

ORDINANCE NO. 20250522-092

AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z001, WHICH ADOPTED THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO REMOVE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR APPROXIMATELY 120 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF SHERATON AVENUE, SOUTH OF US HIGHWAY 290/BEN WHITE BOULEVARD, WEST OF TERRY-O LANE, AND EAST OF SOUTH CONGRESS AVENUE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20050818-Z001 adopted the South Congress Combined Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan.

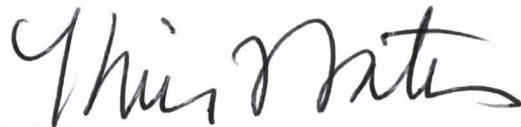
PART 2. Ordinance No. 20050818-Z001 is amended to remove the land use designation for approximately 120 acres of property generally located north of Sheraton Avenue, south of US Highway 290/Ben White Boulevard, west of Terry-O Lane, and east of South Congress Avenue as identified on **Exhibit "A"** incorporated in this ordinance and as shown in **Exhibit "B"** incorporated in this ordinance and described in File NPA-2025-0020.02 at the Planning Department.

PART 3. This ordinance takes effect on June 2, 2025.

PASSED AND APPROVED

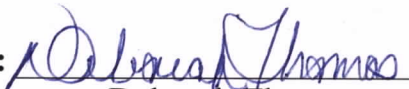
_____, May 22, 2025

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "A"

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (East Congress NP)/

Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)

Property Address/ Dirección de la propiedad	Parcel ID/ Identificación de parcela	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
611 E ST ELMO RD 78745	320506	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	320503	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	320502	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	316293	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	316294	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>
405 E ST ELMO RD 78745	316397	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	316298	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	316396	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>

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Property Address/ Dirección de la propiedad	Parcel ID/ Identificación de parcela	Acreage/ Acreas	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
4312 TERRY-O LN 78745	316298	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	316385	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>
122 SHERATON AVE 78745	316382	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	316395	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	316298	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	316302	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	316306	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>
305 E ST ELMO RD 78745	316394	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>

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4322 TERRY-O LN 78745	316307	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	316373	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	316393	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	316383	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>
4417 LUCKSINGER LN 78745	316399	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	316391	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	316374	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	316296	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>

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Property Address/ <i>Dirección de la propiedad</i>	Parcel ID/ <i>Identificación de parcela</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>
310 E ST ELMO RD 78745	316366	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>
207 E ST ELMO RD 78745	316392	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	980108	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	942577	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	316400	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	316364	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>
WILLOW SPRINGS RD 78704	980109	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	316292	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>

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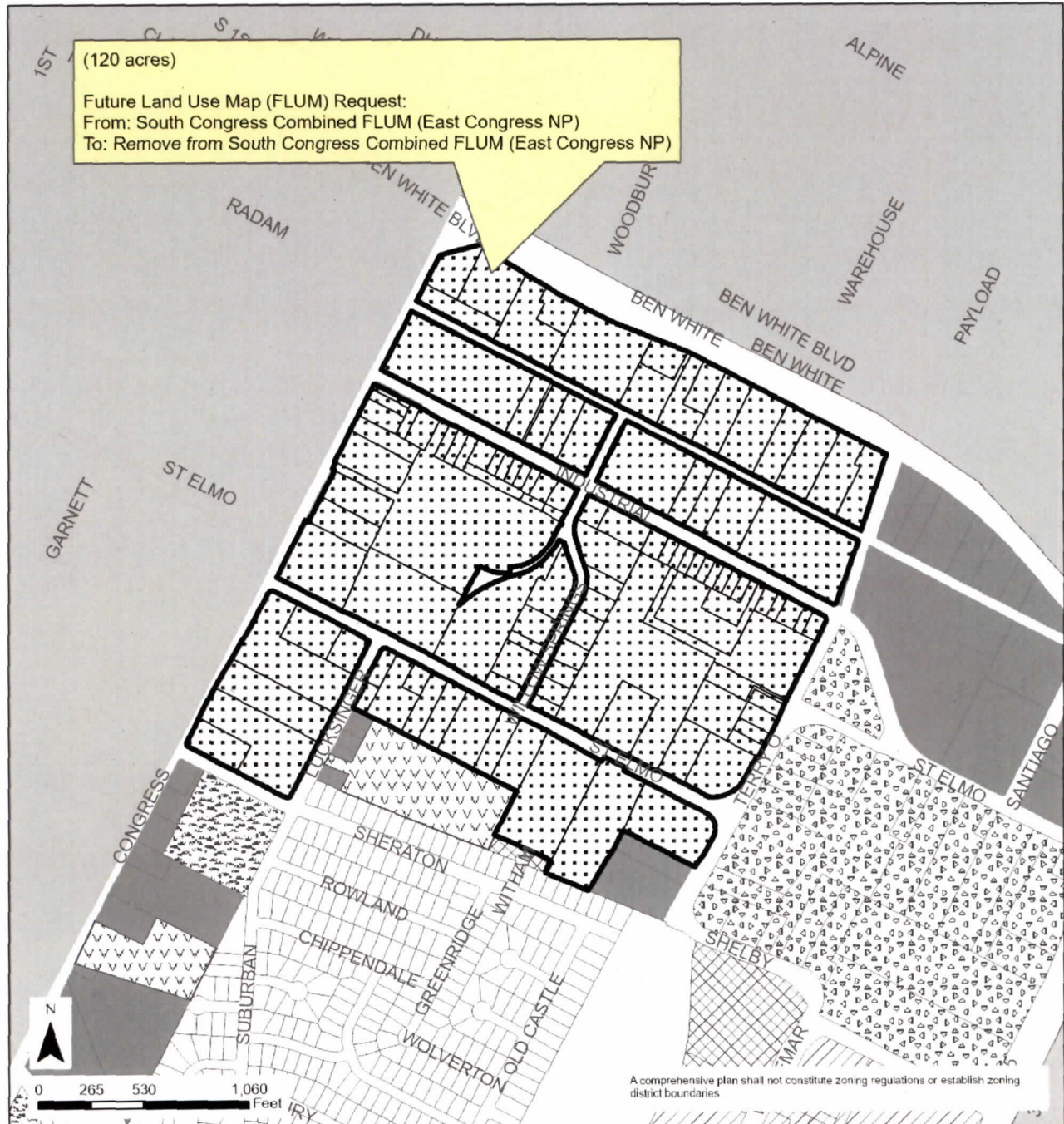
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4411 S CONGRESS AVE 78745	316384	3.6276	Mixed Use	Remove from South Congress Combined NP FLUM (East Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)</i>
139 E ST ELMO RD 78745	316389	0.7362	Mixed Use	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	316363	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>
625 INDUSTRIAL BLVD AUSTIN 78745	316290	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	316380	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	316289	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	364363	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	316352	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	991156	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	316304	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	316297	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	316288	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	316305	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>
INDUSTRIAL BLVD 78745	316287	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	316377	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	316356	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>

EXHIBIT "B"



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	Multi-Family	
Higher-Density Single-Family	Commercial	Office	
Industry	Recreation & Open Space	Single-Family	
Mixed Use	Transportation		
Mixed Use/Office			
Existing Future Land Use Category			
Mixed-use			
Activity Hub/Corridor			