

Version 2

Part 9 Transportation  
Part 10 Water Utility  
Part 11 Open Space  
Part 12 Code Modifications  
Part 5, 6, 7, & 8 - minor edits.

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 400, 500, AND 510 SOUTH CONGRESS AVENUE, 407 1/2 HAYWOOD AVENUE, AND 105 WEST RIVERSIDE DRIVE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT AND COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-V-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

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

**PART 1.** The 500 South Congress Planned Unit Development (the “500 South Congress PUD”) is comprised of 6.4856 acres of land generally located at the southwest intersection of South Congress Avenue and West Riverside Drive and is more particularly described as follows:

A 6.0123 acre tract of land out of the Isaac Decker League, Abstract No. 8, in Travis County, Texas, being all of a called 6.0102 acre tract conveyed by deed recorded in Document No. 2022159125 of the Official Public Records Of Travis County, Texas, said 6.0123 acres of land being more particularly described by metes and bounds in **Exhibit “A-1”** incorporated into this ordinance, and

A 0.4733 acre tract of land out of the Isaac Decker League, Abstract No. 8, in Travis County, Texas, being all of a called 0.472 acre tract of land conveyed by deed recorded in Document No. 2020142997 of the Official Public Records of Travis County, Texas, said 0.4733 acre being more particularly described by metes and bounds in **Exhibit “A-2”** incorporated into this ordinance, (collectively, the “Property”),

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales-neighborhood plan (CS-1-NP) combining district and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2024-0001, on file at the Planning Department, locally known as 400, 500, and 510 South Congress Avenue, 407 1/2 Haywood Avenue, and 105 West Riverside Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

40 **PART 3. Exhibits.** The attached exhibits are incorporated into this ordinance in their  
41 entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

42		
43	Exhibit A-1 and A-2:	Legal Descriptions
44	Exhibit B:	Zoning Map
45	Exhibit C:	Land Use Plan
46	Exhibit D:	Conceptual Open Space Plan
47	Exhibit E:	Impervious Cover with CWQZ/Floodplain
48	Exhibit F:	Tree Preservation Plan
49	Exhibit G:	Tree Relocation Plan
50	Exhibit H:	Critical Environmental Feature Mitigation Plan
51	Exhibit I:	Environmental Superiority Plan
52	Exhibit J:	Street Cross Sections
53		

54 **PART 4.** This ordinance and the attached Exhibits "A" through "J" constitute the land use  
55 plan (the "Land Use Plan") for the 500 South Congress PUD created by this ordinance.  
56 Development of and uses on the Property shall conform to the limitations and conditions  
57 set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached  
58 exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this  
59 ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply  
60 to the 500 South Congress PUD.

61  
62 **PART 5. Definitions.**

- 63
- 64 (A) In this ordinance, LANDOWNER means the owner of the Property, or the  
65 owner's successors and assigns, or the owner of the Property or that portion of  
66 the Property at the time of dedication or transfer to City. Landowner does not  
67 include City.
- 68
- 69 (B) In this ordinance, URBAN GROCERY STORE means a site containing a food  
70 sales use limited to a grocery store with:
- 71
- 72 (1) pedestrian access on the ground floor of the building; and
- 73
- 74 (2) a minimum gross area of 10,000 square feet.
- 75
- 76 (C) In this ordinance, ZONE ONE shall mean the phase of the development located  
77 south of the internal driveway.
- 78

- 79 (D) Unless otherwise specifically defined, all terms in this ordinance shall have the  
80 meaning established in Title 25 of Code of the City of Austin, Texas (the "Land  
81 Development Code").  
82

83 **PART 6. Affordable Housing.**  
84

- 85 (A) Prior to issuance of a final certificate of occupancy for a vertical building on the  
86 Property, Landowner shall pay to the Housing Trust Fund as fee in-lieu of on-  
87 site affordable housing in the amount of \$9.00 per square foot of bonus area  
88 exceeding a floor-to-area ratio (FAR) of 2:1.  
89

- 90 (1) Landowner shall make available to the City onsite rental units on the  
91 Property which the City may elect to restrict as affordable units  
92 according to Part 6.A(2). Any such units shall reduce the amount of fee-  
93 in-lieu required under this Part 6.A at the rate of \$591.00 per square foot.  
94

- 95 (2) Landowner shall provide any on-site affordable units at 60 percent  
96 median family income (MFI) for a minimum period of 40 years, and  
97 units shall be provided in compliance with Chapter 4-18, Article 2  
98 (*Density Bonus and Incentive Programs*) requirements.  
99

- 100 (3) The Landowner shall notify the Director of Housing Department in  
101 writing upon the submittal of a site plan application for a vertical  
102 building on the Property. The Director of the Housing Department shall  
103 thereafter have one-hundred twenty days to elect to restrict as affordable  
104 units ("Onsite-Affordable Units Election") and reduce the applicable fee  
105 in-lieu of affordable housing for the vertical building. The Landowner  
106 shall notify the Director of Housing Department of any substantial  
107 changes to the site plan application which may affect the Onsite-  
108 Affordable Units Election.  
109

- 110 (4) Bonus area for a phased site plan shall be calculated separately for each  
111 phase based upon the site area and vertical buildings of each phase.  
112

- 113 (B) Landowner shall provide a \$1,500.00 per unit relocation fee payable to tenants  
114 residing in a unit on the Property at time of application for a demolition permit  
115 for the existing residential structure. Landowner must satisfy the requirements  
116 of this provision prior to the issuance of the demolition permit for the existing  
117 residential structure.  
118  
119

120 **PART 7. Community Benefits.**

- 121
- 122 (A) Landowner shall provide on the Property a space and necessary amenities
- 123 suitable for locating and maintaining an Urban Grocery Store.
- 124
- 125 (B) Landowner shall provide 5,000 square feet of commercial space for lease for a
- 126 minimum period of 25 years to an independent retail, restaurant, or local
- 127 franchisee whose principal place of business is in the Austin standard
- 128 metropolitan statistical area, or a non-profit organization (“Affordable
- 129 Commercial Space”). This requirement is effective for a period of 25 years
- 130 beginning on the date of tenant occupancy at a rental rate not to exceed eighty-
- 131 percent of the market rate for similarly sized and located commercial space as
- 132 determined by the Director of Economic Development Department. A
- 133 minimum of 50 percent of the Affordable Commercial Space must be made
- 134 available in Zone One of the development.
- 135
- 136 (C) Landowner shall spend a minimum of fifty thousand dollars (\$50,000.00) on
- 137 procuring art pieces for display on a permanent or rotating basis. Landowner
- 138 shall procure and provide the art pieces to be displayed in a prominent location
- 139 or locations on the Property prior to certificate of occupancy being issued for
- 140 first vertical building located in Zone One.
- 141

142 **PART 8. Environmental.**

- 143
- 144 (A) Landowner shall use natural channel design techniques described in the Drainage
- 145 Criteria Manual (DCM) to enhance the creek edge along East Bouldin Creek as
- 146 approved by the Director of WPD, including bank armoring limited to areas at
- 147 risk of scouring due to volume and velocity of creek flow. Native vegetation will
- 148 be incorporated into armoring through terracing.
- 149
- 150 (B) Landowner shall increase floodplain volume by over 25,000 cubic feet
- 151
- 152 (C) Riparian Restoration. Landowner shall perform a minimum of 23,000 square feet
- 153 of riparian restoration within the Critical Water Quality Zone (CWQZ), resulting
- 154 in a healthy wetland fringe, a diverse floodplain forest, and a stabilized bed and
- 155 bank as shown on **Exhibit “I”: Environmental Superiority Plan**, including the
- 156 following:
- 157
- 158
- 159
- 160

- 161 (1) Landowner shall assess and restore the CWQZ and Active Channel using  
162 Zone 2 and Zone 3 Functional Assessment of Floodplain Health  
163 methodology described in Appendix X of the Environmental Criteria  
164 Manual ("Floodplain Assessment"). The Floodplain Assessment shall be  
165 submitted at the time of site plan;
- 166 (2) CWQZ and Active Channel that score "Poor (1)" or "Fair (2)" shall be  
167 restored to a condition of "Good (3)" or "Excellent (4)";
- 168 (3) CWQZ and Active Channel that score "Good (3)" or "Excellent (4)" shall  
169 not be disturbed except as otherwise allowed by City Code or this  
170 ordinance;
- 171 (4) Areas that are proposed for restoration must demonstrate that all  
172 parameters of the Appendix X scoring criteria are raised to a score of  
173 "Good (3)" or "Excellent (4)";
- 174 (5) All riparian restoration plantings will exceed density and diversity  
175 requirements by at least 20 percent based on City of Austin Standard  
176 Specifications Manual, Series 600, 609S Native Seeding and Planting for  
177 Restoration criteria;
- 178 (6) 30 percent of the plant species along the wetland fringe of East Bouldin  
179 Creek will have a stability rating of 6 or greater; and
- 180 (7) A riparian restoration plan shall be submitted at time of site plan.

181  
182 (D) Landscape and Plantings. Landowner shall provide plantings on the Property as  
183 follows:  
184

- 185 (1) A minimum of 50 species shall be included in the final planting plan  
186 provided as part of the site plan;
- 187 (2) 70 percent of all plantings on the Property will be native to the Edwards  
188 Plateau and Blackland Prairie ecoregions as identified in City's "Grow  
189 Green Native and Adapted Landscape Plants" guide;
- 190 (3) Include a minimum of 20 native plant species that attract local bees and  
191 other pollinators by using pollinators and/or caterpillar host plants; and
- 192 (4) All plantings on the Property shall be identified in in the Environmental  
193 Criteria Manual (ECM) Appendix F (*Descriptive Categories of Tree*  
194 *Species*) or City's "Grow Green Native and Adapted Landscape Plants"  
195 guide.

- 196 (E) Landowner shall reduce existing impervious cover within the Critical Water  
197 Quality Zone (CWQZ) by a minimum of 8,000 square feet.  
198
- 199 (F) The maximum impervious cover allowed within the proposed CWQZ as  
200 determined at time of site plan is 21 percent.  
201
- 202 (G) Landowner shall reduce the total existing impervious cover on the Property by 5  
203 percent.  
204
- 205 (H) Landowner shall provide water quality treatment with rainwater harvesting  
206 cisterns and rain gardens to the maximum extent technically feasible as  
207 determined by the Director of WPD.  
208
- 209 (I) 50 percent of all landscaped areas on the Property shall be irrigated using  
210 rainwater harvesting.  
211
- 212 (J) Landowner shall provide an Integrated Pest Management Plan and Natural Areas  
213 Management Plan at time of site plan.  
214
- 215 (K) Landowner shall protect and preserve in accordance with **Exhibit “F”: Tree  
216 Preservation Plan** and **Exhibit “G”: Tree Relocation Plan**, 100 percent of all  
217 heritage trees on site, unless the trees are dead, fatally diseased or pose an  
218 imminent hazard to life or property as determined by the City Arborist.  
219 Landowner shall preserve 75 percent of the caliper inches associated with native  
220 protected size trees.  
221
- 222 (L) All newly planted street trees must be identified as Streetscape (“SE”) and  
223 Significant Shade Provider (“SS”) as provided in Appendix F (*Descriptive  
224 Categories off Tree Species*) of the Environmental Criteria Manual (ECM).  
225
- 226 (1) The City Arborist may allow for alternative species on a case by case basis  
227 and may suggest alternative species based on current availability and site  
228 and climate condition.  
229
- 230 (2) The street trees will be a minimum of 3 inch caliper measured 6 inch above  
231 grade, and the sizing will comply with the standards for nursery stock  
232 (ANSI Z60. 1-2014). No more than 25 percent of the newly planted street  
233 trees will be from the same species.  
234  
235  
236

237 (M) Landowner shall use 1,000 cubic feet of soil per new street tree well, where up to  
238 25 percent of the soil volume may be shared with adjacent trees in continuous  
239 plantings. Riparian tree plantings will be sourced from within 250 miles of the  
240 site.

241  
242 (N) Landowner shall install and maintain electric vehicle charging stations equal to  
243 a minimum of 5 percent of the number of parking spaces within the parking  
244 structure for use by tenants and visitors of the Property. Landowner shall  
245 provide for an additional 5 percent of all parking spaces to support future  
246 installation of electric vehicle charging stations.

247  
248 (O) Landowner shall install and maintain a 500 square foot vertical green wall to  
249 reduce the urban heat island effect and increase habitat and overall experience  
250 of the site. This will be located within the public realm in an area on the  
251 Property that receives greater than 4 hours of sunlight and will either be a vine  
252 and mesh or living wall system as approved by the Director of WPD.

253  
254 (P) Green Building Rating.

255  
256 (1) Landowner shall achieve a LEED Certification minimum rating of  
257 “Silver” for buildings containing residential uses and “Gold” for  
258 buildings containing only commercial or office uses.

259  
260 (2) Landowner shall comply with the most current Austin Energy Green  
261 Building (AEGB) Light Pollution Reduction criteria available at the time  
262 of site plan for all buildings and site lighting.

263  
264 (3) Landowner shall comply with the most current AEGB Bird Collision  
265 Deterrence criteria available at the time of site plan for all buildings.

266  
267 (Q) Landowner shall provide signage on the Property for the following  
268 environmental superior elements: Water Quality and Riparian Restoration, Tree  
269 Preservation and Relocation, Biofiltration Areas, and Pollinator Planting as  
270 approved by the Director of WPD.

