



SUBMITTAL DATE:

JANUARY 12, 2023

ACREAGE:

.8143

LEGAL DESCRIPTION:

TRACT 1: LOT 4, MAE CROCKETT ESTATE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE 123 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: EASEMENT ESTATE CREATED BY THAT CERTAIN WARRANTY DEED DATED APRIL 10, 1915, RECORDED IN VOLUME 275, PAGE 28 OF THE DEED RECORDS, AS CONFIRMED BY INSTRUMENT RECORDED IN VOLUME 11367, PAGE 1384, AND AS MODIFIED BY INSTRUMENT RECORDED IN VOLUME 13279, PAGE 363, BOTH OF THE REAL PROPERTY RECORDS, ALL AS RECORDED IN TRAVIS COUNTY, TEXAS, UPON AND ACROSS A PORTION OF LOT 1, MILLER SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 77, PAGE 284 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOODPLAIN INFORMATION:

THIS PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 44453C0405K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

NOTES:

1. PUD BASELINE ZONING IS CS, GENERAL COMMERCIAL SERVICES.

LAND USE SUMMARY TABLE		
USE	AREA	UNITS
RESIDENTIAL	514,000 GSF	485
OFFICE	30,000 GSF	N/A
GROUND FLOOR PEDESTRIAN-ORIENTED USE	7,000 GSF	N/A
GROUND FLOOR LOBBY	1,800 GSF	N/A

CASE NUMBER: C814-2023-0027

garza

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REVISION

NO.

DATE

311-315 SOUTH CONGRESS PUD
311, 313, 315 SOUTH CONGRESS AVE.

TISHMAN SPEYER

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113874-0001

SHEET

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OF 3

SITE DEVELOPMENT REGULATIONS AND CODE MODIFICATIONS:

- A. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:

- I. MULTIFAMILY RESIDENTIAL
II. COCKTAIL LOUNGE (NOT TO EXCEED 5,000 SF)

- I. COCKTAIL LOUNGE (EXCEEDING 5,000 S.F.)

- C. THE FOLLOWING ARE PROHIBITED USES IN THE PUD:

- I. BED AND BREAKFAST RESIDENTIAL
- II. HOSPITAL SERVICES
- III. ADULT-ORIENTED BUSINESSES
- IV. AUTOMOTIVE RETAIL SALES
- V. AUTOMOTIVE REPAIR SERVICES
- VI. AUTOMOTIVE SALES
- VII. AUTOMOTIVE WASHING
- VIII. RAIL BOND SERVICES
- IX. BUSINESS OR TRADE SCHOOL
- X. CAMPGROUND
- XI. COMMERCIAL BLOOD PLASMA CENTER
- XII. CONSTRUCTION SALES AND SERVICES
- XIII. CONVENIENCE STORAGE
- XIV. DROP-OFF RECYCLING COLLECTION FACILITY
- XV. ELECTRONIC TESTING
- XVI. EQUIPMENT REPAIR SERVICES
- XVII. EQUIPMENT SALES
- XVIII. EXTERMINATION SERVICES
- XIX. FUNERAL SERVICES
- XX. KENNELS
- XXI. LAUNDRY SERVICES
- XXII. MONUMENT RETAIL SALES
- XXIII. PLANT NURSERY
- XXIV. PRINTING AND PUBLISHING SERVICES
- XXV. SERVICE STATION
- XXVI. VEHICULAR STORAGE
- XXVII. VETERINARY SERVICES
- XXVIII. CUSTOM MANUFACTURING
- XXIX. LIMITED WAREHOUSING AND DISTRIBUTION

- ENVIRONMENTAL:

1. AN INTEGRATED PEST MANAGEMENT PROGRAM WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM IN ORDER TO LIMIT THE USE OF PESTICIDES ON SITE.
2. THE PROJECT SHALL ACHIEVE A 3-STAR AUSTIN ENERGY GREEN BUILDING RATING, AT A MINIMUM.
3. PROJECT SHALL BE FITWELL CERTIFIED.
4. THE PUD SHALL UTILIZE SOLAR ENERGY BY INSTALLING A MINIMUM OF 2,000 SQUARE FEET OF SOLAR PANELS ON THE ROOF OF THE BUILDING.
5. PROJECT WILL EXPLORE PATHWAYS TO DELIVER AN EFFICIENT, OPERATIONALLY NET ZERO CARBON BUILDING THROUGH THE UTILIZATION OF RENEWABLE ENERGY AND/OR RENEWABLE ENERGY CREDITS FROM LOCAL, TEXAS BASED SOURCES.
6. 100% OF THE SITE STORMWATER SHALL BE TREATED USING WATER QUALITY METHODS ON SITE. FEE-IN-LIEU FOR WATER QUALITY TREATMENT SHALL NOT BE ALLOWED.
7. THE PROJECT SHALL CAPTURE AND TREAT APPROXIMATELY 1,000 CUBIC FEET OF OFF-SITE STORMWATER, INCLUDING A PORTION FROM CONGRESS AVENUE, THAT IS CURRENTLY UNTREATED. SUCH WATER SHALL BE TREATED IN GREEN WATER QUALITY CONTROLS WITHIN THE RIGHT-OF-WAY.
8. PROJECT SHALL INCORPORATE APPROXIMATELY 250 LINEAR FEET OF OFF-SITE STORM IMPROVEMENTS IN CONGRESS AVENUE.
9. THE PUD SHALL CONSTRUCT A PUBLIC RECLAIMED WATER SYSTEM MAIN ALONG THE PROJECT'S FRONTAGE ALONG SOUTH CONGRESS AVENUE. SUCH LINE SHALL BE CAPPED FOR FUTURE EXPANSION ON THE SOUTH AND EXTEND NORTH TO THE INTERSECTION OF BARTON SPRINGS ROAD AND SOUTH CONGRESS AVENUE FOR CONNECTION TO THE CITY OF AUSTIN'S STOKESDALE SYSTEM. TOTAL ON-SITE CONSTRUCTION OF RECLAIMED WATER SHALL NOT EXCEED 350 LINEAR FEET. THE PUD SHALL BE REQUIRED TO CONNECT TO AUSTIN'S RECLAIMED WATER SYSTEMS FOR COMMERCIAL USES IN THE PUD ONLY.
10. ALL REQUIRED TREE PLANTINGS SHALL UTILIZE NATIVE TREE SPECIES SELECTED FROM APPENDIX F OF THE ENVIRONMENTAL CRITERIA MANUAL. (DESCRIPTIVE CATEGORIES OF TREE SPECIES) AND UTILIZE CENTRAL TEXAS NATIVE SEED STOCK.
11. ALL NEW STREET TREES SHALL BE A MINIMUM OF 5.5 CALIPER INCHES AND A MINIMUM OF 14 FEET IN HEIGHT.
12. ALTERNATIVE WATER SOURCES SHALL BE UTILIZED FOR ALL ON-SITE IRRIGATION, COOLING TOWER WATER, AND NON-POTABLE COMMERCIAL USES WITHIN THE PUD. SUCH AS: ALTERNATE WATER SOURCES SHALL BE EITHER CITY OR CONDENSATE COLLECTION.
13. THIS PROJECT WILL INCLUDE SEVERAL LANDSCAPE SOLUTIONS THAT MEET THE INTENT OF THE PENDING FUNCTIONAL GREEN REQUIREMENTS. THIS WILL BE ACHIEVED WITH THE INSTALLATION OF 50% OR 45% SQUARE FEET OF RAISED TERRACE GARDEN PLANTERS TO BE PLANTED WITH XERISCAPE PLANTINGS WITH A FOCUS ON POLLINATOR FRIENDLY SPECIES INCLUDING:
 - A. SHRUBS: BLUE MISTFLOWER, WHITE MISTFLOWER, MILKWEED, TURKSCAP, FLAME ACANTHUS, CROSSVINE, CORALBEAN, RED YUCCA, TEXAS LANTANA, BEE BALM, MISC. SAGE SPECIES, TEXAS BETONY, ROCK PENSTEMON.
 - B. TREES: DESERT YULIF, MOUNTAIN LAUREL, ORCHID TREE, REDBUD, *.
14. 100% OF ALL NON-TURF PLANT MATERIALS SHALL BE SELECTED FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST) OR THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE."
15. THE PROJECT SHALL MEET OR EXCEED THE LANDSCAPE REQUIREMENTS OF SUBCHAPTER E BY PROVIDING A DIVERSE MIXTURE OF LANDSCAPING AND UTILIZING DROUGHT-RESISTANT AND NON-TOXIC PLANTS.
16. PROJECT SHALL UTILIZE METHODS TO SUPPORT LOCAL AUSTIN BIODIVERSITY THROUGH INNOVATIVE NATIVE PLANT LANDSCAPING AND/OR ROOFTOP INSTALLATIONS.
17. PROJECT SHALL PARTICIPATE IN THE URBAN BEEKEEPING INITIATIVE TO CONTRIBUTE TO BIODIVERSITY.
18. PROJECT SHALL HAVE A BIRD AND BAT FRIENDLY FAÇADE AND EXTERIOR LIGHTING SYSTEM. THE PROJECT SHALL BE COMPLIANT WITH THE LEED PILOT BIRD COLLISION DETERRENCE CREDIT, OR OTHER MUTUALLY AGREED UPON DETERRENCE PROGRAM.
19. THE PUD SHALL COMPLY WITH DARK SKIES REGULATIONS IN CONFORMANCE WITH THE AUSTIN ENERGY GREEN BUILDING STANDARDS IDENTIFIED IN §77.1 "LIGHT POLLUTION REDUCTION".
20. THE ROOF TERRACE OF THE PROJECT SHALL INCLUDE A COMBINATION OF HARDSCAPE AND LANDSCAPE ELEMENTS TO HELP ACTIVATE THE SPACE FOR USERS. A MINIMUM OF 10% OR 910 SQUARE FEET OF THE ROOF TERRACE SHALL BE DEDICATED TO LANDSCAPE INSTALLATIONS, AN ADAPTIVE VEGETATION PALETTE COMPRISED OF SHRUBS AND GROUNDCOVERS WILL BE INSTALLED IN A PLANTER SYSTEM THAT OPTIMIZES GROWING CONDITIONS ON THE ROOF TERRACE.*
21. A MINIMUM OF FOUR (4) TREES SHALL BE INCORPORATED INTO THE NORTHWEST CORNER PLAZA SPACE IN EXCESS OF THE MINIMUM REQUIRED STREET TREES ALONG THE CITY OF CONGRESS AVENUE STREETSCAPE.*
22. THE PUD SHALL BE SUBJECT TO CITY REGULATIONS PERTAINING TO RECLAIMED WATER REQUIREMENTS AS CODIFIED ON THE DATE OF ADOPTION OF THIS PUD AND SHALL PROVIDE RECLAIMED WATER SUPERIORITY ITEMS AS OUTLINED IN ENVIRONMENTAL NOTES 9 AND 12.

OPEN SPACE AND PARKLAND:

1. TO ADDRESS PARKLAND SUPERIORITY, THE APPLICANT HAS UNDER CONTRACT TO PURCHASE THE SITE LOCATED AT 1214 SOUTH 1ST STREET, ON OR BEFORE 60 DAYS FROM THE EFFECTIVE DATE OF THIS PID, THE APPLICANT SHALL TRANSFER TITLE OF THE 1214 SOUTH 1ST STREET PROPERTY TO THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT AS AN OFFSITE DEDICATION. TRANSFER OF THE TITLE MAY SATISFY ALL PARKLAND DEDICATION AND PARKS DEVELOPMENT FEES FOR THE PROPERTY. THE VALUE OF THE PROPERTY MUST EXCEED THE FEES OTHERWISE REQUIRED BY CITY CODE TITLE 25, ARTICLE 14 PARKLAND DEDICATION REQUIREMENTS IN EFFECT DURING THE CALENDAR YEARS 2023 AND THE FY 2024 BUDGET.
2. A MINIMUM OF 2,200 SQUARE FEET WITHIN THE PROPERTY LINE ALONG SOUTH CONGRESS AVENUE AND THE FUTURE POTENTIAL BARTON SPRINGS ROAD EXTENSION SHALL BE UTILIZED TO ENHANCE THE PEDESTRIAN AND GROUND-FOOR/RETAIL EXPRESSIVE.

BUILDING DESIGN:

1. THE PROJECT SHALL PROVIDE AN ART PIECE ON A PORTION OF THE SOUTHERN FAÇADE OF THE PROJECT. SAID ART PIECE MAY BE INCORPORATED INTO ADDITIONAL ASPECTS OF THE PROJECT.*
2. THE PROJECT WILL ACHIEVE A MINIMUM OF TEN (10) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).
3. ON-SITE SHOWER FACILITIES SHALL BE PROVIDED FOR USE OF TENANTS AND EMPLOYEES OF THE GROUND FLOOR COMMERCIAL USES FOR THE PROJECT.
4. THE PROJECT SHALL PROVIDE ACCESSIBILITY FOR PERSONS WITH DISABILITIES AT A LEVEL THAT EXCEEDS APPLICABLE LEGAL REQUIREMENTS BY PROVIDING ADDITIONAL ADA-ACCESSIBLE RESIDENTIAL UNITS ON-SITE.
5. THE PROJECT SHALL PROVIDE A WATER BOTTLLE FILLING HYDRATION STATION ON THE EXTERIOR OF THE BUILDING THAT IS ACCESSIBLE TO THE PUBLIC.*

