

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0184 – 4930 South Congress

DISTRICT: 3

ADDRESS: 4910 and 4930 South Congress Avenue

ZONING FROM: CS-MU-CO-NP; CS-1-MU-CO-NP

TO: CS-MU-V-CO-NP; CS-1-MU-V-CO-NP

SITE AREA: 6.840 acres (includes footprint: 30,009.372 square feet for CS-1-MU-CO-NP)

PROPERTY OWNER: 4930 SOCO LLC (Colin Brothers)

AGENT: Drenner Group, PC (Drew Raffaele)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning and commercial-liquor sales – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning.**

### **The Conditional Overlay will include the following:**

**A 30-foot wide vegetative buffer shall be established and maintained along the property lines that are adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive. (consistent with Ordinance No. 20050818-Z003 – Part 9).**

*For a summary of the basis of Staff's recommendation, see pages 2 - 4.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**March 11, 2025: APPROVED CS-MU-V-CO-NP COMBINING DISTRICT ZONING and CS-1-MU-V-CO-NP COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT**

*[C. HANEY; F. MAXWELL – 2<sup>ND</sup>] (9-0) A. AZHAR , G. COX, A. PHILLIPS,  
A. HAYNES – ABSENT*

### CITY COUNCIL ACTION:

**April 10, 2025:**

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is located on the west side of South Congress Avenue, between Ramble Lane to the south and Sheraton Avenue to the north. The property is approximately 6.84 acres and is currently developed with a large commercial/office building that is occupied by various types of businesses, including general retail, personal services, restaurant (limited) and administrative/office uses. In addition, there are two smaller commercial/office buildings that are occupied with auto services and an animal daycare. The site is currently zoned general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning. The overall acreage includes approximately 0.70 acres that are zoned commercial-liquor sales – mixed use – conditional overlay – neighborhood plan (CS-1-MU-CO-NP) combining district zoning.

Since the subject area is located along the South Congress Activity Corridor, it is surrounded by commercial services and multifamily mixed use developments. Directly north of the property are condominium residences, while immediately to the south are multifamily residences (CS-MU-CO-NP). To the east, across South Congress Avenue, is a mobile home park, multifamily residences, and commercial services (CS-MU-CO-NP; MH-NP). Additionally, within one-half mile to the east, there is Battle Bend Neighborhood Park. There are single family residences to the west (SF-3-NP); however, there is vegetative buffer along the western property line. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The most western portion of the property encompasses Williamson Creek and is currently undergoing condemnation proceedings by the City. Therefore, approximately 2.051 acres will be undevelopable, and the remainder of the property will be used for the proposed mixed-use development. Additionally, the Conditional Overlay that was established with the adoption of the West Congress Neighborhood Plan (Ordinance No. 20050818-Z003 – Part 9) requires a 30-foot wide vegetative buffer along the western property line adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive. The Applicant is in agreement with maintaining the Conditional Overlay. ***Please refer to Exhibit B.***

South Congress Avenue is a Core Transit Corridor with public transit accessibility. The property is served by two Capital Metro bus stops located adjacent to the site on South Congress Avenue, as well as several Capital Metro bus route options.

The applicant is requesting the vertical mixed use (-V) overlay be added to the current zoning to allow for redevelopment of the property. The proposed development would consist of a mixed use project that includes 312 multifamily units with 8,000 square feet of pedestrian

oriented ground-floor uses, and to permit the operation of a cocktail lounge within the 0.70-acre area currently zoned as CS-1, until redevelopment of the Property.

Through participation in the Vertical Mixed-Use program, the proposed project will reserve the required 10% of units to be made affordable to households making no more than 80 percent of the Median Family Income. A building constructed under vertical mixed use building (-V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels.

Staff is recommending general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning and commercial-liquor sales – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning.

**BASIS OF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The 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. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The proposed 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. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The subject property is appropriate for the addition of (-V). Through participation in the Vertical Mixed-Use program, the proposed project will provide 10% of units to be made affordable to households making no more than 80 percent of the Median Family Income.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more intensive uses and additional residential density on major corridors as well as allowing vertical mixed use building (-V) combining district on core transit corridors.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff is recommending (CS-MU-V-CO-NP) and (CS-1-MU-V-CO-NP) combining district zoning for the subject property based on the following considerations:

- 1) Its location on South Congress Avenue, a Core Transit Corridor, in proximity to East Ben White Boulevard, a major arterial, and Stassney Lane, an Imagine Austin Corridor.
- 2) There are numerous multifamily mixed use projects that are zoned (CS-MU-V) located all along South Congress Avenue; therefore, it is consistent with the surrounding zoning pattern.
- 3) Public transit accessibility, with the property currently served by two Capital Metro bus stops and multiple bus routes along South Congress Avenue.
- 4) Commercial uses would be available to serve residents of the adjacent areas, as well as the wider community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP; CS-1-MU-CO-NP	Commercial services; Administrative/office use; Personal services; Food sales; Auto services
<i>North</i>	CS-MU-CO-NP; P-NP	Condominium residences; Commercial services
<i>South</i>	CS-MU-CO-NP	Multifamily residences
<i>East</i>	CS-MU-CO-NP; MH-NP	Multifamily residences; Mobile home park; Commercial services
<i>West</i>	SF-3-NP	Single family residences

