

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: South Congress Combined Neighborhood Plan (East Congress NP)

CASE#: NPA-2025-0020.02

DATE FILED: 1/24/2025

PROJECT NAME: City-initiated NPAs for the South Congress Transit Center Station Area Vision Plan

PC DATE: March 25, 2025

ADDRESS/ES: See the attached list and map of specified properties

DISTRICT AREA: 3

SITE AREA: 120 Acres

APPLICANT: City of Austin Planning Department

CASE MANAGER: Tim McCarthy

PHONE: 512.974.8092

STAFF EMAIL: Tim.McCarthy@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation:

From: South Congress Combined Neighborhood Plan (East Congress NP) FLUM

To: Remove from South Congress Combined Neighborhood Plan (East Congress NP) FLUM

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

CITY COUNCIL DATE: April 24, 2025

ACTION:

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 (action pending)

STAFF RECOMMENDATION:

Recommend removing the specified properties from South Congress Combined Neighborhood Plan (East Congress NP) FLUM.

BASIS FOR STAFF'S RECOMMENDATION:

As a companion to the possible adoption of the SCTC Station Area Vision Plan, the City is proposing this application to amend the South Congress Combined Neighborhood Plan (East Congress NP) to remove the existing FLUM designation from the specified properties proposed to be covered by the SCTC Station Area Vision Plan FLUM.

PROPOSED LAND USE:

The proposed removal of the FLUM designations from the South Congress Combined Neighborhood Plan (East Congress NP) results in the specified properties not having a FLUM designation in the South Congress Combined Neighborhood Plan (East Congress NP).

For the new proposed FLUM and specified property FLUM designations please refer to the South Congress Transit Center (SCTC) Station Area Vision Plan:
<https://www.speakupaustin.org/ETODstationareas>.

ETOD Typologies	
Yes	ETOD Typology Map: Located within a ½-mile of an ETOD Typology Station Area(s) located throughout the Project Connect System. Name of Station Areas: South Congress Transit Center Station Area.
Yes	ETOD Typology: Align policies to provide affordability as development occurs. Is the proposal consistent with ETOD Typology principles? Yes.
2	Number of Yeses

BACKGROUND:

Following City Council acceptance of the ETOD Policy Plan in March of 2023, a planning process was kicked off to support Equitable Transit-Oriented Development (ETOD) in the SCTC Station Area. This process involved three rounds of community engagement that informed the draft SCTC Station Area Vision Plan detailing the community's vision for future development in this area. This Vision Plan, which is currently available for public review, includes a proposed Future Land Use Map (FLUM) that intersects with the South Congress Combined Neighborhood Plan FLUM (East Congress NP).

These amendments are intended to ensure that the Future Land Use Map (FLUM) included in the SCTC Station Area Vision Plan governs the properties within the station area, thereby preventing any conflicts. Should City Council take action to adopt the SCTC Station Area Vision Plan, it will be attached to the Imagine Austin Comprehensive Plan.

PUBLIC MEETINGS:

- The ordinance-required community meeting was virtually held on March 5, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>.
- Approximately 2,380 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Five city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, and Mark Walters.
- Below are highlights from the Planning Department's presentation:

- **Meeting Overview:**

The community meeting for the South Congress Station Area Vision Plan gathered residents and stakeholders to discuss key aspects of the plan aimed at supporting housing, jobs, and services, improving connectivity, promoting sustainable and equitable growth, and providing access to public transit. Staff engaged in discussions with participants about the proposed removal of certain areas from the current neighborhood plan FLUM, the application of the proposed FLUM, the implementation of the ETOD Toolkit, and concerns about crime, displacement, and increased property taxes. The meeting provided a platform for community feedback, with multiple avenues for public input and details shared on upcoming Planning Commission and City Council hearings.

