

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: 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:

ACTION:

April 24, 2025 - Postponed to May 22, 2025 at the staff's request. [J. Vela – 1st; V. Fuentes – 2nd] Vote: 11-0.

May 22, 2025 - To be considered by City Council.

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 - Postponed to April 22, 2025 at the neighborhood's request. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0.

April 22, 2025 - Approved staff's request to remove from South Congress Combined Neighborhood Plan (East Congress NP) FLUM. [D. Skidmore – 1st; C. Haney – 2nd] Vote: 10-0 [A. Lan and N. Barrera-Ramirez off the dais].

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
- CapMetro 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

- CapMetro 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

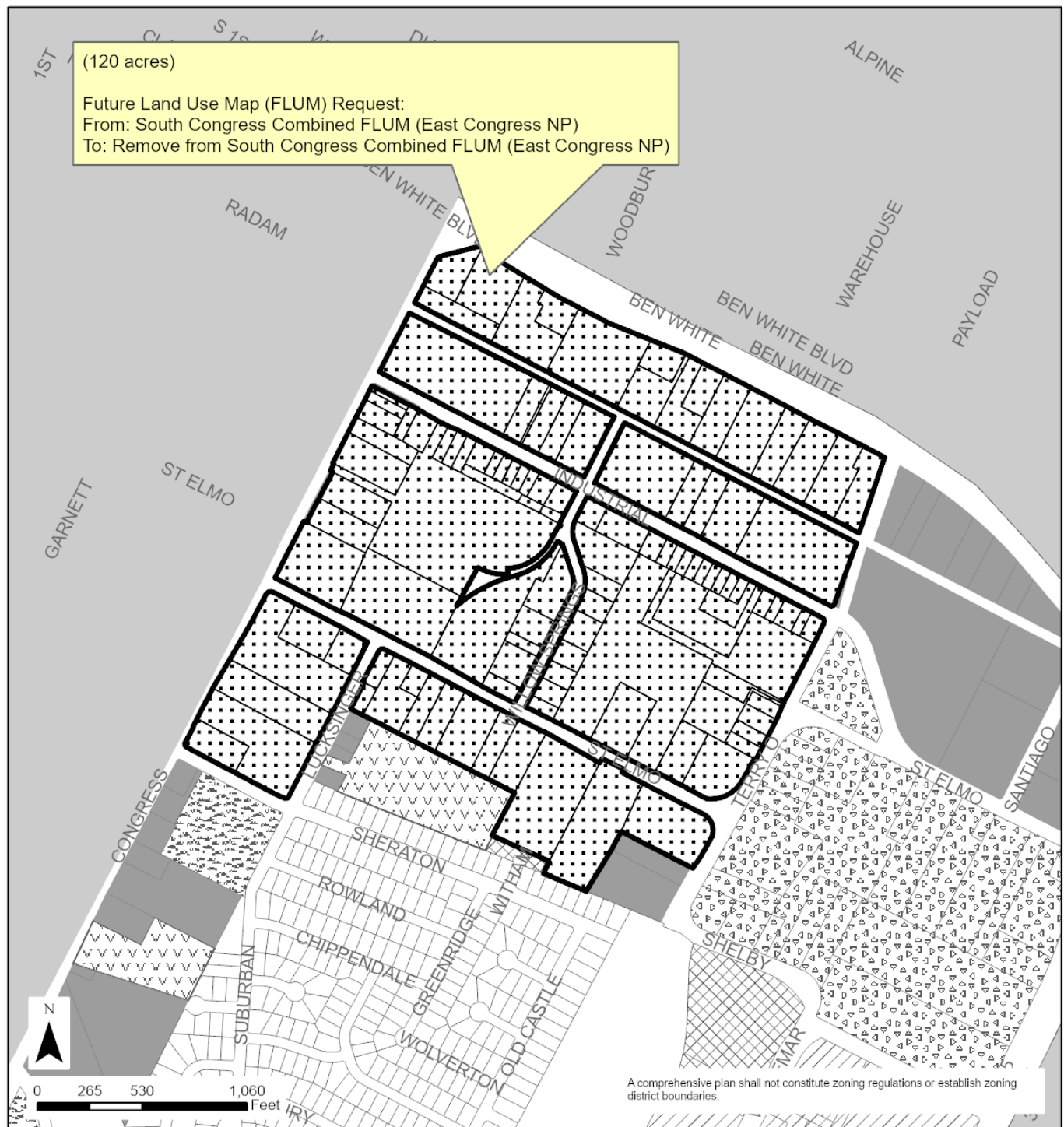
- Multiple ways provided for the community to give feedback
- Explanation of proposed land use categories on the vision plan's future land use map

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

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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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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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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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>

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511 INDUSTRIAL BLVD 78745	316286	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	316285	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>
Address Not Found	991155	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	316378	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	316284	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	316283	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	316282	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>
501 INDUSTRIAL BLVD 78745	316281	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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INDUSTRIAL BLVD 78745	316280	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	885453	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	316295	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	316278	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>
503 INDUSTRIAL BLVD	316372	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	316379	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	316371	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	316370	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>

