

ORDINANCE NO. 20250522-093

AN ORDINANCE AMENDING ORDINANCE NO. 20050929-Z001, WHICH ADOPTED THE GREATER SOUTH RIVER CITY 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 51 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 290/BEN WHITE BOULEVARD, SOUTH OF WOODWARD STREET, WEST OF WILLOW SPRINGS ROAD, AND EAST OF SOUTH CONGRESS AVENUE.

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

PART 1. Ordinance No. 20050929-Z001 adopted the Greater South River City Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan.

PART 2. Ordinance No. 20050929-Z001 is amended to remove the land use designation for approximately 51 acres of property generally located north of US Highway 290/Ben White Boulevard, south of Woodward Street, west of Willow Springs Road, 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-2025-0022.01 at the Planning Department.

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

PASSED AND APPROVED

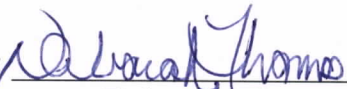
_____, May 22, 2025

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "A"

Parcels to Remove from the Greater South River City Neighborhood Plan FLUM (St. Edwards NP)/

Parcelas para eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards 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
304 E BEN WHITE BLVD 78704	313607	1.2162	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
WOODBURY DR 78704	313608	1.1205	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
4004 WOODBURY DR 78704	313604	0.6556	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3911 WOODBURY DR 78704	313611	0.6177	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3922 WOODBURY DR 78704	313603	0.7323	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3907 WOODBURY DR 78704	313612	0.5483	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
130 E BEN WHITE BLVD 78704	734360	1.5073	Mixed Use	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3901 WOODBURY DR AUSTIN 78704	313609	0.6204	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>

**Parcels to Remove from the Greater South River City Neighborhood Plan FLUM
(St. Edwards NP)/**

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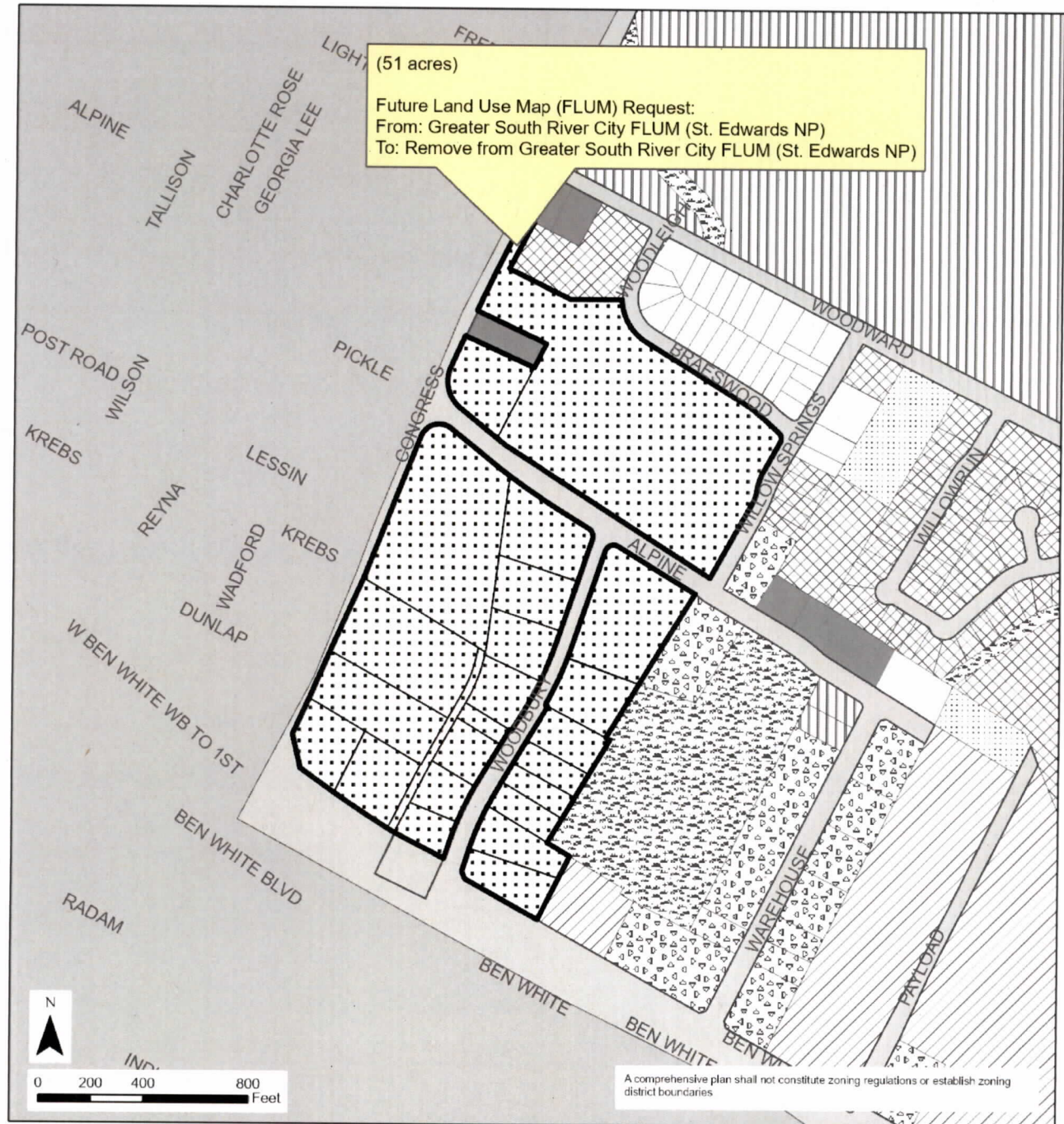
Property Address/ <i>Dirección de la propiedad</i>	Parcel ID/ <i>Identificación de parcela</i>	Acreage/ <i>Acreas</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
3916 WOODBURY DR 78704	313602	0.7982	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3815 WOODBURY DR 78704	313610	0.9952	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3909 S CONGRESS AVE 78704	734361	1.308	Mixed Use	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3900 WOODBURY DR 78704	313600	0.3144	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3903 S CONGRESS AVE	313587	2.297	Civic	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3805 WOODBURY DR 78704	312564	1.451	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3814 WOODBURY DR 78704	313599	1.0172	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3903 S CONGRESS AVE	313584	3.57	Civic	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>

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(St. Edwards NP)/**

Parcelas para eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards 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
3800 WOODBURY DR 78704	312562	1.1045	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3701 WOODBURY DR 78704	312563	3.4622	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3708 WOODBURY DR 78704	312561	1.3269	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
211 E ALPINE RD 78704	312560	1.8682	Industry	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3801 S CONGRESS AVE 78704	734330	6.7717	Mixed Use	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3601 S CONGRESS AVE 78704	312544	16.0281	Mixed Use	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>
3613 S CONGRESS AVE 78704	312545	1.7603	Mixed Use	Remove from Greater South River City NP FLUM (St. Edwards NP)/ <i>Eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>

EXHIBIT "B"



Greater South River City Neighborhood Planning Area (St. Edwards 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.

Existing Future Land Use Category

Civic

Commercial
 Industry
 Mixed Use
 Multi-Family
 Office

Recreation &
 Open Space
 Single-Family
 Transportation
 Warehouse/
 Limited Office