

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Crestview/Wooten Combined Neighborhood Plan (Wooten NP)

**CASE#:** NPA-2025-0017.01

**DATE FILED:** January 24, 2025

**PROJECT NAME:** NPAs for the North Lamar Transit Center Station Area Vision Plan

**PC DATE:** March 25, 2025

**ADDRESS/ES:** See the attached list and map of specified properties

**DISTRICT AREA:** District 4

**SITE AREA:** 26 acres

**OWNER/APPLICANT:** Applicant: City of Austin Planning Department

**AGENT:** N/A

**CASE MANAGER:** Tim McCarthy

**PHONE:** 512-974-8092

**STAFF EMAIL:** Tim.McCarthy@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Crestview-Wooten Combined Neighborhood Plan FLUM

**To:** Remove from Crestview-Wooten Combined Neighborhood Plan FLUM

**NEIGHBORHOOD PLAN ADOPTION DATE:** April 1, 2004

**CITY COUNCIL DATE:** April 24, 2025

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:** TBD

*March 25, 2025 (action pending)*

**STAFF RECOMMENDATION:** Recommend removing the specified properties from the Crestview/Wooten Combined Neighborhood Plan FLUM.

**BASIS FOR STAFF'S RECOMMENDATION:** As a companion to the possible adoption of the NLTC Station Area Vision Plan, the City is proposing this application to amend the Crestview/Wooten Combined Neighborhood Plan to remove the existing FLUM designation from the specified properties proposed to be covered by the NLTC Station Area Vision Plan FLUM.

**PROPOSED LAND USE:**

The proposed removal of the FLUM designations from the Crestview/Wooten Combined Neighborhood Plan results in the specified properties not having a FLUM designation in the Crestview/Wooten Combined Neighborhood Plan.

For the new proposed FLUM and specified property FLUM designations please refer to the North Lamar Transit Center (SCTC) Station Area Vision Plan:  
<https://www.speakupaustin.org/ETODstationareas>

<b>ETOD Typologies</b>	
Yes	<b>ETOD Typology Map:</b> Located within a ½-mile of an ETOD Typology Station Area(s) located throughout the Project Connect System. <b>Name of Station Area:</b> North Lamar Transit Center
Yes	<b>ETOD Typology:</b> Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development. <b>Is the proposal consistent with ETOD Typology principles?</b> Yes.
2	<b>Number of Yeses</b>

**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 NLTC Station Area. This process involved three rounds of community engagement that informed the draft NLTC 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 Crestview/Wooten Combined Neighborhood Plan FLUM.

These amendments are intended to ensure that the Future Land Use Map (FLUM) included in the NLTC Station Area Vision Plan governs the properties within the station area, thereby preventing any conflicts. Should City Council take action to adopt the NLTC 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 4, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>.

- Approximately 624 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Seven city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, Mark Walters, Carla Burrell, and Lucy Hall.
- Below are highlights from the Planning Department's presentation:

### **Meeting Overview:**

The community meeting for the North Lamar 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 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:**

#### **North Lamar Transit Center 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
- Concerns about walkability in the area and whether the area can truly become a walkable hub
- Questions about manufactured home communities in the area
- Vision plan focuses on activating area through additional commercial uses
- Proposed extension of Powell Lane to meet Anderson Square at US-183/Research Blvd
- 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
- 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**

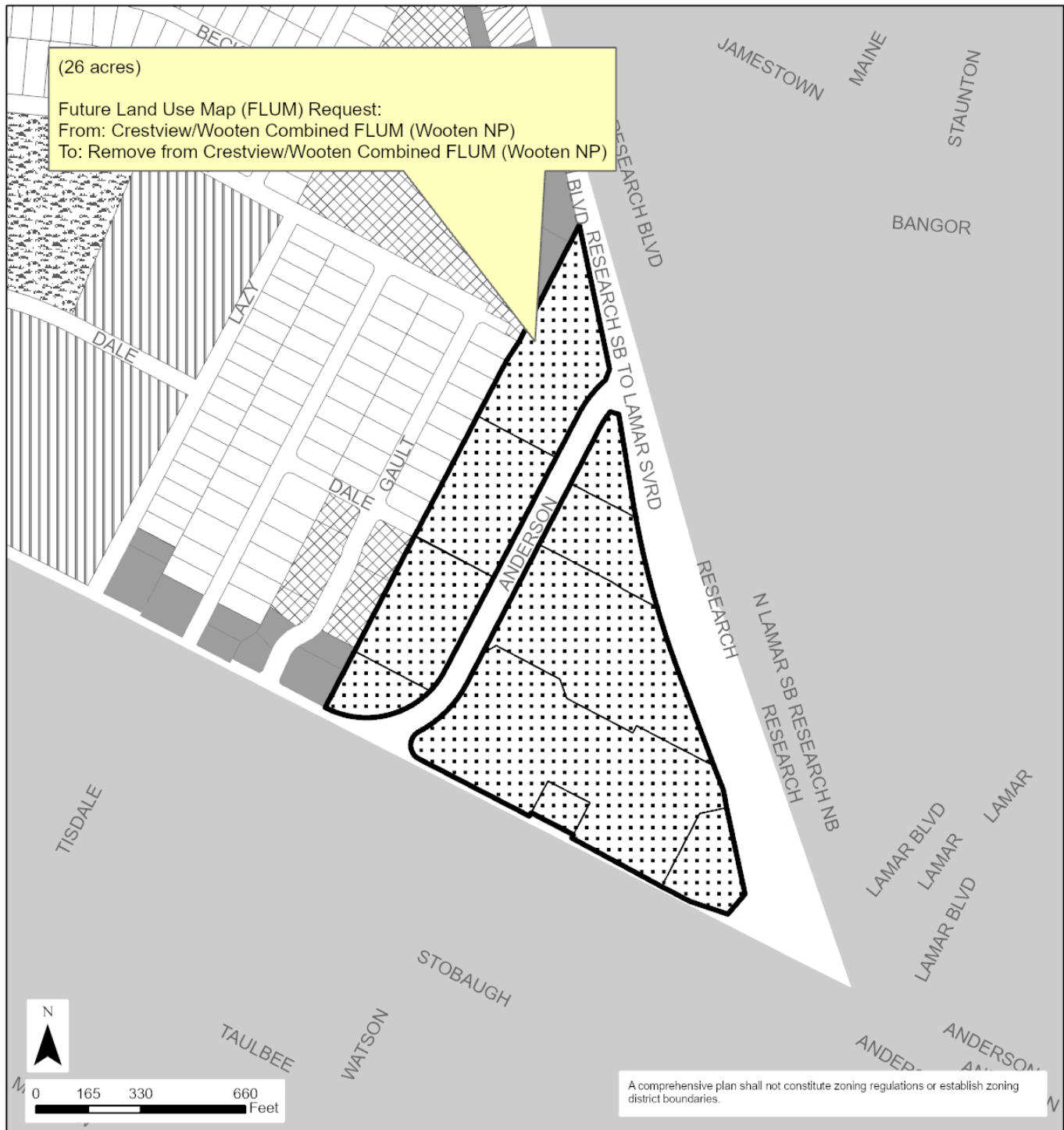
- Cap Metro owns the transit center and can negotiate for more community amenities
- Plan proposes removing areas from the neighborhood plan future land use map
- A new future land use map will be included in the NLTC Station Area Vision Plan
- It is intended that Contact teams will continue to be notified 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

