

200 S. Congress Avenue

Small Area Planning Joint Committee

C14-2023-0015

April 12, 2023

SCW Area-Wide Aerial



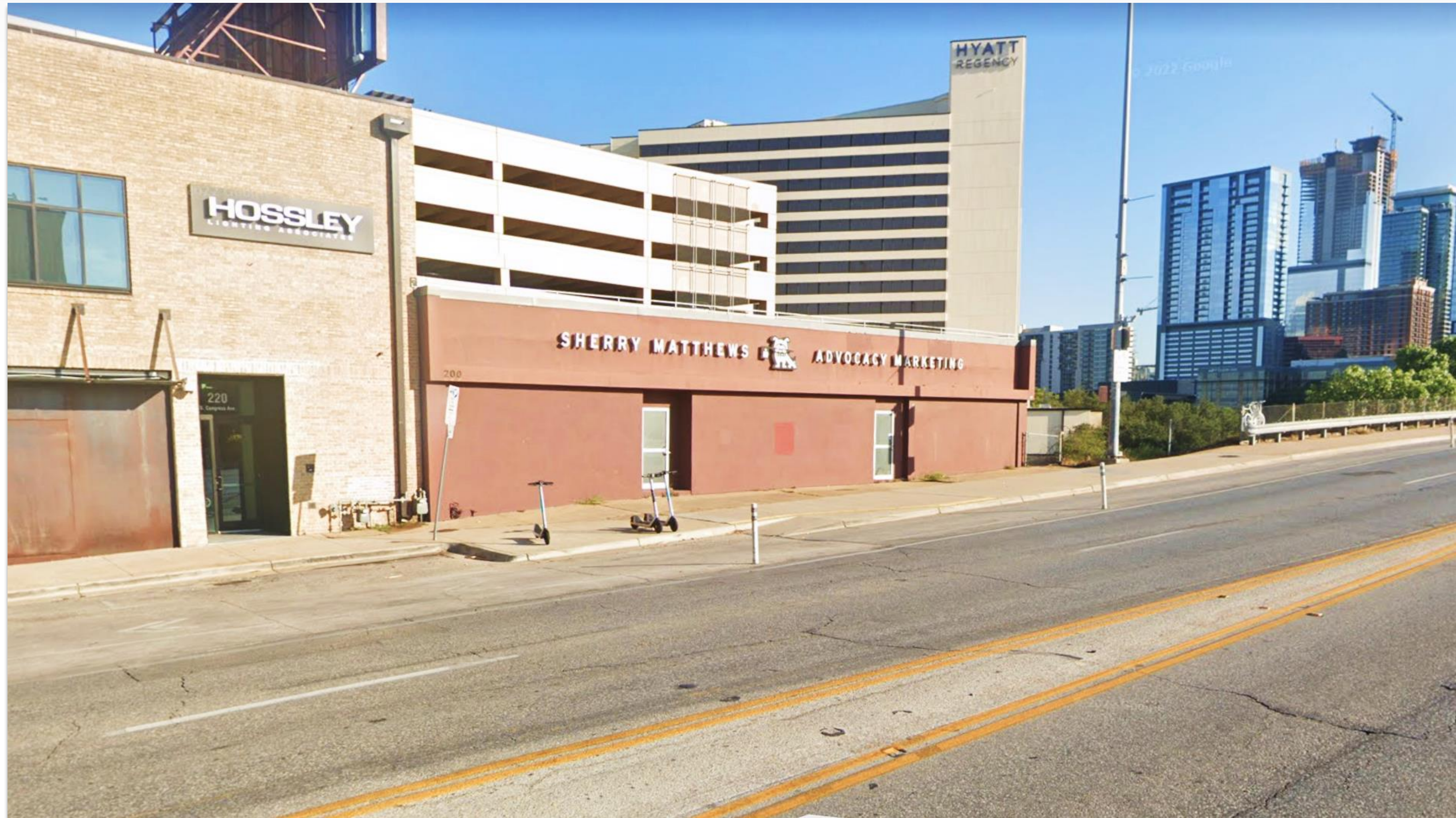
Site Aerial



200 S Congress Avenue – View From Ground Level



200 S Congress Avenue – View From S. Congress Ave.



200 S Congress Avenue – View From Butler Trail



Property Details

Size:

- 0.573 acres, or approx. 24,960 SF

Current Use:

- Vacant

Transit/Access:

- Between S 1st Street, South Congress Avenue and Barton Springs Road
 - All Core Transit Corridors
- Capital Metro stops nearby
 - Routes 3, 7 (High Frequency), 10 (High Frequency), and 801 (MetroRapid)
- Ann and Roy Butler Hike and Bike Trail
- Protected bike lands on South Congress Avenue & Barton Springs Road