276 **PART 9. Transportation.**

- 277 (A) A site plan or building permit for the Property may not be approved, released, or  
278 issued, if the completed development or uses of the Property, considered  
279 cumulatively with all existing or previously authorized development and uses,  
280 generate traffic that exceeds the total traffic generation for the Property as  
281 specified in that certain Traffic Impact Analysis ("TIA") prepared by BOE, dated  
282 November 6, 2024, or as amended and approved by the Transportation and Public  
283 Works Department (TPW). Additional right-of-way dedication and permanent  
284 access easements required for South Congress Avenue shall not exceed 60 feet  
285 from existing centerline.
- 286
- 287 (B) Landowner shall provide bicycle spaces that exceed code requirement for the  
288 Property, including separate bicycle parking for tenants and residents.
- 289
- 290 (C) A minimum of 50 percent of the parking provided onsite will be located below  
291 grade. For the remainder of the parking that is above grade, a minimum of 75  
292 percent of the ground floor of the parking structures on the Property will be  
293 designed for pedestrian oriented uses as defined in Section 25-2-691(C)  
294 (*Waterfront Overlay District Uses*).
- 295

296 **PART 10. Water Utility.**

- 297 (A) Landowner shall construct at Landowner's expense a public reclaimed water  
298 system main starting at the midpoint between the northwest corner of the  
299 Property and the intersection of West Riverside Drive and South Congress  
300 Avenue and continuing west along West Riverside Drive and connect the new  
301 public reclaimed water main to the existing reclaimed water main at the  
302 intersection of Barton Springs Road and West Riverside Drive. The public  
303 reclaimed water system main shall be temporarily connected to a public potable  
304 water main and capped at the ends to be ready for future connections to the  
305 public reclaimed water system. Landowner may participate in the City's Go  
306 Purple water reuse program or successor program providing equal or greater  
307 benefit to the Landowner.
- 308
- 309 (B) Landowner shall install reclaimed water services and meters and connect to and  
310 utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and  
311 toilet and urinal flushing uses on the Property.
- 312

315 **PART 11. Open Space.**

316 (A) Landowner shall provide on the Property a minimum of 2,000 square feet of  
317 publicly accessible recreational courts and play spaces ("Public Recreation  
318 Spaces"). Landowner shall grant to City a non-exclusive public access  
319 easement over and across the Public Recreation Zone in a form approved by the  
320 city attorney prior to issuance of the final certificate of occupancy for the final  
321 vertical building on the Property.

322  
323 (B) Landowner shall provide a minimum of 15,000 square feet of publicly  
324 accessible, pedestrian-friendly urban space connecting the project to the  
325 neighborhood ("Public Urban Space"). Landowner shall:

326  
327 (1) provide a minimum of 5,000 square feet of landscaping at ground level;

328  
329 (2) provide a minimum of 1,000 linear feet of internal sidewalks or  
330 walkways;

331  
332 (3) provide a minimum of 300 linear feet of publicly accessible bike paths;

333  
334 (4) provide 500 linear feet of improved and publicly accessible trail along  
335 East Bouldin Creek by amenitizing the creek access by providing natural  
336 public promenades and points of interest to observe nature and the local  
337 wildlife, and public space with passive and active recreational activities,  
338 public seating and adequate lighting for nighttime use. Amenities shall  
339 be approved by the Director of the PARD; and

340  
341 (5) grant to City a non-exclusive public access easement over and across the  
342 Public Urban Space in a form approved by the city attorney prior to  
343 issuance of the final certificate of occupancy for the final vertical building  
344 on the Property.

345  
346 (C) Landowner shall dedicate a minimum of 15 percent of the gross site area to City  
347 as parkland in fee simple as generally identified on **Exhibit D: Conceptual**  
348 **Open Space Plan** ("Parkland Dedication Requirement") in a deed approved by  
349 the city attorney.

350 (D) At Landowner's discretion, Landowner shall either: (i) dedicate additional land  
351 as parkland in fee simple; (ii) dedicate non-exclusive public access easements; or  
352 (iii) pay parkland dedication fees for any additional residential unit  
353 development on the Property not satisfied by the Parkland Dedication  
354 Requirement.

- 355 (E) Landowner shall work with the Texas School for the Deaf to connect the school  
356 to the Property.  
357

358 **PART 12. Code Modifications.**

359 (A) General Requirements and Procedures

- 360 (1) Section 25-1-21(108) (*Definitions, Site*) is modified to allow a site to  
361 cross a public street or right-of-way.  
362 (2) Section 25-1-603(D) (*Multi-Family Dedication of Parkland*) is modified  
363 to provide that the amount of land required to be dedicated may exceed  
364 10 percent of gross site area of the development.

365 (B) Zoning

- 366 (1) Section 25-2-144(D) (*Planned Unit Development (PUD) District*  
367 *Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section  
368 2.3.1(L) are modified to allow the 500 South Congress PUD to include  
369 less than 10 acres of land without being characterized by special  
370 circumstances.  
371 (2) Section 25-2-491(C) (*Permitted, Conditional and Prohibited Uses*) is  
372 modified to allow additional permitted and, conditional uses on the  
373 Property as described in **Exhibit “C”: Land Use Plan**.  
374 (3) Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*) is  
375 modified to allow the additional pedestrian-oriented uses as described in  
376 **Exhibit “C”: Land Use Plan**.  
377 (4) Section 25-2-691(D) (*Waterfront Overlay (WO) District Uses*) is  
378 modified to allow pedestrian oriented uses above the ground floor of a  
379 structure.  
380 (5) Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District*  
381 *Regulations*) is modified to allow the following improvements within the  
382 primary setback area: buildings, sidewalks, handrails, pavers, outdoor  
383 recreation, sports, and exercise equipment rental uses (including bicycle  
384 rentals) exercise courses, boardwalks, green infrastructure, benches,  
385 shade structures, site lighting, underground rain-water cisterns,  
386 stormwater outfall structures, concessions, performance and special  
387 events facilities, pavilions, and landscaping improvements including:  
388 hard surface trails, bicycle trails, picnic facilities, playscapes, and rain  
389 gardens.

- 390 (6) Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District*  
391 *Regulations*) is modified to allow a maximum of 40 percent impervious  
392 cover within the primary setback area.
- 393 (7) Section 25-2-721(G) (*Waterfront Overlay (WO) Combining District*  
394 *Regulations*) is modified so that loading and unloading shall be allowed  
395 from any internal driveway and not required to be screened from public  
396 view, except such loading areas must be screened from public view along  
397 the west and south property lines adjoining parkland. Loading and  
398 unloading locations on private internal driveways are subject to TCM  
399 spacing and dimensional requirements subject to TPW approval.
- 400 (8) Sections 25-2-742(B)(2) (*South Shore Central Subdistrict Regulations*) is  
401 modified to reduce the primary setback line to 50 feet from the East  
402 Bouldin Creek centerline as shown on **Exhibit "C": Land Use Plan** .
- 403 (9) Development of the property is exempt from Section 25-2-742(C)(2)  
404 (*South Shore Central Subdistrict Regulations*).
- 405 (10) Section 25-2-742(E)(2) (*South Shore Central Subdistrict Regulations*) is  
406 modified to allow a building base wall with a maximum height of 90 feet  
407 south of Riverside Drive.
- 408 (11) Development of the property is exempt from Section 25-2-742(F) (*South*  
409 *Shore Central Subdistrict Regulations*).
- 410 (12) Development of the Property is exempt from the maximum height  
411 limitations established in Sections 25-2-742(G)(3) and (G)(4) (*South*  
412 *Shore Central Subdistrict Regulations*).
- 413 (13) Development of the Property is exempt from Chapter 25-2, Subchapter E  
414 (Design Standards and Mixed Use), Article 2.2 (*Relationship of*  
415 *Buildings to Streets and Walkways*), Article 2.3 (*Connectivity Between*  
416 *Sites*), and Article 2.4 (*Building Entryways*).

417  
418 (C) Site Plan

419 Section 25-5-81(B) (*Site Plan Expiration*) is modified to require that,  
420 except as provided in Subsections (C), (D), or (E) of Section 25-2-81, a  
421 site plan expires eight years after the date of its approval.  
422  
423  
424

425 (D) Transportation

- 426 (1) Section 25-6-55 (*Dedication of Right-of-Way*) is modified to grant a  
427 waiver from the Austin Strategic Mobility Plan (ASMP) right-of-way  
428 requirements for Barton Springs Road – Congress Avenue Connector  
429 based on the condition that the internal street will be covered by a public  
430 access easement that will be defined at time of site plan.
- 431 (2) Section 25-6-381 (*Minimum Frontage for Access*) is modified to allow  
432 access to Congress Avenue and West Riverside Drive which are each  
433 classified as a major roadway.
- 434 (3) Section 25-6-476 (Bicycle Parking for Mixed Use Developments), 25-6-  
435 477 (Bicycle Parking), 25-6- 532 (Off-Street Loading Standards), are  
436 modified such that the TPW Director may approve alternatives to the off-  
437 street parking, bicycle parking, and loading requirements subject to the  
438 land uses and intensities of the site plan.
- 439 (4) Section 25-6-532 (*Off-Street Loading Standards*) is modified to allow  
440 shared loading and unloading spaces for the various uses within the  
441 Property regardless of where the use or loading and unloading is located  
442 on the Property.

443 (E) Environmental

- 444 (1) Section 25-8-63(C)(12) (*Impervious Cover Calculations*) is modified to  
445 exclude a parking structure from impervious cover calculations when the  
446 parking structure is constructed below the finished grade of the land is  
447 covered by soil having a minimum depth of two feet with an average  
448 depth of not less than four feet, and Landowner shall at the time of site  
449 plan submit documentation to the City evidencing the discharge or  
450 impoundment of groundwater from the parking structure, if any, will be  
451 managed to avoid adverse effects on public health and safety, the  
452 environment, and adjacent property. A parking structure meeting the  
453 requirements of this section may exceed 15 percent of the site area.
- 454 (2) Section 25-8-261 (*Critical Water Quality Zone Development*) is modified  
455 to allow the following improvement(s) within the Critical Water Quality  
456 Zone: buildings, sidewalks, driveways/drop-off area, handrails, pavers,  
457 outdoor recreation, sports, and exercise equipment rentals (including  
458 bicycle rentals), exercise courses, boardwalks, green infrastructure,  
459 benches, shade structures, site lighting, underground rain-water cisterns,  
460 stormwater outfall structures, concessions, food and beverage vendors,  
461 dining facilities, performance and special events facilities, pavilions, and

462 landscaping improvements including: hard surface trails, bicycle trails,  
463 picnic facilities, playscapes, and rain gardens.

464 (F) Signage

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

467  
468 **PART 13.** Except as specifically modified or restricted under this ordinance, the Property  
469 may be developed and used in accordance with the regulations established for the  
470 commercial-liquor sales (CS-1) base district and other applicable requirements of the City  
471 Code.

472  
473 **PART 14.** Council makes the following findings:

- 474 (A) the 500 South Congress PUD provides superiority and meets the objectives of  
475 City Code;  
476  
477 (B) the code modifications in Part 12 are necessary to provide community benefits  
478 and achieve greater consistency with planning goals than is achievable without  
479 approving the code modifications; and  
480  
481 (C) the impacts of the code modifications are offset by the imposed site  
482 development requirements applicable to the Property.  
483

484  
485 **PART 15.** Except as specifically modified by this ordinance, the Property is subject to  
486 Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood  
487 Plan.  
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**PART 16.** This ordinance takes effect on \_\_\_\_\_, 2025.

