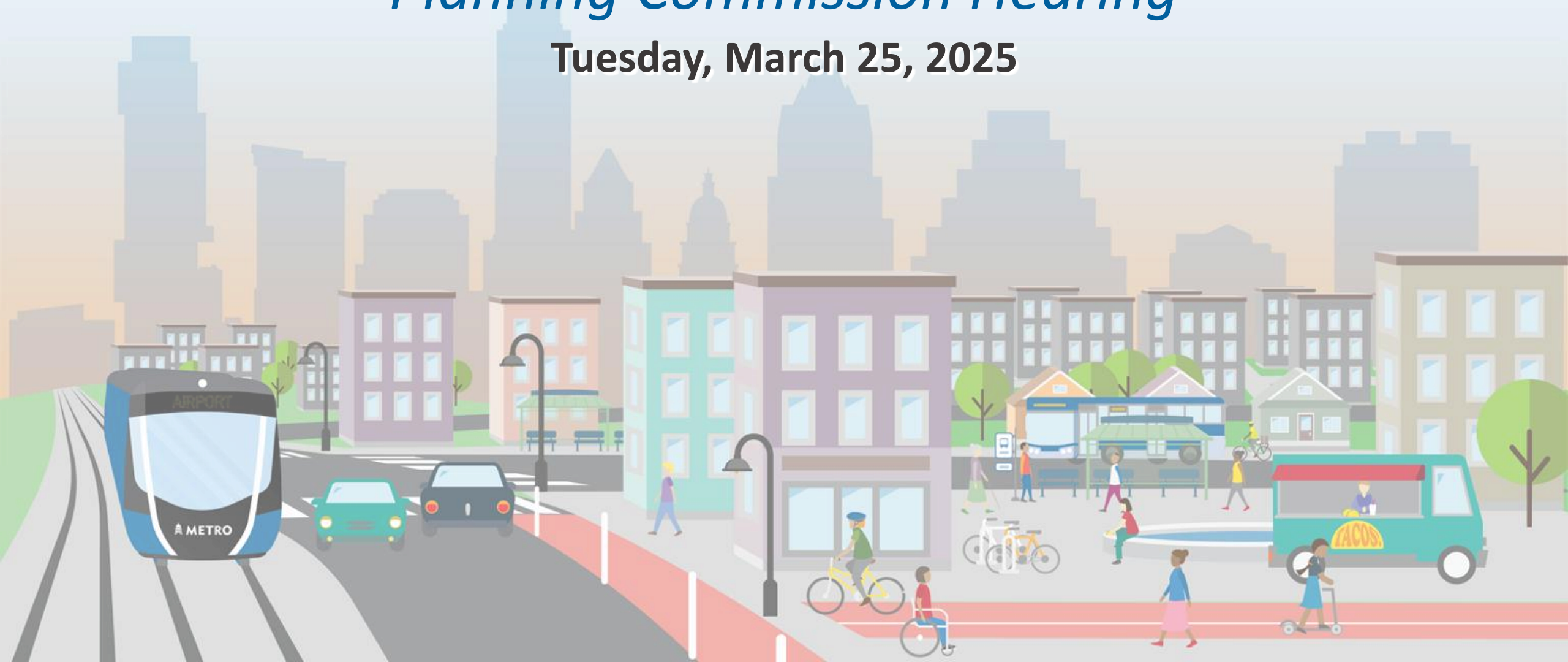


North Lamar and South Congress Station Area Vision Plans *Planning Commission Hearing*

Tuesday, March 25, 2025



Agenda

- 1 What is ETOD?
- 2 What's an ETOD Station Area?
- 3 Station Area Vision Plans
- 4 Next Steps
- 5 Discussion

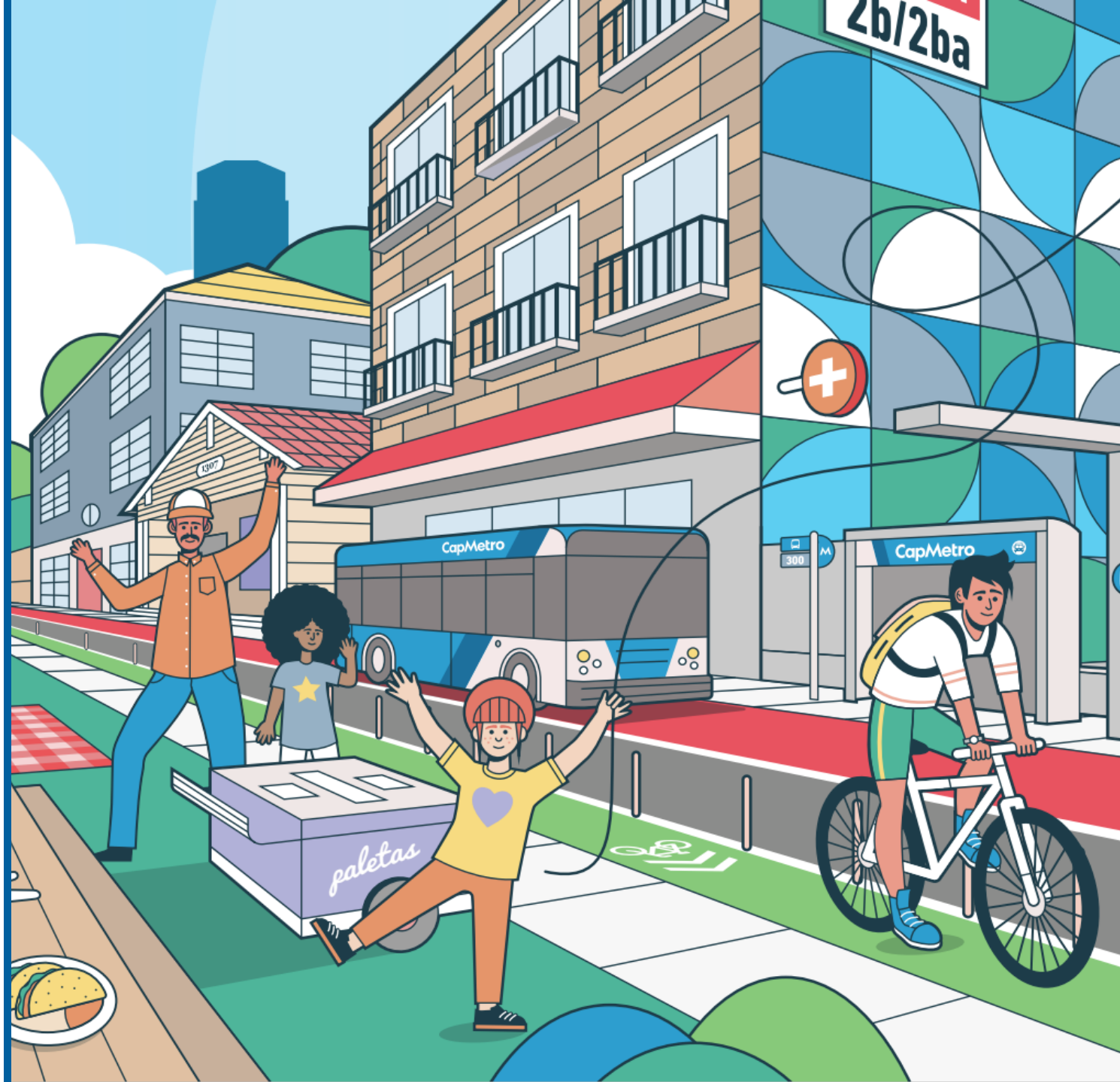


What is ETOD?

1

What is ETOD?

ETOD is an approach to planning that puts **housing, jobs, services, and retail near public transit stations**. This makes it easier for people to get to these places using public transit and creates **walkable neighborhoods** with a range of services.



Project Connect and ETOD

2020

Voters overwhelmingly
approve Project Connect

2021

CapMetro ETOD study
(funded by FTA)

*FTA- Federal Transit Administration

2023

City Council accepts
ETOD Policy Plan

The ETOD Policy Plan

- Informed by CapMetro's ETOD Study
 - Direction to staff to initiate **Station Area Planning**, *Imagine Austin* amendments, and Land Development Code amendments
- Direction to create an ETOD Implementation Plan as a short-term work program

Equitable Transit-Oriented Development Policy Plan



City of Austin



What is an ETOD Station Area?

2

Station Area Planning and ETOD

Station Area Planning is a community-driven approach to crafting a vision for the area surrounding a transit station.

North Lamar Transit Center Station Area



South Congress Transit Center Station Area



Station Areas Engagement Timeline

Round 1 Engagement
Spring 2023

Round 2 Engagement
Fall 2023

Round 3 Engagement
Fall 2024

Engagement

7094

Postcards mailed in the Spring and Fall

425

Flyers distributed

5

Languages used for engagement outreach

2

Online surveys hosted

314

Survey responses

187

Local businesses visited

13

One-hour focus groups held

10

Tabling events

2

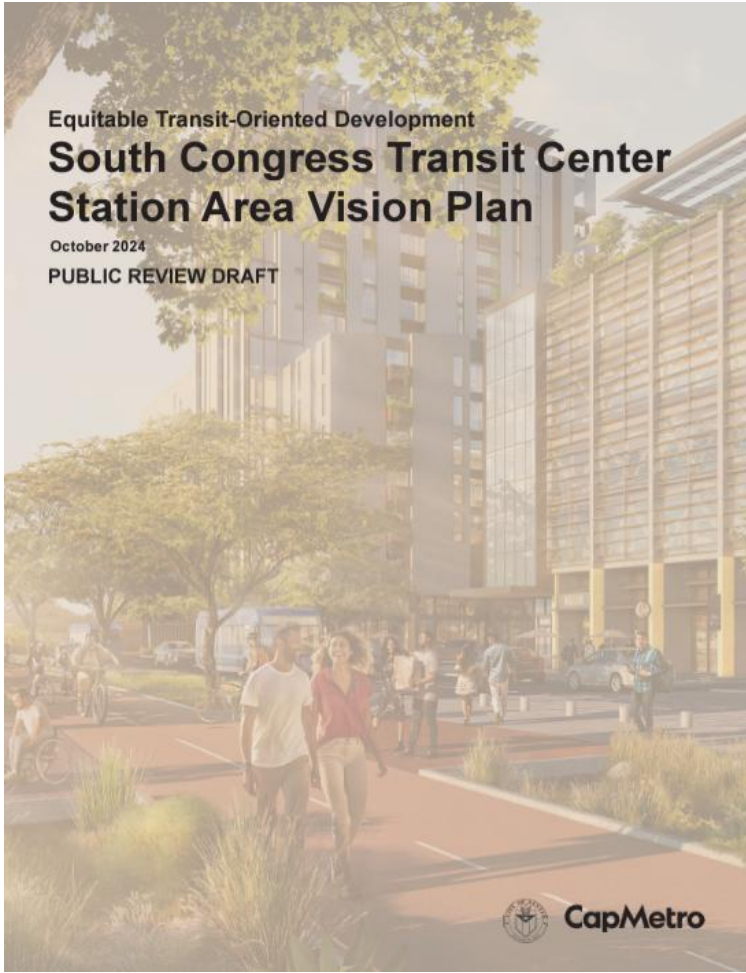
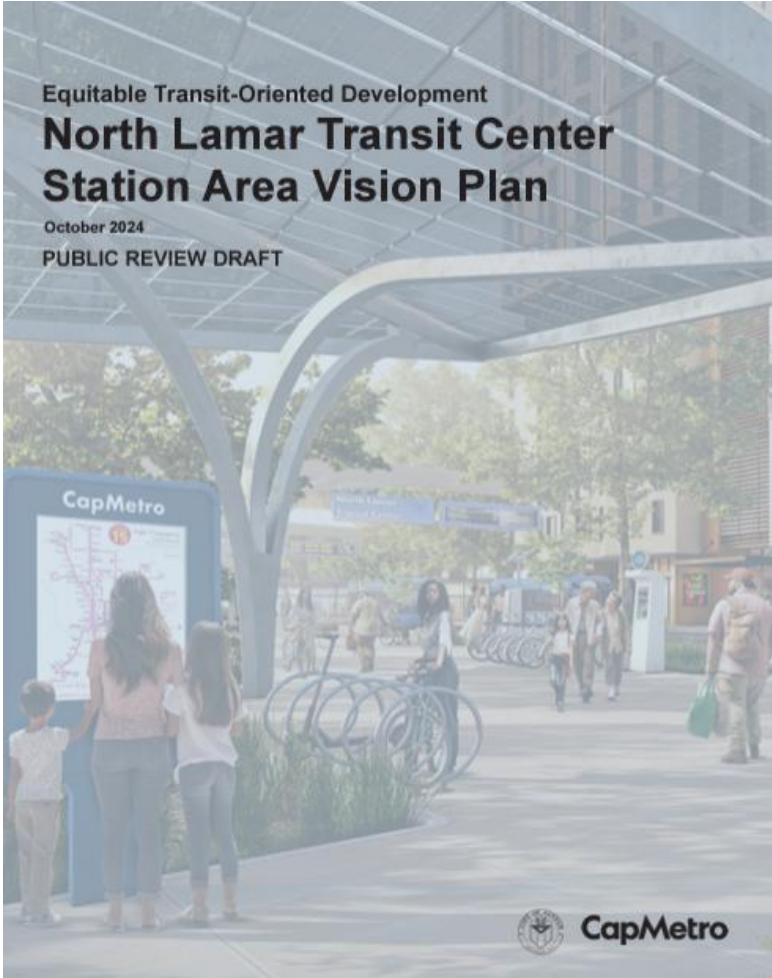
In-person four-hour public workshops at nearby public elementary schools

4

Virtual public workshops




The Vision Plans



How to Participate

<https://speakupaustin.org/etodstationareas>

Speak Up Austin > North Lamar Transit Center & South Congress Transit Center



Translate

Overview ETOD and Station Areas North Lamar Transit Center South Congress Transit Center How to Participate Frequently Asked Questions Comments

North Lamar Transit Center & South Congress Transit Center

English | Español | 简体中文 | Tiếng Việt | العربية | 한국어 | Français | हिन्दी

WELCOME to the engagement hub for [Equitable Transit-Oriented Development \(ETOD\)](#) planning at the North Lamar Transit Center and the South Congress Transit Center station areas! We invite you to review the information on this page about the planning process, community engagement, and the draft plans. Please help us to finalize the plans by submitting comments in the [comments tab](#).

Sign Up to receive project updates about the North Lamar and South Congress Transit Center Station Area Vision Plans!

Email

Email Address

Save

Documents

- NLTC Station Area_FLUM.pdf
- NLTC_ETOD_Vision Document_DRAFT.pdf
- SCTC Station Area_FLUM.pdf
- SCTC_ETOD_Vision Document_DRAFT.pdf



SCAN HERE
ESCANEE AQUÍ

We want
to hear
from you!

