

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0040 – 4811 SOCO

DISTRICT: 3

ADDRESS: 4811, 4821, 4911, 4917 South Congress Avenue and 5001 Wasson Road

ZONING FROM: CS-MU-CO-NP; MH-NP; RR-NP; SF-3-NP

TO: CS-MU-V-NP

SITE AREA: 14.993 acres

PROPERTY OWNER: 4811 SOCO, LP (William B. Hardeman)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning. The Conditional Overlay will include the following:

- 1) A 30-foot wide vegetative buffer shall be established and maintained along the property lines that are adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive. (consistent with Ordinance No. 20050818-Z004 – Part 7).**
- 2) Prohibits the following uses:** Agricultural Sale and Services, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communications Services, Construction Sales and Services, Convenience Storage, Drop-off Recycling Collection Facility, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Indoor Crop Production, Outdoor Entertainment, Pawn Shop Services, Service Station, and Vehicle Storage.

For a summary of the basis of Staff's recommendation, see pages 2 - 4.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 22, 2025: APPROVED CS-MU-V-CO-NP COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT

[N. BARRERA-RAMIREZ; I. AHMED – 2nd] (10-0) A. LAN, A. POWELL – ABSENT; ONE VACANCY ON THE DAIS

July 8, 2025: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO JULY 22, 2025*

[A. POWELL; F. MAXWELL – 2nd] (10-0) P. HOWARD, N. BARRERA-RAMIREZ, P. BRETON - ABSENT

CITY COUNCIL ACTION:

September 11, 2025:

ORDINANCE NUMBER:

ISSUES: None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is located at the northeast corner of South Congress Avenue and Wasson Road, within proximity of Ben White Boulevard to the north and Stassney Lane to the south. The property is approximately 14.99 acres and is currently developed with two commercial uses, office use, warehouse space, and one single family dwelling. The site consists of four parcels that are currently zoned: general commercial services – mixed use – conditional overlay – neighborhood plan (CS-MU-CO-NP) combining district zoning; mobile home residence – neighborhood plan (MH-NP); rural residence – neighborhood plan (RR-NP); and single family residence – neighborhood plan (SF-3-NP) district zoning. No mobile home residences currently exist on the property.

Since the subject area is located along the South Congress Activity Corridor, it is surrounded by commercial services and multifamily mixed use developments. Directly north of the property are multifamily residences, and Battle Bend Neighborhood Park is located within half a mile (CS-MU-CO-NP; P-CO-NP). To the south are auto uses and the Williamson Creek Central Greenbelt (CS-MU-CO-NP; P-NP) and to the west, across South Congress Avenue, are various commercial services and multifamily residences, (CS-MU-V-CO-NP; CS-1-MU-V-CO-NP). There are single family residences to the east (SF-2-NP; SF-3-NP); however, there is vegetative buffer along the eastern property line. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The applicant is requesting to rezone all parcels to general commercial services – mixed use – vertical mixed use building – neighborhood plan (CS-MU-V-NP) combined district zoning in order to build a cohesive development under one unified zoning category. The proposed development would consist of a mixed use project that includes 350 multifamily units with 1,000 square feet of pedestrian oriented ground-floor uses.

Through participation in the Vertical Mixed-Use program, the proposed project will reserve the required 10% of units to be made affordable to households making no more than 80 percent of the Median Family Income. A building constructed under vertical mixed use

building (-V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels.

The Conditional Overlay that was established with the adoption of the East Congress Neighborhood Plan (Ordinance No. 20050818-Z004 – Part 7) requires a 30-foot wide vegetative buffer along the eastern property line adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive. The Applicant is in agreement with maintaining the Conditional Overlay. ***Please refer to Exhibit B.***

South Congress Avenue is designated as both a Core Transit Corridor and an Imagine Austin Corridor, providing access to public transit. The property is served by a Capital Metro bus stop located adjacent to the site on South Congress Avenue, with several bus route options. Additionally, there is a Capital Metro Rapid bus route with a rapid bus stop located less than three-quarters of a mile away.

Staff is recommending general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning. The conditional overlay will include the existing vegetative buffer, and the prohibited uses listed above.

The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The proposed Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote clearly-identified community goals such as creating employment opportunities or providing for affordable housing.*

The subject property is appropriate for the Vertical Mixed Use Building (-V) combining district. Through participation in the Vertical Mixed-Use program, the proposed project will

provide 10% of units to be made affordable to households making no more than 80 percent of the Median Family Income.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more intensive uses and increased residential density along major corridors, and it identifies the Vertical Mixed Use Building (-V) combining district as appropriate for Core Transit Corridors.