NEIGHBORHOOD PLANNING AREA: South Congress Combined (West Congress)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

St. Elmo Elementary School

Bedichek Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council  
Austin Independent School District  
Friends of Austin Neighborhoods

Austin Lost and Found Pets  
Onion Creek HOA  
Preservation Austin

South Austin Neighborhood Alliance (SANA)  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Sierra Club, Austin Regional Group  
 South Congress Combined Neighborhood Plan Contact Team  
 Oldham Neighborhood Association

SELTexas  
 Go Austin Vamos Austin 78745  
 Save Our Springs Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0034 – 5412 South Congress Avenue	SF-2-NP; CS- MU-NP; CS-MU- CO-NP to CS-MU-V-CO- DB90-NP	To Grant CS-MU-V-CO-DB90- NP (4/9/2024)	Apvd CS-MU-V-CO- DB90-NP as Commission recommended (5/30/2024)
C14-2023-0089 – 4619 South Congress Avenue	CS-MU-NP to CS-1-CO-NP	To Grant CS-1-CO-NP (12/12/2023)	Apvd CS-1-CO-NP as Commission recommended (1-18-2024).
C14-2019-0025 – 4811 South Congress Avenue	CS-MU-CO-NP to MH-NP	To Grant MH-NP (5/28/2019)	Apvd MH-NP as Commission recommended (6-20-2019).
C14-2017-0132 – 4515 South Congress Avenue; 134 Sheraton Ave	CS-MU-NP; CS-MU-CO-NP to CS-MU-V-NP	To Grant CS-MU-V- CO-NP w/CO for list of prohibited uses and 2,000 vehicle trips/day. (2/27/2018)	Apvd CS-MU-V-CO- NP as Commission rec. but removed the –CO for the 2,000 trips/day limit (6-14-2018).
C14-2016-0097 – 4714 South Congress Avenue	CS-MU-CO-NP to CS-MU-V-NP	To Grant CS-MU-V- NP w/addl conditions to provide 10% rental units at 60% MFI w/a unit mix reflecting the makeup of the units as the rest of the development.	Apvd CS-MU-V-CO- NP w/CO limiting height to 60', on 1st Rdg (3-23-2017). NOTE: Case Expired

RELATED CASES:

C14-05-0106 – West Congress Neighborhood Plan Area – Rezoning to add -NP combining district and change base district zonings on 24 tracts.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 4930 S CONGRESS AVENUE. C14-2024-0184. Project: 4930 South Congress. 6.84 acres from CS-MU-CO-NP, CS-1-MU-CO-NP to CS-MU-V-CO-NP, CS-1-MU-V-CO-NP. South Congress Combined NP. Existing: personal services, administrative and business office, general retail sales, and restaurant. Proposed: 5-story multifamily, and general retail sales. Multifamily unit number has been indicated at over 200 units, with the final number to be determined. Demolition status to be determined. The applicant describes the reservation of 10% of units at 80% MFI through participation in the Vertical Mixed Use overlay.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to South Congress Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Adjacent to bus stop along South Congress AVE</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk and bike lane present along South Congress AVE</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along South Congress AVE</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.3 miles to Battle Bend Neighborhood Park</b></li> </ul>
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

### Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

This lot abuts the Williamson Creek Greenbelt and the Parks and Recreation Department (PARD) would consider a connection from S Congress Ave to the portion of the property currently undergoing condemnation toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity and would go towards satisfy connectivity needs for the Williamson Creek Greenbelt, as recommended and identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

### Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed and the proposed zoning change is within the footprint of an existing development.

The Williamson Creek Interceptor (SP-2022-1368D) site plan is currently in review, which proposes approximately 37.07 acres for a gravity wastewater interceptor.

If utilizing VMU, we recommend obtaining a housing certification letter from the Housing Department and submit with formal site plan review.

<https://www.austintexas.gov/department/development-incentives-and-agreements>



### *Compatibility Standards*

The site is subject to compatibility standards due to the adjacent SF-3 zoned property to the west.

Any structure that is located:

- At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- Less than 50 feet from any part of a triggering property may not exceed 40 feet

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

### Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 150 feet of right-of-way for South Congress Avenue. It is recommended that 75 feet of right-of-way from the existing centerline should be dedicated for South Congress Avenue according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
South Congress Avenue	Level 3 – Major Arterial	150’	122’	65’	Yes (6’)	Yes	Yes

A Traffic Impact Analysis is not required.

### Austin Water Utility

No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

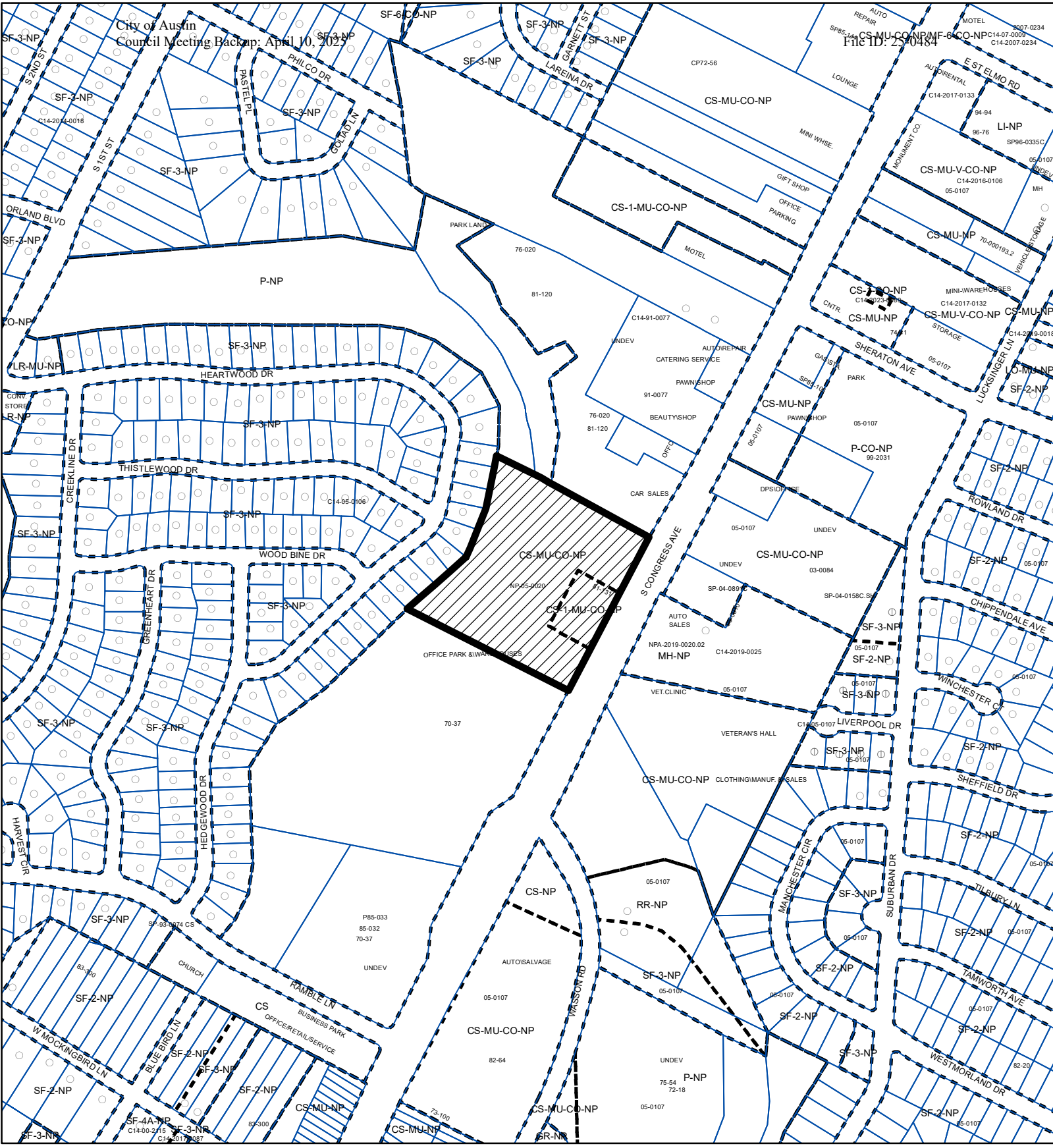
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Ordinance No. 20050818-Z003

