

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-99-0069.01 - 200 S Congress Avenue      DISTRICT: 9

ZONING FROM: LI-PDA-NP

TO: LI-PDA-NP, to change conditions of zoning

ADDRESS: 220 ½, 210, 208 and 200 S. Congress Avenue

SITE AREA: 0.575 acre

PROPERTY OWNER:

Bathaus Management, LLC (Sherry Matthews)

AGENT:

Drenner Group, PC (Leah M Bojo)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning.** *For a summary of the basis of staff's recommendation, see page 2.*

SMALL AREA PLANNING JOINT COMMITTEE ACTION / RECOMMENDATION:

**February 9, 2022**

February 2, 2022      Small Area Planning Joint Committee meeting was cancelled.

PLANNING COMMISSION ACTION / RECOMMENDATION:

**February 8, 2022      Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**March 3, 2022      Scheduled for City Council**

ORDINANCE NUMBER:

## ISSUES

Section 25-2-2-282 (A) (*Land Use Commission Public Hearing and Recommendation*) of the Code requires that the case be reviewed by SAPJC before the public hearing at PC and does not provide for any exceptions. There are no known issues at this time and staff has not received any written or emailed comments in favor of or in opposition to this rezoning case.

## CASE MANAGER COMMENTS:

This tract is approximately 0.575-acre in size and located on the west side of S. Congress Avenue. It is currently developed with a commercial office building and zoned LI-PDA-NP. Adjacent zoning consists of PUD-NP to the west, CS-1-V-NP to the south, PUD-NP zoning to the east across S. Congress Avenue, and the Lady Bird Lake (unzoned area) with a small amount of LI-PDA-NP and L-NP to the north, please see *Exhibit: A Zoning Map* and *Exhibit B: Aerial Map*.

The future land use map (FLUM) designates this property as “mixed use” and therefore does not require a neighborhood plan amendment (NPA) to be considered with the rezoning request.

The applicant is requesting to amend their current PDA, please see *Exhibit C: Ordinance No. 001026-60 Redlines*. Amendments to the existing ordinance include the following:

- Section 1: Removal of “March 14, 1999” to allow the PDA moving forward to be compliant with existing code expect as stated within the PDA.
- Section 2B: Removal of “Indoor entertainment” and “Restaurant (drive in, fast food)” from the prohibited land uses list to allow for these uses to be permitted onsite.
- Section 3D: Removal of Access requirements and limitations.
- Section 5: Removal of March 14, 1999, parking requirements language with additional language to be added that a Transportation Demand Management (TDM) Plan shall be submitted at time of site plan subject to the approval of ATD.

Zoning staff has confirmed with the Austin Transportation Department (ATD) staff that the applicant’s proposed changes to the PDA relating to access, and transportation requirements can be removed. ATD has confirmed that these items will be reviewed during the site planning process when a Transportation Demand Management (TDM) Plan is submitted.

## BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

This tract is in a commercially dense area. The adjacent tract to the west is zoned PUD-NP and allows “Indoor entertainment” and “Restaurant (drive in, fast food)” as permitted land

uses. Rezoning this tract to allow for these land uses would be consistent with the existing zoning pattern.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	LI-PDA-NP	Administrative and Business Offices
North	LI-PDA-NP, L-NP, Not Zoned	Undeveloped, Lady Bird Lake
South	CS-1-V-NP	General Retail Sales
East	PUD-NP	Industrial
West	PUD-NP	Hotel-Motel

NEIGHBORHOOD PLANNING AREA: Bouldin Creek Neighborhood Plan

TIA: A TIA shall be required at the time of site plan if triggered per LDC 25-6-113.

