

ORDINANCE NO. 20250522-091

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 84 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF WASSON ROAD, SOUTH OF US HIGHWAY 290/BEN WHITE BOULEVARD, WEST OF SOUTH CONGRESS AVENUE, AND EAST OF SOUTH FIRST STREET.

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 84 acres of property generally located north of Wasson Road, south of US Highway 290/Ben White Boulevard, west of South Congress Avenue, and east of South First Street as identified on **Exhibit "A"** incorporated in this ordinance and shown in **Exhibit "B"** incorporated in this ordinance and described in File NPA-2025-0020.01 at the Planning Department.

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

PASSED AND APPROVED

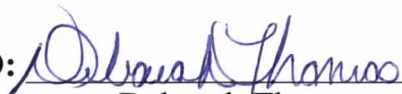
_____, May 22, 2025

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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 (West Congress NP)/

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

Property Address/ <i>Dirección de la propiedad</i>	Parcel ID/ <i>Identificación de parcela</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	953005	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4508 S CONGRESS AVE	316660	0.2984	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4500 S CONGRESS AVE 78745	316667	4.2495	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4402 S CONGRESS AVE 78745	937581	1.969	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4356 S CONGRESS AVE	316650	0.1997	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4358 S CONGRESS AVE 78745	316649	1.7377	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4320 S CONGRESS AVE 78745	315652	9.3	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4302 S CONGRESS AVE 78745	315651	1.0835	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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4300 S CONGRESS AVE AUSTIN 78745	315650	4.14	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
500 W ST ELMO RD 78745	952988	0.6817	Mixed Use/Office	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
400 W ST ELMO RD 78745	315648	6.2002	Multifamily	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4333 S 1 ST	315645	0.3444	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4327 S 1 ST	315642	1.3419	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
412 W ST ELMO RD 78745	952987	2.35	Mixed Use/Office	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4216 S CONGRESS AVE AUSTIN 78745	315647	15.079	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4210 S CONGRESS AVE 78745	315646	6.0018	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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4315 S 1 ST 78745	315638	1.7702	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
Address Not Found	989949	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
Address Not Found	989950	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4307 101 S 1 ST	315671	0.068	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
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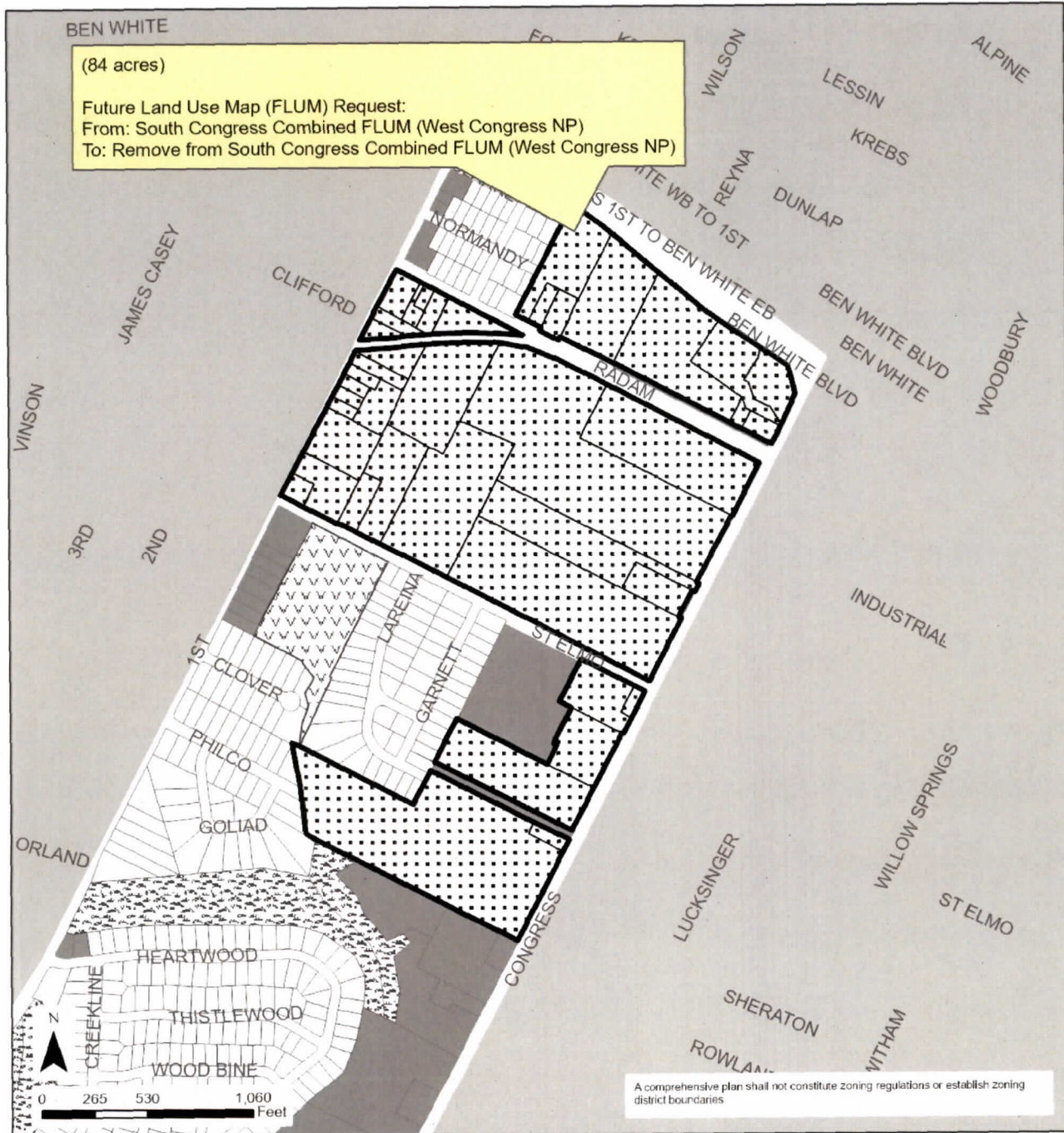
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EXHIBIT "B"



South Congress Combined Neighborhood Planning Area (West 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.	Mixed-use Activity Hub/Corridor	Multi-Family
Existing Future Land Use Category	Civic	Office
Neighborhood Transition	Commercial	Recreation & Open Space
Residential Core	Higher-Density Single-Family	Single-Family
Special District	Industry	Transportation
	Mixed Use	Warehouse/ Limited Office
	Mixed Use/Office	