CapMetro



AUSTIN
TRANSIT
PARTNERSHIP

North Lamar & South Congress Transit Centers Station Area Vision Plans

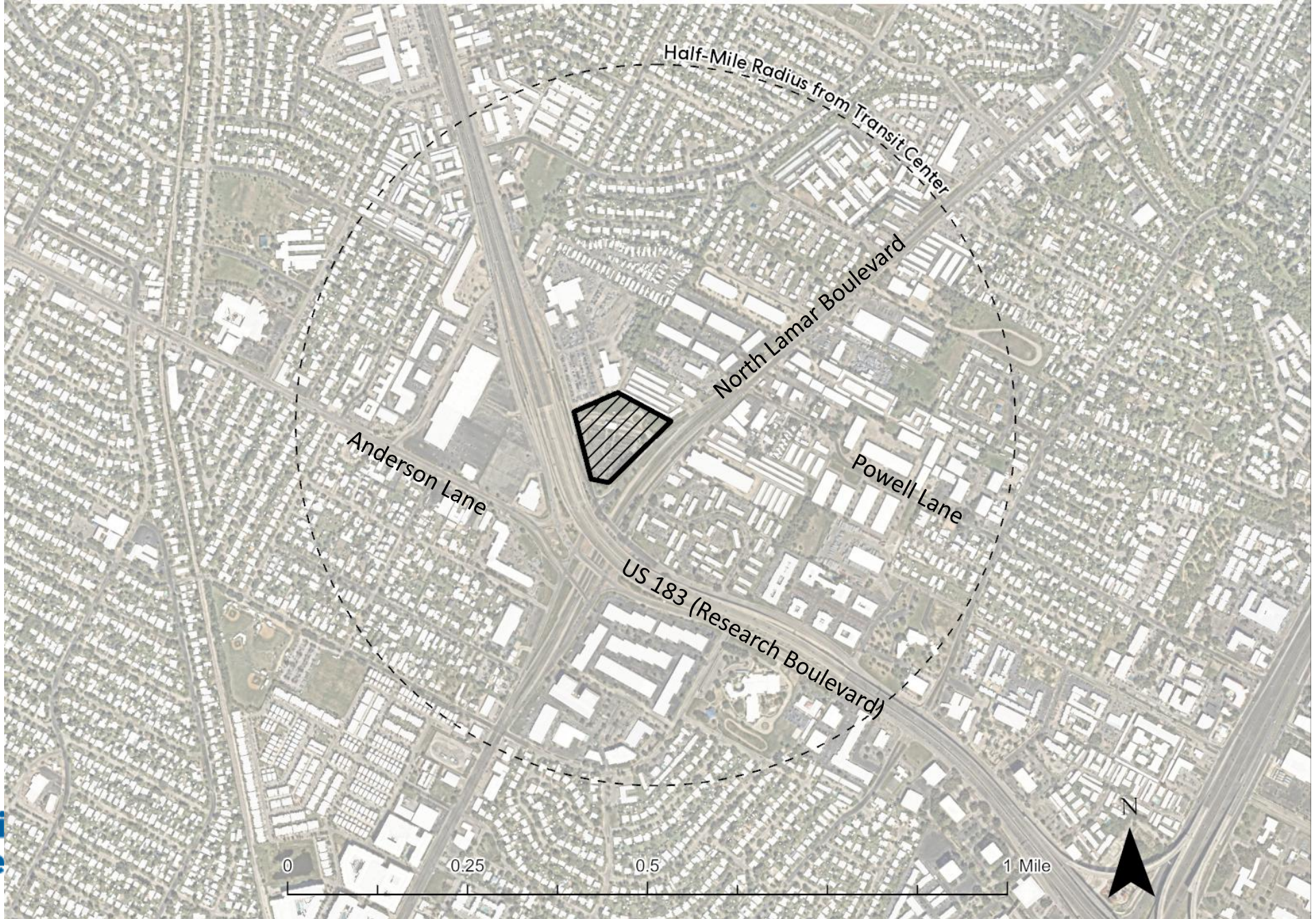


3

North Lamar Transit Center



North Lamar Transit Center Station Area



ETOD Typologies

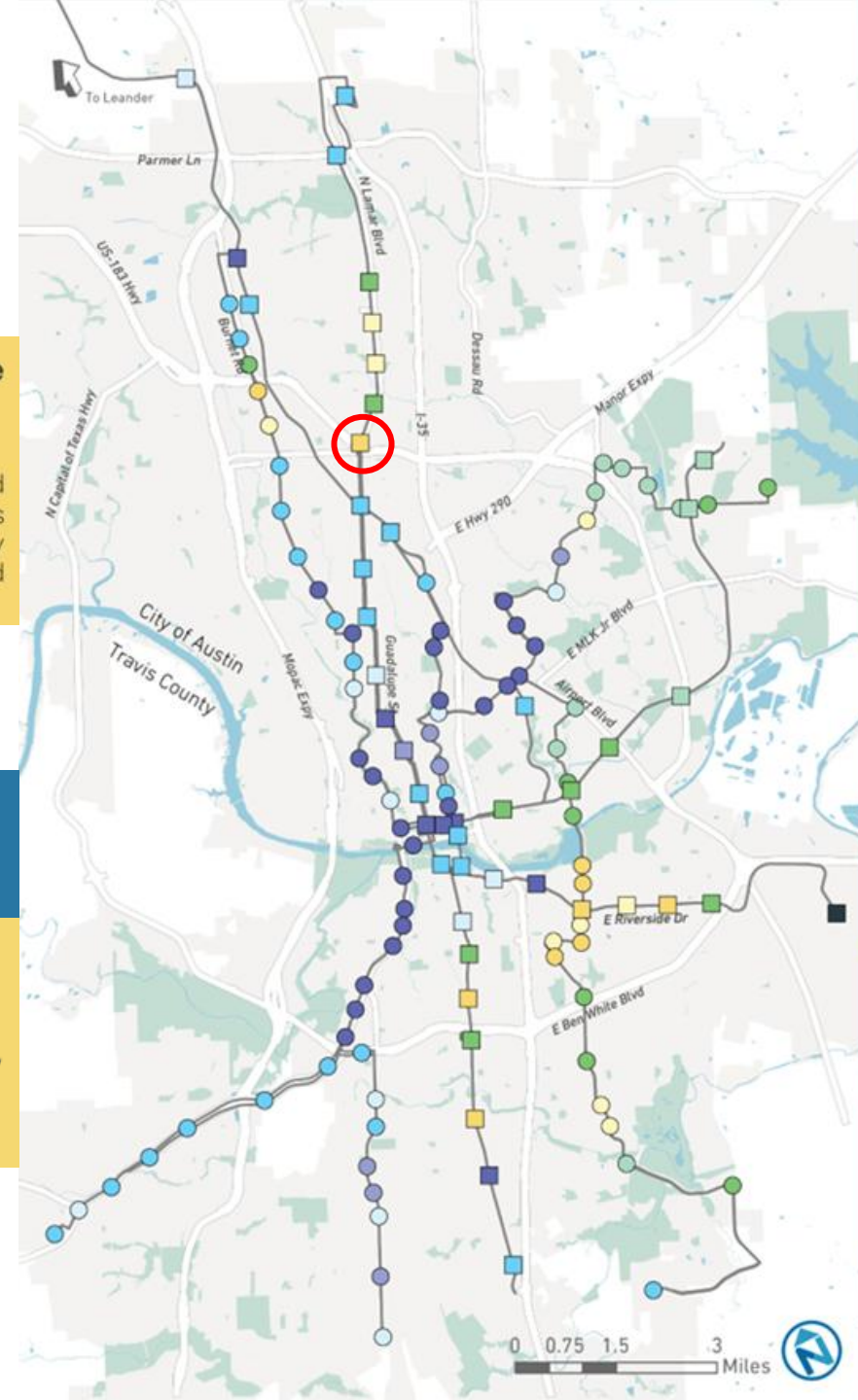
North Lamar Transit Center Station Area

Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development

More Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

These station areas are already home to many people and have high population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. ETOD efforts should take advantage of the change occurring today to protect existing residents at risk of displacement, preserve existing affordable housing units, and increase access as needed to services, and opportunities that enable community members to thrive.

If a station has...	...and is...	...and has experienced...	...its ETOD Typology is:
More Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change	Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development



Mode
 Rail ☐ Bus ☐

Include low-income households and communities of color as development occurs

Extend benefits from new development to low-income households and communities of color

Encourage affordability as development occurs

Initiate development to expand affordability

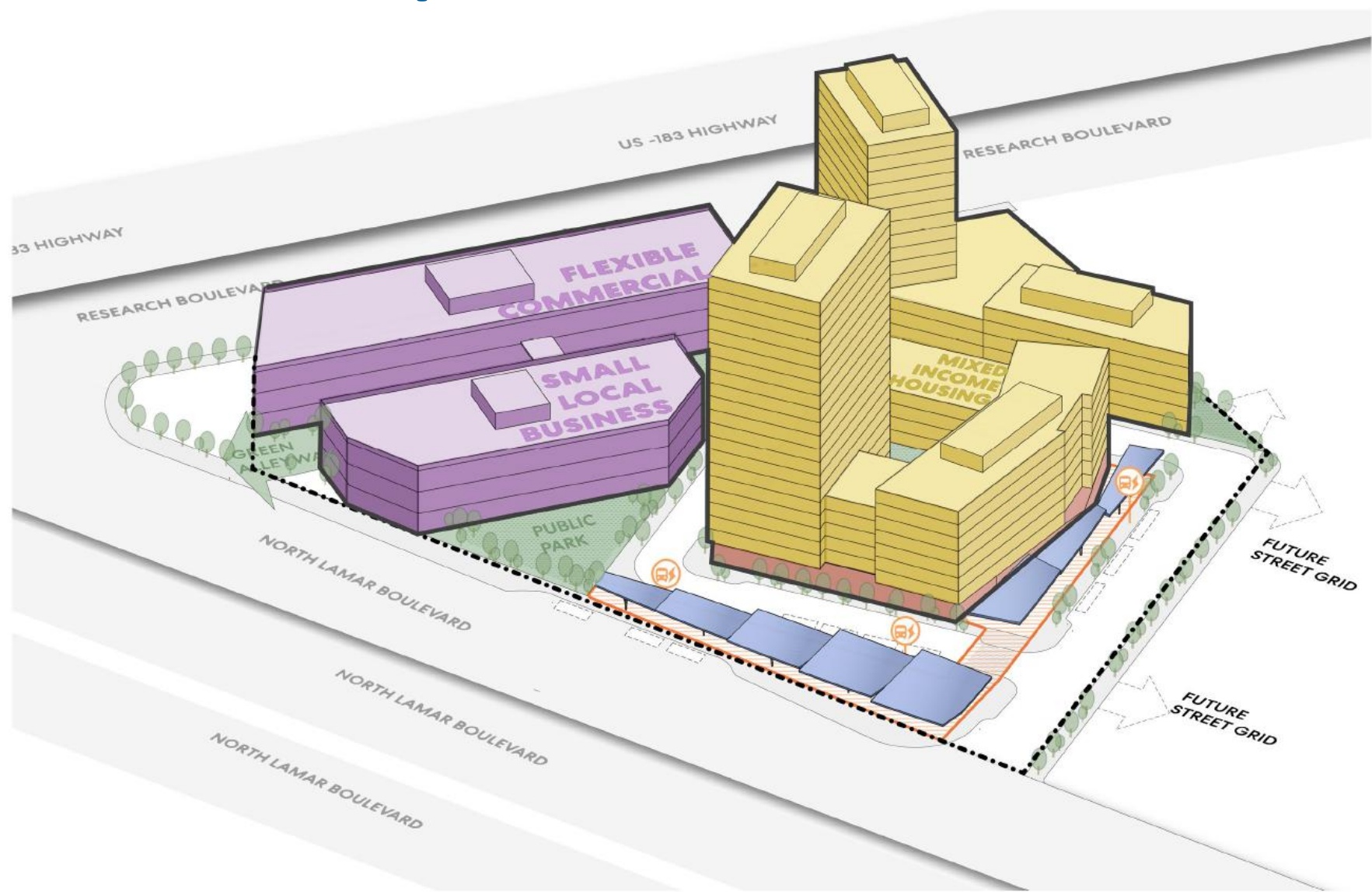
Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development

Support sensitive development while protecting low-income households and communities of color

Align policies to provide affordability as development occurs

Secure affordability with sensitive development

NLTC Concept Plan



Legend

--- CapMetro Site Boundary (6.1 Acres)

Transit Plaza

Transit Amenity Area

Bus Stop With EV Charging Bays

Character Typologies

Residential Development

Workforce Training + Local Small Businesses + Flexible Commercial

Street Level Storefronts

Public Open Space



Weather Protected
Transit Shelter

Mixed-Income Housing

Tree-lined Streets

Interactive Wayfinding

North Lamar
Transit Center

Active Storefronts

CapMetro
Amenities Center

Grocery Store &
Neighborhood Services

Raised Crosswalk

First/Last Mile
Micromobility

Bioswales







NLTC Proposed Open Space Network






Figure 7: Proposed open space network

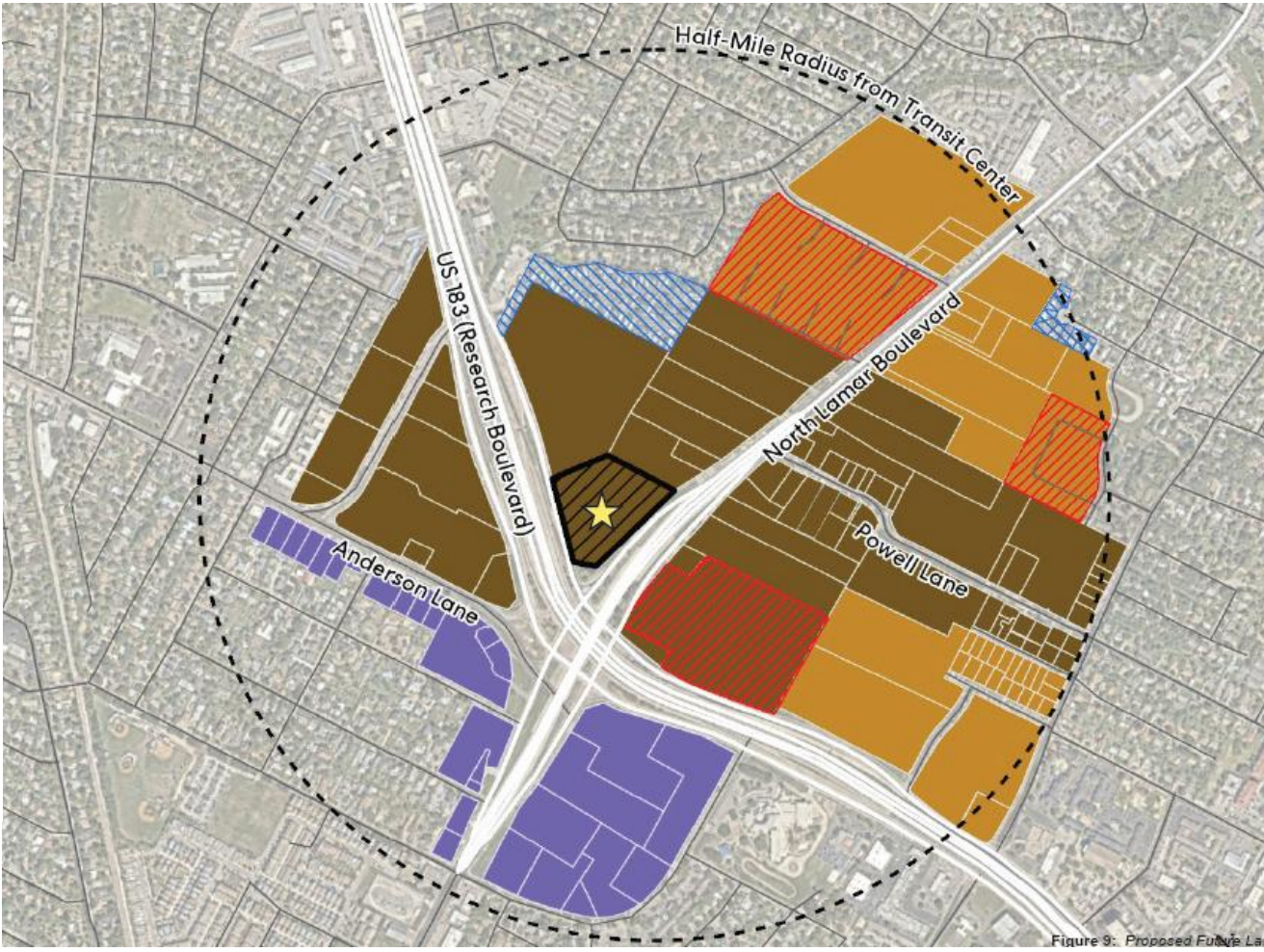
NLTC Vision Plan and Future Land Use Map

Legend

-  NLTC Site Boundary
-  Future North Lamar Multimodal Transit Complex
-  Existing Income-Restricted Housing
-  Mobile Homes

Development Character

-  TOD Mixed-Use
-  Mixed-Use Industrial
-  Neighborhood Transition



TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

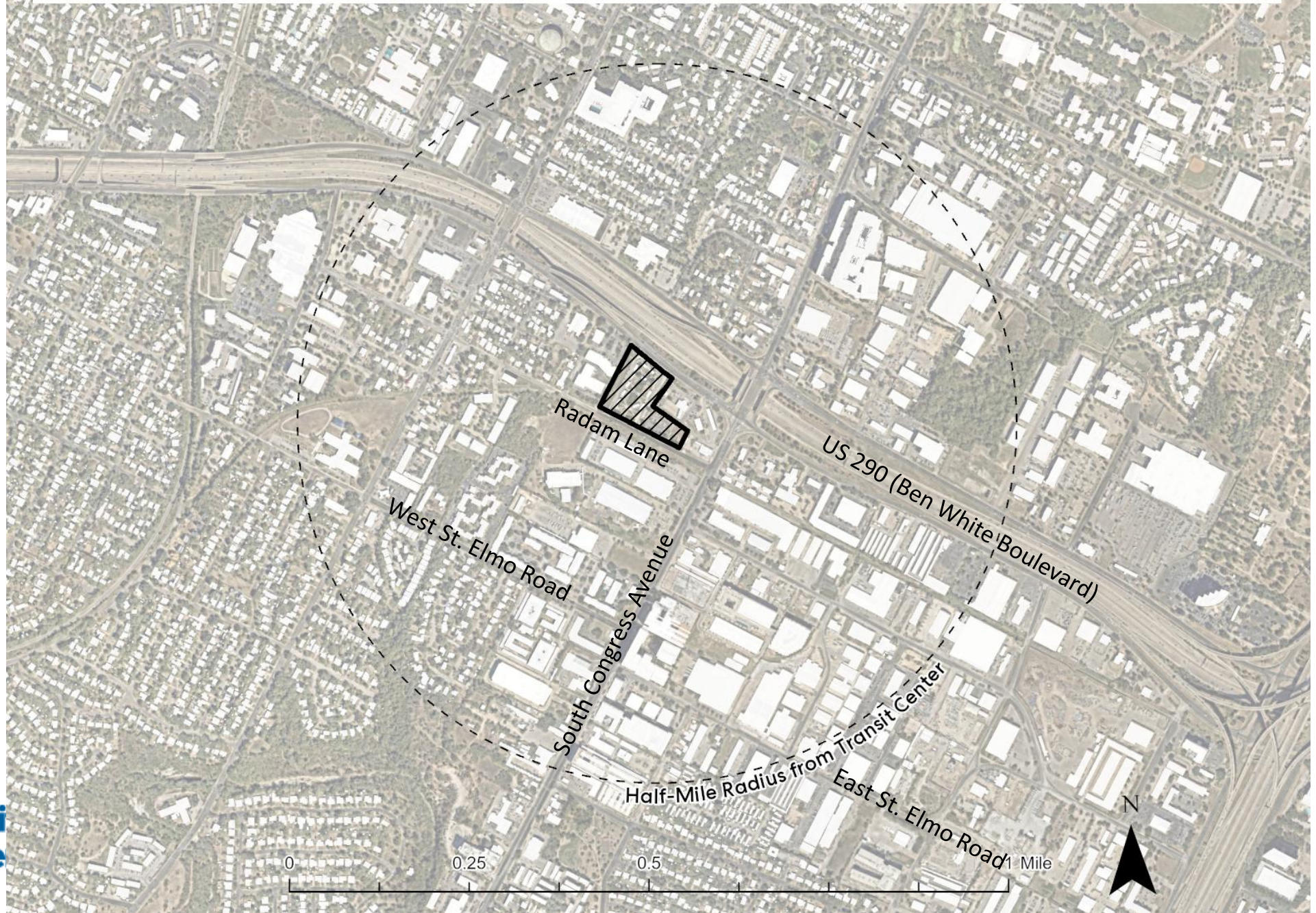
Mixed-Use Industrial will include low impact industrial uses with added options for retail, office, and attached multi-family residential development.

Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial buildings.