4. *Zoning changes should promote an orderly relationship among land uses.*

Staff is recommending (CS-MU-V-CO-NP) combining district zoning for the subject property based on the following considerations:

- 1) Its location on South Congress Avenue, a Core Transit Corridor, in proximity to Ben White Boulevard, a major arterial, as well as Stassney Lane, an Imagine Austin Corridor.
- 2) There are numerous multifamily mixed use developments that are zoned (CS-MU-V) located all along South Congress Avenue; therefore, it is consistent with the surrounding zoning pattern.
- 3) Public transit accessibility, with the property currently served by Capital Metro bus stops and multiple bus routes along South Congress Avenue.
- 4) Commercial uses would be available to serve residents of the adjacent areas, as well as the wider community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP; MH-NP; RR-NP; SF-3-NP	Commercial services; Warehouse; Office use; Single family dwelling; No existing mobile home residences
<i>North</i>	CS-MU-CO-NP; P-CO-NP	Multifamily residences; Park area
<i>South</i>	CS-MU-CO-NP; CS-NP; P-NP	Auto uses; Williamson Creek Central Greenbelt
<i>East</i>	SF-2-NP; SF-3-NP	Single family residences
<i>West</i>	CS-MU-V-CO-NP; CS-1-MU-V-CO-NP; CS-MU-CO-NP;	Commercial services; Multifamily residences

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
St. Elmo/Galindo/Pleasant Hill Elementary School
Bedichek Middle School
Travis/Crockett High School

Please note an Educational Impact Statement (EIS) was prepared for this case on July 14, 2025. *Please refer to Attachment A.*

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council	Austin Lost and Found Pets
Austin Independent School District	Onion Creek HOA
Friends of Austin Neighborhoods	Preservation Austin
South Austin Neighborhood Alliance (SANA)	SELTexas
Homeless Neighborhood Association	Go Austin Vamos Austin 78745
Neighborhood Empowerment Foundation	Save Our Springs Alliance
Oldham Neighborhood Association	Overton Family Committee
Sierra Club, Austin Regional Group	
South Congress Combined Neighborhood Plan Contact Team	
The Bird Streets of Pleasant Hill	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0184 – 4930 South Congress Avenue	CS-MU-CO-NP; CS-1-MU-CO-NP to CS-MU-V-CO- NP; CS-1-MU-V- CO-NP	To Grant CS-MU-V-CO-NP; CS-1-MU-V-CO-NP (3/11/2025)	Apvd CS-MU-V-CO- NP; CS-1-MU-V-CO- NP w/ added conditions of prohibited uses (5/30/2024).
C14-2023-0034 – 5412 South Congress Avenue	SF-2-NP; CS- MU-NP; CS-MU- CO-NP to CS-MU-V-CO- DB90-NP	To Grant CS-MU-V-CO-DB90- NP (4/9/2024)	Apvd CS-MU-V-CO- DB90-NP as Commission recommended (5/30/2024).
C14-2019-0025 – 4811 South Congress Avenue	CS-MU-CO-NP to MH-NP	To Grant MH-NP (5/28/2019)	Apvd MH-NP as Commission recommended (6-20-2019).
C14-2017-0132 – 4515 South Congress Avenue; 134 Sheraton Ave	CS-MU-NP; CS-MU-CO-NP to CS-MU-V-NP	To Grant CS-MU-V- CO-NP w/CO for list of prohibited uses and 2,000 vehicle trips/day. (2/27/2018)	Apvd CS-MU-V-CO- NP as Commission rec. but removed the –CO for the 2,000 trips/day limit (6-14-2018).

C14-2016-0106 – 4714 South Congress Avenue	CS-MU-NP to CS-MU-V-NP	To Grant CS-MU-V- NP w/addl conditions to provide 10% rental units at 60% MFI w/a unit mix reflecting the makeup of the units as the rest of the development. (1-10-2017)	Apvd CS-MU-V-CO- NP w/CO limiting height to 60’ (4-13-2017).
--	---------------------------	---	---

RELATED CASES:

C14-05-0107 – East Congress Neighborhood Plan Area – Rezoning to add -NP combining district and change base district zonings on 36 tracts.

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

Due to the presence of Williamson Creek and trails shown on the 2023 Council approved Urban Trails Plan, development as proposed will require parkland dedication for the new residential units that will serve the South Congress neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection from Liverpool Drive to Congress Avenue and/or Wasson Road toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity and satisfy an acquisition need for Williamson Creek/ South Congress.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

If utilizing VMU, we recommend obtaining a housing certification letter from the Housing Department and submit with formal site plan review.

<https://www.austintexas.gov/department/development-incentives-and-agreements>

Compatibility Standards

The site is subject to compatibility standards due to the adjacent single-family properties to the east. [LDC 25-2-1051; 25-2-1053].

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet [LDC 25-2-1061]

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. [LDC 25-2-1062(B); 25-8-700]

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. [LDC 25-2-1062]

WUI

This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI:

<http://www.austintexas.gov/department/wildland-urban-interface-code>

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 150 feet of right-of-way for South Congress Avenue. It is recommended that 75 feet of right-of-way from the existing centerline should be dedicated for South Congress Avenue according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Wasson Rd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South Congress Avenue	Level 3 – Major Arterial	150'	95'	70'	Yes	Yes	Yes
Wasson Road	Level 1 – Residential Collector	58'	63'	19'	No	No	Yes

A Traffic Impact Analysis is not required.

