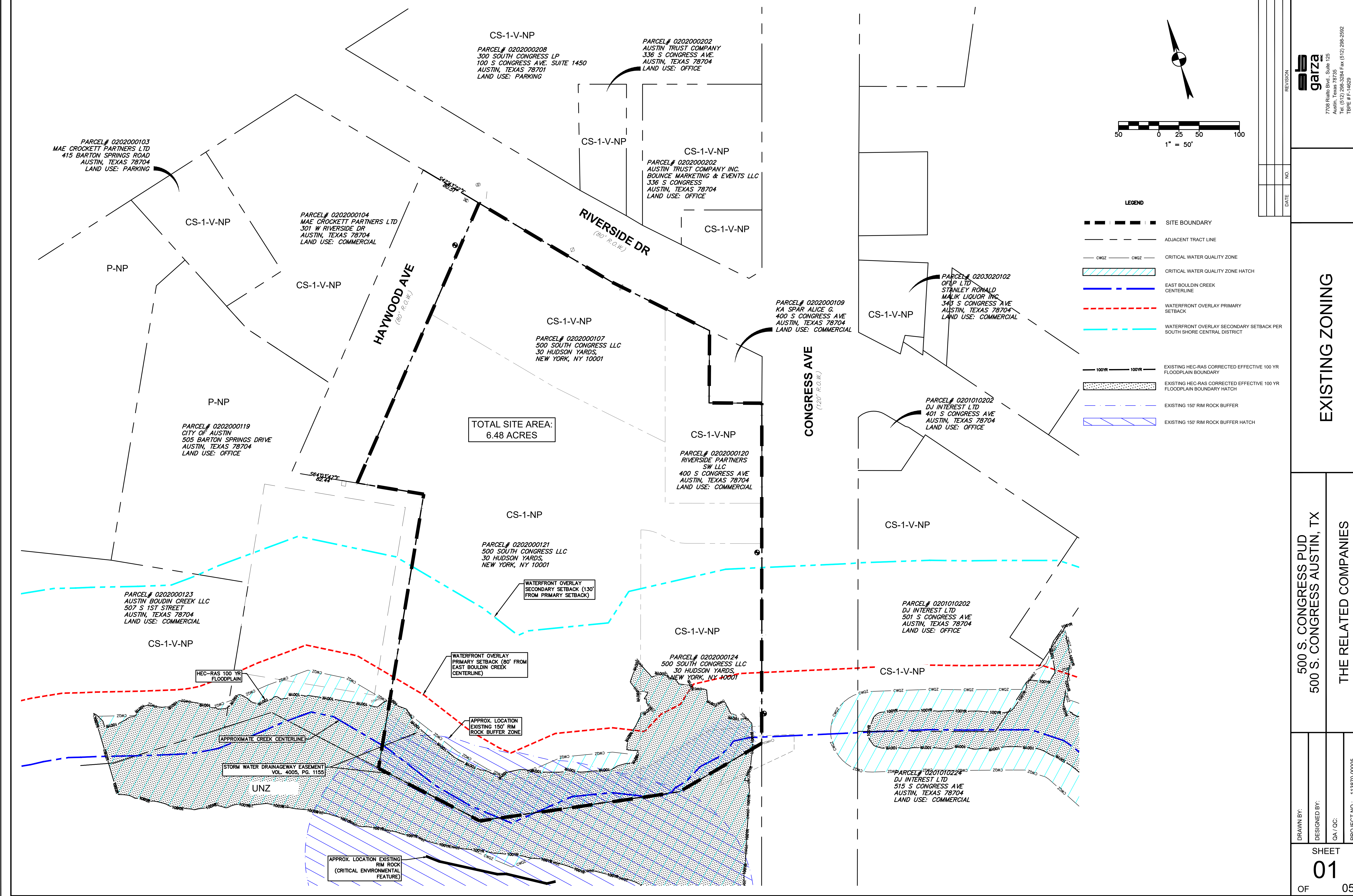


Council Meeting Backup: September 11, 2025



garza

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DATE

EXISTING ZONING

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

THE RELATED COMPANIES

DRAWN BY:

