Jonathan McKee, P.E.)

ENVIRONMENTAL COMMISSION BRIEFING DATE: August 6, 2025

CITY COUNCIL BRIEFING DATE: September 9, 2025

ASSIGNED STAFF: Marcelle Boudreaux

Email: marcelle.boudreaux@austintexas.gov

Phone: 512-974-8094

LIST OF ATTACHMENTS

Exhibit A: Zoning Map

Exhibit B: Applicant Summary Letter

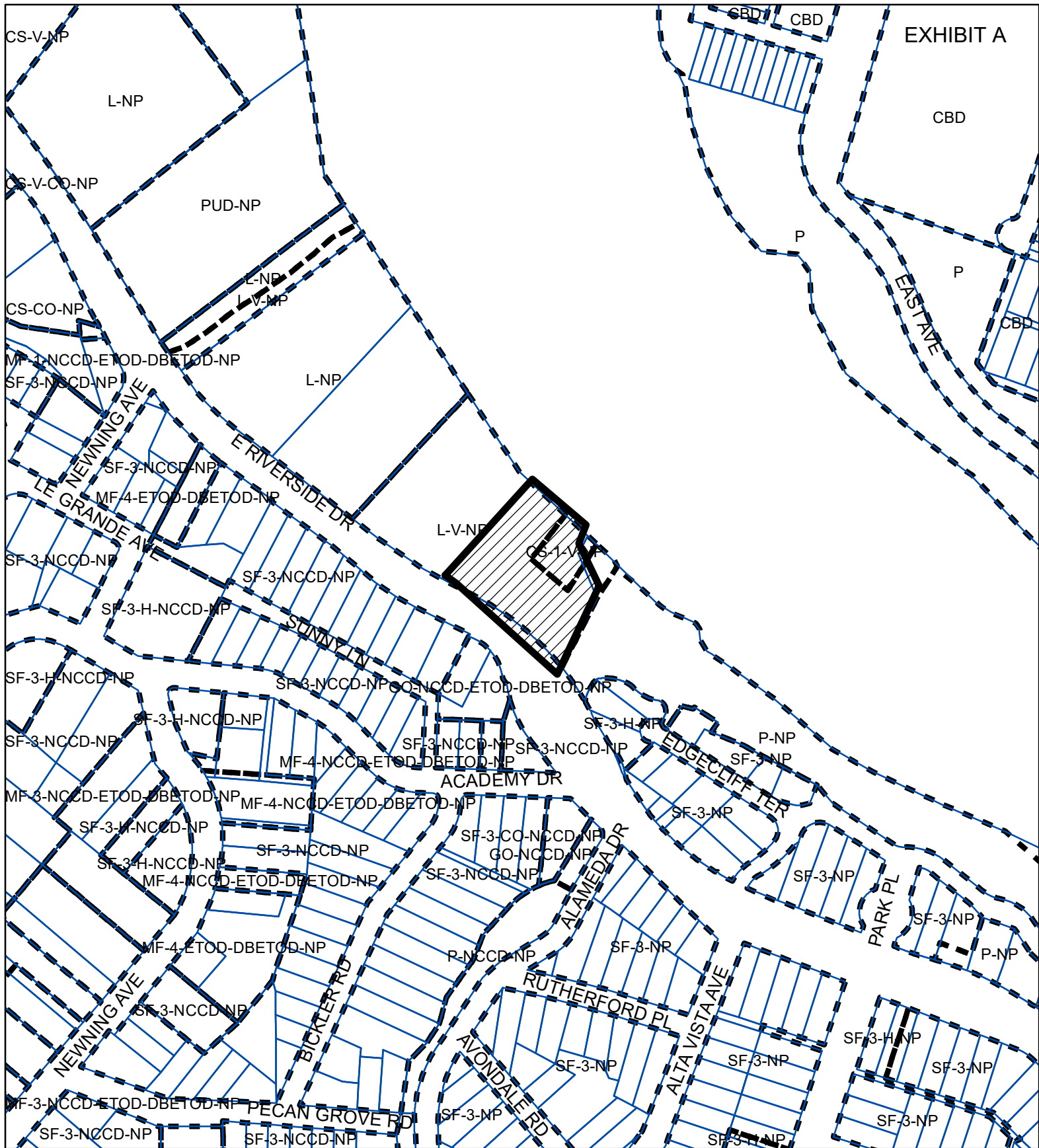
Exhibit C: PUD Land Use Plan

Exhibit D: Proposed Code Modifications

Exhibit E: Superiority Chart

Exhibit F: Staff Comments Report

Exhibit G: Public Comment



SUBJECT TRACT



ZONING BOUNDARY

DEVELOPMENT ASSESSMENT

CASE#: CD-2025-0001

1" = 287'

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.



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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May 20, 2025

Lauren Middleton-Pratt, Director
City of Austin Planning Department
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Development Assessment / PUD Pre-Application for the 600 E. Riverside
PUD (the "Application")

Dear Mrs. Middleton-Pratt:

This Application is submitted in accordance with Chapter 25-2, Section 1.3, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the city Code for ± 1.75 acres of land located at 600 and 600 $\frac{1}{2}$ E. Riverside Drive, in Austin, Travis County, Texas (the "Property"). The Property is located within the boundaries of the South Central Waterfront Vision Framework Plan adopted by City Council on June 16, 2016.

The purpose of this Application is to request that the Property be rezoned from Lake Commercial District – Vertical Mixed Use Combining District – Neighborhood Plan Combining District ("L-V-NP") and Commercial-Liquor Sales (CS-1) District – Vertical Mixed Use Building Combining District – Neighborhood Plan Combining District ("CS-1-V-NP") to Planned Unit Development District – Neighborhood Plan Combining District ("PUD-NP") in order to allow for a mixed use development that would not otherwise be permitted under conventional zoning regulations.

The Property is comprised of ± 1.75 acres and is developed with a $\pm 12,746$ square foot restaurant with associated surface parking and related facilities. The proposed project will consist of a high-rise mixed-use building with approximately 200 residential units and 8,000 square feet of retail/restaurant uses. (the "Project").

The 600 E. Riverside PUD (the "PUD") proposes to maintain the existing L base district as the baseline for the PUD. However, for the purposes of complying with the requirements of Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 (*Development Bonuses*), the PUD proposes to comply with the development bonus as it applies to the baseline floor-to-area ratio for the project which shall be set at 2:1.

The Project will provide a development that is far superior than what currently exists on the Property and what could otherwise be developed under conditional zoning and will enhance upon the guiding principles outlined in the SCWFP. The Project will remove existing structures and impervious cover from the Primary Setback and Critical Water Quality Zone. The superiority elements proposed by the PUD are summarized in greater detail in the Tier One and Tier Two Superiority Chart included with the Application.

Below is a list of the items that have been provided to assist with your review of the Application. A superiority table is included with the application that outlines all of the PUD Tier One and Tier Two requirements to show how the Project meets or exceeds the Land Development Code. Additionally a list of code modifications is also provided to identify the code modifications being requested with the Application. These code modifications may be modified after consultation with your staff. It is our intent to modify all applicable codes, regulations, ordinances, and rules as necessary to facilitate development of the Project.

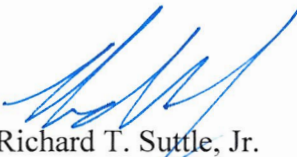
Attached are the following:

1. Development Assessment Application
2. TIA Determination Worksheet
3. Tax Plat and Tax Certificate
4. Owner's Authorization Letter
5. Superiority Table
6. List of Code Modifications
7. Deed
8. Environmental Resource Inventory
9. Exhibits

Thank you in advance for your time and consideration of this matter. If you have any questions or need additional information, please do not hesitate to contact me or Amanda Morrow at (512)435-2368.

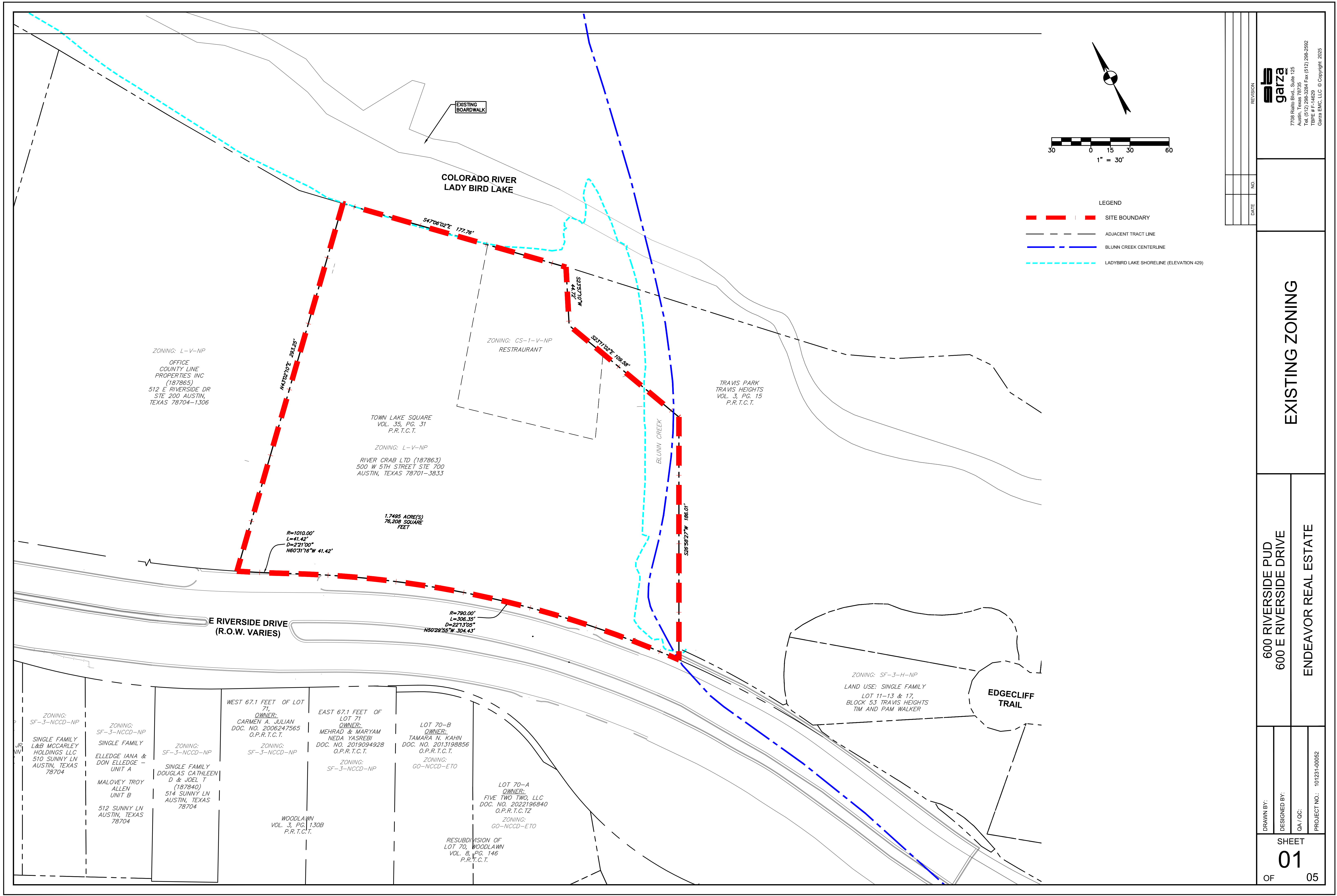
Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Sander Mohn
Jamail Alam
Amanda Morrow
Amanda Hendrix