Austin Water Utility

No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

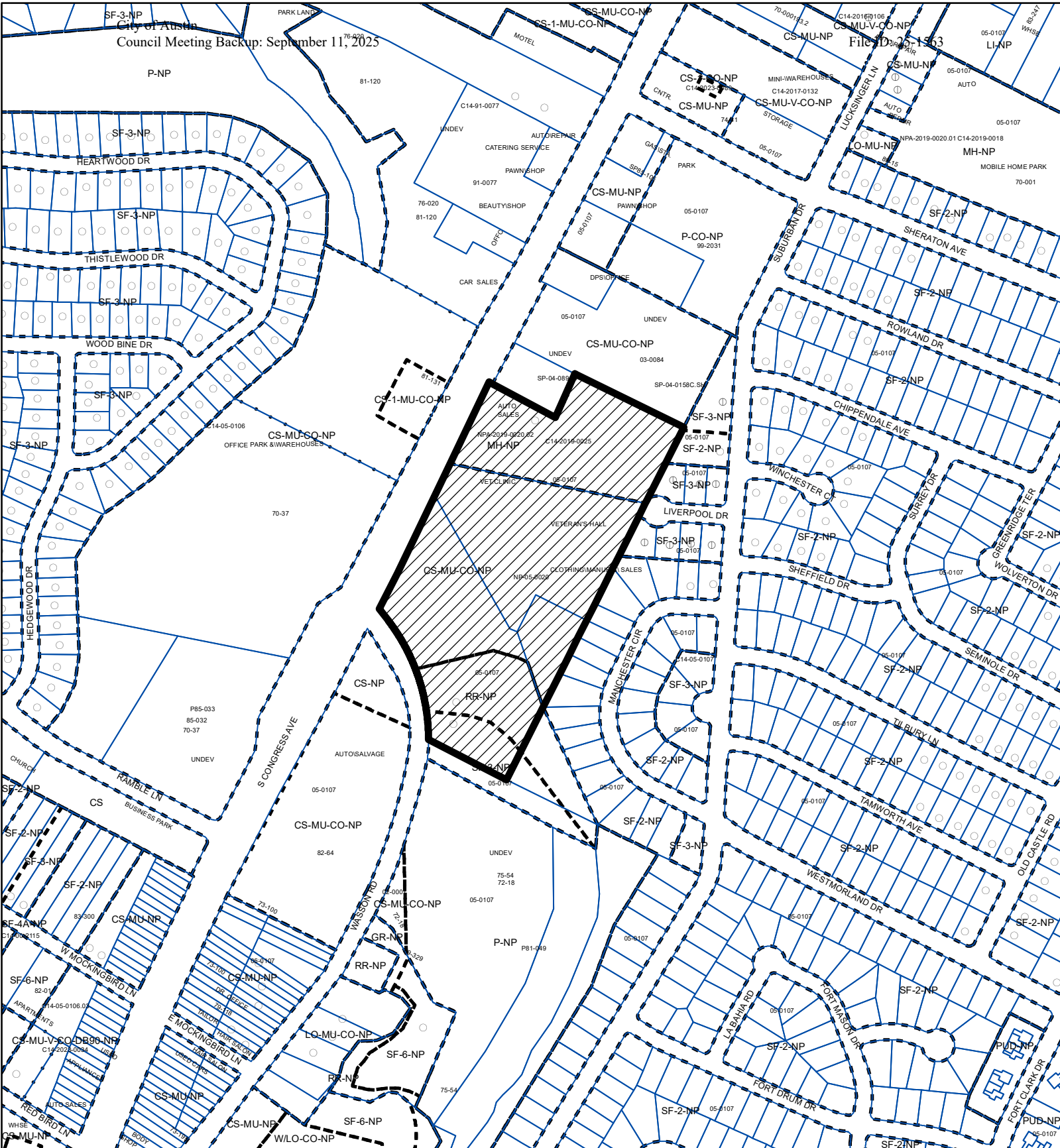
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Ordinance No. 20050818-Z004

Applicant's Summary Letter

Attachment A: Educational Impact Statement (EIS)

Correspondence



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0040

EXHIBIT A



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.

1" = 400'

Created: 3/20/2025



4811 SOCO

EXHIBIT A-1

ZONING CASE#: C14-2025-0040
LOCATION: 4811, 4821, 4911, and 4917
S Congress Ave; 5001 Wason Rd
SUBJECT AREA: 14.993 Acres
MANAGER: Nancy Estrada



ORDINANCE NO. 20050818-Z004

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 772.82 ACRES OF LAND GENERALLY KNOWN AS THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 36 TRACTS OF LAND.

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

PART I. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 36 tracts of land within the property described in Zoning Case No. C14-05-0107, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 772.82 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the East Congress neighborhood plan combining district, locally known as the area bounded by Stassney Lane on the south, IH-35 on the east, Ben White Boulevard on the north, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 36 tracts of land are changed from rural residence (RR) district, single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence medium density conditional overlay (MF-3-CO) combining district, neighborhood office (NO) district, limited office (LO) district, community commercial (GR) district, community commercial conditional overlay (GR-CO) combining district, warehouse limited office conditional overlay (W/LO-CO) combining district, general commercial services (CS) district, and commercial liquor sales (CS-I) district, commercial liquor sales conditional overlay (CS-I-CO) combining district, limited industrial services (LI) district, and limited industrial services conditional overlay (LI-CO)

combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-neighborhood plan (LI-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, and limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district, as more particularly described and identified in the chart below:

TRACT NO.	ADDRESS	FROM	TO
101	133, 201, 205 E Ben White Blvd; 4101 & 4141 S Congress Ave	LI, SF-3	LI-PDA-NP
102	321-505 (odd only) E Ben White Blvd; 0 E Ben White Blvd (DECKER I 15X400 FT ABS 8 SUR 20); 4110 Terry-O Ln	LI, CS-1, CS-1-CO	LI-PDA-NP
103	601, 701, 705, 711, 717, & 1001 E Ben White Blvd	LI	LI-PDA-NP
104	4108, 4216, 4118, 4200, 4222 S Interstate Hy 35 Svc Rd SB	LI	LI-PDA-NP
105	4201 S Congress Ave	LI	LI-NP
107	121 Industrial Blvd	SF-3	LI-NP
108	4241, 4243, 4235, & 4237, & 4315 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN 53.36 X 181.61FT AV BLK 27)	LI, CS, SF-3	CS-MU-NP
110	4355 - 4415 (odd only) S Congress Ave	LI, CS, GR-CO, SF-3	CS-MU-NP
111	115 E St Elmo Rd	LI-CO	LI-NP
112	4401 (ST ELMO SQUARE LOT 1) S Congress Ave; 4411, 4501, & 4515 S Congress Ave; 4500 Lucksinger Ln (FORTVIEW ADDN .75 ACR OF BLK 25)	LI, CS, SF-3	CS-MU-NP
113	134 Sheraton Ave	CS	CS-MU-CO-NP
114	4619 S Congress Ave	CS	CS-MU-NP
115	4417 Lucksinger Ln	SF-3	CS-MU-NP
116	315E St Elmo Rd	SF-3	LI-NP
117	4513 Lucksinger Ln	SF-3	LO-MU-NP

TRACT NO.	ADDRESS	FROM	TO
118	4431 (BENOIT-BAILEY ADDN LOT A • FIRST RESUB OF), 4503 (BLOCKERS ADDN .25 ACR BLK 5), & 4507 Lucksinger Ln (BENOIT-BAILEY ADDN LOT 2)	I LI, SF-3	CS-MU-NP
119	415 & 523 E St Elmo Rd; 711& 713 E St Elmo Rd (BLOCKERS ADDN ACR 1.38)	LI	LI-CO-NP
120	4511 Lucksinger Ln	LI	CS-MU-CO-NP
121	135, 139 E St Elmo Rd.	LI	LI-NP
122	4510 Terry-O Ln (SOUTH AUSTIN INDUSTRIAL PARK LOT 4 & SOUTH AUSTIN INDUSTRIAL PARK PHS A LQT 5B)	LI	CS-MU-CO-NP
123	711 E St Elmo Rd	I-SF-3	LI-NP
125	4703, 4715 (FARRELL THOMAS SUBD NO 2 W .563 ACR OF LOT 2), & 4719 (DECKER I ABS 8 SUR 20 ACR .558 & DECKER I ABS 8 SUR 20 ACR .584)5 Congress Ave	CS	CS-MU-NP
126	4801 S Congress Ave	CS, MF-3C O	CS-MU-CO-NP
128	4809 S Congress Ave (DECKER I ABS 8 SUR 20 ACR .780); 4811 & 4917 S Congress Ave; OS Congress Ave (DECKER I ABS 8 SUR 20 ACR 5.27)	CS, NO, SF-3	CS-MU-CO-NP
130	4701 Weidemar Ln	SF-3	CS-MU-NP
131	4701 Weidemar Ln (LOT 1 BLK A MUNDAY EIU: suBD I	GR-CO	CS-CO-NP
132	4703, 4705, 4707 Weidemar Ln; 1009 Shelby Ln; 4610 - 4914 (even only) S Interstate Hy 35 Svc Rd SB; 0 (DELVALLE S ABS 24 ACR .144); 0 (DELVALLE S ABS 24 ACR .276); 0 (JARKCO SUBDIVISION ACR .267 • OF LOT 1); 0 (DELVALLE S ABS 24 ACR .13); 0 (DELVALLE S ABS 24 ACR .15); 0 (DELVALLE S ABS 24 ACR .26); 0 (DELVALLE S ABS 24 ACR .260); 0 (JARKCO SUBDIVISION LOT 2) Weidemar Ln	LI, SF-3 CS, MF-3, LO	CS-NP CS-CO-NP
135	0 (DECKER I ABS 8 SUR 20 ACR 43.954)Weidemar Ln		
137	0 (DELVALLE S ABS 24 ACR 1.231) (DELVALLE S ABS 24 ACR .757) (DMC SUBD LOT 2 BLK B) (DMC SUBD LOT 2 BLK B) (CANNON W ABS 6 SUR 19 ACR 11.865) (CANNON W ABS 6 SUR 19 ACR 3.86) (WASSON ROAD ADDN LOT 1)	CS, GR, SF-2, R.R	P-NP
142	5301, 5303, 5305 & 5307 Wasson Rd; 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .41)	SF-3, RR	LO-MU-CO-NP
144	5211 Wasson Rd (CANNON W ABS 6 SUR 19 ACR 2.276); 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .38)	W/LO-CO	CS-MU-NP
145	5405 Wasson Rd [PART] (E 1 ACR OF LOT 1 BLK A STASSNEY VENTURE SUBD)	CS	CS-MU-CO-NP

