

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 980827-B, WHICH ADOPTED THE DAWSON 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 14 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 290/BEN WHITE BOULEVARD, SOUTH OF WEST ALPINE ROAD, 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. 980827-B adopted the Dawson Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan.

PART 2. Ordinance No. 980827-B is amended to remove the land use designation for approximately 14 acres of property generally located north of US Highway 290/Ben White Boulevard, south of West Alpine Road, west of South Congress Avenue, and east of South First Street as identified on **Exhibit “A”** incorporated in this ordinance and as shown in **Exhibit “B”** incorporated in this ordinance and described in File NPA-2025-0001.01 at the Planning Department.

PART 3. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 § _____
 Kirk Watson
 Mayor

APPROVED: _____
Deborah Thomas
City Attorney

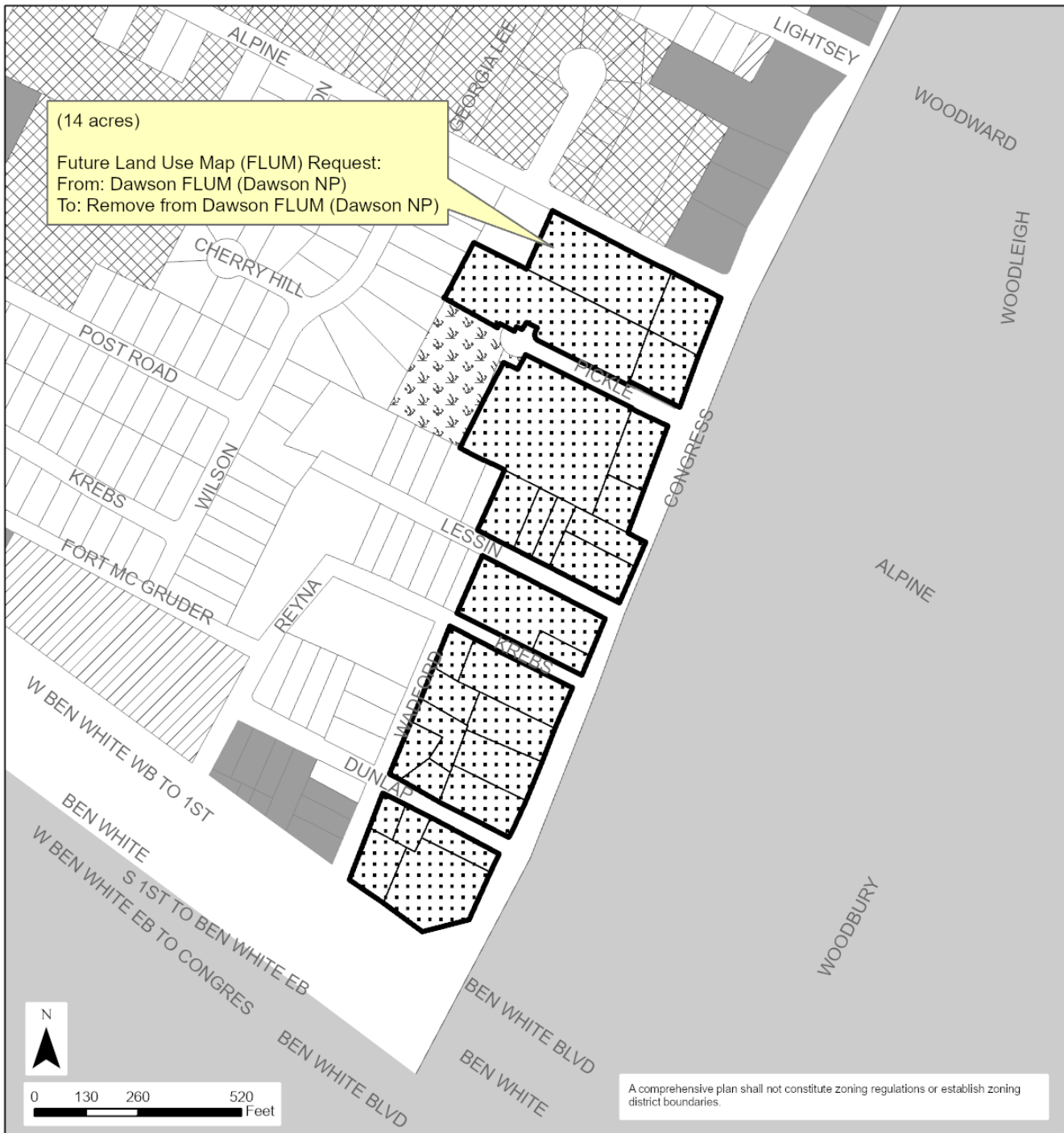
ATTEST: _____
Erika Brady
City Clerk

**Parcels to Remove from the Dawson Neighborhood Plan FLUM/
Parcelas para eliminar del FLUM del Plan Vecinal de Dawson**

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
3906 S CONGRESS AVE 78704	312629	0.9192	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
204 W BEN WHITE BLVD 78704	312630	0.3437	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3900 S CONGRESS AVE	312626	0.2741	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
117 DUNLAP ST 78704	312627	0.1466	Single Family	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawsons
121 DUNLAP ST 78704	312628	0.1393	Single Family	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3842 S CONGRESS AVE 78704	312576	0.471	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
116 DUNLAP ST 78704	312577	0.1584	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
S CONGRESS AVE 78704	312575	0.47	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3813 A WADFORD ST 78704	312578	0.2	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3811 WADFORD ST 78704	312579	0.2403	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3822 S CONGRESS AVE	312582	0.458	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3805 WADFORD ST 78704	312583	0.3053	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3820 S CONGRESS AVE	312581	0.64	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3808 S CONGRESS AVE AUSTIN 78704	310957	0.163	Mixed Use	.Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson

**Parcels to Remove from the Dawson Neighborhood Plan FLUM/
Parcelas para eliminar del FLUM del Plan Vecinal de Dawson**

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
3801 WADFORD ST 78704	312580	0.178	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3804 S CONGRESS AVE 78704	310966	1.0451	Industry	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3720 S CONGRESS AVE 78704	310889	0.4362	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3716 S CONGRESS AVE	310888	0.2761	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawsons
112 LESSIN LN 78704	310890	0.1945	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
116 LESSIN LN 78704	310891	0.1927	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
204 LESSIN LN 78704	310892	0.3805	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3632 S CONGRESS AVE 78704	310914	0.262	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3630 S CONGRESS AVE AUSTIN 78704	310912	0.3787	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
121 PICKLE RD 78704	310915	2.3014	Industry	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3612 S CONGRESS AVE 78704	310913	0.4415	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
3600 S CONGRESS AVE 78704	310911	0.504	Mixed Use	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
200 PICKLE RD 78704	310885	1.7	Recreation and Open Space	Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson
S CONGRESS AVE	310917	1.112	Recreation and Open Space	.Remove from Dawson NP FLUM/ Eliminar del FLUM del Plan Vecinal de Dawson



Dawson Neighborhood Planning Area (Dawson NP) Proposed FLUM Changes

EXHIBIT "B"

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.

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