EXISTING ZONING

600 RIVERSIDE PUD
600 E RIVERSIDE DRIVE
ENDEAVOR REAL ESTATE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00052

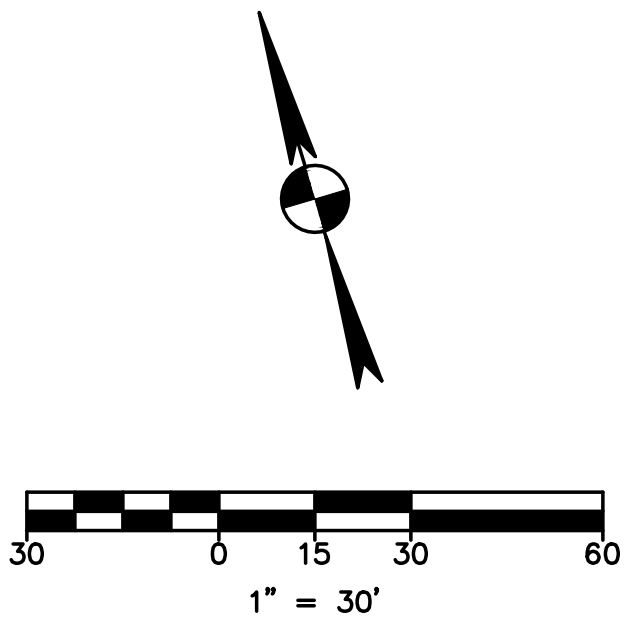
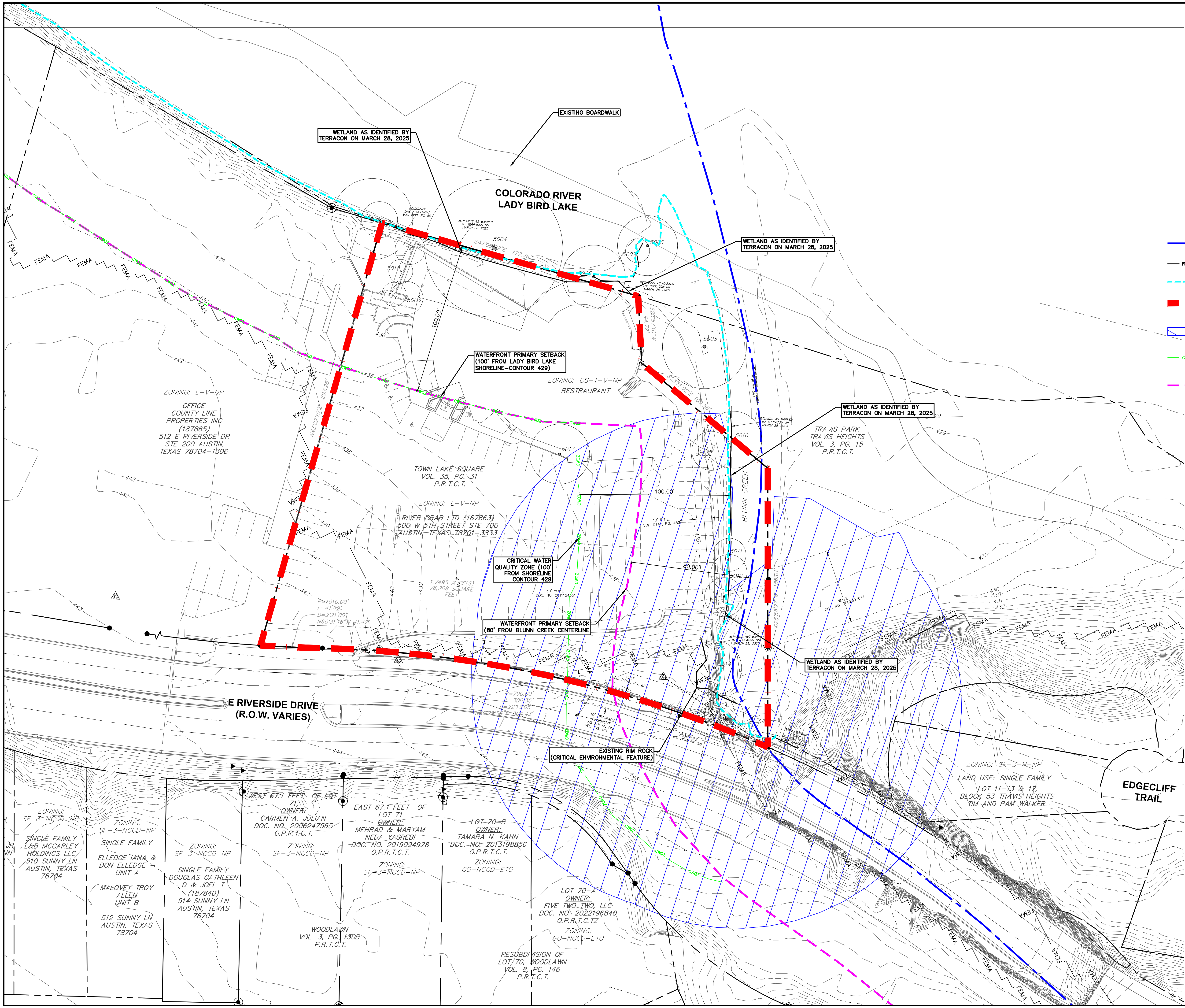
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OF 05

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TBP# F-14629
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REVISION

NO.

DATE



LEGEND

- BLUNN CREEK CENTERLINE
- 100YR FEMA FLOODPLAIN
- LADYBIRD LAKE SHORELINE (ELEVATION 429)
- SITE BOUNDARY
- EXISTING 150' RIM ROCK BUFFER HATCH
- CRITICAL WATER QUALITY ZONE (100'-FT FROM LADY BIRD LAKE SHORELINE (CONTOUR 429))
- WATERFRONT PRIMARY SETBACK (80' FROM BLUNN CREEK CENTERLINE AND 100'-FT FROM LADY BIRD LAKE SHORELINE (CONTOUR 429))

TREE LIST

NUMBER	DESCRIPTION
5000	27" PECAN 19-16
5001	12" CEDAR ELM
5002	8" CHINESE ELM
5003	11" CHINESE ELM
5004	46" CYPRESS 38-16
5005	21" CYPRESS
5006	20" CYPRESS
5007	8" CYPRESS
5008	28" PECAN
5009	13" CYPRESS
5010	19" CYPRESS 15-8
5011	11" CYPRESS
5012	12" CYPRESS
5013	13" AMERICAN ELM
5014	18" LIVE OAK
5015	15" LIVE OAK
5016	13" HACKBERRY
5017	20" PALM
5018	8" PERSIMMON
5019	10" PERSIMMON 8-4

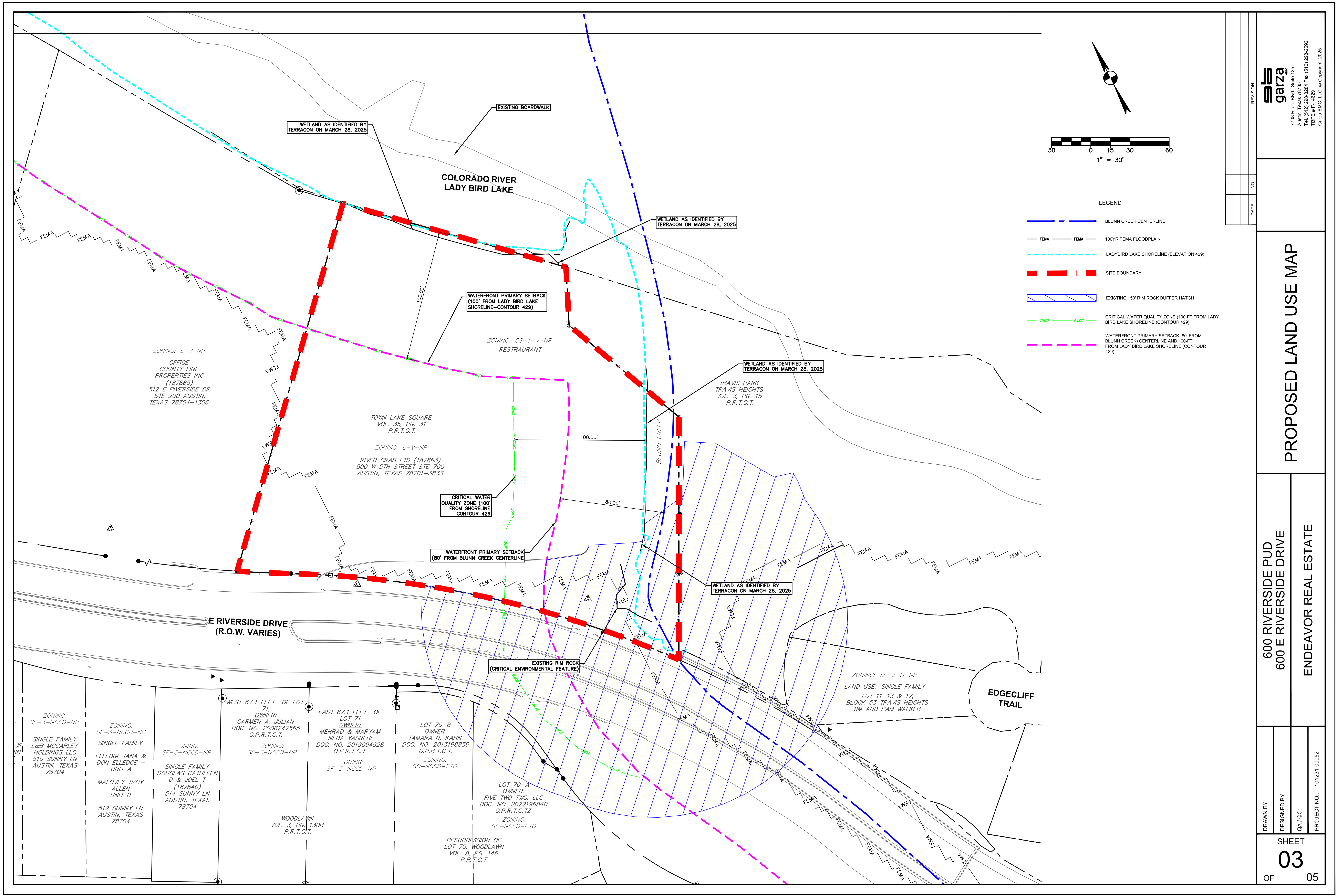
NOTES:
1. PER SECTION 25-8-282, WETLAND BUFFERS DO NOT APPLY TO THIS SITE.

EXISTING CONDITIONS

600 RIVERSIDE PUD
600 E RIVERSIDE DRIVE
ENDEAVOR REAL ESTATE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 107231-00052
SHEET
02
OF 05

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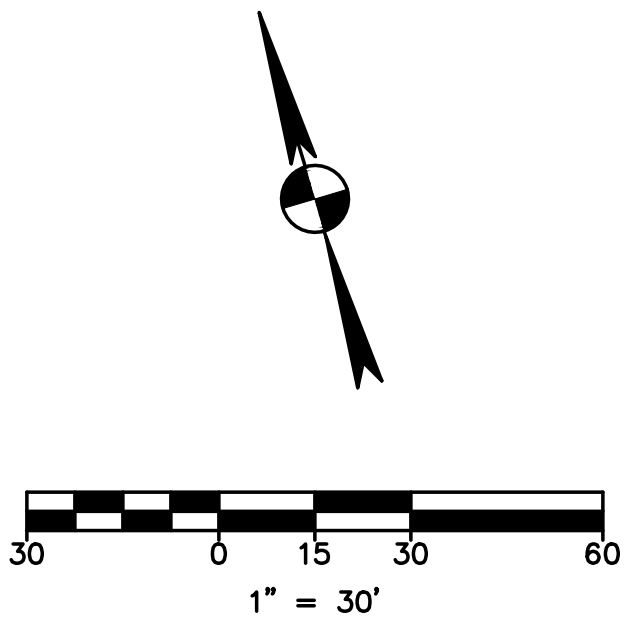
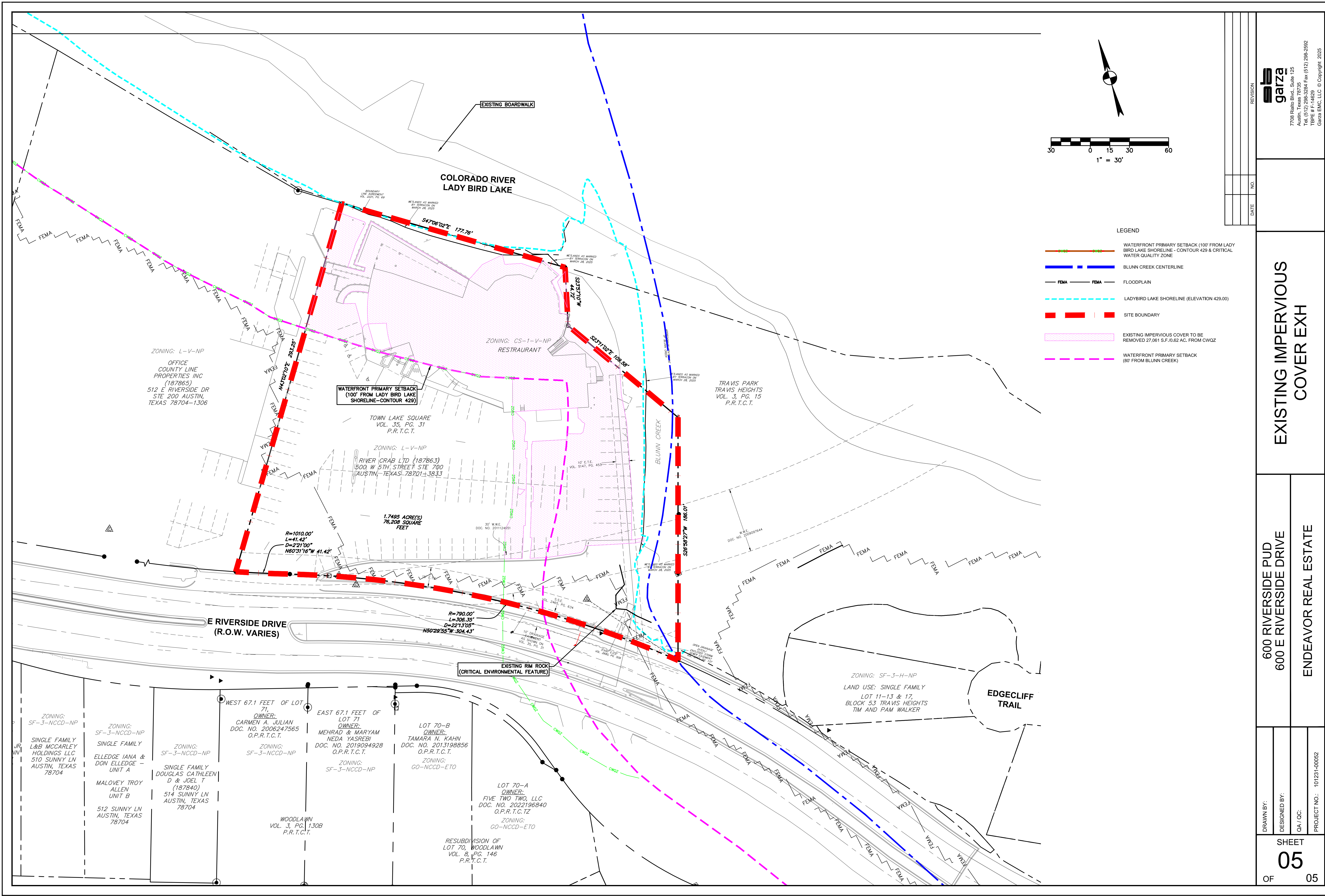
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NO.	DATE