- **Q&A Session:**

South Congress Station Area Vision Plan

- Plan aims to support a mix of housing meeting Austin Strategic Housing Blueprint goals
- Intention to avoid displacing lower-income residents in the area
- Alpine Road Pond included in the study area, concerns about development
- Vision plan focuses on activating area through additional commercial uses
- Cap Metro plans to activate transit center site with additional uses

Housing Affordability and Community Concerns

- Housing affordability ranges from subsidized to naturally occurring affordable housing
- ETOD Toolkit to be applied, leveraging public land for community benefits
- Concerns raised about crime and displacement in the area
- Plan aims to improve the public realm and guide city investments
- Discussion on federal funding involvement in the planning process

Transit Center Development and Future Land Use

- Cap Metro owns the transit center and can negotiate for more community amenities
- Plan proposes removing areas from the neighborhood plan future land use map
- A new future land use map will be included in the SCTC Station Area Vision Plan
- It is intended that Contact teams will continue to be notified of future changes to maps
- Discussion on potential rezoning and its impact on property owners

Community Engagement and Plan Details

- Planning Commission briefing scheduled for March 11, 2025
- Planning Commission hearing scheduled for March 25, 2025

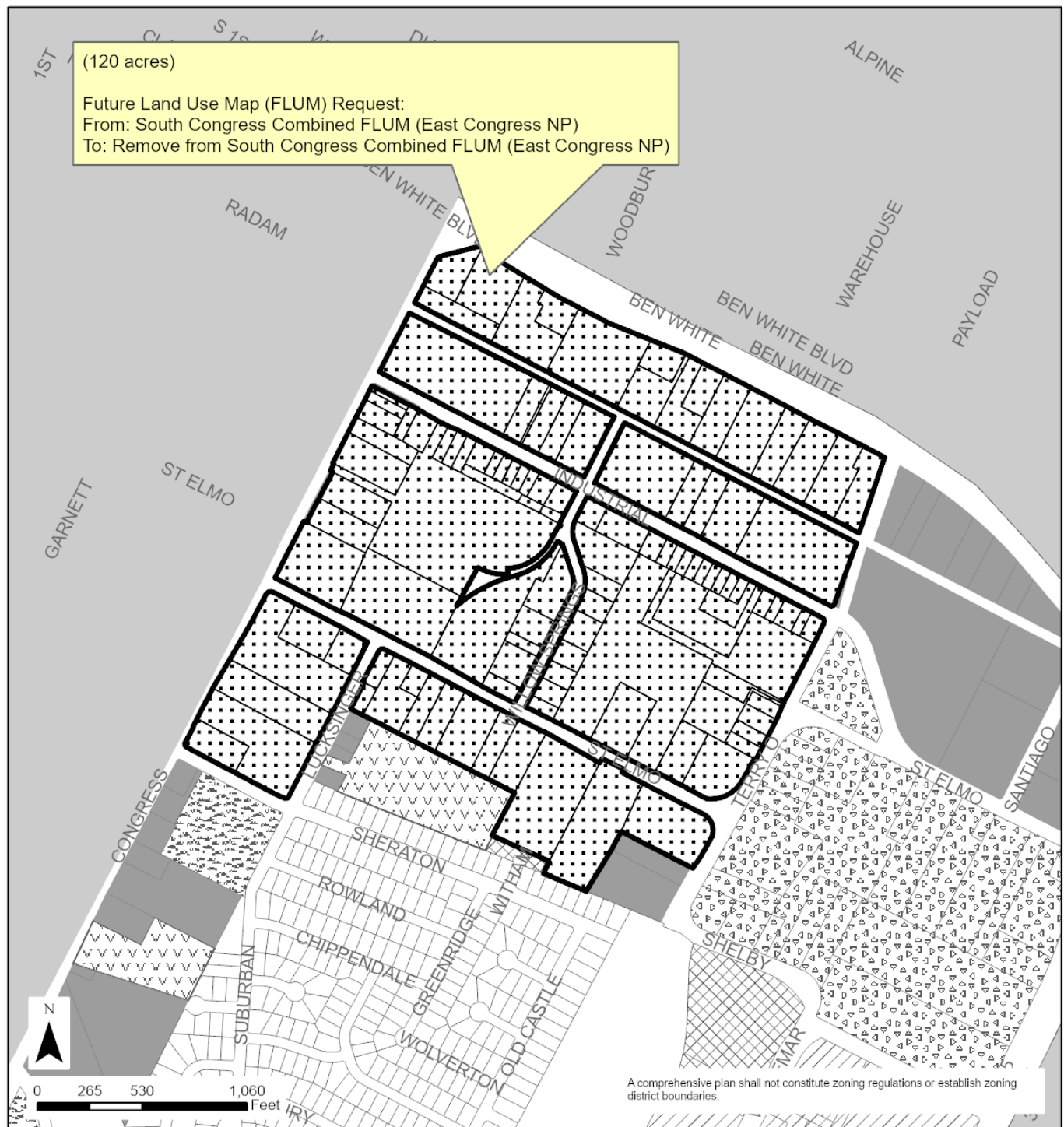
- Multiple ways provided for the community to give feedback
- Explanation of proposed land use categories on the vision plan's future land use map

