

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: North Austin Civic Association (NACA) Neighborhood Plan

CASE#: NPA-2025-0007.01

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: 77 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: North Austin Civic Association (NACA) Neighborhood Plan FLUM

To: Remove from North Austin Civic Association (NACA) Neighborhood Plan FLUM

NEIGHBORHOOD PLAN ADOPTION DATE: June 29, 2000

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 North Austin Civic Association (NACA) 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 North Austin Civic Association (NACA) 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 North Austin Civic Association (NACA) Neighborhood Plan results in the specified properties not having a FLUM designation in the North Austin Civic Association (NACA) 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>

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 Area: North Lamar Transit Center.
Yes	ETOD Typology: Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development. 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 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 North Austin Civic Association (NACA) 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 1,405 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

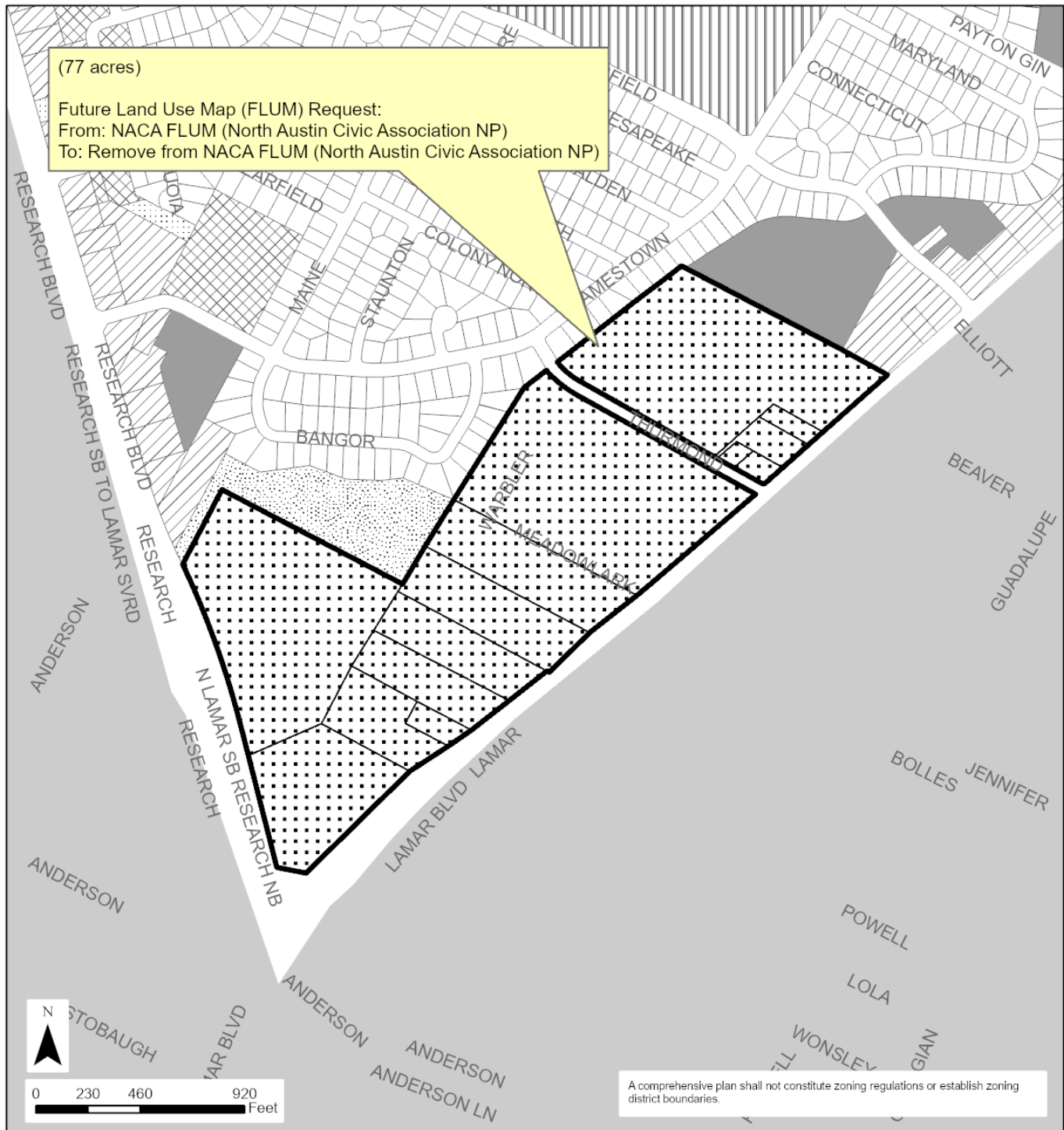
- Cap Metro owns the transit center and can negotiate for more community amenities
- Plan proposes removing areas from the neighborhood plan future land use map
- A new future land use map will be included in the NLTC Station Area Vision Plan
- It is intended that Contact teams will continue to be notified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