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PROPOSED LAND USE MAP

600 RIVERSIDE PUD
600 E RIVERSIDE DRIVE
ENDEAVOR REAL ESTATE

DRAWN BY:	DESIGNED BY:	QA / QC:	PROJECT NO.:
			101231-00052
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- LEGEND
- WATERFRONT PRIMARY SETBACK (100' FROM LADY BIRD LAKE SHORELINE - CONTOUR 429 & CRITICAL WATER QUALITY ZONE)
 - BLUNN CREEK CENTERLINE
 - FLOODPLAIN
 - LADYBIRD LAKE SHORELINE (ELEVATION 429.00)
 - SITE BOUNDARY
 - EXISTING IMPERVIOUS COVER TO BE REMOVED 27,061 S.F./0.62 AC. FROM CWQZ
 - WATERFRONT PRIMARY SETBACK (80' FROM BLUNN CREEK)

EXISTING IMPERVIOUS
COVER EXH

600 RIVERSIDE PUD
600 E RIVERSIDE DRIVE
ENDEAVOR REAL ESTATE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00052

SHEET
05
OF 05

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600 E. Riverside PUD Code Modifications

General Requirements and Procedures

1. Chapter 25-1, Article 14 (*Parkland Dedication*) is modified such that parkland dedication shall be satisfied in accordance with the standards outlined in the PUD.

Zoning

2. Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) is modified to allow the PUD to include less than 10 acres.
3. Section 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) (*Tier One Requirements*) is modified to allow the PUD to include less than 10 acres.
4. Section 25-2-491(C) (*Permitted, Conditional and Prohibited Uses*) is modified to allow the following uses as permitted uses of the Property.

Permitted uses:

Condominium Residential	Multi-Family Residential
Short-Term Rental	Administrative and Business Offices
Art Gallery	Art Workshop
Automotive Sales	Cocktail Lounge
Commercial Off-Street Parking	Electric Vehicle Charging
Financial Services	Food Sales
General Retail Sales (Convenience)	General Retail Sales (General)
Hotel-Motel	Indoor Entertainment
Indoor Sports and Recreation	Kennels
Liquor Sales	Marina
Medical Offices	Outdoor Sports and Recreation
Performance Venue	Personal Improvement Services
Personal Services	Pet Services
Plant Nursery	Professional Office
Recreational Equipment Maintenance and Storage	Recreational Equipment Sales
Restaurant (General)	Restaurant (Limited)
Theater	Vehicle Storage
Veterinary Services	Indoor Crop Production
Urban Farm	Light Manufacturing
Child Care Services (General)	Child Care Services (Limited)
Club or Lodge	Community Recreation (Private)
Community Recreation (Public)	

5. Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*) is modified to allow the following uses as additional pedestrian-oriented uses:

Condominium Residential
Multi-Family Residential
Short-Term Rental
Administrative and Business Offices
Automotive Sales
Electric Vehicle Charging
Commercial Off-Street Parking
Financial Services
Indoor Entertainment
Hotel-Motel
Kennels
Marina
Outdoor Sports and Recreation
Personal Improvement Services
Pet Services
Professional Office
Recreational Equipment Sales
Indoor Sports and Recreation
Liquor Sales
Medical Offices
Performance Venue
Personal Services
Plant Nursery
Recreational Equipment Maintenance and
Storage
Vehicle Storage
Theater
Indoor Crop Production
Veterinary Services
Light Manufacturing
Urban Farm
Community Recreation (Private)
Club or Lodge
Community Recreation (Public)
Mobile Food Establishments

6. Section 25-2-691(D) (*Waterfront Overlay (WO) District Uses*) is modified to allow pedestrian oriented uses above the ground floor of a structure.
7. Section 25-2-692(E) (*Waterfront Overlay (WO) Subdistrict Uses*) is modified to allow automotive sales, commercial off-street parking, hotel-motel, and light manufacturing uses as permitted uses of the property.

8. Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow the following improvements within the primary setback area:

Buildings, Sidewalk, Handrails, Pavers, Passive Recreation Uses including – Outdoor Games (Cornhole/Bocce Ball), Outdoor Dining Tables, Chairs, Chaise Lounges, Benches, Firepits, Floating Hammocks, Swings, Movie Screens, Yurts, Picnic Facilities, Playscapes, Exercise Equipment and Courses, Bicycle and Scooter Rental, Storage, and Repair Facilities, Dog Park, Dog Wash/Spa, Food and Beverage Vendors - Cocktail Lounge, Boardwalks, Green Infrastructure, Shade Structures, Site Lighting, Landscaping Improvements including - Hard Surface Trails, Bicycle Trails, and Rain Gardens - Underground Rain-Water Cisterns, Biofiltration Ponds, Stormwater Outfall Structures, Concessions, Charging Stations, Restroom Facilities With or Without Showers, Bike Valet, Music and Retail Vendors, Boat and Sports Equipment Rentals and Storage, Performance and Special Events Facilities, Pavilions.

9. Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow a maximum of 25% percent impervious cover within the primary setback area.
10. Development of the property is exempt from Section 25-2-721(D) and 25-2-721(E) (*Waterfront Overlay (WO) Combining District Regulations*).
11. Development of the property is exempt from the maximum impervious cover limitations established in Section 25-2-743(D)(*Travis Heights Subdistrict Regulations*).
12. Development of the property is exempt from the maximum height limitations established in Sections 25-2-743(E)(*Travis Heights Subdistrict Regulations*).
13. For the purposes of complying with Chapter 25-2, Supchapter C, Article 13(*Docks, Bulkheads, and Shoreline Access*) any existing or proposed dock on the property shall be considered a cluster dock.
14. Section 12-2-1176(A)(1)(*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) is modified to allow the construction of a pier, boardwalk, or dock to extend up to a maximum of 70 feet from the shoreline.
15. Development of the property is exempt from 25-2-1176(B)(1-2) (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*).
16. Development of the Property is exempt from Chapter 25-2, Subchapter E (Design Standards and Mixed Use), Article 2.2 (*Relationship of Buildings and Streets and Walkways*) and Article 2.4 (*Building Entryways*).

Site Plan

17. Section 25-5-81(B) (*Site Plan Expiration*) is modified such that a site plan expires eight (8) years after the date of its approval, unless Section 25-5-81 subsections (C), (D), or (E) are met.

Transportation

18. Section 25-6-476 (*Bicycle Parking for Mixed Use Developments*), 25-6-477 (*Bicycle Parking*), 25-6- 532 (*Off-Street Loading Standards*), and Appendix A (*Tables of Off-Street Loading Requirements and Former Off-Street Parking Requirements*) are modified such that the bicycle parking and loading requirements shall be subject to the land uses and intensities of the site plan in accordance with the Land Development Code. Administrative waivers to these requirements may be granted subject to approval by the TPW Director, should they be requested at the time of site plan.

Environmental

19. Section 25-8-261 (*Critical Water Quality Zone Development*) and the ECM are modified to allow the following improvement(s) within the Critical Water Quality Zone:

Buildings, Sidewalk, Handrails, Pavers, Passive Recreation Uses including – Outdoor Games (Cornhole/Bocce Ball), Outdoor Dining Tables, Chairs, Chaise Lounges, Benches, Firepits, Floating Hammocks, Swings, Movie Screens, Yurts, Picnic Facilities, Playscapes, Exercise Equipment and Courses, Bicycle and Scooter Rental, Storage, and Repair Facilities, Dog Park, Dog Wash/Spa, Food and Beverage Vendors - Cocktail Lounge, Boardwalks, Green Infrastructure, Shade Structures, Site Lighting, Landscaping Improvements including - Hard Surface Trails, Bicycle Trails, and Rain Gardens - Underground Rain-Water Cisterns, Biofiltration Ponds, Stormwater Outfall Structures, Concessions, Charging Stations, Restroom Facilities With or Without Showers, Bike Valet, Music and Retail Vendors, Boat and Sports Equipment Rentals and Storage, Performance and Special Events Facilities, Pavilions.

20. Section 25-8-281(C)(1) (*Critical Environmental Features*) is modified such that the CEF buffer shall only include the area identified as a CEF buffer on the Land Use Plan.
21. Section 25-8-261(*Critical Water Quality Zone Development*) is modified to increase the maximum impervious cover within the Critical Water Quality Zone from 5% of the total gross area of the Critical Water Quality Zone to a maximum of 30% of the total gross area within the Critical Water Quality Zone.

Signage

22. All signage on the Property shall comply with the requirements of Section 25-10-129 (*Downtown Sign District Regulations*).

§2.3 - TIER ONE REQUIREMENTS			
All requirements in this section (Tier One Requirements) must be met.			
LDC Reference (Chapter 25-2, Subchapter B, Division 5)	Subject	Code Requirement	The 600 E. Riverside PUD meets or exceeds this requirement by:
2.3.1.A 2.3.1.B		Meet the objectives of the City Code. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code. <i>Section 1.1 General Intent goals: preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</i>	The property is currently developed with a 12,746 sq. ft. restaurant located just feet from Lady Bird Lake. The subject property has unique topographical and environmental constraints. The building and surface parking lot are situated within the critical water quality zone and the primary setback established by the Waterfront Overlay. Existing improvements will be replaced by a high-quality residential tower featuring ground-floor pedestrian uses that will activate Riverside Drive and Lady Bird Lake. The development will utilize building materials to mitigate its effects on the environment. The vast majority of the building envelope will be positioned outside of the critical water quality zone and the primary setback. Special care will be taken to enhance the riparian area along Lady Bird Lake and Blunn Creek. By redeveloping the site in accordance with the criteria proposed for this PUD, the surrounding area will greatly benefit from its revitalization.
2.3.1.C	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	The PUD will comply with the PUD standards for private open space.
2.3.1.D	Green Building Program	Provide a two-star Austin Energy Green Building Rating.	The PUD will achieve a two-star Austin Energy Green Building rating or a LEED Silver rating.
2.3.1.E	Neighborhood Plans, Historic Areas & Compatibility	Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.	The Property is located in the Greater South River City Neighborhood Plan, which designates this site as "Mixed Use" on the FLUM. Since the adoption of the neighborhood plan, City Council has adopted the South Central Waterfront Vision Framework Plan (SCWP) which encourages mixed use development on the Property. The PUD is designed to comply with the neighborhood plan and the intent of the SCWP. There are no historic areas or landmarks on the Property.
2.3.1.F	Environmental Protection	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	Impervious cover on site will be reduced by approximately 14.13% (at least 10,770 SF). Additionally, as contemplated, the PUD seeks to specifically remove approximately 13,890 SF of impervious cover and building structures from the Lady Bird Lake 100’ primary setback and the critical water quality zone, effectively clustering impervious cover within the urbanized pedestrian areas of the site closest to Riverside Drive which is considered a less environmentally sensitive area.

600 E. Riverside PUD

2.3.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	This is an urban infill project and will not carry the same burden on city infrastructure as suburban development. The PUD will work with City of Austin emergency services, fire and police to determine that there is adequate support for the project during the development process.
2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	Street Trees will have the following: <ul style="list-style-type: none">• 100% of street trees will be from the ECM Appendix F Preferred Plant List - "Street Trees" (instead of 60%) They will be no less than 10' tall (instead of 6'), and planted at a 5" caliper, at 6" above grade (instead of 1.5" minimum caliper). 5" Caliper tree size are subject to market availability at the time of tree planting.• Street trees will be planted 25' on center, greater than the required 30' on center. This is subject to any additional ROW requirements and/or easements requested by ATP / COA for the proposed light rail.• At least 1000cf soil volume shall be provided per tree for all street trees. The City Arborist may approve a smaller soil volume if necessary due to utility conflicts or other unavoidable constraints, however the project will meet the standards of the Environmental Criteria Manual (ECM)• Native Seed Stock: The PUD will be using this superiority element based on the following criteria: All plant material for streetscapes and parkland will be sourced from nurseries within 250 miles of the site and trees will be selected from the ECM Descriptive Categories for Tree Species. All other plant material will be selected from Appendix N (City of Austin Preferred Plant List).
2.3.1.I	Transportation & Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	<p>The project is situated within 0.28 miles from the planned Blue Line’s Waterfront Station. The site is also less than one block from the Butler Hike and Bike Trail, allowing bicycle and pedestrian movement.</p> <p>Providing daytime density on this site will support future rail transit and provide daytime traffic on the street for the South Central Waterfront District businesses.</p> <p>As part of the PUD, the Project Team shall coordinate with the Austin Transportation Department to better understand the future vision for pedestrian and bicycle infrastructure improvements along East Riverside Drive.</p>
2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	The PUD will prohibit gated public roadways.
2.3.1.K	Historical Preservation	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	The site does not contain any structures or sites that are of architectural, historical, archaeological, or cultural significance.
2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	The site is approximately 1.75 acres. It is located in the Travis Heights subdistrict of the Waterfront Overlay and within the boundaries of the SCWP. Under current code, there are no zoning categories to achieve the goals of the SCWP other than the PUD zoning district.
2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).	The PUD will comply with Subchapter E of the City’s Land Development Code except as modified by the PUD.
2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement).	Due to existing site constraints and Austin Transit Partnership’s future rail line planned adjacent to the site, further coordination with City staff and Austin Transit Partnership will be required to determine a feasible cross section.