Applicant's Summary Letter





Correspondence



**ZONING**

ZONING CASE#: C14-2024-0184

**EXHIBIT A**

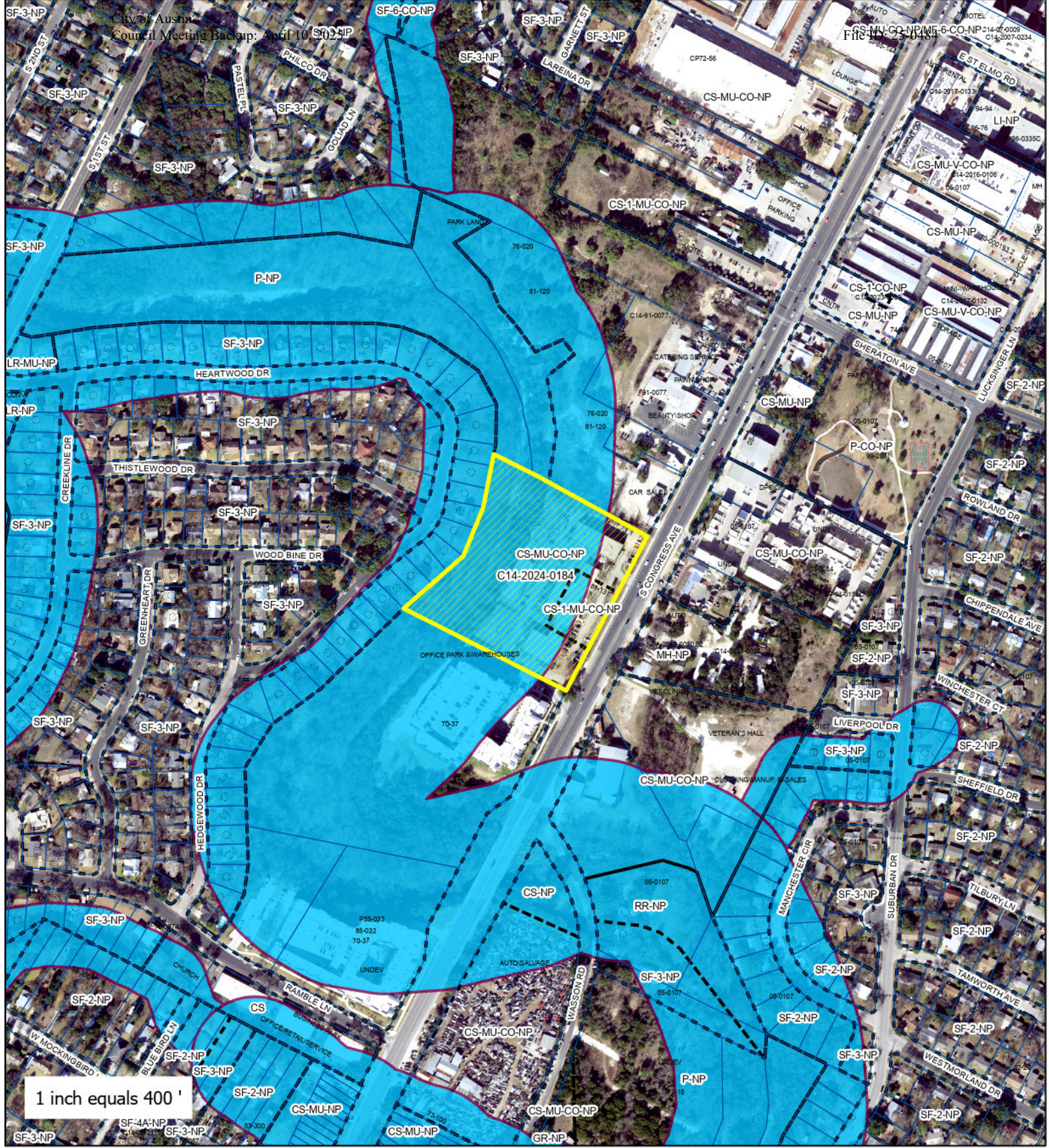

  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY



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





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1" = 400'



City of Austin  
Council Meeting Backup: April 10, 2025  
File # 25-0484

### 4930 South Congress

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

ZONING CASE#: C14-2024-0184  
 LOCATION: 4910, 4930 S. Congress Ave.  
 SUBJECT AREA: 6.84 Acres  
 MANAGER: Nancy Estrada

### EXHIBIT A-1



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

Created: 1/7/2025

**EXHIBIT B**

**ORDINANCE NO. 20050818-Z003**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 331.45 ACRES OF LAND GENERALLY KNOWN AS THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 24 TRACTS OF LAND.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 24 tracts of land within the property described in Zoning Case No. C14-05-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 331.45 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and as follows,

Normandy-Clarke Subdistrict area generally bounded by Clarke Street on the north, the eastern boundary of the Placidena Subdivision on the east, Radam Lane on the south, and South 1<sup>st</sup> Street on the west; and

Garnett-Lareina Subdistrict generally described as the properties that front Garnett Street, Lareina Street and Southview located in the Oldham Addition Subdivision; and

Alamo Height Subdistrict generally described as the properties that front Clover Court, Philco Drive, Goliad Lane and Pastel Place located in the Alamo Heights subdivision; as shown on Exhibit "B";

**SAVE and EXCEPT:**

Pleasant Hill Subdistrict generally bounded by the northern boundary of the Pleasant Hill Addition Subdivision on the north, South Congress Avenue on the east, West Stassney Lane on the south and Hummingbird Lane on the west that includes the lots with front and side yard frontages along Hummingbird Lane; and the following tracts:

- Tract 18            106-200 W Mockingbird Ln;
- Tract 22            5300, 5302, & 5304 S Congress Ave; 102 W Mockingbird Ln (the south 275' of Lot 17 Blk 6 & the north 125' of Lot 17 Blk 6 Pleasant Hill Addn); 104 W Mockingbird Ln;
- Tract 23a           116 Red Bird Ln;
- Tract 23b           5402 & 5412 S. Congress Ave;
- Tract 25            5500 S Congress Ave (footprint: 7005.415 sq.ft.);
- Tract 26            5510 S Congress Ave (footprint: 3213.064 sq.ft.);
- Tract 27            5500, 5510 & 5526 S Congress Ave; 120 W Stassney Ln;
- Tract 28            5508 S. Congress Ave. (the south ½ of Lot 18,Blk 1, less 32.08' X 117.65' Pleasant Hill Addn)
- Tract 30            103 Red Bird Ln; 0 Red Bird Ln (the south 68 av of Lot 20 & the south 68' av X the east 50' of Lot 21 Blk 1 Pleasant Hill Addn)
- Tract 31            200 W Stassney Ln;
- Tract 32            210 & 212 W Stassney Ln;
- Tract 35            300,306,308, 312 &314 W Stassney Ln;