DESIGNED BY:

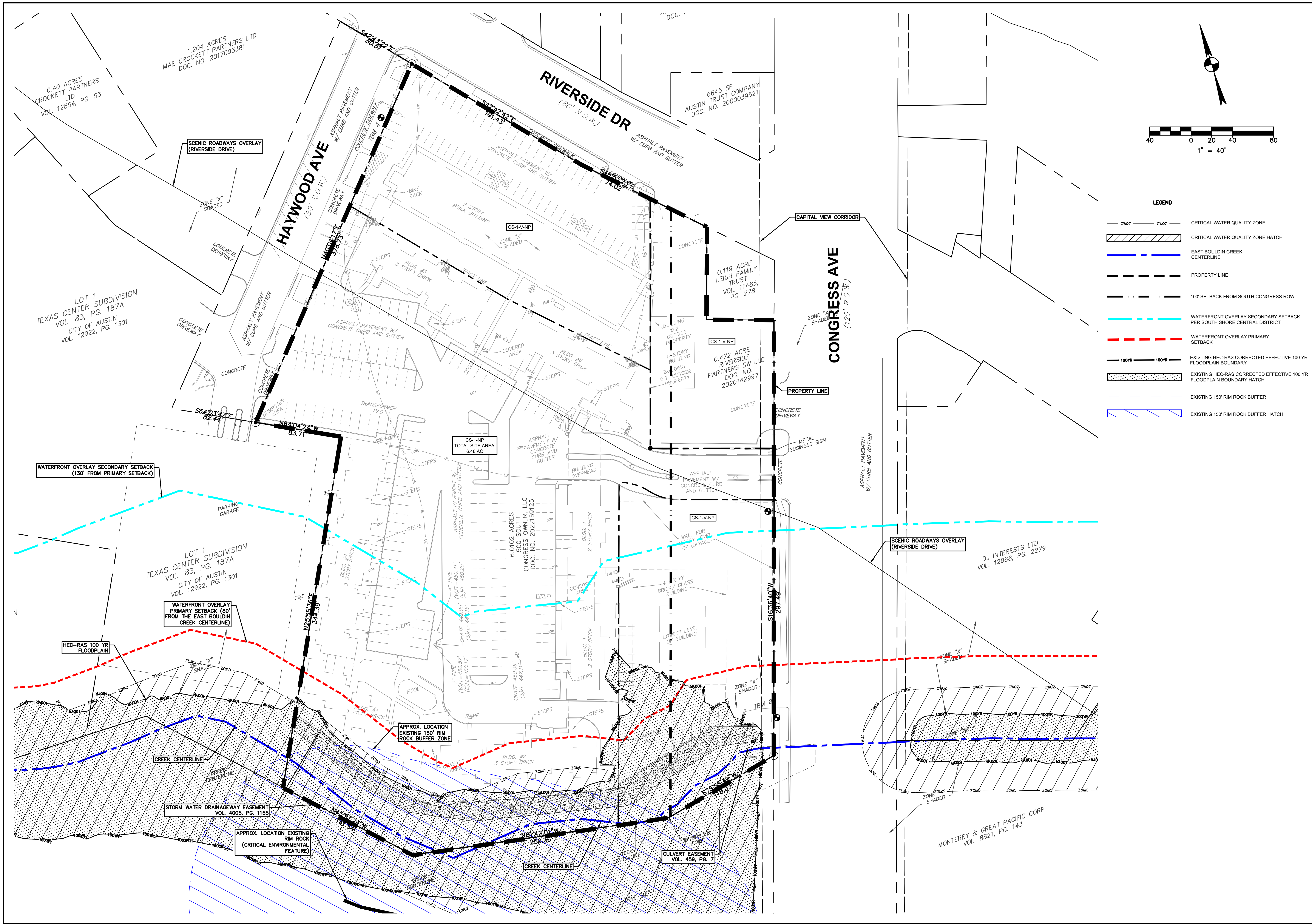
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