WATERSHED: Lady Bird Lake

OVERLAYS: ADU Approximate Area Reduced Parking, Capitol View Corridors (South Congress at East Live Oak), Residential Design Standards, Scenic Roadways Overlay (Barton Springs Road), Selected Sign Ordinances, Waterfront Overlay (South Shore Central)

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools

NEIGHBORHOOD ORGANIZATIONS

- |   |   |
|---|---|
| Austin Independent School District      | Neighborhood Empowerment Foundation           |
| Austin Lost and Found Pets              | Preservation Austin                           |
| Austin Neighborhoods Council            | SELTexas                                      |
| Bouldin Creek Neighborhood Association  | Sierra Club, Austin Regional Group            |
| Bouldin Creek Neighborhood Plan Contact | South Central Coalition                       |
| City of Austin Downtown Commission      | South Central Waterfront Advisory Board       |
| Downtown Austin Alliance                | South River City Citizens Assn.               |
| Friends of Austin Neighborhoods         | Zoning Committee of South River City Citizens |
| Greater South River City Combined       |   |
| Homeless Neighborhood Association       |   |

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2007-0220 C14-2007-0224 Vertical Mixed Use (VMU) Zoning Cases	Area wide plans: To add VMU to various tracts in the Greater South River City and the Bouldin NP Areas	Recommended adding V to zoning districts.	Approved adding VMU to tracts (12/13/2007)
C814-06-0106 C814-06-0106.01 C814-06-0106.02 Hyatt PUD 208 Barton Springs	CS-1-NP and L-NP to PUD-NP  Amendments were to add additional permitted uses within PUD.	Recommended PUD-NP with conditions.  Recommended both amendments.	Approved PUD-NP (2/15/2007)  Approved both amendments (9/26/2013 and 8/7/2014)
C14-05-0139 Greater South River City Combined Neighborhood Plan	Area wide plan: to create the Greater South River City Combined NP area.	Recommended adding NP to zoning districts.	Approved Neighborhood Plan (9/28/2005)
C814-89-0003.02 305 S. Congress PUD	PUD-NP to PUD-NP, to change conditions of zoning	In review.	In review.

RELATED CASES:

C14-2017-0026: This was the Bouldin Creek Neighborhood Plan Garage Placement Zoning case. It was an area wide plan to add garage placement provisions to Bouldin Creek Neighborhood Area Plan. It was recommended by the Planning Commission but was indefinitely postponed by staff, City Council never acted on this case.

C14-02-0031: This was the creation of the Bouldin Creek Neighborhood Plan (ordinance no. 020523-33). The base zoning of this tract did not change during this process.

C14-99-0069: This was the original rezoning case for this property. The request was to rezone from LI to LI-PDA. It was recommended by the Planning Commission and approved by the City Council on October 26, 2000.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S. Congress Avenue	111'	116'	60'	3	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning*South Central Waterfront (SCW) Vision Framework Plan*

The 0.57-acre property is located within the South Central Waterfront (SCW) Vision Framework Plan district boundaries. The property is not envisioned in the SCW Vision Framework Plan to be eligible for additional entitlements through the regulating plan (cannot opt-in). The applicant is requesting to rezone this property to allow for additional uses that are currently not permitted, to eliminate the minimum parking requirement, and to modify access to the site:

- Allow Indoor Entertainment and Restaurant (General and Limited) as permitted uses
- Remove minimum parking requirements for the property
- Remove access restrictions which currently require access through joint use access easement with adjacent property

Allowance of additional uses on the site and the elimination of a minimum parking requirement support the overall goals of the SCW Vision Framework Plan to create a vibrant, mixed-use environment that is more pedestrian-friendly.

Removal of access restrictions could potentially run counter the SCW Vision Framework Plan if the result means increased traffic to the Barton Springs Road access point (which is currently restricted to emergency vehicles only). The SCW Vision Framework Plan envisions this access point as eventually being closed to facilitate development of Nightwing Plaza; this will be more difficult in the future if the Barton Springs Road access is opened to all traffic and/or the joint use access agreement is terminated. Staff acknowledges that the existing access agreement is private and would encourage the developer to maintain this agreement with the adjacent property.

Based on the information above, staff believes that the proposed zoning change request is supported by the SCW Vision Framework Plan, as long as the existing access restrictions, including the joint use access agreement, remain in place.

Austin Fire Review

AFD does not oppose the modification to Ordinance No. 0010260-60. However, the applicant shall recognize that deleting Section D. Access, does waive any requirements for fire department access, water supply for firefighting, or building access already established in the 2021 International Fire Code, as amended and adopted by the City of Austin. This includes enforcement in existing fire lanes.

Environmental Officer

EO 1. Please remove the grandfathering clause from Section 1 of Exhibit C.