600 E. Riverside PUD

2.3.2.C	Commercial Design Standards	Pay the tenant relocation fee established under Section 25-1-715 (Tenant Relocation Assistance – Developer Funded), if approval of the PUD would allow multi-family redevelopment that may result in tenant displacement.	Not applicable. There are no existing residential uses on the property.
2.3.2.D	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25- 2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	The PUD will incorporate pedestrian-oriented uses on the first floor of a multi-story commercial or mixed-use building.

§2.4 - TIER TWO REQUIREMENTS		
<i>This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (General Intent). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.</i>		
Subject	Superiority Criteria listed in §2.4	The 600 E. Riverside PUD meets or exceeds requirements by:
Open Space	Provides open space at least 10% above the requirements of Section2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	The PUD will comply with the PUD standards for private open space.
Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	The PUD will comply with the current code, except as modified by the PUD.
Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	The existing site has approximately 1.33 acres of existing impervious cover with no water quality treatment and flows directly into Blunn Creek and Lady Bird Lake. In addition to removing this existing untreated impervious cover, as currently contemplated, the development will provide water quality treatment for the site to current treatment standards. The site will also convey and treat a portion of the impervious cover runoff from approximately 0.5 acres of Riverside Drive that currently drains directly into Blunn Creek without treatment.
Environment / Drainage	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50% of the water quality volume required by code.	The PUD will use green water quality controls to treat 100% of the water quality volume required by City Code.
Environment / Drainage	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	The existing site has approximately 1.33 acres of existing impervious cover with no water quality treatment and flows directly into Blunn Creek and Lady Bird Lake. In addition to removing this existing untreated impervious cover, as currently contemplated, the development will provide water quality treatment for the site to current treatment standards. The site will also convey and treat a portion of the impervious cover runoff from approximately 0.5 acres of Riverside Drive that currently drains directly into Blunn Creek without treatment.
Environment / Drainage	Reduces impervious cover by 5% below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code.	Impervious cover on site will be reduced by approximately 14.13% (at least 10,770 SF).

600 E. Riverside PUD

Environment / Drainage	Provides minimum 50-foot setback for at least 50% of all unclassified waterways with a drainage area of 32 acres.	Not applicable.
Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Compensatory floodplain volume will be provided for all modifications to the 100 year floodplain.
Environment / Drainage	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.	The existing site has approximately 1.33 acres of existing impervious cover with no water quality treatment and flows directly into Blunn Creek and Lady Bird Lake. In addition to removing this existing untreated impervious cover, as currently contemplated, the development will provide water quality treatment for the site to current treatment standards. The site will also convey and treat a portion of the impervious cover runoff from approximately 0.5 acres of Riverside Drive that currently drains directly into Blunn Creek without treatment.
Environment / Drainage	Proposes no modifications to the existing 100-year floodplain.	Not applicable.
Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	Not applicable.
Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<p>The PUD intends to restore approximately 6,000 sf to 10,000 sf within the CWQZ into a floodplain forest comprised of wetland plantings, wetland fringe, riparian woodland forest and herbaceous vegetation.</p> <p>Barriers will be used in areas to protect the wetland fringe, floodplain forest, and wetland plantings. A combination of split rail fence, cable fence, boulders, and/or equivalent will be used adjacent to any pedestrian access points to direct users.</p>
Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone areas.	As contemplated, the PUD seeks to specifically remove approximately 13,890 sf of impervious cover and building structures from the primary setback established along Lady Bird Lake and the critical water quality zone, effectively clustering impervious cover within the urbanized pedestrian areas of the site closest to Riverside Drive which is considered a less environmentally sensitive area.
Environment / Drainage	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	The PUD will preserve all heritage trees on site unless the trees are dead, fatally diseased or pose an imminent hazard to people or property; preserving 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches (using the City of Austin’s Appendix F to define native trees).

600 E. Riverside PUD

Environment / Drainage	Tree plantings use Central Texas seed stock native and with adequate soil volume.	Native Seed Stock: The PUD will be using this superiority element based on the following criteria: All plant material for streetscapes, ground level open space and parkland will be sourced from nurseries within 250 miles of the site and trees will be selected from the ECM Descriptive Categories for Tree Species. All other plant material will be selected from Appendix N (City of Austin Preferred Plant List).
Environment / Drainage	Provides at least a 50% increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Not applicable.
Environment / Drainage	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	The proposed architectural development moves all development into the southwest quadrant of the site, which exists today as impervious cover (surface parking lot). As mentioned earlier in the PUD Superiority Chart, the project as contemplated seeks to specifically remove approximately 13,890 sf of impervious cover and building structures from the 100-ft primary setback along Lady Bird and the critical water quality zone, effectively clustering impervious cover within the urbanized pedestrian areas of the site closest to Riverside Drive which is considered a less environmentally sensitive area. Impervious cover will only be replaced with a minimal amount of circulation pathways, sidewalks and gathering areas. The project will identify and enhance the environmentally sensitive features identified in the Floodplain Health Assessment and ensure that pathways, circulation, and gathering spaces compliment these site features.
Environment / Drainage	Provides porous pavement for at least 20% or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Not applicable.
Environment / Drainage	Provides porous pavement for at least 50% or more of all paved areas limited to pedestrian use.	Not applicable.
Environment / Drainage	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	The PUD will provide rainwater harvesting which will be used to irrigate at least 50% of the required landscape areas.
Environment / Drainage	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	The landscape will direct stormwater runoff from impervious areas to landscaped areas at least equal to the total required landscape area. The project's stormwater goes directly into landscape areas and into biofiltration ponds and rain gardens, minimizing gray infrastructure on site.
Environment / Drainage	Employs other creative or innovative measures to provide environmental protection.	The project will exceed the minimum landscape requirements of the Code and require the utilization of native and adapted species and non-invasive plants per the 2018 Grow Green Program. The PUD Concept plan scores will work to meet the GOAL Target DRAFT COA Functional Green Score as defined by the Austin LDC Code Functional Green Overview - Draft 3 from February 2018.

600 E. Riverside PUD

Austin Green Builder Program	Provides an Austin Energy Green Building Rating of three stars or above.	Not applicable.
Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City’s Art in Public Places Program or a successor program.	Not applicable.
Great Streets	Complies with City’s Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Due to existing site constraints and Austin Transit Partnership’s future rail line planned adjacent to the site, further coordination with City staff and Austin Transit Partnership will be required to determine a feasible cross section.
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Not applicable.
Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	The PUD is open to working with PARD to enhance connectivity from the site to the Boardwalk.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Not applicable.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Not applicable.
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	Not applicable.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	Not applicable.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not applicable.

600 E. Riverside PUD

Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The PUD will provide accessibility for persons with disabilities to a degree that is in line with applicable legal regulations. The PUD will provide additional ADA-accessible residential units on-site exceeding minimum legal requirements.
Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Not applicable.

STAFF COMMENTS REPORT

CASE NUMBER:CD-2025-0001

CASE MANAGER: Marcelle Boudreaux

PHONE #: 512-974-8094

PROJECT NAME: Development Assessment for 600 E. Riverside PUD

SUBMITTAL DATE: May 30, 2025

REPORT DUE DATE: June 27, 2025

FINAL REPORT DATE: July 2, 2025

REPORT LATE: DAYS:5 days

LOCATION:600 and 600 1/2 E. Riverside Drive

DISTRICT:

STAFF REVIEW:

This report includes all comments received to date concerning your Development Assessment application.

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

THE FOLLOWING COMMENTS SHOULD BE ADDRESSED PRIOR TO SUBMITTING A FORMAL PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

Project Connect Office - Carla Burrell -
Carla.burrell@austintexas.gov

546 square feet will be needed for an Austin Energy easement towards the eastern edge of the property (with no other perceived ALR ROW impacts at this time).

Also, please note that the light rail will be elevated at this location and superiority items to be considered in the future may include generous trail connections and wider sidewalks. There may also be additional ROW constraints and considerations as the light rail design continues.

City Arborist Review - Taylor Horton - 512-974-1218
taylor.horton@austintexas.gov

The PUD proposes no code modifications to tree preservation mitigation requirements in the LDC 25-8.

The PUD is committing to meet Tier 1 or Tier 2 superiority with the following PUD requirements:

LDC Reference (Chapter 25-2, Subchapter B, Division 5)

Landscaping

Exceed the minimum landscaping requirements of the City Code.

Street Trees will have the following:

- 100% of street trees will be from the ECM Appendix F Preferred Plant List - "Street Trees" (instead of 60%) They will be no less than 10' tall (instead of 6'), and planted at a 5" caliper, at 6" above grade (instead of 1.5" minimum caliper). 5" Caliper tree size are subject to market availability at the time of tree planting
- Street trees will be planted 25' on center, greater than the required 30' on center. This is subject to any additional ROW requirements and/or easements requested by ATP / COA for the proposed light rail.
- At least 1000cf soil volume shall be provided per tree for all street trees. The City Arborist may approve a smaller soil volume if necessary due to utility conflicts or other unavoidable constraints, however the project will meet the standards of the Environmental Criteria Manual (ECM)
- Native Seed Stock: The PUD will be using this superiority element based on the following criteria: All plant material for streetscapes and parkland will be sourced from nurseries within 250 miles of the site and trees will be selected from the ECM Descriptive Categories for Tree Species. All other plant material will be selected from Appendix N (City of Austin Preferred Plant List).

Environment / Drainage:

Preserves all Heritage Trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.

- The PUD will preserve all heritage trees on site unless the trees are dead, fatally diseased or pose an imminent hazard to people or property; preserving 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches (using the City of Austin's Appendix F to define native trees).

Tree plantings use Central Texas seed stock native and with adequate soil volume.

- Native Seed Stock: The PUD will be using this superiority element based on the following criteria: All plant material for streetscapes, ground level open space and parkland will be sourced from nurseries within 250 miles of the site and trees will be selected from the ECM Descriptive Categories for Tree Species. All other

plant material will be selected from Appendix N (City of Austin Preferred Plant List).

Austin Energy/ Green Building Review – Heidi Kasper - 512-482-5407

We will want to review ordinance language. We are OK with allowing either a 2-star Austin Energy Green Building or LEED Silver Rating. All residential and commercial development shall achieve an Austin Energy Green Building (AEGB) minimum two-star rating, or LEED silver rating using the applicable rating version in effect at the time a rating registration application is submitted for the building.

AW Utility Development Services - Virginia Collier - Virginia.Collier@austintexas.gov

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required.

Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.

The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

In alignment with the South Central Waterfront Vision Framework Plan and the City's Water Forward Plan, this development project shall make provision to connect to the City's reclaimed water distribution system in the following manner:

1. The applicant shall design and build a 24" or other diameter public reclaimed water main (as determined by Austin Water) along the entire length of the

- project's property boundary right-of-way (public or private) along E. Riverside Dr. as identified in the reclaimed water service plan for the district.
2. The reclaimed water main must either be extended from an adjacent reclaimed water main at the time of construction or capped at each end for future connection to a reclaimed water main by others.
 3. The applicant shall install separate dedicated non-potable water distribution plumbing within the property to supply reclaimed water to irrigation systems, cooling tower make up systems, and all toilets/urinals within buildings.
 4. The applicant shall install reclaimed water meter(s) to connect to the separate non-potable water distribution plumbing within the property.
 5. The applicant shall connect the reclaimed water meter(s) to the reclaimed water main installed by the applicant. Unless a serviceable reclaimed water main is available to the project to connect to, the applicant will connect the reclaimed water main to the potable water main in a manner approved by Austin Water so that potable water may be used to serve the reclaimed water meters until reclaimed water service becomes available to the property. Austin Water will be responsible for connecting reclaimed water service to the reclaimed water main(s) when reclaimed water service becomes available to the property and/or district. Austin Water will also be responsible for disconnecting the reclaimed water main(s) from the potable water mains.
 6. The City's potable water may only be used to supply the non-potable water distribution plumbing, irrigation systems, cooling tower make up systems, and all toilets/urinals if reclaimed water is unavailable to a project or where use of the reclaimed water is prohibited.

Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

NPZ Comprehensive Planning Review - Chase Gonsoulin (512) 974-3170

Project Name and Proposed Use: 600 E RIVERSIDE DRIVE. CD-2025-0001. Project: 600 E. Riverside PUD. The applicant is requesting a formal development assessment for a Planned Unit Development of approximately 1.75 acres. Existing: arcade and restaurant. Proposed: multifamily (200 units) and retail/restaurant (8000 sf).