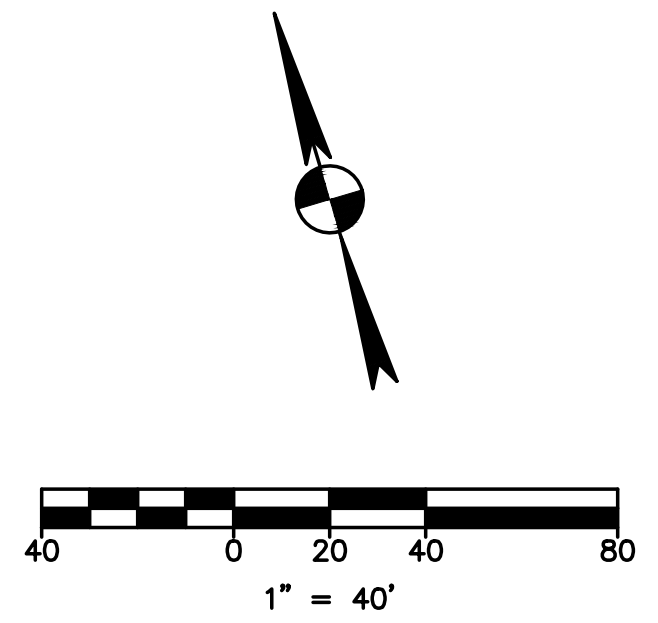
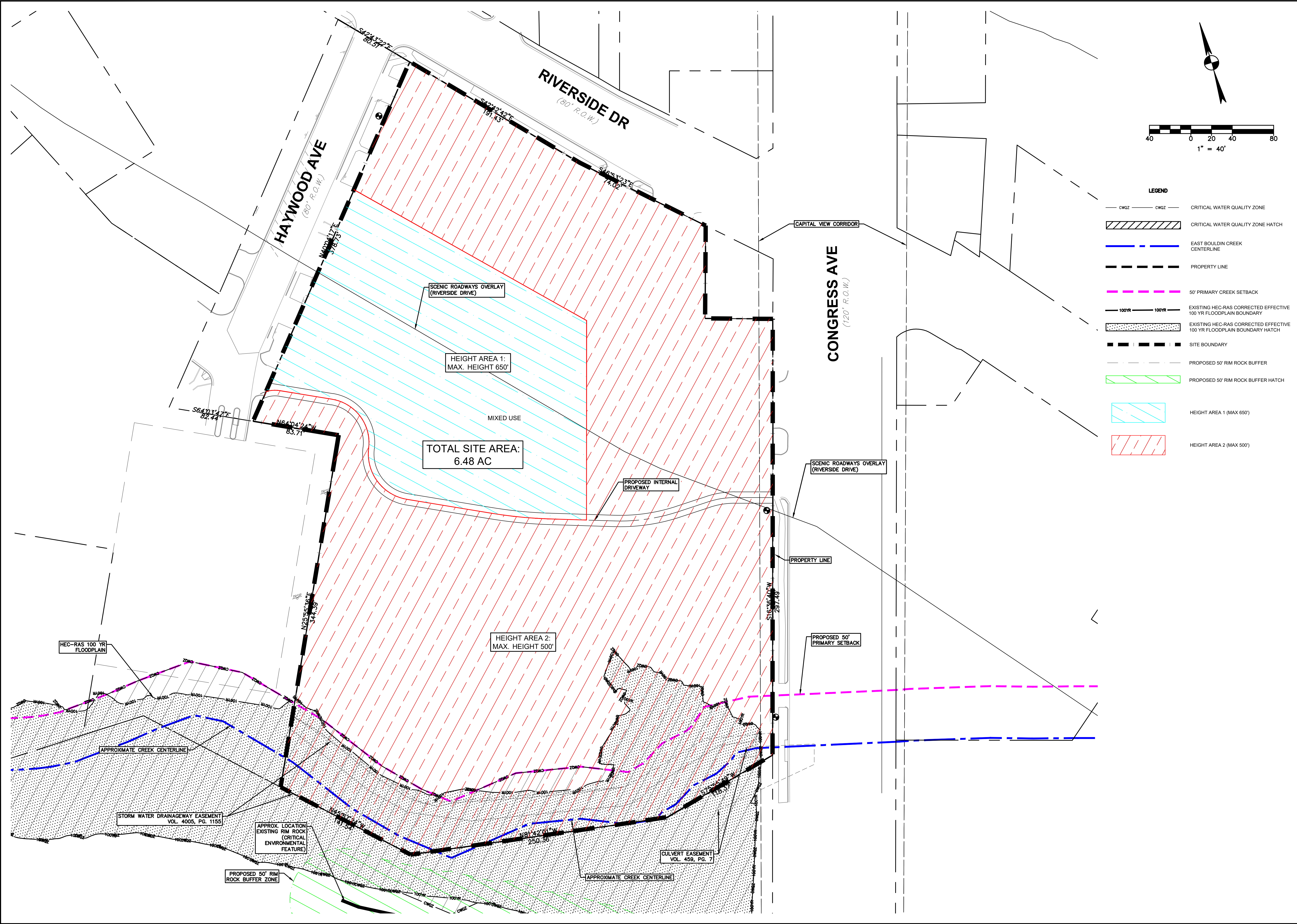
PROJECT NO.: 113870-00005

