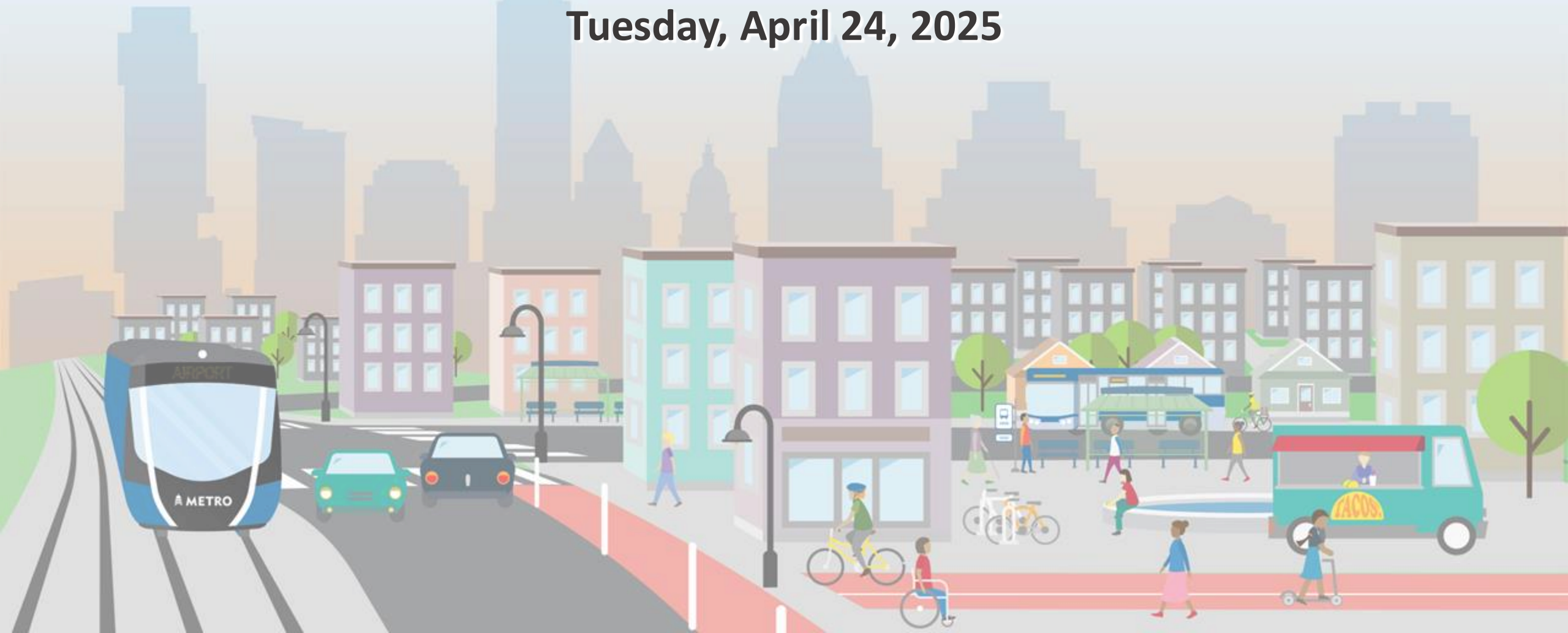


NLTC & SCTC Station Area Vision Plans and Related Amendments

Planning Commission Meeting

Tuesday, April 24, 2025



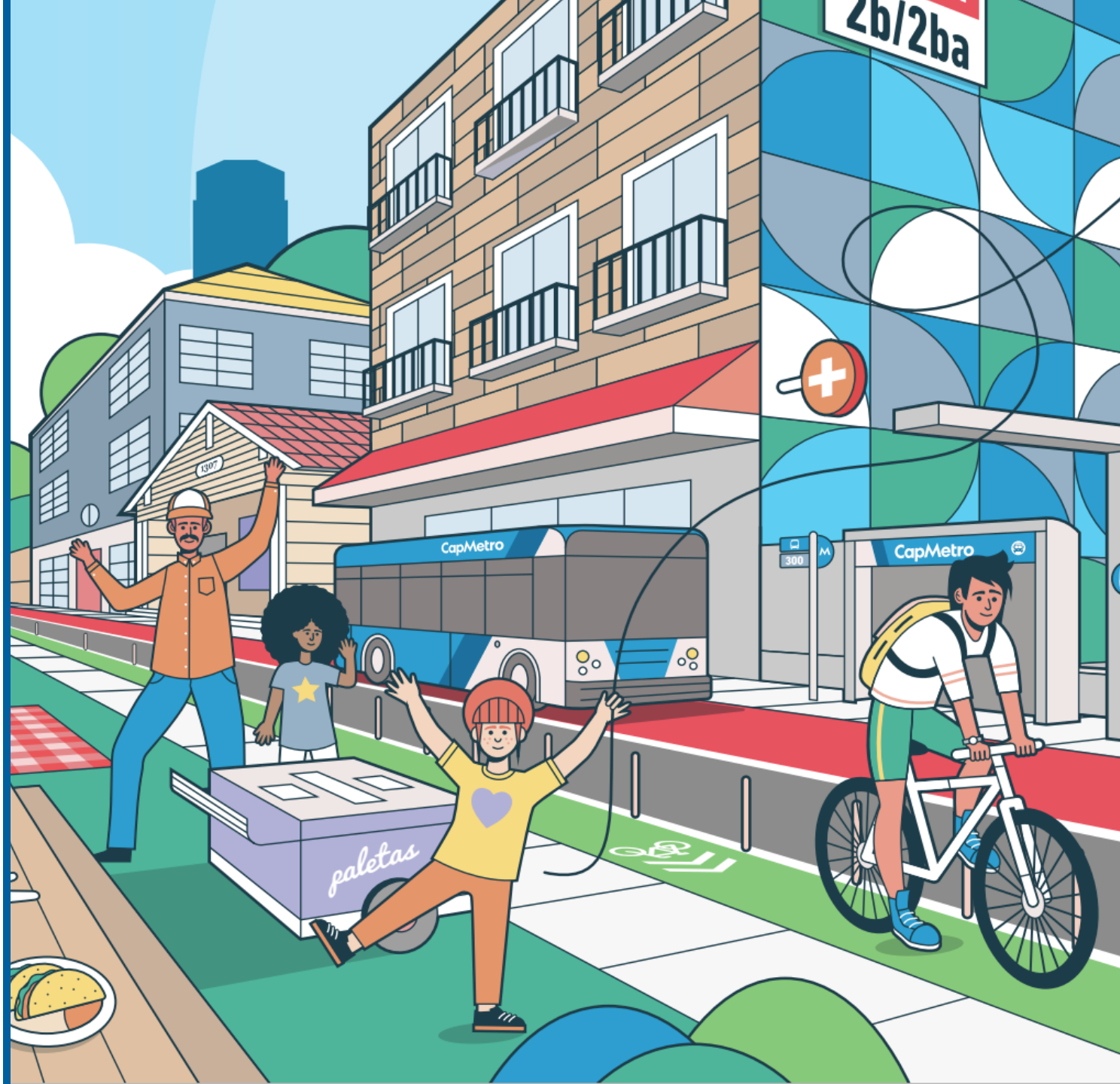
Equitable Transit- Oriented Development



1

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.



The ETOD Policy Plan

- Accepted via Resolution No. [20230309-016](#).
- Provides a **comprehensive policy framework** to guide future development around the Project Connect system.
- Includes:
 - Goals
 - Station Area Typology
 - Policy Toolkit
 - Planning Priorities

Equitable Transit-Oriented Development Policy Plan



City of Austin



Transit Center Station Areas

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**

Engagement

| | |
|--------|---|
| 7,094 | Postcards mailed in the Spring and Fall of 2023 |
| 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 |
| 12 | Tabling events |
| 2 | In-person four-hour public workshops |
| 4 | Virtual public workshops |
| 10,753 | Postcards mailed in the Fall of 2024 |
| 2 | In-person open houses |
| 1 | Virtual open house |
| 2 | Community Meetings |
| 13 | Neighborhood Briefings |
| 8 | Briefings to Boards and Commissions |



The Vision Plan




1. Project Overview, Vision, Engagement
2. Station Area Overview
3. Station Area Vision
4. Concept Plans
5. ETOD Policy Tools
6. Next Steps
7. Appendix: Community Engagement Summary

How to Participate

<https://speakupaustin.org/etodstationareas>

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



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 Transit
Center Station Area**

A large green circle containing the white number 2.

2

North Lamar Transit Center



ETOD Typologies

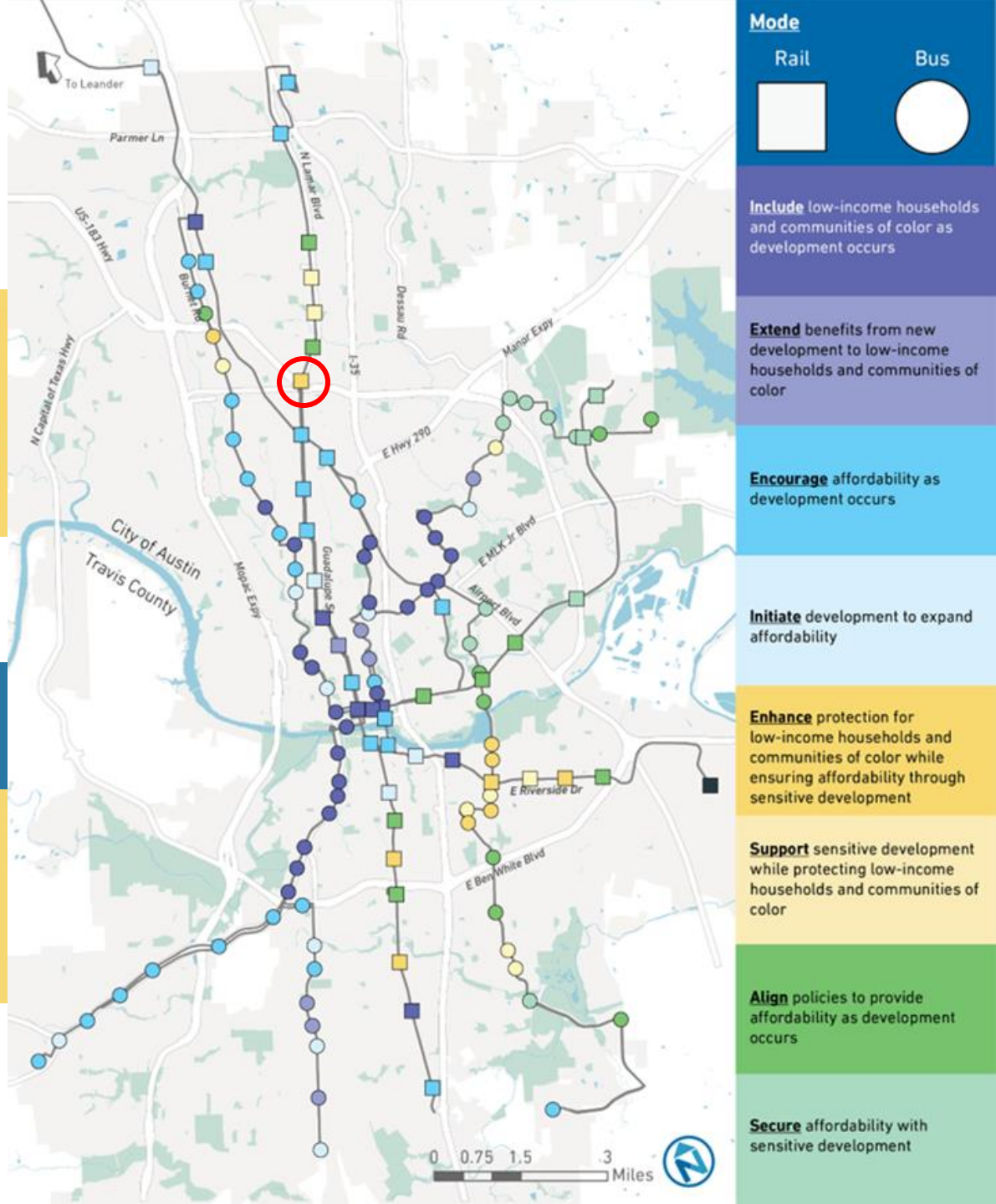
North Lamar Transit Center Station Area

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

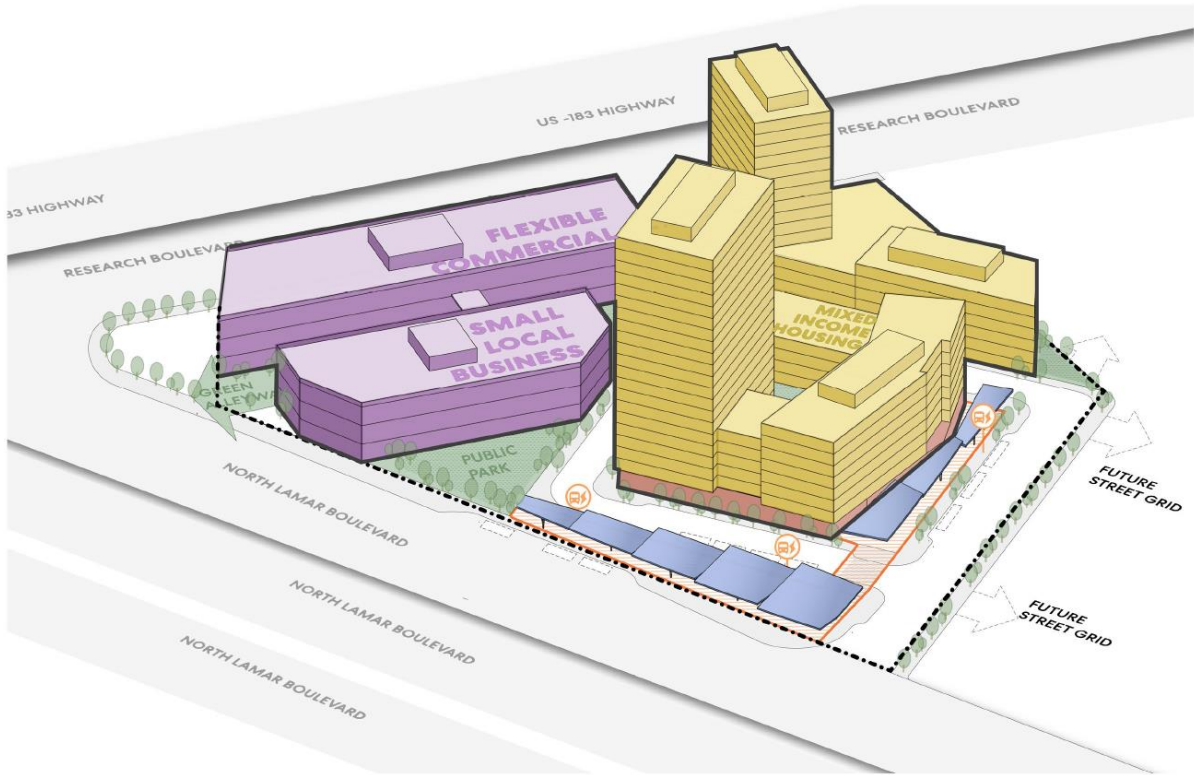
More Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

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 |



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





NLTC Vision Plan and Future Land Use Map


 Existing Income-Restricted Housing

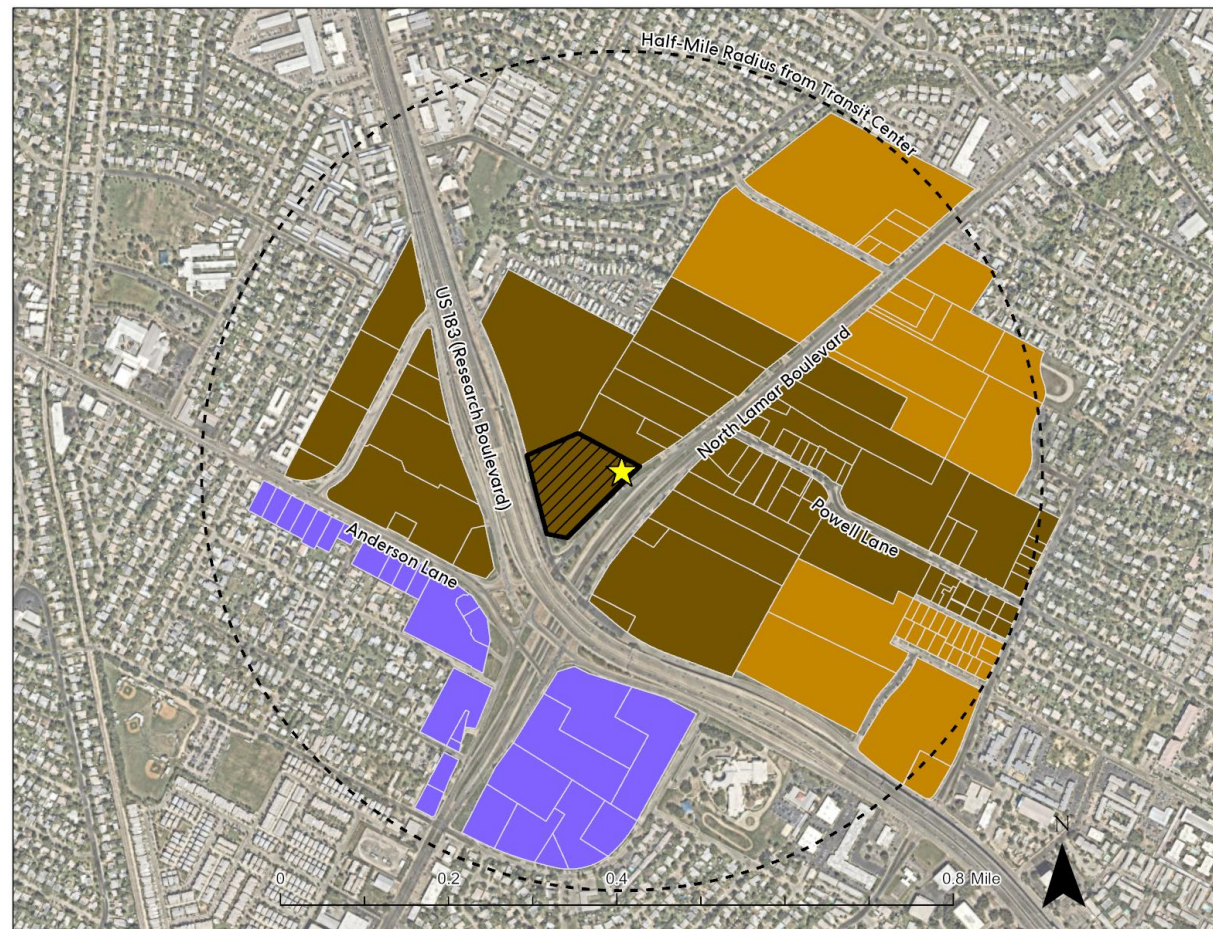
 Mobile Homes

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.