Property Owner Concerns and Development Impact

- Discussion on how transit center development might affect nearby properties
- Explanation of neighborhood transition designation in future land use map
- Concerns raised about potential increase in property taxes and displacement of small businesses
- Cap Metro's involvement in land development questioned

Next Steps and Closing Remarks

- Planning Commission hearing scheduled for March 25, 2025
- City Council hearing planned for April 24, 2025
- Public notices to be sent with hearing information and comment forms
- Meeting recording to be posted on the project's SpeakUp page for those who missed it
- Team available for one-on-one conversations with property owners as requested



South Congress Combined Neighborhood Planning Area (East Congress NP) Proposed FLUM Changes

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
 Planning Department
 Created on 2/18/2025, by: McCarthyT

Future Land Use			
Remove from Neighborhood Plan FLUM. Refer to the SCTC Station Area Vision Plan.	Civic	Commercial	Multi-Family
Higher-Density Single-Family	Industry	Mixed Use	Office
Mixed-use Activity Hub/Corridor	Mixed Use/Office	Recreation & Open Space	Single-Family
		Transportation	

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
611 E St Elmo Rd 78745	0414030711	2.4981	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
511 E St Elmo Rd 78745	0414030702	3.7205	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
415 E St Elmo Rd 78745	0414030701	4.12	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
622 E St Elmo Rd 78745	0412030318	1.6497	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
600 E St Elmo Rd 78745	0412030319	0.9951	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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405 E St Elmo Rd 78745	0412050310	1.1723	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4312 Terry-O Ln 78745	0412030326	0.8718	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
315 E St Elmo Rd 78745	0412050308	0.7804	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4312 Terry-O Ln 78745	0412030325	0.8718	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4619 S Congress Ave 78745	0412050112	1.0227	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
122 Sheraton Ave 78745	0412050103	3.361	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
311 E St Elmo Rd 78745	0412050307	1.58	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4312 Terry-O Ln 78745	0412030324	0.8718	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
500 E St Elmo Rd 78745	0412030328	1.541	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4318 Terry-O Ln 78745	0412030334	1.384	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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305 E St Elmo Rd 78745	0412050305	0.844	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4322 Terry-O Ln 78745	0412030335	0.2679	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
400 E St Elmo Rd 78745	0412040612	0.2687	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
227 E St Elmo Rd 78745	0412050304	0.795	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4501 S Congress Ave	0412050105	2.295	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
4417 Lucksinger Ln 78745	0412050313	0.3444	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
205 E St Elmo Rd 78745	0412050302	1.2454	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4315 Willow Springs Rd 78704	0412040613	0.3535	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4316 Terry-O Ln 78745	0412030322	0.6013	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
310 E St Elmo Rd 78745	0412040549	0.3731	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acreas</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
207 E St Elmo Rd 78745	0412050303	0.316	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Willow Springs Rd 78704	0412040614	0.223	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
440 E St Elmo Rd 78745	0412030336	8.1827	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
201 E St Elmo Rd 78745	0412050314	0.3581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4312 Willow Springs Rd 78704	0412040547	0.6905	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Willow Springs Rd 78704	0412040615	0.634	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4208 Terry-O Ln 78745	0412030317	3.4563	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4411 S Congress Ave 78745	0412050109	3.6276	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
139 E St Elmo Rd 78745	0412050118	0.7362	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4324 Willow Springs Rd 78704	0412040546	0.2181	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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625 Industrial Blvd Austin 78745	0412030315	0.2635	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4305 Willow Springs Rd 78704	0412040622	0.5337	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
623 Industrial Blvd 78745	0412030314	0.155	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
115 E St Elmo Rd 78745	0412050120	1.1411	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4310 Willow Springs Rd 78704	0412040532	0.6543	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Address Not Found/ <i>Dirrección no encontrada</i>	0412040538	0	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
613 Industrial Blvd Austin 78745	0412030330	0.3099	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
513 Industrial Blvd 78745	0412030323	2.1943	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
517 Industrial Blvd	0412030311	0.155	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd 78745	0412030331	0.6543	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Industrial Blvd 78745	0412030310	0.2237	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4303 Willow Springs Rd 78704	0412040618	0.3954	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
210 E St Elmo Rd 78745	0412040539	4.22	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
511 Industrial Blvd 78745	0412030307	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
509 1/2 Industrial Blvd 78745	0412030306	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Address Not Found/ <i>Dirrección no encontrada</i>	0412040530	0	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4301 Willow Springs Rd 78704	0412040619	0.4522	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
509 1/2 Industrial Blvd 78745	0412030305	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
509 Industrial Blvd 78745	0412030304	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
507 Industrial Blvd 78745	0412030303	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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501 Industrial Blvd 78745	0412030302	0.1581	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd 78745	0412030301	0.1302	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Address Not Found/ <i>Dirrección no encontrada</i>	0412040701	0	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd 78745	0412030321	0.186	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
600 Industrial Blvd 78745	0412030109	4.262	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
503 Industrial Blvd	0412040610	0.1865	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4211 Willow Springs Rd 78704	0412040620	1.2699	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
435 Industrial Blvd 78745	0412040608	0.3108	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
305 Industrial Blvd 78745	0412040603	0.7708	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Address Not Found/ <i>Dirrección no encontrada</i>	0412040901	0	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