South Congress Transit Center



South Congress Transit Center Station Area



ETOD Typologies

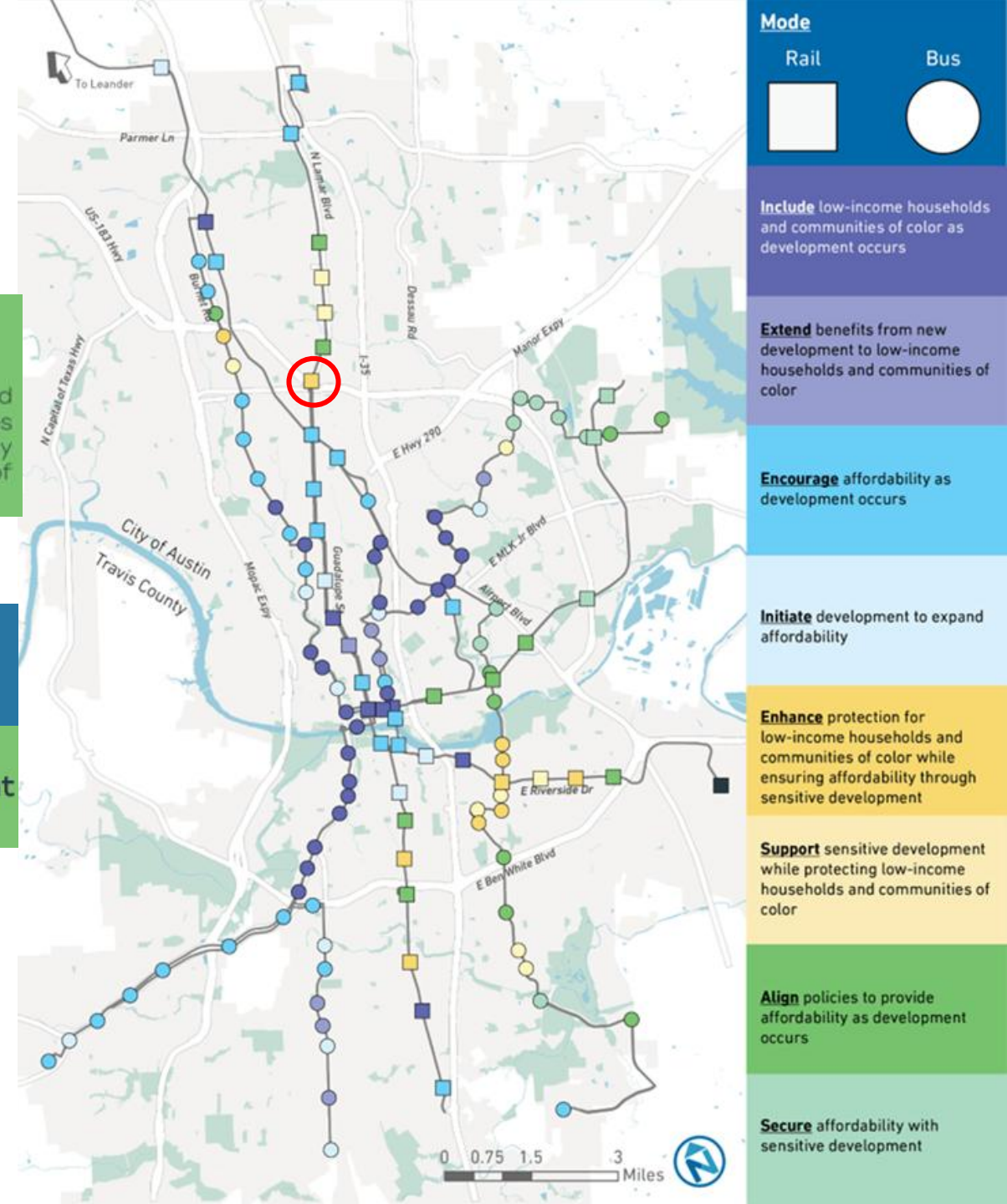
South Congress Transit Center Station Area

Align policies to provide affordability as development occurs

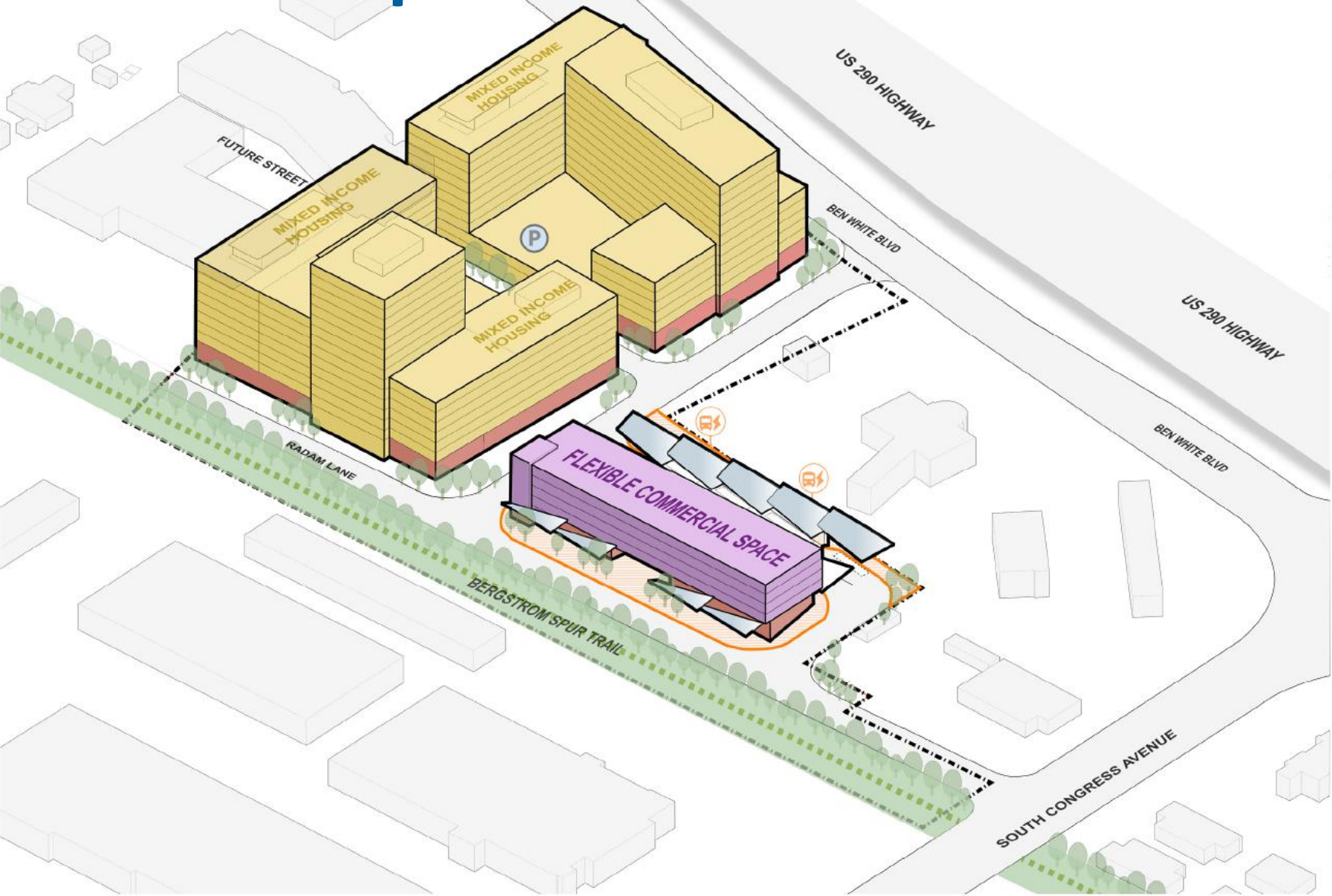
Fewer Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

These station areas are not home to as many people today, have high population/job growth compared to other station areas, and pressures exist that could displace low-income households and communities of color if we are not careful. ETOD efforts should take advantage of the change occurring today to maximize community benefits in redevelopment and infill opportunities to increase the number of people who can afford to live here, while protecting existing residents at risk of displacement.

If a station has...	...and is...	...and has experienced...	...its ETOD Typology is:
Fewer Residents Today	Vulnerable to or Experiencing Displacement	Rapid Change	Align policies to provide affordability as development occurs



SCTC Concept Plan



Legend

- CapMetro Site Boundary (7.4 Acres)
- Transit Plaza
- Transit Amenity Area
- Bus stops With EV Charging Bays
- Shared Parking Garage
- Planned Bergstrom Spur Trail

Character Typologies

- Residential Development
- Workforce Training + Local Small Businesses + Flexible Commercial
- Street Level Storefronts



Mixed-Income Housing

Tree-lined Streets

Active Lifestyle Infrastructure

Active Storefronts

Informal Food Carts

Small Business & Workforce Training Spaces

CapMetro Amenities Center

First/Last Mile Micromobility

Raised Crosswalk

Bioswales

Bergstrom Spur Trail







SCTC Vision Plan and Future Land Use Map






Figure 7: Proposed open space network

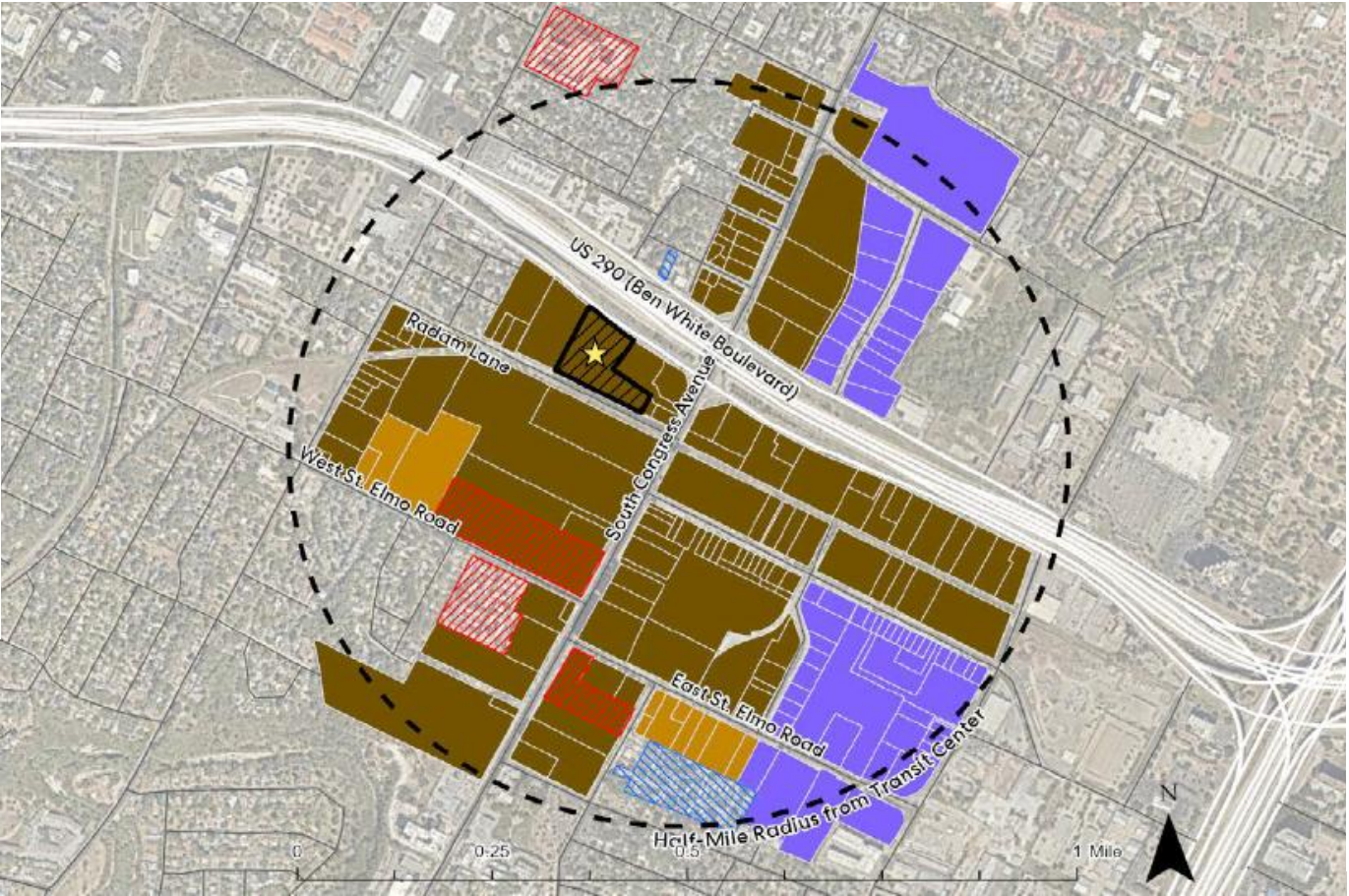
SCTC Vision Plan and Future Land Use Map

Legend

-  SCTC Site Boundary
-  Future South Congress Multimodal Transit Complex
-  Existing Income-Restricted Housing
-  Mobile Homes

Development Character

-  TOD Mixed-Use
-  Mixed-Use Industrial
-  Neighborhood Transition



TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

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Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial buildings.

Next Steps/Related Actions

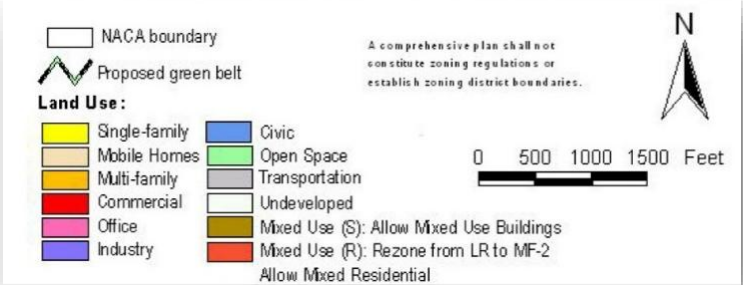
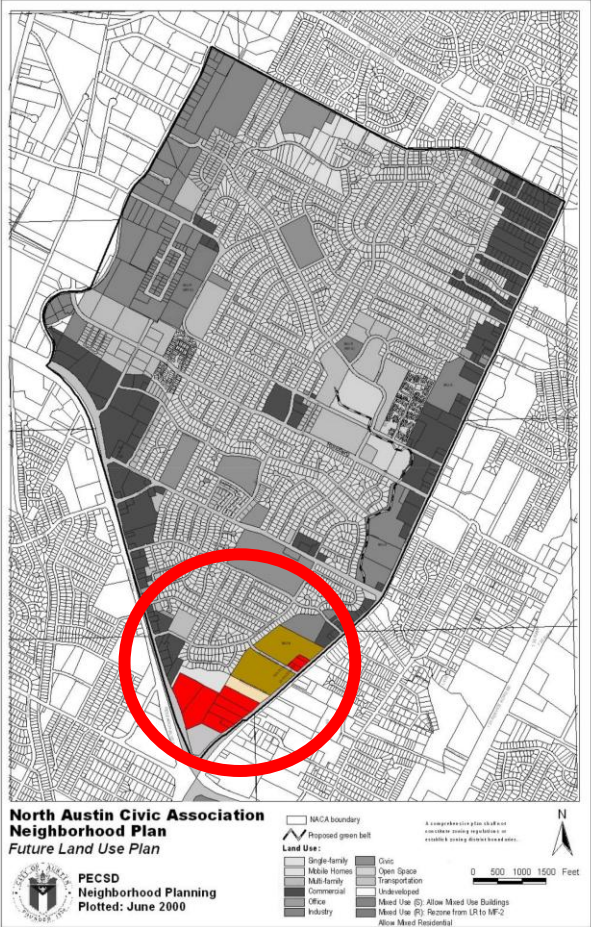
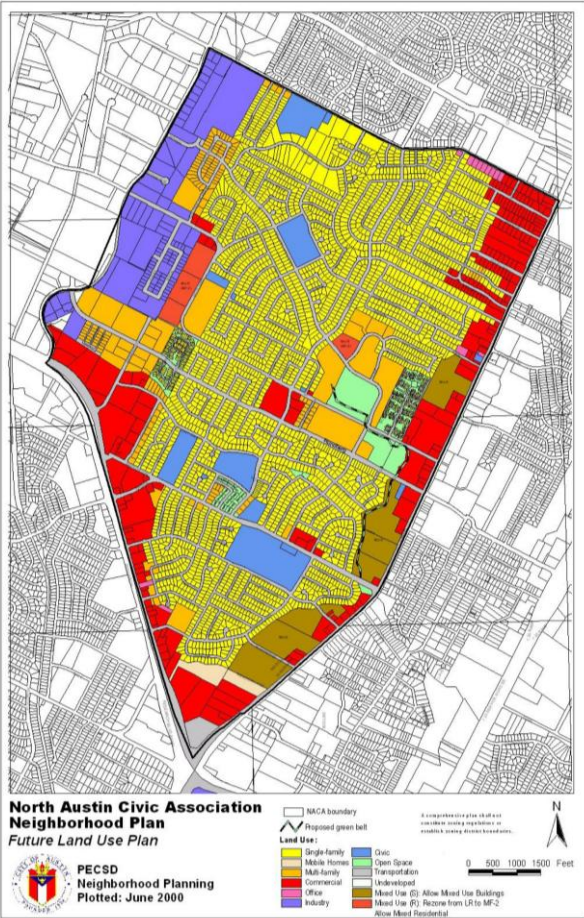
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Neighborhood Plans within the NLTC Station Area



