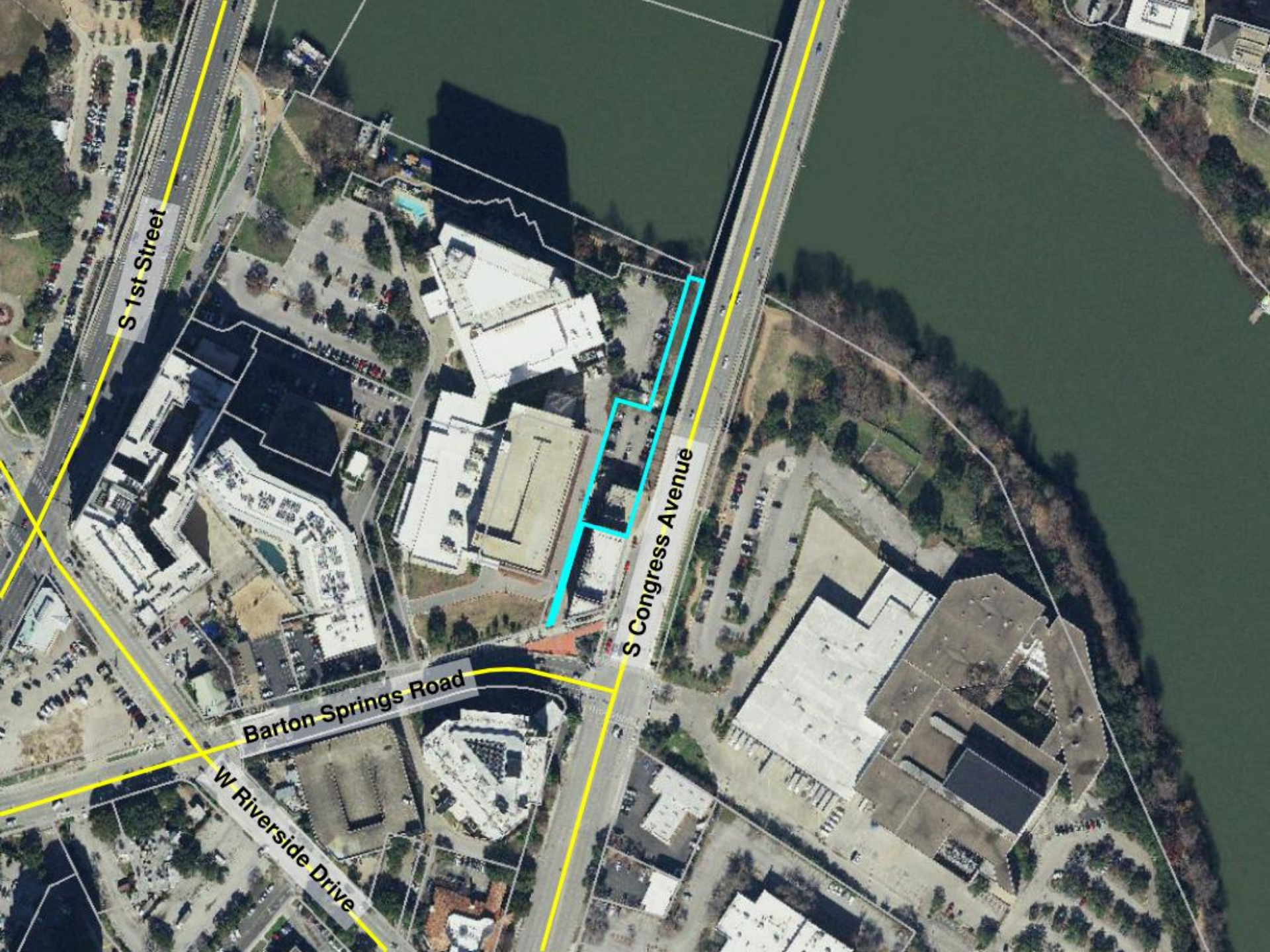


# 200 S Congress Avenue

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February 9, 2022

Small Area Planning Joint Committee

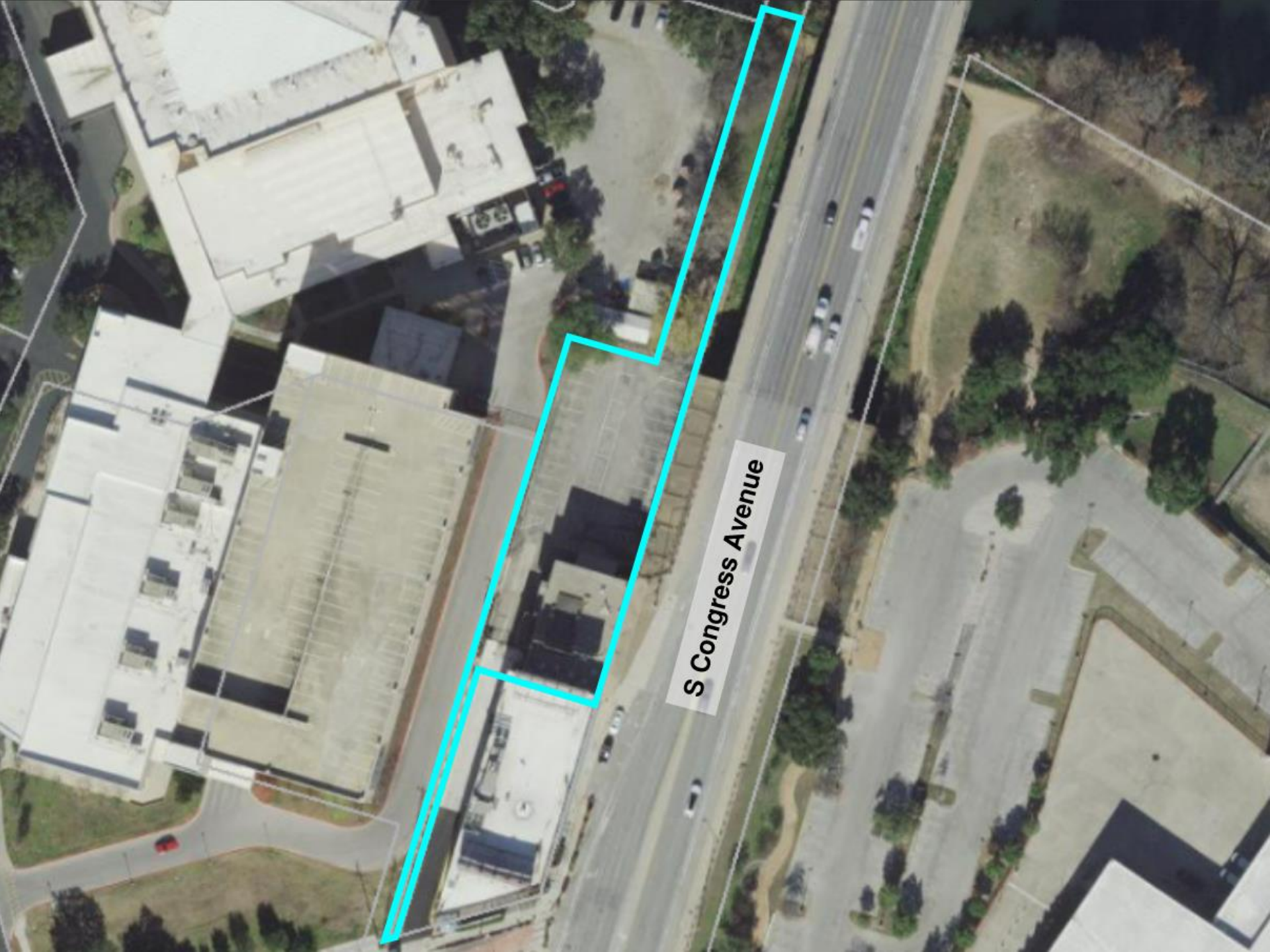


S 1st Street

S Congress Avenue

Barton Springs Road

W Riverside Drive



S Congress Avenue

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DISTILLED & BOTTLED  
IN AUSTIN, TEXAS