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4341 S Congress Ave 78745	0412040502	2.2825	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
504 Industrial Blvd 78745	0412030108	1.5702	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
403 Industrial Blvd	0412040601	0.3465	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Address Not Found/ <i>Dirrección no encontrada</i>	0412040551	0.471	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
440 Industrial Blvd Austin 78745	0412040401	0.7851	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
219 Industrial Blvd 78745	0412040537	0.1191	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
219 Industrial Blvd	0412040525	0.3419	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4110 Terry-O Ln 78745	0411020211	1.4213	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
440 Industrial Blvd Austin 78745	0412040402	0.7851	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4341 S Congress Ave 78745	0412040503	2.2825	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
217 Industrial Blvd 78745	0412040523	0.3108	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
505 E Ben White Blvd	0411020210	1.4784	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
E St Elmo Rd	0412040551	0.471	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd	0412040521	0.1554	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
213 Industrial Blvd	0412040520	0.1554	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
300 Industrial Blvd 78745	0412040406	3.1405	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
303 Industrial Blvd	0412040519	0.1554	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
501 E Ben White Blvd	0411020209	1.5427	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd	0412040518	0.1554	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd	0412040517	0.1508	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
Address Not Found	0412040504	0	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
201 Industrial Blvd	0412040516	0.317	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
E Ben White Blvd	0411020208	1.2121	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
207 Industrial Blvd	0412040514	0.2273	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
205 Industrial Blvd	0412040513	0.186	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
115 Industrial Blvd	0412040512	0.2273	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
312 Industrial Blvd	0412040102	1.2562	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4243 S Congress Ave 78745	0412040505	0.668	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
411 E Ben White Blvd 78704	0411020202	1.8372	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
109 Industrial Blvd 78745	0412040509	0.4752	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acreas</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
212 Industrial Blvd 78745	0412040103	0.7679	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
405 E Ben White Blvd 78704	0411020201	1.377	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
Industrial Blvd	0412040536	0.2225	Industry	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
210 Industrial Blvd 78745	0412040106	0.7302	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4241 S Congress Ave 78745	0412040506	0.466	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
Industrial Blvd	0412040104	0.0785	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
403 E Ben White Blvd Austin 78704	0410030212	1.1253	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
204 Industrial Blvd 78745	0412040105	0.7856	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4237 S Congress Ave 78745	0412040507	0.233	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
321 E Ben White Blvd 78704	0410030211	1.2082	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