TRACT NO.	ADDRESS	FROM	TO
146	5303 - 5327 S Congress Ave (odd only) and 5210 - 5308 Wasson Rd (even only) and 102 E Mockingbird Ln (PLEASANT HILL ADDN LOTS 28-58 BLK 7A	CS, MF-2, SF-3	CS-MU-NP
147	5301 S Congress Ave	CS-1	CS-1-MU-NP
150	5401 - 5501 S Congress Ave (odd only) (PLEASANT HILL ADDN LOTS 12-25 BLK 7 and PLEASANT HILL ADDN LOT 2-A-A * LESS SE TRI RESUB OF LOT 2-A THE RESUB OF LOT 1-11 BLK 7 and PLEASANT HILL ADDN LOT 2-A-B * RESUB OF LOT 2-A THE RESUB OF LOT 1-11 BLK 7)	CS	CS-MU-NP
151	5409 - 5509 Wasson Rd (odd only); 114 E Stassney Ln	CS, GR	CS-MU-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. Tracts 105, 108, 110-115, 117, 120-121, 125-126, 128, 142, 144-147, and 150-151 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 6. Tracts 105, 108, 110-114, 117, 120-121, 125-126, 128, 145-147, and 150-151 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 30-foot wide vegetative buffer shall be established and maintained along the property lines of Tracts 119, 120, 128 and 135, that are adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive.
2. The maximum height of a building or structure on Tract 113 is 40 feet from ground level.
3. The following uses are prohibited uses of Tract 113:
 - Pawn shop services
 - Automotive washing (of any type)
 - Automotive sales
4. Vehicular access from Tract 126 to Suburban Drive is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.
5. Development of Tract 126 may not exceed a density of 23 residential units per acre.
6. A site plan or building permit for Tract 131 may not be approved, released, or issued, if the completed development or uses of the tract, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
7. Vegetation and a six-foot high fence shall be provided and maintained for screening along the north and south property lines of Tract 131 that abut adjacent residential development as set forth in Section 25-2-1066.

8. The following uses are prohibited uses of Tract 142:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Condominium residential	Duplex residential
Group residential	Mobile home residential
Multifamily residential	Retirement housing (small site)
Retirement housing (large site)	Single-family attached residential
Small lot single-family residential	Townhouse residential
Two-family residential	

9. Vehicular access from Tract 145 is allowed only to South Congress Avenue.

PART 8. Development of the Property identified as Tracts 101, 102, 103, and 104 located within the boundaries of the planned development area (PDA) combining district established by this ordinance ("PDA Property") is subject to the use and site development regulations set forth in this part.

1. Development of the PDA Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

2. Except as provided in Sections 3 to 5, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of Tracts 101, 102, 103, and 104.

3. The following uses are additional permitted uses of Tracts 101, 102, 103, and 104:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Condominium residential	Group residential
Multifamily residential	Townhouse residential
Family home	Guidance services
Hospital services (limited)	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	

4. The following uses are conditional uses of Tracts 101, 102, 103, and 104:

Cocktail lounge	Hospital services (general)
-----------------	-----------------------------

5. The following uses are prohibited uses of Tracts 101, 102, 103, and 104:

Monument retail sales
Basic industry
Recycling center

Scrap and salvage
Light manufacturing
Resource extraction

6. The following site development standards apply to the PDA Property.

1. The maximum height for Tract 101 is 85 feet.
2. The maximum height for Tracts 102, 103, and 104 is 125 feet.
3. The minimum front yard setback for Tracts 101, 102, 103, and 104 is 25 feet.
4. The minimum street side yard setback for Tracts 101, 102, 103, and 104 is 25 feet.
5. The minimum interior side yard setback for Tracts 101, 102, 103, and 104 is 0 feet.
6. The minimum rear yard setback for Tracts 101, 102, 103, and 104 is 15 feet.
7. The maximum building coverage for Tracts 101, 102, 103, and 104 is 85 percent.
8. The maximum impervious cover for Tracts 101, 102, 103, and 104 is 85 percent.
9. A maximum floor to area ratio does not apply to Tracts 101, 102, 103, and 104.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 9. This ordinance takes effect on August 29, 2005.