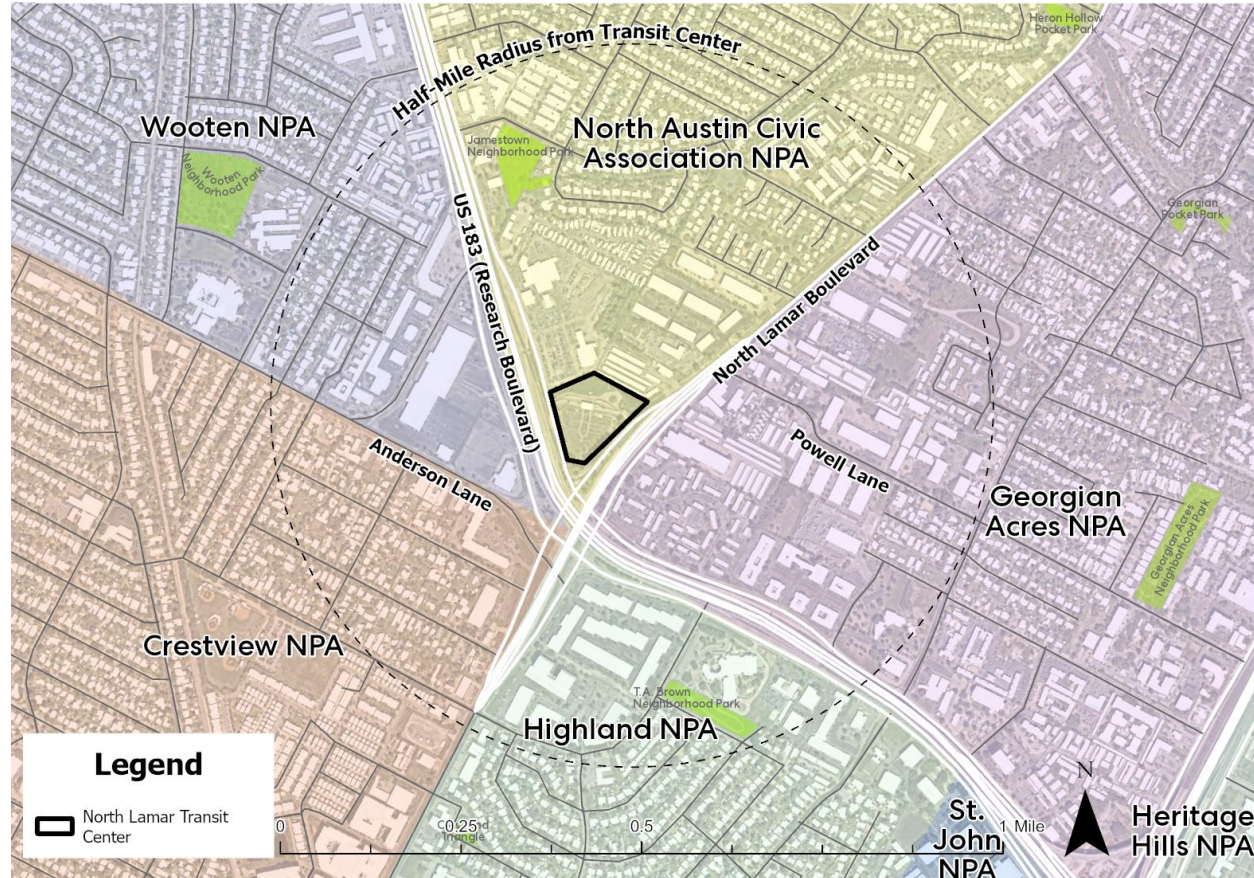
Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial buildings.

NLTC Neighborhood Plan Amendments



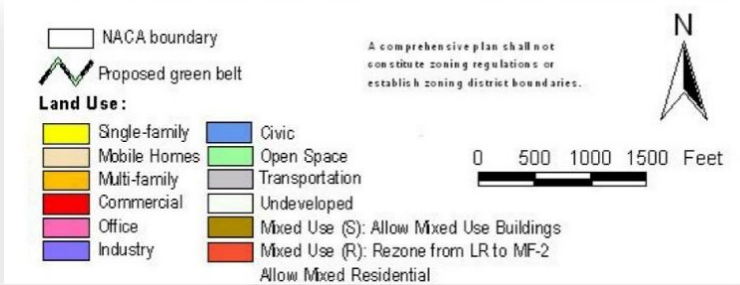
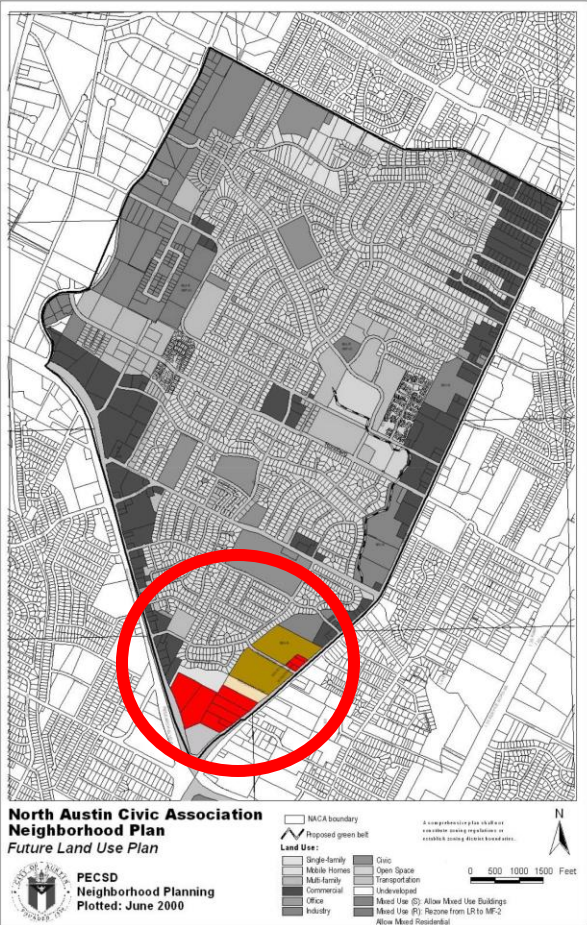
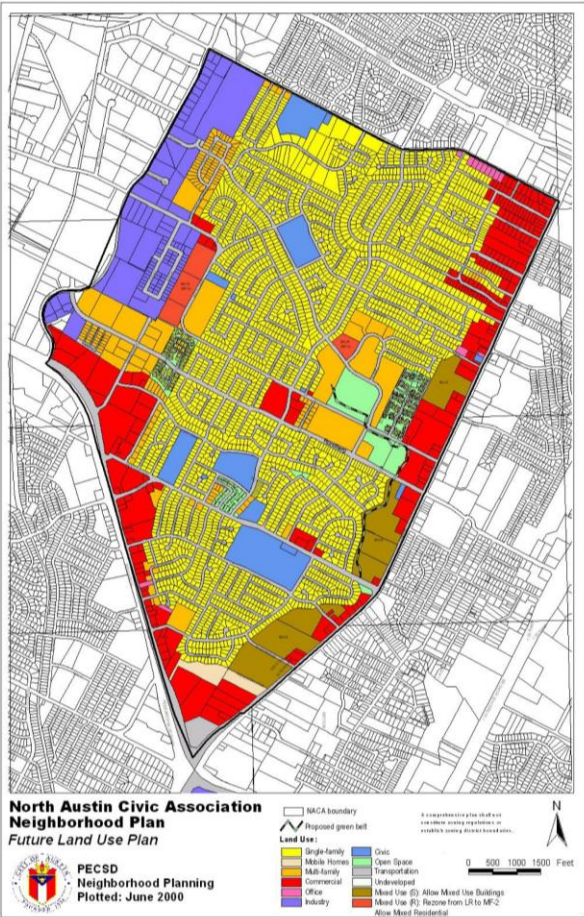
3

Neighborhood Plans within the NLTC Station Area



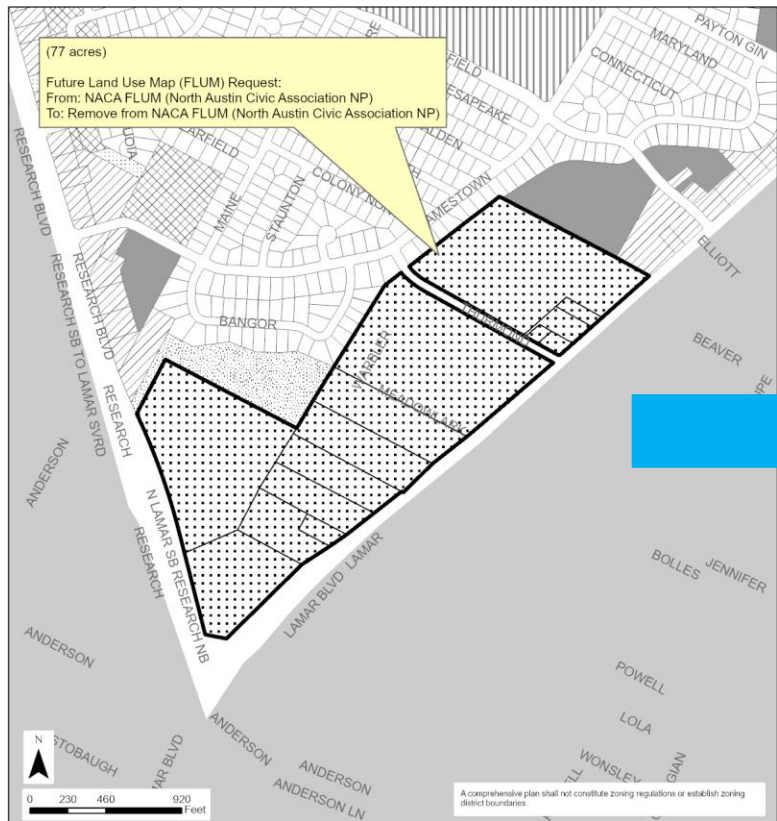
NPA-2025-0007.01

North Austin Civic Association (NACA) Neighborhood Plan

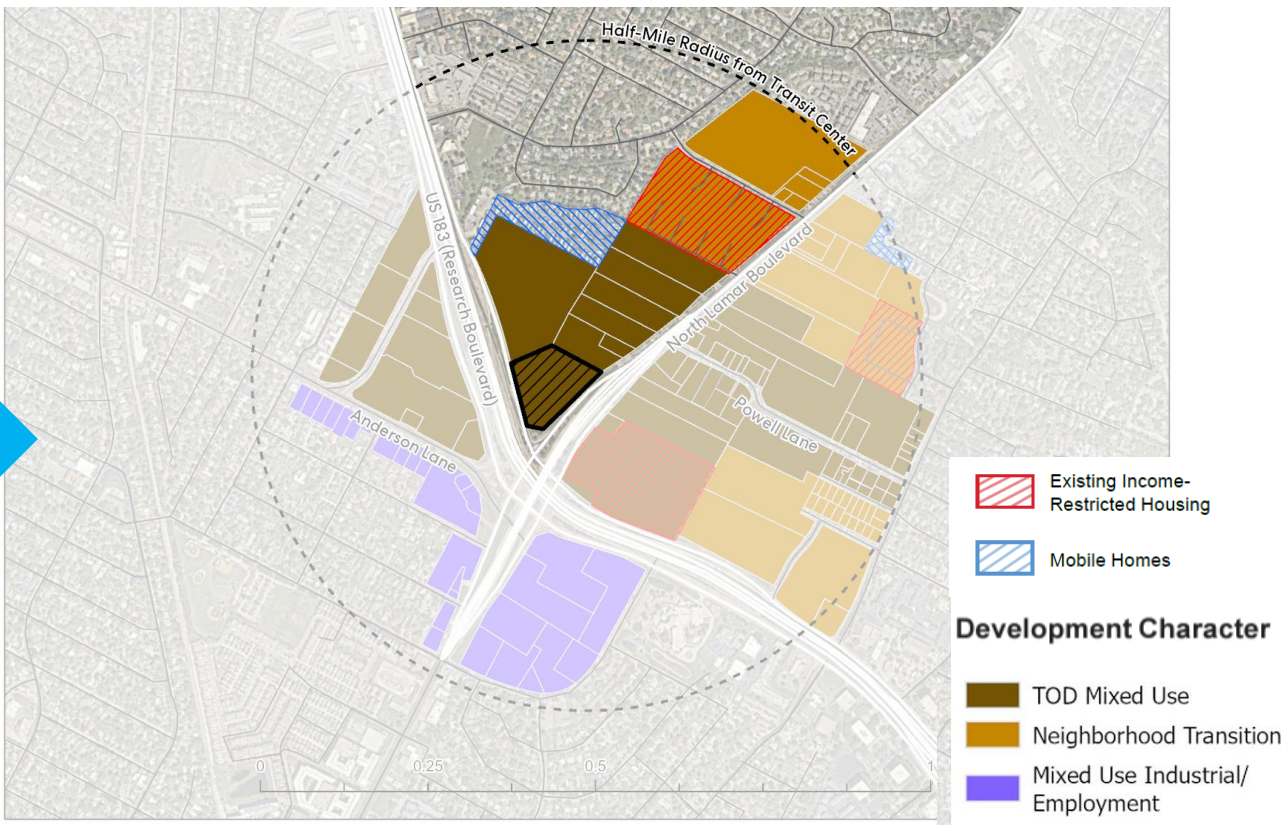


NPA-2025-0007.01

North Austin Civic Association (NACA) Neighborhood Plan

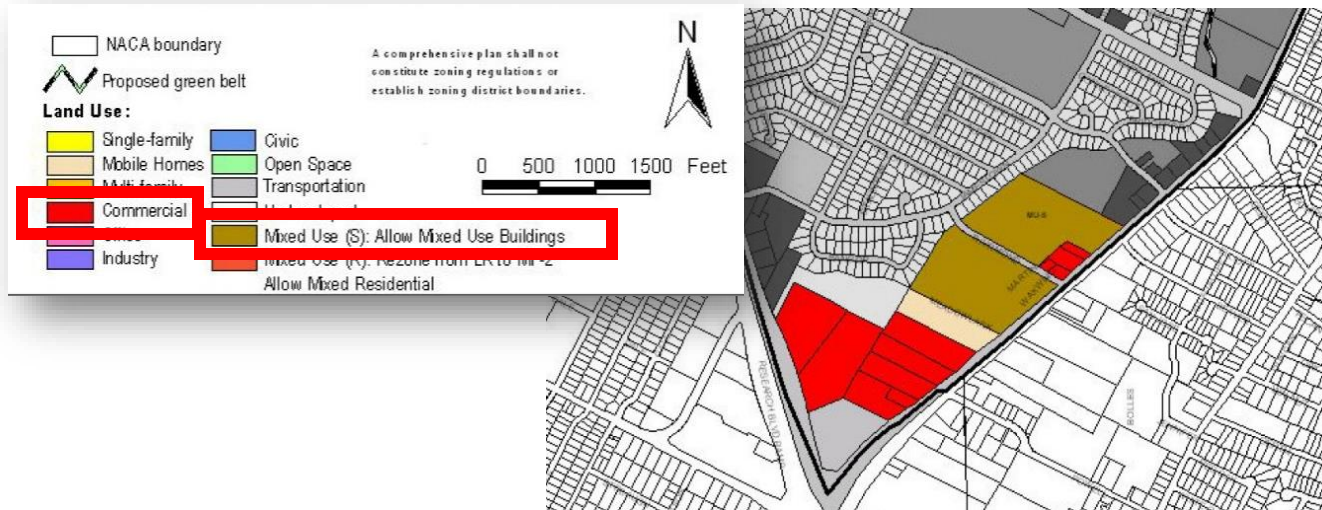


Request: Remove from NACA NP FLUM



NLTC Station Area FLUM

NACA NP FLUM

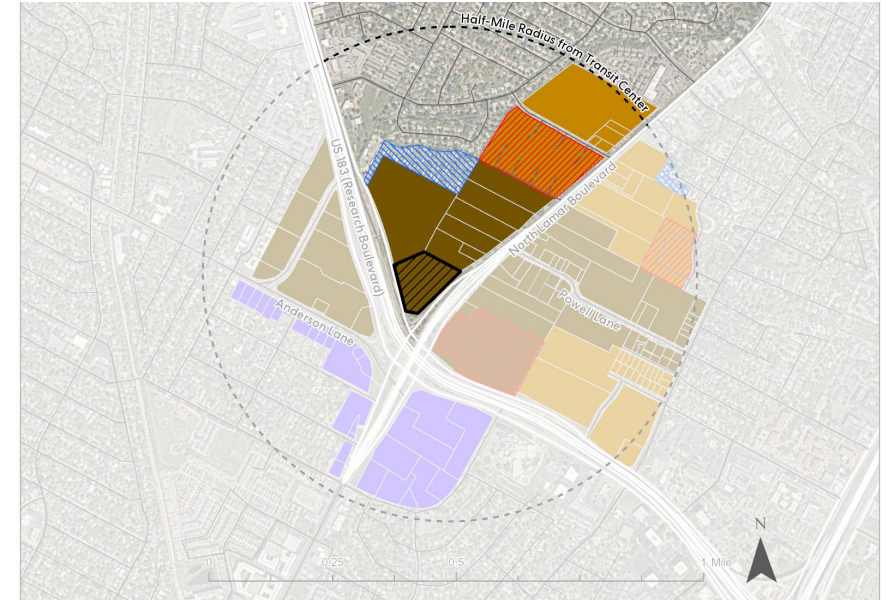


Overall Goal: *Strengthened code enforcement to bring stability and improve the appearance of the neighborhood. Maintain and enhance existing zoning for future development to improve land use and the quality of life in the neighborhood. Prevent additional commercial development within the residential areas and maintain a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types.*

Planning Principles

1. The City should direct growth along Lamar Boulevard and away from the single-family residential areas of the neighborhood.