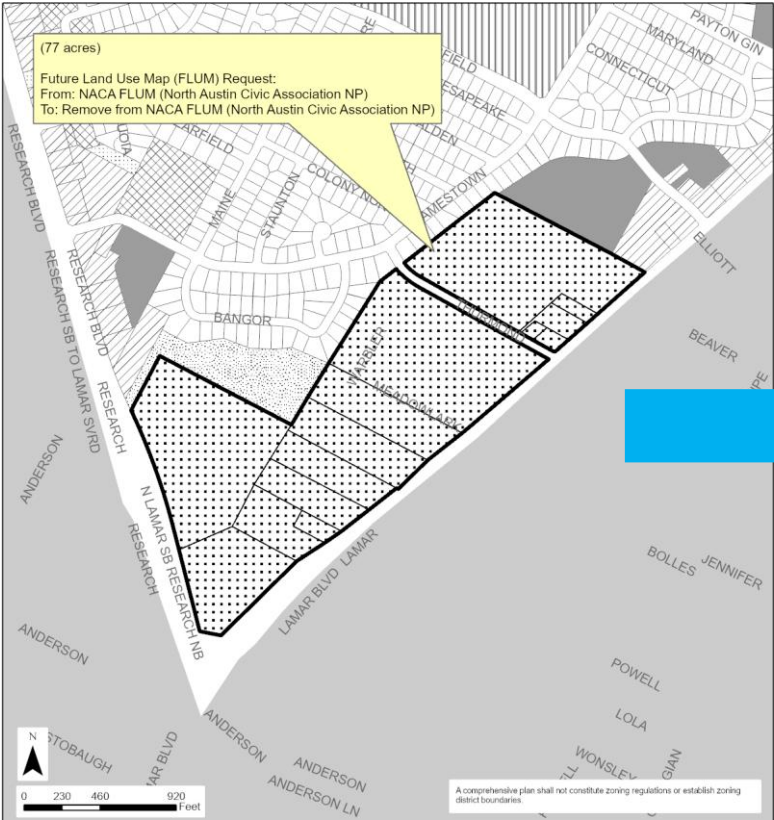
NPA-2025-0007.01

North Austin Civic Association (NACA) Neighborhood Plan

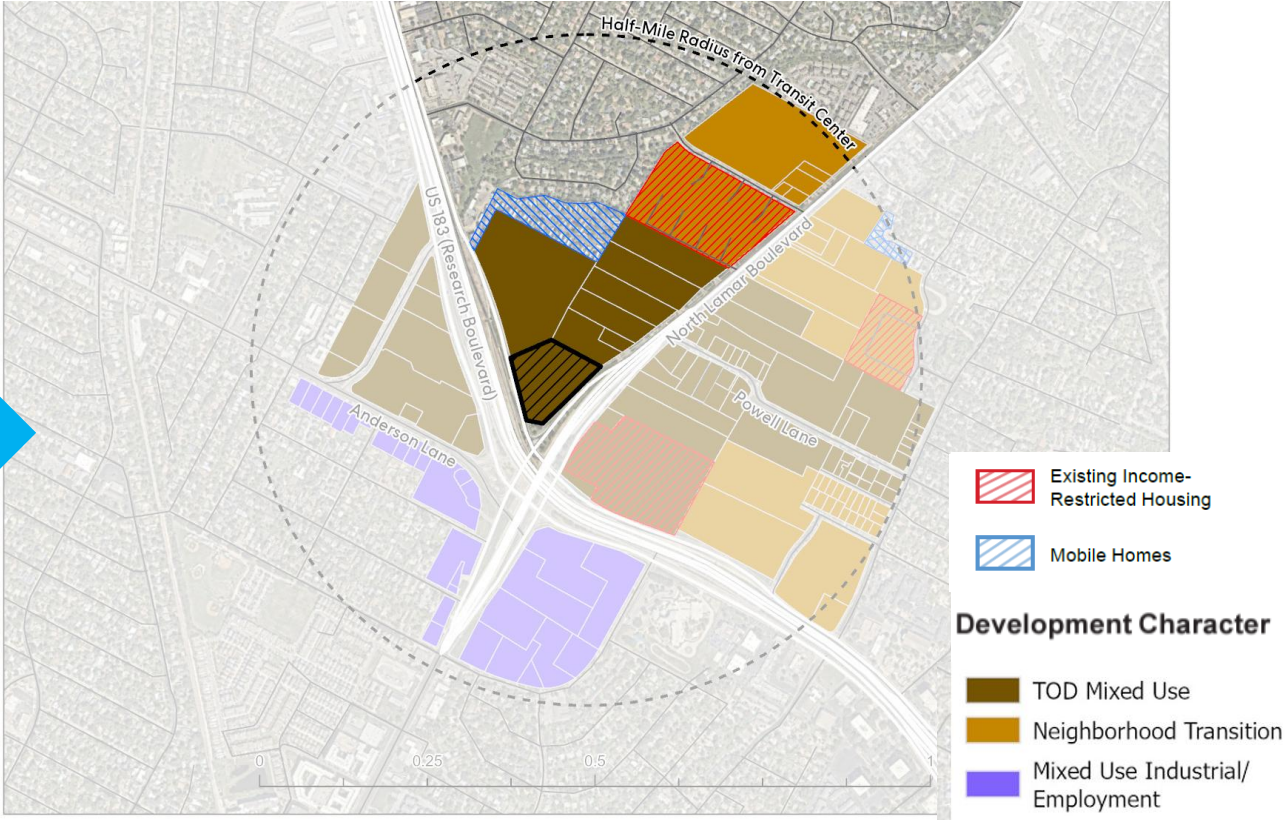


NPA-2025-0007.01

North Austin Civic Association (NACA) Neighborhood Plan



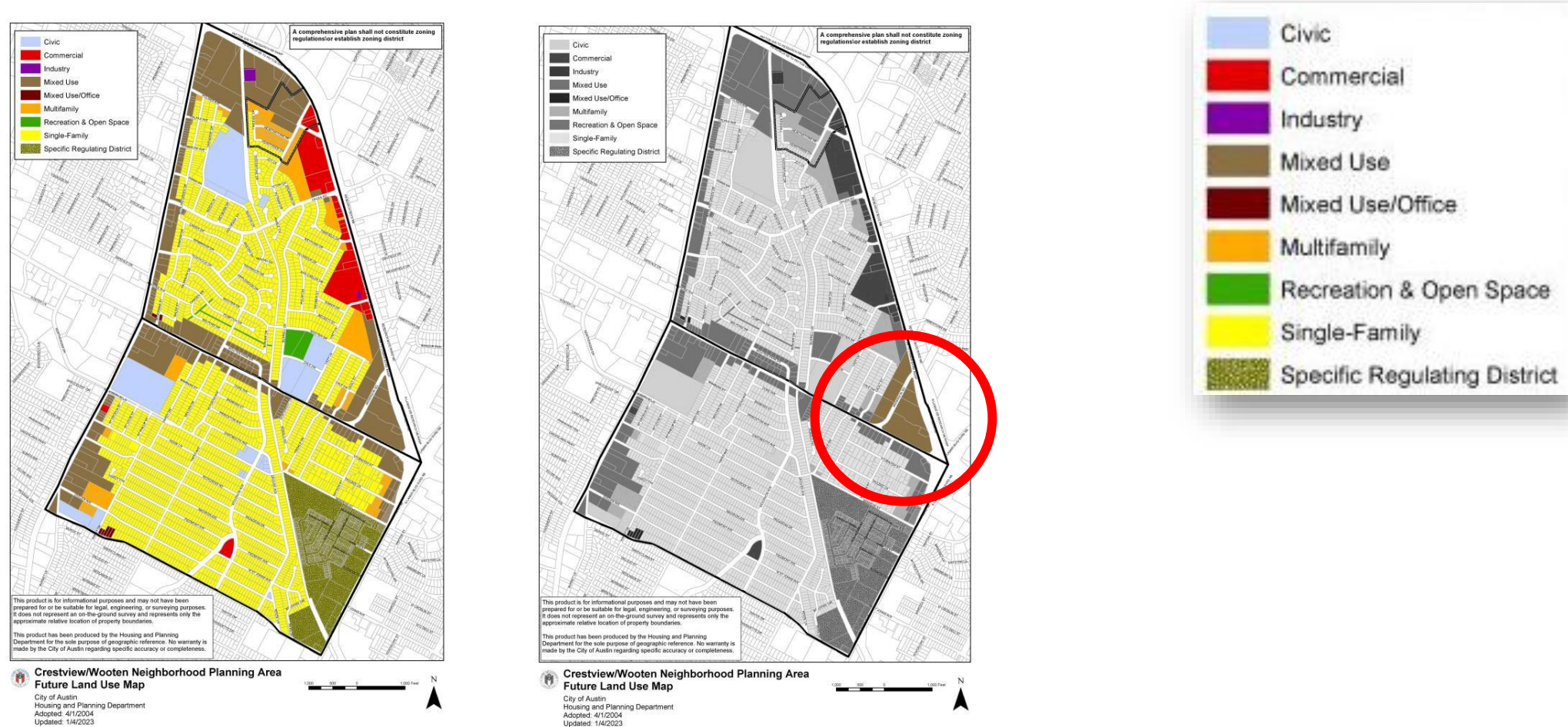
Request: Remove from NACA NP FLUM



NLTC Station Area FLUM

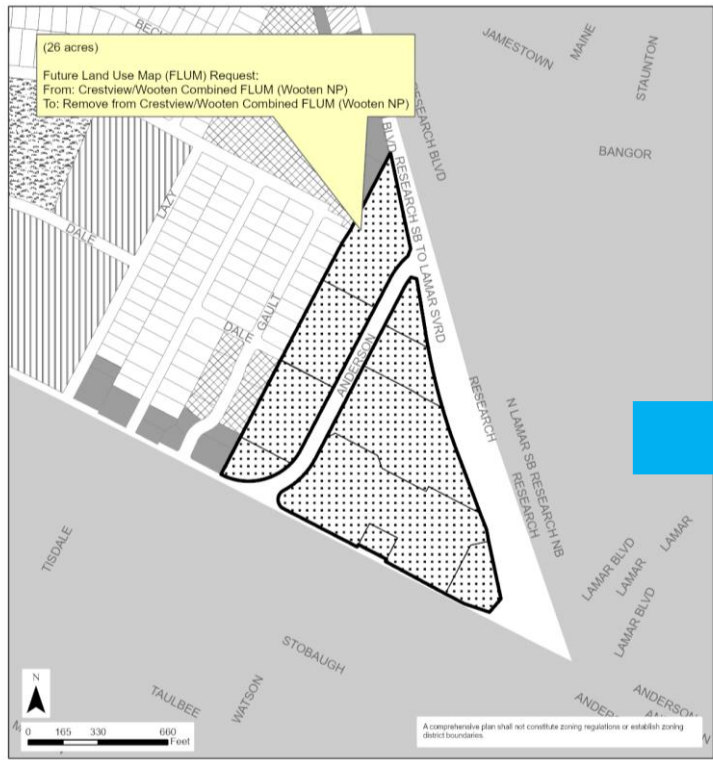
NPA-2025-0017.01

Crestview/Wooten Combined Neighborhood Plan (Wooten NP)

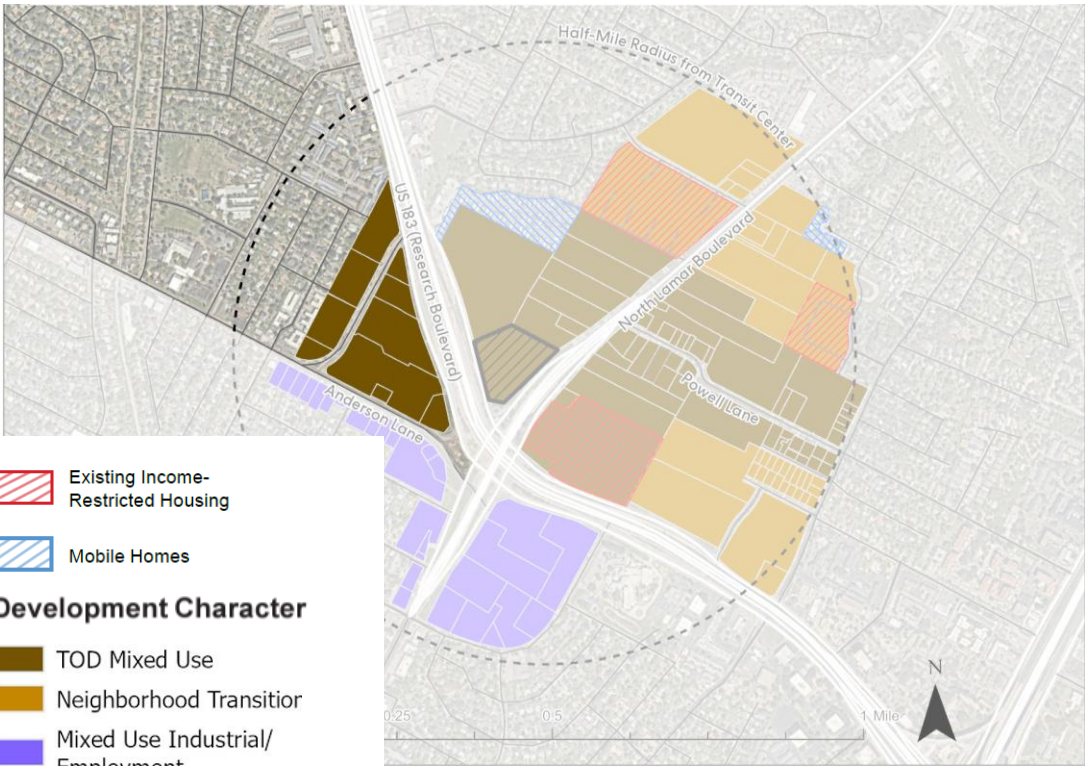


NPA-2025-0017.01

Crestview/Wooten Combined Neighborhood Plan (Wooten NP)



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



NLTC Station Area FLUM

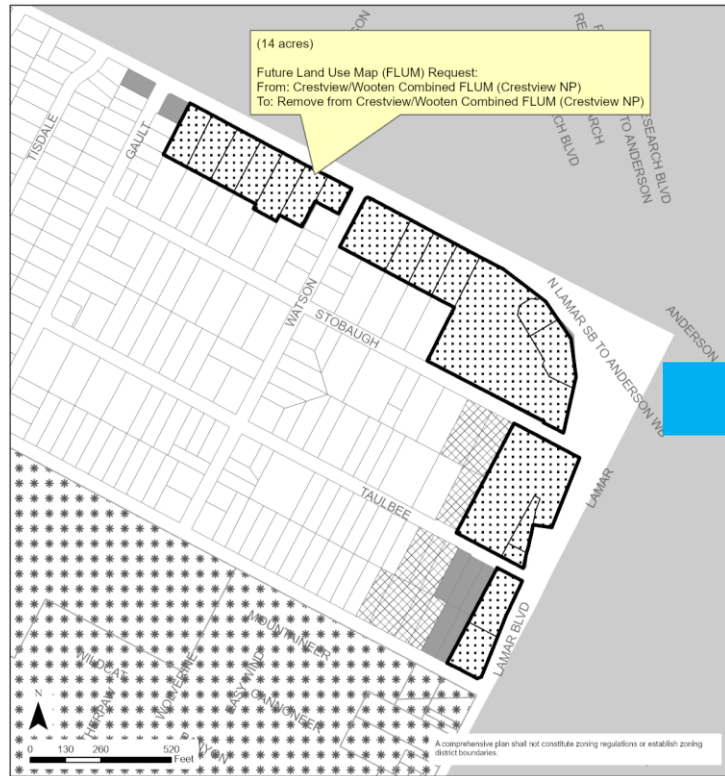
NPA-2025-0017.02

Crestview/Wooten Combined Neighborhood Plan (Crestview NP)

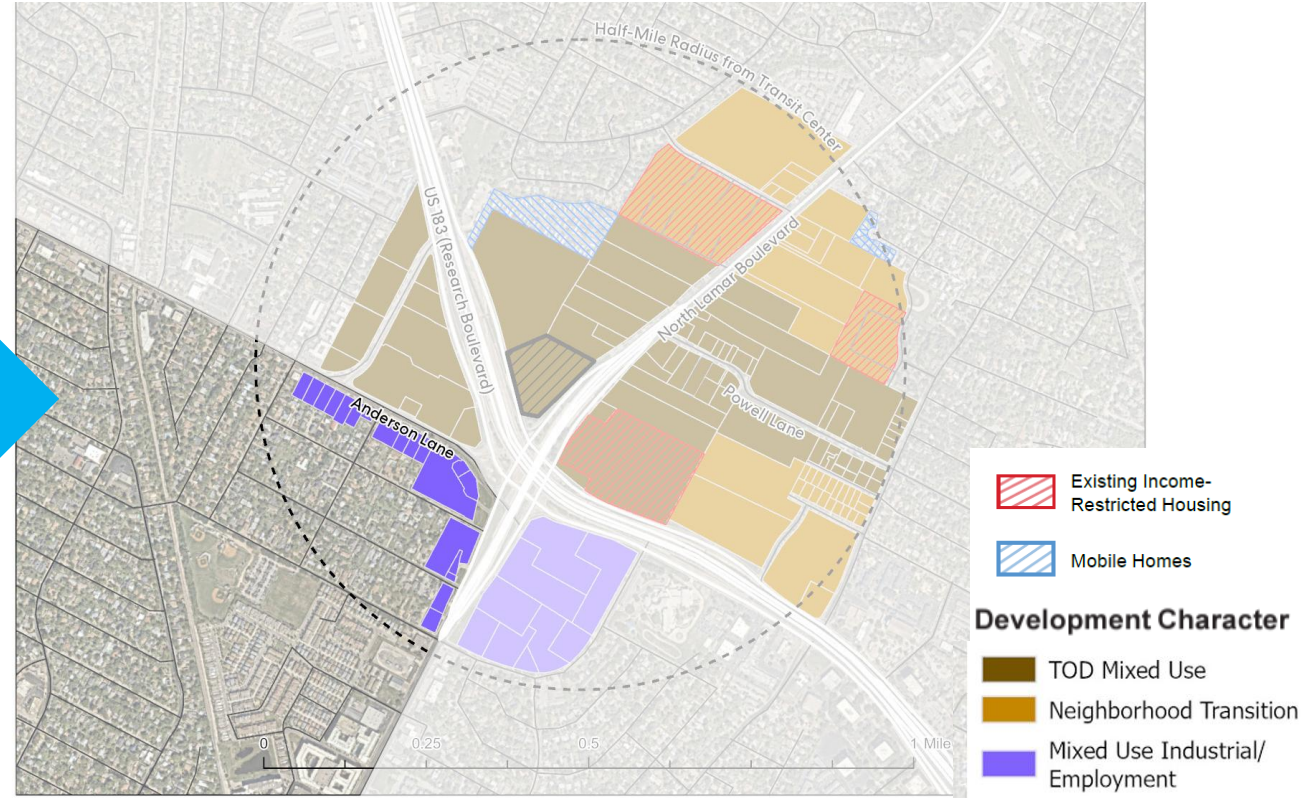


NPA-2025-0017.02

Crestview/Wooten Combined Neighborhood Plan (Crestview NP)