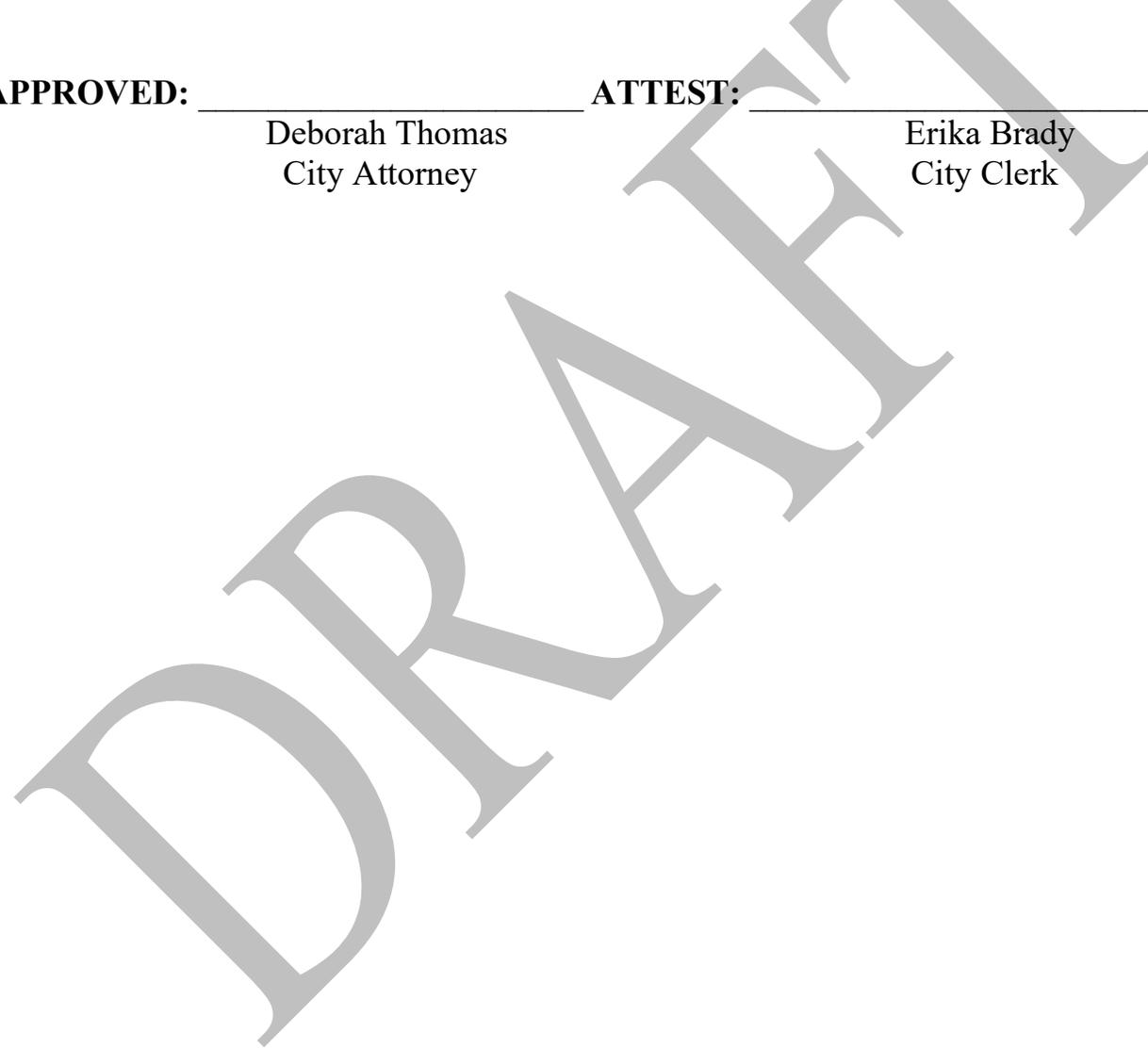
**PASSED AND APPROVED**

\_\_\_\_\_, 2025      §  
   §  
   §

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk



**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.0123 ACRE (261,895 SQUARE FEET), OUT OF THE ISAAC DECKER LEAGUE, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 6.0102 ACRES TRACT CONVEYED TO 500 SOUTH CONGRESS OWNER, LLC IN DOCUMENT NO. 2022159125 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 6.0123 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**BEGINNING**, at a cotton spindle found in the south right-of-way of Riverside Drive (right-of-way varies), being in common north corner of said 500 South Congress Owner tract and a called 0.472 acre tract conveyed to Riverside Partners SW, LLC in Document No. 2020142997 (O.P.R.T.C.T.), and being the most northerly northeast corner and **POINT OF BEGINNING** hereof, from which an "X" cut in concrete found in the south right-of-way line of said Riverside Drive, being the common north corner of said Riverside Partners SW tract and the remainder of a called 1,453 square feet tract conveyed to Kathrin L. Gann, Trustee of the Leigh Family Trust in Volume 11485, Page 278 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said 1,453 square feet tract described in Volume 3919, Page 1932 of the Deed Records of Travis County, Texas (D.R.T.C.T.) bears, S47°12'04"E, a distance of 61.49 feet;

**THENCE**, leaving the south right-of-way line of said Riverside Drive, with the common line of said 500 South Congress Owner tract and said Riverside Partners SW tract the following two (2) courses and distance:

- 1) **S16°33'00"W**, a distance of **241.30** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S73°24'29"E**, a distance of **120.10** feet to a broken nail found for the most southerly northeast corner hereof, being in the west right-of-way line of South Congress Avenue, and being the common east corner of said 500 South Congress Owner tract and said Riverside Partners SW tract;

**THENCE**, leaving the south line of said Riverside Partners SW tract, with the west right-of-way line of said South Congress Avenue and the east line of said 500 South Congress Owner tract, **S16°36'41"W**, passing at a distance of 49.96 feet a Mag nail with washer stamped "6598" found, in all a distance of **297.55** feet to a 1-inch iron pipe found for the southeast corner hereof, being the common east corner of said 500 South Congress Owner tract and a called 61.855 acres tract conveyed to Texas Public Finance Authority in Volume 11133, Page 532 (R.P.R.T.C.T.);

**THENCE**, leaving the west right-of-way of said South Congress Avenue, with the common line of said 500 South Congress Owner tract and said Texas Public Finance Authority tract the following three (3) courses and distances:

- 1) **S75°52'53"W**, a distance of **118.63** feet to a calculated point for an angle point hereof,
- 2) **N81°41'07"W**, a distance of **250.31** feet to a calculated point for an angle point hereof,
- 3) **N45°56'07"W**, a distance of **141.79** feet to an iron rod with "RPLS 5593" cap found for the southwest corner hereof, being the common south corner of said 500 South Congress Owner tract and Lot 1, Texas Center Subdivision, a subdivision recorded in Volume 83, Page 186D-187A of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot 1 conveyed to City of Austin in Volume 12922, Page 1301 (R.P.R.T.C.T.), from which a 1-inch iron pipe found for an angle point in the common line of said Texas Public Finance Authority tract and said Lot 1 bears, N46°00'57"W, a distance of 149.41 feet;

**THENCE**, leaving the north line of said Texas Public Finance Authority tract, with the common line of said 500 South Congress Owner tract and said Lot 1 the following two (2) courses and distances:

- 1) **N26°00'02"E**, a distance of **344.50** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N64°03'37"W**, a distance of **83.81** feet to a 1/2-inch iron pipe found (from which a 60d nail found bears, S10°20'43"E, a distance of 1.01') for an angle point hereof, and being the southeast corner of Haywood Avenue (80' right-of-way), from which a 1/2-inch iron pipe found for an angle point in the east line of said Lot 1 and being the southwest corner of said Haywood Avenue bears, N64°03'24"W, a distance of 82.45 feet;

**THENCE**, leaving the east line of said Lot 1, with the west line of said 500 South Congress Owner tract and the east right-of-way line of said Haywood Avenue, **N40°04'34"E**, a distance of **378.65** feet to a 1/2-inch iron pipe found (from which a 1/2-inch iron rod found bears, N62°45'53"W, a distance of 0.15') for the northwest corner point hereof, being the northwest corner of said 500 South Congress Owner tract, and being the intersection of the east right-of-way line of said Haywood Avenue and the south right-of-way line of said Riverside Drive;

**THENCE**, leaving the east right-of-way line of said Haywood Avenue, with the south right-of-way line of said Riverside Drive and the north line of said 500 South Congress Owner tract the following two courses and distances:

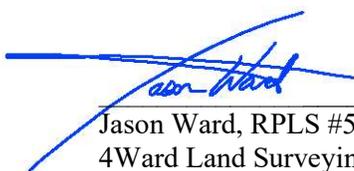
- 1) **S42°43'51"E**, a distance of **191.38** feet to a cotton spindle found (from which a nail found bears, N28°23'35"W, a distance of 0.04') for an angle point hereof,
- 2) **S46°52'07"E**, a distance of **74.02** feet to the **POINT OF BEGINNING** and containing 6.0123 Acre (261,895 Square Feet) of land, more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000023207213. See attached sketch (reference drawing: 01757.dwg.)

**References:**

TCAD #188629  
COA GRID # J-21

  
10/31/2023  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





## EXHIBIT "A-2"

### Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.4733 ACRE (20,619 SQUARE FEET), OUT OF THE ISAAC DECKER LEAGUE, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.472 ACRES TRACT CONVEYED TO RIVERSIDE PARTNERS SW, LLC IN DOCUMENT NO. 2020142997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.4733 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**BEGINNING**, at a cotton spindle found in the south right-of-way of Riverside Drive (right-of-way varies), being common north corner of said Riverside Partners SW tract and a called 6.0102 acres tract conveyed to 500 South Congress Owner, LLC in Document No. 2022159125 (O.P.R.T.C.T.) and being the northwest corner and **POINT OF BEGINNING** hereof, from which a cotton spindle found (from which a nail found bears, N28°23'35"W, a distance of 0.04') being an angle point in the south right-of-way line of said Riverside Drive bears, N46°52'07"E, a distance of 74.02 feet;

**THENCE**, leaving the east line of said 500 South Congress Owner tract, with the south right-of-way line of said Riverside Drive and the north line of said Riverside Partners SW tract, **S47°12'04"E**, a distance of **61.49** feet to an "X" cut in concrete found for the most northerly northeast corner hereof, being the common north corner of said Riverside Partners SW tract and a called 1,453 square feet tract conveyed to Kathrin L. Gann, Trustee of the Leigh Family Trust in Volume 11485, Page 278 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said 1,453 square feet tract described in Volume 3919, Page 1932 of the Deed Records of Travis County, Texas (D.R.T.C.T.), from which a punch hole in concrete found for the northeast corner of said Leigh Family Trust tract, being the intersection of the south right-of-way line of said Riverside Drive and the west right-of-way line of South Congress Avenue (120' right-of-way) bears, **S47°14'04"E**, a distance of 72.63 feet;

**THENCE**, leaving the south right-of-way line of said Riverside Drive, with the common line of said said Riverside Partners SW tract and said Leigh Family Trust tract, the following two (2) courses and distances:

- 1) **S16°37'48"W**, a distance of **90.13** feet to a Mag nail with washer stamped "RPLS 5907" found for an angle point hereof,
- 2) **S73°28'12"E**, a distance of **65.21** feet to a Mag nail with washer stamped "RPLS 5907" found for the most southerly northeast corner hereof, being in the west right-of-way line of said South Congress Avenue, and being the common east corner of said Riverside Partners SW tract and said Leigh Family Trust tract;

**THENCE**, leaving the south line of said Leigh Family Trust tract, with the west right-of-way line of said South Congress Avenue and the east line of said Riverside Partners SW tract, **S16°36'41"W**, a distance of **124.09** feet to a broken nail found for the southeast corner hereof, being the common east corner of said Riverside Partners SW tract and said 500 South Congress Owner tract;

**THENCE**, leaving the west right-of-way line of said South Congress Avenue, with the common line of said Riverside Partners SW tract and said 500 South Congress Owner tract the following two (2) courses and distances:

- 1) **N73°24'29"W**, a distance of **120.10** feet to a 1/2-inch iron rod found for an angle point hereof,

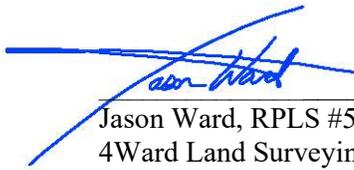
- 2) **N16°33'00"E**, a distance of **241.30** feet to the **POINT OF BEGINNING** and containing 0.4733 Acre (20,619 Square Feet) of land, more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000023207213. See attached sketch (reference drawing: 01757.dwg.)

**References:**

TCAD #188628  
COA GRID #J-21

  
10/31/2023  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

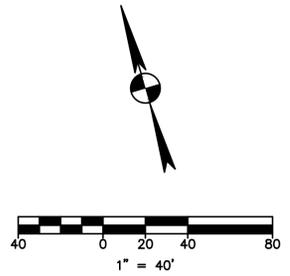
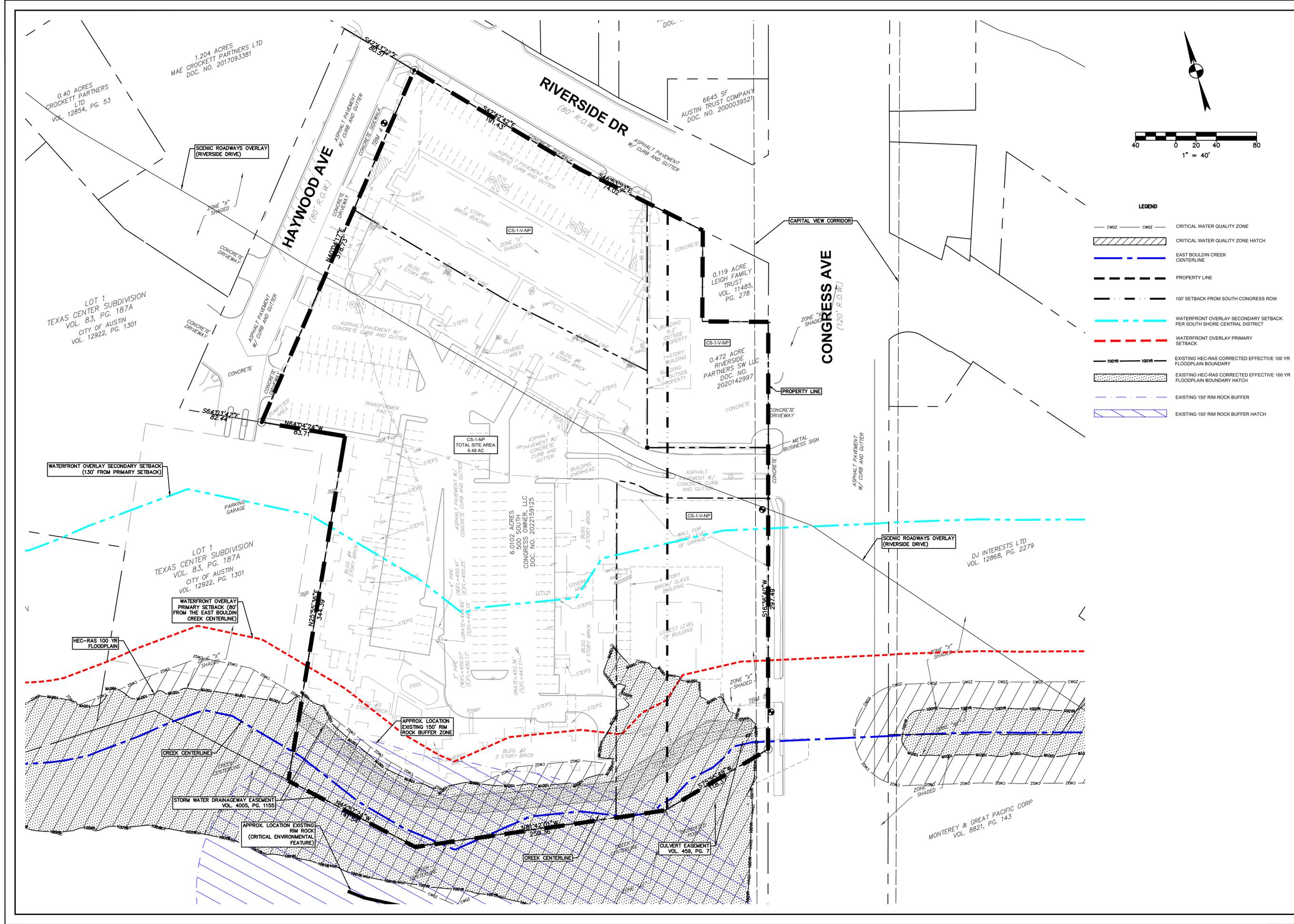