NLTC FLUM

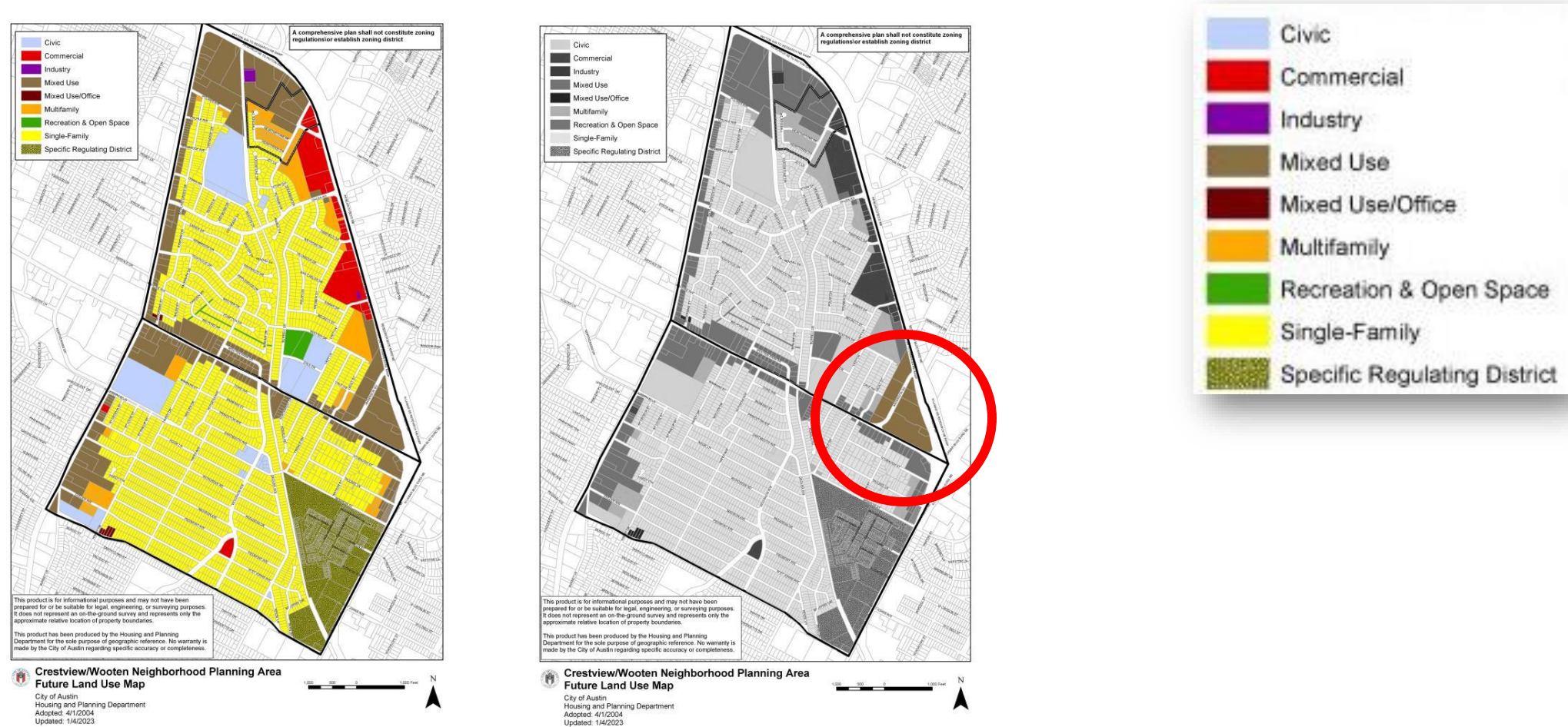


TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

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.

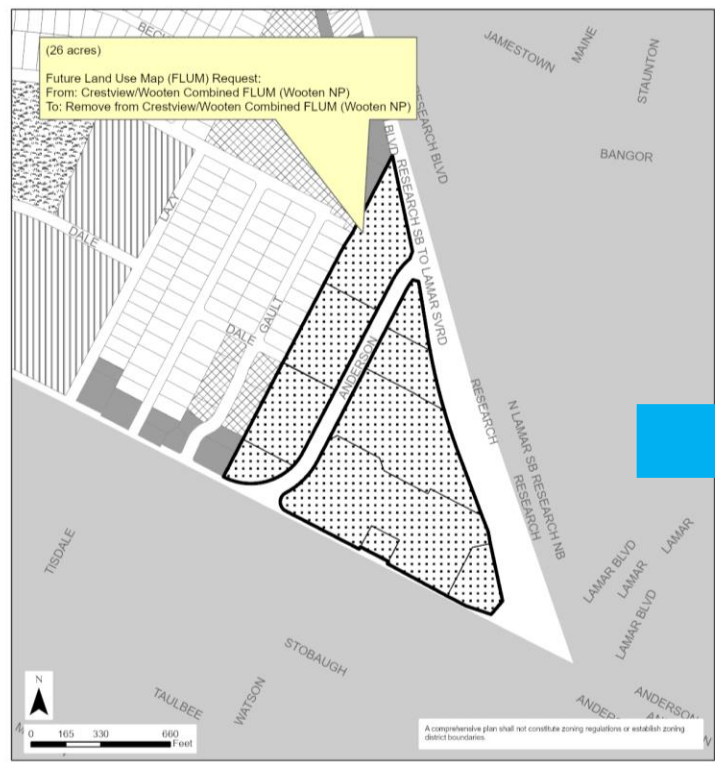
NPA-2025-0017.01

Crestview/Wooten Combined Neighborhood Plan (Wooten NP)

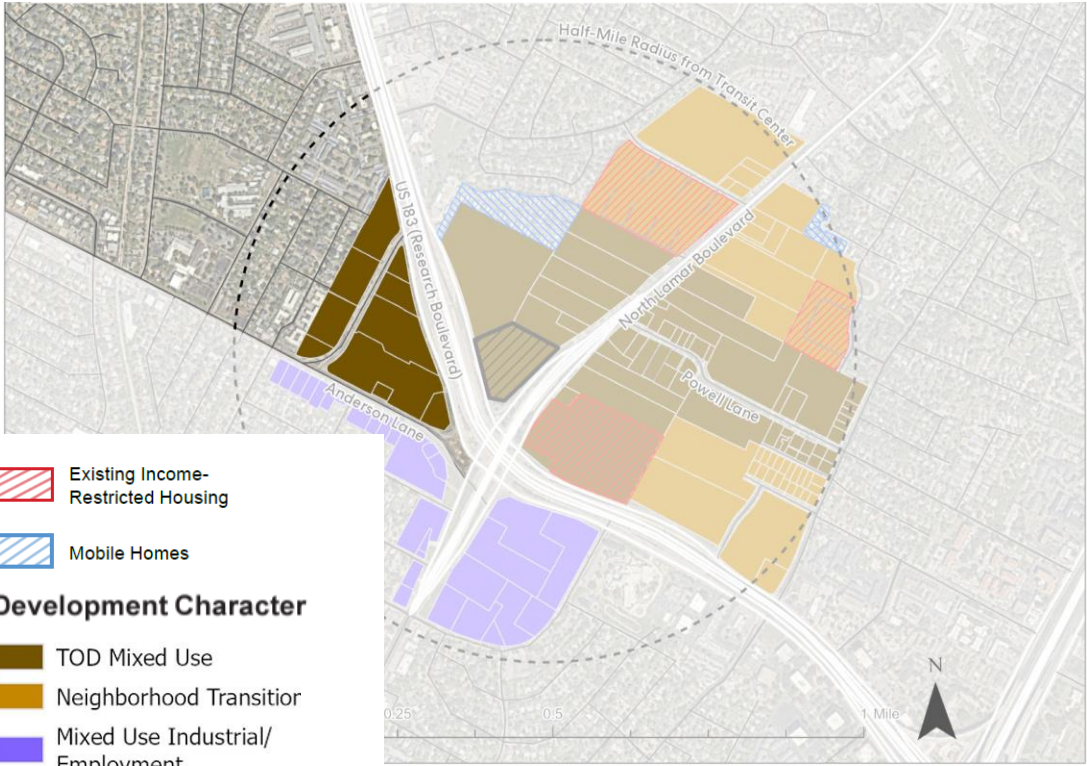


NPA-2025-0017.01

Crestview/Wooten Combined Neighborhood Plan (Wooten NP)

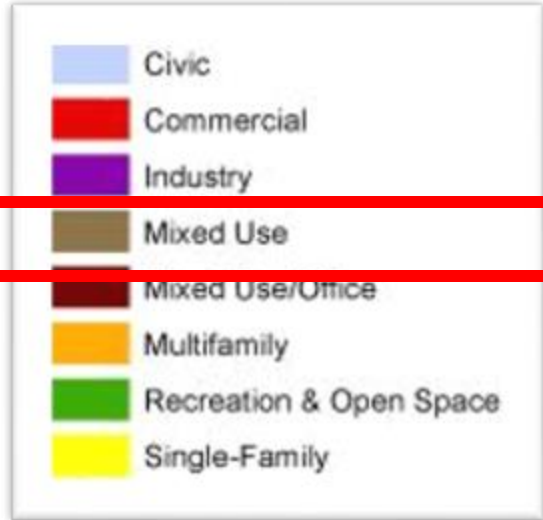


To: Remove from Crestview/Wooten Combined NP FLUM (Wooten NP)



NLTC Station Area FLUM

Wooten NP FLUM



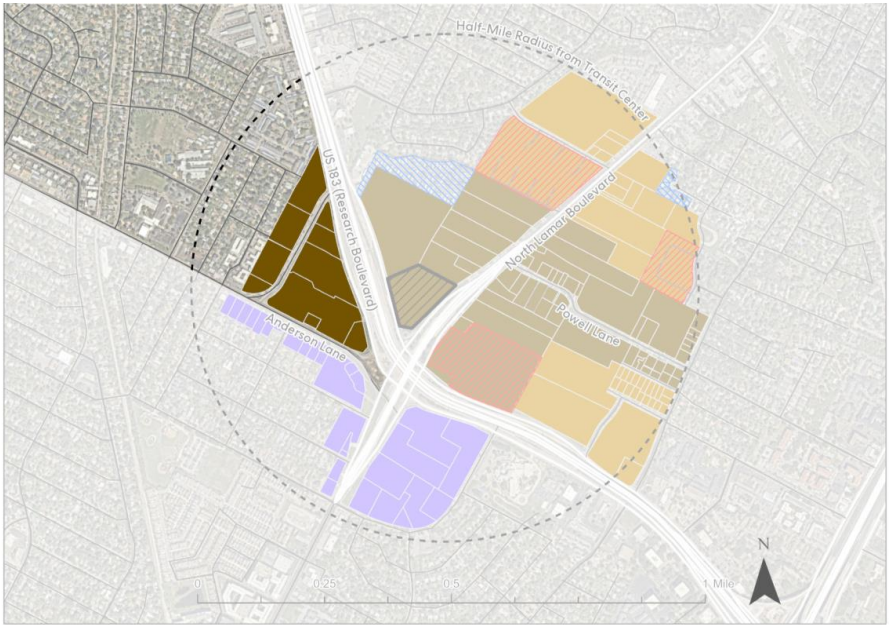
Anderson Square
Hobby Lobby
Planet Fitness
DJC Law
Bingo

Crestview/Wooten Combined Neighborhood Plan

Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.

Land Use Objective 9: Encourage the redevelopment of Lamar Boulevard with more residential and neighborhood serving businesses.

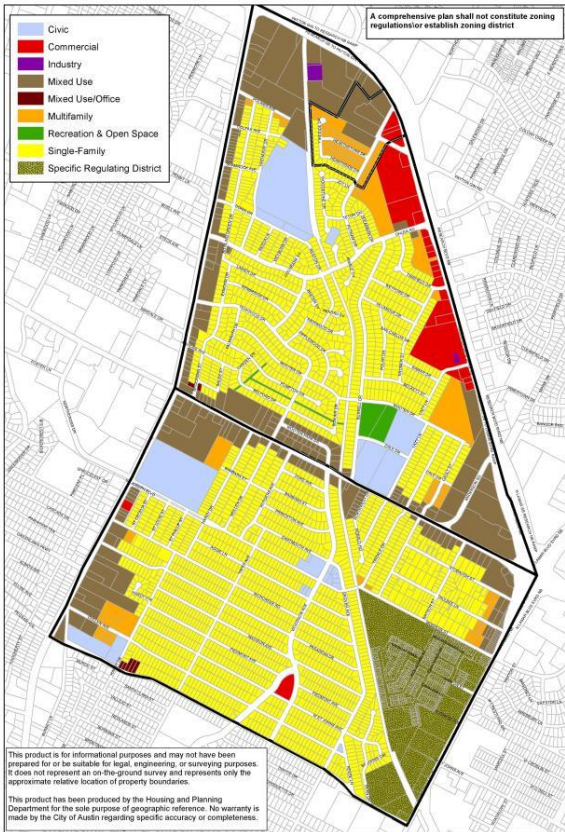
NLTC FLUM



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.

NPA-2025-0017.02

Crestview/Wooten Combined Neighborhood Plan (Crestview NP)



**Crestview/Wooten Neighborhood Planning Area
Future Land Use Map**
City of Austin
Housing and Planning Department
Adopted: 4/1/2004
Updated: 1/4/2023

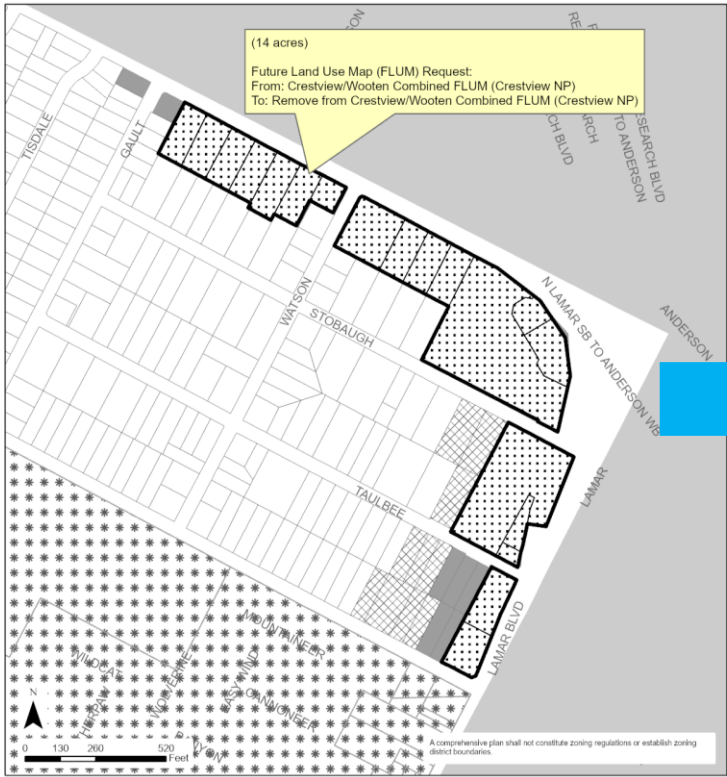


**Crestview/Wooten Neighborhood Planning Area
Future Land Use Map**
City of Austin
Housing and Planning Department
Adopted: 4/1/2004
Updated: 1/4/2023