Applicant agreed to remove date in Section 1 of the existing PDA ordinance. Comment cleared on December 3, 2021, please see *Exhibit C: Ordinance No. 001026-60 Redlines*.

Environmental Review

EV 1. Please remove the grandfathering clause from Section 1 of Exhibit C.

Applicant agreed to remove date in Section 1 of the existing PDA ordinance. Comment cleared on December 3, 2021, please see *Exhibit C: Ordinance No. 001026-60 Redlines*.

PARD Review

PR1: There are currently no parkland requirements for uses other than residential and hotel. Given that the application is to allow additional non-residential uses, there would not be parkland dedication requirements for those uses at the time of site plan or subdivision.

Site Plan

Site plan comments will be made at time of site plan submittal. There are no site plan comments on the PDA revision at this time.

Transportation

*Proposed Revision:*

~~D. Access~~

~~Primary vehicular access to the Property is from the adjacent tract (Hyatt Hotel, Lot A, TL Subdivision 3 A). A site plan may not be approved until the joint use access agreement with the adjacent tract is recorded.~~

~~The existing site access point to Barton Springs Road shall be for emergency access only.~~

ATD 1. If these restrictions are removed, ATD proposes that they are replaced with a provision that TCM standards shall apply to any proposed vehicle access; to be reviewed at the time of site plan.

Applicant and ATD agreed upon language to be added to the new ordinance relating to ATD concerns. Comment cleared on December 20, 2021, please see *Exhibit C: Ordinance No. 001026-60 Redlines*.

*Proposed Revision:*

**Section 5. Transportation**

Development of the Property is limited to 56 condominium units. A Transportation Impact Analysis (“TIA”) waiver was obtained when this zoning case was filed. The development of the Property shall ~~be subject to all parking requirements specified in the City Code as adopted March 14, 1999.~~ **not be subject to minimum parking requirements.**

ATD 2. ATD is agreeable to this code modification so long as any site developments on the property submit a Transportation Demand Management Plan, at the time of site plan, subject to ATD approval.

Applicant and ATD agreed upon language to be added to the new ordinance relating to ATD concerns. Comment cleared on December 20, 2021, please see *Exhibit C: Ordinance No. 001026-60 Redlines*.