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> Within South Central Waterfront Regional Center; adjacent to Riverside Drive Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> 0.08 miles to bus stop along E Riverside Dr

Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along E Riverside Dr
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Goods and Services present along E Riverside Dr
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.1 miles to Austin Boardwalk Entrance
	Connectivity and Health *: 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.)
Y	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
8	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Y	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network. • Enhancement of the riparian area along Lady Bird Lake and Blunn Creek
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.

Y	Protects Environmentally Sensitive Lands: Protects Austin’s natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements. <ul style="list-style-type: none"> • Reducing impervious cover by approximately 13,890 SF in relation to the critical water quality zone
	Water/Wastewater Infrastructure: Sustainably manages Austin’s water resources and stream corridors through on-site use of storm water detention, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
2	Total Number of “Yes’s”

Drainage/ Water Quality: Kena Pierce – kena.pierce@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DEWQ 1. The application does not appear to modify any drainage requirements in LDC 25-7. Please confirm.

DEWQ 2. The application does not appear to modify any water quality requirements in LDC 25-8 Article 6 Water Quality Controls. Please confirm.

DEWQ 3. In the PUD superiority chart there is a statement that “The PUD will provide rainwater harvesting which will be used to irrigate at least 50% of the required landscape areas”. Detention and water quality volumes must be emptied in 24 or 48 hours respectively.

Electric Review – Rosemary Avila – 512-972- 8488
Rosemary.avila@austinenergy.com

Contact this reviewer to coordinate a meeting with AE Systems Planning to discuss how AE could service future development.

Add Public Civic Uses to the permitted use list for possible future substations, MAJOR UTILITY FACILITIES and LOCAL UTILITY SERVICES uses.

Environmental Review - Mike McDougal – 512-974-6380 -
mike.mcdougal@austintexas.gov

Item 19 of the Code modification document proposes to expand construction in the Critical Water Quality Zone (CWQZ). To avoid future potential conflicts during the site plan review, please consider the following:

- Consider adding language that would allow utility construction in the CWQZ as necessary to support the development allowed in the CWQZ.
- Consider adding language that would allow drive aisle and parking area construction in the CWQZ as necessary to support the proposed charging stations in the CWQZ.
- Consider adding language that would allow required landscaping per ECM Section 2 in the CWQZ for the charging station parking spaces.
- Consider adding language that would allow fire lane / emergency access in the CWQZ where necessary.
- Consider whether detention ponds would be necessary in the CWQZ based on the development proposed to be allowed in the CWQZ and add language as appropriate.
- Considering adding general language to expand allowable construction in the Critical Water Quality Zone as necessary: *LDC 25-8-261 is modified to allow the construction of necessary appurtenances to development permitted in the CWQZ per the PUD.*

Item 21 of the Code modification document proposes to increase the impervious cover limit in the CWQZ from 5% to 30%. Additionally, Item 21 references only LDC 25-8-261. To avoid future potential conflicts during site plan review, consider also adding a reference to ECM 1.5.3. The 5% CWQZ impervious cover limit is specified in the ECM rather than in the LDC.

Consider whether the 2 foot open space grading limit in the CWQZ per ECM 1.5.3.B should be modified by the proposed PUD based on the proposed project.

Consider coordinating with WPD regarding any Code modifications necessary to LDC 25-8-263(C).

As applicable, update the Land Use Plan and the Environmental Superiority Chart based on the above items.

Environmental Office – Leslie Lilly, Leslie.lilly@austintexas.gov

Provide additional information about the green water quality controls proposed on site including the type, location, and relative water quality volume treated by type. Maximize the multiple benefits provided by green stormwater infrastructure (eg. rain gardens, vegetative filter strips) in the design of the landscaped areas.

Incorporate light pollution reduction criteria into the project by committing to compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria as a part of achieving 2-star Austin Energy Green Building Rating.

Incorporate bird friendly design criteria into the project by committing to compliance with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria as a part of achieving 2-star Austin Energy Green Building Rating.

Provide a conceptual exhibit showing the locations and extent of development proposed within the CWQZ. Staff support the removal of all impervious cover from the inner CWQZ.

To receive credit for using native Central Texas seed stock, all tree plants must be native species.

Provide more details on the superior landscape elements that the project will include in the development including but not limited to green walls, green roofs, all native plantings, pollinator garden areas, etc.

The environmental office review process will consider the status of any/all environmental comments including but not limited to Environmental, City Arborist, Drainage, Water Quality, etc. Additionally comments may be generated if there are any impacts to the environmental superiority of the PUD as a result of other review processes.

Fire Review - Richard Schaffner – Phone - 512-974-0159
Email: Richard.Schaffner@austintexas.gov

Current Status: Informal Update, project is approved informally, review status is Informal Update to keep fire review in the distribution list for any future updates to verify resolution to another discipline's comments did not negatively impact any fire requirements.

Austin Fire (Research & Data Analytics) – Laura Ayres –
laura.ayres@austintexas.gov

This PUD will bring an influx of new residents and commercial visitors to an already strained area, which exceeds National Fire Protection Agency standards of 8 minute emergency response time, 90 percent of the time. This growth will add unsustainable strain to the limited public safety resources available downtown. The Austin Fire Department cannot provide timely emergency response without additional stations and resources downtown to serve this development. To ensure the life safety of the residents and visitors to this PUD, AFD requests the following to be provided by the developer:

- **9,000 to 11,000 square feet** unfinished space within the level of discharge ("ground floor") and floor above to serve as a Fire/EMS facility, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the

Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

Flood Plain Review - Zach Kretsch - Zach.kretsch@austintexas.gov

General notes: There are no formal comments on the proposed PUD code modifications. Keep in mind that the development would need to meet sections of code LDC 25-7-93 (B) to be approved administratively. If the future development will not meet this section of code, a council variance will be required.

Hydro Geologist Review - Eric Brown - 512-978-1539

Recommend adjusting the linework of R-2 to be consistent with the surveyed topography in the Land Use Plan.

Discharge of stormwater from biofiltration/raingarden/detention areas should be directed away from R-2 and Blunn Creek as sheet-flow and not as a point discharge where possible.

Mitigation for reduction of R-2 setback should be incorporated on-site and will require an administrative variance (LDC 25-8-42 and ECM 1.3.2) to be completed during the development review process. Mitigation can be accomplished in the proposed IC reduction area to enhance soil stability and ecological sustainability.

NPZ PARD/Planning & Design Review - Ann DeSanctis (512) 974-3102

Confirm whether the proposed PUD will pursue superiority as it relates to parkland dedication. At minimum, PARD is seeking land along Blunn Creek to be dedicated as parkland and will require pedestrian connection to ROW around guard rail to access the land. PARD would welcome a new connection to the existing boardwalk from the site. Note that any parkland must connect to right-of-way for access.

PARD would welcome (but applicant is not limited to) the following potential superiority items if built to the City's standards and open to the public:

- a. Trail connection on north side of guardrail
- b. Pier structure on southwest corner to connect down to trail underneath Riverside

c. Connection to boardwalk.

When PUD is formally submitted, please set up a meeting with this reviewer. Urban Trails will also be included.

Additional comments forthcoming based on responses to the above.

**Site Plan Review - Christine Barton-Holmes –
christine.barton-holmes@austintexas.gov**

Please clarify if/how cocktail lounges and liquor sales will be further restricted; will they be limited by overall square footage, distancing requirements, or both?

The Waterfront Overlays are intended to foster pedestrian-friendly areas that enhance the natural amenities. Please consider excluding automotive sales, vehicle storage, and commercial off-street parking, or allowing them as conditional only.

The list of allowable improvements within the primary setback is highly specific – one could argue croquet or slides are not permitted because they are not listed. Please use broader language, or fewer examples. (also echo'd by Mike McDougal)

Subdivision Review – Juan Enriquez – juan.enriquez@austintexas.gov

No comments.

TPW-TDS Review – Bryan Golden (512) 947-2426

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for E. Riverside Drive. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for E. Riverside according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW has no objection to the proposed code modification regarding vehicular and bike parking and required loading spaces.

TPW has no objection to proposed code modification exempting the site from Subchapter E Article 2.2.2. Development will be subject to the ASMP Level 3 streetscape standards as defined by the TCM.

NPZ Wetlands Biologist Review - Sean Watson –
sean.watson@austintexas.gov

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

Commit to the development of a natural areas management plan, including an Integrated Pest Management Plan, for the restoration of the creek to be approved by the Director of WPD at the time of site plan approval. The plan should establish baseline maintenance practices to support a healthy riparian habitat including but not limited to the management of invasive species, establishment and monitoring of native plant community, and activities to support the health of canopy and understory trees.

Plant selection for GSI storm water controls must utilize plants native to the Central Texas Blackland Prairie and Edwards Plateau ecoregions and be approved by a WPD wetland biologist.

The PUD intends to restore approximately 6,000 sf to 10,000 sf within the CWQZ into a floodplain forest comprised of wetland plantings, wetland fringe, riparian woodland forest and herbaceous vegetation. For the floodplain restoration requirements, the plan must use a Zone 2 Functional Assessment of Floodplain Health to improve the quality of the site to a score of 'Good' or 'Excellent'.

Provide standards on plant diversity and species composition (eg. minimum of 3 native herbaceous species, all plantings native to eco region, etc.) for the planting specifications within the landscape areas and designated CWQZ restoration areas. Include pollinator and wildlife friendly plant species.

Mitigation for reduction of the wetland W-1 setback should be accounted for in the PUD ordinance and shown in an exhibit. Alternative mitigation strategies will be considered by this reviewer.

Housing Department – Brendan Kennedy - 512-978-1594

The applicant will still be required to comply with Land Development Code § 2.5. *Development Bonuses* for any bonus area developed above the baseline.

Zoning/Land Use Review – Marcelle Boudreaux - 512-974-8094 – marcelle.boudreaux@austintexas.gov

Under proposed Code Modifications, the applicant is requesting an amendment to Chapter 25-1, Article 14 (Parkland Dedication) to state that the parkland dedication shall be satisfied in accordance with the standards outlined in the PUD. Please explain what this means and delineate this information on the land use plan. Please provide a Parks Plan Exhibit to the PUD land use plan that shows proposed parkland and open space areas and the connection points to trails or access easements.

On the proposed Permitted Uses table on the draft Land Use Plan:

A) Some of the requested Permitted uses also seeking designation as Pedestrian-oriented are auto-centric, including Automobile Sales, Commercial off-street parking, electric vehicle charging and vehicle storage. Does the applicant need these uses? Some may be more appropriate as conditional [Commercial off-street parking, EV charging as primary use or Vehicle storage] or designated as only Indoor [Automobile sales].

B) The Veterinary Services use applies generally for livestock and large animals. Is this a necessary Permitted use for this site?

D) Light manufacturing and Indoor Crop Production are requested as Permitted uses and for designation as Pedestrian-Oriented. Are these necessary for this site?

From: [Brian Lukoff](#)
To: [Boudreaux, Marcelle](#)
Cc: [District 9](#)
Subject: Opposing PUD at 600 E Riverside
Date: Thursday, August 21, 2025 2:43:40 PM

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External Email - Exercise Caution

Hi Marcelle,

I'm writing to express my opposition to the PUD at 600-600 1/2 E Riverside. (I live in Travis Heights on Sunny Lane, and our property backs up to E Riverside.)

First, the potential environmental impact for this site — along the water, right on the boardwalk — seems significant and should create a high bar for development on that site. I would ask that the city require formal assessments of the environmental impact from relevant agencies before agreeing to this development and potentially damaging the ecosystem in this sensitive area.

Second, my understanding is that this is an enormous building on a small lot, in an area where traffic is already a problem (try driving by during the afternoon rush hour to see what I mean). Further, this is right next to a residential neighborhood. I also oppose the elevation of light rail along E Riverside and this proposal seems to make the same assumption about E Riverside — that it is some sort of freeway where any development is assumed to be acceptable. Instead, I would argue that E Riverside is part of our Travis Heights neighborhood — with apartments and single-family homes on either side, and many pedestrians — and should be treated with the same care as a residential street in any other neighborhood. Commercial or manufacturing development is not appropriate for a residential street in a neighborhood, with negative impacts to residents on views, privacy, excessive light pollution, and excessive traffic. A large residential building would also be inappropriate given the existing traffic issues in the area — this is not an area that can absorb the traffic impact of a 500-foot-tall building.

Brian Lukoff
500 Sunny Lane, 78704

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at ["cybersecurity@austintexas.gov"](mailto:cybersecurity@austintexas.gov).

From: [Alexander Ladage](#)
To: [Boudreaux, Marcelle](#)
Cc: [District 9](#)
Subject: Opposition to Case CD-2025-0001 – Proposed PUD at 600 E Riverside
Date: Thursday, August 21, 2025 2:56:54 PM
Attachments: [image001.png](#)

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External Email - Exercise Caution

Marcelle,

I am writing to express my strong opposition to advancing the development assessment for the proposed Planned Unit Development (Case Number CD-2025-0001) at 600 E Riverside.