Zoning and FLUM Map

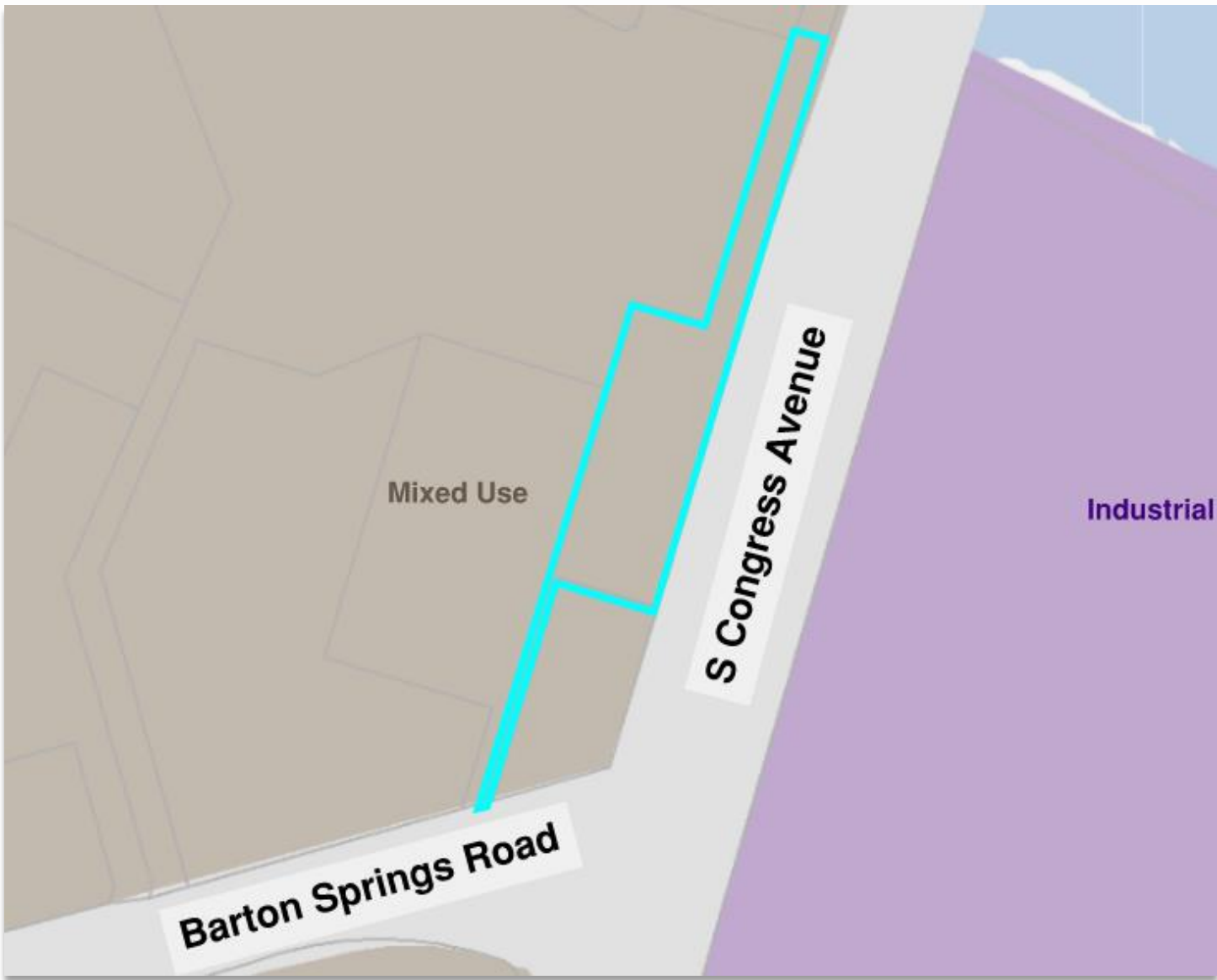


LI-PDA-NP

(Limited Industrial Services – Planned Development Area – Neighborhood Plan)
to

LI-PDA-NP

(Limited Industrial Services – Planned Development Area – Neighborhood Plan)



Mixed Use

No amendment required.

Project Details

Current Parking Lot:

- Replace portions of impervious cover to semi-pervious
- Add seating, landscaping, and community garden beds

Rooftop Improvements:

- Add planters, benches, and furniture

Programming:

- Speaker Series
- Artist Partnerships
- Community Garden
- Restaurant / Café
- Market
- Library / Learning Space

Consistency with Waterfront Overlay Goals

- Envisioned to enhance Town Lake frontage as Austin's "living room"
- Encourages pedestrian-oriented uses
- Alignment with goals and policies established in § 25-2-710
 - Provides the public visual and physical access to the Colorado River
 - Recognizes the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses
- Fully compliant with primary (150') and secondary (200') setback requirements, including 35' height restriction between primary and secondary setbacks
- Materials include transparent glass and natural building materials
- Integration of built and natural environments

South Central Waterfront

SCW Vision Framework Plan, Executive Summary:

“Establishing a lively, attractive pedestrian environment” and “enhancing connections to and along the waterfront”

SCW Vision Framework Plan, Barton Springs Plaza Rain Gardens:

“Potential of this area for additional mixed-use and small infill development presents additional opportunity for rich, pedestrian focused uses...”

Imagine Austin Goals

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

LUT P28. Evaluate and make needed revisions to parking regulations to ensure they balance the needs of various transportation options with creating good urban form.

2/2/22 SAPJC Recommendations

Unanimously recommended with the following additional recommendations:

- Prohibit drive-thru – added to PDA
- Require ADA access from South Congress Avenue
 - Committed to bringing doors up to ADA standards + adding interior elevator
- Explore public access through the site to the hike-and-bike trail beyond business hours
 - Committed during business hours, will explore additional
- Reduce impervious cover on the site
 - Adaptive reuse will result in small reduction.

Prior Recommendations and Approval

February 2, 2022 – Small Area Planning Joint Committee (SAJPC)

- Unanimously recommended with additional recommendations

February 9, 2022 – Planning Commission

- Recommended SAJPC motion with modified recommendations

June 16, 2022 – City Council

- Approved

Request

We respectfully request your recommendation for the proposed amendment to the LI-PDA-NP zoning district site development standards.