

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 001026-60, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200, 208, 210 AND 220 ½ SOUTH CONGRESS AVENUE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.**

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

**PART 1.** The planned development area (“PDA”) is comprised of approximately 5.575 acres of land located at 200-210 South Congress Avenue in Travis County and more particularly described by metes and bounds in Ordinance No. 001026-60 (the “Original Ordinance”), was approve on November 6, 2000.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-99-0069.01, on file at the Housing and Planning Department, as follows:

A 0.575 tract of land situated in the Isaac Decker Survey, Abstract 8, City of Austin Travis County, Texas, and being the tract of land called 0.573 as described in Warranty Deed to Rivian Lone Star Holdings, LLC, recorded in Document No. 2021228902 of the Official Public Records of Travis County, Texas, said 0.575 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 200, 208, 210 and 220 ½ South Congress Avenue, in the City of Austin, Travis County, Texas and generally identified in the map attached as **Exhibit “B”**.

**PART 3. Definitions.**

Landowner shall mean the owner of the Property, or the owner’s successors and assigns.

**PART 4.** Except as specifically provided in Part 5 and Part 6 of 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 5.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 6.** Exhibit “C” Site Development Standards of Ordinance No. 001026-60 is revised as detailed in this Part 4:

(A) Section 1. (Applicable Site Development Regulations) is modified as follows:

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

(B) Section 2. B. (Uses) is modified to remove:

Indoor Entertainment                      Restaurant (drive-in, fast food)

(C) Section 2. D. (Uses) is added to include:

A drive-in service use is prohibited as an accessory use.

(D) Section 3. D. (Access) is modified as follows:

Non-emergency vehicular access from the Property to Barton-Springs Road is prohibited. If non-emergency vehicular access to a public right-of-way is required as result of redevelopment or if the current access to a public right-of-way is removed, the Landowner shall work with the city manager at the time of site plan to obtain appropriate vehicular access to a public right-of-way.

(E) Section 5. (Transportation) is modified as follows:

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 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 the Austin Transportation Department.

(F) Section 8. (Accessibility) is added to include:

## 1. Building Accessibility

The existing building shall be updated to have Americans with Disabilities Act (ADA) accessibility from South Congress Avenue prior to issuance of any Certificate of Occupancy associated with a change of use.

## 2. Site Accessibility

The landowner shall explore the feasibility of providing access through the site to the Butler hike and bike trail beyond business hours.

**PART 7.** Except as otherwise specifically provided by this ordinance, the Property is subject to all other rules, regulations, and ordinances of the City, including Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

**PART 8.** This ordinance takes effect on \_\_\_\_\_, 2022.

## PASSED AND APPROVED



Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk