



# **311-315 South Congress PUD**

## **311 S. Congress Avenue**

**C814-2023-0027**

Leslie Lilly






Environmental Conservation Program Manager

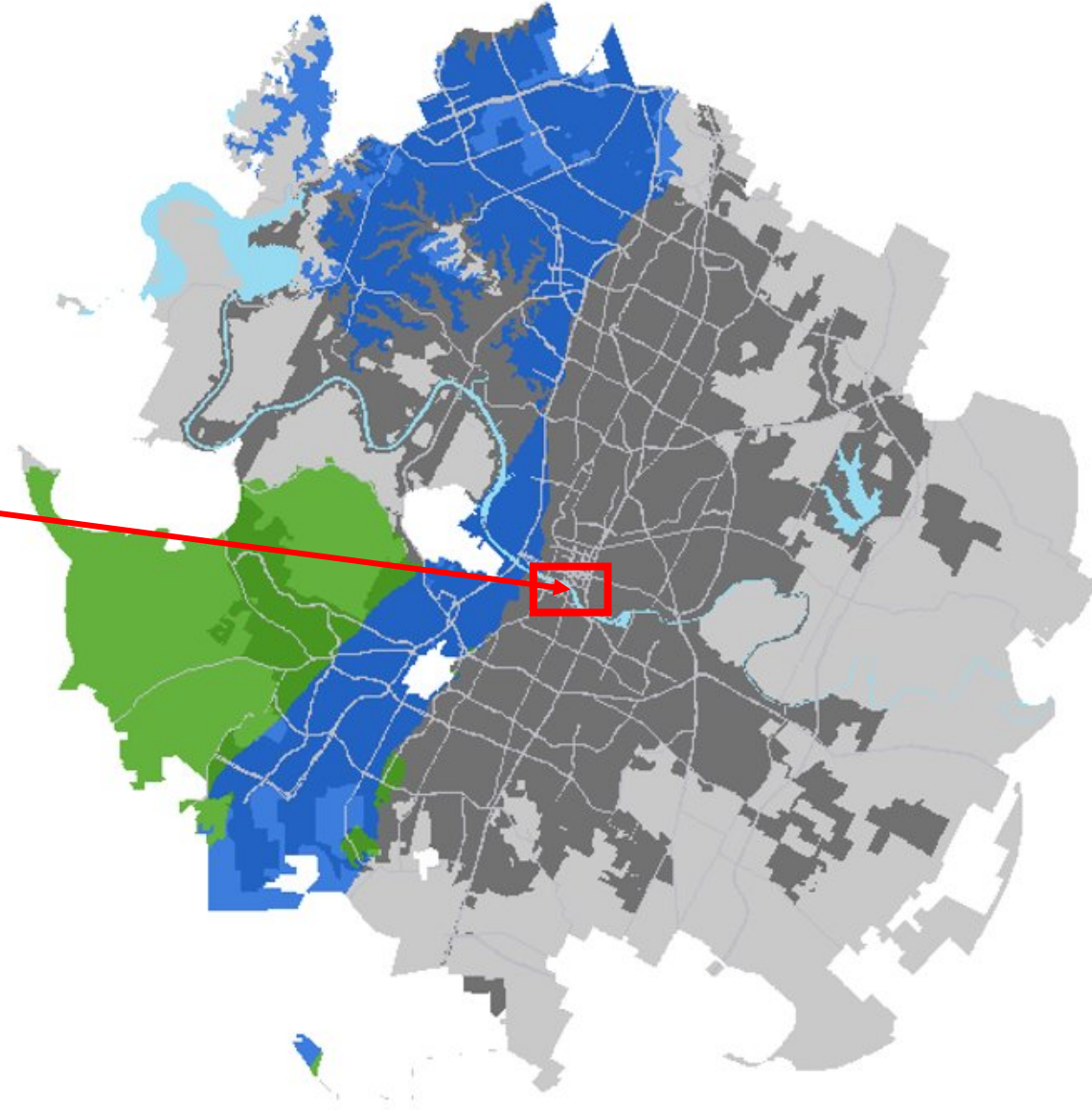
Watershed Protection



C814-2023-0027

**SITE**

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

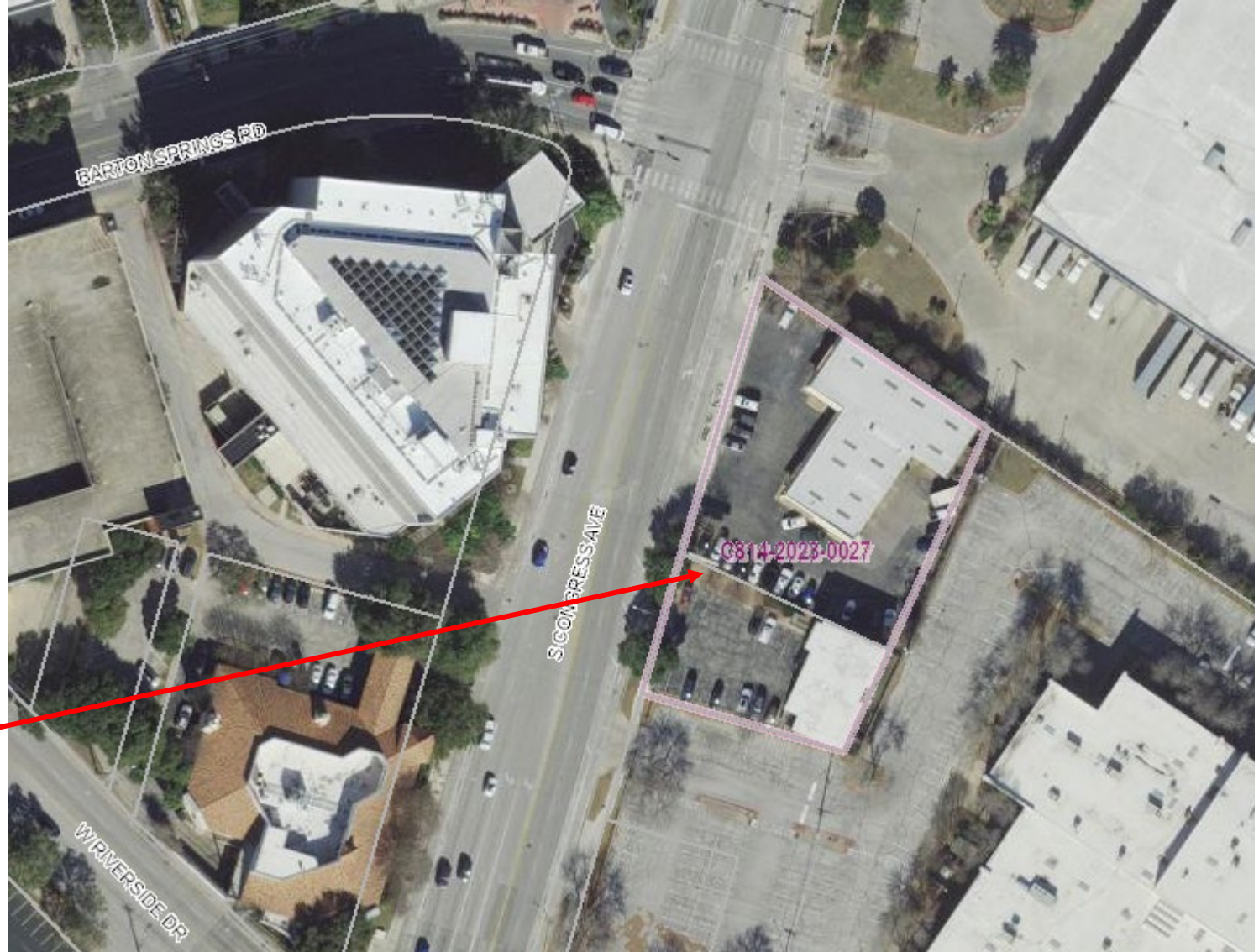




# Site Background

- Proposed new PUD
- Existing commercial development
- Current site – 0.81 acres
- Full Purpose Jurisdiction
- Council District 9
- Greater South River City Combined NPA

**SITE**



**WATERSHED  
PROTECTION**





- Mae Crockett Estate Subdivision
- Platted 1976
- Existing development occurred prior to current environmental requirements

TRAVIS COUNTY PLAT VOLUME 75 PAGE 123

### MAE CROCKETT ESTATE SUBDIVISION

APPROVED FOR ACCEPTANCE  
DATE: Nov. 9, 1976.  
*Philip D. Ellis*  
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY  
THE CITY PLANNING COMMISSION, CITY OF  
AUSTIN, TEXAS  
DATE: Nov. 9, 1976.  
*Marjorie Shivers*  
Chairman  
*Donna J. Jones*  
Secretary

