

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-2025-0001.01

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: 14 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: Dawson Neighborhood Plan FLUM

To: Remove from Dawson Neighborhood Plan FLUM

NEIGHBORHOOD PLAN ADOPTION DATE: August 27, 1998

CITY COUNCIL DATE: April 24, 2025

ACTION:

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 (action pending)

STAFF RECOMMENDATION:

Recommend removing the specified properties from Dawson Neighborhood Plan 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 Dawson Neighborhood Plan 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 Dawson Neighborhood Plan results in the specified properties not having a FLUM designation in the Dawson Neighborhood Plan.

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 Dawson Neighborhood Plan 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>.

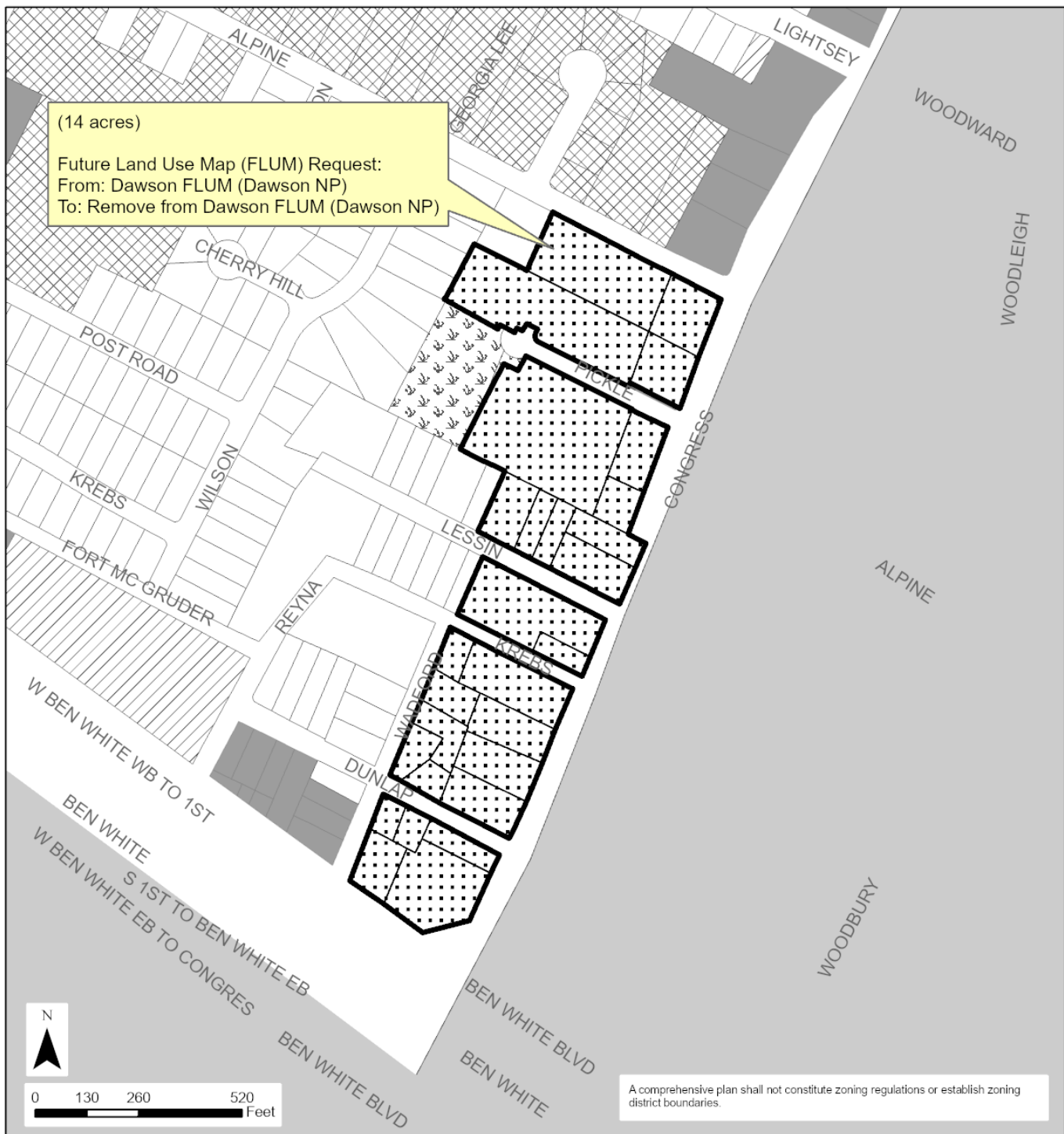
- Approximately 845 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Five city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, and Mark Walters.
- 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



Dawson Neighborhood Planning Area (Dawson 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.

