

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: South Congress Combined Neighborhood Plan (West Congress NP)

CASE#: NPA-2025-0020.01

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: 84 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: South Congress Combined Neighborhood Plan (West Congress NP) FLUM

To: Remove from South Congress Combined Neighborhood Plan (West Congress NP) FLUM

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

CITY COUNCIL DATE: April 24, 2025

ACTION:

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 (postponed)

April 22, 2025 (action pending)

STAFF RECOMMENDATION:

Recommend removing the specified properties from South Congress Combined Neighborhood Plan (West Congress 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 South Congress Combined Neighborhood Plan (West Congress 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 South Congress Combined Neighborhood Plan (West Congress NP) results in the specified properties not having a FLUM designation in the South Congress Combined Neighborhood Plan (West Congress 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 South Congress Combined Neighborhood Plan FLUM (West Congress NP).

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 1,563 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

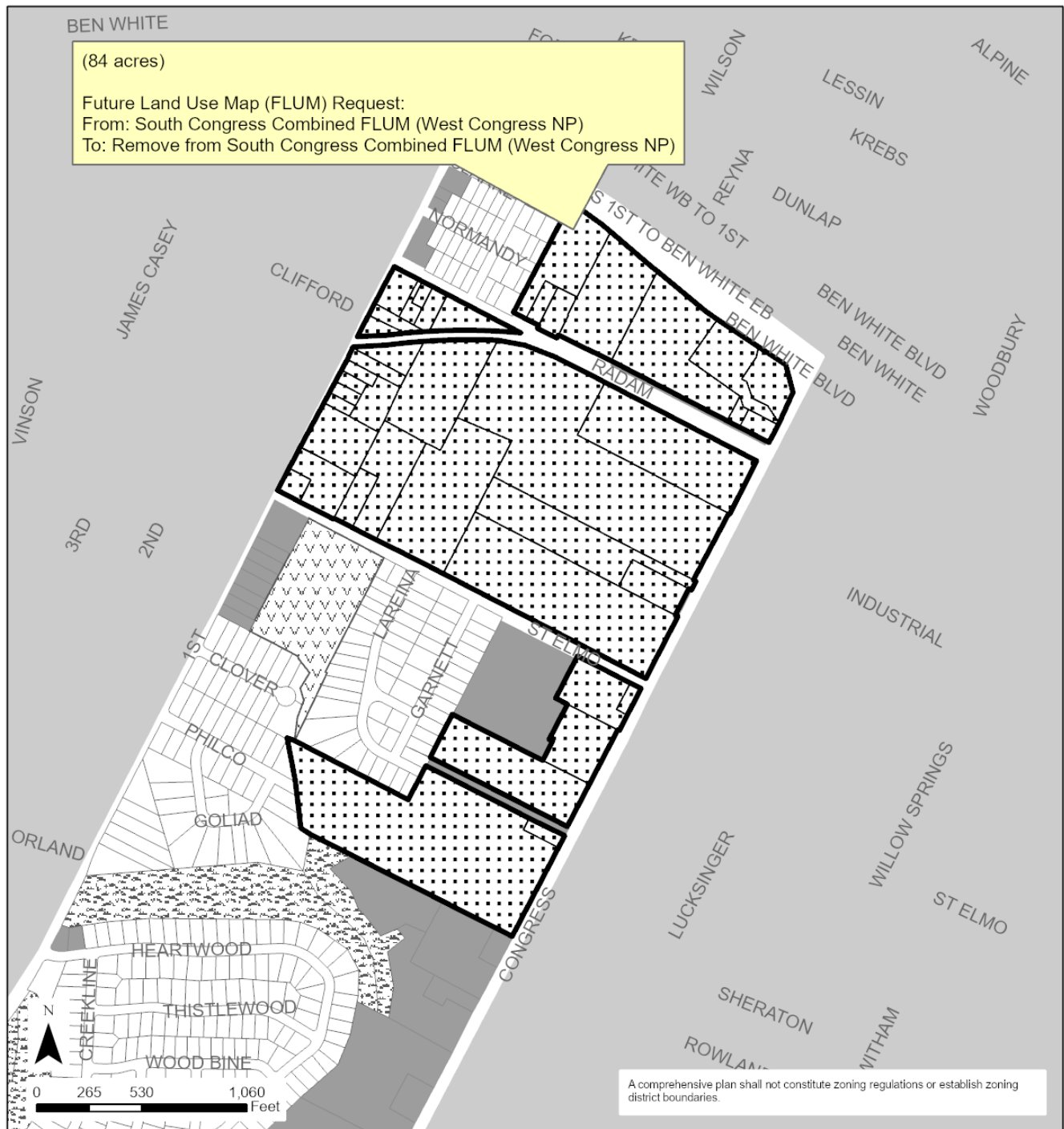
- Planning Commission hearing scheduled for March 25, 2025
- Multiple ways provided for the community to give feedback
- Explanation of proposed land use categories on the vision plan's future land use map

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



South Congress Combined Neighborhood Planning Area (West Congress 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 SCTC Station Area Vision Plan.	Mixed-use Activity Hub/Corridor	Multi-Family
Existing Future Land Use Category	Civic	Office
Neighborhood Transition	Commercial	Recreation & Open Space
Residential Core	Higher-Density Single-Family	Single-Family
Special District	Industry	Transportation
	Mixed Use	Warehouse/Limited Office
	Mixed Use/Office	