# EXHIBIT "C"



- LEGEND**
- CRITICAL WATER QUALITY ZONE
  - CRITICAL WATER QUALITY ZONE HATCH
  - EAST BOULDIN CREEK CENTERLINE
  - PROPERTY LINE
  - 100' SETBACK FROM SOUTH CONGRESS ROW
  - WATERFRONT OVERLAY SECONDARY SETBACK PER SOUTH SHORE CENTRAL DISTRICT
  - WATERFRONT OVERLAY PRIMARY SETBACK
  - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
  - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
  - EXISTING 150' RIM ROCK BUFFER
  - EXISTING 150' RIM ROCK BUFFER HATCH

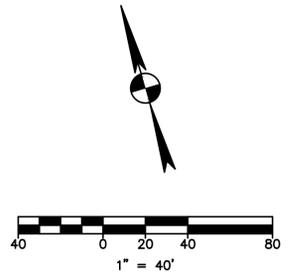
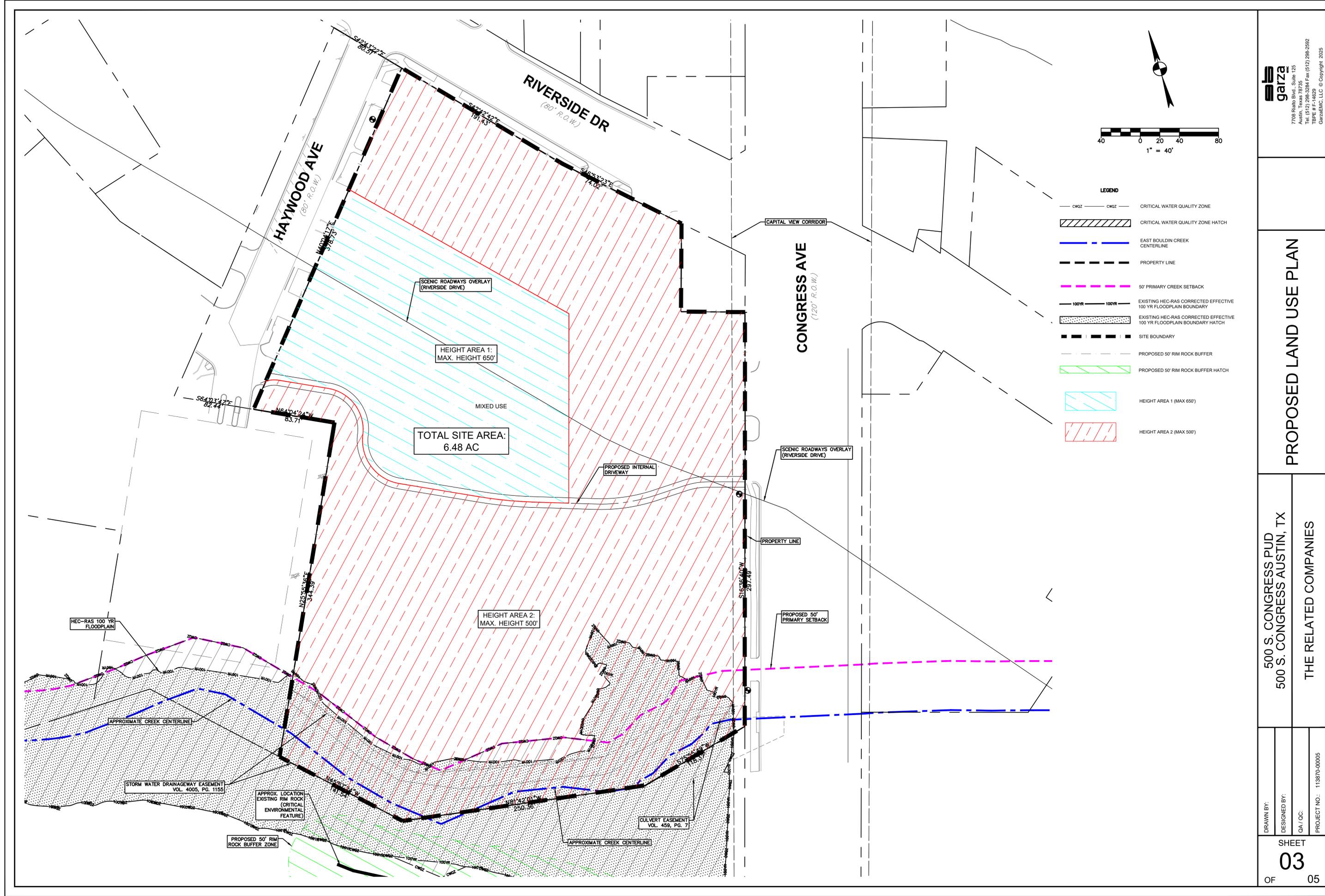
## EXISTING CONDITIONS

500 S. CONGRESS PUD  
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:  
DESIGNED BY:  
QA / OC:  
PROJECT NO.: 113870-00005

SHEET  
**02**  
OF 05



**LEGEND**

— CWQZ — CWQZ —	CRITICAL WATER QUALITY ZONE
[Hatched Box]	CRITICAL WATER QUALITY ZONE HATCH
— — — — —	EAST BOULDER CREEK CENTERLINE
- - - - -	PROPERTY LINE
— — — — —	50' PRIMARY CREEK SETBACK
— 100YR — 100YR —	EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
[Dotted Box]	EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
- - - - -	SITE BOUNDARY
- - - - -	PROPOSED 50' RIM ROCK BUFFER
[Hatched Box]	PROPOSED 50' RIM ROCK BUFFER HATCH
[Blue Hatched Box]	HEIGHT AREA 1 (MAX 650')
[Red Hatched Box]	HEIGHT AREA 2 (MAX 500')

**garza**  
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 TBPE # F-14629  
 GarzaEMC, LLC © Copyright, 2025

## PROPOSED LAND USE PLAN

500 S. CONGRESS PUD  
 500 S. CONGRESS AUSTIN, TX  
 THE RELATED COMPANIES

DRAWN BY:  
 DESIGNED BY:  
 QA / QC:  
 PROJECT NO.: 113870-00005

SHEET  
**03**  
 OF 05

PUD SITE DEVELOPMENT STANDARDS	
SITE AREA (SF)	282,268.8
SITE AREA (AC)	6.48
MAXIMUM BUILDING HEIGHT (FT)	HEIGHT AREA 1: 650' MAX HEIGHT AREA 2: 500' MAX
MAXIMUM IMPERVIOUS COVER (AC)	5.832
MAXIMUM IMPERVIOUS COVER (%)	90
MAXIMUM BUILDING COVERAGE (SF)	268,155
MAXIMUM BUILDING COVERAGE (%)	90
MAXIMUM FLOOR TO AREA RATIO (FAR)	24:1

PROGRAM TABLE (MIXED USE DEVELOPMENT)	
RESIDENTIAL UNITS	950
HOTEL ROOMS	225
OFFICE	600,000 SF
RESTAURANT	30,000 SF
RETAIL	90,000 SF
GROCERY STORE	25,000 SF

LAND USES AND INTENSITIES SHOWN ABOVE ARE SUBJECT TO CHANGE. SUCH CHANGES SHALL BE PROCESSED ADMINISTRATIVELY AS LONG AS THE NUMBER OF TRIPS SHOWN IN THE TIA DATED 08/13/2024 AND ANY SUBSEQUENT AMENDMENTS TO THE TIA ARE NOT EXCEEDED.

**Code Modifications**

**General Requirements and Procedures**

- Section 25-1-21(105) (Definitions, Site) is modified to allow a site to cross a public street or right-of-way.
- 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.
- Section 9-2-21(A)(2) (Permit for Concrete Installation During Non-Peak Hour Periods) is modified to authorize the director to issue a Non-Peak Hour Permit to construct improvements on the Property.
- Section 25-2-144(D) (Planned Unit Development (PUD) District Designation) is modified to allow the PUD to include less than 10 acres.
- 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.
- Section 25-2-491(C) (Permitted, Conditional and Prohibited Uses) is modified to allow the following uses as permitted and conditional uses of the Property.

**Permitted uses:**

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)
- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales -Max. 8,000 sq ft interior space. No exterior automotive sales are permitted.
- Automotive Rentals -Max 8,000 sq ft interior space. No exterior automotive rentals are permitted.
- Business or Trade School
- Business Support Services
- Cocktail Lounge
- Commercial Off-Street Parking
- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales
- Medical Offices -exceeding 5,000 sq. ft. gross floor area
- Medical Office -not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Performance Venue
- Personal Improvements Services
- Personal Services
- Pet Services
- Professional Office
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Custom Manufacturing
- Community Garden
- Indoor Crop Production
- Urban Farm
- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

**Conditional uses:**

- General Warehousing and Distribution
- Light Manufacturing
- Limited Warehousing and Distribution
- Major Utility Facilities

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

- Administrative and Business Offices
- Automotive Sales
- Automotive Rentals
- Financial Services
- Hotel -Motel
- Indoor Entertainment
- Indoor Sports/Recreation
- Medical Offices -exceeding 5,000 sq. ft. gross floor area
- Medical Office -not exceeding 5,000 sq. ft. gross floor area
- Performance Venue
- Personal Improvement Services
- Personal Services
- Pet Services
- Professional Office
- Theater
- Temporary Uses Described in Section 25-2-921

**Code Modifications (cont.)**

- Section 25-2-691(D) (Waterfront Overlay (WO) District Uses) is modified to allow pedestrian oriented uses above the ground floor of a structure.
- 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, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping Improvements including - hard surface trails, bicycle trails, picnic facilities, playscopes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.
- Section 25-2-721(B) (Waterfront Overlay (WO) Combining District Regulations) is modified to allow a maximum of 40% percent impervious cover within the primary setback area.
- Section 25-2-721(G) (Waterfront Overlay (WO) Combining District Regulations) is modified so that loading and unloading shall be allowed from any internal driveway and not required to be screened from public view. Loading and unloading locations on private internal driveways are subject to TCM spacing and dimensional requirements subject to TPW approval.
- Sections 25-2-742(B)(2) (South Shore Central Subdistrict Regulations) is modified to reduce the primary setback line to 50 feet from the East Bouldin Creek centerline as shown on the Land Use Plan.
- Development of the property is exempt from Section 25-2-742(C)(2) (South Shore Central Subdistrict Regulations).
- Section 25-2-742(E)(2) (South Shore Central Subdistrict Regulations) is modified to allow a building base wall with a maximum height of 90 feet south of Riverside Drive.
- Development of the property is exempt from Section 25-2-742(F) (South Shore Central Subdistrict Regulations).
- Development of the Property is exempt from the maximum height limitations established in Sections 25-2-742(G)(3) and (G)(4) (South Shore Central Subdistrict Regulations).
- 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), Article 2.3(Connectivity Between Sites), and Article 2.4 (Building Entryways).
- 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.
- Section 25-6-55 (Dedication of Right-of-Way) is modified to remove the requirement to extend the ASMP required Barton Springs Road -Congress Avenue Connector the Property.
- Section 25-6-85 (Dedication of Right-of-Way) is modified to grant a waiver from the ASMP right-of-way requirements for South Congress Avenue and Riverside Drive.
- Section 25-6-361 (Minimum Frontage for Access) is modified to allow access to Congress Avenue and West Riverside Drive which are classified as a major roadway.
- 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 minimum off-street parking, 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.
- Section 25-6-532 (Off-Street Loading Standards) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading is located within the PUD.

**Environmental**

- Section 25-9-63(C)(12) (Impervious Cover Calculations) is modified to exclude a parking structure from impervious cover calculations when the parking structure is constructed below the finished grade of the land, is covered by soil having a minimum depth of two feet with an average depth of not less than four feet, and Landowner shall at the time of site plan submit documentation to the City evidencing the discharge or impoundment of groundwater from the parking structure, if any, will be managed to avoid adverse effects on public health and safety, the environment, and adjacent property. A parking structure meeting the requirements of this section may exceed 15% of the site area.
- 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, Driveways/Drop-Offs, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping improvements including - hard surface trails, bicycle trails, picnic facilities, playscopes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.