FILL FOR RECORD BY 12:30 o'clock P. M.  
the 6 day of Nov. A. D. 1976.  
JOHN S. SHIVERS  
CLERK, COUNTY COURT, TRAVIS  
COUNTY, TEXAS

BY: *Lynne Smith*  
County

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Doris Shivers, Clerk of County  
Court, within and for the County and  
State aforesaid, do hereby certify that  
the within and foregoing instrument of  
writing with its certificate of authen-  
tication, as filed for record in my  
office on the 6 day of Nov.  
A. D. 1976 at 12:30 o'clock P. M.  
and duly recorded on the 6 day of  
Nov. A. D. 1976 at 1:30  
o'clock P. M. in the Plat Records  
of said County in Plat Book 75, page  
123.

DORIS SHIVERS  
Clerk, County Court, Travis  
County, Texas

BY: *Lynne Smith*  
County

RESTRICTIVE NOTE: No building can be constructed on Lot 3 of this  
subdivision until such lot can be utilized with adjoining properties and  
is prohibited from being used for access to Lot #1.  
No driveways serving this subdivision will be permitted onto that  
segment known as Miller Street until such time that same has a  
minimum right of way of sixty feet and constructed to city specifications.  
Prior to construction on lots in this subdivision, drainage plans will be  
submitted to the City Engineering Department for approval.

FLOOD PLAIN NOTE:  
All finish slab elevations in this subdivision shall be 1.0 foot minimum above  
the 100 year frequency flood level. The following minimum elevations are here-  
by set for the affected lots: Lot #1, elevation 451.5; Lot #2, elevation 451.5;  
Lot #3, elevation 451.5; Lot #4, elevation 451.5.  
All elevations are Standard Datum. All preceding elevations  
were calculated based on information contained in a study prepared for the  
City of Austin by Corps of Engineers, U.S. Army, Ft. Worth, Texas, District,  
February 1975. All lots in this subdivision are either partially or completely within  
the 100 year flood plain.

*Orlison B. Metcalfe, Jr.*  
Orlison B. Metcalfe, Jr.  
Registered Professional Engineer #4217

LEGEND  
• Corner Set  
• Corner Round  
• Concrete Monument Round  
• Travis County Deed Records  
Scale 1" = 100'

PLAN 8828

DETAIL #1  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
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LOT 97  
LOT 98  
LOT 99  
LOT 100

LOCATION MAP  
Scale 1" = 1000'

AREAS:  
Area in Lot 1 7.875 ac.  
Area in Streets 0.001 ac.  
Area in Subdivision 7.876 ac.

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That we, Wesley H. Pearson and Ada Mori Pearson, being the owners  
of 0.914 of one acre of land, being all of First, Second, and Third Tracts  
described in Volume 2085, Page 431, Travis County Deed Records, and being  
all of that certain tract described in Volume 2375, Page 507, Travis County  
Deed Records, and M. H. Crockett Properties, Inc., a Texas Corporation,  
with its home office in Austin, Travis County, Texas, acting by and through  
its president, Moton H. Crockett, Jr., and being the owner of that 0.084  
of one acre tract by virtue of a deed in Volume 5566, Page 1217, Travis  
County Deed Records, and being the owner of 0.46 of one acre by virtue of  
a deed in Volume 5566, Page 1213, Travis County Deed Records, and being  
the owner of that .008 of one acre tract by virtue of a deed in Volume  
5566, Page 1217, Travis County Deed Records, and M. H. Crockett, Jr.,  
individually and as independent executor of the Estate of Mae Crockett,  
and as agent and attorney in fact for Helen M. Webster, individually and  
as independent executrix of the estate of Mae Crockett, being the owner  
of the 6.557 acres of land by virtue of the last will and testament of Mae  
Crockett, Cause Number 29,005 of record in Volume 413, Page 46, Probate  
Minutes of Travis County, Texas, all a portion of the Isaac Dockor League  
Survey #20 in the City of Austin, Travis County, Texas, do hereby adopt  
this map or plat as our subdivision of said tracts, to be known and desig-  
nated as

"MAE CROCKETT ESTATE SUBDIVISION"

and being subject to any heretofore given assessments, and we do hereby dedicate  
to the public all of the streets and easements shown hereon.