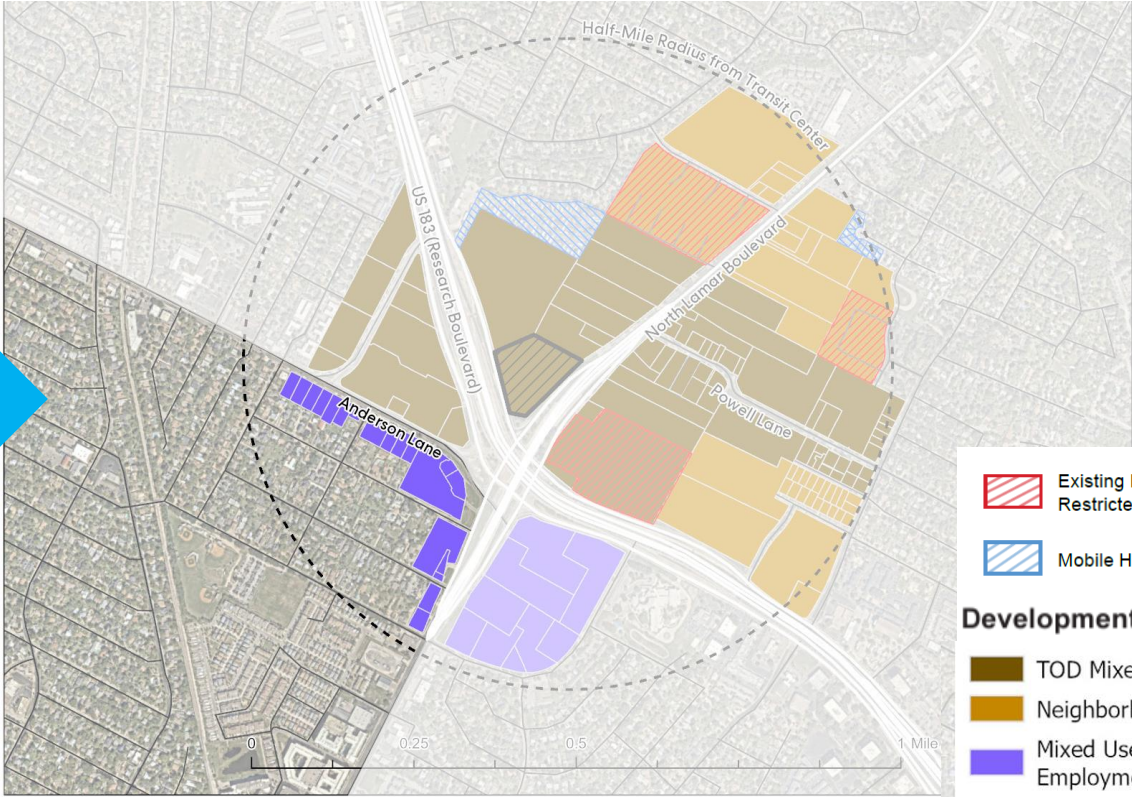


NPA-2025-0017.02

Crestview/Wooten Combined Neighborhood Plan (Crestview NP)

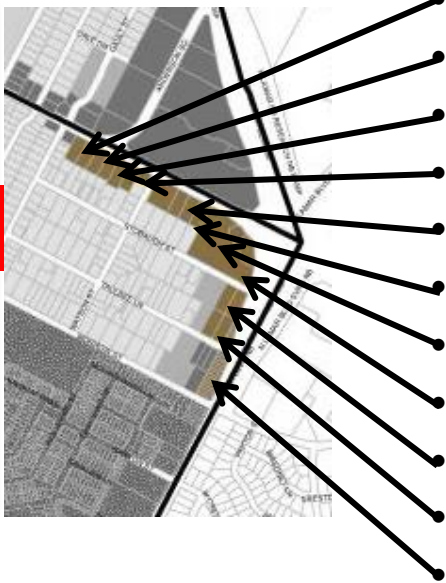


To: Remove from Crestview/Wooten Combined NP FLUM (Crestview NP) FLUM



NLTC Station Area FLUM

Crestview NP FLUM



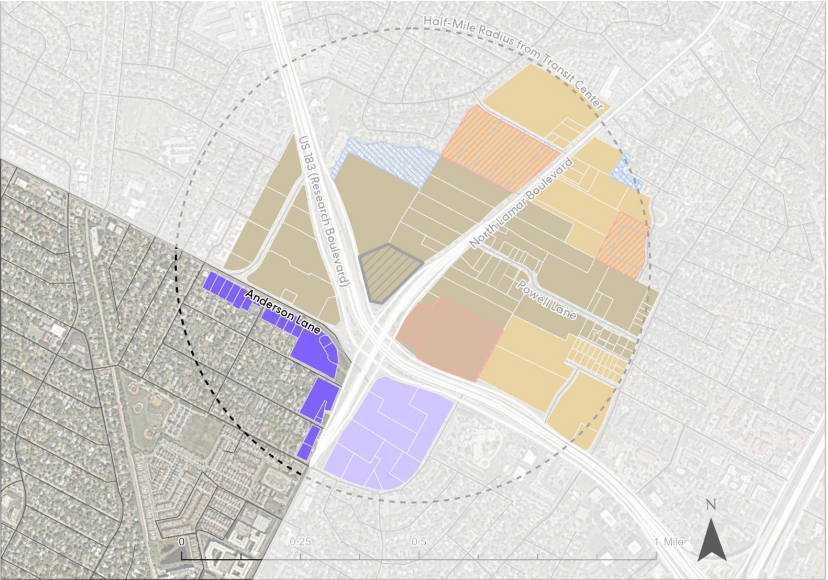
- Tire shop
- Auto repair
- Violin shop
- Amy's Ice Cream
- Shoe store
- Auto Repair
- Midtown Crossing
- Car rental
- Collision Repair
- Auto yard
- Commercial

Crestview/Wooten Combined Neighborhood Plan

Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.

Land Use Objective 9: Encourage the redevelopment of Lamar Boulevard with more residential and neighborhood serving businesses.

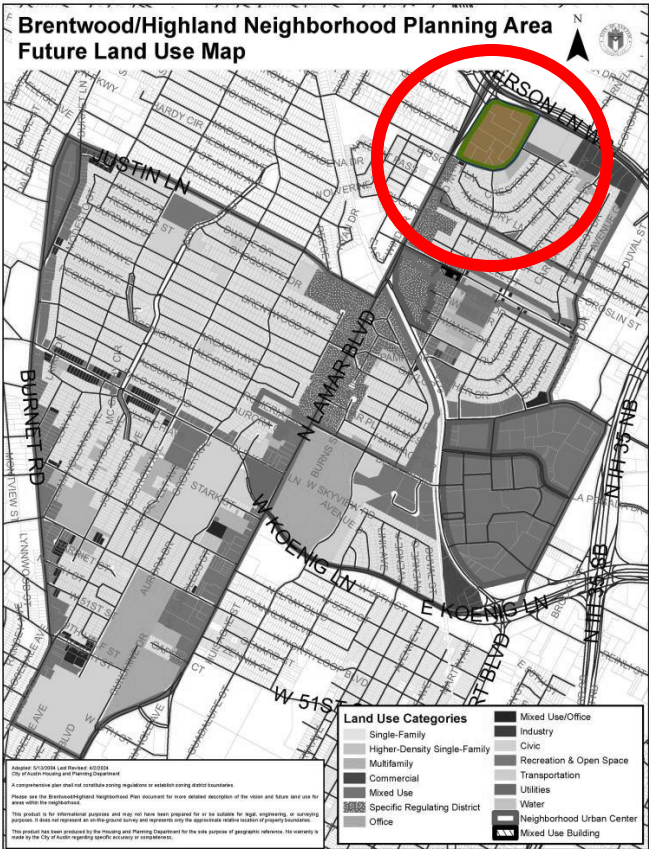
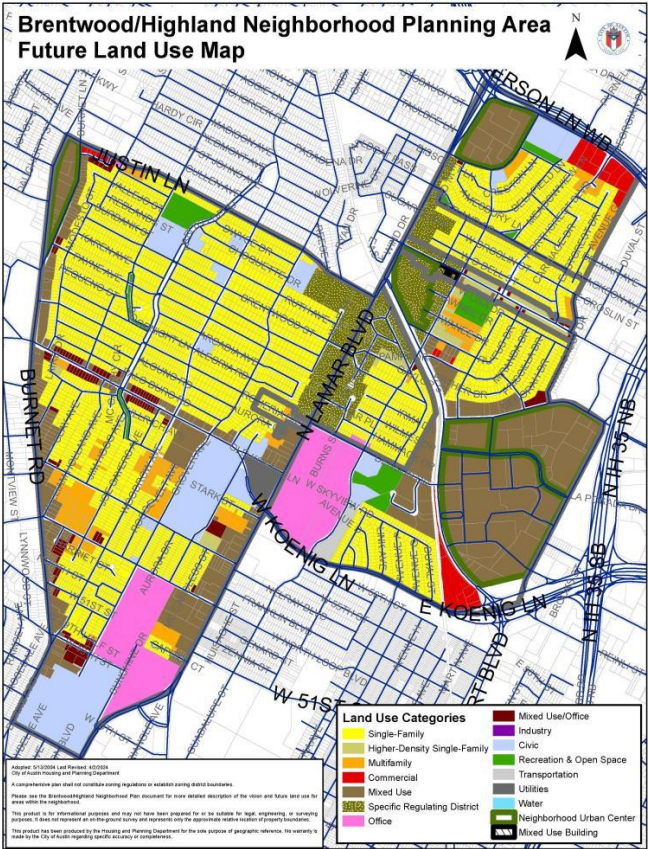
NLTC FLUM



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

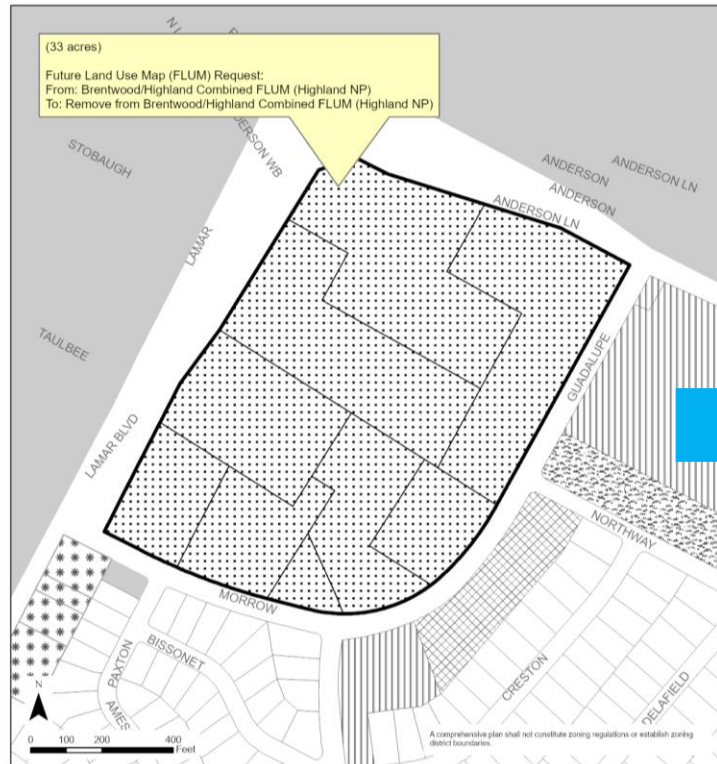
NPA-2025-0018.01

Brentwood/Highland Combined Neighborhood Plan (Highland NP)

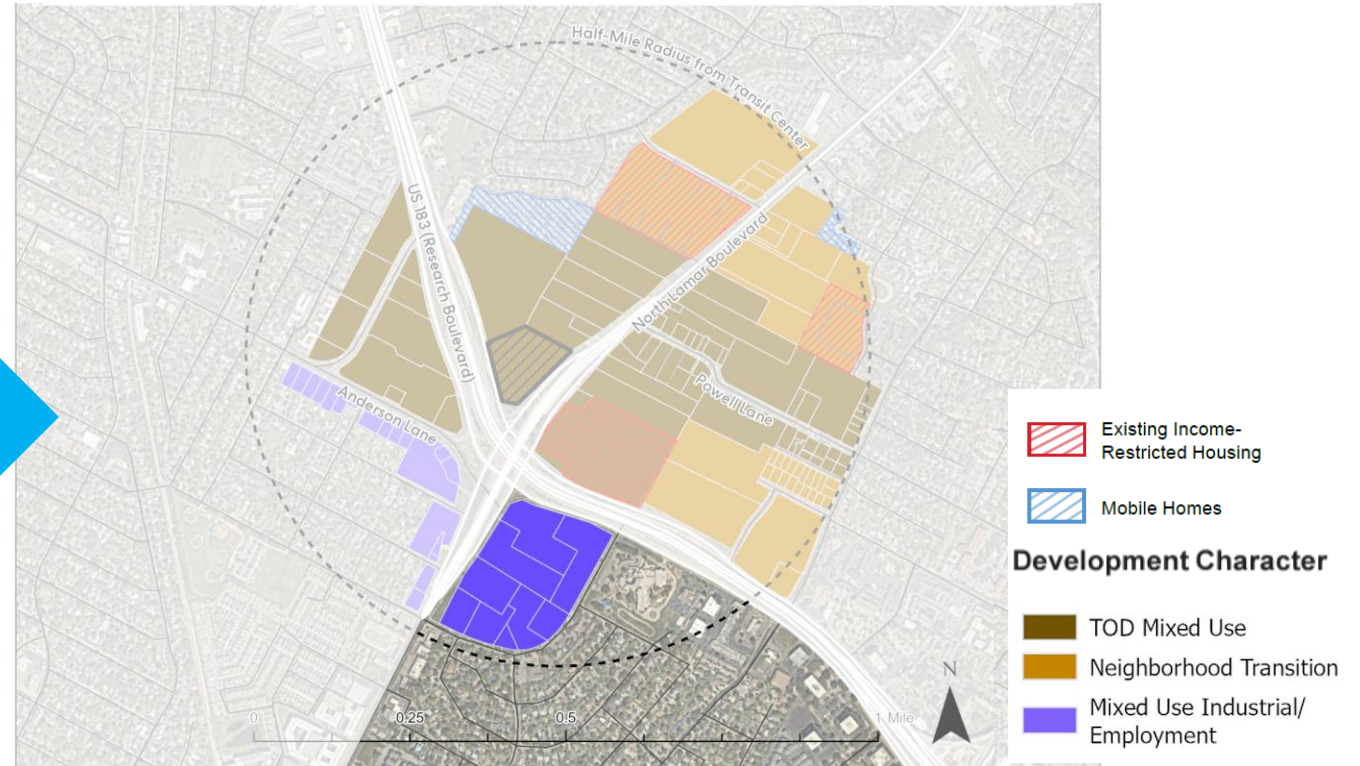


NPA-2025-0018.01

Brentwood/Highland Combined Neighborhood Plan (Highland NP)



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



NLTC Station Area FLUM

Highland NP FLUM

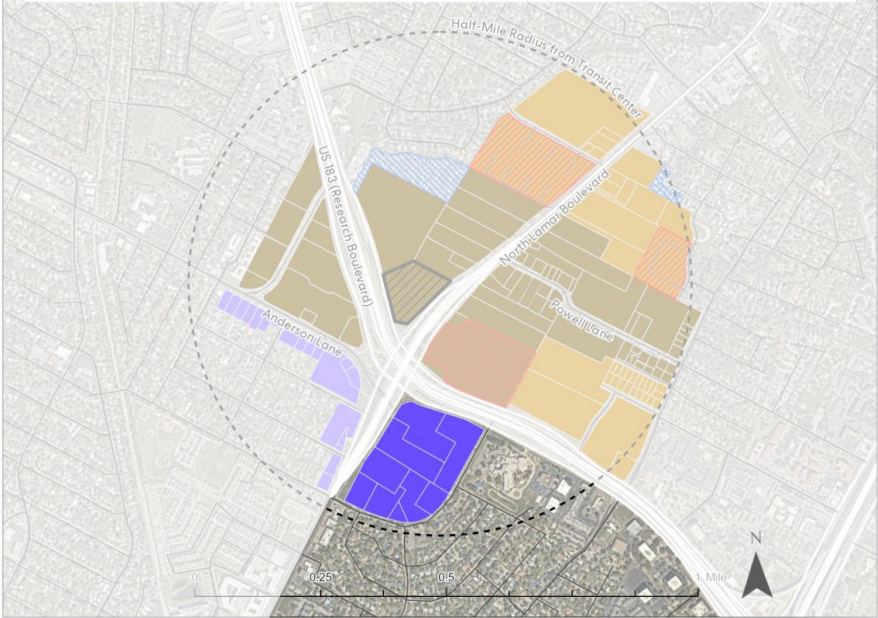


Goals

Land Use Goals

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.