PASSED AND APPROVED

August 18, 2005

§
§
§

Will Wynn

Will Wynn
Mayor

APPROVED:

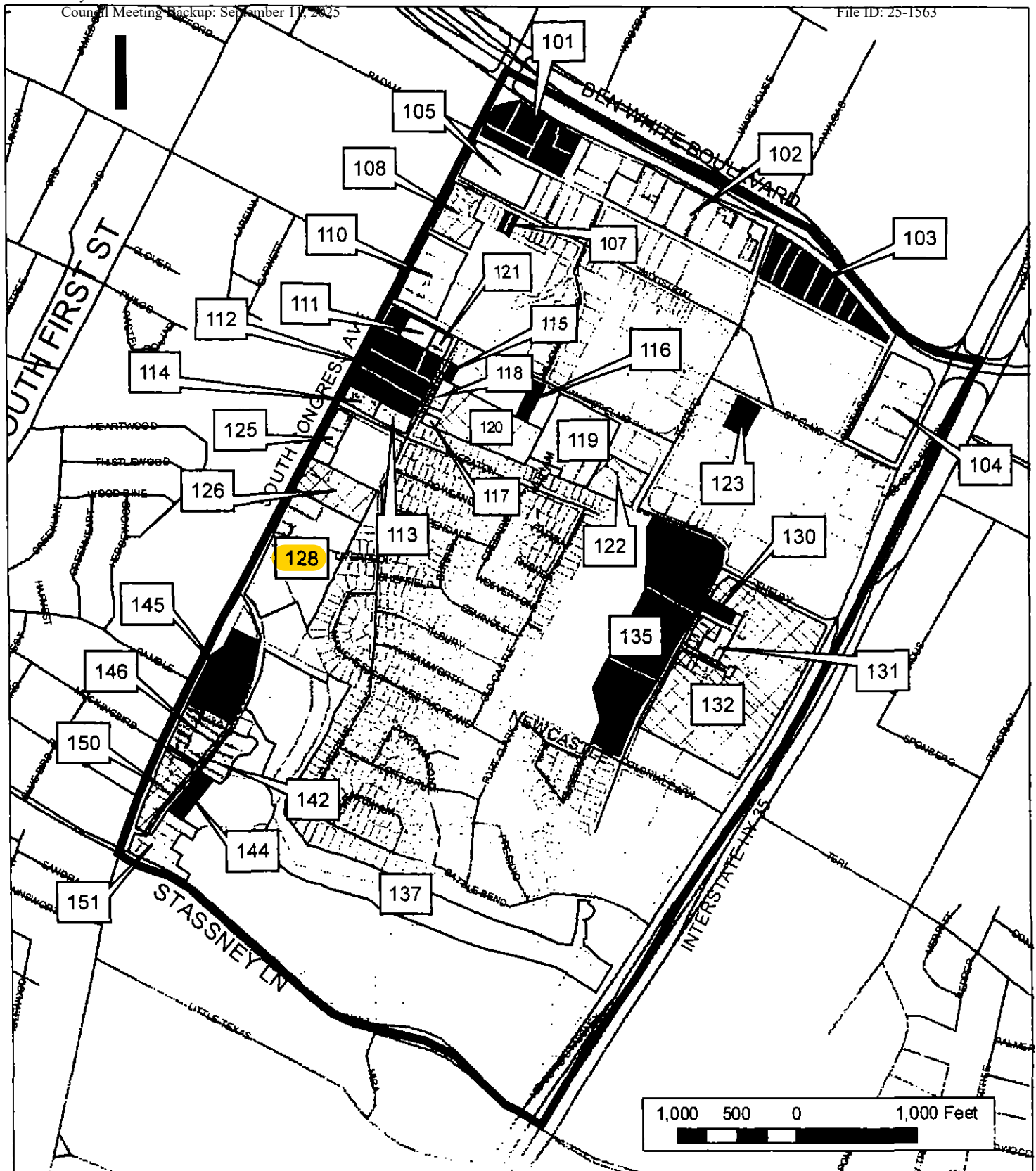
David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



East Congress Neighborhood Planning Area:
Proposed Tracts for Rezoning
Case #C14-05-0107