Austin Water Utility

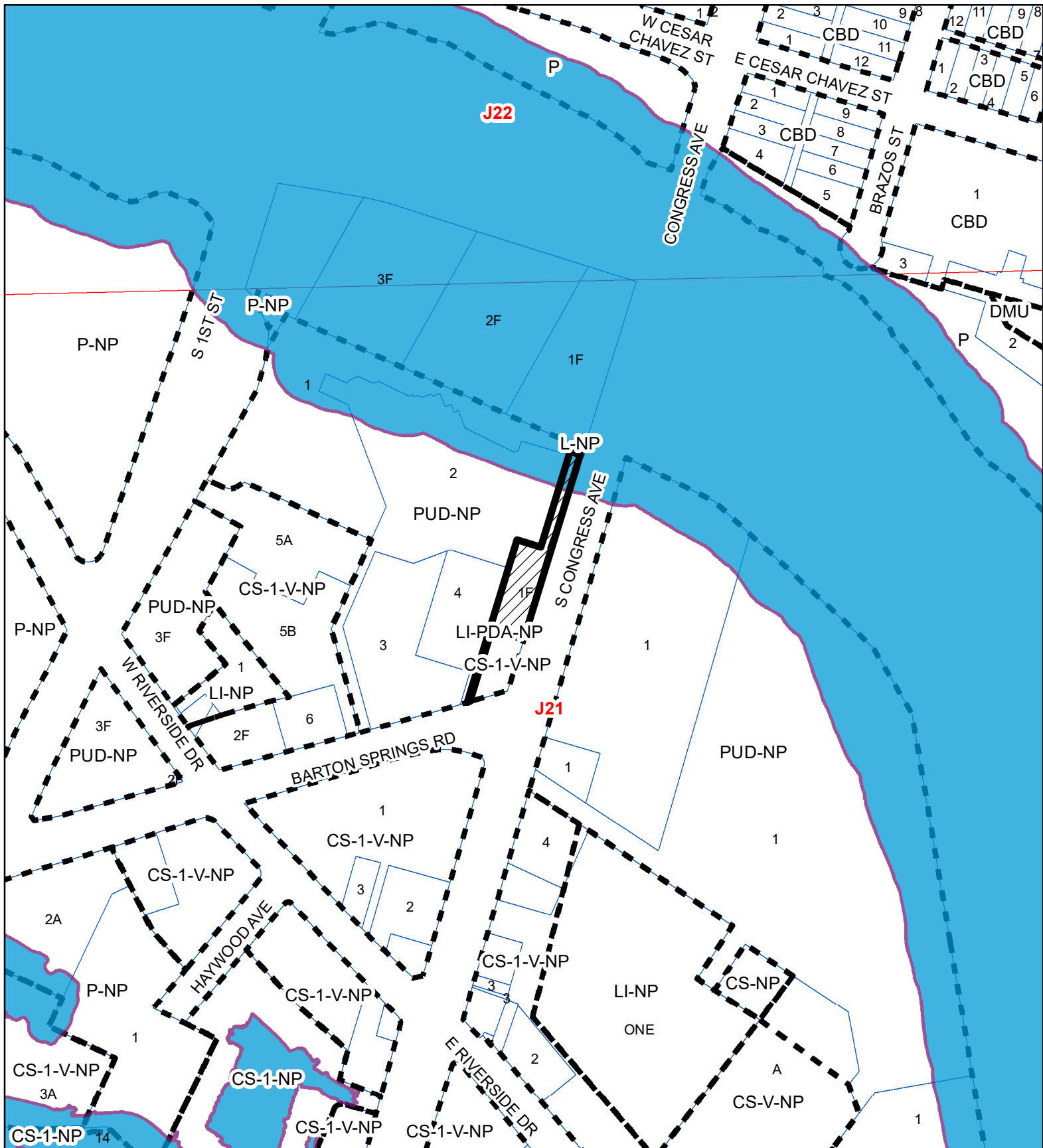
No AW comments. Any existing AW PUE’s must remain.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map





Exhibit B: Aerial Map

Exhibit C: Ordinance No. 001026-60 Redlines



N



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

1" = 300'