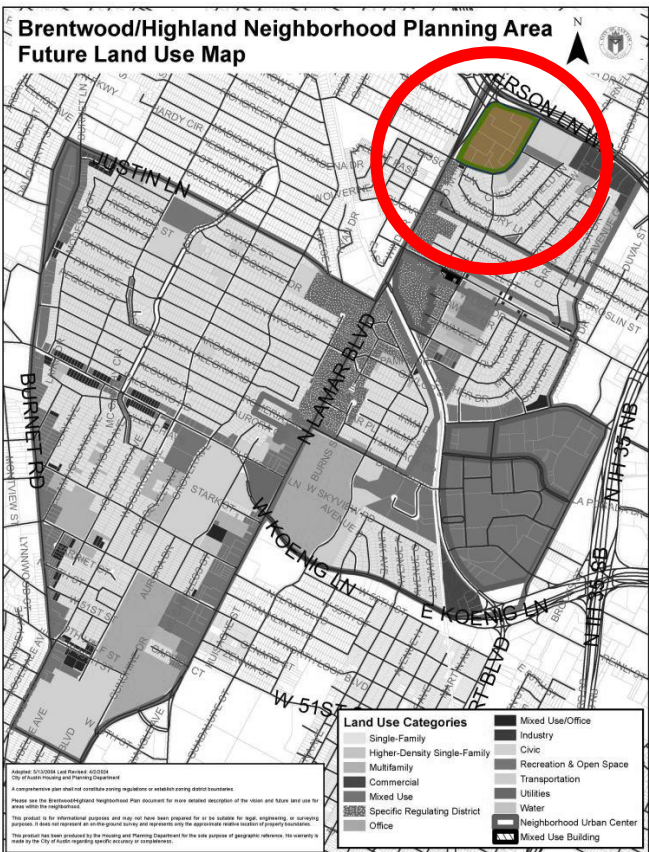
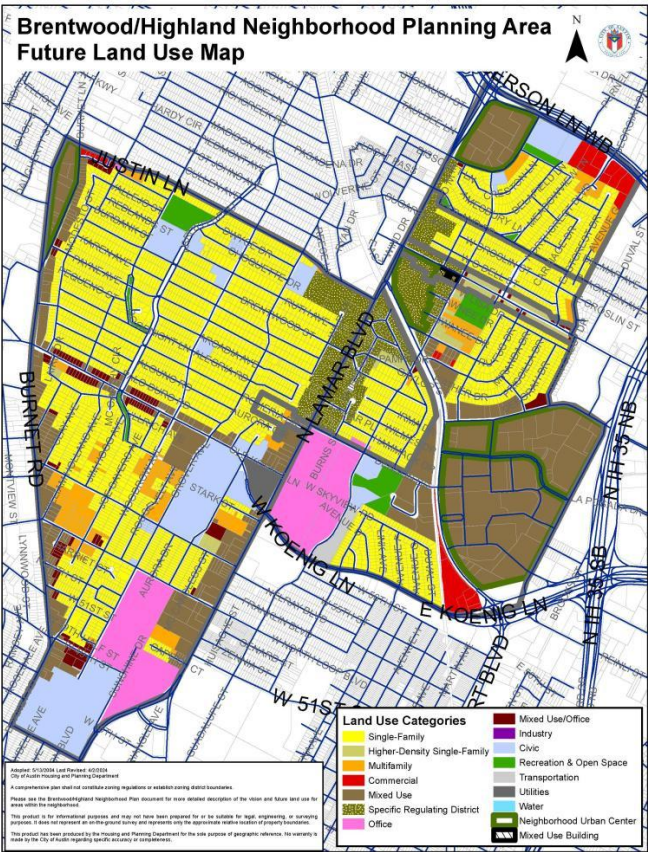
To: Remove from Crestview/Wooten Combined NP FLUM (Crestview NP) FLUM



NLTC Station Area FLUM

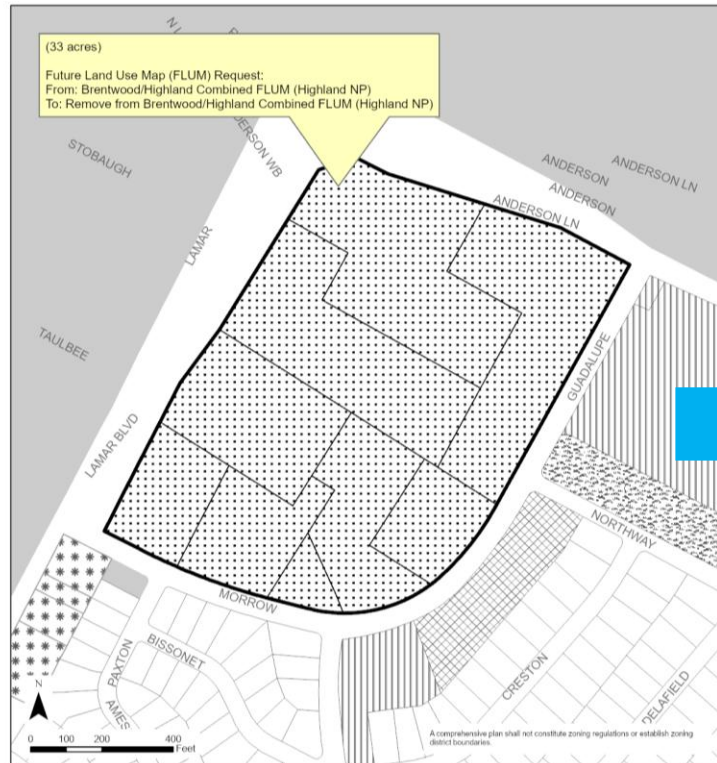
NPA-2025-0018.01

Brentwood/Highland Combined Neighborhood Plan (Highland NP)

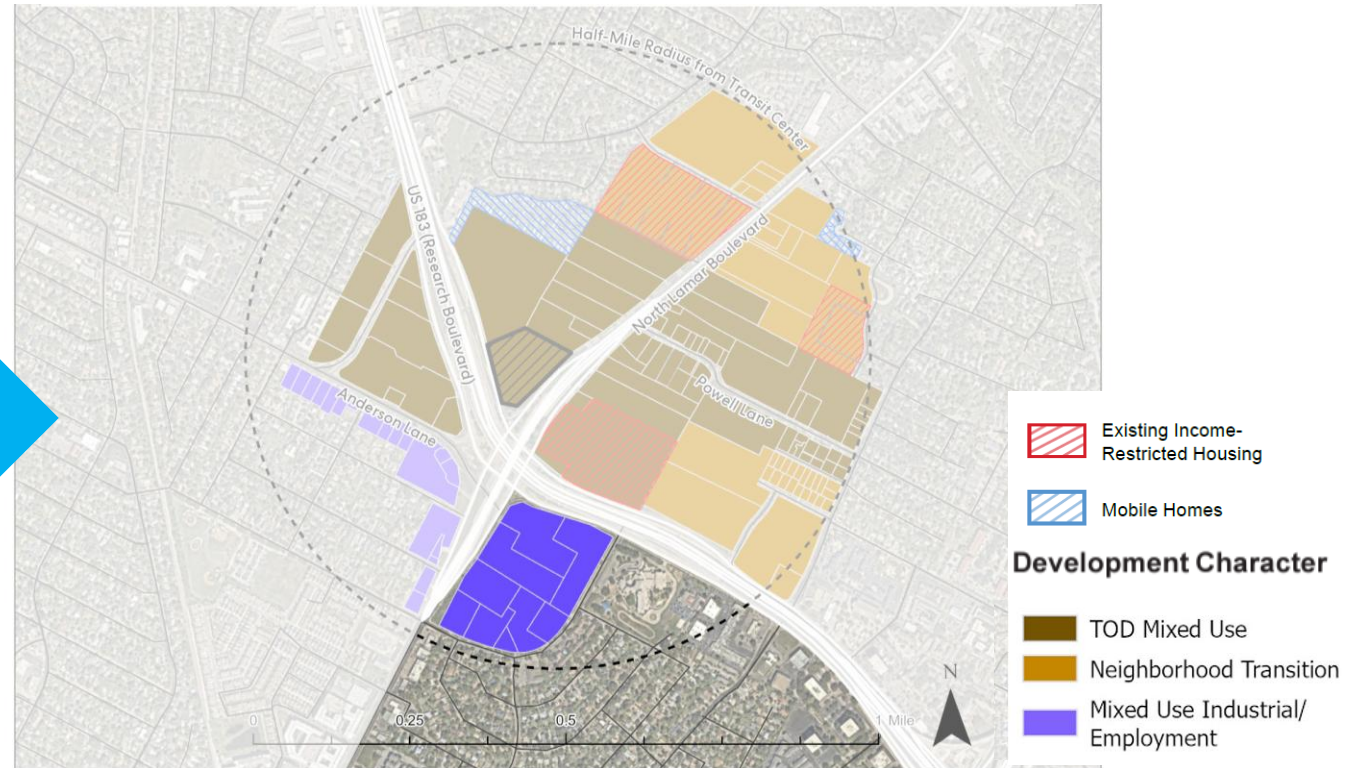


NPA-2025-0018.01

Brentwood/Highland Combined Neighborhood Plan (Highland NP)



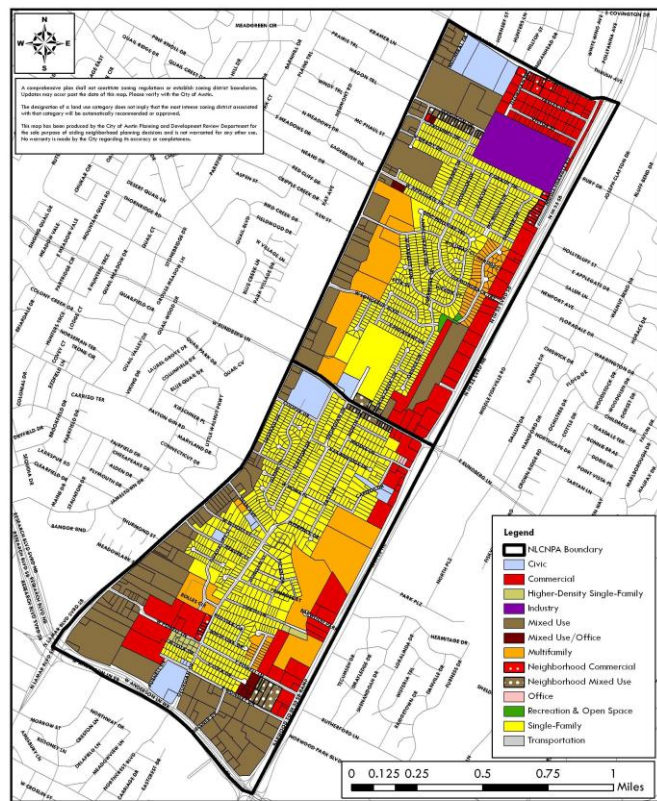
To: Remove from Brentwood/Highland Combined NP (Highland NP) FLUM



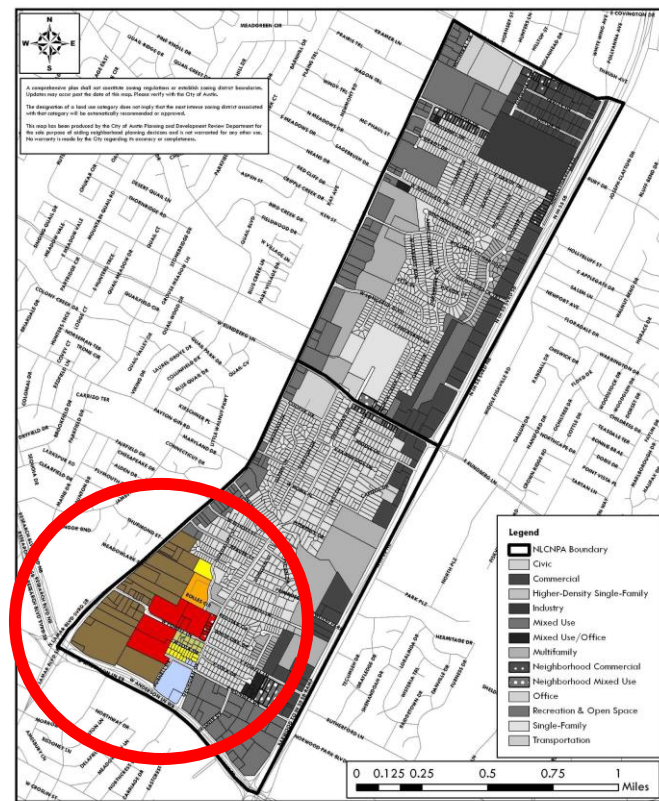
NLTC Station Area FLUM

NPA-2025-0026.01

North Lamar Combined Neighborhood Plan (Georgian Acres)



 **North Lamar Combined Neighborhood Planning Area**
Future Land Use Map



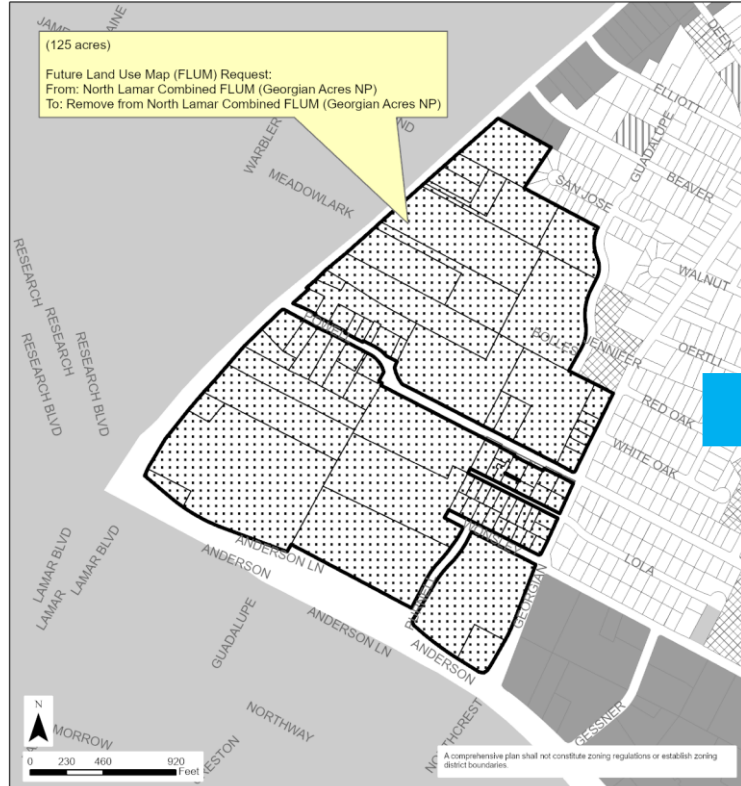
 **North Lamar Combined Neighborhood Planning Area**
Future Land Use Map

Legend

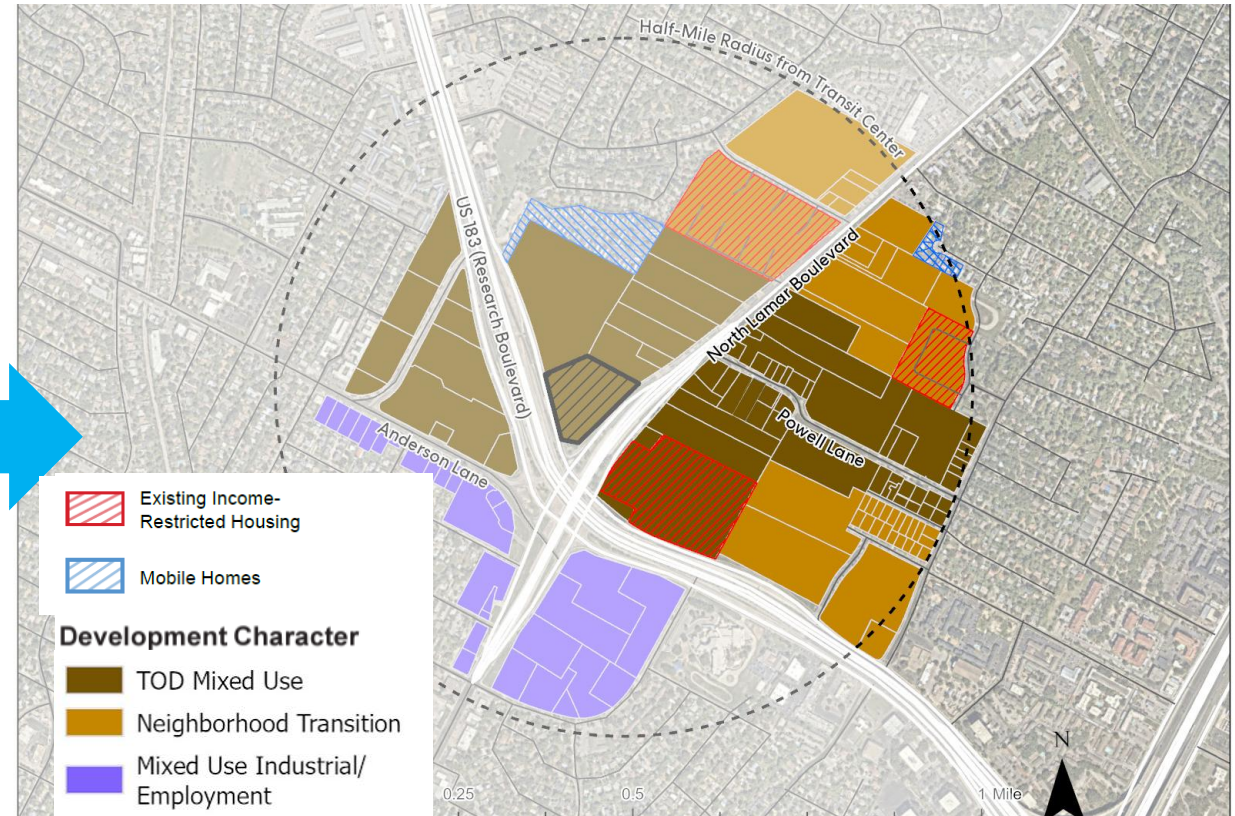
-  NLCNPA Boundary
-  Civic
-  Commercial
-  Higher-Density Single-Family
-  Industry
-  Mixed Use
-  Mixed Use/Office
-  Multifamily
-  Neighborhood Commercial
-  Neighborhood Mixed Use
-  Office
-  Recreation & Open Space
-  Single-Family
-  Transportation