**Signage**

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

**LAND USE NOTES:**

- THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN ON THE EXHIBITS IS AN APPROXIMATION FOR ILLUSTRATION PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AT TIME OF SITE PLAN.
- AN INTEGRATED PEST MANAGEMENT PLAN WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM.
- THIS PUD WILL COMPLY WITH THE AUSTIN ENERGY GREEN BUILDING PROGRAM TO ACHIEVE A MINIMUM OF A 2-STAR RATING.
- THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT A MINIMUM OF 50% OF THE WATER QUALITY VOLUME REQUIRED BY CODE.
- THE PUD WILL UTILIZE PLANTS NATIVE TO THE CENTRAL TEXAS BLACKLAND PRAIRIE AND EDWARDS PLATEAU Ecoregions FOR GREEN STORMWATER INFRASTRUCTURE CONTROLS WHICH WILL BE APPROVED BY A WPD WETLAND BIOLOGIST AT THE TIME OF SITE PLAN.
- ALL REQUIRED TREE PLANTINGS SHALL UTILIZE NATIVE TREE SPECIES SELECTED FROM APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL (DESCRIPTIVE CATEGORIES OF TREE SPECIES) AND UTILIZE CENTRAL TEXAS NATIVE SEED STOCK.
- EXCEPT WHERE MODIFIED HEREIN, STREET CROSS SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRANSPORTATION CRITERIA MANUAL (TCM) EXCEPT AS MODIFIED BY THE PUD.
- IMPERVIOUS COVER, BUILDING COVER AND FLOOR TO AREA RATIO IS BASED ON GROSS SITE AREA OF ALL LAND WITHIN THE PUD.
- THE PUD WILL COMPLY WITH THE MOST CURRENT AEGB STEEL 5 BIRD COLLISION DETERRENCE CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
- THE PUD WILL LIMIT COCKTAIL LOUNGES SO THAT NO MORE THAN ONE COCKTAIL LOUNGE SHALL BE PERMITTED WITHIN EACH 100-FT OF BUILDING FRONTAGE.
- THE PUD WILL PROHIBIT GATED ROADWAYS.
- THE PUD SHALL COMPLY WITH THE MOST CURRENT AEGB LIGHT POLLUTION CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
- RECLAIMED WATER CANNOT BE USED FOR LANDSCAPE/SITE IRRIGATION IN THE CRITICAL WATER QUALITY ZONE.
- SHARED PARKING IS ALLOWED FOR THE VARIOUS USES WITHIN THE PUD REGARDLESS OF WHERE THE USE OR PARKING IS LOCATED WITHIN THE PUD.
- THIS PUD SHALL BE REQUIRED TO INSTALL RECLAIMED WATER SERVICES AND METERS AND CONNECT TO AND UTILIZE RECLAIMED WATER SYSTEMS (PURPLE PIPE) FOR ALL IRRIGATION, COOLING, AND TOILET/URNAL FLUSHING USES IN THE PUD.
- THE PRIVATE INTERNAL DRIVE WILL BE CONTAINED IN A PUBLIC EASEMENT THAT IS MUTUALLY ACCEPTABLE TO THE CITY OF AUSTIN AND THE LANDOWNER.
- THE STREET CROSS SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRANSPORTATION CRITERIA MANUAL (TCM) EXCEPT AS MODIFIED BY THE PUD.
- LANDOWNER SHALL CONSTRUCT AT LANDOWNER'S EXPENSE A PUBLIC RECLAIMED WATER SYSTEM MAIN STARTING AT THE MIDPOINT BETWEEN THE NORTHWEST CORNER OF THE SITE AND THE INTERSECTION OF WEST RIVERSIDE DRIVE AND SOUTH CONGRESS AVENUE AND CONTINUING WEST ALONG WEST RIVERSIDE DRIVE AND CONNECT IT TO THE EXISTING RECLAIMED WATER MAIN AT THE INTERSECTION OF BARTON SPRINGS ROAD AND WEST RIVERSIDE DRIVE. THE PUBLIC RECLAIMED WATER SYSTEM MAIN SHALL BE TEMPORARILY CONNECTED TO A PUBLIC POTABLE WATER MAIN AND CAPPED AT THE ENDS TO BE READY FOR FUTURE CONNECTION TO THE PUBLIC RECLAIMED WATER SYSTEM BY OTHERS. LANDOWNER RESERVES THE RIGHT TO PARTICIPATE IN THE GO PURPLE INCENTIVES FOR DEVELOPMENTS CONNECTING TO CENTRALIZED RECLAIMED SYSTEM PROGRAM OR SUCCESSOR PROGRAM OF EQUAL OR GREATER BENEFIT TO THE LANDOWNER TO ALLOW FOR COST SHARING WITH AUSTIN WATER.
- AN ADMINISTRATIVE VARIANCE TO SECTION 25-8-281(C)(1) WAS APPROVED ON MARCH 19, 2025 TO REDUCE THE RIM ROCK BUFFER ZONE TO 50-FT.
- THE MAXIMUM IMPERVIOUS COVER WITHIN THE CRITICAL WATER QUALITY ZONE SHALL BE LIMITED TO 21% OF THE TOTAL GROSS AREA WITHIN THE CRITICAL WATER QUALITY ZONE.
- THIS PROJECT MAY PURSUE AN ADMINISTRATIVE VARIANCE AS DEFINED IN 25-8-42(B)(1) SUBSECTION 25-8-213(C) (WATER QUALITY CONTROL STANDARDS) FOR THE WATER QUALITY SCMS WHICH MAY INCLUDE UNDERGROUND RAINWATER HARVESTING OR A COMBINED SYSTEM OF RAINWATER HARVESTING AND RAIN GARDENS, AS DETERMINED BY 25-8-151 (INNOVATIVE MANAGEMENT PRACTICES) TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
- A NATURAL AREAS MANAGEMENT PLAN WILL NEED TO BE SUBMITTED AT TIME OF SITE PLAN AND APPROVED BY WPD.
- RIPARIAN RESORATION: THIS SECTION APPLIES ALONG EAST BOULDIN CREEK:
  - THE EXISTING CRITICAL WATER QUALITY ZONE (CWQZ) AND ACTIVE CHANNEL SHALL BE ASSESSED USING THE ZONE 2 AND ZONE 3 FUNCTIONAL ASSESSMENT METHODOLOGY DESCRIBED IN APPENDIX X OF THE ECM. THE ASSESSMENT OF EXISTING CONDITIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE SITE PLAN.
  - A CWQZ AND ACTIVE CHANNEL THAT ARE IN "POOR (1)" OR "FAIR (2)" CONDITION SHALL BE RESTORED TO "GOOD (3)" OR "EXCELLENT (4)" CONDITION.
  - A CWQZ AND ACTIVE CHANNEL THAT ARE IN "GOOD (3)" OR "EXCELLENT (4)" CONDITION SHALL NOT BE DISTURBED, EXCEPT AS OTHERWISE ALLOWED BY CITY CODE OR THIS ORDINANCE.
  - A RIPARIAN RESTORATION PLAN (THE "PLAN") SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL WITH THE SITE PLAN. THE PLAN MUST DEMONSTRATE THAT ALL PARAMETERS OF THE APPENDIX X "SCORING: ZONE 2 - CRITICAL WATER QUALITY ZONE" AND "SCORING: ZONE 3 - ACTIVE CHANNEL" TABLE SHALL BE RAISED TO "GOOD (3)" OR "EXCELLENT (4)" CONDITION.



GENERAL NOTES

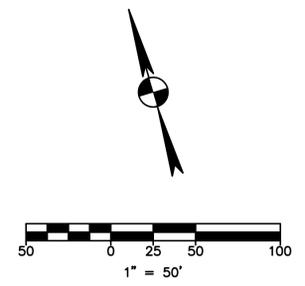
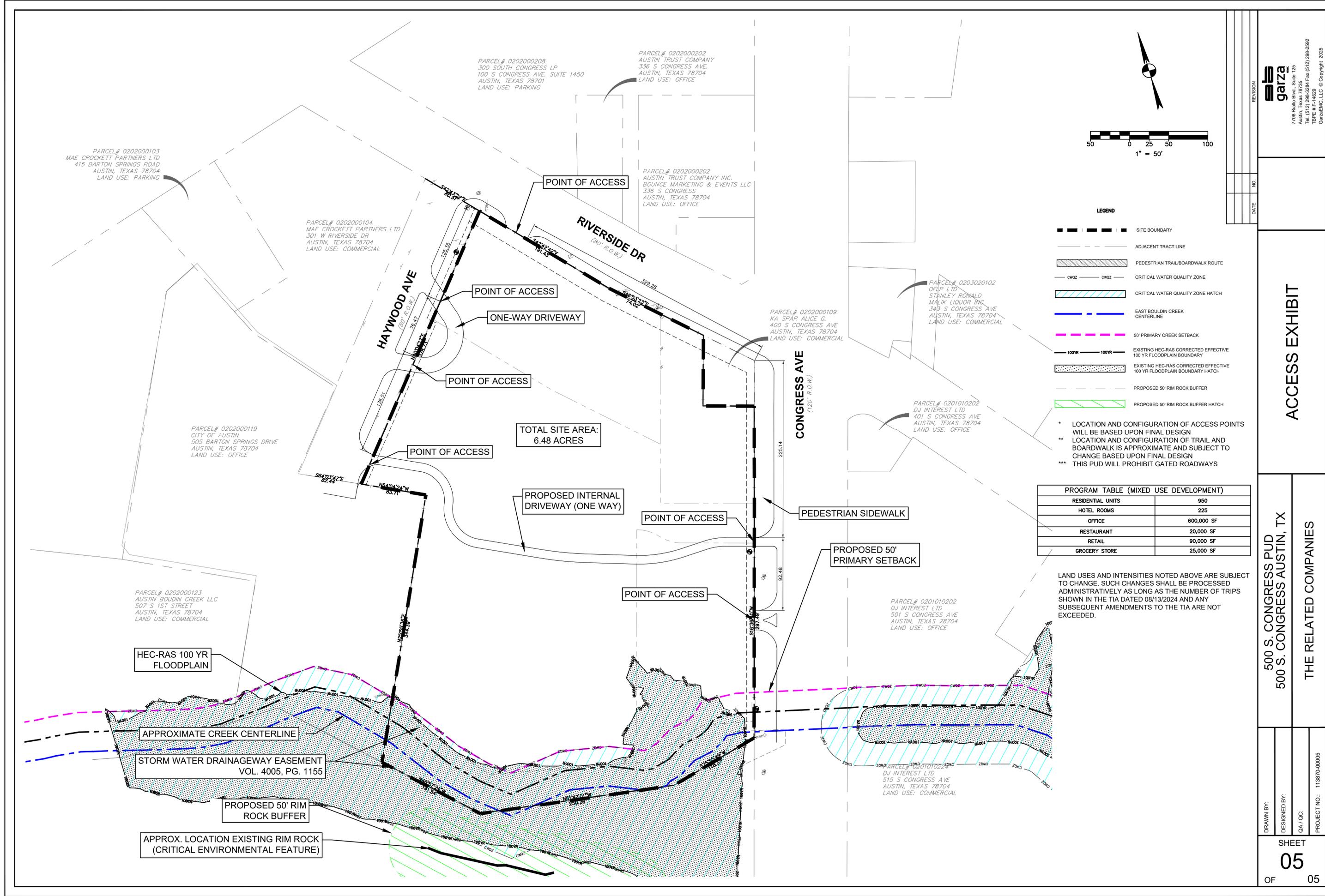
500 S. CONGRESS PUD  
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:  
DESIGNED BY:  
QA / QC:  
PROJECT NO.: 113870-00005

SHEET  
**04**  
OF 05

# EXHIBIT "C"



- LEGEND**
- SITE BOUNDARY
  - ADJACENT TRACT LINE
  - PEDESTRIAN TRAIL/BOARDWALK ROUTE
  - CWOZ
  - CRITICAL WATER QUALITY ZONE
  - CRITICAL WATER QUALITY ZONE HATCH
  - EAST BOULDIN CREEK CENTERLINE
  - 50' PRIMARY CREEK SETBACK
  - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
  - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
  - PROPOSED 50' RIM ROCK BUFFER
  - PROPOSED 50' RIM ROCK BUFFER HATCH

- \* LOCATION AND CONFIGURATION OF ACCESS POINTS WILL BE BASED UPON FINAL DESIGN
- \*\* LOCATION AND CONFIGURATION OF TRAIL AND BOARDWALK IS APPROXIMATE AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN
- \*\*\* THIS PUD WILL PROHIBIT GATED ROADWAYS

PROGRAM TABLE (MIXED USE DEVELOPMENT)	
RESIDENTIAL UNITS	950
HOTEL ROOMS	225
OFFICE	600,000 SF
RESTAURANT	20,000 SF
RETAIL	90,000 SF
GROCERY STORE	25,000 SF

LAND USES AND INTENSITIES NOTED ABOVE ARE SUBJECT TO CHANGE. SUCH CHANGES SHALL BE PROCESSED ADMINISTRATIVELY AS LONG AS THE NUMBER OF TRIPS SHOWN IN THE TIA DATED 08/13/2024 AND ANY SUBSEQUENT AMENDMENTS TO THE TIA ARE NOT EXCEEDED.