generally known as the West Congress neighborhood plan combining district, locally known as the area bounded by Ben White Boulevard on the north, South Congress Avenue on the east, Stassney Lane on the south, and South 1<sup>st</sup> Street on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 24 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence moderate high density (MF-4) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT NO	ADDRESS	FROM	TO
1	201-321 W Ben White Blvd (odd only); 310 Radam Ln; 0 Ben White Blvd (FORTVIEW ADDN ACR 3.819 * OF LOT 11&12)	CS, MF-4	CS-MU-NP
2	4101 S 1st St	GR	CS-MU-NP
3	4111 S 1st St	CS	CS-MU-NP
4a	4201(FORTVIEW ADDN .70 ACR OF BLK 15), 4219, & 4221 S 1st St	CS, GR	CS-MU-NP
4b	509 Radam Ln (FORTVIEW ADDN .28 ACR OF BLK 15)	GR-CO, SF-3	GR-MU-CO-NP
4c	503 & 505 Radam Ln	SF-3	GR-MU-NP
5	4303-4333 S 1st St (odd only)	CS, GR, LO	CS-MU-NP
6a	400 W St Elmo Rd	MF-2	MF-4-NP
6b	420 W St Elmo Rd; 504 W St Elmo Rd (ST ELBOW PLACE LOT 1 BLK A)	MF-2	LO-MU-NP
7	4210-4300S Congress Ave (even only); 4302 S Congress Ave (BIRKNER ADDN 3 LOT 2); 4320 S Congress Ave (BIRKNER ADDN 3 LOT 3)	LI, CS, MF-2	CS-MU-NP
8a	201 W St Elmo Rd	CS	CS-MU-CO-NP

TRACT NO	ADDRESS	FROM	TO
8b	4358, 4360, 4402, 4406, 4408, 4500, 4502, 4504, & 4506 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN .522 ACR OF LOT 1 * RESUB OF PT OF LT 24); 0 S Congress Ave (FORTVIEW ADDN LOT 2 * (1.131 ACR) RESUB OF A PT OF LT 24)	CS, SF-3	CS-MU-CO-NP
9	4360 S Congress [footprint: 9735.059 sq.ft.]	CS-1	CS-1-MU-CO-NP
10	4358 S Congress Ave [footprint: 4424.573 sq.ft.]	CS-1	CS-1-MU-CO-NP
11	4401, 4409, 4411, 4413, 4415, 4501, 4503, & 4505 S 1st St	GR, SF-3	GR-MU-NP
12	0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.42) and 0 S 1st Ave (DECKER I ABS 8 SUR 20 ACR 8.156)	SF-3	P-NP
13	506 Heartwood Dr; 0 Heartwood Dr (COMMUNITY OF FAIRVIEW SEC 2 SE TRIANGLE OF LOT 1 BLK A)	LR	LR-MU-NP
14	4600 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.976)	SF-3	CS-1-MU-CO-NP
15	4930 S Congress Ave [footprint: 30,009.372 sq.ft.]	CS-1	CS-1-MU-CO-NP
16	4604 - 4810 S Congress Ave (odd only)	LI, CS, CS-CO, SF-3	CS-MU-CO-NP
19	4930 S Congress Ave; 5210 S Congress (VON ACH PARK SUBD LOT 2); 100 Ramble Ln (VON ACH PARK SUBD LOT 4); 300 Ramble Ln; 0 S Congress Ave (VON ACH PARK SUBD LOT 1)	CS, MF-2	CS-MU-CO-NP
20	4800-5020 S 1st St (even only) (CANNON W DECKER I ABS 6 SUR 19 ABS 8 SUR 20 ACR 4.654 and TREEHOUSE LOT 1)	LO, SF-3	P-NP
21	0 S 1st St (CANNON W ABS 6 SUR 19 ACR .664)	LO	LO-MU-NP
39	616 W Stassney Ln; 512 W Stassney Ln	GR	GR-MU-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.



**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

**PART 5.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Normandy-Clarke Subdistrict, the Garnett-Lareina Subdistrict, and the Alamo Heights Subdistrict:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

**PART 6.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the Normandy-Clarke Subdistrict, the Garnett-Lareina Subdistrict, and the Alamo Heights Subdistrict, as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

**PART 7.** Tracts 1-3, 4a, 4b, 4c, 5, 6a, 6b, 7, 8a, 8b, 9-11, 14-16, 19, and 39 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

**PART 8.** Tracts 1, 4a, 4b, 4c, 5, 6b, 7, 8a, 8b, 9-10, 14-16, 19, and 39 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

**PART 9.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Vehicular access from Tract 4b to Radam Lane Drive is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.
2. A 30-foot wide vegetative buffer shall be established and maintained along the property lines of Tracts 8a, 8b, 9, 10, 14, 15, 16, and 19 that are adjacent to a property


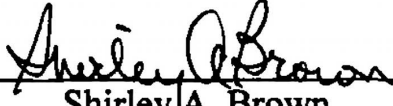
used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive.