NPA-2025-0026.01

North Lamar Combined Neighborhood Plan (Georgian Acres)

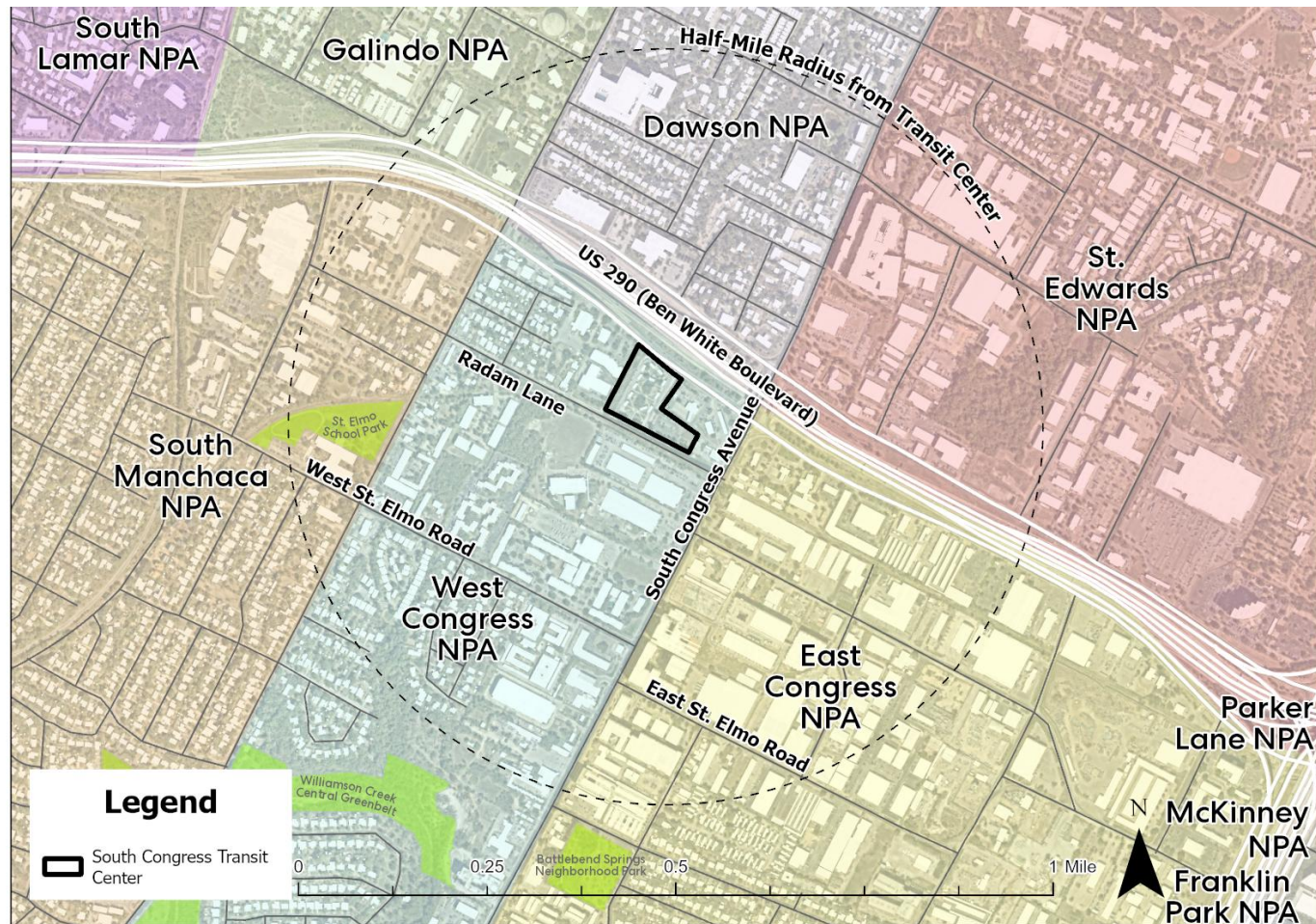


To: Remove from North Lamar Combined NP (Georgian Acres NP) FLUM



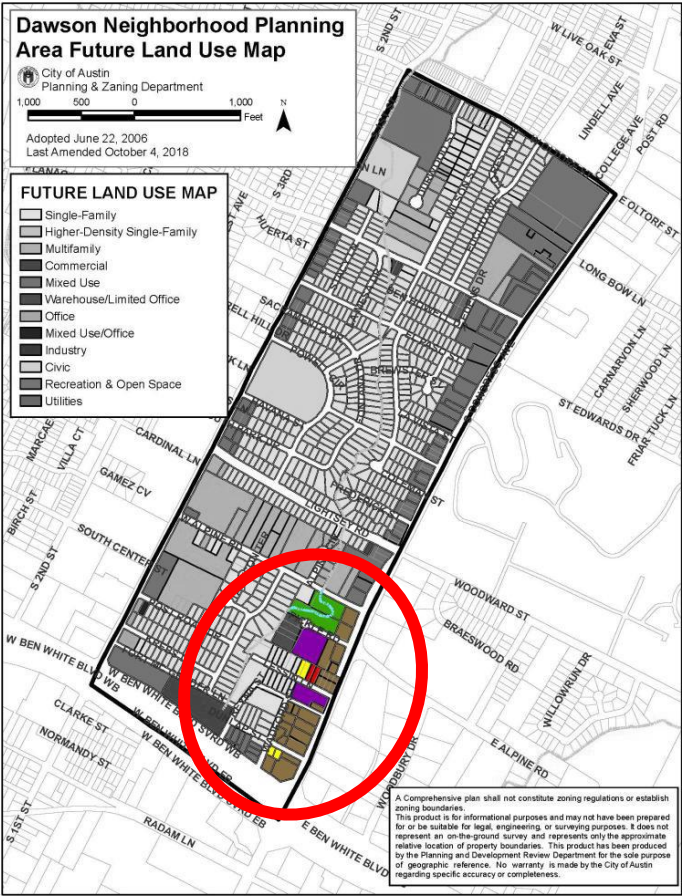
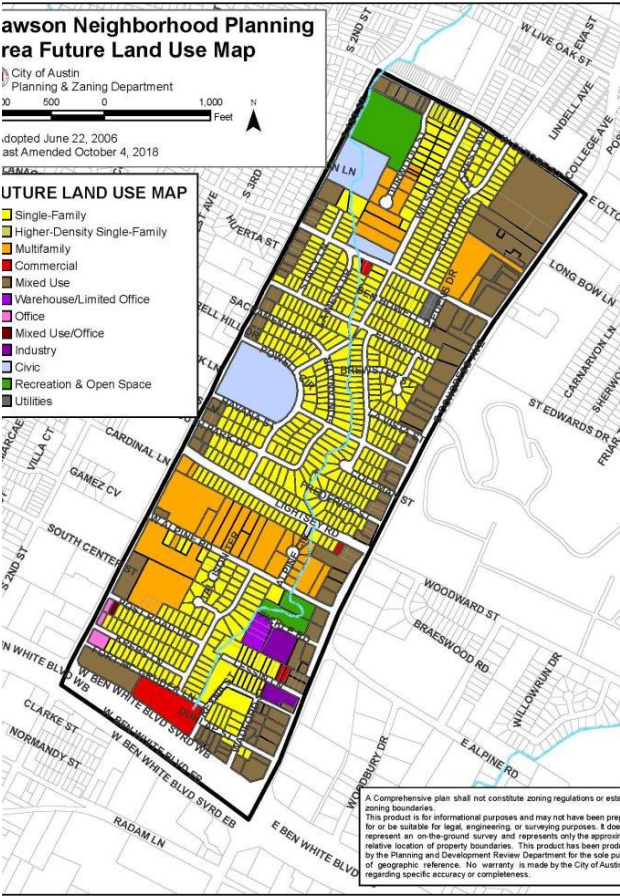
NLTC Station Area FLUM

Neighborhood Plans within the SCTC Station Area



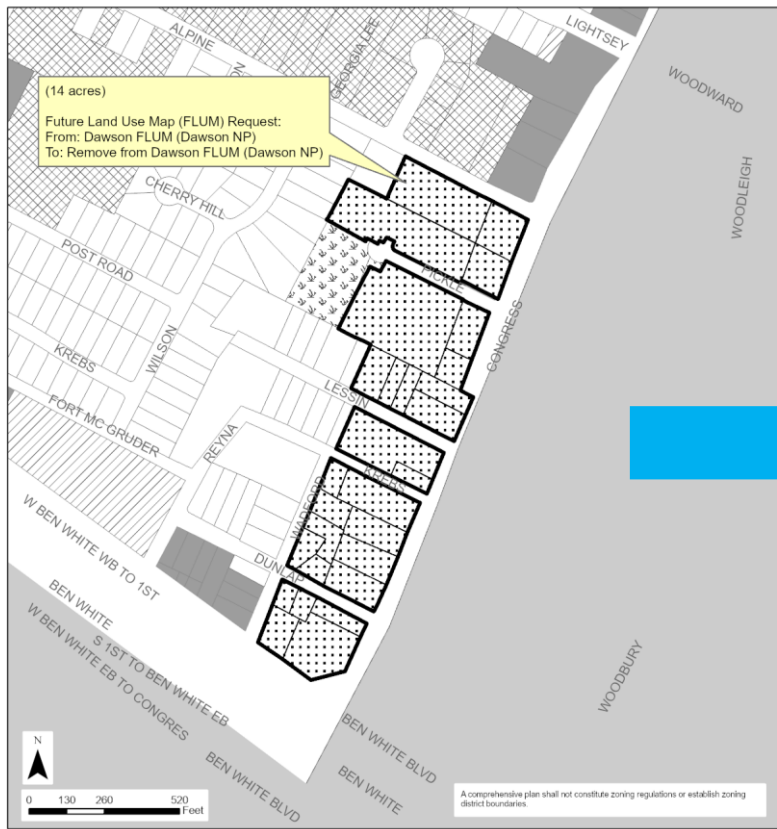
NPA-2025-0001.01

Dawson Neighborhood Plan

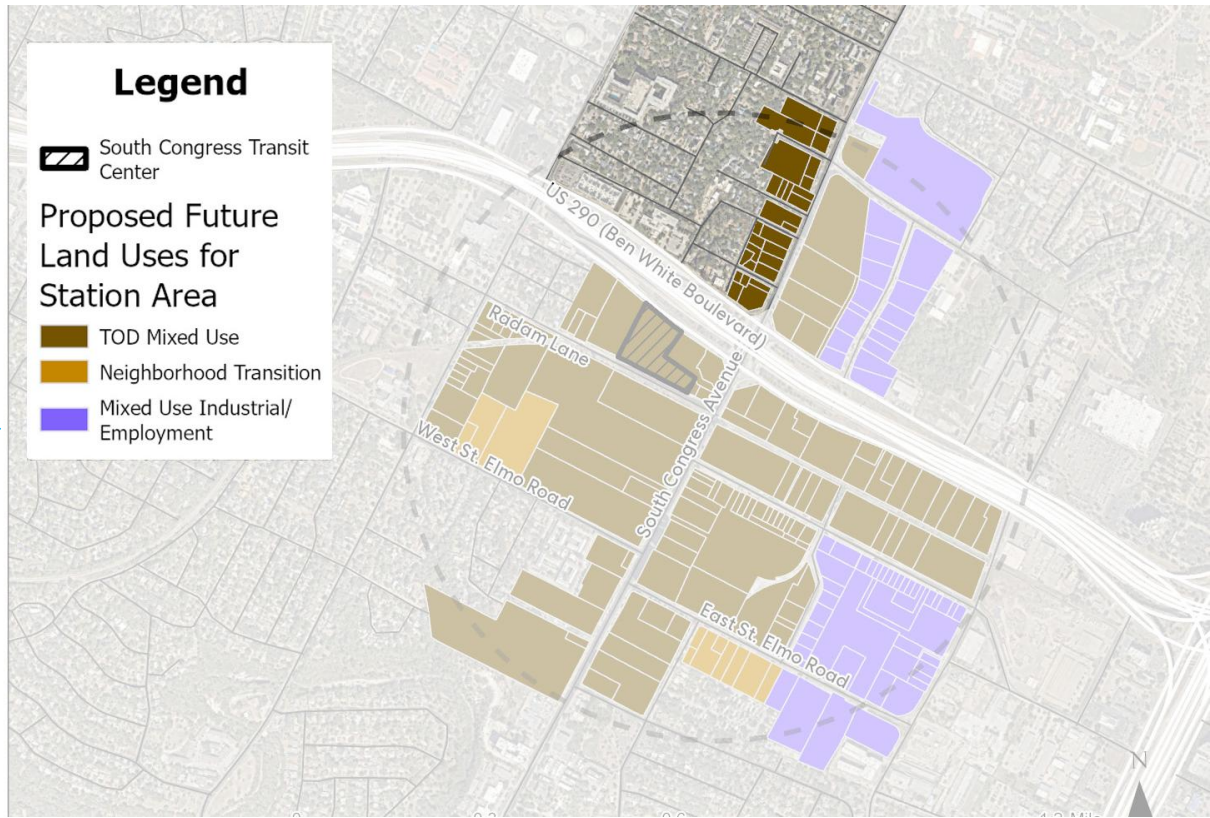


NPA-2025-0001.01

Dawson Neighborhood Plan



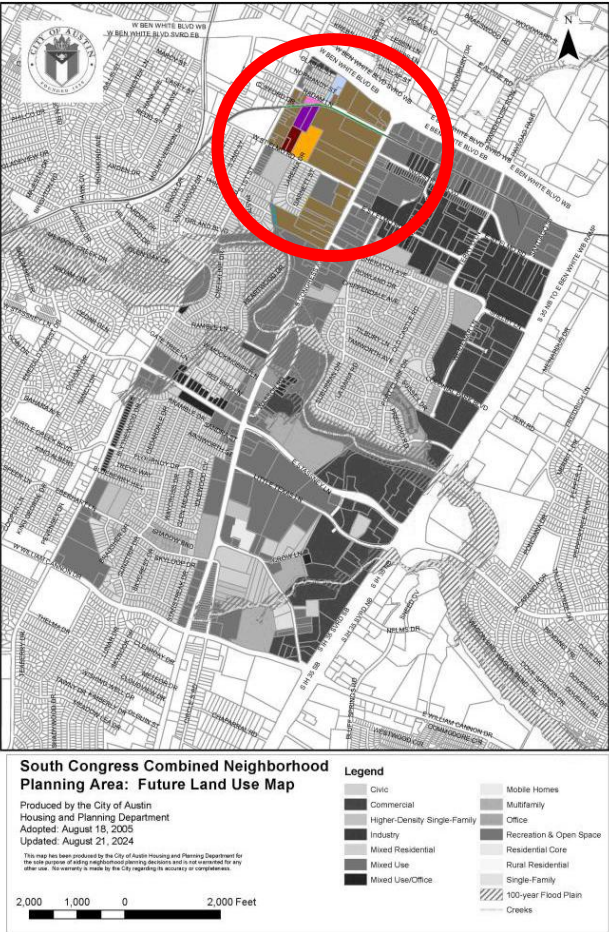
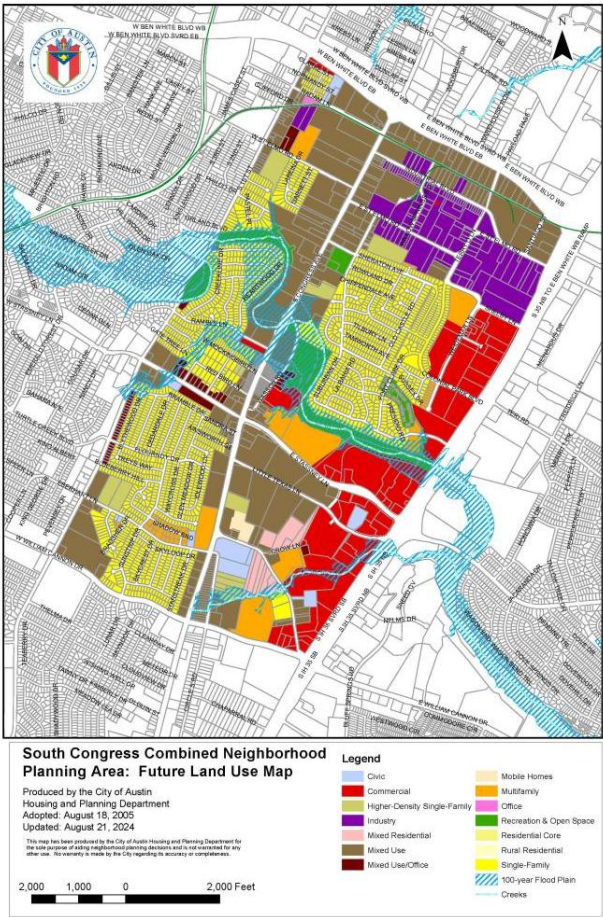
To: [Remove from Dawson NP FLUM](#)