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- LEGEND**
- CWQZ — CWQZ — CRITICAL WATER QUALITY ZONE
 - [Hatched Box] CRITICAL WATER QUALITY ZONE HATCH
 - — — — — EAST BOULDIN 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
 - [Green Hatched Box] PROPOSED 50' RIM ROCK BUFFER HATCH
 - [Blue Hatched Box] HEIGHT AREA 1 (MAX 650')
 - [Red Hatched Box] HEIGHT AREA 2 (MAX 500')

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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

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OF 05

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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 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.

Code Modifications

General Requirements and Procedures

1. Section 25-1-21(105) (Definitions, Site) is modified to allow a site to cross a public street or right-of-way.
2. 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.
3. 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.
- Zoning**
4. Section 25-2-144(D) (Planned Unit Development (PUD) District Designation) is modified to allow the PUD to include less than 10 acres.
5. 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.
6. 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 sf interior space. No exterior automotive sales are permitted.
- Automotive Rentals -Max 8,000 sf 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 Improvement 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
7. 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.)

8. Section 25-2-691(D) (Waterfront Overlay (WO) District Uses) is modified to allow pedestrian oriented uses above the ground floor of a structure.
9. 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.
10. 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.
11. 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.
12. 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.
13. Development of the property is exempt from Section 25-2-742(C)(2) (South Shore Central Subdistrict Regulations).
14. 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.
15. Development of the property is exempt from Section 25-2-742(F) (South Shore Central Subdistrict Regulations).
16. 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).
17. 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).

Site Plan

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

Transportation

19. 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.
20. Section 25-6-55 (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.
21. 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.
22. 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.
23. 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

24. Section 25-8-63(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.
25. 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

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

LAND USE NOTES:

1. 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.
2. AN INTEGRATED PEST MANAGEMENT PLAN WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM.
3. THIS PUD WILL COMPLY WITH THE AUSTIN ENERGY GREEN BUILDING PROGRAM TO ACHIEVE A MINIMUM OF A 2-STAR RATING.
4. 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.
5. 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.
6. 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.
7. 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.
8. IMPERVIOUS COVER, BUILDING COVER AND FLOOR TO AREA RATIO IS BASED ON GROSS SITE AREA OF ALL LAND WITHIN THE PUD.
9. THE PUD WILL COMPLY WITH THE MOST CURRENT AEOB STEL 5 BIRD COLLISION DETERRENCE CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
10. THE PUD WILL LIMIT COCKTAIL LOUNGES SO THAT NO MORE THAN ONE COCKTAIL LOUNGE SHALL BE PERMITTED WITHIN EACH 100-FT OF BUILDING FRONTAGE.
11. THE PUD WILL PROHIBIT GATED ROADWAYS.
12. THE PUD SHALL COMPLY WITH THE MOST CURRENT AEOB LIGHT POLLUTION CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
13. RECLAIMED WATER CANNOT BE USED FOR LANDSCAPE/SITE IRRIGATION IN THE CRITICAL WATER QUALITY ZONE.
14. SHARED PARKING IS ALLOWED FOR THE VARIOUS USES WITHIN THE PUD REGARDLESS OF WHERE THE USE OR PARKING IS LOCATED WITHIN THE PUD.
15. 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/URINAL FLUSHING USES IN THE PUD.
16. THE PRIVATE INTERNAL DRIVE WILL BE CONTAINED IN A PUBLIC EASEMENT THAT IS MUTUALLY ACCEPTABLE TO THE CITY OF AUSTIN AND THE LANDOWNER.
17. THE STREET CROSS SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRANSPORTATION CRITERIA MANUAL (TCM) EXCEPT AS MODIFIED BY THE PUD.
18. 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.
19. 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.
20. 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.
21. 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.
22. A NATURAL AREAS MANAGEMENT PLAN WILL NEED TO BE SUBMITTED AT TIME OF SITE PLAN AND APPROVED BY WPD.
23. RIPARIAN RESORATION: THIS SECTION APPLIES ALONG EAST BOULDIN CREEK:
 1. 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.
 2. A CWQZ AND ACTIVE CHANNEL THAT ARE IN "POOR (1)" OR "FAIR (2)" CONDITION SHALL BE RESTORED TO "GOOD (3)" OR "EXCELLENT (4)" CONDITION.
 3. 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 PUD ORDINANCE.
 4. 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