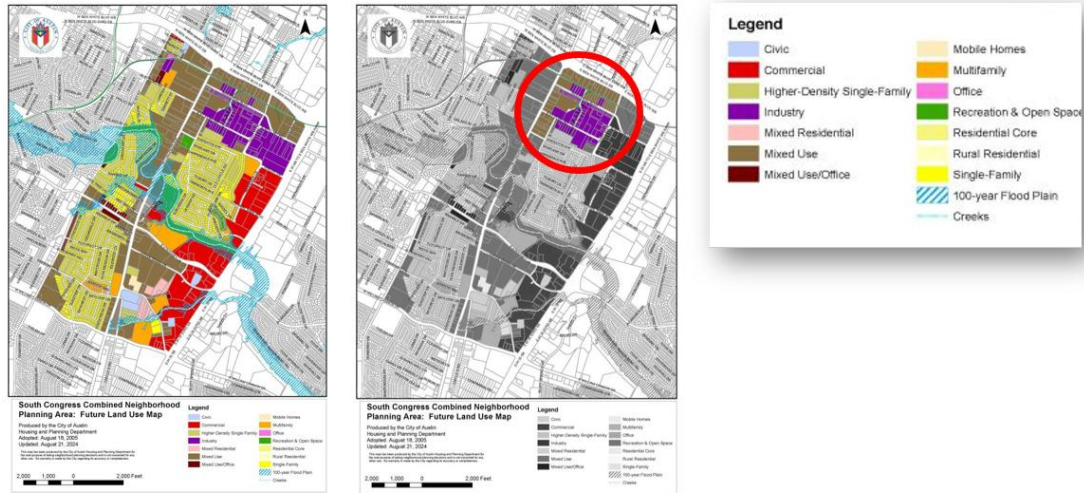
Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
4235 S Congress Ave	0412040508	0.1699	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
403 E Ben White Blvd Austin 78704	0410030213	0.7031	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4201 S Congress Ave 78745	0412040101	5.5151	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
319 E Ben White Blvd	0410030214	0.668	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
209 E Ben White Blvd Austin 78704	0410030208	3.3584	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
201 E Ben White Blvd 78704	0410030216	1.94	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
205 E Ben White Blvd 78704	0410030206	0.68	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4141 S Congress Ave 78704	0410030202	0.9986	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
133 E Ben White Blvd 78704	0410030218	1.668	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
4115 S Congress Ave 78745	0410030217	0.984	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>

Staff's Presentation at the Community Meeting

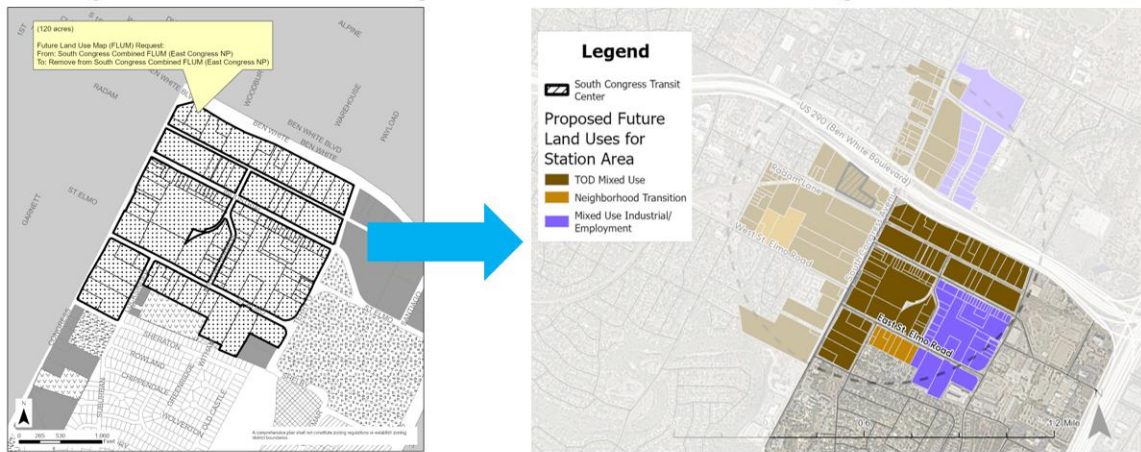
NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)



NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)



To: Remove from South Congress Combined NP (East Congress NP) FLUM