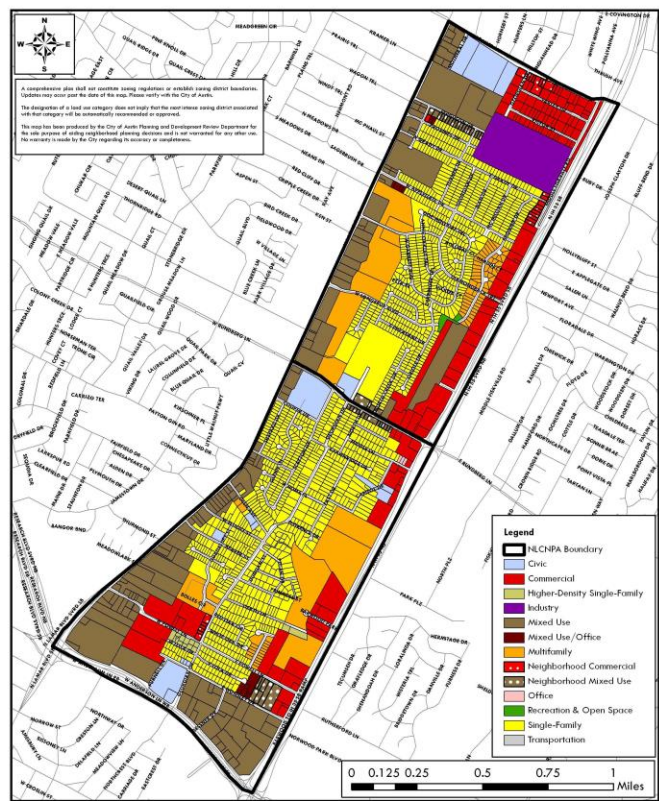
NLTC FLUM



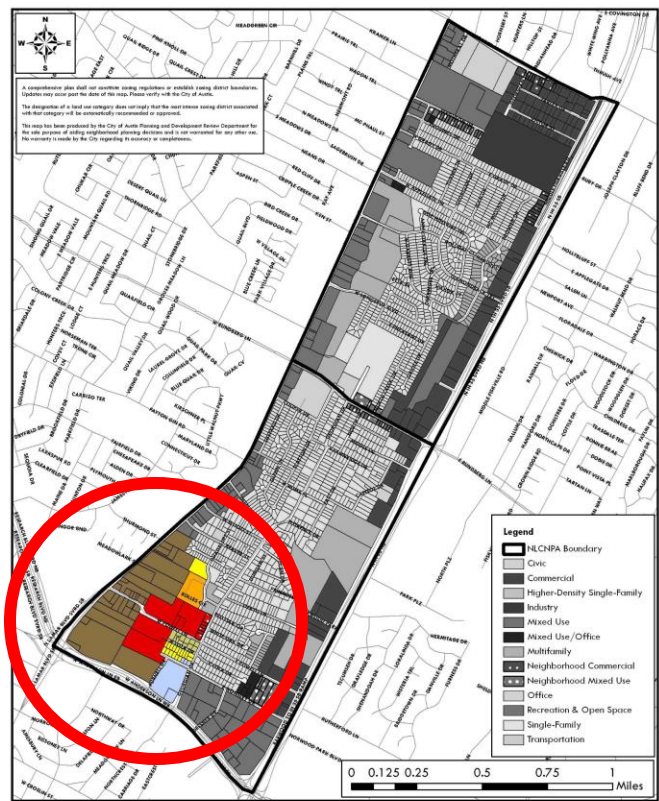
Mixed-Use Industrial will include low impact industrial uses with added options for retail, office, and attached multi-family residential development.

NPA-2025-0026.01

North Lamar Combined Neighborhood Plan (Georgian Acres)



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

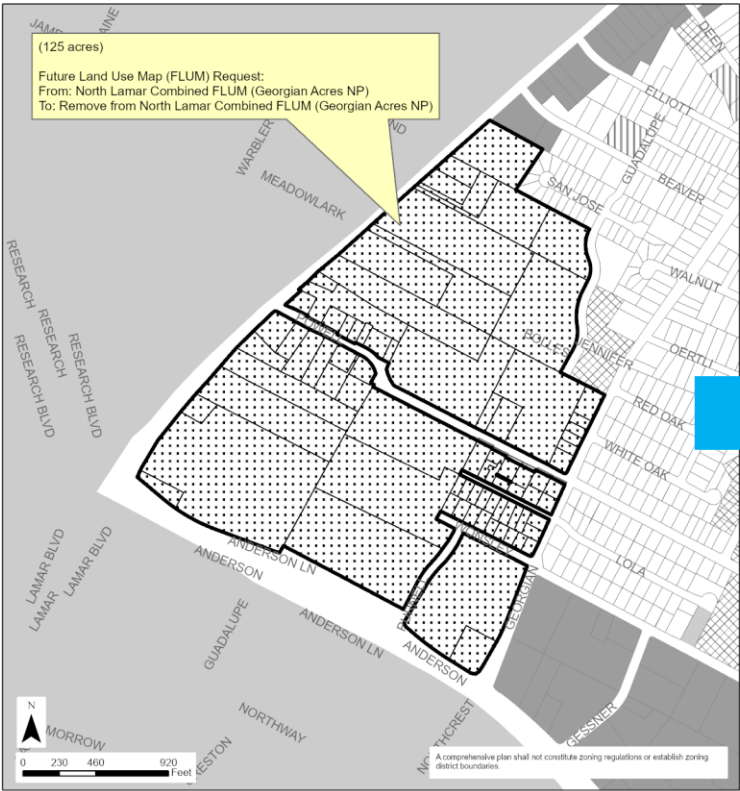


 **North Lamar Combined Neighborhood Planning Area**
Future Land Use Map

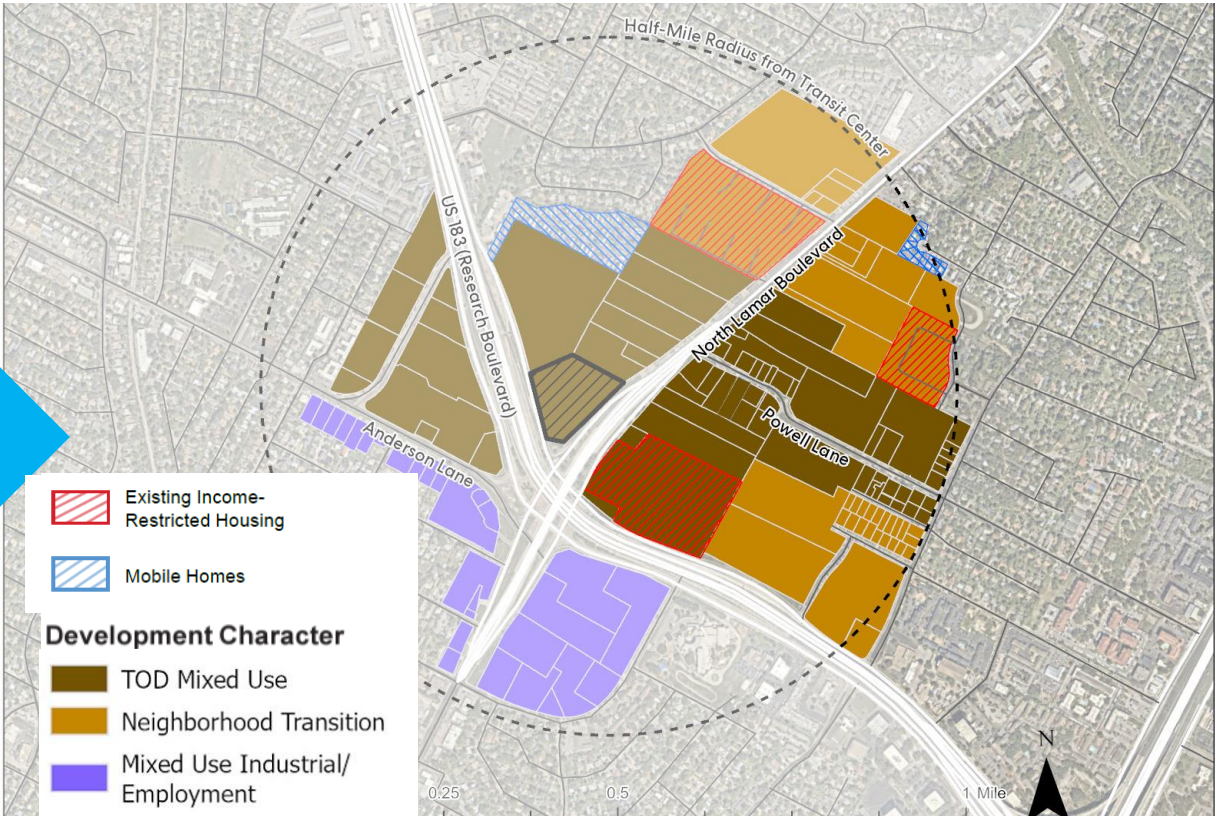


NPA-2025-0026.01

North Lamar Combined Neighborhood Plan (Georgian Acres)

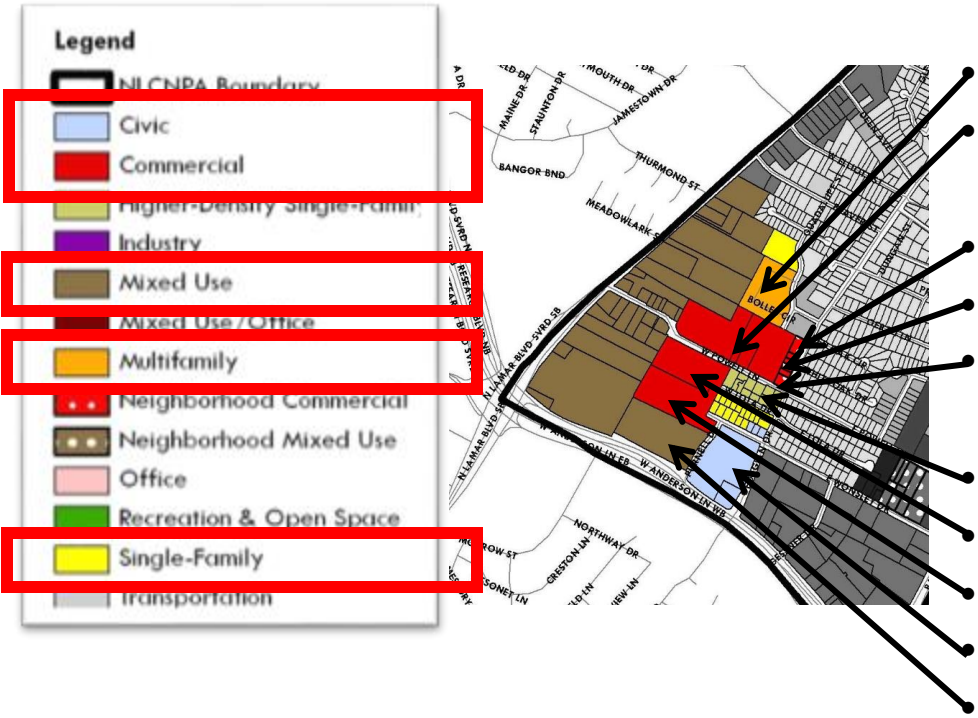


To: Remove from North Lamar Combined NP (Georgian Acres NP) FLUM



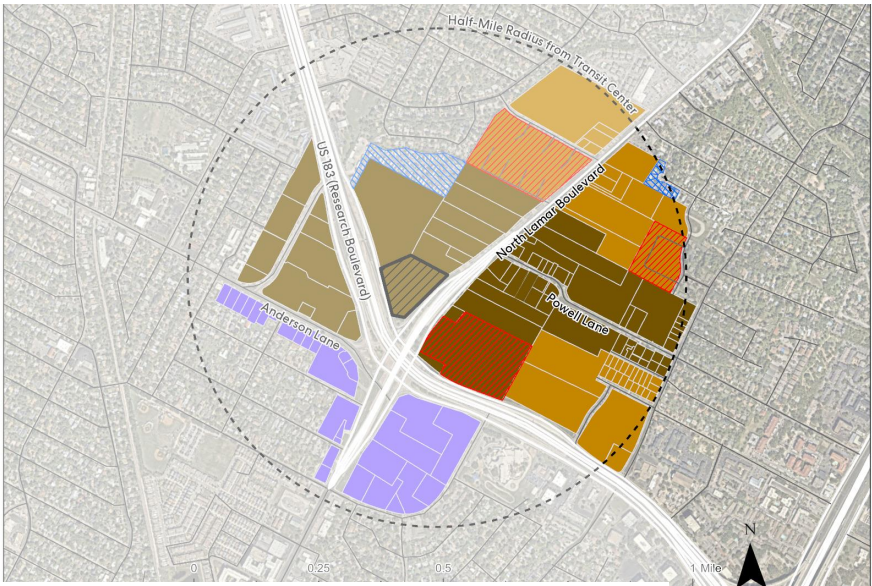
NLTC Station Area FLUM

Georgian Acres NP FLUM



Land Use Goal: Create a well-balanced land use pattern that benefits everybody in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

NLTC FLUM



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.

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 Station Area**



4

South Congress Transit Center



ETOD Typologies

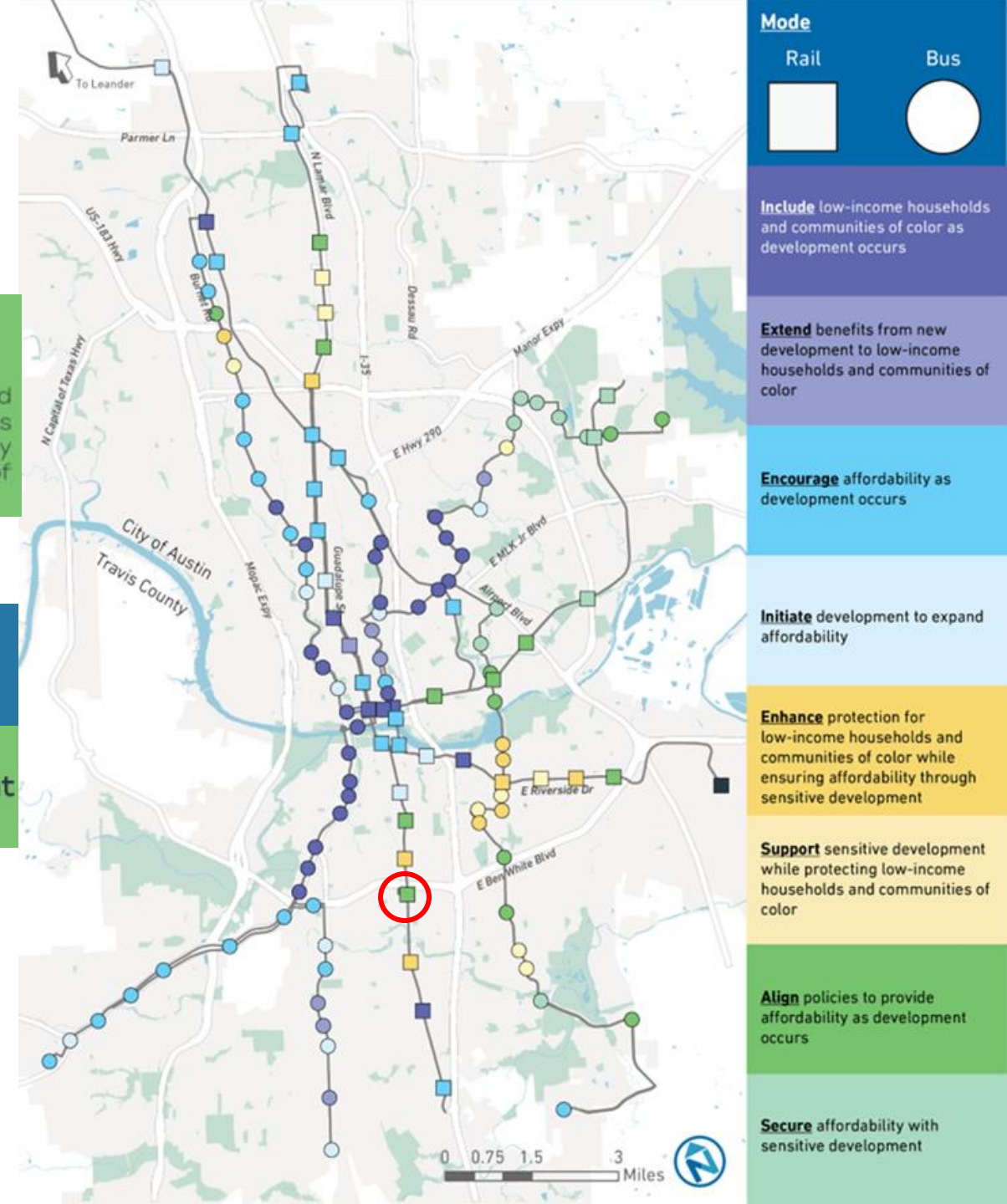
South Congress Transit Center Station Area

Align policies to provide affordability as development occurs

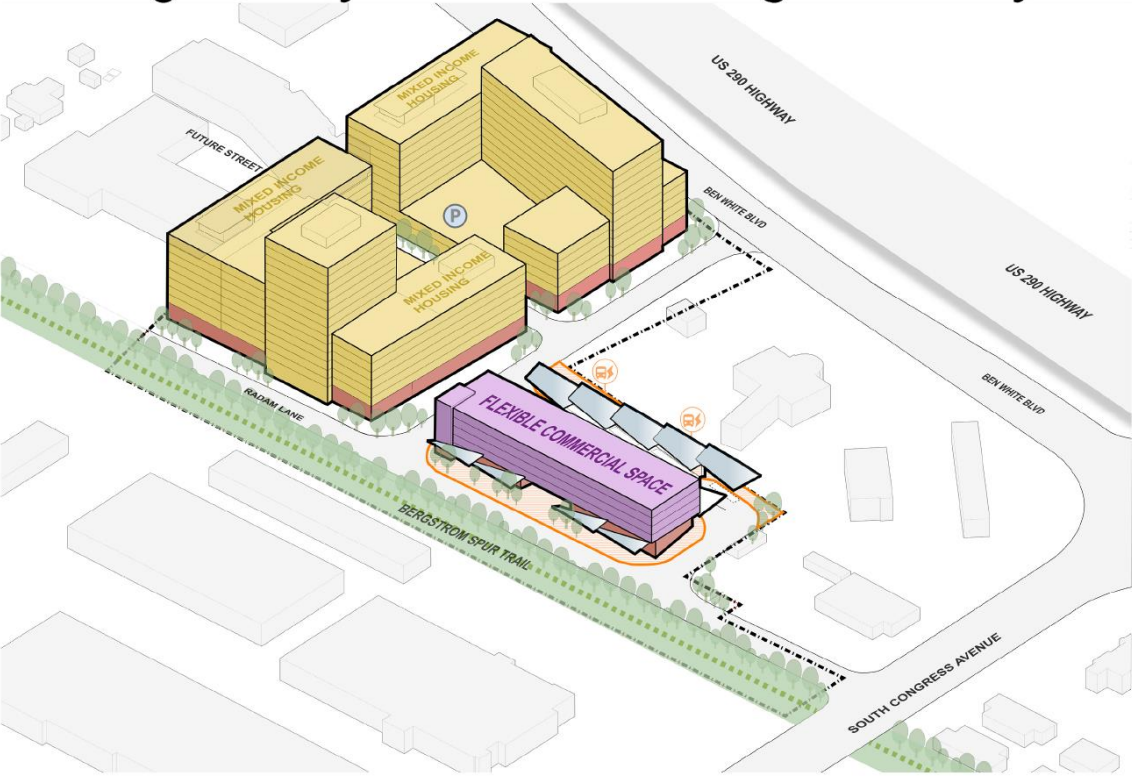
Fewer Residents Today / Vulnerable to or Experiencing Displacement / Rapid Change

