



Recommendation for Action

File #: 22-3504, **Agenda Item #:** 51.

11/15/2022

Posting Language

Presentation of a Project Assessment Report for the 311 - 315 South Congress Planned Unit Development, located at 311-315 South Congress Avenue, within the within the Lady Bird Lake Watershed and the East Bouldin Creek Watershed.

Lead Department

Housing and Planning.

Additional Backup Information:

The proposed 311 - 315 South Congress Planned Unit Development (PUD) is a 0.8143acre mixed use project located at 311 - 315 South Congress Avenue. The area proposed for redevelopment presently contains automotive repair services use with eight servicing positions and a 5,098 square foot two-story office building, and has four driveways to South Congress Avenue. The Applicant's proposed rezoning request to PUD-NP consists of a project that would include up to 450 high-rise multifamily residential units, 30,000 square feet of general office space, and 7,500 square feet of ground floor, pedestrian-oriented, retail uses. The Development Assessment process requires City staff to present the proposed PUD to City Council at an early stage of the staff review process for Council's consideration and input. City staff will continue their review, and the PUD will be filed and presented to City Council for approval at a later date..