AFFORDABLE HOUSING:

1. IN ORDER TO COMPLY WITH SECTION 2.5.2.B.1 OF THE PUD ORDINANCE, THE APPLICANT HAS UNDER CONTRACT TO PURCHASE THE SITE LOCATED AT 1302 SOUTH 1ST STREET, OR ON BEFORE 60 DAYS FROM THE EFFECTIVE DATE OF THIS PUD, THE APPLICANT SHALL TRANSFER TITLE OF THE 1302 SOUTH 1ST STREET PROPERTY TO FOUNDATION COMMUNITIES, OR OTHER NON-PROFIT ORGANIZATION THAT PROVIDES AFFORDABLE HOUSING, FOR THE CONSTRUCTION OF A 100% AFFORDABLE HOUSING PROJECT FOR FAMILIES WITH NO MORE THAN 60% OF THE ANNUAL MEDIAN FAMILY INCOME.
2. THE PROJECT SHALL PROVIDE 2,500 SQUARE FEET OF COMMERCIAL SPACE FOR A LOCAL BUSINESS OR NON-PROFIT FOR LEASE AT AN AFFORDABLE RATE FOR A PERIOD OF 25 YEARS. SUCH AFFORDABLE SPACE SHALL BE AVAILABLE FOR RENTAL BY BUSINESSES AT NO MORE THAN EIGHTY-PERCENT (80%) OF THE MARKET RENTS FOR SIMILARLY SIZED AND LOCATED COMMERCIAL SPACE.

TRANSPORTATION:

1. ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PROVIDED IN THE ONSITE PARKING GARAGE. SUCH SPACES SHALL TOTAL UP TO TEN PERCENT (10%) OF THE TOTAL PARKING SPACES WITHIN THE GARAGE. THE ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY RESIDENTS OF THE PROJECT, EMPLOYEES AND VISITORS OF THE PROJECT. ADDITIONALLY, A MINIMUM OF 50% OF THE VEHICULAR SPACES IN THE PROJECT SHALL BE WIRED FOR FUTURE ELECTRIC-VEHICLE CHARGING CAPABILITIES.
2. NO GATED ROADWAYS WILL BE PERMITTED WITHIN THE PUD. HOWEVER, THE STRUCTURED PARKING AREA MAY BE GATED.
3. **ALL REQUIRED PARKING FOR THE PROJECT SHALL BE LOCATED IN A STRUCTURED PARKING GARAGE.**
4. BICYCLE PARKING IN THE PROJECT SHALL BE AT LEAST 2% OF THE CODE REQUIRED BICYCLE PARKING SPACES.
5. SECURE BICYCLE PARKING SHALL BE PROVIDED WITHIN THE PROJECT FOR USE BY RESIDENTS AND EMPLOYEES OF THE COMMERCIAL SPACE.
6. PARKING SHALL BE 35 PERCENT OR MORE BELOW THE CODE REQUIRED MINIMUM PARKING STANDARDS.
7. ALL LOADING AND TRASH FACILITIES WILL BE PROVIDED ON SITE AND ANY MANEUVERING WITHIN THE ROW SHALL BE PROHIBITED.
8. BICYCLE LANE WITHIN THE PROJECT SHALL BE AT LEAST 10' WIDE. THE CURB LINE SHALL BE PUSHED TO THE WEST TO ENCOMPASS THE EXISTING BICYCLE LANE AND BUFFER IN ORDER TO PROVIDE BACK-OF-CURB IMPROVEMENTS IN ACCORDANCE WITH CDM STANDARDS. THE PUD SHALL CONSTRUCT THE BACK-OF-CURB IMPROVEMENTS ALONG SOUTH CONGRESS AVENUE FROM THE NORTHERN BOUNDARY OF THE PROPERTY DOWN TO RIVERSIDE DRIVE.
9. THIS PUD WILL BE PERMITTED ACCESS TO THE FUTURE BARTON SPRINGS EXTENSION, PROVIDED IT HAS BEEN DEDICATED FOR PUBLIC ACCESS, AND THE PROPOSED DRIVEWAY GENERALLY CONFORMS TO TCM STANDARDS.

*These minor changes are due to slight design modifications necessitated in order to accommodate ATD comments.

[illegible]

LAND USE PLAN NOTES

311-315 SOUTH CONGRESS PUD
311, 313, 315 SOUTH CONGRESS AVE.

TISHMAN SPEYER

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113874-00001

SHEET

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OF

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