This site is almost entirely within the floodplain, and the proposal raises serious concerns regarding environmental impact, public safety, and compliance with city standards. A few key issues include:

- **Floodplain Risk:** Building a 510-foot structure on a 1.75-acre lot adjacent to the river poses significant flooding and soil stability hazards.
- **Non-Compliance with PUD Requirements:** A PUD typically requires a minimum of 10 acres. Granting an exception for this project undermines the intent of the ordinance.
- **Environmental and Wildlife Impact:** The proposed footprint expansion into the river near the boardwalk threatens local ecosystems and recreational spaces. Independent assessments from agencies such as U.S. Fish and Wildlife should be required before any consideration.
- **Lack of Transparency and Data:** The applicants seek zoning changes without providing detailed engineering studies, environmental assessments, or design plans. Approving such a request without data sets a dangerous precedent.
- **Community Character and Infrastructure:** A 600-foot tower in this location would permanently alter the character of the area, increase traffic congestion, and complicate future infrastructure projects like Project Connect.

For these reasons, I urge you to oppose advancing this development assessment and request that the City Council require comprehensive studies and community input before any further action.

Thank you for your attention to this matter and for your commitment to responsible development in Austin.

Alexander Ladage

Managing Director, Private Wealth Advisor



O: +1 512-615-1830 (Voice & Text)



F: +1 646-786-3275

[Website](#) | [LinkedIn](#)

200 W 6th Street., Suite 2600
Austin, Texas 78701 | United States

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From: [Mehrad Yasrebi](#)
To: [District 9; Boudreaux, Marcelle](#)
Cc: [Mehrad Yasrebi](#)
Subject: Please REJECT rezoning and ALL other requests in application case CD-2025-0001 please.
Date: Tuesday, August 26, 2025 6:46:43 PM
Attachments: [LandAndFlooding.png](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Re:

1. Notice of Completion of A Project Assessment Report and Presentation to the City Council (CD-2025-0001). Application copy is attached.
2. <https://austintx.new.swagit.com/videos/351846> contains a video where the case was proposed.
3. Email response from City Planner Boudreaux, dated Fri, Aug 22, 2025 at 10:33 AM, indicating an updated timeline for the Project/ Development Assessment CD-2025-0001 (DA for 600 E. Riverside PUD) (Ref. 1).

Dear City Planner Boudreaux and Council Member Qadri:

Greetings.

I am writing you to provide you information about the referenced application (Ref. 1), and to strongly recommend **AGAINST** proceeding with or approving the referenced PUD or re-zoning **application (case CD-2025-0001)**. City Planner Boudreaux has indicated that a publishing error has caused the Development Assessment (DA) briefing about the subject case to be rescheduled (from August 26, 2025) to September 9th, 2025.

Previous, this, and future Communications from the Public To Be Considered

Several members of the community and I communicated their opposition to approval of the referenced re-zoning application. I trust that all of those communications will be formally maintained and considered, regardless of previous procedural and publishing errors. I am also hereby updating my previous submission to include additional information for opposing the re-zoning application, and would like this submission to be formally and officially considered as well. We do not want such communications to fall through the cracks due to procedural and/or scheduling issues.

The Subject Land is Unique and Is Best Preserved for Public Use, and Not Private Exploitation

The land that is described in the referenced case is a rare and unique piece of land in Austin in a historic area by the historic Travis Heights neighborhood. It is also on the lake. This unique parcel of land is best be preserved (as is or made into a park and/or flood-protection infrastructure) for the public, and not for the unsuitable exploitation of a for-profit entity as vaguely but broadly (light manufacturing,

retail, large number of residential units, car dealership, a 500+ foot high rise on a 1.75 acre land) proposed in the referenced application. The land is right by the public river boardwalk that is enjoyed by thousands of people daily. Members of the community already use this land for non-commercial reasons and for public benefit.

The rezoning proposal request is wrong, deficient, suspect. It must be REJECTED. This land is best suited for ownership by the city for flood prevention and public benefit and not private use.

My property is directly and adversely affected by the referenced application case. The same is true for some of my neighbors. **I respectfully request that you reject the referenced application in its entirety.**

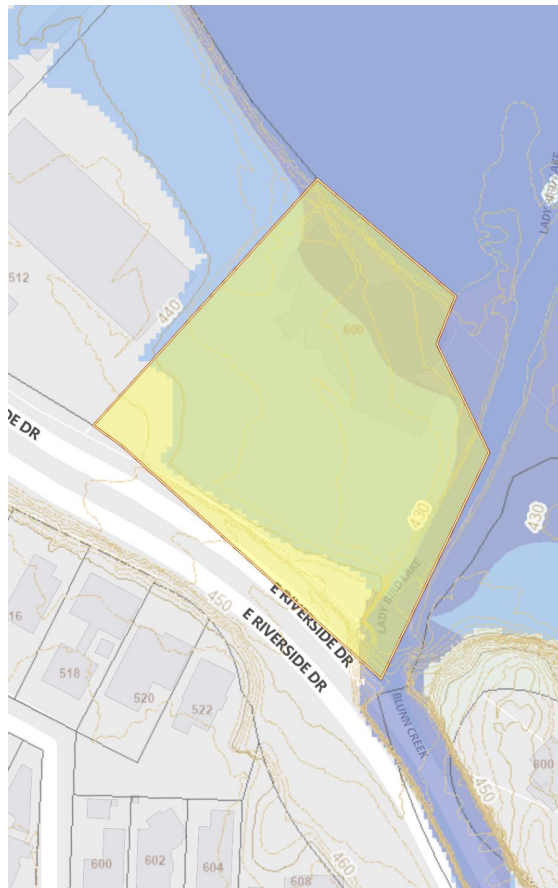
I will provide you with more detailed information in the following. Development on this land poses dangers to the community.

The land parcel is almost entirely within the flood zone and there are risks of sinking infrastructure

One cannot but remember the even fully-engineered /assessed projects that resulted in disasters. Let alone this referenced proposal without even any drawings! Examples include:

- Sinking properties due to geological, flood, and other issues:
 - San Francisco sinking tower (<https://archinect.com/news/article/150417670/san-francisco-s-millennium-tower-is-sinking-again-despite-foundational-corrections>).
 - Miami properties and neighborhoods: <https://www.miamiherald.com/news/local/environment/climate-change/article296831519.html>
 - New York properties and neighborhoods:

<https://www.cnn.com/2023/05/23/world/nyc-sinking-sea-level-climate-scen>



Environmental and Public Use Damage

- Extent of damage to the infrastructure and public enjoyment of the public boardwalk (used by thousands of people) on the lake is unknown, and would likely be significant.
- Many people use the parking spaces in that land (especially during weekends) to:
 - Go to the Boardwalk.
 - Conduct group exercise sessions.
- Surprising damages of new modern and/or scientifically-designed buildings to the environment and people. Only some examples and there are many others):

- The "Death Ray" Building in London: <https://www.constructiontimes.com/articles/4016/20240620/glass-skyscraper-building-melting-cars.htm> .

This is one example where the reflection of the sun melts nearby infrastructure (including neighbors, ecology, roads and wildlife) and blinds neighbors. The effects on my property and the public can be catastrophic. My property would be directly affected.

- Glasses falling of new buildings in Austin: Yes. The pedestrians on the public boardwalk would be in danger.

<https://www.kxan.com/news/local/austin/glass-panels-keep-falling-from-downtown-austin-building/>

Traffic Congestion, Parking and Accidents (further Development is Unjustifiable)

There are significant traffic jams in this area. There have been several accidents in this general area, and accidents occur in this regularly. The area cannot handle the existing traffic as it is. Furthermore, customers of Cidercade are already parking on the neighboring lot due to lack of parking spaces even for the small number of visitors to Cidercade. Adding a light manufacturing facility, car dealership, retail, and/or numerous residential units is impractical.

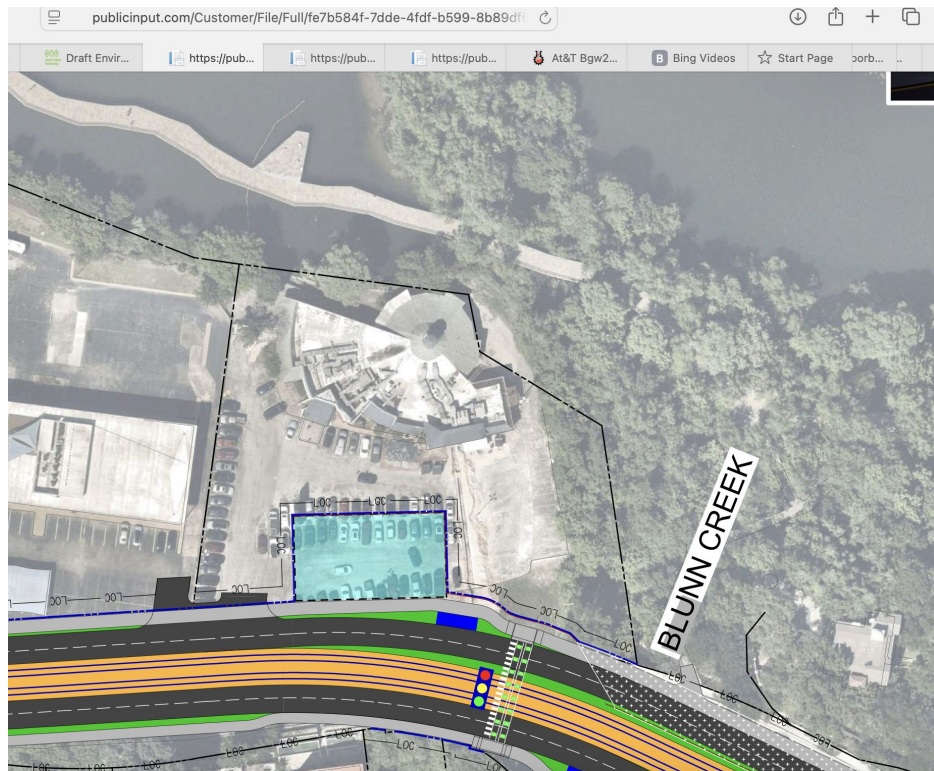
Intents of the Application for Re-zoning Is Suspect

It is unclear that the land owners even intend to build anything. They may want a rezoning approved for some hereto-undisclosed reasons. For example, they want a very tall (over 500 feet) high-rise on a small piece of land right by/on the lake, and they also want to reserve the rights to build a car dealership and a light manufacturing facility there too! No committed plans or drawings were presented by the applicant (Ref. 2).

The Re-zoning application is Contradictory to Published Development Plans by City of Austin and Austin Transit Partnership

The Austin Transit Partnership (ATP) Project Connect Draft Environmental Impact Study (DEIS) includes plans for this road, and such plan options include an electric substation. See <https://austinlightrail.org/austinlightrailinput?HTTPSRedirected=true#tab-60343> .

Please incorporate the Austin Transit Partnership (ATP) Project Connect Draft Environmental Impact Study (DEIS) that can be found at <https://austinlightrail.org/austinlightrailinput?HTTPSRedirected=true#tab-60343> . Chapter 9 of that DEIS (<https://publicinput.com/Customer/File/Full/fe7b584f-7dde-4fdf-b599-8b89df6e7858>), Base Design, Sheet 8 of 13 specifically maps out an ATP option plan for an electric station on a large portion of the lot under consideration. This is shown in **shaded blue** in the following picture from the referenced ATP web site:



As can be seen, this published plan affects the Impervious Cover calculations significantly. Simply put, further development in this flood zone parcel is unjustified and harmful.

- A summary of the reasons for REJECTION of the referenced application follows:

Summary of A Set of Proposed Responses to the Zoning Change Request (Case CD-2025-0001) for 600 and 600 ½ E Riverside Drive, Austin, Texas (600 E. Riverside Drive Planned Unit Development). August, 2025.

Requested Change	Position	Comments
PUD zoning permit request	REJECT	<ul style="list-style-type: none"> View obstructions for existing residents on E. Riverside. Privacy concerns for existing residents on E. Riverside. Uncharacteristic for this historical neighborhood. Traffic is already a problem for the small business that is already there. <ul style="list-style-type: none"> There have been many accidents on Riverside Drive even with the current less populated demographics. Environmental and ecological damage: water, wildlife, Etc. Formal and thorough independent analyses (e.g., by watershed quality personnel, US Fish and Wildlife, Etc.) are needed. Land is almost entirely in a flood zone and acreage is insufficient. The requested impervious coverage exemption estimate seems wrong; analysis is suspect and is contradictory (e.g., electric substation for the Project Connect rail is being considered for placement on this lot). Construction feasibility is questionable and endangers nearby properties and people.
Building Height Exemption permit request	REJECT	<ul style="list-style-type: none"> Damaging and Excessive Light reflection onto existing residents on E. Riverside Drive. View obstructions for existing residents on E. Riverside. Privacy concerns for existing residents on E. Riverside.
Light Manufacturing permit request	REJECT	<ul style="list-style-type: none"> Request is incompatible with this historical residential and park neighborhood. Broad request does not include specific data and is suspect.
Vehicle dealership permit request	REJECT	<ul style="list-style-type: none"> Request is incompatible with this historical residential and park neighborhood. Broad request does not include specific data and is suspect.