WITNESS OUR HANDS, this 7th day of November A. D. 1976.  
M. H. CROCKETT PROPERTIES, INC.  
By *M. H. Crockett, Jr.*  
M. H. Crockett, Jr., President  
*Ada Mori Pearson*  
Ada Mori Pearson  
Wesley H. Pearson

ESTATE OF MAE CROCKETT  
By *M. H. Crockett, Jr.*  
M. H. Crockett, Jr., Individu-  
ally and as independent  
executor of the Estate of Mae  
Crockett, and as agent and  
attorney-in-fact for Helen M.  
Webster, individually and  
as independent executrix of  
the estate of Mae Crockett.

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this day person-  
ally appeared M. H. Crockett, Jr., president of M. H. Crockett Properties, Inc.,  
known to me to be the person and officer whose name is subscribed to the fore-  
going instrument and acknowledged to me that he was the act and deed of  
M. H. Crockett Properties, Inc. and that he executed the same as the act of  
such corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of Nov. A. D. 1976.  
*Lynne Smith*  
Notary Public in and for Travis  
County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this day, personally  
appeared Wesley H. Pearson, known to me to be the person whose name  
is subscribed to the foregoing instrument, and acknowledged to me  
that he had executed the same for the purposes and consideration  
therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of Nov.  
A. D. 1976.  
*Lynne Smith*  
Notary Public in and for Travis  
County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this day, personally  
appeared Ada Mori Pearson, known to me to be the per-  
son whose name is subscribed to the foregoing instrument, and ac-  
knowledged to me that she had executed the same for the purposes and  
consideration therein expressed.

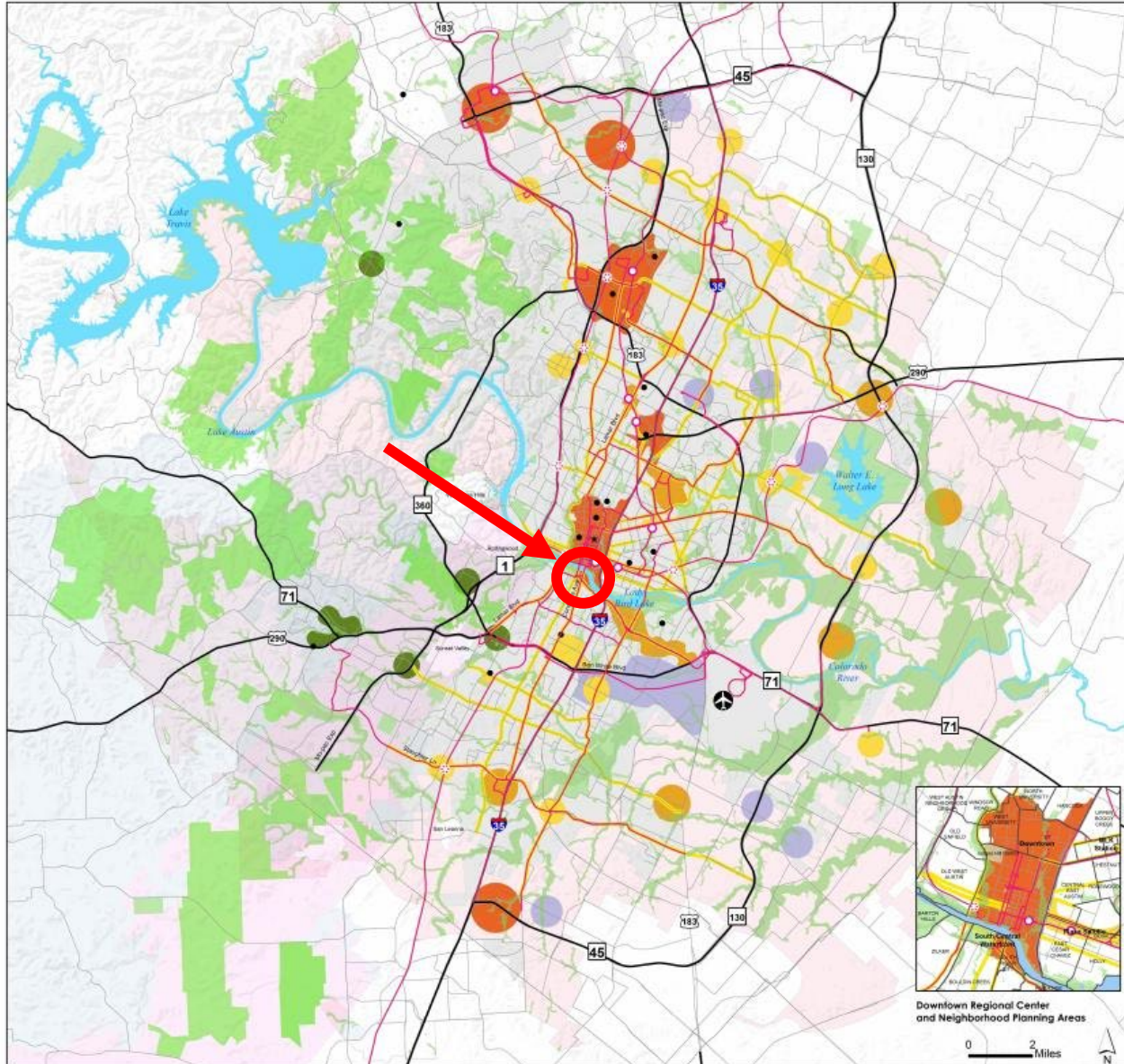
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of Nov.  
A. D. 1976.  
*Lynne Smith*  
Notary Public in and for Travis  
County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this day, personally  
appeared M. H. Crockett, Jr., individually and as independent  
executor of the Estate of Mae Crockett, and as agent and attorney-  
in-fact for Helen M. Webster, individually and as independent  
executrix of the estate of Mae Crockett, known to me to be the  
person whose name is subscribed to the foregoing instrument, and  
acknowledged to me that he had executed the same for the purposes  
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of Nov. A. D. 1976.  
*Lynne Smith*  
Notary Public in and for Travis  
County, Texas