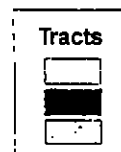
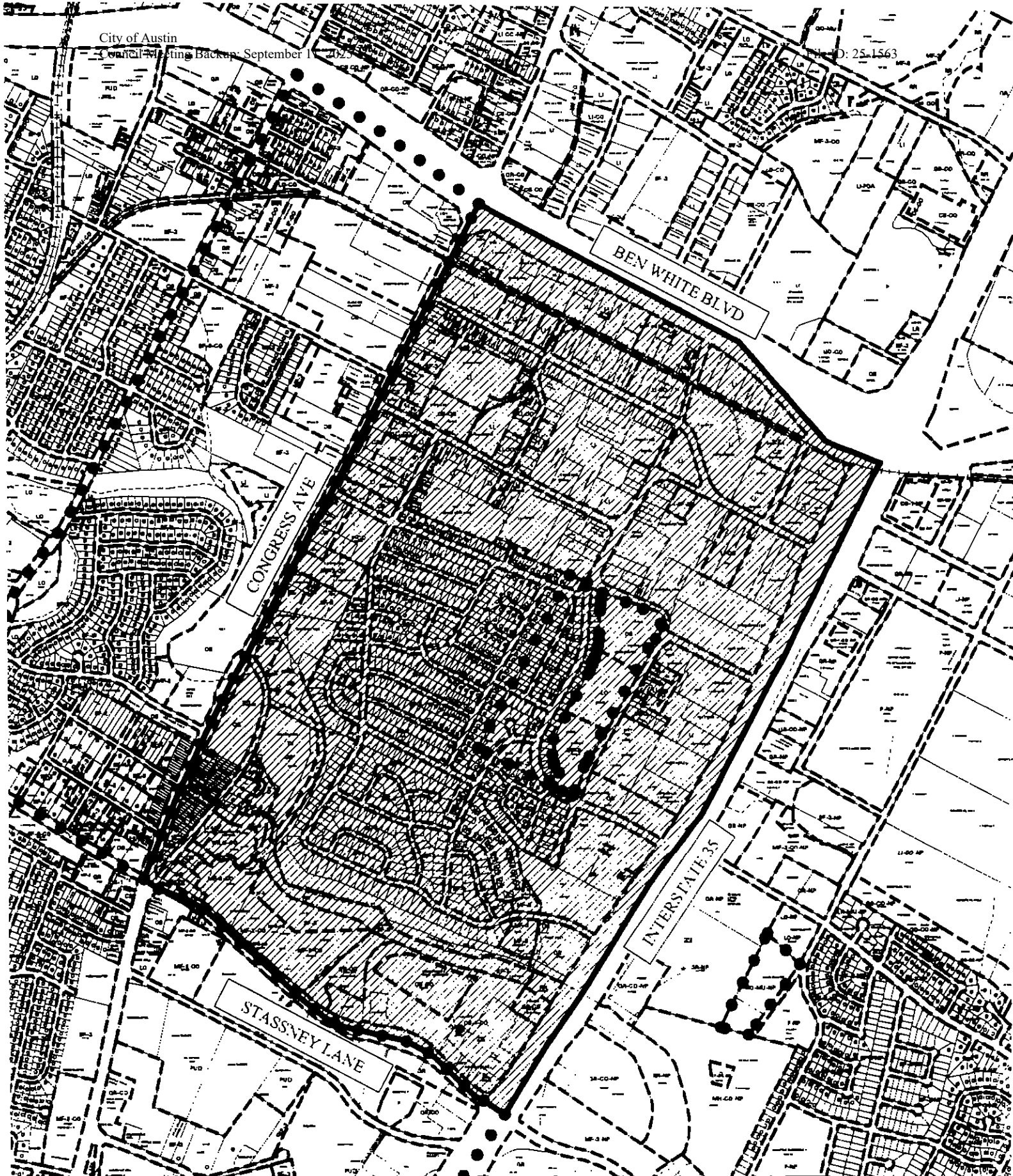


Exhibit A



City of Austin
Neighborhood Planning and Zoning Department



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



CASE #: C14-05-0107

ADDRESS: EAST CONGRESS

NEIGHBORHOOD PLANNING AREA

SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 05-07

INTLS: SM

CITY GRID
REFERENCE
NUMBER

H18-18

1" = 1200'

ALICE GLASCO CONSULTING

March 11, 2025

Lauren Middleton-Pratt, Director
Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: South Congress Combined Neighborhood Plan Amendment and rezoning for 4811, 4821, 4911, 4917 S. Congress Ave., & 5001 Wasson Road

Dear Lauren:

I represent 4811 SOCO, LP, the entity that owns the subject property in a request to amend the Future Land Use Map (FLUM) of the South Congress Combined Neighborhood Plan and associated rezoning. The proposed zoning and FLUM (Future Land Use Map) changes are as follows:

Current FLUM Land Use: Mixed Use, Single Family, Rural Residential, and Higher Density Single Family

Proposed FLUM Land Use: Mixed Use

Current Zoning: CS-MU-CO-NP, SF-3-NP, RR-NP and MH-NP

Proposed Zoning: CS-MU-V-NP

Site area: 14.993 acres

Current uses on the property include the following:

1. 3,593 square feet of retail space
2. 5,674 square feet of office space
3. 14,849 sq. feet of warehouse space
4. One single family dwelling
5. One mobile home

The proposed rezoning of CS-MU-V-NP will allow the property to be redeveloped with approximately 350 multifamily units and 1,000 square feet of commercial space. Adding VMU combining district will ensure that affordable housing is provided as prescribed under Subchapter E of the land development code.

JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING

1. **The request to change** the FLUM for 3 tracts from Single Family, Rural Residential, and Higher Single Family to missed use is consistent with goals number 2 and 3 of the South Congress Combined Neighborhood Plan, which are as follows:

Goal Two: South Congress should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Objective:

2.1 : Create incentives and programs to promote a pedestrian-oriented corridor.

Goal Three: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
Alice Glasco Consulting

Cc: Joi Harden, Zoning Officer
Maureen Meredith, Neighborhood Planner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



Project Name: 4811 SoCo

Address/Location: 4811, 4821, 4911, & 4917 S. Congress Ave., & 5001 Wasson Road

Case #: C14-2025-0003

- ☐ NEW SINGLE FAMILY
- ☐ DEMOLITION OF MULTIFAMILY
- ☒ NEW MULTIFAMILY
- ☐ TAX CREDIT

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION		
		Elementary School:	Middle School:	High School:
# MF UNITS:	314	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: 0.028	Middle School: 0.013	High School: 0.014
# AFFORDABLE MF UNITS:	36	STUDENTS PER UNIT ASSUMPTION		
		Elementary School: 0.154	Middle School: 0.076	High School: 0.087

IMPACT ON SCHOOLS

In July 2025 an Educational Impact Statement was submitted to the City of Austin for 350 MF units.

The student yield factor of 0.005 (across all grade levels) for apartment homes was used to determine the number of projected students. The student yield factor of 0.317 for affordable housing (across all grade levels) was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units geographically.

The project will demolish 2 units and propose 350 units of multifamily development. The development is projected to add approximately 29 students across all grade levels to the projected student population. It is estimated that of the 29 students, 15 will be assigned Galindo ES, 7 at Bedichek MS, and 7 at Travis High School. Of the 29 students it is estimated that 12 will be from the affordable housing units, 6 at Galindo ES, 3 at Bedichek MS, and 3 at Travis High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development would be under the optimal utilization target range of 80-95% at Galindo ES, (47%) Bedichek MS (72%) and Travis HS (43%).

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



TRANSPORTATION IMPACT

All additional students would be considered bus riders .At this time no additional buses would be needed.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 07.14.2025

Director:

DocuSigned by:
Beth Wilson
38E0989C305B4E8

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Galindo

ADDRESS: 3800 S 2nd St, Austin, TX 78704

PERMANENT CAPACITY: 774

MOBILITY RATE: 21.8%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	339	277	292
% of Permanent Capacity	44%	36%	38%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	413	349	364
% of Permanent Capacity	53%	45%	47%

MIDDLE SCHOOL: Bedichek

ADDRESS: 6800 Bill Hughes Rd

PERMANENT CAPACITY: 968

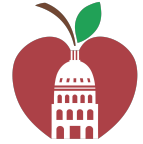
MOBILITY RATE: -13.4%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	755	794	292
% of Permanent Capacity	78%	82%	30%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	654	688	695
% of Permanent Capacity	68%	71%	72%

HIGH SCHOOL: Travis

ADDRESS: 1211 E Oltorf St, Austin, TX 78704

PERMANENT CAPACITY: 1,914

MOBILITY RATE: -31.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1490	1,305	1,312
% of Permanent Capacity	78%	68%	69%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,015	2,294	2,306
% of Permanent Capacity	53%	1.20%	1.2%

From: Alice Glasco
Sent: Tuesday, July 8, 2025 9:03 AM
To: Mario Cantu; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; Velasquez, Jose <Jose.Velasquez@austintexas.gov>
Subject: RE: Request to Postpone the July 8, 2025 PC to the July 22, 2025 for NPA-2025-0020.03 - C14-2025-0040.

External Email - Exercise Caution

Maureen/Nancy,

Postponing the cases to July 22nd is okay with the applicant.

=====

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W

From: Mario Cantu
Sent: Tuesday, July 8, 2025 8:46 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Alice Glasco
Cc: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; Jose.Velasquez@austintexas.gov
Subject: Request to Postpone the July 8, 2025 PC to the July 22, 2025 for NPA-2025-0020.03 - C14-2025-0040.

Maureen,

Request to Postpone the July 8, 2025 PC to the July 22, 2025 Planning Commission for NPA-2025-0020.03 - C14-2025-0040.

Thank you.

M.