



# South Shore Planned Unit Development Amendment

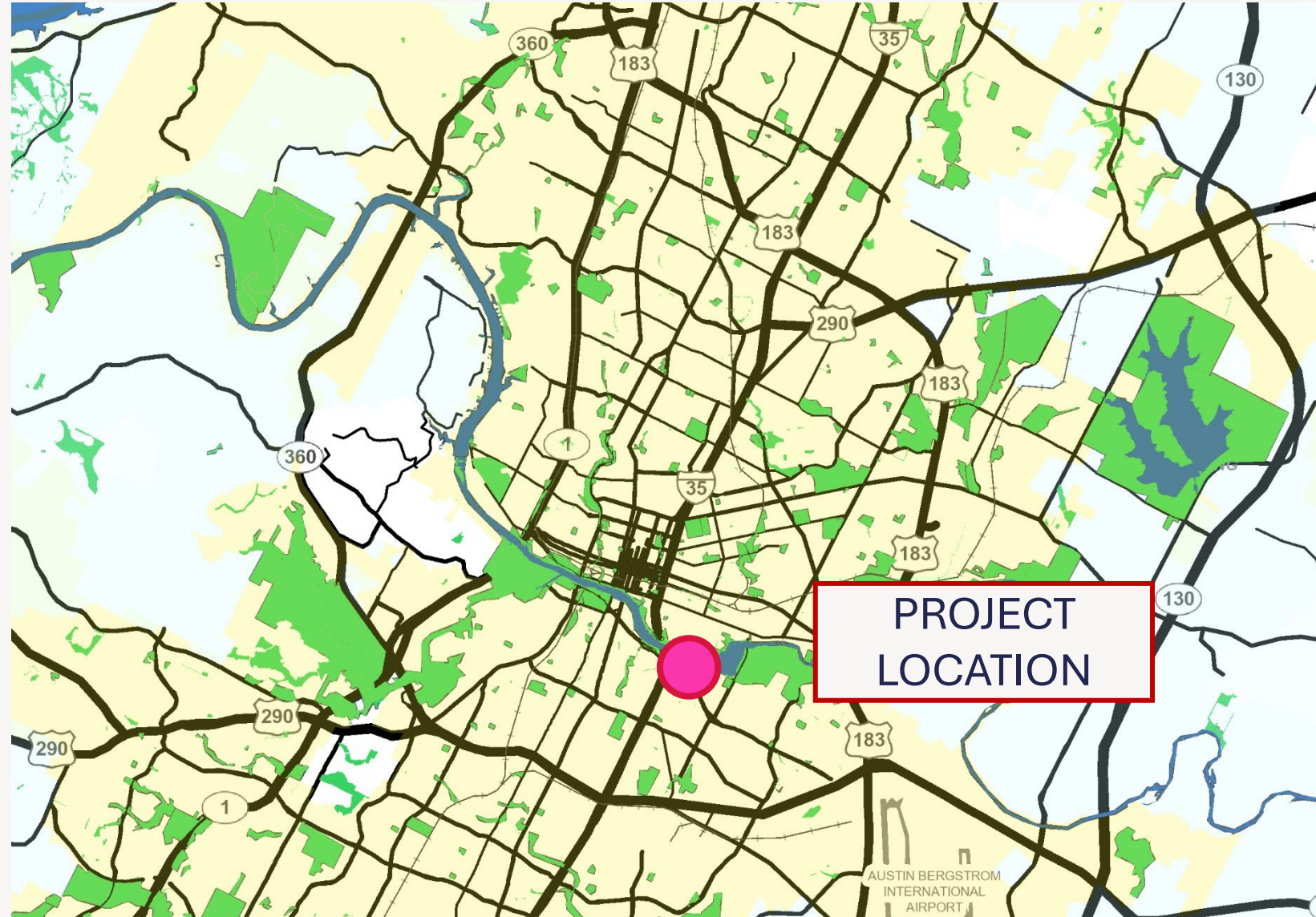
---

Austin Parks and Recreation | February 23, 2026

# Development Overview



- Planned Use Development (PUD) approved in 2009, most regulations vested to 2009
- Amendment Proposes to annex 1.4 acres into the PUD (Area 8)
- Existing use: Commercial
- Proposed use: Multifamily
- Max height for additional parcel: 180 feet (current height limited to 96 feet in the Waterfront Overlay)



# Development Overview

Original 2009 PUD restricted parkland dedication(PLD) to the 2007 Ordinance.