REVISION	NO.	DATE

## ACCESS EXHIBIT

500 S. CONGRESS PUD  
500 S. CONGRESS AUSTIN, TX  
THE RELATED COMPANIES

DRAWN BY:	
DESIGNED BY:	
QA / OC:	
PROJECT NO.:	113870-00005

SHEET  
**05**  
OF 05

# EXHIBIT "D"



TB6

landscape architects, planners & designers  
3232 e cesar chavez st  
bldg 1, suite 100  
austin, tx 78702  
(512) 327-1011

project  
500 S.  
Congress PUD

related to:  
austin, tx

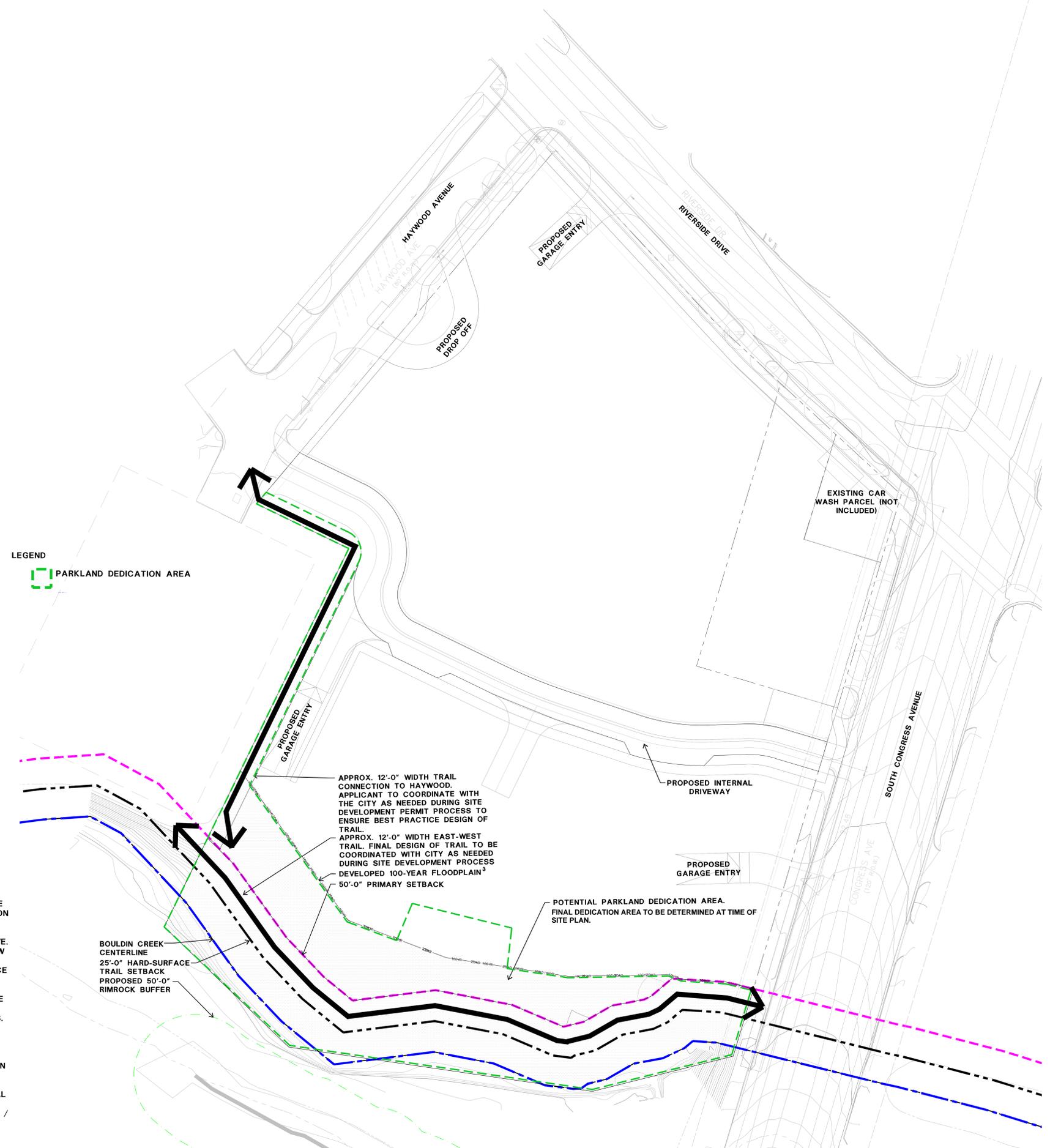
project number  
a23034

issue date  
09/03/25

designed:  
drawn:  
reviewed:

sheet title  
conceptual open  
space  
plan

sheet  
L.04

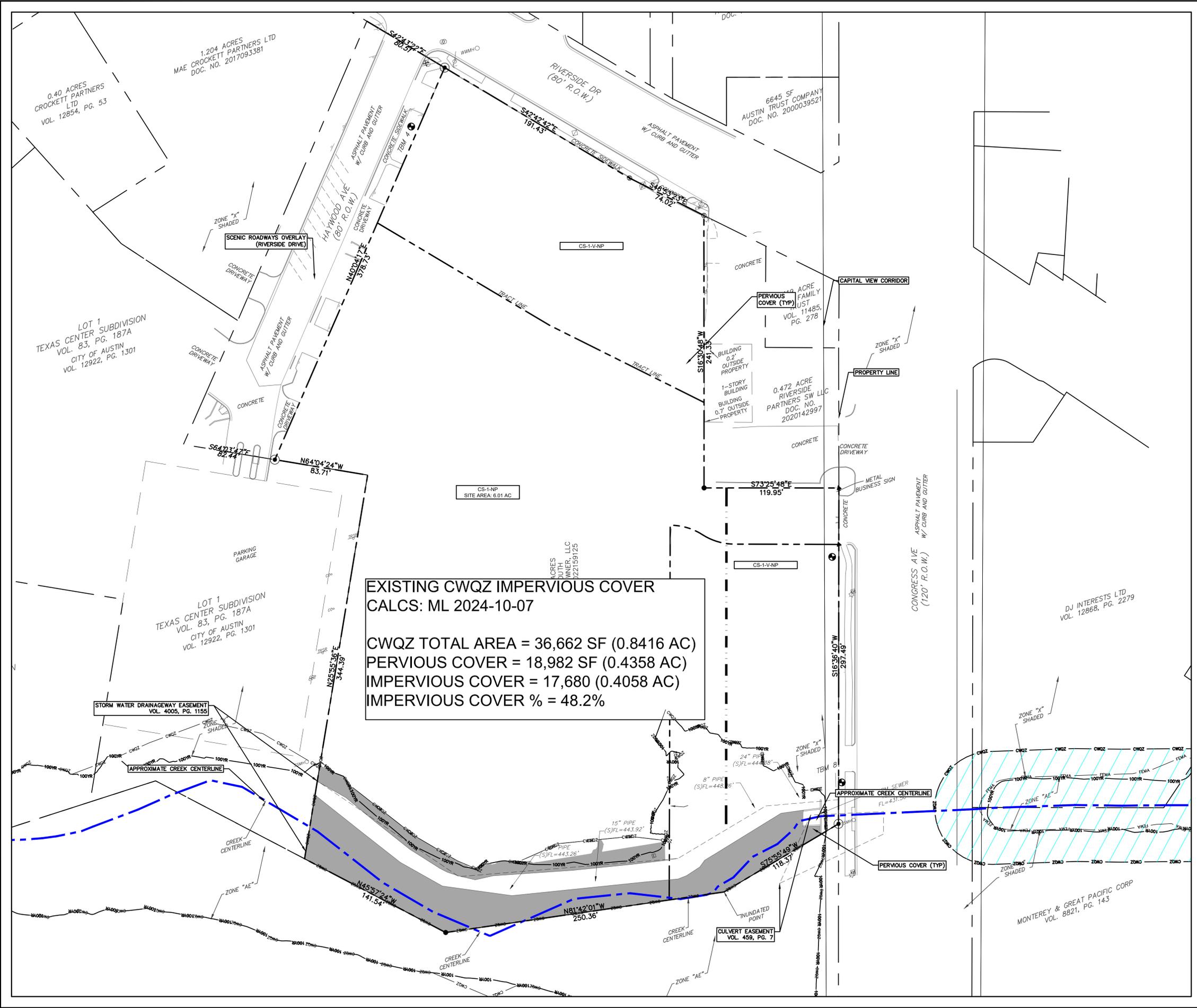


LEGEND  
 PARKLAND DEDICATION AREA

- NOTE:
1. TRAIL (APPROX. 12'-0" WIDTH WITH 2'-0" CLEAR ZONES) WILL BE LOCATED WITHIN THE AREA DESIGNATED FOR PARKLAND DEDICATION AND EXTEND ALONG THE ENTIRE EAST-WEST TRANSECT OF THE PROPERTY WITH AN AT-GRADE CONNECTION TO S. CONGRESS AVE. FINAL PARK AREA GRADING DESIGN MUST ALLOW FOR THE CITY TO CONSTRUCT A STANDARD IMPROVED SURFACE TRAIL WITHOUT VARIANCE COMPLIANT WITH ALL ACCESSIBILITY REQUIREMENTS. FINAL TRAIL MATERIALITY, DESIGN, AND WIDTH TO BE APPROVED BY THE CITY OF AUSTIN AT THE TIME OF SITE PLAN AND COMPLY WITH PARD DESIGN STANDARDS. ENTIRETY OF FUTURE TRAIL TO BE CONSTRUCTED IN THE UPPER HALF OF THE CWQZ.
  2. THE LOCATIONS OF ALL BUILDINGS, STRUCTURES, PRIVATELY OWNED PUBLIC OPEN SPACE, AND PROPOSED IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND FEASIBILITY OF CONSTRUCTION.
  3. DELINEATION OF THE PROPOSED FLOODPLAIN / CWQZ IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND WILL BE CONFIRMED DURING THE SITE PLAN PROCESS.

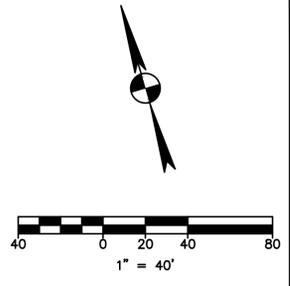
## 1 CONCEPTUAL OPEN SPACE AND PARKLAND DEDICATION PLAN

0' 15' 30' 60'  
SCALE: 1"=30' NORTH



**EXISTING CWQZ IMPERVIOUS COVER**  
**CALCS: ML 2024-10-07**

CWQZ TOTAL AREA = 36,662 SF (0.8416 AC)  
 PERVIOUS COVER = 18,982 SF (0.4358 AC)  
 IMPERVIOUS COVER = 17,680 (0.4058 AC)  
 IMPERVIOUS COVER % = 48.2%



- LEGEND**
- WATERFRONT PRIMARY SETBACK
  - BARTON SPRING ROAD-CONGRESS AVENUE CONNECTOR
  - FEMA FLOODPLAIN
  - CRITICAL WATER QUALITY ZONE
  - COA 100 YR
  - EAST BOLDIN CREEK CENTERLINE
  - PROPERTY LINE
  - 100' SETBACK FROM SOUTH CONGRESS ROW
  - COA 100 YR HATCH
  - CRITICAL WATER QUALITY ZONE HATCH
  - PERVIOUS COVER

REVISION	NO.	DATE

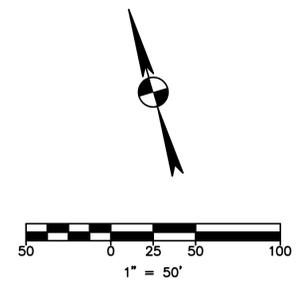
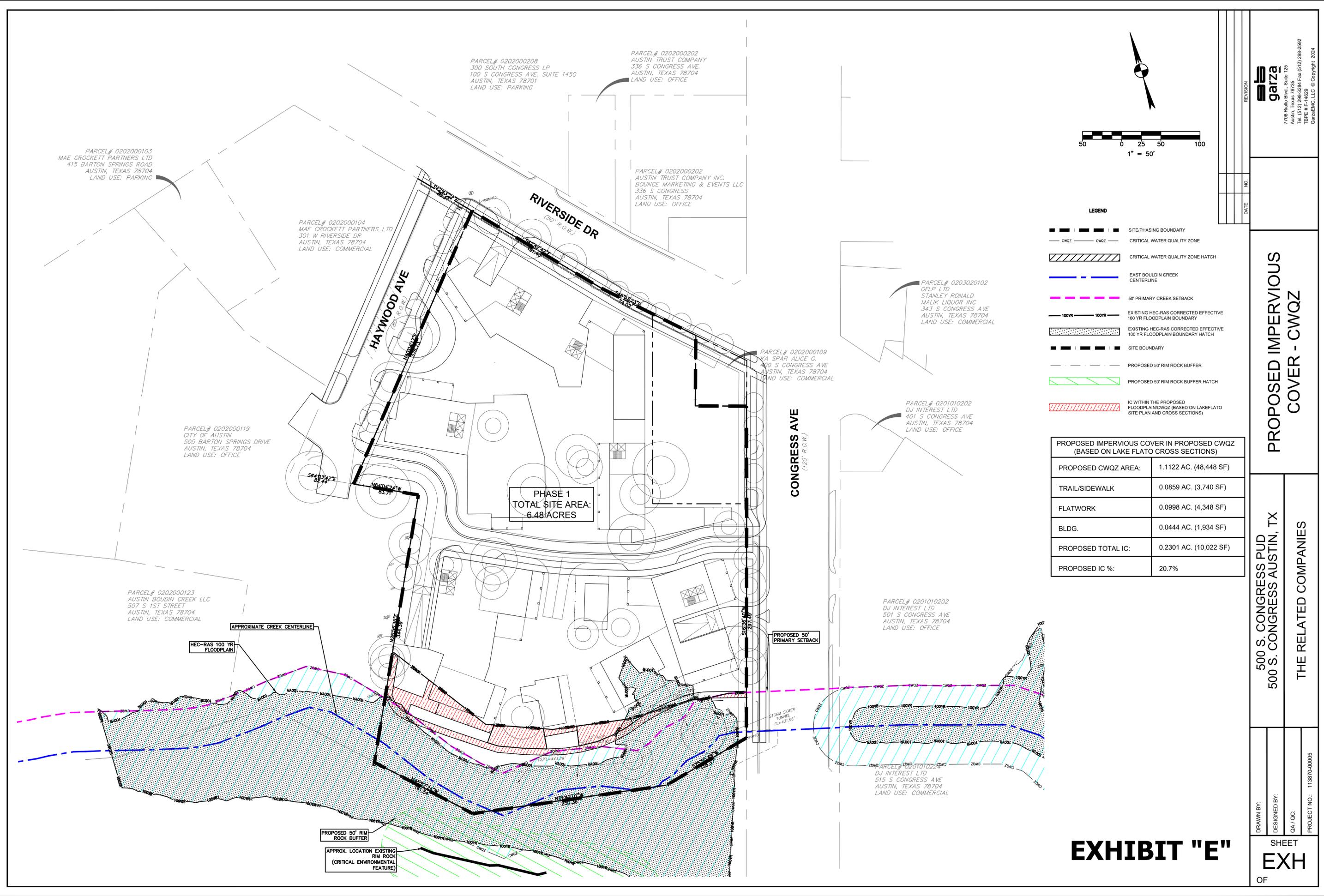
**IMPERVIOUS COVER WITHIN EXISTING CWQZ/FLOODPLAIN**