This unique parcel of land is best preserved for the public without any additional private construction. Please Keep Austin Beautiful, preserve our historic neighborhoods, prevent damage to existing neighbors, and protect the public. My recommendations are:

- ***REJECT the Application, and***
- ***Acquire (from the owners) the land for public use and flood prevention.***

Thank you for your consideration. I welcome the opportunity and will be glad to discuss this with you in person. Please reject the application in the case CD 2023-0001 entirely, and consider acquiring the subject land for public benefit and flood prevention.

Respectfully yours,

Mehrad Yasrebi, Ph.D.

518 Sunny Lane

Austin, Texas 78704

Attachments:

- Flood map of the parcel.
- Project Connect plan for using a substantial portion of the land parcel. Therefore, the applicant's Impervious Cover calculations are suspect.
- The City of Austin notice.
- Picture of congested traffic in front of that parcel of land.

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NOTICE OF COMPLETION OF A PROJECT ASSESSMENT REPORT AND PRESENTATION TO THE CITY COUNCIL

Mailing Date: August 21, 2025

Case Number: CD-2025-0001

Please be advised that the City of Austin has received an application for a Development Assessment for a Planned Unit Development zoning of a property that is within 500 feet of your property. You are being notified because City Ordinance requires that all property owners within 500 feet, those who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when a Development Assessment has been completed and a briefing to the City Council has been scheduled.

If you have any questions concerning this application, please contact Marcelle Boudreaux of the Planning Department at (512) 974-8094 or marcelle.boudreaux@austintexas.gov and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site <https://abc.austintexas.gov/web/permit/public-search-other>.

Owner: River Crab, LTD

Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

Telephone: 512-435-2300

Location: 600 and 600 ½ East Riverside Drive (*please refer to map*)

Project Name: 600 E. Riverside Planned Unit Development

Proposed Zoning Change:

From: L-V-NP and CS-1-V-NP – **Lake Commercial (L) district** is intended for areas in close proximity to Lady Bird Lake, permitting any combination of office retail, commercial, and residential uses within a single development. Use and site development regulations are intended to ensure that uses will be compatible and complementary in all respects with the Lady Bird Lake environment. **Commercial-Liquor Sales (CS-1) district** is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use. **Vertical Mixed Use Building (V) combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. **Neighborhood Plan (NP) district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

To: PUD-NP – **(PUD) Planned Unit Development district** is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres. **(NP) Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The Staff has completed a project assessment of the proposed Planned Unit Development. The application is scheduled for a **briefing** to the **City Council** on **September 9, 2025** beginning at **9:00 a.m.** The meeting will be held **in-person** at City Hall, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>. **This is not a public hearing.** You will receive a notice prior to a public hearing before the Planning Commission and the City Council after a formal PUD zoning application has been submitted to and reviewed by City Staff.

For additional information on the City of Austin's land development process, please visit our web site <http://www.austintexas.gov/planning>.



LADY BIRD LAKE

512

440

600

DE DR

430

430

16

450

E RIVERSIDE DR

LADY BIRD LAKE

518

520

522

BLUNN CREEK

800

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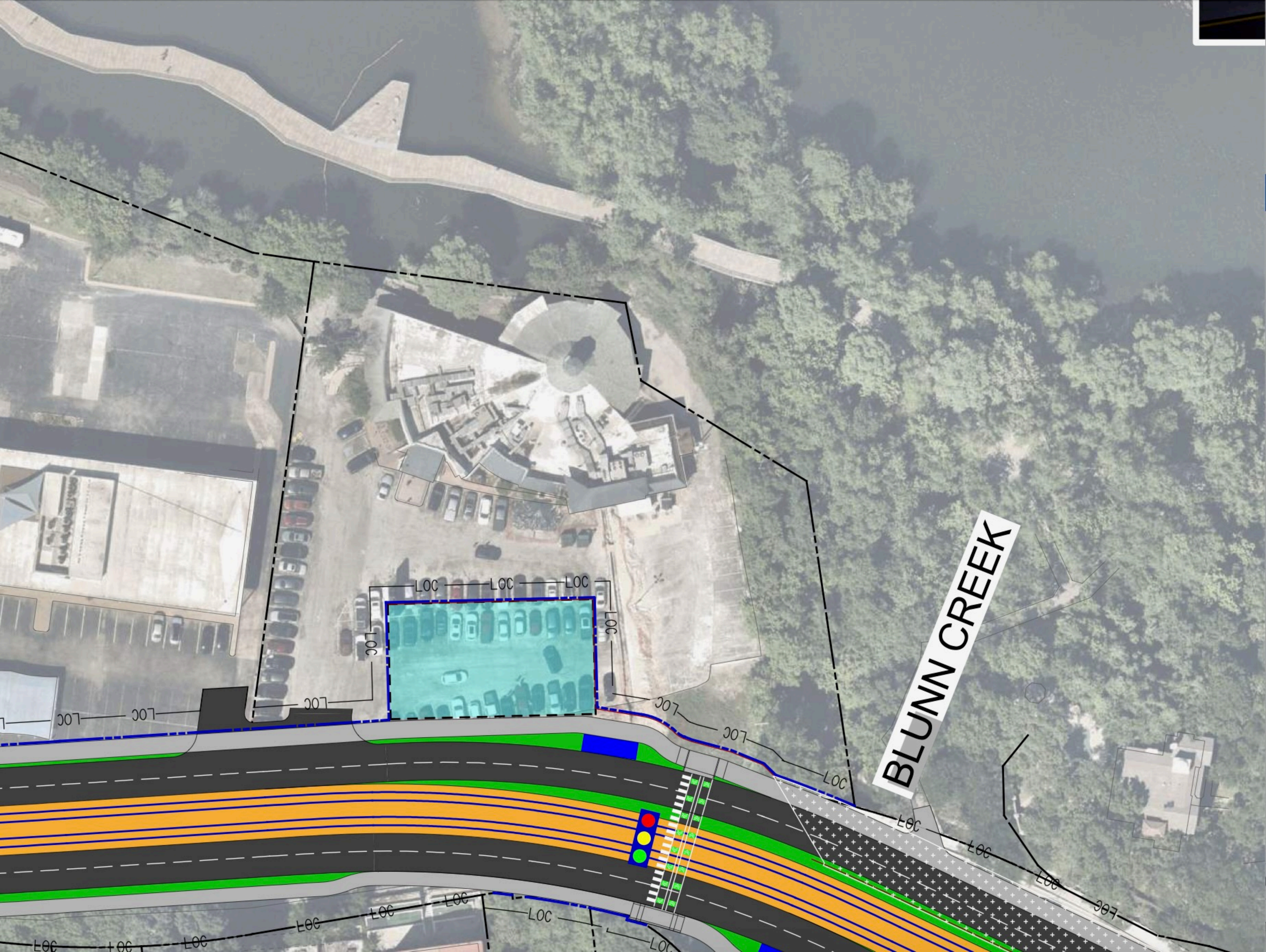
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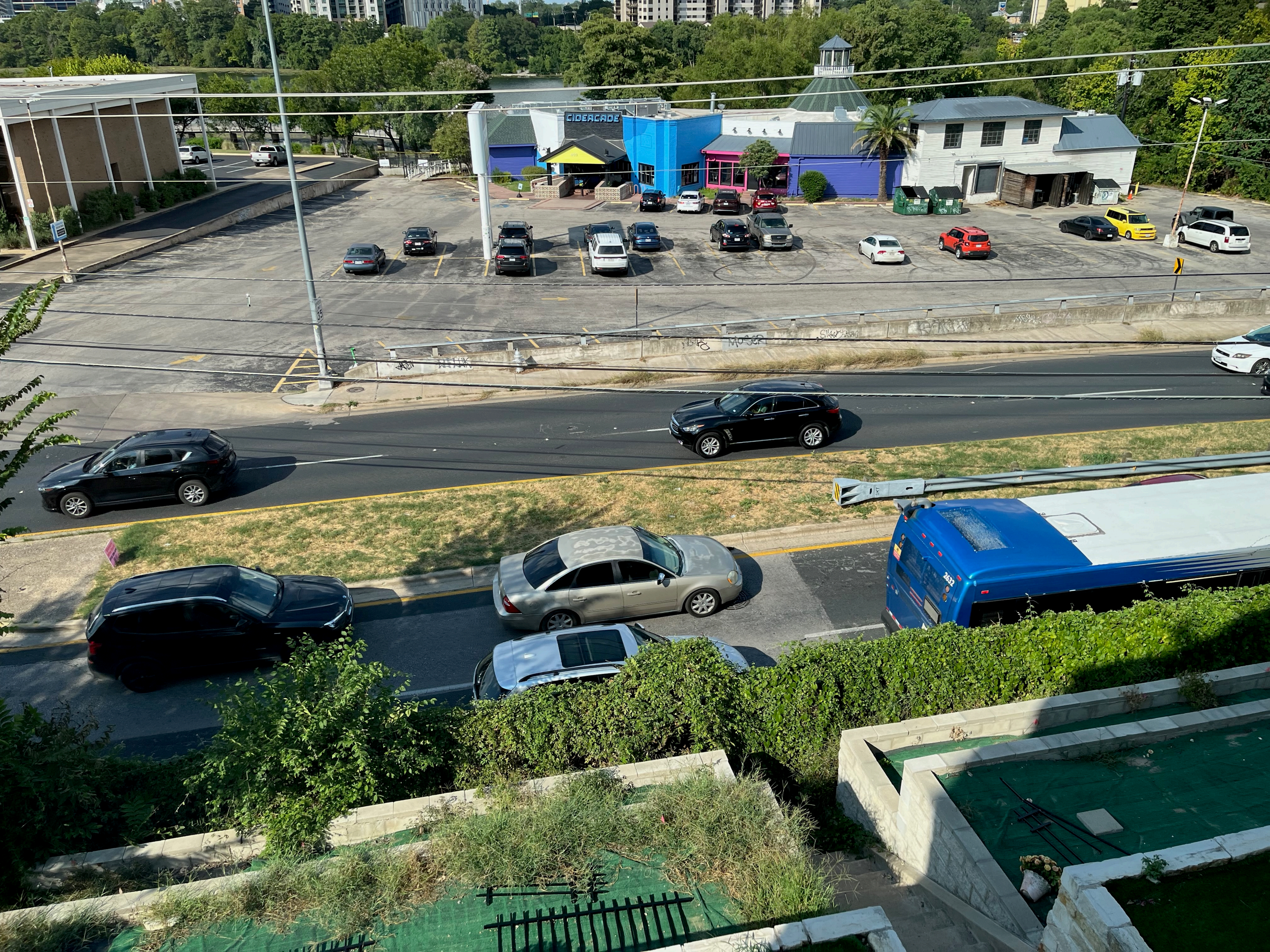
602

604

460

608





From: [Mehrad Yasrebi](#)
To: [District 9; Boudreaux, Marcelle](#)
Subject: REJECT rezoning and ALL other requests in application case CD-2025-0001 please.
Date: Thursday, August 21, 2025 3:54:10 PM
Attachments: [CD 2025-0001 PUD Rejection.pdf](#)
[LandAndFlooding.png](#)
[COA Notice Cidercade.pdf](#)

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1. Notice of Completion of A Project Assessment Report and Presentation to the City Council (CD-2025-0001). Application copy is attached.
2. <https://austintx.new.swagit.com/videos/351846> contains a video where the case was proposed.

Dear City Planner Boudreaux and Council Member Qadri:

Greetings.

I am writing to you to strongly recommend **AGAINST** proceeding with or approving the referenced PUD or re-zoning **application (case CD-2025-0001)**. The land that is described in the referenced case is a rare and unique piece of land in Austin in a historic area by the historic Travis Heights neighborhood. It is also on the lake. This unique parcel of land is best be preserved (as is or made into a park and/or flood-protection infrastructure) for the public, and not for the unsuitable exploitation of a for-profit entity as vaguely but broadly (light manufacturing, retail, large number of residential units, car dealership, a 500+ foot high rise on a 1.75 acre land) proposed in the referenced application. The land is right by the public river boardwalk that is enjoyed by thousands of people daily.

I have prepared (attached) a single-sheet summary for your considerations, and reject the proposal that is mentioned in the referenced Notice. My property is directly and adversely affected by the referenced application case. The same is true for some of my neighbors. I respectfully request that you reject the referenced application in its entirety.

Some additional information may be helpful:

- The environmental and public damages of such incomplete non-engineering and non-scientific "give me the legal permits, trust me, it will be OK" request can be significant.

One cannot but remember the even fully-engineered /assessed projects that resulted in disasters. Let alone this referenced proposal without even any drawings! Examples include:

- Sinking properties due to geological, flood, and other issues:
 - San Francisco sinking tower (<https://archinect.com/news/article/150417670/san-francisco-s-millennium-tower-is-sinking-again-despite-foundational-corrections>).
 - Miami properties and neighborhoods: <https://www.miamiherald.com/news/local/environment/climate-change/article296831519.html>
 - New York properties and neighborhoods:
<https://www.cnn.com/2023/05/23/world/nyc-sinking-sea-level-climate-scen>

- Extent of damage to the infrastructure and public enjoyment of the public boardwalk (used by thousands of people) on the lake is unknown, and would likely be significant.
- Surprising damages of new modern and/or scientifically-designed buildings to the environment and people. Only some examples and there are many others):
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 - Glasses falling of new buildings in Austin: <https://www.kxan.com/news/local/austin/glass-panels-keep-falling-from-downtown-austin-building/>
- It is unclear that the land owners even intend to build anything. They may want a rezoning approved for some hereto-undisclosed reasons. For example, they want a very tall (over 500 feet) high-rise on a small piece of land right by/on the lake, and they also want to reserve the rights to build a car dealership and a light manufacturing facility there too! No committed plans or drawings were presented by the applicant (Ref. 2).