Future Land Use		
Remove from Neighborhood Plan FLUM. Refer to the SCTC Station Area Vision Plan.	Existing Future Land Use Category	
	Civic	Multi-Family
	Commercial	Recreation & Open Space
	Industry	Single-Family
	Mixed Use	Transportation
		Warehouse/Limited Office



City of Austin
Planning Department
Created on 2/18/2025, by: McCarthyT

Parcels to Remove from the Dawson Neighborhood Plan FLUM/ <i>Parcelas para eliminar del FLUM del Plan Vecinal de Dawson</i>				
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>
3906 S Congress Ave 78704	0409050512	0.9192	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
204 W Ben White Blvd 78704	0409050513	0.3437	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3900 S Congress Ave	0409050501	0.2741	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
117 Dunlap St 78704	0409050506	0.1466	Single Family	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawsons</i>
121 Dunlap St 78704	0409050507	0.1393	Single Family	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3842 S Congress Ave 78704	0409050203	0.471	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
116 Dunlap St 78704	0409050204	0.1584	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
S Congress Ave 78704	0409050202	0.47	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3813 A Wadford St 78704	0409050207	0.2	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3811 Wadford St 78704	0409050209	0.2403	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3822 S Congress Ave	0409050212	0.458	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3805 Wadford St 78704	0409050213	0.3053	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>

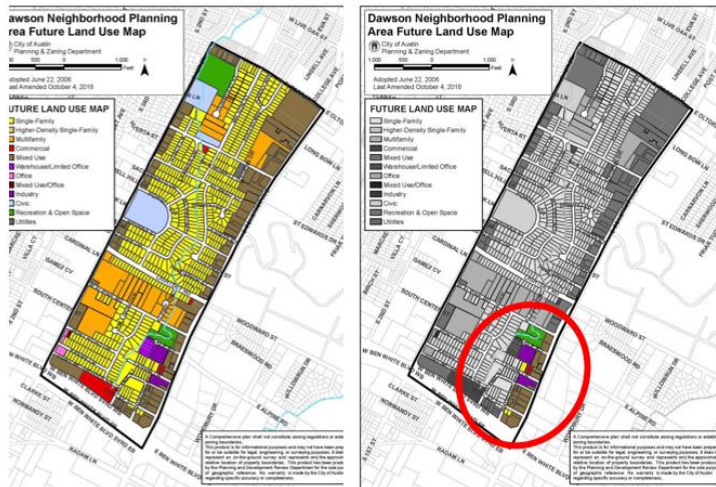
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3820 S Congress Ave	0409050211	0.64	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3808 S Congress Ave Austin 78704	0408040312	0.163	Mixed Use	.Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3801 Wadford St 78704	0409050210	0.178	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3804 S Congress Ave 78704	0408040321	1.0451	Industry	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3720 S Congress Ave 78704	0408040114	0.4362	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3716 S Congress Ave	0408040113	0.2761	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawsons</i>
112 Lessin Ln 78704	0408040115	0.1945	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
116 Lessin Ln 78704	0408040116	0.1927	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
204 Lessin Ln 78704	0408040117	0.3805	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3632 S Congress Ave 78704	0408040157	0.262	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3630 S Congress Ave Austin 78704	0408040155	0.3787	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
121 Pickle Rd 78704	0408040158	2.3014	Industry	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>

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>
3612 S Congress Ave 78704	0408040156	0.4415	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
3600 S Congress Ave 78704	0408040154	0.504	Mixed Use	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
200 Pickle Rd 78704	0408040109	1.7	Recreation and Open Space	Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>
S Congress Ave	0408040160	1.112	Recreation and Open Space	.Remove from Dawson NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de Dawson</i>

Staff's Presentation at the Community Meeting

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Dawson Neighborhood Plan

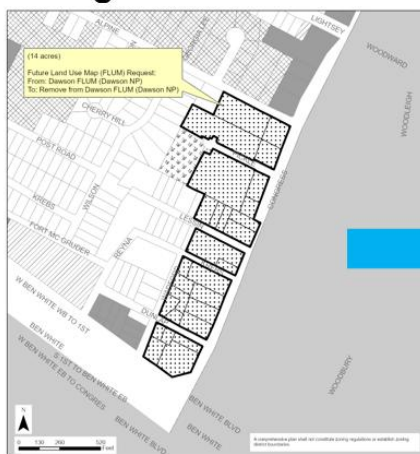


FUTURE LAND USE MAP

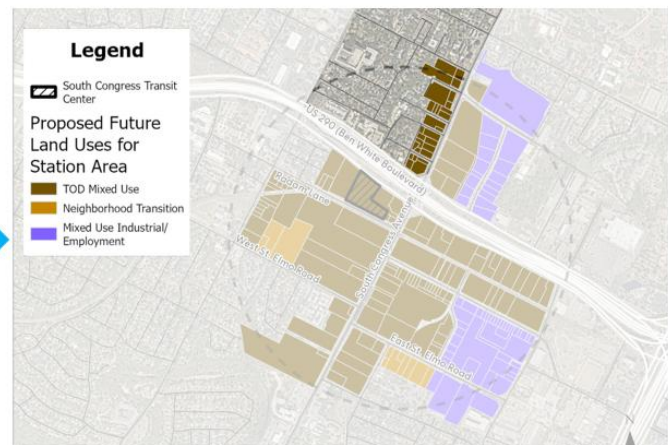


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Dawson Neighborhood Plan



To: Remove from Dawson NP FLUM



SCTC Station Area FLUM

