

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Greater South River City Neighborhood Plan (St. Edwards NP)

CASE#: NPA-2025-0022.01

DATE FILED: 1/24/2025

PROJECT NAME: City-initiated 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: 51 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: Greater South River City Neighborhood Plan (St. Edwards NP) FLUM

To: Remove from Greater South River City Neighborhood Plan (St. Edwards NP) FLUM

NEIGHBORHOOD PLAN ADOPTION DATE: September 29, 2005

CITY COUNCIL DATE: April 24, 2025

ACTION:

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 (action pending)

STAFF RECOMMENDATION:

Recommend removing the specified properties from Greater South River City Neighborhood Plan (St. Edwards 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 Greater South River City Neighborhood Plan (St. Edwards 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 Greater South River City Neighborhood Plan (St. Edwards NP) results in the specified properties not having a FLUM designation in the Greater South River City Neighborhood Plan (St. Edwards 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 Greater South River City Neighborhood Plan (St. Edwards NP) FLUM.

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>.

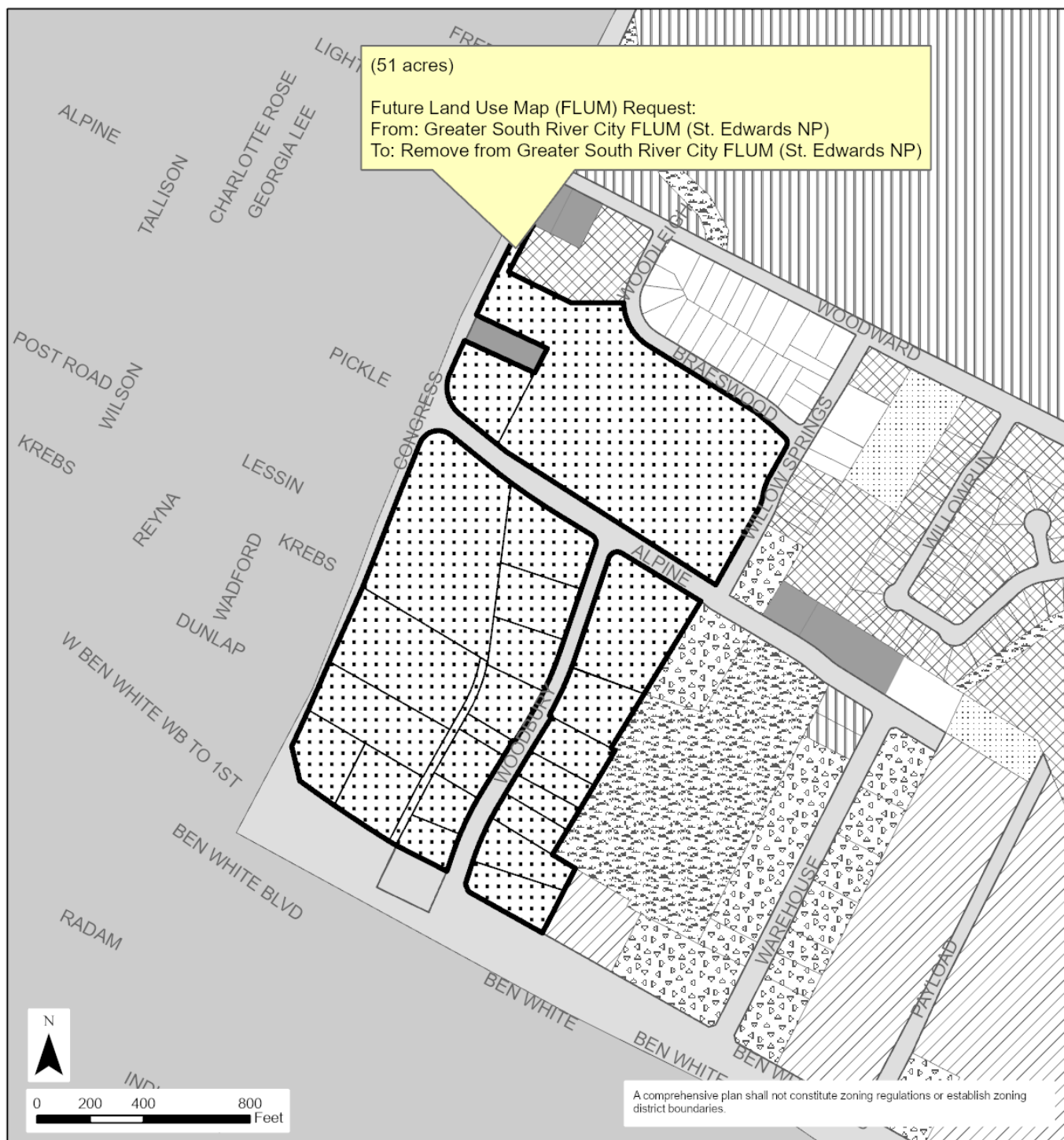
- Approximately 966 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Five city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, and Mark Walters.
 - 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
 - Cap Metro 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**
- Cap Metro 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