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Vehicle dealership permit request	REJECT	<ul style="list-style-type: none"> • Request is incompatible with this historical residential and park neighborhood. • Broad request does not include specific data and is suspect.

This unique parcel of land is best preserved for the public without any additional private construction. Keep Austin Beautiful, preserve our historic neighborhoods, and protect the public.

Thank you for your consideration. I welcome the opportunity and will be glad to discuss this with you in person. Please reject the application in the case CD 2023-0001 entirely, and consider acquiring the subject land for public benefit and flood prevention.

Respectfully yours,

Mehrad Yasrebi, Ph.D.
518 Sunny Lane
Austin, Texas 78704

Attachments:

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NOTICE OF COMPLETION OF A PROJECT ASSESSMENT REPORT AND PRESENTATION TO THE CITY COUNCIL

Mailing Date: August 8, 2025

Case Number: CD-2025-0001

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If you have any questions concerning this application, please contact Marcelle Boudreaux of the Planning Department at (512) 974-8094 or marcelle.boudreaux@austintexas.gov and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site <https://abc.austintexas.gov/web/permit/public-search-other>.

Owner: River Crab, LTD

Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

Telephone: 512-435-2300

Location: 600 and 600 ½ East Riverside Drive (*please refer to map*)

Project Name: 600 E. Riverside Planned Unit Development

Proposed Zoning Change:

From: L-V-NP and CS-1-V-NP – Lake Commercial (L) district is intended for areas in close proximity to Lady Bird Lake, permitting any combination of office retail, commercial, and residential uses within a single development. Use and site development regulations are intended to ensure that uses will be compatible and complementary in all respects with the Lady Bird Lake environment. **Commercial-Liquor Sales (CS-1) district** is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use. **Vertical Mixed Use Building (V) combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. **Neighborhood Plan (NP) district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

To: PUD-NP – (PUD) Planned Unit Development district is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres. **(NP) Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The Staff has completed a project assessment of the proposed Planned Unit Development. The application is scheduled for a **briefing** to the **City Council** on **August 26, 2025** beginning at **9:00 a.m.** The meeting will be held **in-person** at City Hall, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>. **This is not a public hearing.** You will receive a notice prior to a public hearing before the Planning Commission and the City Council after a formal PUD zoning application has been submitted to and reviewed by City Staff.

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LADY BIRD LAKE

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DE DR

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LADY BIRD LAKE

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E RIVERSIDE DR

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BLUNN CREEK

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From: [Anita Tschurr](#)
To: [Boudreaux, Marcelle](#)
Cc: [District 9](#)
Subject: REJECT rezoning and ALL other requests in application case CD-2025-0001 please
Date: Thursday, August 21, 2025 4:00:44 PM
Attachments: [LandAndFlooding.png](#)
[CD 2025-0001 PUD Rejection.pdf](#)
[COA_Notice_Cidercade.pdf](#)

External Email - Exercise Caution

1. Notice of Completion of A Project Assessment Report and Presentation to the City Council (CD-2025-0001). Application copy is attached.
2. <https://austintx.new.swagit.com/videos/351846> contains a video where the case was proposed.

Dear City Planner Boudreaux and Council Member Qadri:

Greetings.

I am writing to you to strongly recommend **AGAINST** proceeding with or approving the referenced PUD or re-zoning **application (case CD-2025-0001)**. The land that is described in the referenced case is a rare and unique piece of land in Austin in a historic area by the historic Travis Heights neighborhood. It is also on the lake. This unique parcel of land is best be preserved (as is or made into a park and/or flood-protection infrastructure) for the public, and not for the unsuitable exploitation of a for-profit entity as vaguely but broadly (light manufacturing, retail, large number of residential units, car dealership, a 500+ foot high rise on a 1.75 acre land) proposed in the referenced application. The land is right by the public river boardwalk that is enjoyed by thousands of people daily.

I have prepared (attached) a single-sheet summary for your considerations, and reject the proposal that is mentioned in the referenced Notice. My property is directly and adversely affected by the referenced application case. The same is true for some of my neighbors. I respectfully request that you reject the referenced application in its entirety.

Some additional information may be helpful:

- The environmental and public damages of such incomplete non-engineering and non-scientific "give me the legal permits, trust me, it will be OK" request can be significant.

One cannot but remember the even fully-engineered /assessed projects that resulted in disasters. Let alone this referenced proposal without even any drawings! Examples include:

- Sinking properties due to geological, flood, and other issues:
 - San Francisco sinking tower (<https://archinect.com/news/article/150417670/san-francisco-s-millennium-tower-is-sinking-again-despite-foundational-corrections>).
 - Miami properties and neighborhoods: <https://www.miamiherald.com/news/local/environment/climate-change/article296831519.html>
 - New York properties and neighborhoods:

<https://www.cnn.com/2023/05/23/world/nyc-sinking-sea-level-climate-scen>

- Extent of damage to the infrastructure and public enjoyment of the public boardwalk (used by thousands of people) on the lake is unknown, and would likely be significant.
- Surprising damages of new modern and/or scientifically-designed buildings to the environment and people. Only some examples and there are many others):
 - The "Death Ray" Building in London: <https://www.constructiontimes.com/articles/4016/20240620/glass-skyscraper-building-melting-cars.htm> . This is one example where the reflection of sun melts nearby infrastructure. The effects on my property and the public can be catastrophic.
 - Glasses falling of new buildings in Austin: <https://www.kxan.com/news/local/austin/glass-panels-keep-falling-from-downtown-austin-building/>
- It is unclear that the land owners even intend to build anything. They may want a rezoning approved for some hereto-undisclosed reasons. For example, they want a very tall (over 500 feet) high-rise on a small piece of land right by/on the lake, and they also want to reserve the rights to build a car dealership and a light manufacturing facility there too! No committed plans or drawings were presented by the applicant (Ref. 2).

Summary of A Set of Proposed Responses to the Zoning Change Request (Case CD-2025-0001) for 600 and 600 ½ E Riverside Drive, Austin, Texas (600 E. Riverside Drive Planned Unit Development). August, 2025.

Requested Change	Position	Comments
PUD zoning permit request	REJECT	<ul style="list-style-type: none">• View obstructions for existing residents on E. Riverside.• Privacy concerns for existing residents on E. Riverside.• Uncharacteristic for this historical neighborhood.• Traffic is already a problem for the small business that is already there. There have been many accidents on Riverside Drive even with the current less populated demographics.• Environmental and ecological damage: water, wildlife, Etc.• Formal and thorough independent analyses (e.g., by watershed quality personnel, US Fish and Wildlife, Etc.) are needed.• Land is almost entirely in a flood zone and acreage is insufficient.• The requested impervious coverage exemption estimate seems wrong; analysis is suspect and is contradictory (e.g., electric substation for the Project Connect rail is being considered for placement on this lot).• Construction feasibility is questionable and endangers nearby properties and people.
Building Height Exemption permit request	REJECT	<ul style="list-style-type: none">• Damaging and Excessive Light reflection onto existing residents on E. Riverside Drive.• View obstructions for existing residents on E. Riverside.• Privacy concerns for existing residents on E. Riverside.
Light Manufacturing permit request	REJECT	<ul style="list-style-type: none">• Request is incompatible with this historical residential and park neighborhood.• Broad request does not include specific data and is suspect.
Vehicle dealership permit request	REJECT	<ul style="list-style-type: none">• Request is incompatible with this historical residential and park neighborhood.• Broad request does not include specific data and is suspect.

This unique parcel of land is best preserved for the public without any additional private construction. Keep Austin Beautiful, preserve our historic neighborhoods, and protect the public.

Thank you for your consideration. I welcome the opportunity and will be glad to discuss this with you in person. Please reject the application in the case CD 2023-0001 entirely, and consider acquiring the subject land for public benefit and flood prevention.

Respectfully,

1227 Hillside Ave
[Austin, Texas 78704](#)

Attachments:

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Summary of A Set of Proposed Responses to the Zoning Change Request (Case CD-2025-0001) for 600 and 600 ½ E Riverside Drive, Austin, Texas (600 E. Riverside Drive Planned Unit Development). August, 2025.

Requested Change	Position	Comments
PUD zoning permit request	REJECT	<ul style="list-style-type: none">• View obstructions for existing residents on E. Riverside.• Privacy concerns for existing residents on E. Riverside.• Uncharacteristic for this historical neighborhood.• Traffic is already a problem for the small business that is already there. There have been many accidents on Riverside Drive even with the current less populated demographics.• Environmental and ecological damage: water, wildlife, Etc.• Formal and thorough independent analyses (e.g., by watershed quality personnel, US Fish and Wildlife, Etc.) are needed.• Land is almost entirely in a flood zone and acreage is insufficient.• The requested impervious coverage exemption estimate seems wrong; analysis is suspect and is contradictory (e.g., electric substation for the Project Connect rail is being considered for placement on this lot).• Construction feasibility is questionable and endangers nearby properties and people.
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NOTICE OF COMPLETION OF A PROJECT ASSESSMENT REPORT AND PRESENTATION TO THE CITY COUNCIL

Mailing Date: August 8, 2025

Case Number: CD-2025-0001

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Owner: River Crab, LTD

Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

Telephone: 512-435-2300

Location: 600 and 600 ½ East Riverside Drive (*please refer to map*)

Project Name: 600 E. Riverside Planned Unit Development

Proposed Zoning Change:

From: L-V-NP and CS-1-V-NP – Lake Commercial (L) district is intended for areas in close proximity to Lady Bird Lake, permitting any combination of office retail, commercial, and residential uses within a single development. Use and site development regulations are intended to ensure that uses will be compatible and complementary in all respects with the Lady Bird Lake environment. **Commercial-Liquor Sales (CS-1) district** is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use. **Vertical Mixed Use Building (V) combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. **Neighborhood Plan (NP) district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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From: [Dean](#)
To: [Boudreaux, Marcelle](#)
Cc: [District 9](#)
Subject: Opposition to Case CD-2025-0001 – Proposed PUD at 600 E Riverside
Date: Friday, August 22, 2025 7:17:56 AM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Boudreaux,

Please reject the request for a PUD at 600 E. Riverside.

Austin doesn't need one more high-rise building.

Particularly one that towers over neighborhood homes. And especially if it requires bending the rules in order to sneak it by: A PUD requires more than 5 times the acreage provided by this tiny lot.

Finally, this site is one that has provided access for the working class to enjoy dinner on the lake. Turning this into just another high-rise development further divides the haves and the have-nots by depriving the working poor an opportunity to enjoy and participate in city life.

Dean Van Landuyt, P.E.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
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From: [Tamara K](#)
To: [District 9; Boudreaux, Marcelle](#)
Subject: Request to REJECT rezoning requests in application case CD-2025-0001
Date: Tuesday, August 26, 2025 9:36:33 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear City Planner Boudreaux and Council Member Qadri:

I am writing to respectfully urge you to reject the rezoning application **case CD-2025-0001** dealing with a piece of land located on the Austin riverside. This property is a unique and irreplaceable public asset, and allowing private development would be a disservice to the city and its residents.

This Land Should Be a Public Asset, Not a Private Development

This parcel is a rare piece of waterfront property in a historic area, directly adjacent to the popular public boardwalk used by thousands of people daily. The community already uses this space for public benefit, including parking and recreational activities. Given its location and unique characteristics, the land is best preserved for public use, such as a park or flood control infrastructure, rather than being exploited by a for-profit entity.

The Proposed Development Poses Significant Risks

The property is almost entirely within a flood zone, and any new development carries a high risk of sinking or other structural failures. Furthermore, a large, modern building could create new dangers for the public. For example, sun glare could blind people along Riverside Drive and on the boardwalk, and falling glass - an issue seen with other new Austin buildings - could pose a direct threat to pedestrians and natural spaces.

Development Would Exacerbate Traffic and Parking Problems

This area already suffers from significant traffic congestion and frequent accidents. The vague proposal for a car dealership, retail space, or numerous residential units would only worsen these existing problems, overwhelming the local infrastructure and making the area impassable. The current lack of parking for even a small business like Cidercade demonstrates the area's inability to handle increased traffic. The curve of Riverside Dr has also been the reason to reject proposals in this area in the past, I hope this will be considered.

This Application Conflicts with City Plans

Approving this rezoning would directly undermine the city's own planning efforts. The Austin Transit Partnership's Project Connect Draft Environmental Impact Study identifies this

specific site as a potential location for a critical electric substation. Approving a private development here would jeopardize this vital public transit project.

For all these reasons, I urge you to **reject this application** and perhaps instead consider acquiring this land for public use and flood prevention. Please help Keep Austin Beautiful by preserving our historic neighborhoods and protecting our public spaces. Please keep our lovely and still very Austin neighborhood from becoming what zoning rules were put in place to prevent in the first place (Ahem, Houston.)!

Thank you for your attention.

Sincerely,

Tamara Kahn Zissman

520 Sunny Lane, Austin, TX 78704

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