**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



## Crestview/Wooten Combined Neighborhood Planning Area (Wooten 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 NLTC  
Station Area  
Vision Plan.

### Existing Future Land Use Category

Civic

Commercial  
Mixed Use  
Mobile Homes  
Multi-Family  
Recreation &  
Open Space

Single-Family  
Specific  
Regulating  
District  
Transportation

<b>Parcels to Remove from the Crestview/Wooten Combined Neighborhood Plan (Wooten NP) FLUM/ Parcelas para eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)</b>				
<b>Property Address/ Dirección de la propiedad</b>	<b>TCAD GEO ID/ Identificación geográfica TCAD</b>	<b>Acreage/ Acres</b>	<b>Current Future Land Use/ Actual Uso futuro de la tierra</b>	<b>Proposed Future Land Use/ Uso futuro de la tierra propuesto</b>
W Anderson Ln 78758	0236120411	1.23	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
1012 W Anderson Ln 78757	0236120406	0.387	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
7950 Research Blvd 78758	0236120410	9.3779	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
7920 Anderson Sq 78757	0235100901	0.8961	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
8000 Research Blvd 78758	0236120407	4.9438	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
7950 Anderson Sq 78757	0237101010	2.633	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
8000 Anderson Sq 78757	0237100310	2.7343	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)
8010 Research Blvd 78758	0236120404	0.7869	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ Eliminar del FLUM del Plan Vecinal Crestview/Wooten Combinados (Wooten NP)

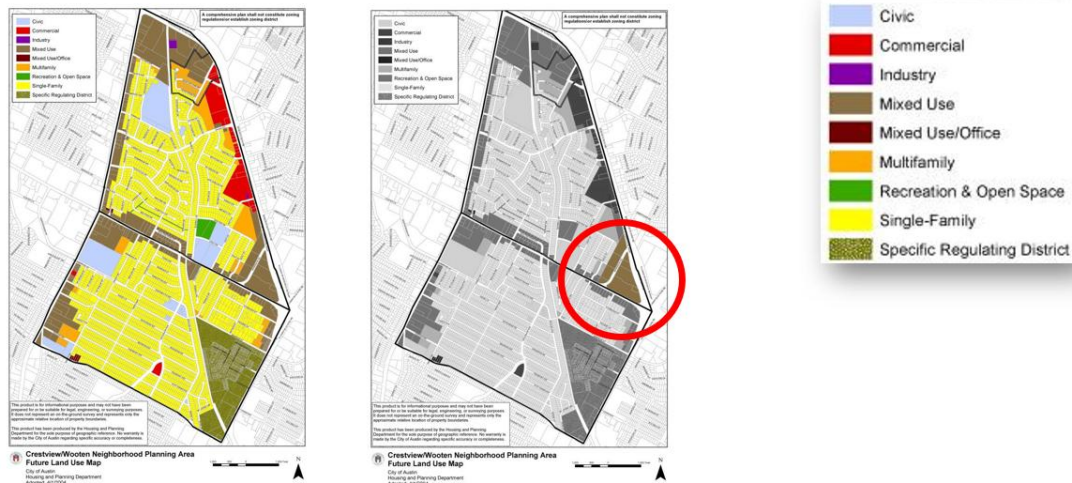
8120 Research Blvd 78758	0237100311	3.3795	Mixed Use	Remove from Crestview/Wooten Combined NP (Wooten NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal</i> <i>Crestview/Wooten Combinados</i> <i>(Wooten NP)</i>
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## Staff's Presentation at the Community Meeting

### NPA-2025-0017.01

#### Crestview/Wooten Combined Neighborhood Plan (Wooten NP)



### NPA-2025-0017.01

#### Crestview/Wooten Combined Neighborhood Plan (Wooten NP)



**To: Remove from Crestview/Wooten Combined NP FLUM (Wooten NP)**

**NLTC Station Area FLUM**