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 High Density Mixed Use – Massing and Density



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

Perkins&Will 30

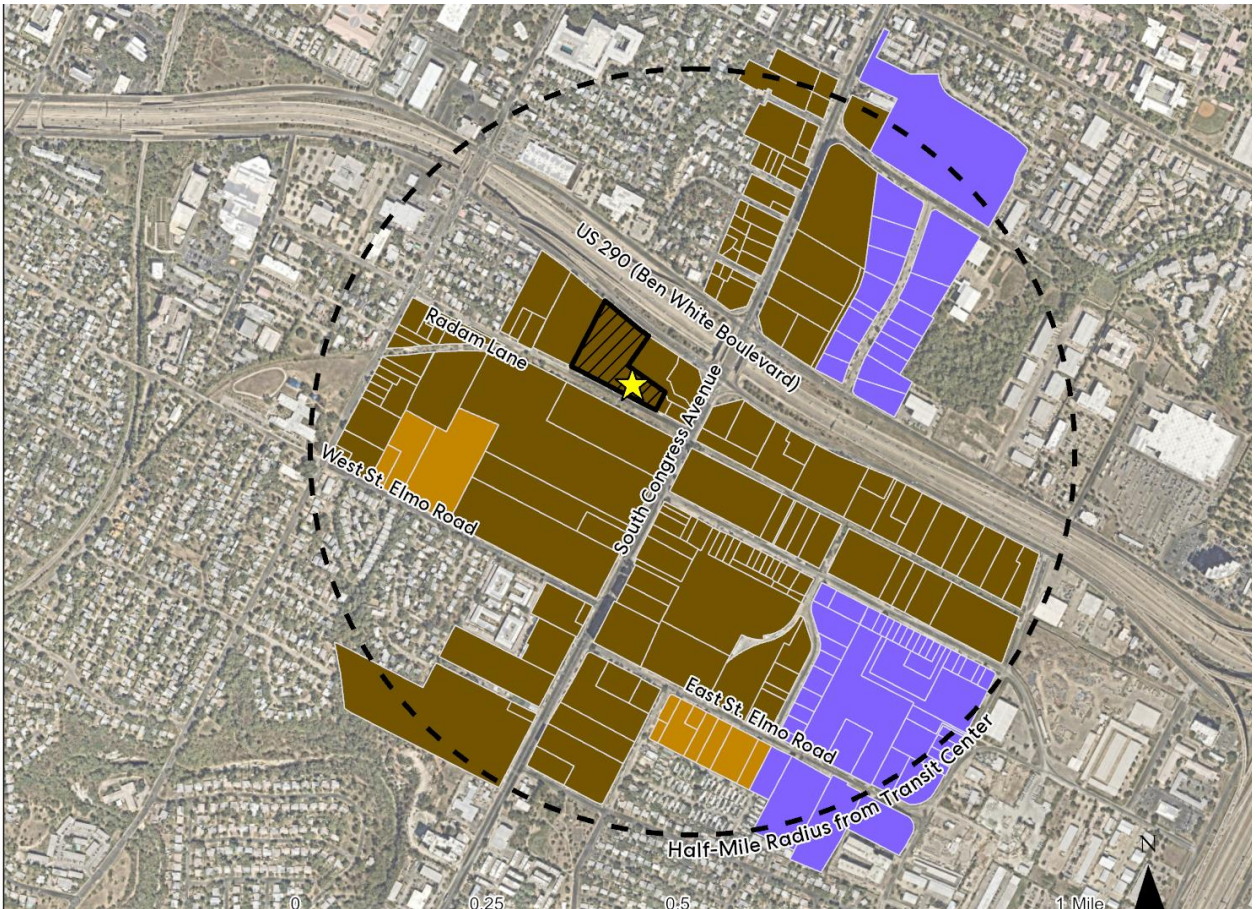


SCTC Vision Plan and Future Land Use Map

-  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.

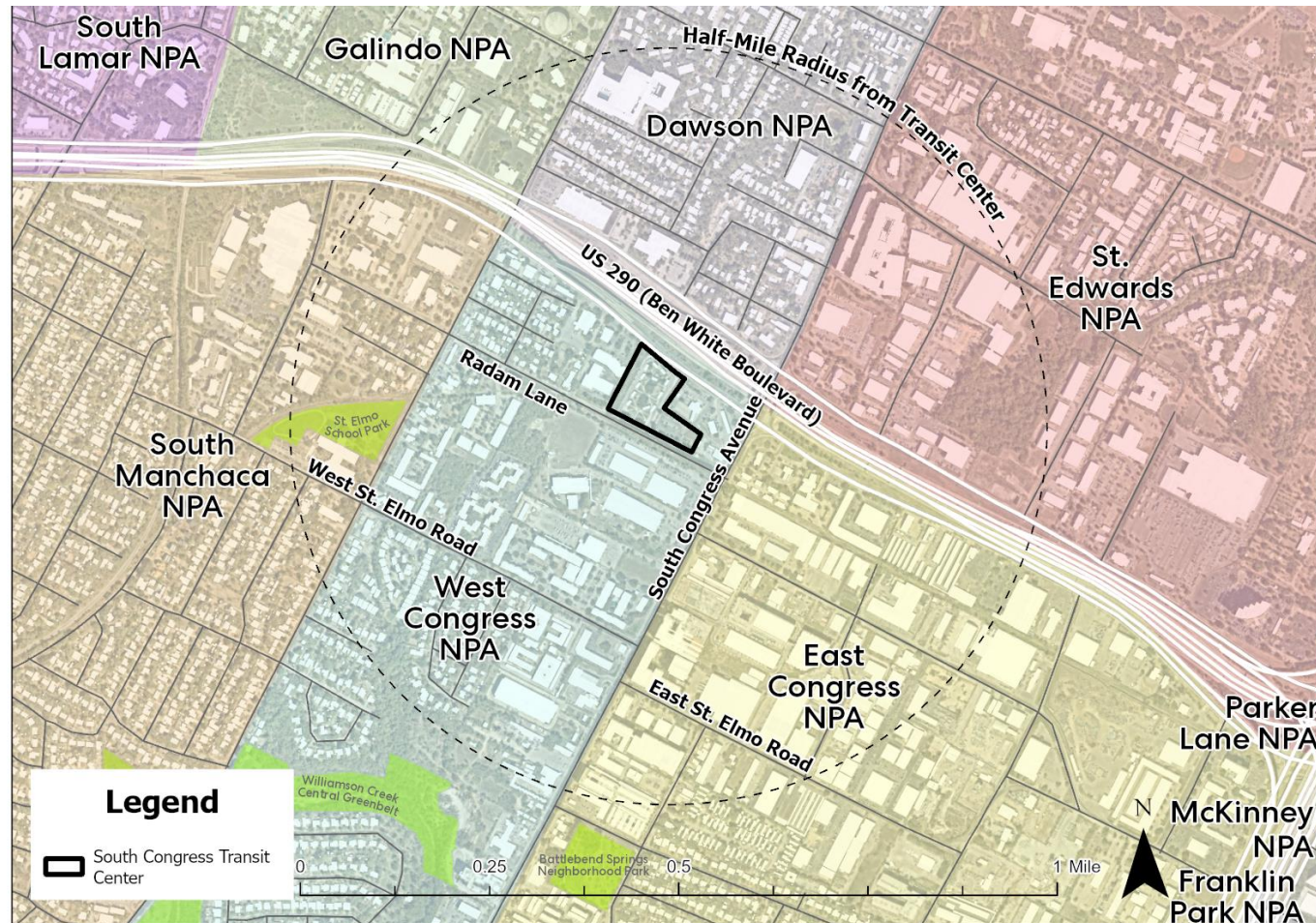
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SCTC Neighborhood Plan Amendments

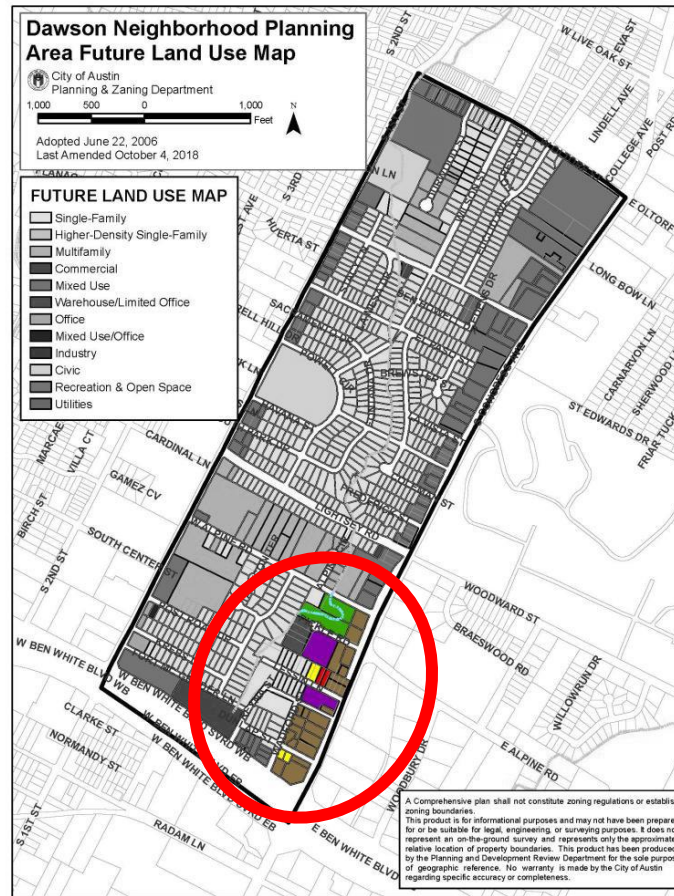


5

Neighborhood Plans within the SCTC Station Area

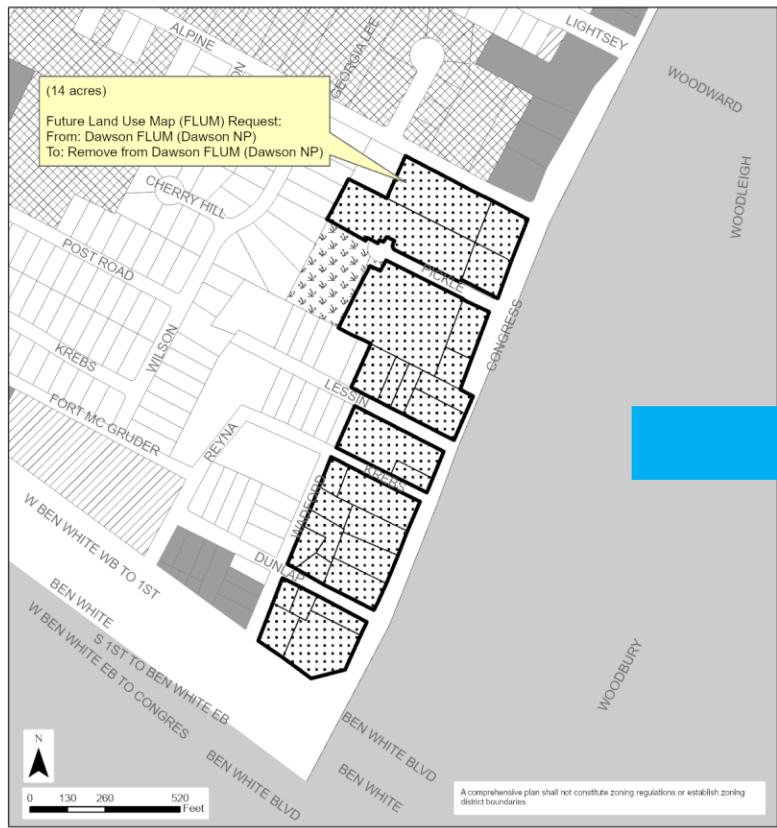


Dawson Neighborhood Plan

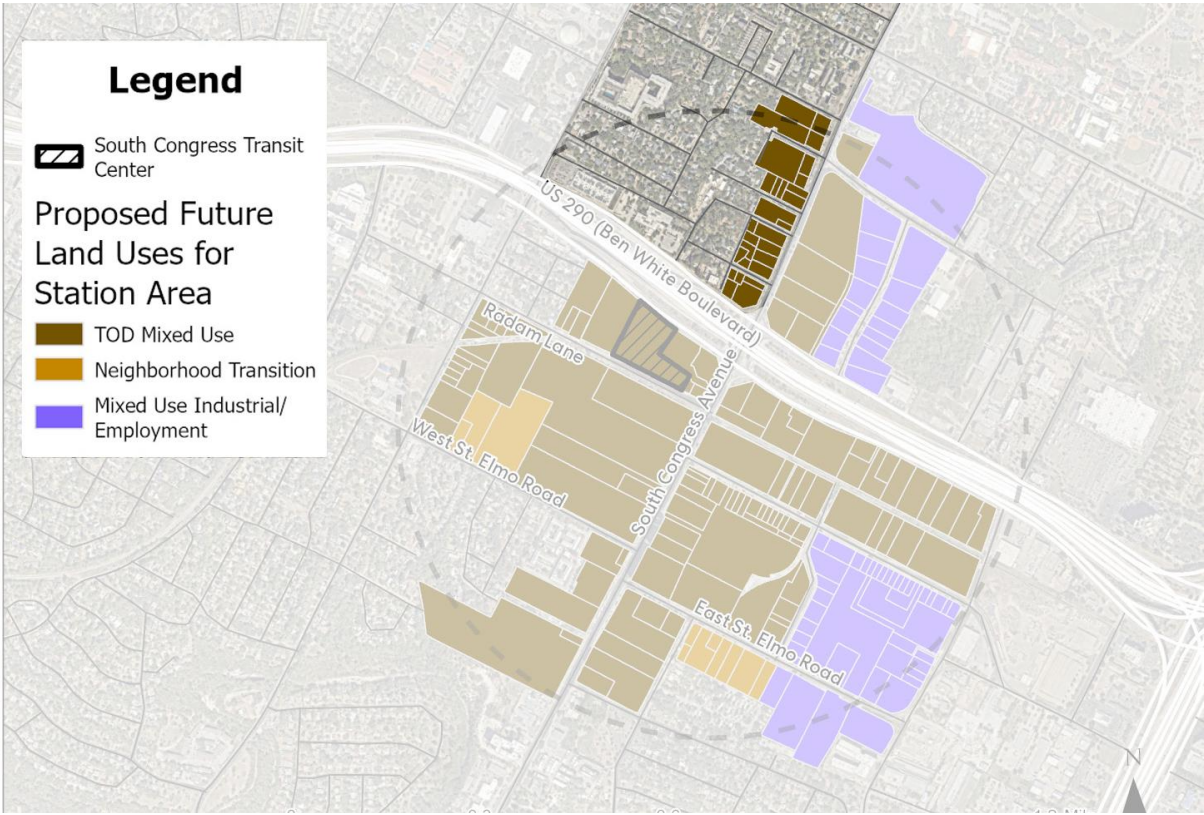


NPA-2025-0001.01

Dawson Neighborhood Plan



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



SCTC Station Area FLUM

Dawson NP FLUM



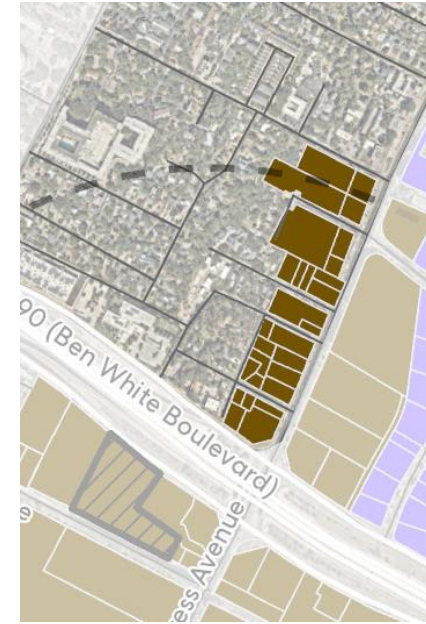
Climbing Center
Auto Sales/Repair
Fitness Center
Hair Salon
Thrift Store

Goal: Preserve the character of the Dawson Neighborhood.

Objectives:

- Preserve the residential character of the interior of the neighborhood and the commercial character of South First Street and South Congress Avenue.