Parcels to Remove from the South Congress Combined Neighborhood Plan FLUM (West Congress NP)/ Parcelas para eliminar del FLUM del Plan Vecinal de South Congress Combinado (West Congress NP)				
Property Address/ Dirección de la propiedad	TCAD GEO ID/ Identificación geográfica TCAD	Acreage/ Acres	Current Future Land Use/ Actual Uso futuro de la tierra	Proposed Future Land Use/ Uso futuro de la tierra propuesto
Address Not Found/ Dirección no encontrada	0412061301	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4508 S Congress Ave	0412060929	0.2984	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4500 S Congress Ave 78745	0412060935	4.2495	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4402 S Congress Ave 78745	0412060937	1.969	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4356 S Congress Ave	0412060918	0.1997	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4358 S Congress Ave 78745	0412060917	1.7377	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4320 S Congress Ave 78745	0411050333	9.3	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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4302 S Congress Ave 78745	0411050332	1.0835	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4300 S Congress Ave Austin 78745	0411050331	4.14	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
500 W St Elmo Rd 78745	0411050337	0.6817	Mixed Use/Office	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
400 W St Elmo Rd 78745	0411050330	6.2002	Multifamily	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4333 S 1 St	0411050325	0.3444	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4327 S 1 St	0411050320	1.3419	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
412 W St Elmo Rd 78745	0411050336	2.35	Mixed Use/Office	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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4216 S Congress Ave Austin 78745	0411050329	15.079	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4210 S Congress Ave 78745	0411050326	6.0018	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4315 S 1 St 78745	0411050311	1.7702	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
Address Not Found/ <i>Dirrección no encontrada</i>	0409050303	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
Address Not Found/ <i>Dirrección no encontrada</i>	0409050358	0	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4307 101 S 1 St	0411050334	0.068	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
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4311 S 1 St	0411050323	0.2044	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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4309 S 1 St	0411050317	0.208	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
201 W Ben White Blvd 78704	0409050347	1.0809	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
407 Radam Ln 78745	0411050303	4.029	Industry	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
S 1 St 78704	0411050308	0.209	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4305 S 1 St 78745	0411050322	0.2513	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
205 W Ben White Blvd 78704	0409050350	1.861	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4303 S 1 St 78745	0411050313	0.4215	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

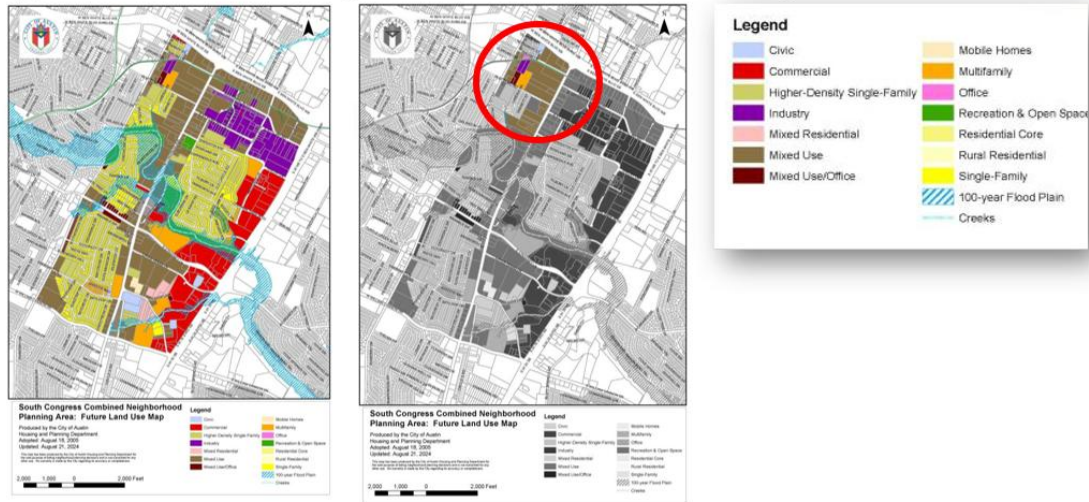
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4301 S 1 St 78745	0411050301	0.748	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
301 W Ben White Blvd 78704	0409050357	5.0041	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4221 S 1 St	0411050105	0.299	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
411 Radam Ln 78745	0411050104	1.223	Office	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
4219 S 1 St 78745	0411050106	0.39	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
310 Radam Ln 78745	0409050304	0.6069	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
503 Radam Ln Austin 78745	0411050103	0.4142	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

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509 Radam Ln 78745	0411050107	0.28	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
312 Radam Ln 78745	0409050341	0.3939	Civic	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
321 W Ben White Blvd 78704	0409050346	3.7934	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
505 Radam Ln Austin 78745	0411050102	0.1646	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
507 Radam Ln 78745	0411050101	0.6954	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
507 Radam Ln 78745	0411050101	0.6954	Mixed Use	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>
409 W Ben White Blvd Austin	0409050342	2.08	Civic	Remove from South Congress Combined NP FLUM (West Congress NP)/ <i>Eliminar del FLUM del Plan Vecinal de South Congress Combined (West Congress NP)</i>

Staff's Presentation at the Community Meeting

NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)



NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)

