



City of Austin

Recommendation for Action

File #: 25-1593, Agenda Item #: 63.

9/11/2025

Posting Language

C814-2024-0001 - 500 South Congress PUD - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 400, 500, and 510 South Congress Avenue, 407 1/2 Haywood Avenue, and 105 West Riverside Drive (Lady Bird Lake and East Bouldin Creek Watersheds). Applicant Request: To rezone commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, as amended. Applicant: 500 South Congress Owner LLC (Michael Iannacone, Executive Vice President), Riverside Partners SW, LLC (Scott W. Broaddus, Jr., President). Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

Lead Department

Planning Department.