Surveyed October 23, 1976  
Metcalfe Engineering Co., Inc.  
By: *George L. Sanders*  
George L. Sanders  
Registered Professional Engineer #4217  
Austin, Texas

082-76-202



## IMAGINEAUSTON

Vibrant. Livable. Connected.

### Growth Concept Map

#### Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College/University

#### Transportation

- High Capacity Transit Stop
- Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

#### Boundaries

- City Limits
- ETJ
- County Boundaries

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimers: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Adopted June 15, 2012

- Imagine Austin Corridor
- South Central Waterfront Imagine Austin Town Center

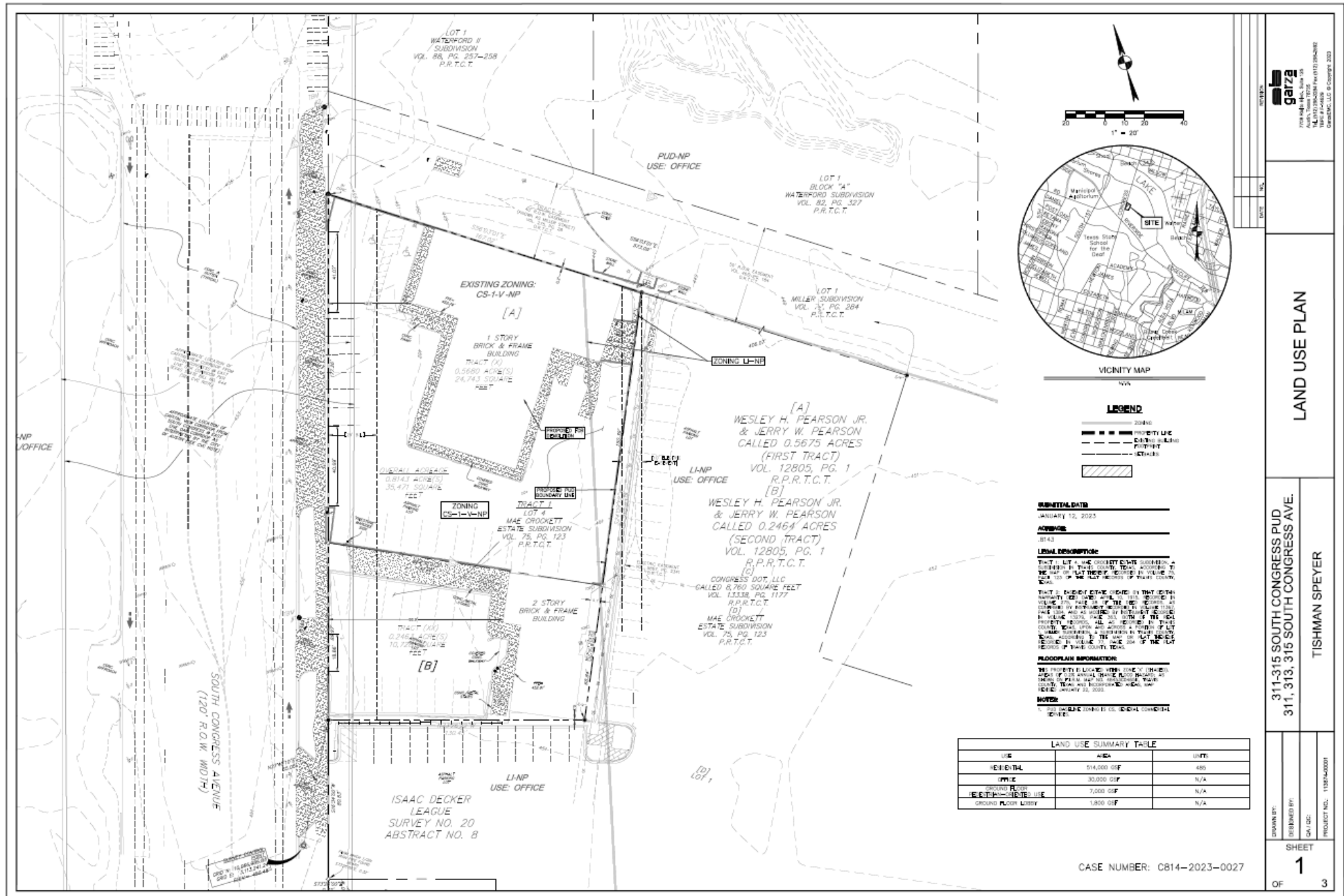




# Environmental Features

- No Critical Water Quality Zone
- No Critical Environmental Features
- No naturally occurring slopes greater than 15%
- Lady Bird Lake Watershed (Urban)
- Outside of Edward Aquifer Recharge and Contributing Zone
- No 100-year fully developed floodplain
- 96.7% impervious cover







# Proposed Environmental Code Modifications

- None





# Proposed Environmental Superiority

- The PUD will comply with the City of Austin's Green Building Program at a 3-star level.
- The project will be compliant with the LEED pilot Bird Collision Deterrence credit in regard to the Bird Collision Threat Rating for reflective glass within the Façade Zone 1 area as defined by LEED. Façade Zone 1 shall not have greater than 15% reflective glass
- The project does not request any exceptions or modifications to environmental regulations and will develop under the current code as of the date of the approval of the PUD.
- 100% of water quality controls required for this site will be treated on-site as opposed to payment of the fee-in-lieu of on-site treatment.
- 1,000 cubic feet of water quality volume will be provided for an off-site area, including a portion of Congress Ave.
- The project will incorporate approximately 250 linear feet of off-site storm improvement in Congress Ave.
- 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.