SHERRY MATTHEWS  ADVOCACY MARKETING

200

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SHERRY MATTHEWS



SHERRY MATTHEWS

FIRE ZONE TOW AWAY ZONE



LIVE  
ULTRA

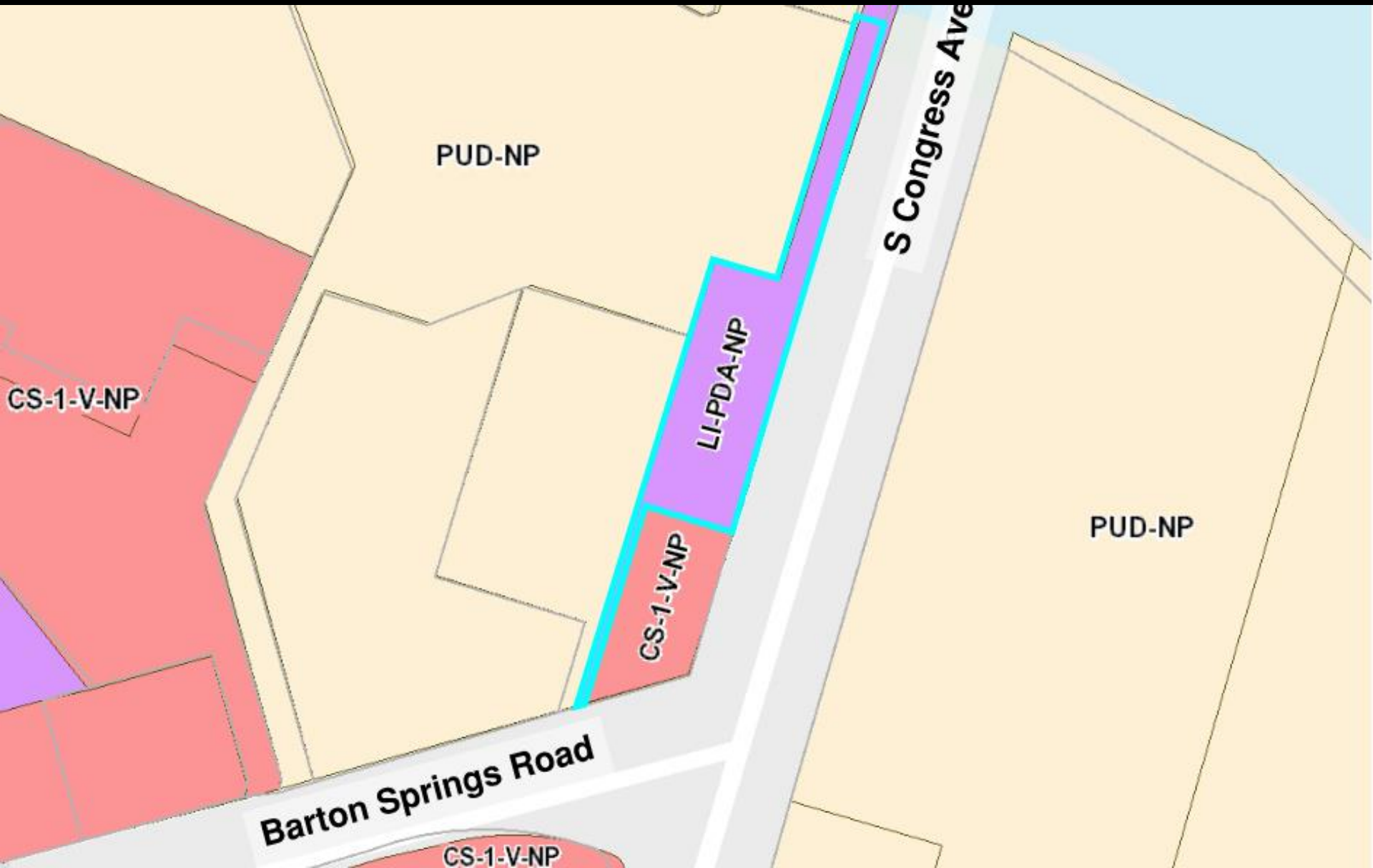
SHERRY MATTHEWS



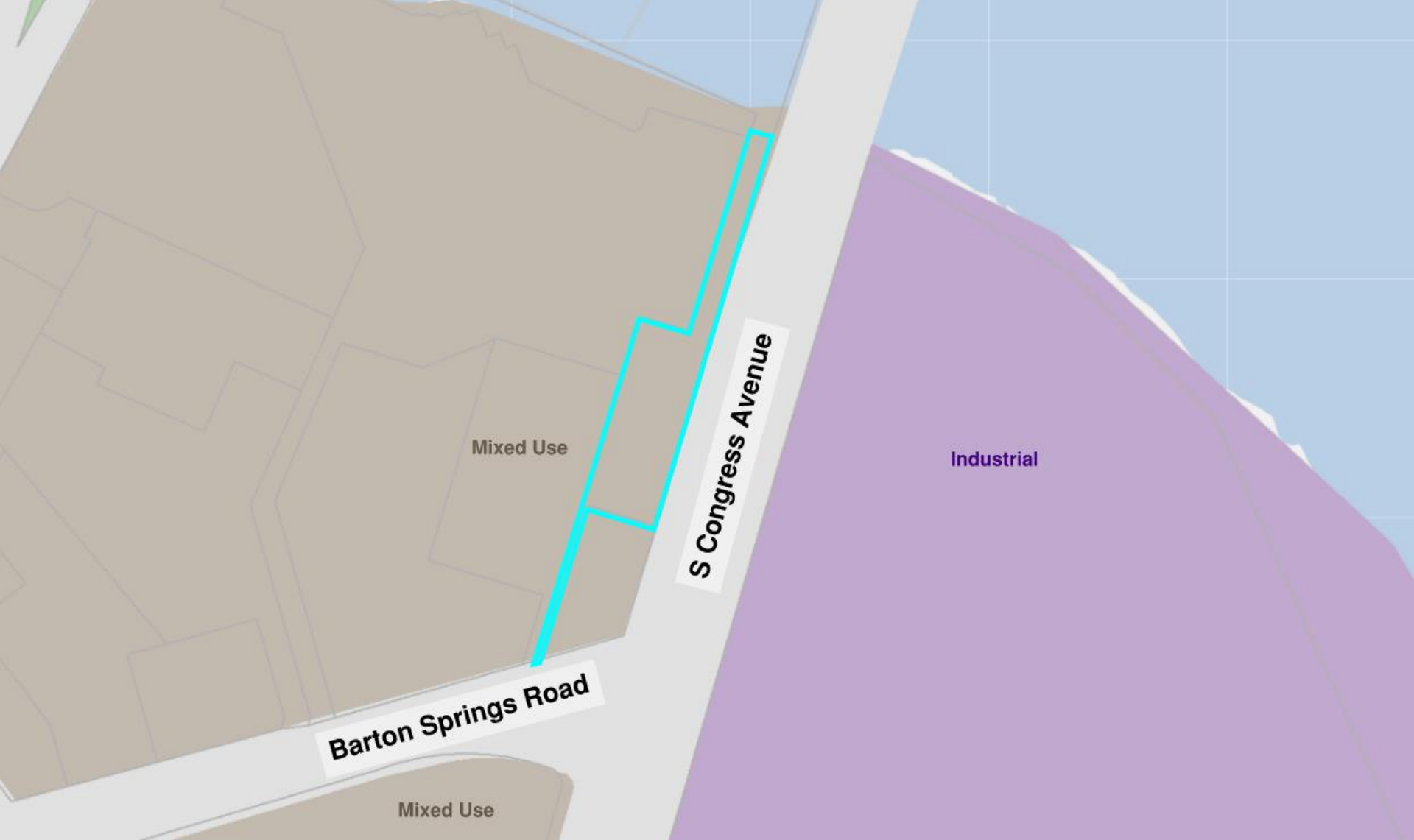




# Current Zoning



# Future Land Use Map



# Current / Requested

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## Current Zoning

- Limited Industrial Service – Planned Development Area – Neighborhood Plan (LI-PDA-NP)

## Requested Zoning

- Limited Industrial Service – Planned Development Area – Neighborhood Plan (LI-PDA-NP)
  - Additional Permitted Uses
    - Indoor Entertainment
    - Restaurant (remove current prohibition on drive-in / fast food)
  - Request removal of existing site access prohibitions and joint use access requirements
  - Request removal of parking minimums (Transportation Demand Management Plan required for ATD approval)

# Project

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- Current Parking Lot
  - Replace portions of impervious cover to semi-pervious
  - Add seating, landscaping, and community garden beds
- Rooftop
  - Add planters, benches, and furniture
- Programming
  - Speaker Series
  - Artist Partnerships
  - Community Garden
  - Restaurant / Café
  - Market
  - Library / Learning Space

# Request

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We respectfully request your support for the proposed amendments to the existing LI-PDA-NP zoning district site development standards.



# Hearing Schedule

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- Small Area Planning Joint Committee: February 9, 2022
- Planning Commission: February 22, 2022
- City Council: March 3, 2022 (1<sup>st</sup> reading)
- City Council: March 24, 2022 (2<sup>nd</sup> and 3<sup>rd</sup> readings)