SCTC Station Area FLUM

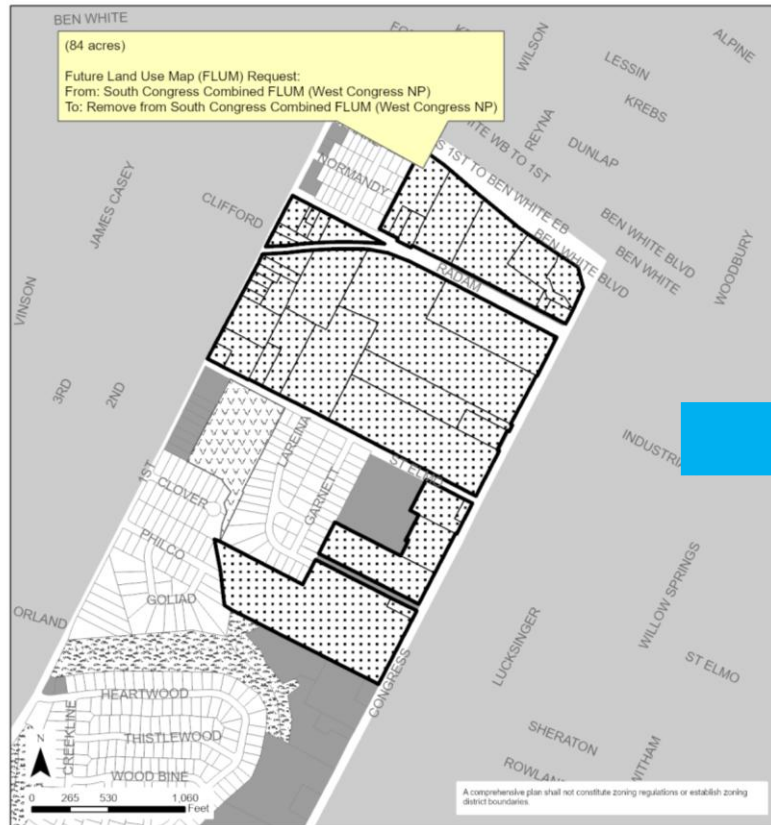
NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)

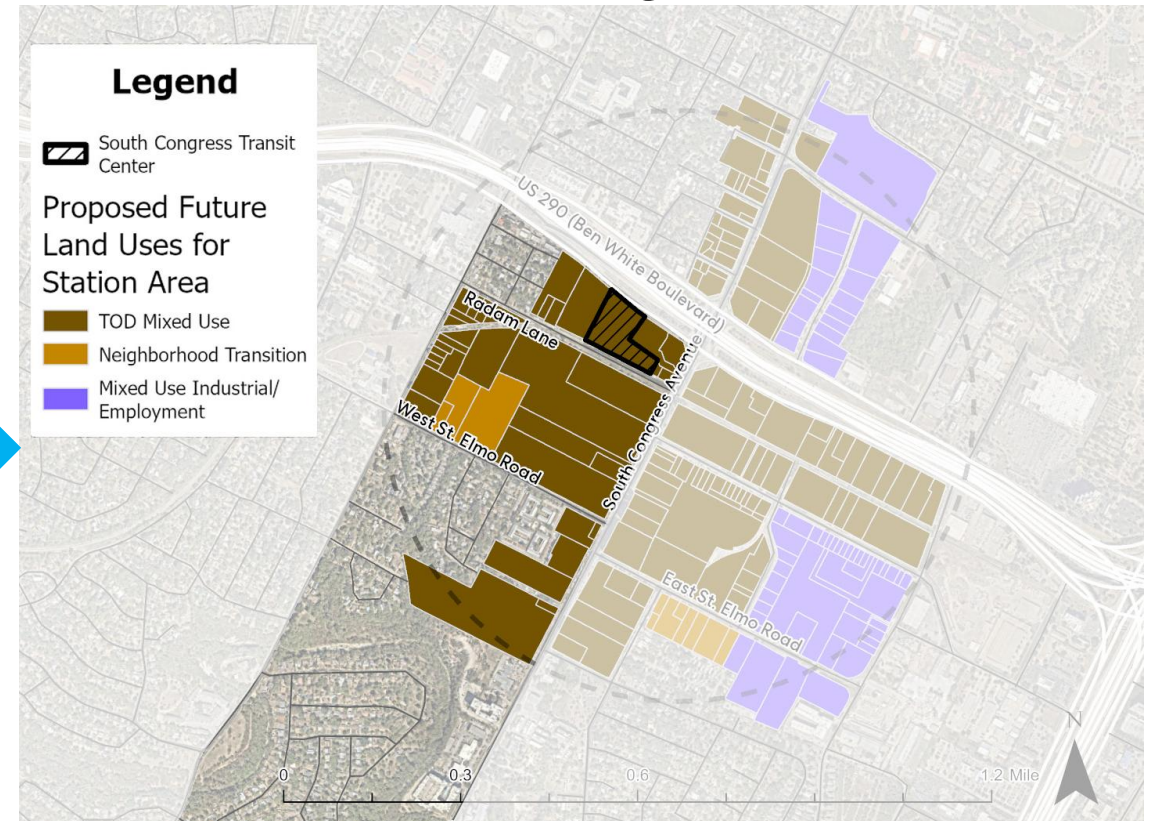


NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)



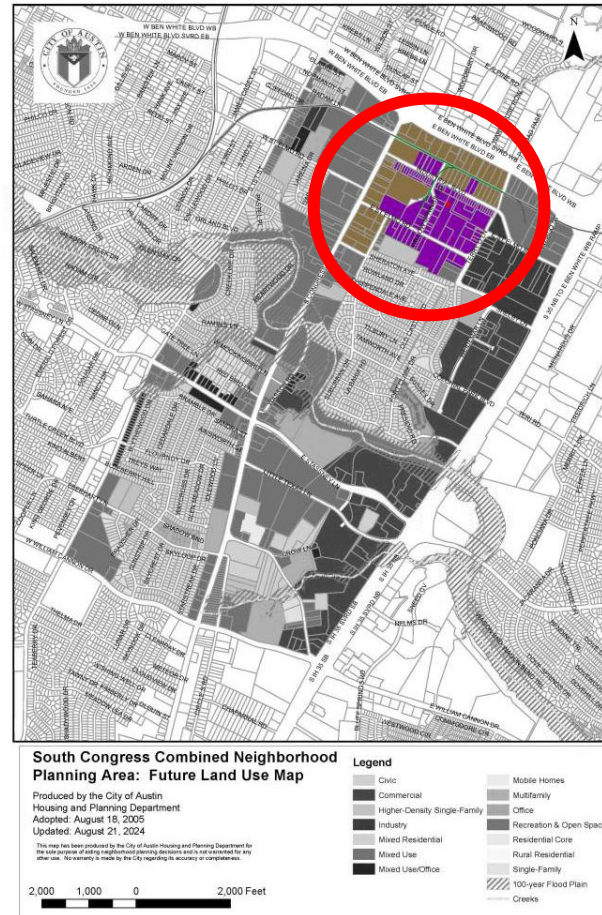
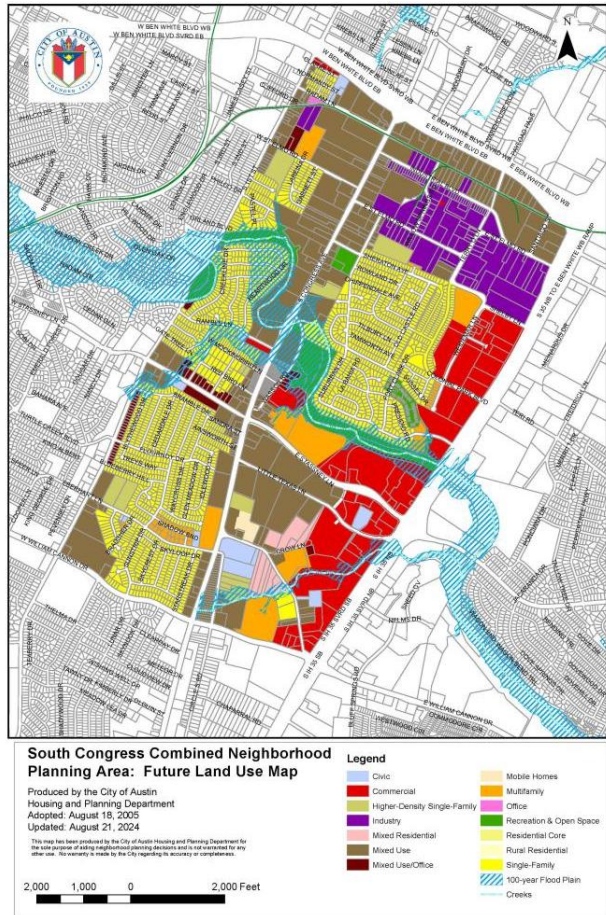
Request: Remove from South Congress Combined NP (West Congress NP) FLUM



SCTC Station Area FLUM

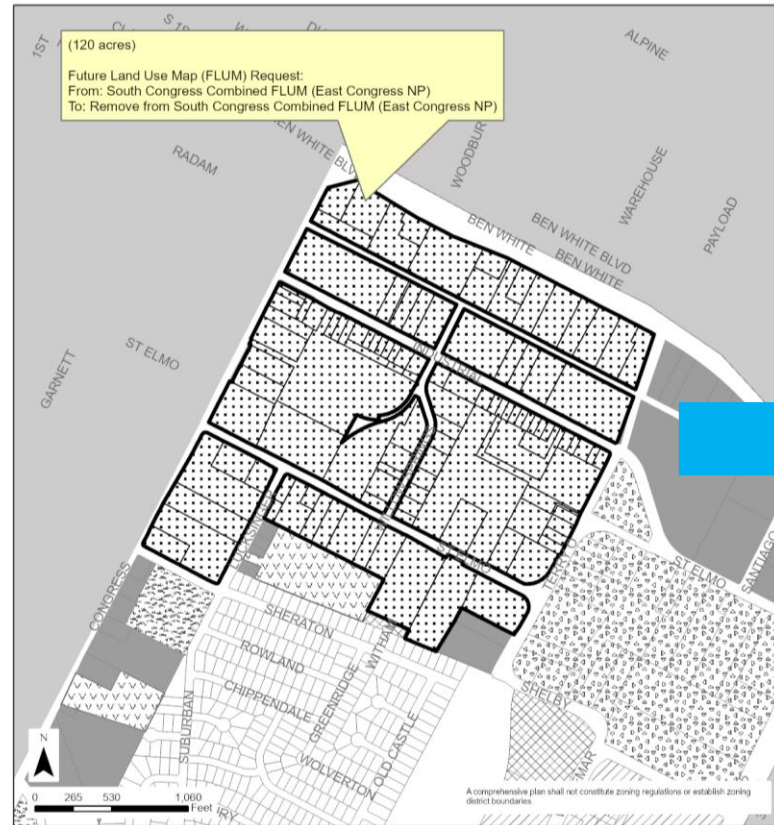
NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)

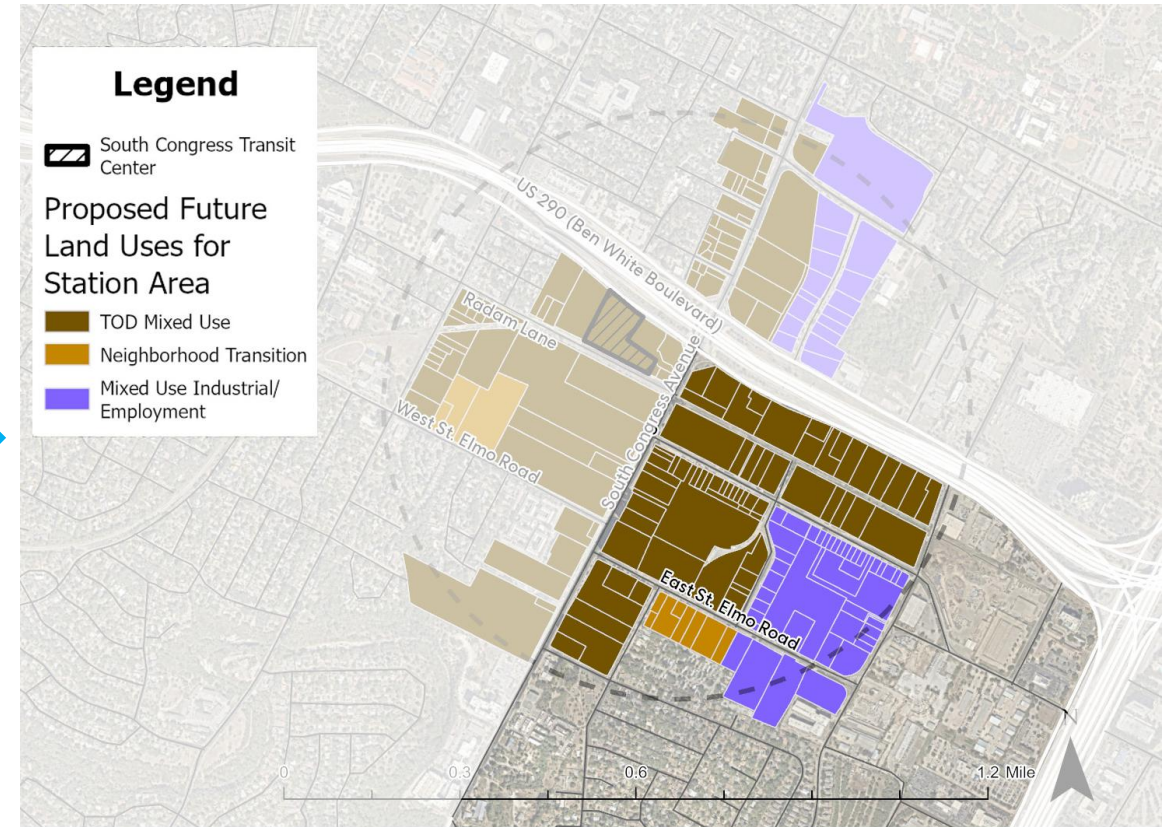


NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)



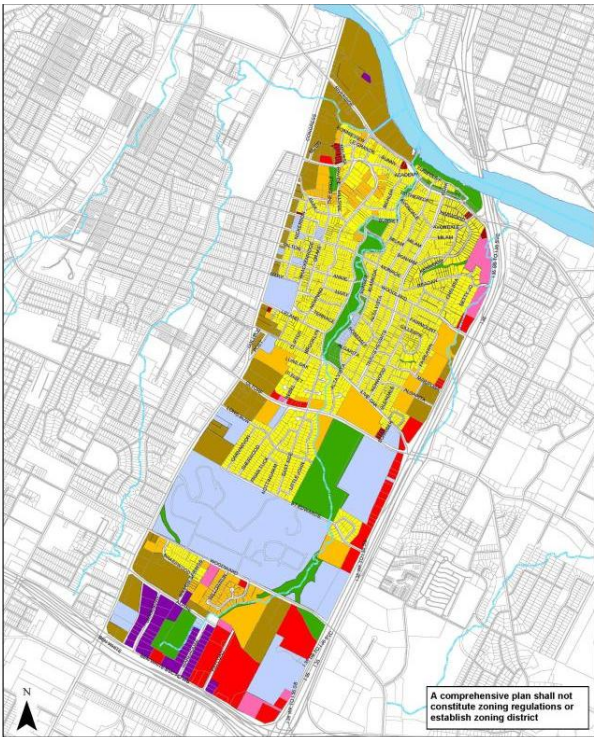
To: Remove from South Congress Combined NP (East Congress NP) FLUM



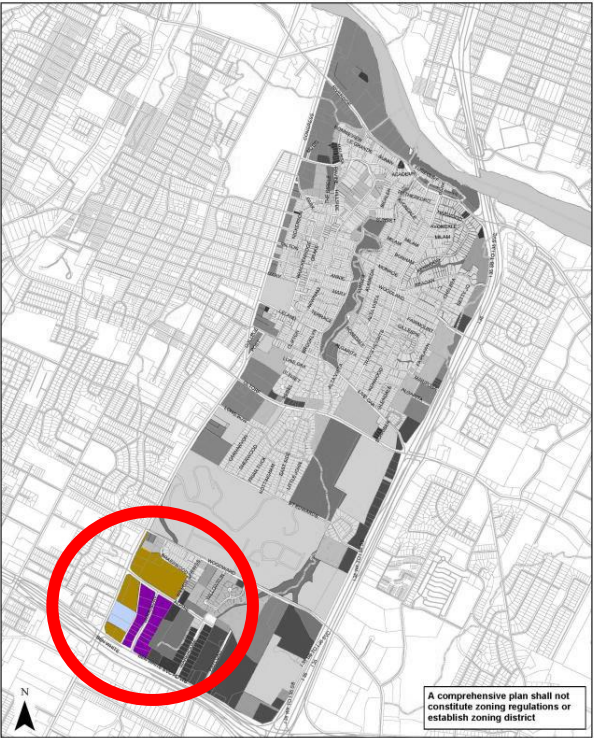
SCTC Station Area FLUM

NPA-2025-0022.01

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



Greater South River City Neighborhood Planning Area
Future Land Use Map
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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Date Adopted: 11/29/05
Last Modified: 11/29/2023
0 750 1,500 3,000 Feet
1 in = 1,256 ft