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

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

	Commercial		Recreation & Open Space
	Industry		Single-Family
	Mixed Use		Transportation
	Multi-Family		Warehouse/ Limited Office
	Office		
	Civic		

Parcels to Remove from the Greater South River City Neighborhood Plan FLUM (St. Edwards NP)/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de Greater South River City (St. Edwards NP)</i>				
Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</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>
304 E Ben White Blvd 78704	0410030607	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	0410030608	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	0410030515	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	0410030612	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	0410030514	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>

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Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</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>
3907 Woodbury Dr 78704	0410030613	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	0410030109	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	0410030610	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>
3916 Woodbury Dr 78704	0410030513	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	0410030611	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>

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3909 S Congress Ave 78704	0410030110	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	0410030511	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	0410030108	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	0409020603	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	0410030501	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>

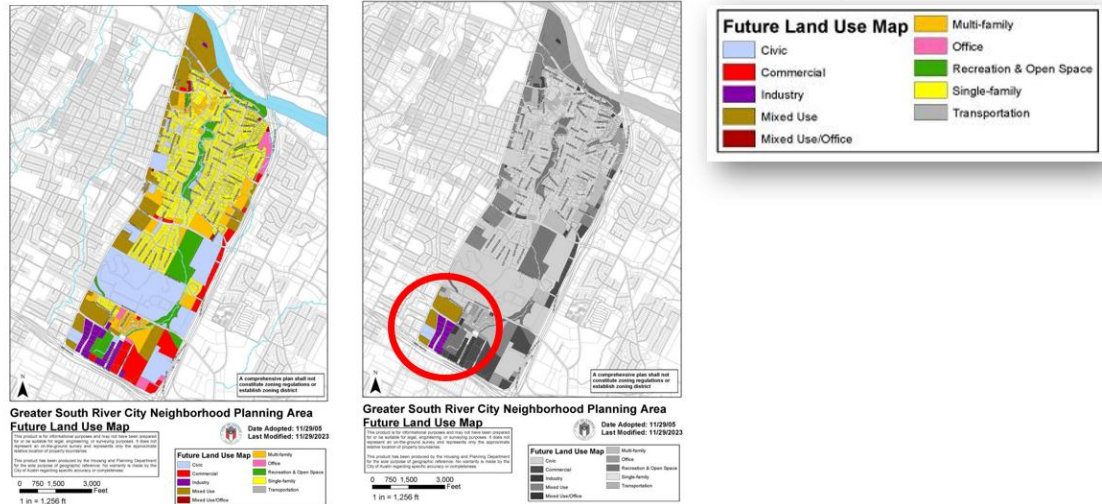
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Property Address/ <i>Dirección de la propiedad</i>	TCAD GEO ID/ <i>Identificación geográfica TCAD</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
3903 S Congress Ave	0410030103	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>
3800 Woodbury Dr 78704	0409020503	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	0409020601	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	0409020502	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	0409020501	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>

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3801 S Congress Ave 78704	0409020504	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	0409020101	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	0409020102	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>

Staff's Presentation at the Community Meeting

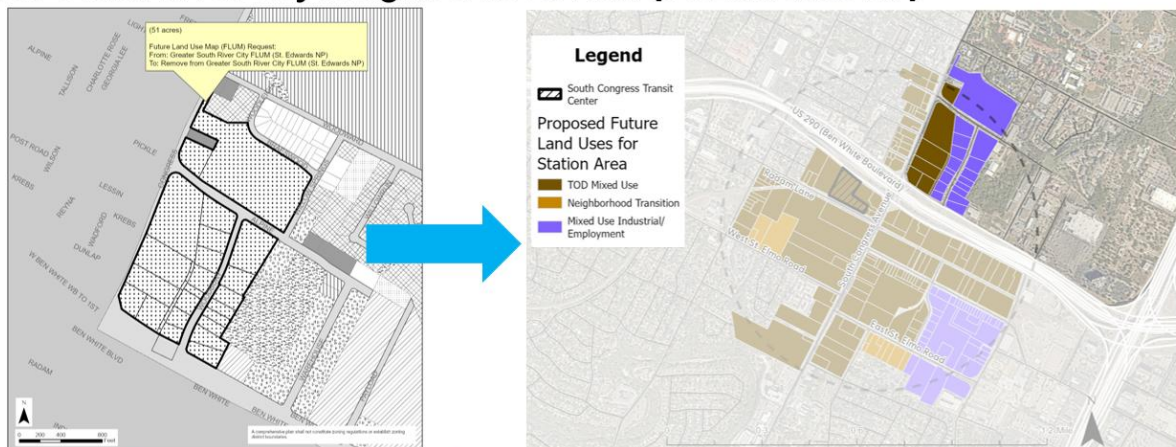
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Greater South River City Neighborhood Plan (St. Edwards NP)



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Greater South River City Neighborhood Plan (St. Edwards NP)



To: Remove from Greater South River City Neighborhood Plan (St. Edwards NP) FLUM