### 200 S. Congress Ave

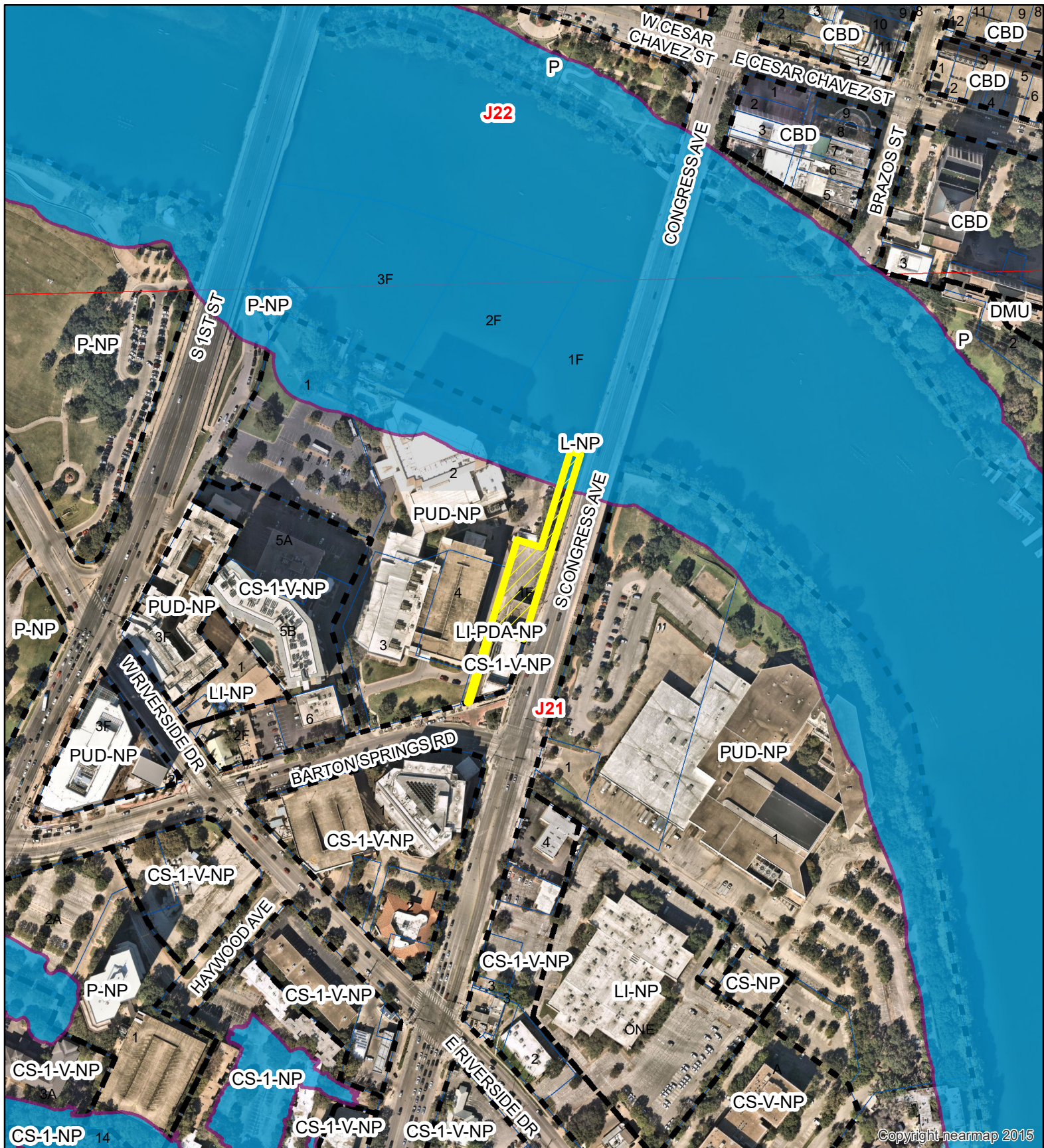
Exhibit A

ZONING CASE#: C14-99-0069.01  
 LOCATION: 200 S. CONGRESS AVENUE  
 SUBJECT AREA: 0.58 Acres  
 GRID: J21  
 MANAGER: KATE CLARK



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Copyright-nearmap 2015

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1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

## 200 S. Congress Ave

Exhibit B

ZONING CASE#: C14-99-0069.01

LOCATION: 200 S. CONGRESS AVENUE

SUBJECT AREA: 0.58 Acres

GRID: J21

MANAGER: KATE CLARK



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**ORDINANCE NO. 001026-60**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 5.575 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT, LOCALLY KNOWN AS 200-210 SOUTH CONGRESS AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The Zoning Map established by Section 25-2-191 of the City Code is amended to change the base zoning district from limited industrial services (LI) district to limited industrial services-planned development area (LI-PDA) combining district on the property described in file C14-99-0069, as follows:

A 5.575 acre tract of land out of the Isaac Decker League in Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 200-210 South Congress Avenue, in the City of Austin, Travis County, Texas, and more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the Planned Development Area combining district established by this ordinance shall conform to the site development standards as set forth in the "Site Development Standards" attached as Exhibit "C" to this ordinance. Except as specifically modified under this ordinance, the Property may be developed and used in accordance with the regulations established for the Limited Industrial Services (LI) base district and other applicable requirements of the City Code.

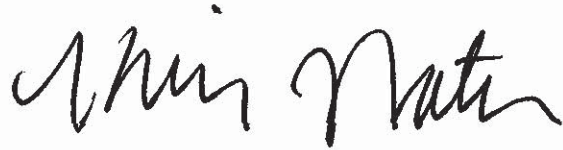
**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on November 6, 2000.