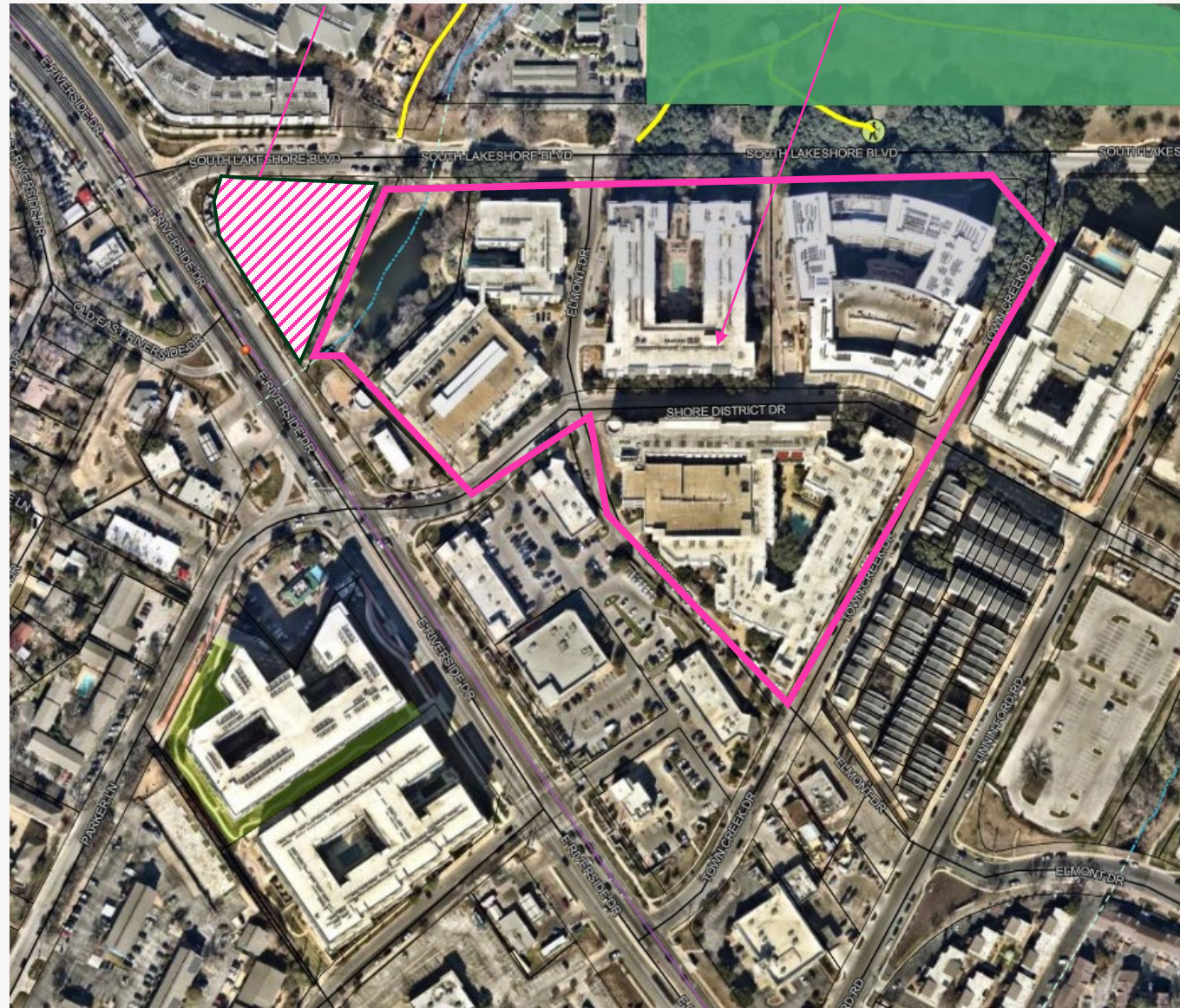
PUD does not seek Parkland Superiority.

Amendment in review:

- Adds a 1.4 acre tract,
- Increases allowable height to 180’,
- Modifies the Waterfront Overlay, and
- Vests the additional acreage to 2007 Parkland Dedication Fees.

Additional 1.4 acres  
Area 8

Original 20 acres



# Amendment Details



Applicant proposed PUD amendment adds a provision to **vest the additional area to 2007 Parkland Dedication requirements** of \$650/ residential unit.

Modify Part 11 to read: Area 8, as shown on the Land Use Plan is required to comply with Title 25, Article 14 (Parkland Dedication) as amended.

**PART 11.** For any building constructed on Area 8, the owner will pay a fee-in-lieu of parkland dedication and will comply with Ordinance No. 20070621-027, which requires the Owner to pay \$650 per dwelling unit as a fee-in-lieu of parkland dedication at the time of site plan approval.

# Parkland Dedication Requirements



- Original PUD area has no onsite parkland dedicated.
- Current parkland dedication code requires \$4,676.52/ unit paid at the time of Certificate of Occupancy.
- Land considered for parkland dedication requirements must meet Parkland Dedication Operating Procedures standards and be within a ¼ mile service area of the site.
- Staff recommend bringing additional area into **compliance with current parkland dedication code.**

# Parks Board Recommendation



**Make a recommendation to City Council regarding the Parkland Dedication Requirements for the South Shore PUD Amendment.**



**Thank you**