**500 S. CONGRESS**  
**500 S. CONGRESS AUSTIN, TX**  
**THE RELATED COMPANIES**

DRAWN BY:  
 DESIGNED BY:  
 QA / QC:  
 PROJECT NO.: 113870-00005

SHEET  
**EXH**  
 OF

**EXHIBIT "E"**



**LEGEND**

- SITE/PHASING BOUNDARY
- CWQZ
- CRITICAL WATER QUALITY ZONE
- CRITICAL WATER QUALITY ZONE HATCH
- EAST BOULDIN CREEK CENTERLINE
- 50' PRIMARY CREEK SETBACK
- 100YR
- 100YR
- EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
- EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
- SITE BOUNDARY
- PROPOSED 50' RIM ROCK BUFFER
- PROPOSED 50' RIM ROCK BUFFER HATCH
- IC WITHIN THE PROPOSED FLOODPLAIN/CWQZ (BASED ON LAKEFLATO SITE PLAN AND CROSS SECTIONS)

**PROPOSED IMPERVIOUS COVER IN PROPOSED CWQZ (BASED ON LAKE FLATO CROSS SECTIONS)**

PROPOSED CWQZ AREA:	1.1122 AC. (48,448 SF)
TRAIL/SIDEWALK	0.0859 AC. (3,740 SF)
FLATWORK	0.0998 AC. (4,348 SF)
BLDG.	0.0444 AC. (1,934 SF)
PROPOSED TOTAL IC:	0.2301 AC. (10,022 SF)
PROPOSED IC %:	20.7%

REVISION

NO.	DATE

**garza**  
7708 Rialto Blvd., Suite #25  
Austin, Texas 78725  
Tel: (512) 298-3284 Fax: (512) 298-2592  
TBP# F-14629  
GarzaEMC, LLC © Copyright, 2024

**PROPOSED IMPERVIOUS COVER - CWQZ**

500 S. CONGRESS PUD  
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:  
DESIGNED BY:  
QA / QC:  
PROJECT NO.: 113870-00005

SHEET  
**EXH**  
OF

**EXHIBIT "E"**



# EXHIBIT "G"



TBG

landscape architects, planners & designers  
3222 e cesar chavez st  
bdg 1 suite 100  
austin, tx 78702  
(512) 327-1011

project  
**500 south congress**

tree mitigation

related to:  
austin, tx

project number  
**a23034**

**TREE LEGEND:**

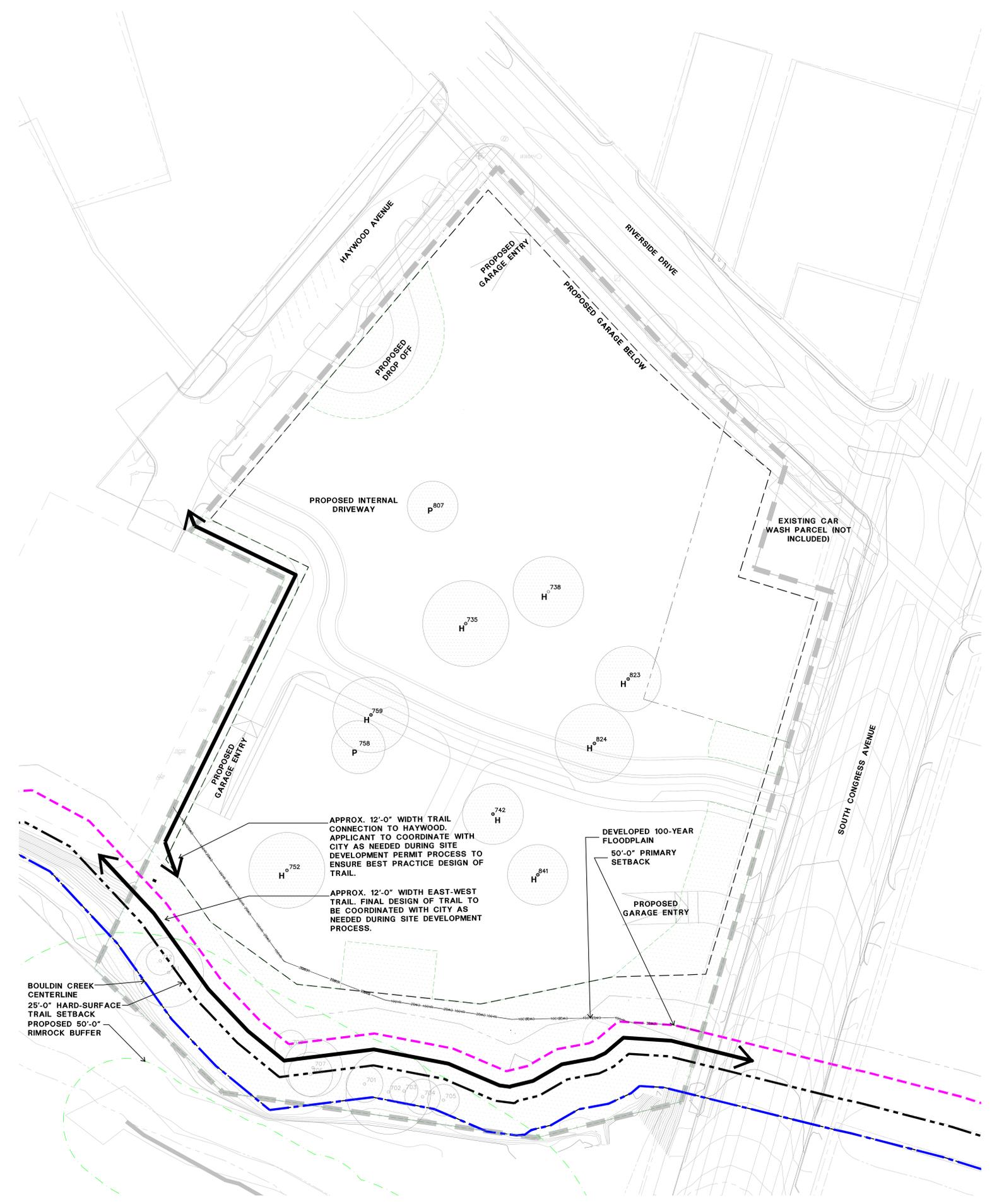
	PREVIOUS TREE LOCATION
	RELOCATED HERITAGE TREE (Appendix F 24" or greater)
	RELOCATED PROTECTED TREE (Appendix F 19" - 23.9")
ESTIMATED ROOT BALL AREA	

**TREES TO BE RELOCATED**

TAG #	SPECIES	CALIPER
735	LIVE OAK	34.5
738	LIVE OAK	27.5
742	LIVE OAK	28.5
752	SHUMARD RED OAK	30.8
758	LIVE OAK	20.5
759	LIVE OAK	28.5
807	LIVE OAK	20.5
823	LIVE OAK	25
824	LIVE OAK	31.5
841	AMERICAN ELM	28

**LEGEND**

TREE RELOCATION AREA. AREA SUBJECT TO CHANGE BASED ON FINAL SITE DESIGN.  
 TREE LOCATIONS TO BE DETERMINED BASED ON FINAL SITE DESIGN. FINAL RELOCATION PLAN TO BE APPROVED BY THE CITY ARBORIST AT TIME OF SITE PLAN



**1 TREE RELOCATION PLAN**

SCALE: 1"=30' N O R T H

issue date  
4/26/24

designed:  
drawn:  
reviewed:

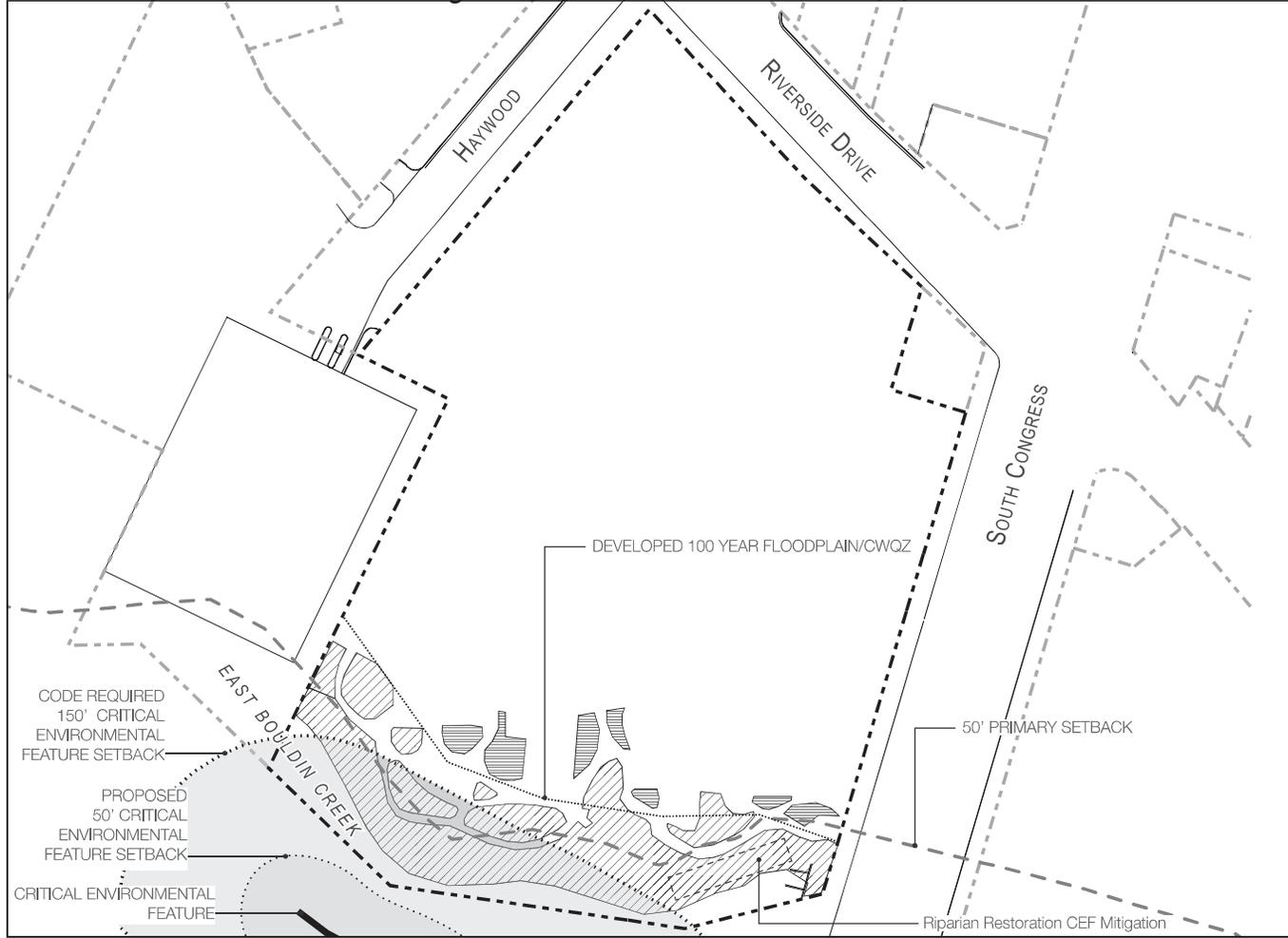
sheet title  
**tree relocation plan**

sheet  
**L.02**

City of Austin  
Council Meeting Backup: August 28, 2025

# 500 S. CONGRESS PUD

## Critical Environmental Feature Mitigation



**Notes:**

1. There are no trails and/or impervious cover within 50' of the critical environmental feature on the adjacent state-owned land.
2. The Rimrock feature is upstream of the site and will not be impacted by any activities at 500 S. Congress.
3. Not more than 2,000 sqft of trail and/or impervious cover are planned within 150' of critical environmental feature on adjacent state-owned property.
4. Mitigation is not being considered for necessary creek armoring.

**Mitigation Table**

Area of CEF Buffer Trail Impact:	.0459 AC (2,000 sq ft)
Area of Riparian Restoration Mitigation:	.0459 AC (2,000 sq ft)
Seeds used in Mitigation*:	1.5 lbs
* Seeding Rate based on (609s.5 Table 6 @ 27 lbs/arce+20%)	

\* Delineation of the proposed floodplain/CWQZ is subject to change based on final design and will be confirmed during the site plan process.