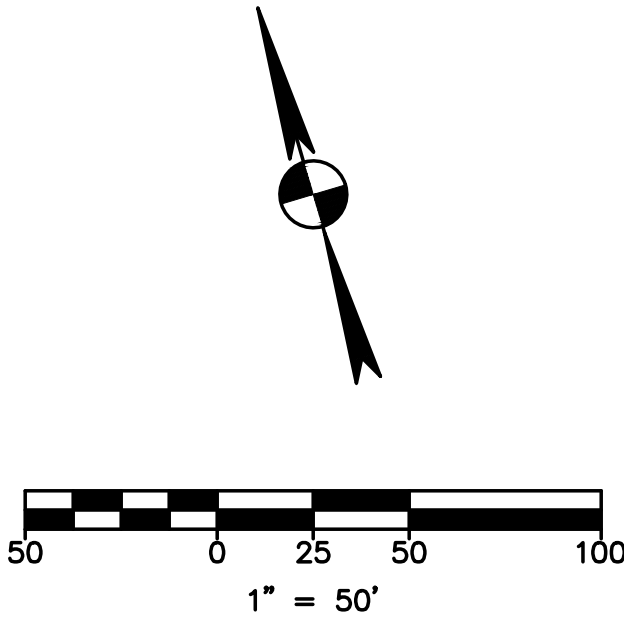
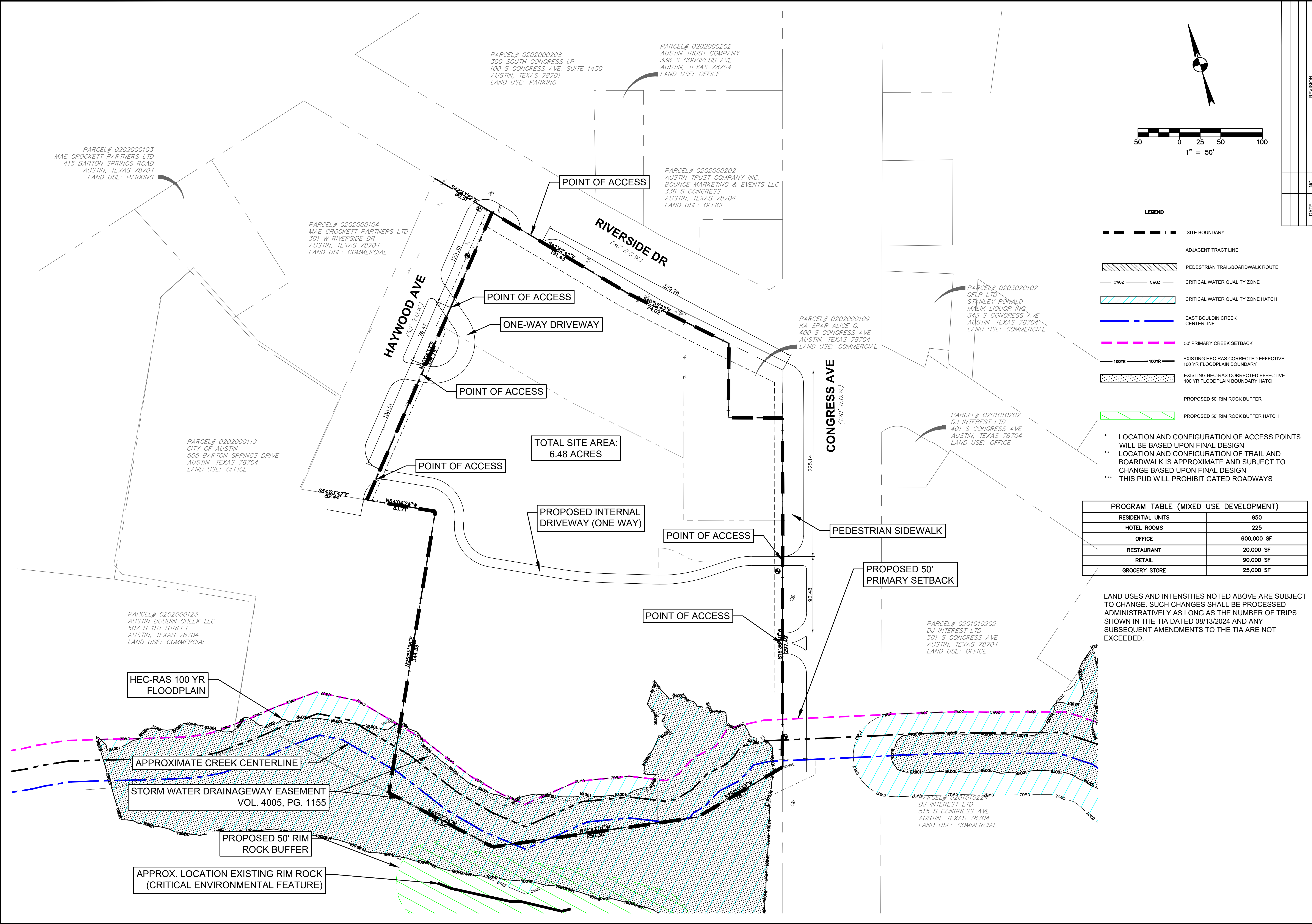
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QA / QC:
PROJECT NO.: 113870-00005

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- LEGEND**
- SITE BOUNDARY
 - ADJACENT TRACT LINE
 - PEDESTRIAN TRAIL/BOARDWALK ROUTE
 - CWQZ
 - CWQZ
 - CRITICAL WATER QUALITY ZONE HATCH
 - EAST BOULIDN 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.

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ACCESS EXHIBIT

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

THE RELATED COMPANIES

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113870-00005

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