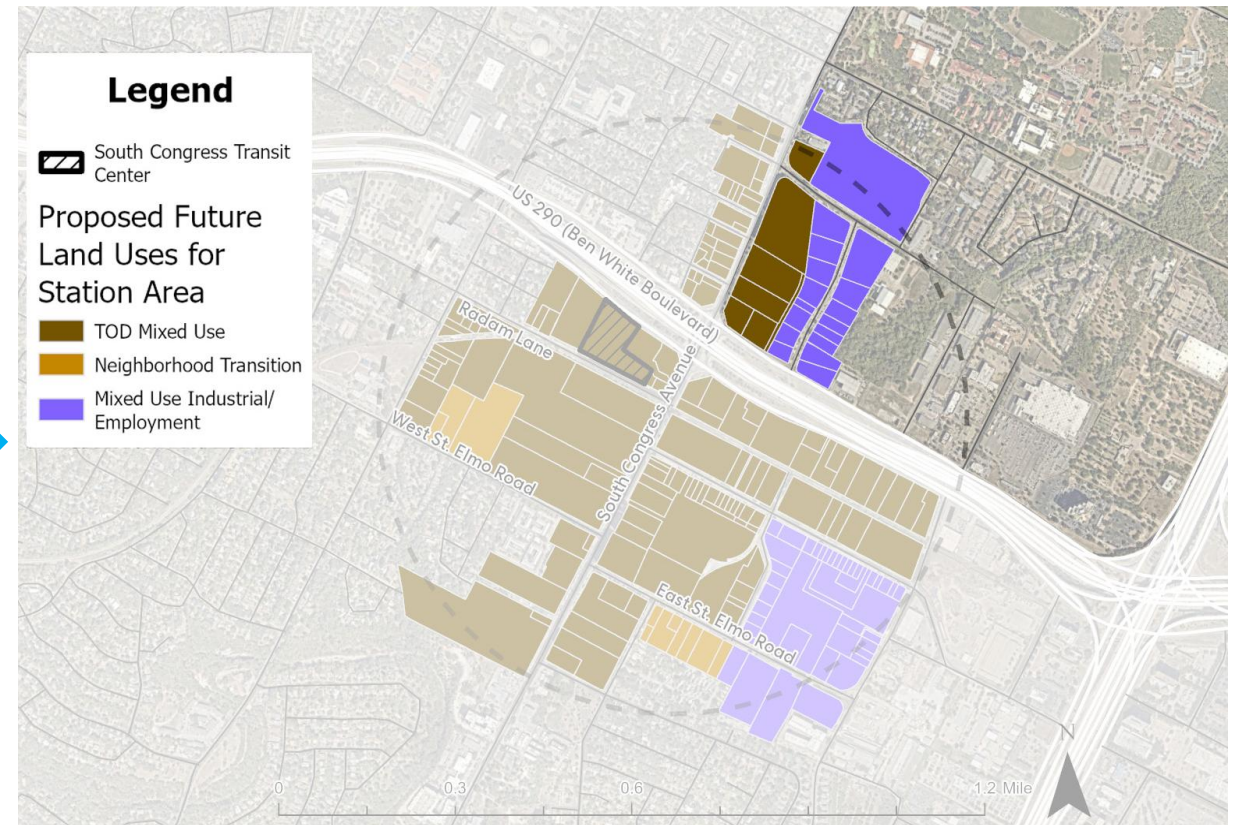
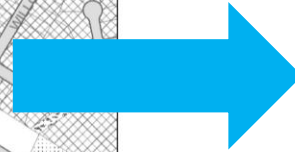
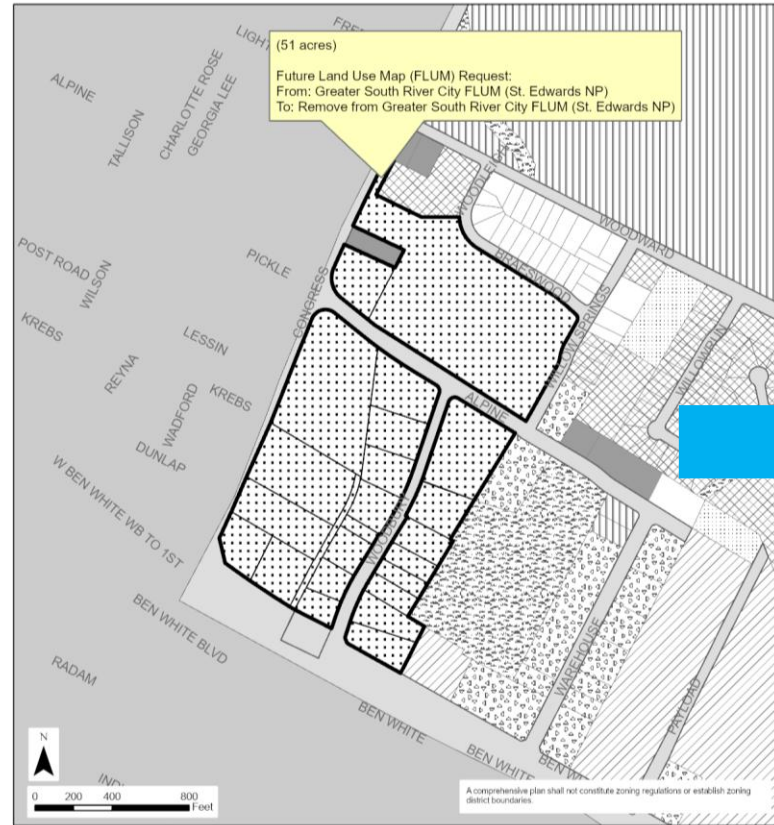


Greater South River City Neighborhood Planning Area
Future Land Use Map
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Date Adopted: 11/29/05
Last Modified: 11/29/2023
0 750 1,500 3,000 Feet
1 in = 1,256 ft



NPA-2025-0022.01

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



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

SCTC Station Area FLUM

NPA Virtual Community Meetings

- NLTC Station Area related NPAs:
Tuesday, March 4, 2025
6:00 pm - 7:30 pm
- SCTC Station Area related NPAs:
Wednesday, March 5, 2025
6:00 pm - 7:30 pm

Official website of the City of Austin Sign In

Speak Up Austin > Neighborhood Plan Amendment Cases ⚙

North Lamar Transit Center Station Area Vision Plan & related Neighborhood Plan Amendments

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 North Lamar Transit Center...

[Participate](#)

South Congress Transit Center Station Area Vision Plan & related Neighborhood Plan Amendments

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 South Congress Transit Center...

[Participate](#)

<https://publicinput.com/neighborhoodplanamendmentcases>

Related Actions

Planning Commission and City Council will be asked to consider 12 items:

Adoption of North Lamar
Transit Center Station Area
Vision Plan (CPA-2025-0001)

+

Adoption of South Congress
Transit Center Station Area
Vision Plan (CPA-2025-0002)

+

Land Development Code
Amendment Related to
Area Planning Process
(C20-2024-024)

5 Neighborhood Plan Amendments
Related to NLTC Station Area:

- **NPA-2025-0018.01**- Brentwood/Highland Combined Neighborhood Plan (Highland NP)
- **NPA-2025-0026.01**- North Lamar Combined Neighborhood Plan (Georgian Acres)
- **NPA-2025-0007.01**- North Austin Civic Association (NACA) Neighborhood Plan
- **NPA-2025-0017.01**- Crestview/Wooten Combined Neighborhood Plan (Wooten NP)
- **NPA-2025-0017.02**- Crestview/Wooten Combined Neighborhood Plan (Crestview NP)

4 Neighborhood Plan Amendments
Related to SCTC Station Area:

- **NPA-2025-0001.01**- Dawson Neighborhood Plan
- **NPA-2025-0020.02**- South Congress Combined Neighborhood Plan (East Congress NP)
- **NPA-2025-0020.01**- South Congress Combined Neighborhood Plan (West Congress NP)
- **NPA-2025-0022.01**- Greater South River City Neighborhood Plan (St. Edwards NP).

NLTC and SCTC Station Areas

Engagement & Plan Adoption Timeline



Resources

ETOD Station Area Vision Plans Website:

<https://speakupaustin.com/etodstationareas>

- North Lamar and South Congress Station Area Vision Plans
- ETOD Policy Plan and Station Area Typologies
- Adoption Process and FAQs
- Leave Comments on the Vision Plans

City ETOD Project Website: <https://publicinput.com/etod>

- ETOD Policy Plan
- ETOD Frequently Asked Questions (FAQ)

Questions?

5



Thanks!

Reach out with questions!

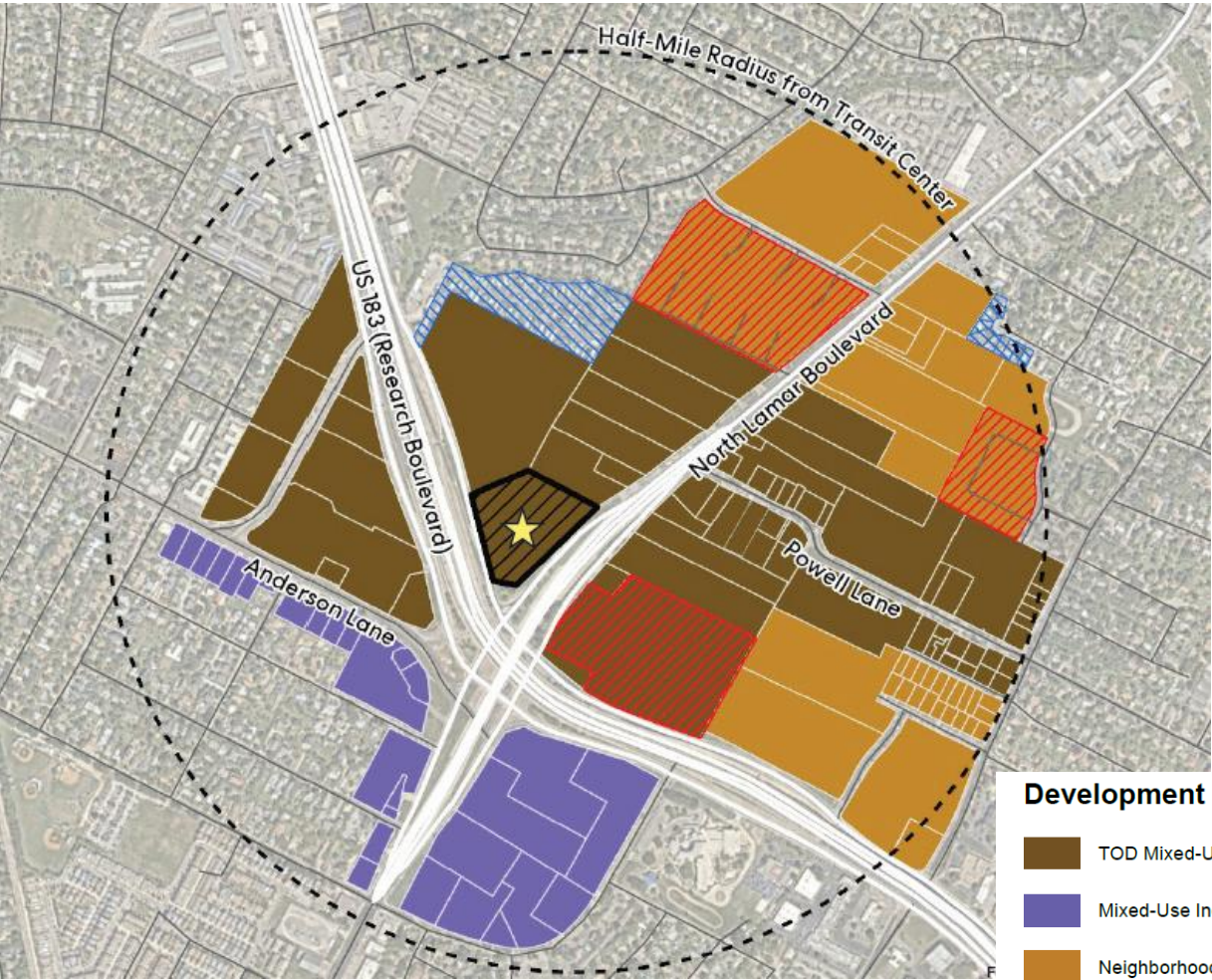
Email: ETOD@austintexas.gov

Phone: 512-580-8850 (Project Code is 10750)

Please check out the project page:

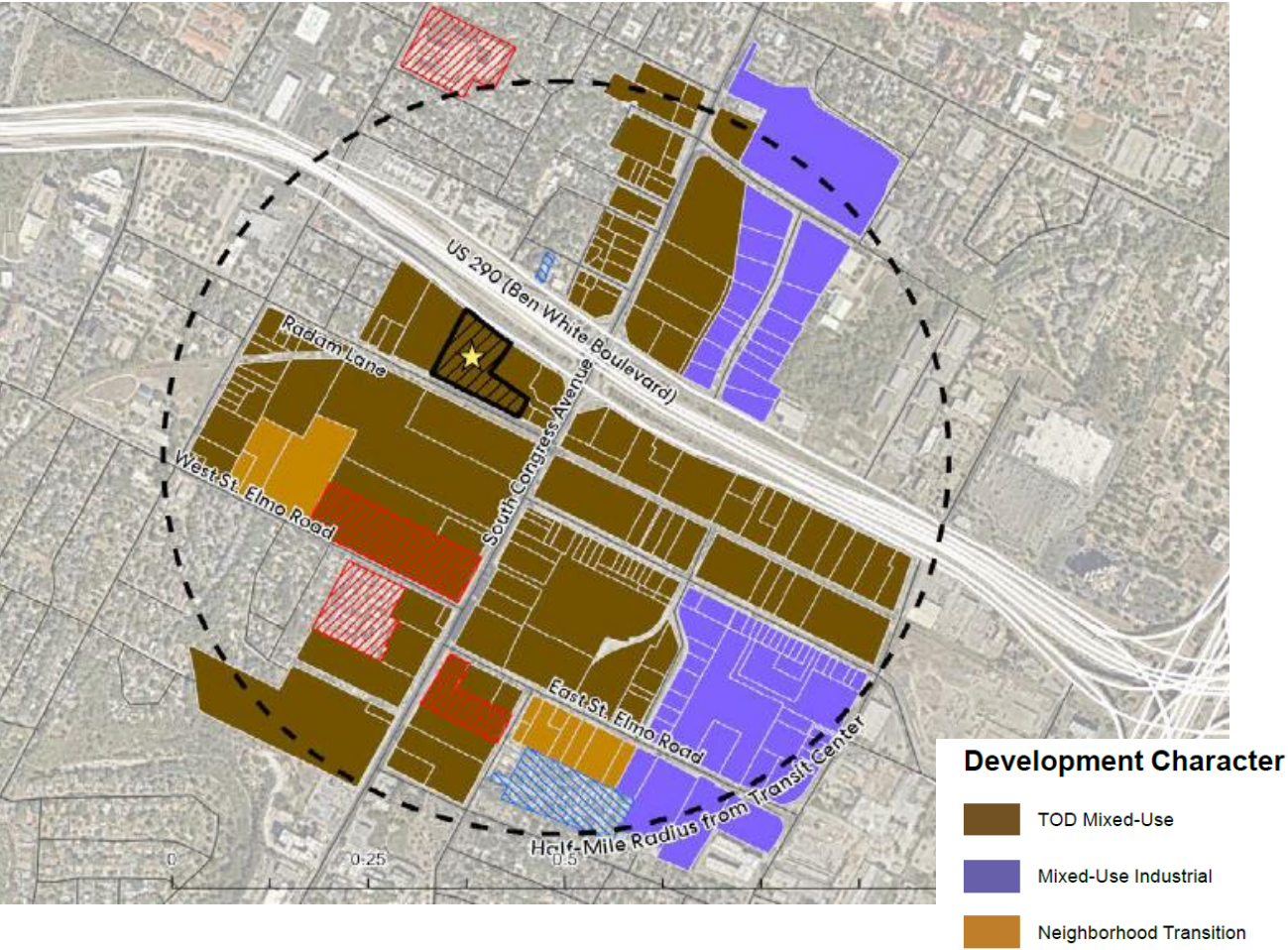
www.SpeakUpAustin.org/etodstationareas

NLTC Vision Plan and Future Land Use Map



	TOD Mixed-Use	Mixed-Use Industrial	Neighborhood Transition
SF-5			SF-5
SF-6			SF-6
MF-1			MF-1
MF-2			MF-2
MF-3			MF-3
MF-4	MF-4		MF-4
MF-5	MF-5		
MF-6	MF-6		
MH			MH
NO		NO	NO
LO		LO	LO
LR		LR	LR
GO	GO	GO	
GR	GR	GR	
CS	CS	CS	
CS-1	CS-1	CS-1	
CH	CH	CH	
LI		LI	
IP		IP	
W/LO		W/LO	
R&D		R&D	
P	P	P	P
PUD	PUD	PUD	PUD

SCTC Vision Plan and Future Land Use Map



	TOD Mixed-Use	Mixed-Use Industrial	Neighborhood Transition
SF-5			SF-5
SF-6			SF-6
MF-1			MF-1
MF-2			MF-2
MF-3			MF-3
MF-4	MF-4		MF-4
MF-5	MF-5		
MF-6	MF-6		
MH			MH
NO		NO	NO
LO		LO	LO
LR		LR	LR
GO	GO	GO	
GR	GR	GR	
CS	CS	CS	
CS-1	CS-1	CS-1	
CH	CH	CH	
LI		LI	
IP		IP	
W/LO		W/LO	
R&D		R&D	
P	P	P	P
PUD	PUD	PUD	PUD

Development Character Districts

TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

Mixed-Use Industrial will include low impact industrial uses with added options for retail, office, and attached multi-family residential development.

Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial buildings.

	TOD Mixed-Use	Mixed-Use Industrial	Neighborhood Transition
SF-5			SF-5
SF-6			SF-6
MF-1			MF-1
MF-2			MF-2
MF-3			MF-3
MF-4	MF-4		MF-4
MF-5	MF-5		
MF-6	MF-6		
MH			MH
NO		NO	NO
LO		LO	LO
LR		LR	LR
GO	GO	GO	
GR	GR	GR	
CS	CS	CS	
CS-1	CS-1	CS-1	
CH	CH	CH	
LI		LI	
IP		IP	
W/LO		W/LO	
R&D		R&D	
P	P	P	P
PUD	PUD	PUD	PUD

Existing Neighborhood Plans

NLTC Station Area



SCTC Station Area