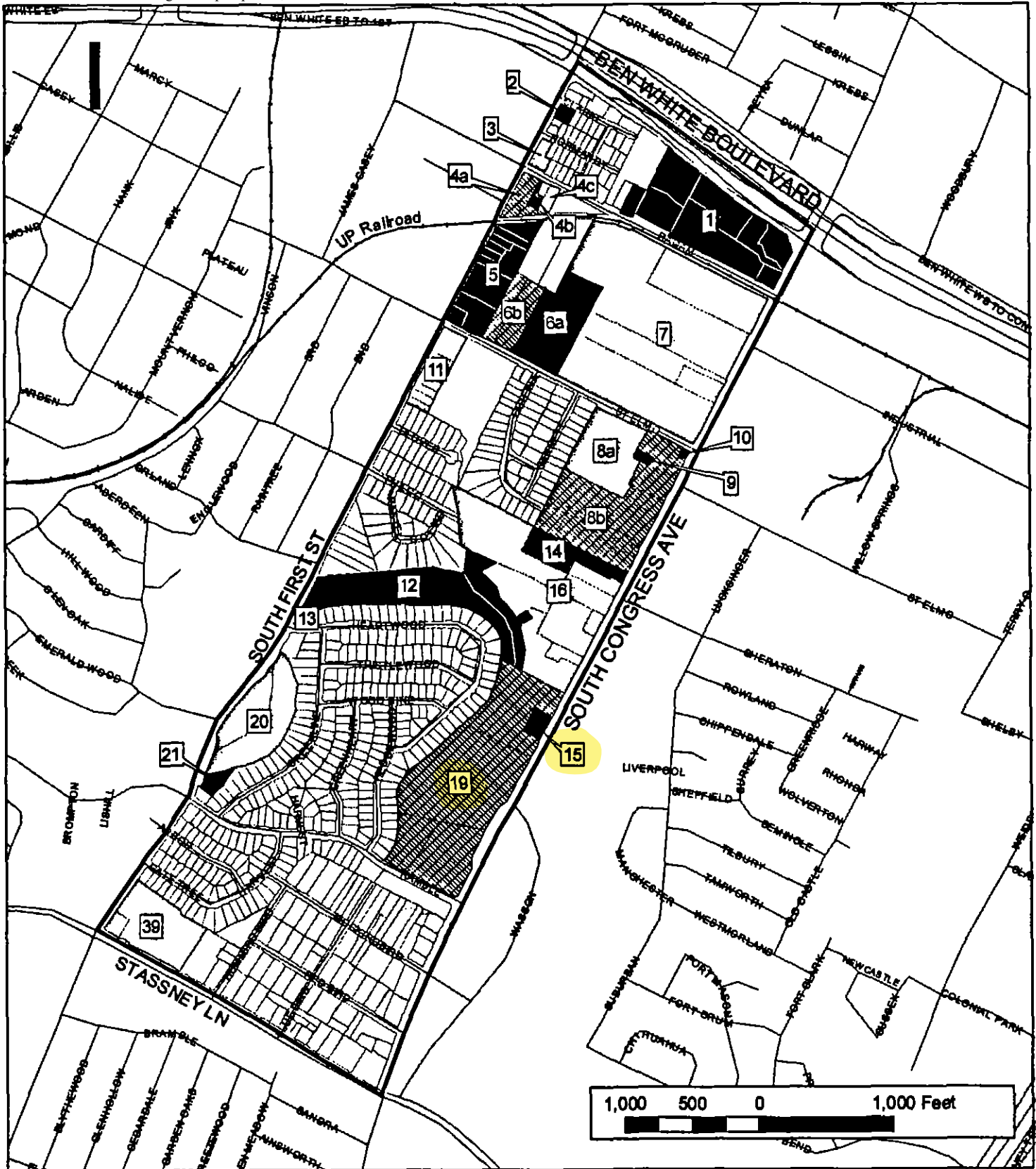
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 10.** This ordinance takes effect on August 29, 2005.

**PASSED AND APPROVED**

August 18, 2005      §  
§  
§  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**       **ATTEST:**   
David Allan Smith      Shirley A. Brown  
City Attorney      City Clerk