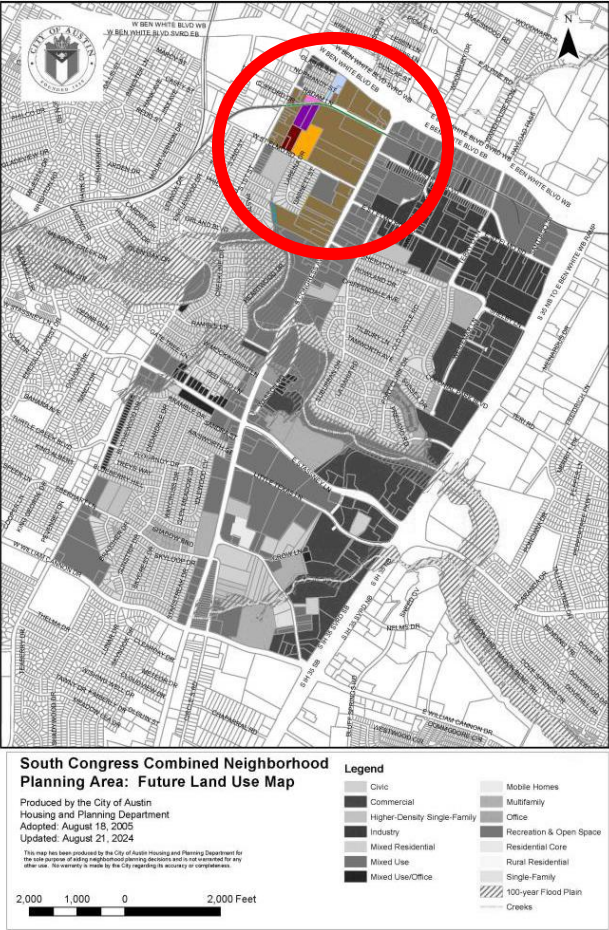
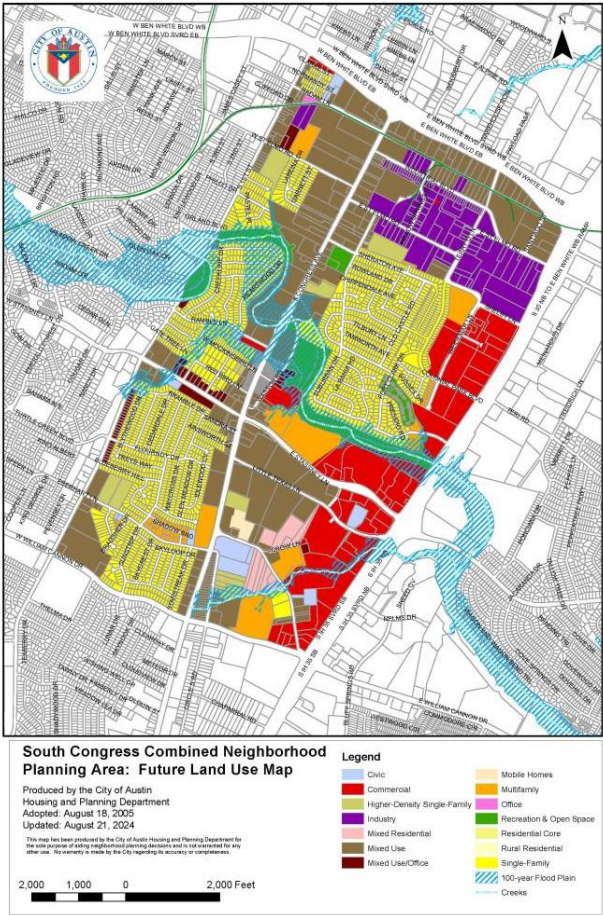
SCTC FLUM



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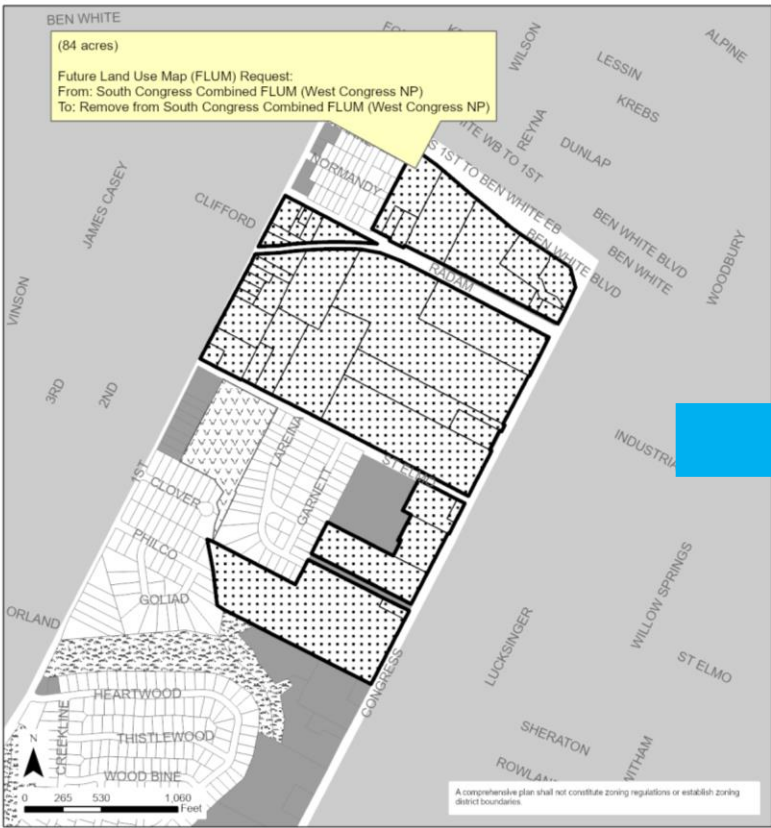
NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)

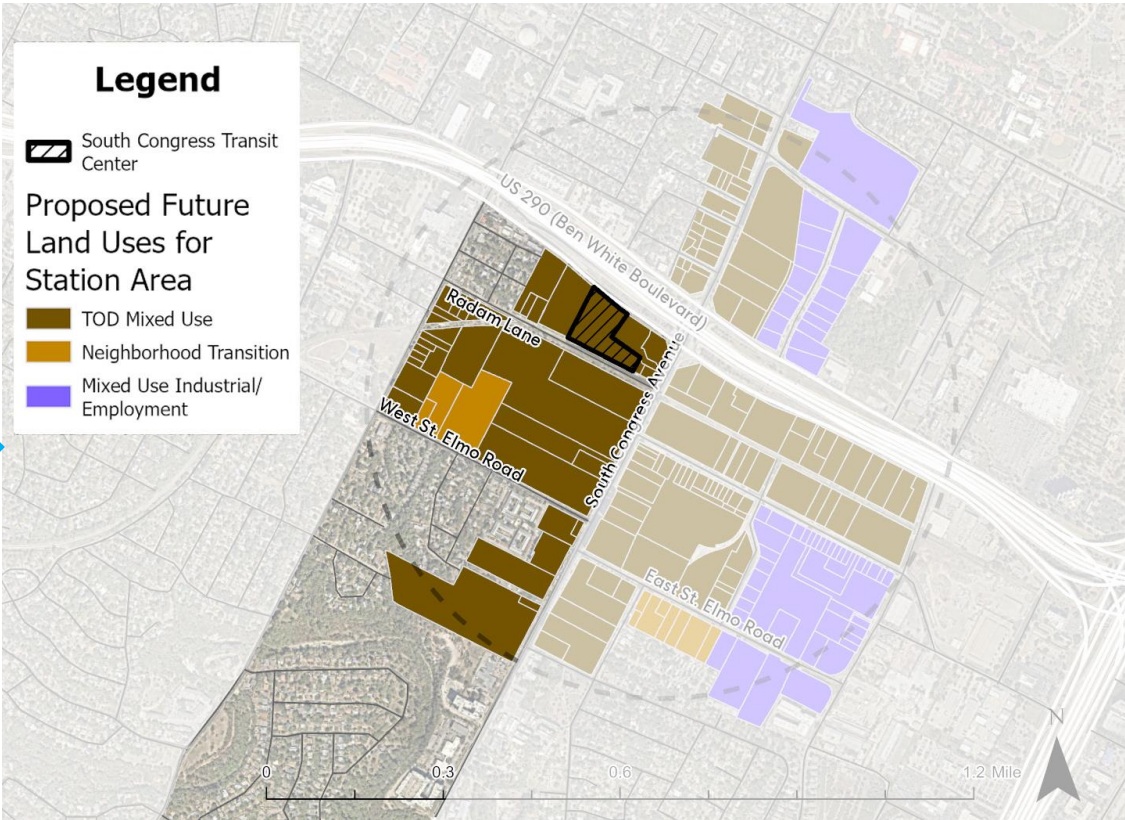


NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)

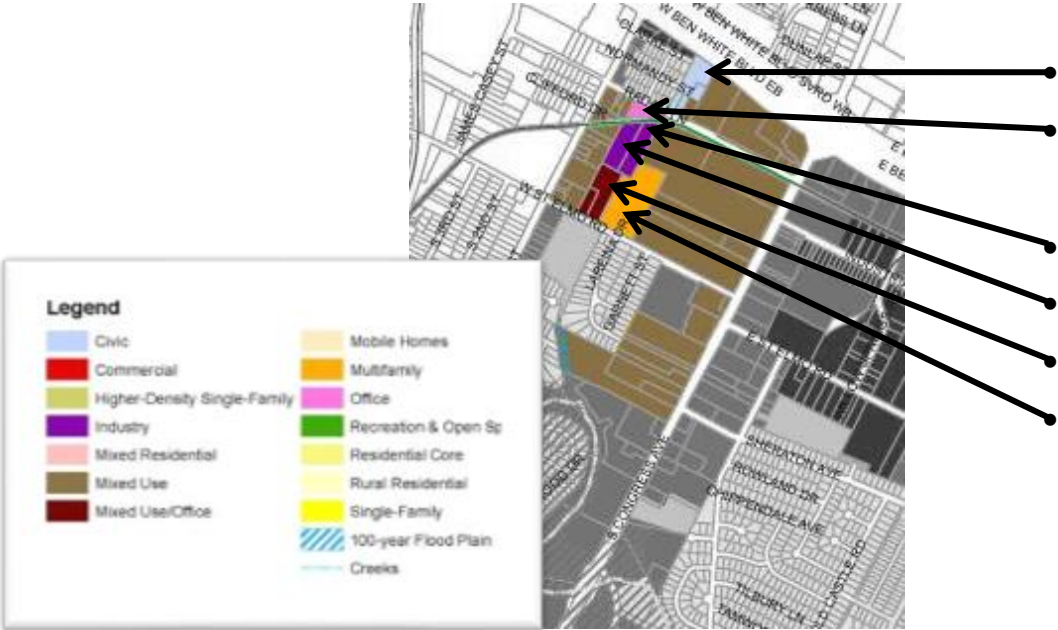


Request: Remove from South Congress Combined NP (West Congress NP) FLUM



SCTC Station Area FLUM

West Congress NP FLUM



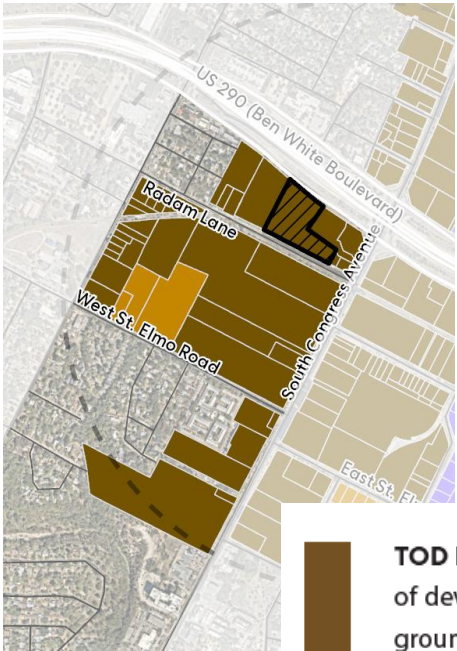
- St. Johns Lutheran
- Entertainment Agency
- 512 Brewing
- Pickle Ball
- Woodwork
- The Arts
- Apartments

Goals

GOAL TWO: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

GOAL THREE: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

SCTC FLUM



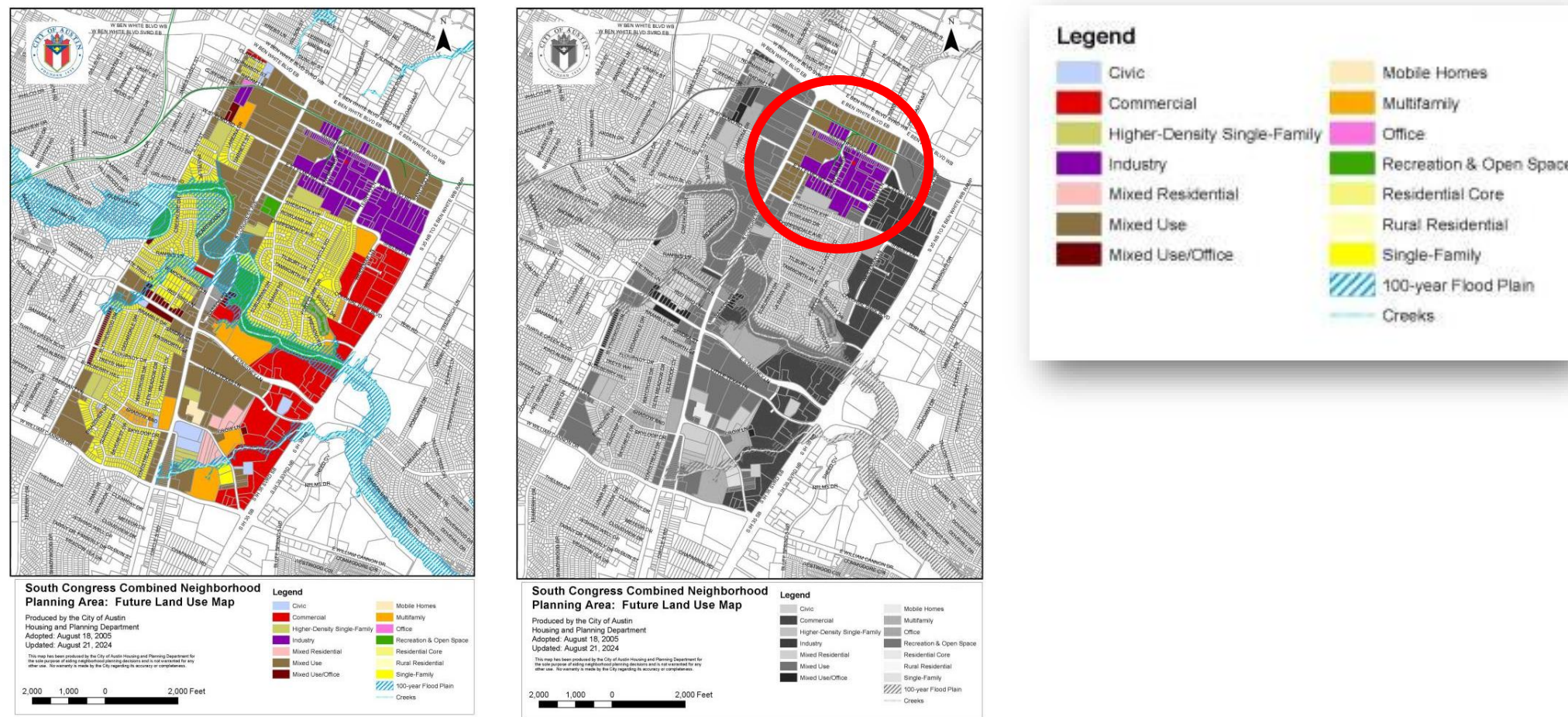
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Neighborhood Transition will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or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

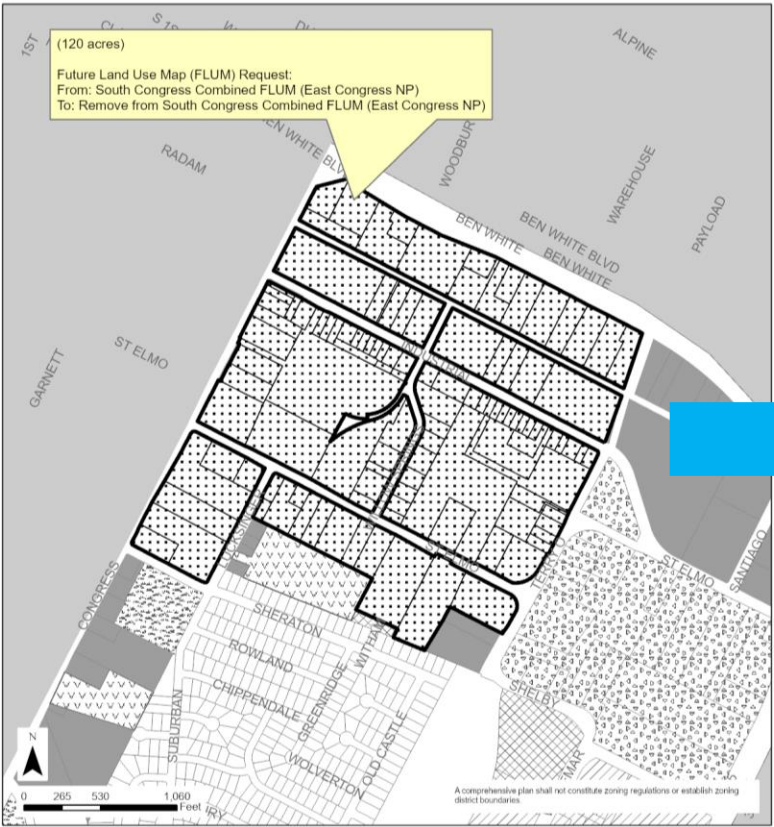
NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)