**PASSED AND APPROVED**

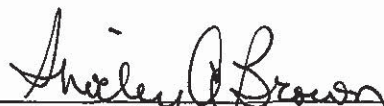
October 26, 2000

§  
§  
§



Kirk Watson  
Mayor

**APPROVED:**   
Andrew Martin  
City Attorney

**ATTEST:**   
Shirley A. Brown  
City Clerk

FIELD NOTE DESCRIPTION

Redline Copy

OF 0.575 OF AN ACRE OF LAND

OUT OF THE ISAAC DECKER LEAGUE

IN TRAVIS COUNTY, TEXAS

BEING DESCRIBED AS THREE TRACTS OF LAND RECORDED IN VOLUME 1316, PAGE 108 OF THE D.R.T.C.T., AND BEING OUT OF LOT 1, BLOCK "F" OF THE SWISHERS ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN VOLUME 1, PAGE 2, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE NORTH RIGHT OF WAY OF BARTON SPRINGS ROAD, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF, T.L. SUBDIVISION 3-A, RECORDED IN PLAT BOOK 82, PAGE 380, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 19°00'00"E, A DISTANCE OF 400.10 FT., WITH THE EAST LINE OF T.L. SUBDIVISION, TO A HOLE PLACED IN A CONCRETE SLAB, FOR THE NORTHWEST CORNER OF TRACT 1;

THENCE, S 71°06' 00"E, A DISTANCE OF 58.35 FT., CONTINUING WITH THE LINE OF THE T.L. SUBDIVISION TO A STEEL PIN FOUND FOR THE SOUTHWEST CORNER OF THE FORESAID TRACT 2;

THENCE N 19°00'00"E, A DISTANCE OF 235.16 FT., CONTINUING WITH AN EAST LINE OF T.L. SUBDIVISION, (PASSING A STEEL PIN ON LINE AT 209.36 FT., ) TO A POINT SUBMERGED IN THE COLORADO RIVER, FOR THE NORTHEAST CORNER OF THE T.L. SUBDIVISION 3, AND THE NORTHWEST CORNER OF TRACT 2, AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 71°00'00"E, A DISTANCE OF 25.00FT., DOWN THE COLORADO RIVER TO A SUBMERGED POINT FOR THE NORTHEAST CORNER OF TRACT 2, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 19°00'00"W, WITH THE WEST LINE OF SOUTH CONGRESS AVE., PASSING A STEEL PIN SET ON A LINE AT 25.91', PASSING THE NORTHEAST CORNER OF TRACT 1, AT 235.27', AND IN ALL 454.11FT., TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE TRACT 1, FOR A CORNER OF THIS TRACT;

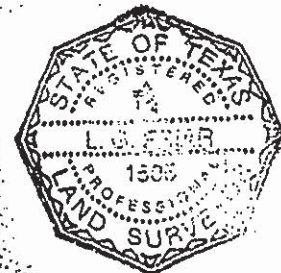
THENCE, N 71°05'00"W, A DISTANCE OF 78.35 FT., WITH THE SOUTH LINE OF TRACT 1, WITH THE NORTH LINE OF WILLARD FINKELSTEIN TRACT RECORDED IN VOLUME 829, PAGE 498, OF THE FORESAID DEED RECORDS TO A CROSS CUT IN CONCRETE, FOR THE NORTHEAST CORNER OF FORESAID TRACT 3;

THENCE, S 19°00'00"W, A DISTANCE OF 177.94 FT., WITH THE EAST LINE OF TRACT 3, AND THE WEST LINE OF THE FINKELSTEIN TRACT, TO AN IRON PIPE FOUND IN THE NORTH RIGHT OF WAY OF BARTON SPRINGS ROAD FOR A CORNER OF THIS TRACT;

THENCE, S 76°20'00"W, A DISTANCE OF 5.94 FT., WITH THE NORTH LINE OF BARTON SPRINGS ROAD, TO A PLACE OF BEGINNING AND CONTAINING 0.575 OF AN ACRE OF LAND.