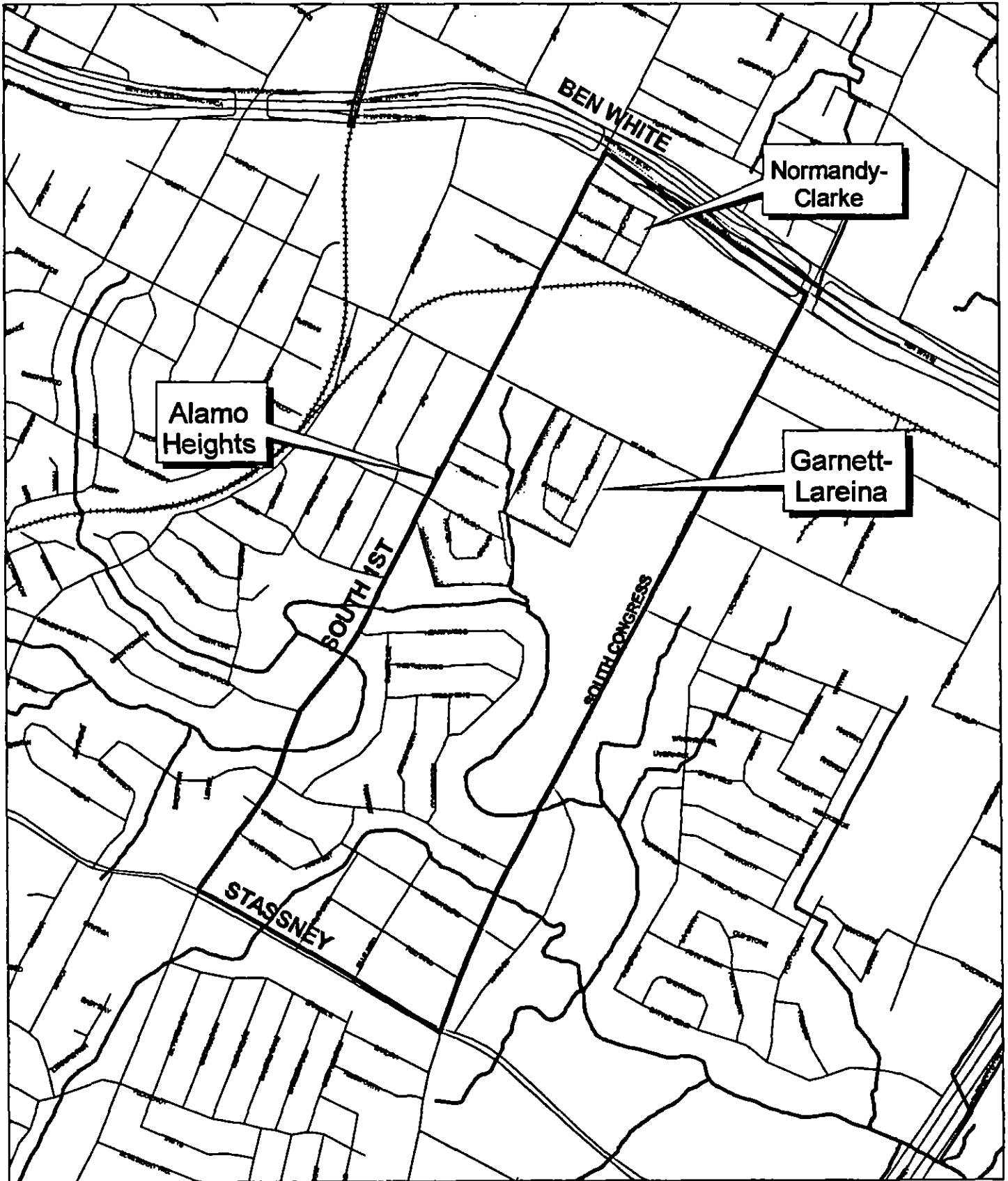
West Congress Neighborhood Planning Area:  
Rezoning Tracts  
Case #C14-05-0106  
Adopted August 18, 2005