- All new street trees within the PUD will be a minimum of 5.5 caliper inches and a minimum of 14 feet in height and will contribute to the biodiversity of tree species of the site and this area of South Congress in addition to being of a species that will thrive in the proposed rain gardens.
- The PUD shall comply with the dark skies regulations in conformance with the Austin Energy Green buildings Standards identified in ST7 "Light Pollution Reduction".
- All irrigation on site will be "off grid" of potential water utilizing either purple pipe, rainwater captured on the site and/or condensate capture.



# Proposed Environmental Superiority

- Include several landscape solutions that meet the intent of the pending Functional Green requirements. This will be achieved with the installation of 50% or 455 square feet of raised terrace garden planters to be planted with xeriscape plantings with a focus on pollinator friendly species.
- Utilize methods to support local Austin biodiversity through innovative native plant landscaping and/or rooftop installations.
- Solar power generation will be incorporated into the building design and will include a minimum of 2,000 gross square feet of area dedicated to a roof-top mounted solar panel array.
- The project will contribute to biodiversity through an urban beekeeping initiative.
- Meet or exceed the landscape requirements in Subchapter E by providing a diverse mixture of landscaping and utilize drought-resistant non-toxic plants.
- 100% of all non-turf plant materials shall be selected from the Environmental Criteria Manual Appendix N (City of Austin Preferred Plant List) of the “Grow Green Native and Adaptive Landscape Plants Guide.”
- An integrated pest-management plan will be provided.
- As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.



# Recommendation

**Staff recommends approval of the PUD with the previously listed superiority elements as conditions.**





# Questions?

**Contact Information:**

**Leslie Lilly**

**[leslie.lilly@austintexas.gov](mailto:leslie.lilly@austintexas.gov)**