**ENVIRONMENTAL SUPERIORITY ELEMENTS**

- Developed 100 year floodplain/CWQZ
- Floodplain restoration planting
- Pollinator bed plantings or rain gardens
- Trail within 150' CEF buffer
- Proposed 50' Primary Setback
- Proposed 50' Critical Environmental Feature Setback
- Code Required 150' Critical Environmental Feature Setback
- Riparian Restoration CEF Mitigation
- Conceptual Bank armoring
- East Bouldin Creek
- Site Boundary



*Subject to change based on final design*

City of Austin  
Council Meeting Backup: August 28, 2025

# 500 S. CONGRESS PUD

## Environmental Superiority Plan



ENVIRONMENTAL SUPERIORITY ELEMENTS

- Developed 100 year floodplain/CWQZ
- Floodplain restoration planting
- Pollinator bed plantings or rain gardens
- Proposed 50' primary Setback
- Proposed 50' CEF Setback
- Conceptual Bank armoring
- East Bouldin Creek
- Site Boundary

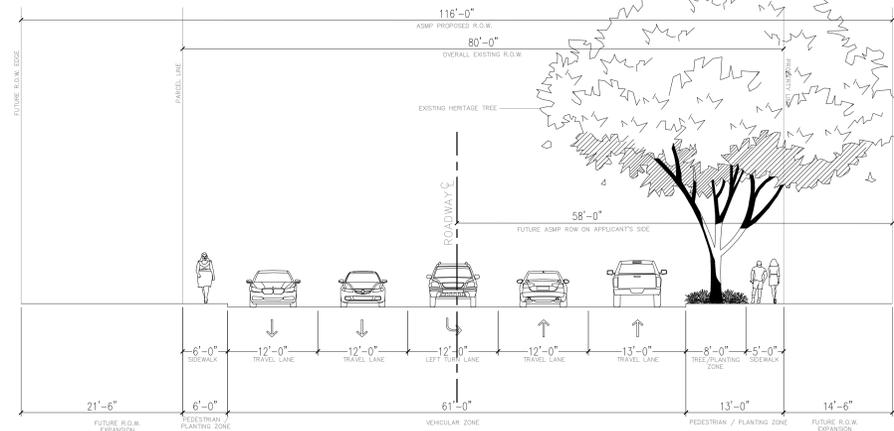
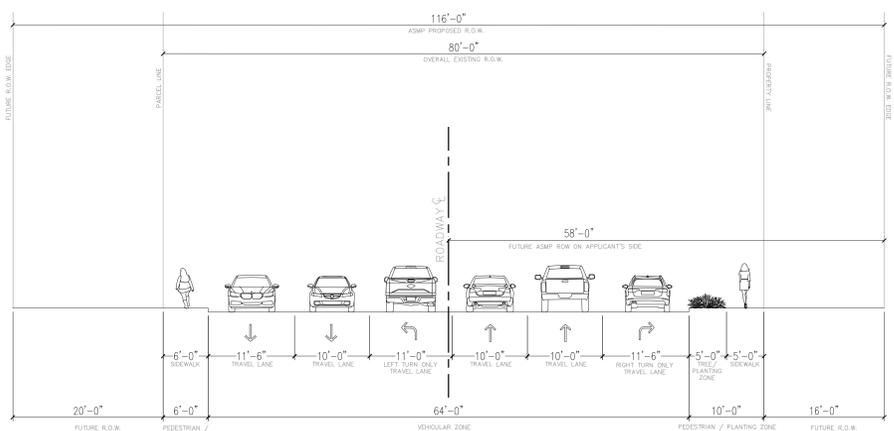
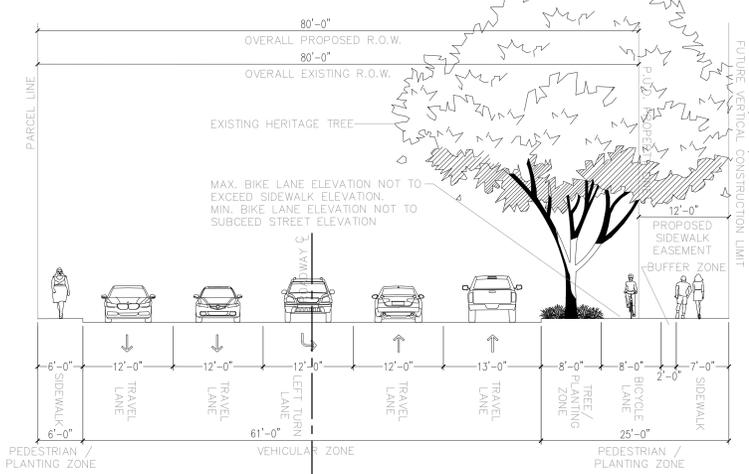
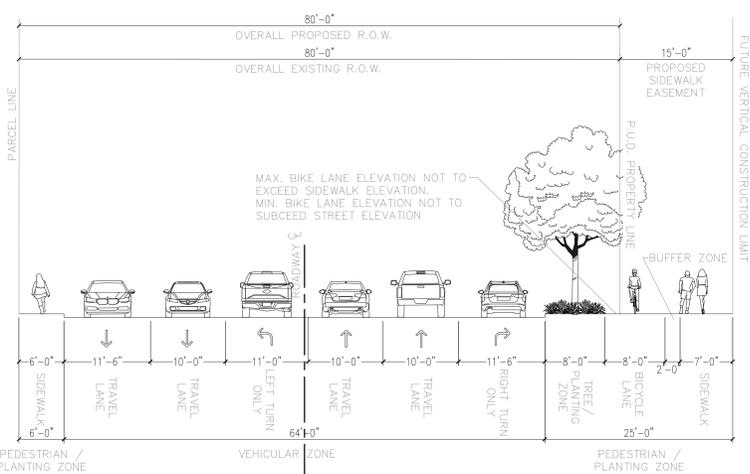
*Subject to change based on final design*



Notes:

1. **Increased Floodplain Volume:** 100-year floodplain volume will increase by 25,000 cu ft on the site.
  2. **Increased Floodplain Functionality:** All floodplain habitat areas will move from "poor" or "fair" to at least "good" condition based on the functional floodplain assessment as described in Appendix X of the City of Austin Environmental Criteria Manual.
  3. **Armoring and Impervious Cover Reductions in the Floodplain:** Bank armoring will be reduced to only areas critical for urban creek stability resulting in the removal of 8,000 square feet of concrete embankment and 8,890 square feet of parking lot within East Bouldin Creek Floodplain.
  4. **Increased Creek Habitat:** Over 23,000 sq ft will be restored riparian habitat in the 100-year floodplain. Restoration will include invasive species removal, soil decompaction and enhancement, planting, and seeding.
  5. **Native Pollinator Plants:** The PUD will include at least 20 native plant species that attract pollinators.
  6. **SITES Certification:** The PUD will pursue Sustainable SITES certification to create a landscape that meets the highest standards in landscape sustainability.
  7. **Superior Plant Diversity and Stability:** The proposed plan will include at least 20 species native to the Edwards Plateau and Blackland Prairie, which are important throughout the lifespan of pollinators. The PUD will take advantage of the canyon-like setting within this urban development and utilize the unique species of the Edwards Plateau and Blackland Prairie to create landscapes that are both ecologically appropriate and aesthetically appealing. Over 50 species will be included in the final planting plan provided as part of the site plan and 70% of all plantings on site will be from the Edwards Plateau and Blackland Prairie. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria. Additionally, 30% of the plant species along the wetland fringe of East Bouldin Creek will have a stability rating of 6 or greater.
  8. **Carbon Sequestration:** The sites restored habitat and native plantings will sequester over 5 tons of carbon per year.
  9. **Human/ Nature Connection:** The PUD will engage visitors with shaded open space that allows for appreciation and engagement with the restored riparian areas and compelling landscapes throughout the site that showcase native flora and fulfill the aspirations of the South Central Waterfront Plan.
  10. **Natural Areas Management Plan:** A natural areas management plan will be prepared and provided at time of site plan. The plan will use an adaptive management framework with a focus on an enhanced user experience, ecological functionality, creek health, water quality, integrated pest management, invasive species management, increases in diversity through planting and seeding, ensuring natural vegetative cover, and annual monitoring.
- \* Delineation of the proposed floodplain/CWQZ is subject to change based on final design and will be confirmed during the site plan process.

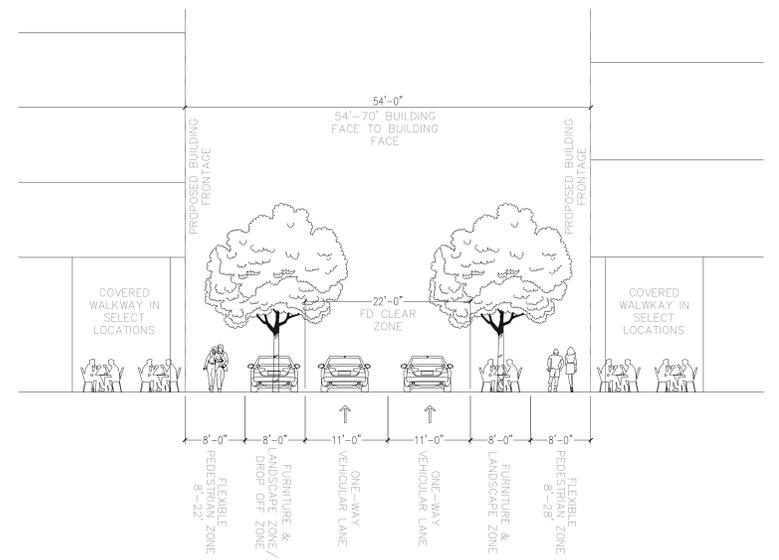




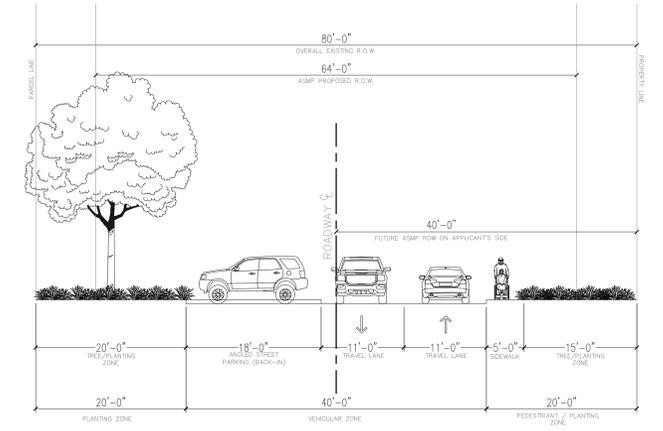
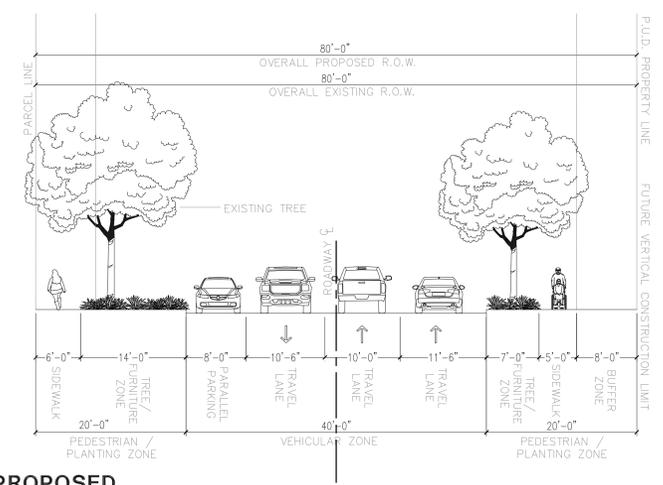
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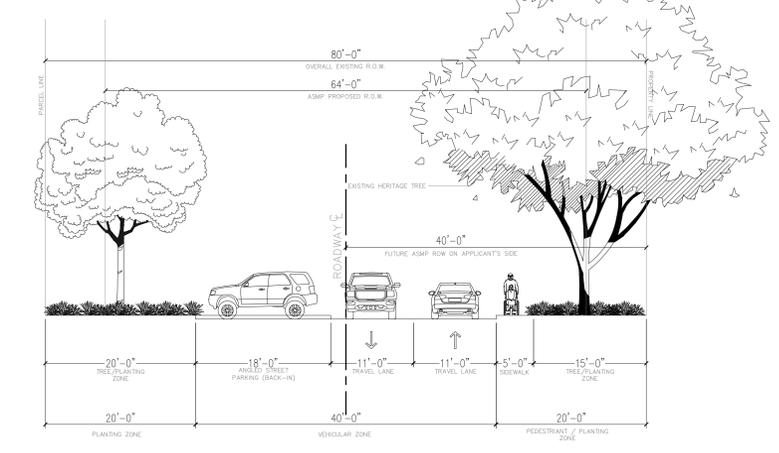
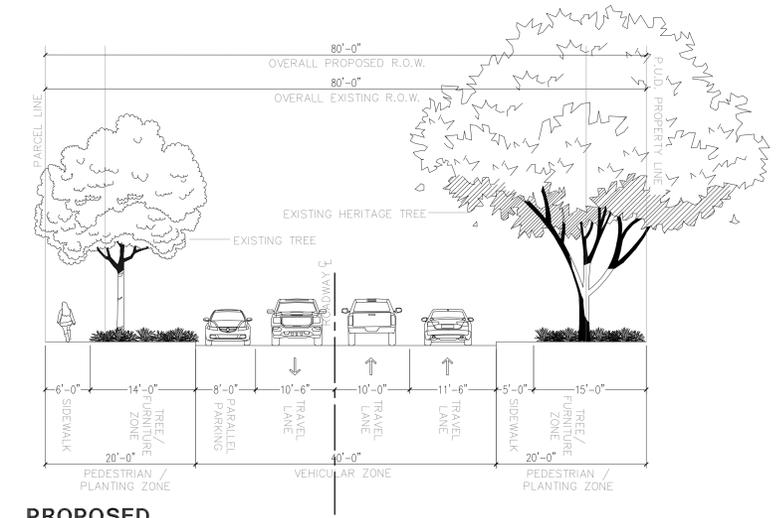
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**3** NOTE: THE INTERNAL PRIVATE DRIVE WILL BE CONTAINED IN A PUBLIC EASEMENT THAT IS MUTUALLY ACCEPTABLE TO THE CITY OF AUSTIN AND THE IMPROVEMENTS PERMITTED WITHIN THE EASEMENT WILL NOT REQUIRE A LICENSE AGREEMENT WITH THE CITY OF AUSTIN.



**2**



**1**

issue date  
 4/07/25

designed:  
 drawn:  
 reviewed:

sheet title  
**proposed cross sections**

sheet  
**L.07**