SURVEYED: OCTOBER 12, 1993

BY: L.G. Friar  
L.G. FRIAR, REG. PROFESSIONAL LAND SURVEYOR NO. 1505  
FOR FRIAR SURVEYING AND MAPPING  
AUSTIN, TEXAS



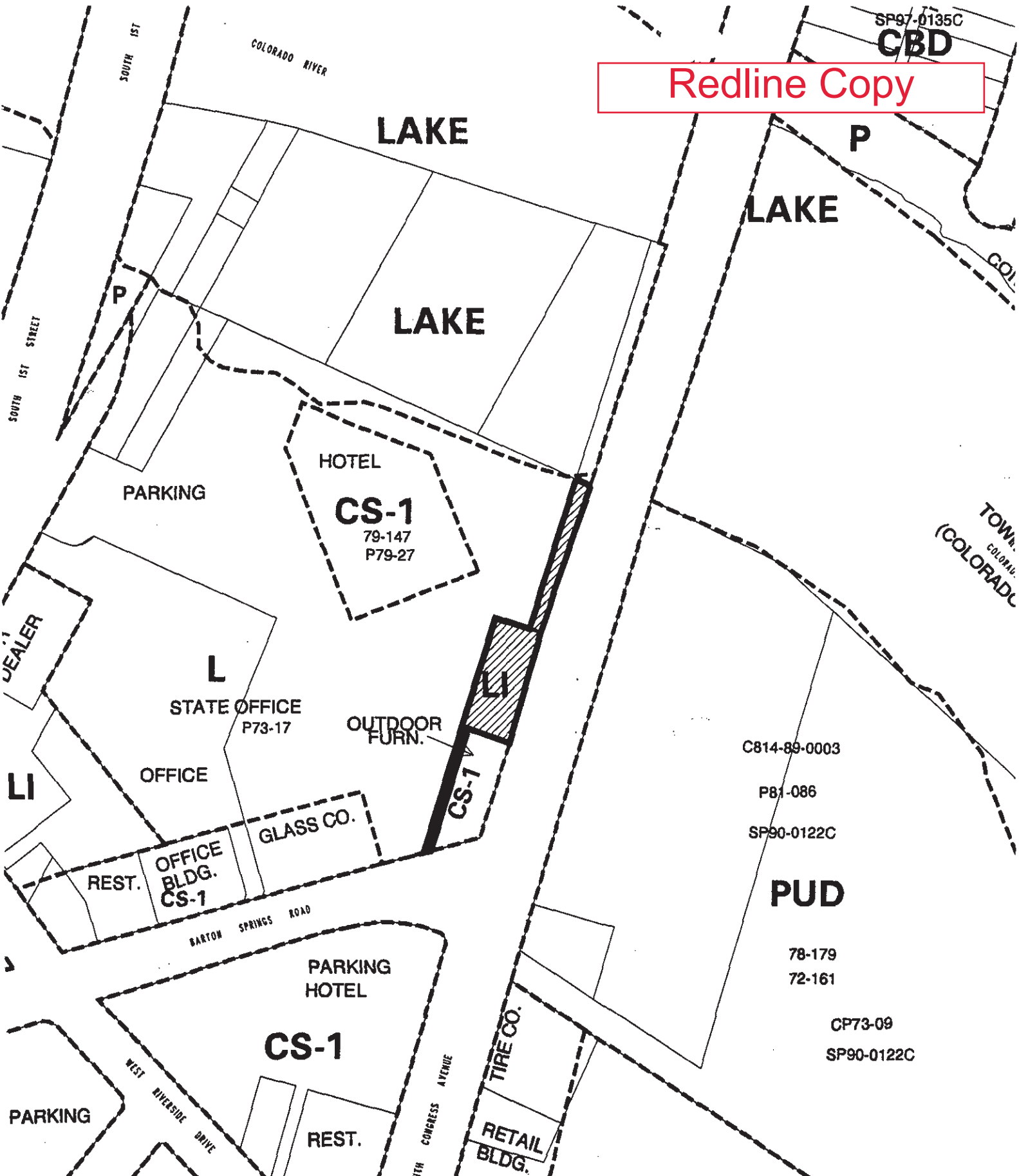
UPDATED: JULY 15, 1996  
UPDATED: AUGUST 5, 1996  
REVISED: SEPTEMBER 25, 1996  
UPDATED: FEBRUARY 2, 1999

EXHIBIT A

SP97-0135C

**CBD**

**Redline Copy**



C814-89-0003  
 P81-086  
 SP90-0122C

**PUD**

78-179  
 72-161

CP73-09  
 SP90-0122C



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: C.WILLIAMS



**CASE #: C14-99-0069**

ADDRESS: 200-210 S. CONGRESS AVE.