Exhibit A

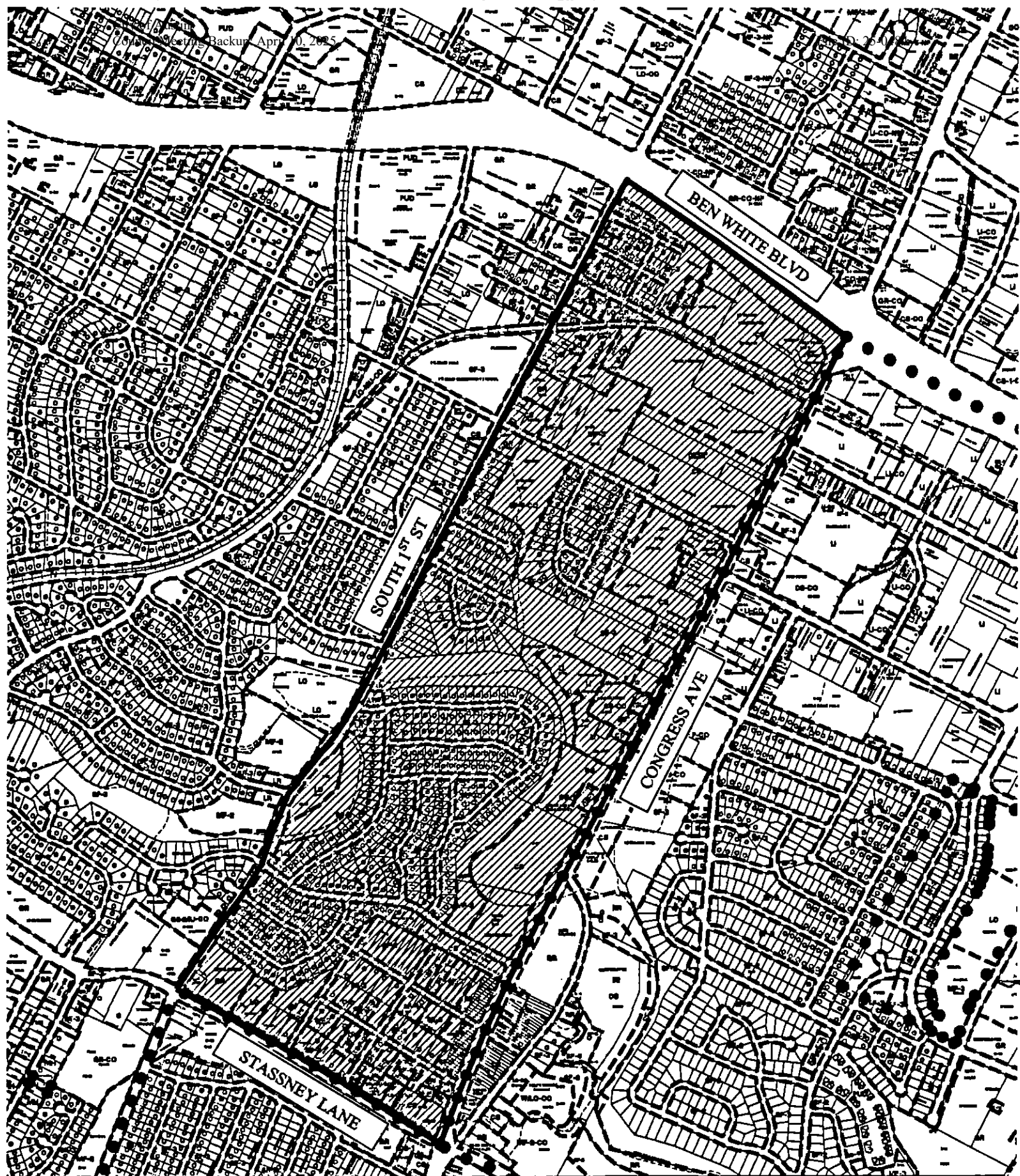






City of Austin  
Neighborhood Planning and Zoning Department



# West Congress Neighborhood Planning Area: Subdistricts

**CASE #**  
**C-14-05-0106**  
*EXHIBIT B*




  
 SUBJECT TRACT 
  
 PENDING CASE 
  
 ZONING BOUNDARY 
  
 CASE MGR: W. WALSH

**ZONING EXHIBIT C**

**CASE #: C14-05-0106**  
**ADDRESS: WEST CONGRESS**  
**NEIGHBORHOOD PLANING AREA**  
**SUBJECT AREA (acres): N/A**

DATE: 05-07  
 INTLS: SM

**CITY GRID**  
**REFERENCE**  
**NUMBER**  
**G & H17-18**



December 19, 2024

Ms. Lauren Middleton-Pratt  
Planning Department  
City of Austin  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

*Via Electronic Delivery*

Re: 4930 South Congress – Rezoning application for 6.84-acre property located at 4910 and 4930 South Congress Avenue, Austin, Travis County, Texas (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 4930 South Congress and is 6.84 acres of land, located on the west side of South Congress Avenue, between Sheraton Avenue to the north and Ramble Lane to the south. The Property is adjacent to South Congress Avenue, a designated Imagine Austin and Core Transit Corridor, and lies within the full-purpose jurisdiction of the City of Austin (the "City").

The Property is currently zoned CS-MU-CO-NP (General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan) and CS-1-MU-CO-NP (Commercial-Liquor Sales – Mixed Use – Conditional Overlay – Neighborhood Plan). The requested rezoning is from CS-MU-CO-NP and CS-1-MU-CO-NP to CS-MU-V-CO-NP (General Commercial Services – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan) and CS-1-MU-V-CO-NP (Commercial-Liquor Sales – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Neighborhood Plan). The conditional overlay established by the adoption of the West Congress Neighborhood Plan via Ordinance No. 20050818-Z003 requires a 30-foot vegetative buffer along the eastern property line adjacent to property used or zoned family residence (SF-3) or more restrictive, which we propose to keep. The Property is currently developed with retail, office, and auto repair services uses.

Approximately 2.051 acres encompassing Williamson Creek and the western portion of the Property is currently undergoing condemnation proceedings (File No. 5217.74) by the City, which will limit the developable area of the Property. The purpose of the rezoning is to allow the Property to redevelop through the participation in the City's Vertical Mixed-Use ("VMU") Overlay as a for-lease multifamily residential use with a pedestrian oriented ground-floor, and to permit the operation of a cocktail lounge within the 0.70-acre area currently zoned CS-1 as established in Ordinance No. 19611005-B, until redevelopment of the Property. The VMU Project will reserve 10% of units at 80% Median Family Income, as required by the City's code.

The Property is located in the South Congress Combined Planning Area – West Congress subdistrict and has a Future Land Use Map ("FLUM") designation of Mixed Use. A Neighborhood Plan Amendment is not required with this rezoning request, per a memo from Maureen Meredith dated December 16, 2024. The Property's Mixed Use FLUM designation was established as part of the adoption

of the neighborhood plan and the requested rezoning supports the plan's Goal Two, Recommendation 8, to "[o]rient new commercial or mixed use development along South Congress Avenue."

A Transportation Impact Analysis ("TIA") is not required, per the attached TIA Determination waiver dated December 16, 2024 and executed by Nazlie Saeedi.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Raffaele". The signature is fluid and cursive, with the first name "Drew" and last name "Raffaele" clearly distinguishable.

Drew Raffaele

cc: Nancy Estrada, Planning Department (*via electronic delivery*)

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**From:** Russell Julian  
**Sent:** Tuesday, March 4, 2025 5:40 PM  
**To:** Estrada, Nancy <Nancy.Estrada@austintexas.gov>  
**Subject:** Case Number C14-2024-0184

External Email - Exercise Caution

We object to the proposed zoning change for the following reasons. 1-the only change to the area is the addition of the vertical mixed use designation which is mainly in the 5 year flood plain and can not be used for commercial development. Second- the site that the developer wishes to rezone creates privacy issues for my family by allowing views directly into my home and bedroom. Our residential home has been in existence for over 40 years and our rights should be protected.

Sincerely,

Russell Julian

312 Heartwood Dr

Austin, TX 78745

**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)".