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Address Not Found	937605	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>
4341 S CONGRESS AVE 78745	316327	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	316277	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	316368	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>
E ST ELMO RD	316367	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	316324	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>
219 INDUSTRIAL BLVD 78745	316354	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	316349	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>

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4110 TERRY-O LN 78745	315605	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	316325	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	316327	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>
217 INDUSTRIAL BLVD 78745	316347	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	315604	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	316367	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	316345	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	316344	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)/

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
300 INDUSTRIAL BLVD 78745	316326	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	316343	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	315603	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	316342	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	316341	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>
Address Not Found	986297	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	316340	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	315602	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>

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/ <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>
207 INDUSTRIAL BLVD	316338	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	316337	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>
115 INDUSTRIAL BLVD	316336	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	316319	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	316330	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	315600	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	316334	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>
212 INDUSTRIAL BLVD 78745	316320	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>

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
405 E BEN WHITE BLVD 78704	315599	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	316353	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	316323	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	316331	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>
INDUSTRIAL BLVD	316321	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	313595	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	316322	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	316332	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>

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
321 E BEN WHITE BLVD 78704	313594	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>
4235 S CONGRESS AVE	316333	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	313596	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	316318	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	313597	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	313593	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>
201 E BEN WHITE BLVD 78704	313598	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	313591	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>

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

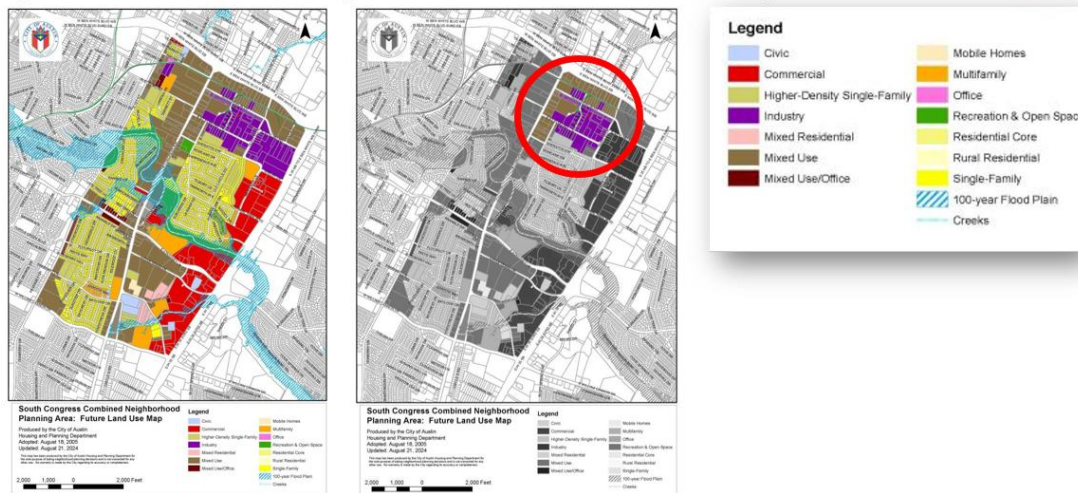
Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (East Congress NP)

Property Address/ <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>
4141 S CONGRESS AVE 78704	313589	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	364162	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	364161	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

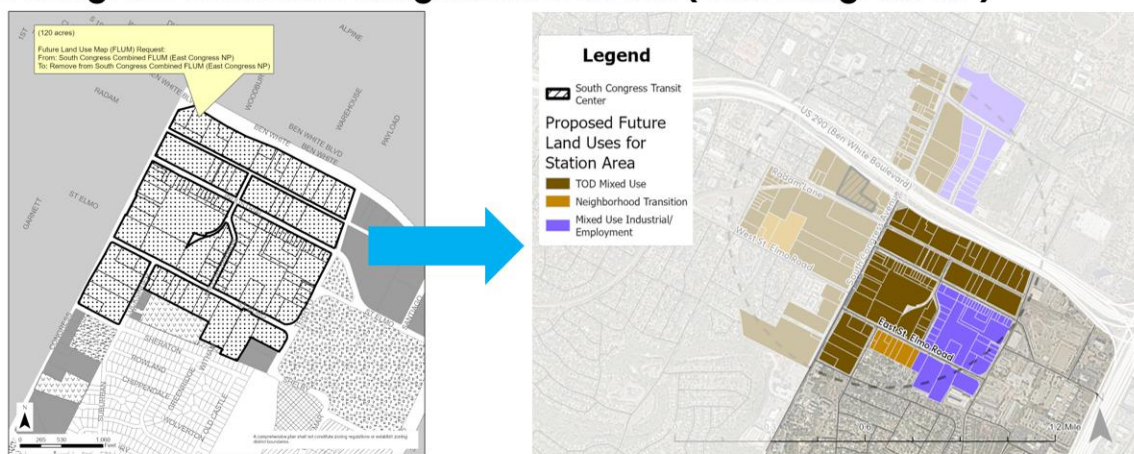
NPA-2025-0020.02

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

SCTC Station Area FLUM