NACA Neighborhood Planning Area (North Austin Civic Association 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
Higher-Density
Single-Family
Mixed Use
Mobile Homes
Multi-Family

Neighborhood
Commercial
Office
Recreation &
Open Space
Single-Family
Transportation

Parcels to Remove from the North Austin Civic Association Neighborhood Plan FLUM/

Parcelas para eliminar del FLUM del Plan Vecinal de la Asociación Cívica del Norte de Austin

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>
8020 N LAMAR BLVD 78753	0236120312	6.0985	Transportation/ <i>Transporte</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8130 N LAMAR BLVD AUSTIN 78753	0236120303	0.6146	Mixed Use/ <i>Uso mixto</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8128 N LAMAR BLVD 78753	0236120310	2.8753	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8140 N LAMAR BLVD AUSTIN 78753	0236120302	2.838	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8222 N LAMAR BLVD 78753	0236120309	7.3522	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8001 RESEARCH BLVD 78758	0236120308	14.1869	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8222 N LAMAR BLVD 78753	0238120204	7.3522	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8300 N LAMAR BLVD 78753	0238120202	4.323	Mobile Homes/ <i>Casas Móviles</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
THURMOND ST 78758	0238121027	15.44	Mixed Use/ <i>Uso mixto</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8500 N LAMAR BLVD 78753	0237140901	0.36	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
812 THURMOND ST AUSTIN 78758	0237140902	0.2184	Commercial/ <i>Comercial</i>	Remove from NACA NP FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>

**Parcels to Remove from the North Austin Civic Association Neighborhood Plan
FLUM/**

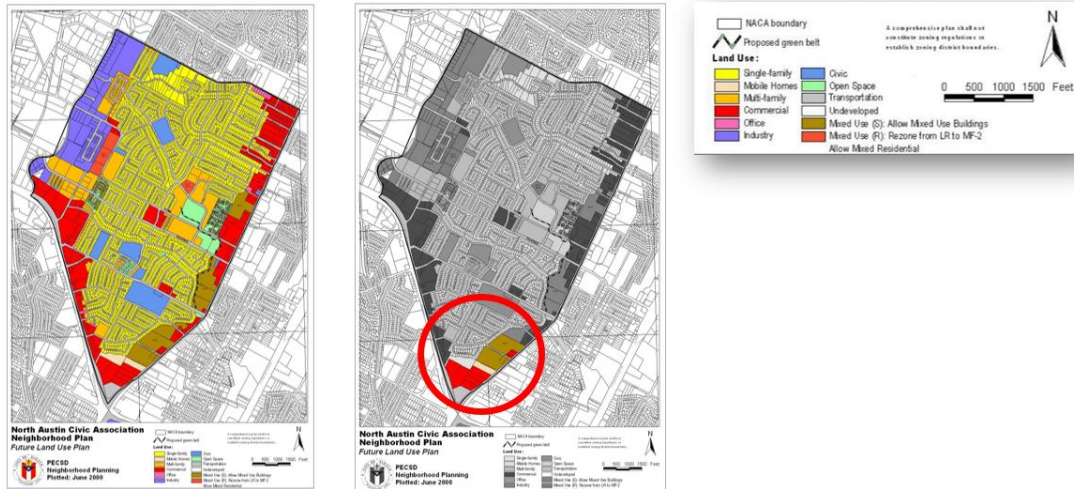
*Parcelas para eliminar del FLUM del Plan Vecinal de la Asociación Cívica del Norte de
Austin*

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>
8512 N LAMAR BLVD 78753	0237140903	0.9136	Commercial/ <i>Comercial</i>	Remove from NACA FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8522 N LAMAR BLVD 78753	0237140904	0.4861	Commercial/ <i>Comercial</i>	Remove from NACA FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA</i>
8600 N LAMAR BLVD 78753	0238150805	14.1651	Mixed Use/ <i>Uso mixto</i>	Remove from NACA FLUM/ <i>Eliminar del FLUM del Plan Vecinal de NACA.</i>

Staff's Presentation at the Community Meeting

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North Austin Civic Association (NACA) Neighborhood Plan



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