

ORDINANCE NO.

1 **AN ORDINANCE AMENDING ORDINANCE NO. 001026-60, REZONING AND**
2 **CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200, 208,**
3 **210 AND 220 ½ SOUTH CONGRESS AVENUE IN THE BOULDIN CREEK**
4 **NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-**
5 **PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP)**
6 **COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED**
7 **DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING**
8 **DISTRICT.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The planned development area (“PDA”) is comprised of approximately 5.575
13 acres of land located at 200-210 South Congress Avenue in Travis County and more
14 particularly described by metes and bounds in Ordinance No. 001026-60 (the “Original
15 Ordinance”), was approve on November 6, 2000.

16
17 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
18 change the base district from limited industrial services-planned development area-
19 neighborhood plan (LI-PDA-NP) combining district to limited industrial services-planned
20 development area-neighborhood plan (LI-PDA-NP) combining district on the property
21 described in Zoning Case No. C14-99-0069.01, on file at the Housing and Planning
22 Department, as follows:

23
24 A 0.575 tract of land situated in the Isaac Decker Survey, Abstract 8, City of
25 Austin Travis County, Texas, and being the tract of land called 0.573 as described
26 in Warranty Deed to Rivian Lone Star Holdings, LLC, recorded in Document No.
27 2021228902 of the Official Public Records of Travis County, Texas, said 0.575
28 acres of land being more particularly described by metes and bounds in **Exhibit**
29 **“A”** incorporated into this ordinance (the “Property”),

30
31 locally known as 200, 208, 210 and 220 ½ South Congress Avenue, in the City of Austin,
32 Travis County, Texas and generally identified in the map attached as **Exhibit “B”**.

33
34 **PART 3.** Definitions.

35
36 Landowner shall mean the owner of the Property, or the owner’s successors and
37 assigns.

39 **PART 4.** Except as specifically provided in Part 5 and Part 6 of this ordinance, the
40 Property may be developed and used in accordance with the regulations established for the
41 limited industrial services (LI) base district and other applicable requirements of the City
42 Code.

43
44 **PART 5.** Development of the Property shall comply with Section 25-2-648 (*Planned*
45 *Development Area Performance Standards*) of the City Code.

46
47 **PART 6.** Exhibit “C” Site Development Standards of Ordinance No. 001026-60 is revised
48 as detailed in this Part 4:

49
50 (A) Section 1. (Applicable Site Development Regulations) is modified as follows:

51
52 Development of the Property shall comply with applicable City of Austin
53 regulations, except as modified herein. Development on the Property will occur
54 within three years of the release of an approved site plan for this project.

55
56 (B) Section 2. B. (Uses) is modified to remove:

57
58 Indoor Entertainment Restaurant (drive-in, fast food)

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

60
61 A drive-in service use is prohibited as an accessory use.

62
63 (D) Section 3. D. (Access) is modified as follows:

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

70
71 (E) Section 5. (Transportation) is modified as follows:

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73 Development of the Property is limited to 56 condominium units. A
74 Transportation Impact Analysis (“TIA”) waiver was obtained when this zoning
75 case was filed. The development of the Property shall not be subject to minimum
76 parking requirements. At the time of site plan, a Transportation Demand

77 Management (TDM) Plan shall be submitted, subject to approval by the Austin
78 Transportation Department.

79
80 (F) Section 8. (Accessibility) is added to include:

81
82 1. Building Accessibility

83
84 The existing building shall be updated to have Americans with Disabilities
85 Act (ADA) accessibility from South Congress Avenue prior to issuance of any
86 Certificate of Occupancy associated with a change of use.

87
88 2. Site Accessibility

89
90 The landowner shall explore the feasibility of providing access through the
91 site to the Butler hike and bike trail beyond business hours.

92
93 **PART 7.** Except as otherwise specifically provided by this ordinance, the Property is
94 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.
95 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

96
97 **PART 8.** This ordinance takes effect on _____, 2022.

98
99 **PASSED AND APPROVED**

100
101 §
102 §
103 _____, 2022 § _____

104 Steve Adler
105 Mayor

106
107
108 **APPROVED:** _____ **ATTEST:** _____
109 Anne L. Morgan Myrna Rios
110 City Attorney City Clerk