SUBJECT AREA (acres): 0.575

**ZONING EXHIBIT B**

DATE: 99-04

INTLS: TRC

CITY GRID  
 REFERENCE  
 NUMBER

J21

1" = 200'

EXHIBIT "C"  
SITE DEVELOPMENT STANDARDS

**Section 1. Applicable Site Development Regulations**

Development of the Property shall comply with applicable City of Austin regulations ~~as of March 14, 1999~~, except as modified herein. Development on the Property will occur within three years of the release of an approved site plan for this project.

**Section 2. Uses**

A. Authorized Uses

- 1. All limited industrial services uses, except as set forth in Subsection B of this section.
- 2. Residential uses, as permitted in Section 25-2-691 (B) (*Waterfront Overlay District Uses*) of the City Code.

B. Prohibited Uses

- |   |  |
|---|--|
| Automotive sales                            | Transitional housing                   |
| Campground                                  | Automotive rentals                     |
| Club or lodge                               | Automotive repair services             |
| Congregate living                           | Automotive washing (of any type)       |
| Exterminating services                      | Drop-off recycling collection facility |
| <del>Indoor entertainment</del>             | Laundry services                       |
| Outdoor entertainment                       | Local utility services                 |
| Railroad facilities                         | Maintenance and service facilities     |
| Residential treatment                       | Recycling center                       |
| <del>Restaurant (drive-in, fast food)</del> | Scrap and salvage                      |
| Service station                             | Transportation terminal                |
| Theater                                     | Vehicular storage                      |
| Convenience storage                         |  |

C. Planning Commission-Approved Site Plan

The requirements of Article 3 of Chapter 25-5 of the City Code concerning conditional use site plans apply to development of the Property.

**Section 3. Site Development Regulations**

A. Performance Standards

Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

B. Development Regulations

1. Development of the Property shall comply with the following site development regulations:

Impervious Cover	96.2%
Building Coverage	80%
Floor to Area Ratio	4.12:1
Interior Side Yard Setbacks	0
Rear Yard Setbacks	0

2. Calculations for zoning impervious cover, building coverage, and floor-to-area ratios shall be based on the gross site area of the entire Property.

C. Waterfront Overlay District Regulation

Regulations for the waterfront overlay district and the South Shore Central District and provisions for allowances and variances set forth in the City Code as of March 14, 1999, shall apply to development of the Property.

~~D. Access~~

~~Primary vehicular access to the Property is from the adjacent tract (Hyatt Hotel, Lot A, TL Subdivision 3-A). A site plan may not be approved until the joint use access agreement with the adjacent tract is recorded.~~

~~The existing site access point to Barton Springs Road shall be for emergency access only.~~

~~E. D. Primary and Secondary Setbacks~~

Primary and secondary setbacks shall be comply with Section 25-2-742 (B) and (C) (*South Shore Central Subdistrict Regulations*) of the City Code.

~~F.~~ **E.** Base Wall Height

The maximum height of the base wall may not exceed 45 feet as measured from the average grade of the Congress Avenue sidewalk adjacent to the tract.

~~G.~~ **F.** Building Height

Building height may not exceed 60 feet as measured from the average grade of the Congress Avenue sidewalk.

~~H.~~ **G.** Residential Use.

Minimum site area for a condominium residential use is 440 square feet of gross site area per unit.

**Section 4. Landscaping**

Landscaping on the Property shall comply with the City Code and City of Austin regulations.

**Section 5. Transportation**

Development of the Property is limited to 56 condominium units. A Transportation Impact Analysis (“TIA”) waiver was obtained when this zoning case was filed. The development of the Property shall be subject to all parking requirements specified in the City Code as adopted March 14, 1999.

**not be subject to minimum parking requirements. At the time of site plan, a Transportation Demand Management (TDM) Plan shall be submitted, subject to approval by Austin Transportation Department.**

**Section 6. Water Quality**

- A. Payment-in-lieu or water quality control shall be requested for this project.
- B. Sedimentation/filtration basins designed in accordance with the City of Austin Environmental Criteria Manual to treat the contaminated storm water runoff from the site shall be provided on-site if the payment-in-lieu option for water quality control is not allowed.

**Section 7. Critical Environmental Features**

There are no known critical environmental features on the Property.