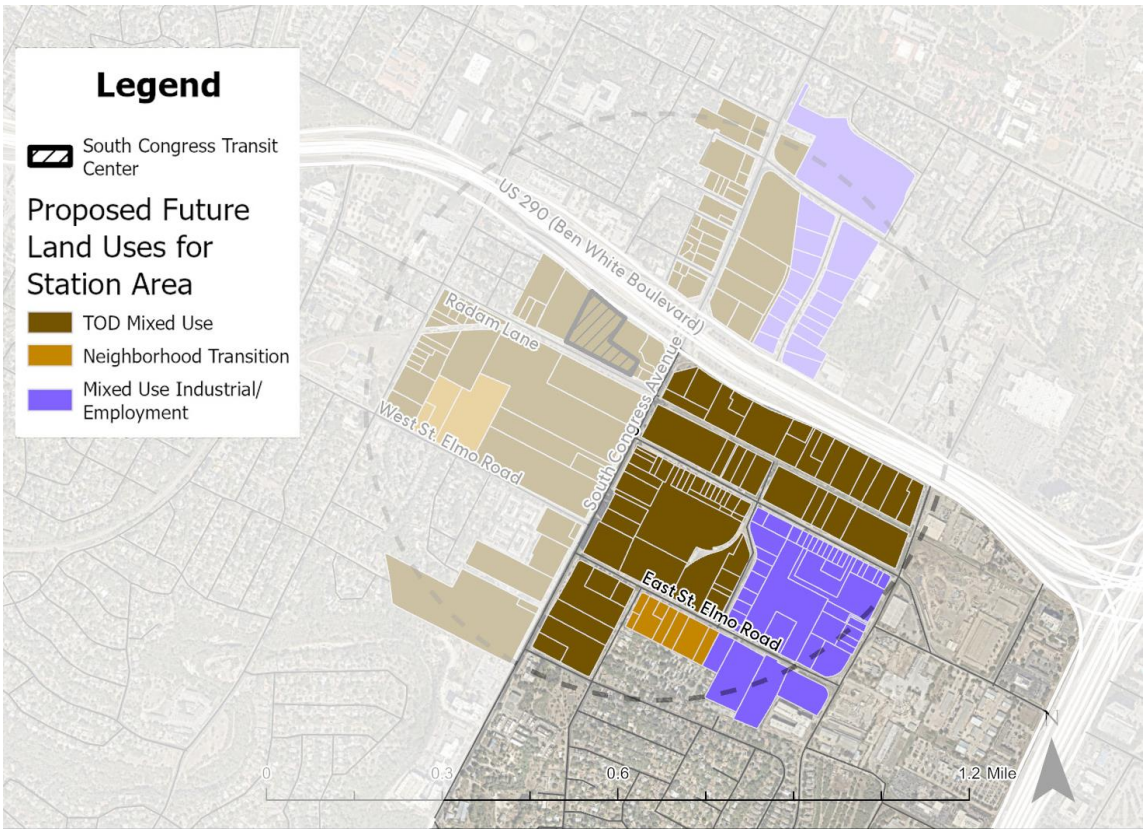


NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)

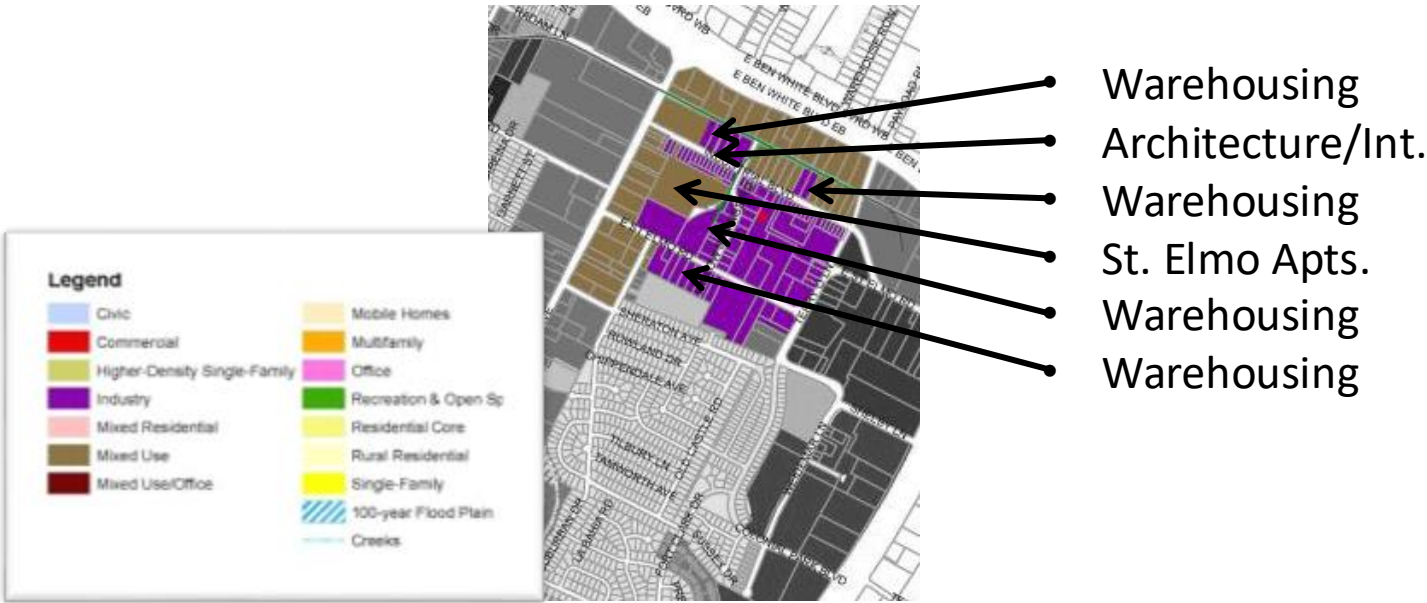


To: Remove from South Congress Combined NP (East Congress NP) FLUM



SCTC Station Area FLUM

East Congress NP FLUM

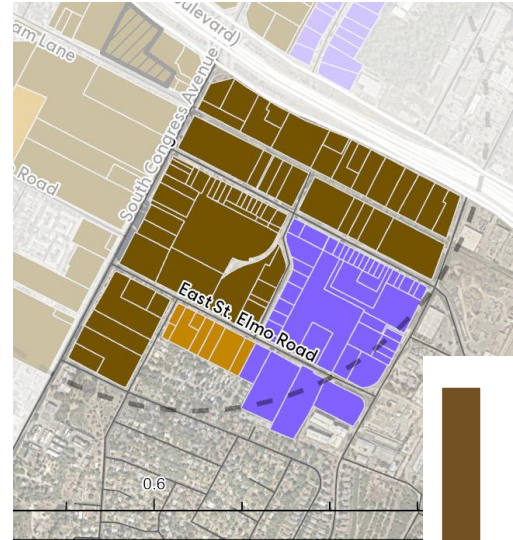


Goals

GOAL TWO: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

GOAL THREE: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

SCTC FLUM



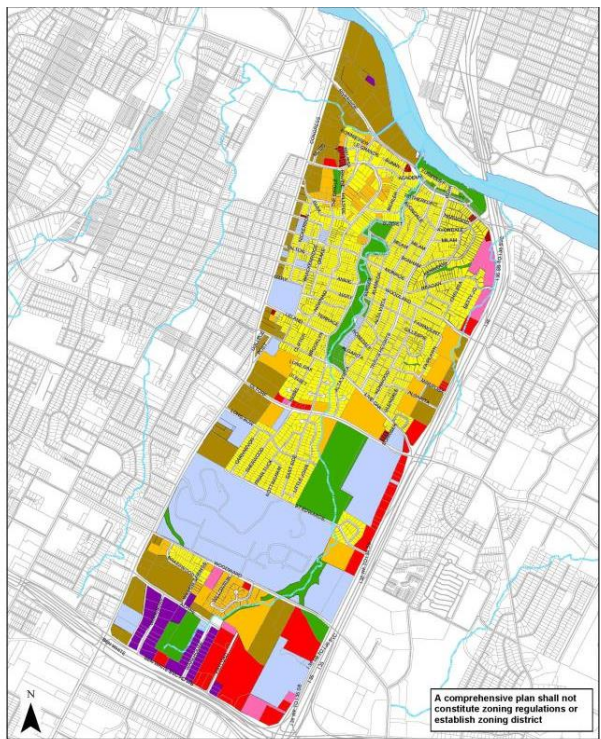
TOD Mixed-Use will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.

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.

NPA-2025-0022.01

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



**Greater South River City Neighborhood Planning Area
Future Land Use Map**

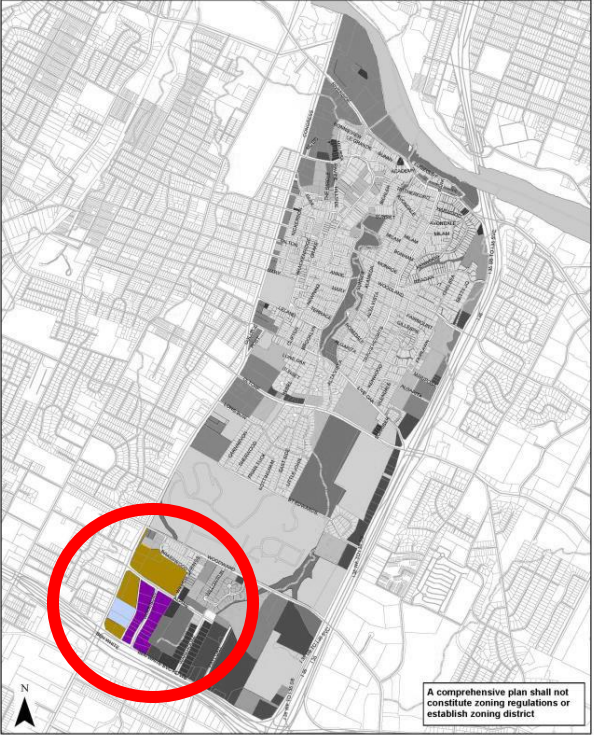
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

| Future Land Use Map | |
|---------------------|-------------------------|
| Civic | Multi-family |
| Commercial | Office |
| Industry | Recreation & Open Space |
| Mixed Use | Single-family |
| Mixed Use/Office | Transportation |



**Greater South River City Neighborhood Planning Area
Future Land Use Map**

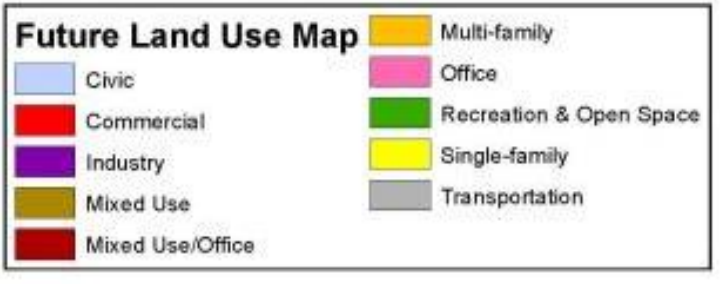
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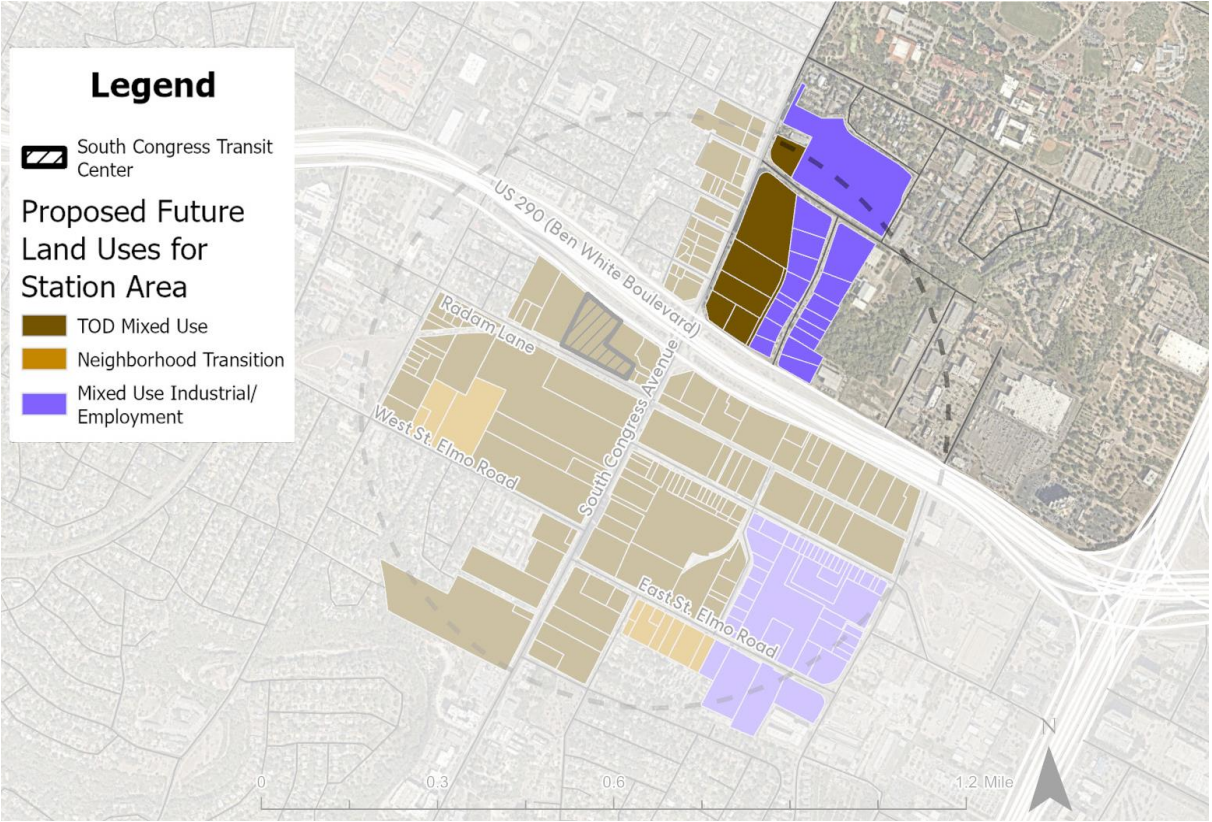
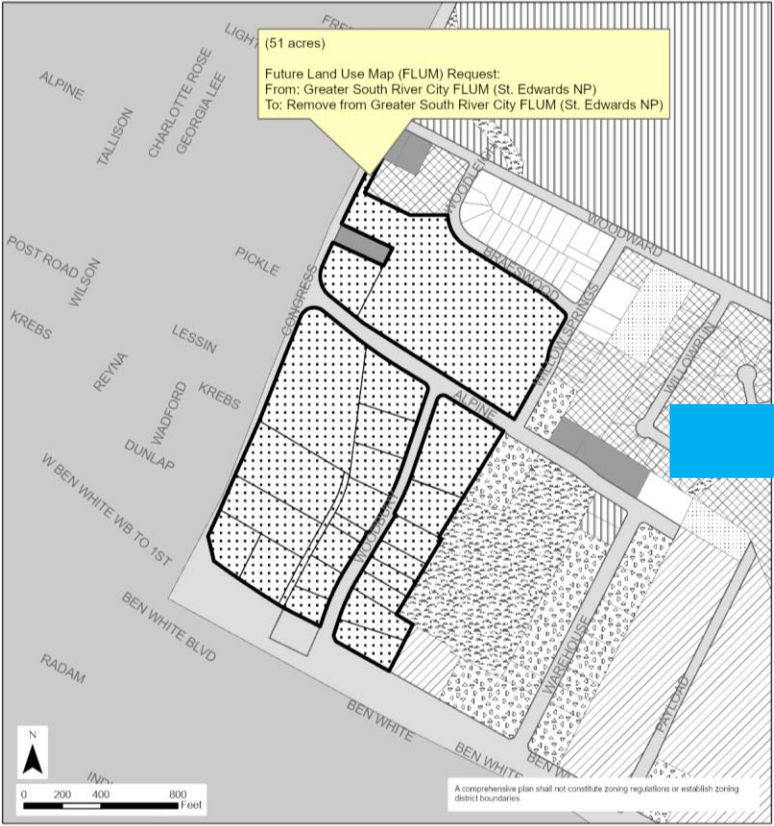
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| Future Land Use Map | |
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NPA-2025-0022.01

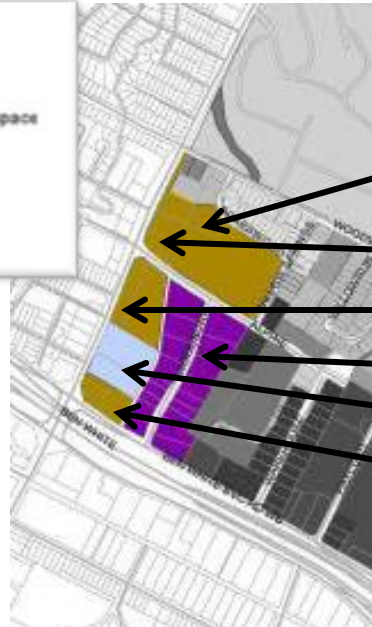
Greater South River City Neighborhood Plan (St. Edwards NP)



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

SCTC Station Area FLUM

St. Edwards NP FLUM



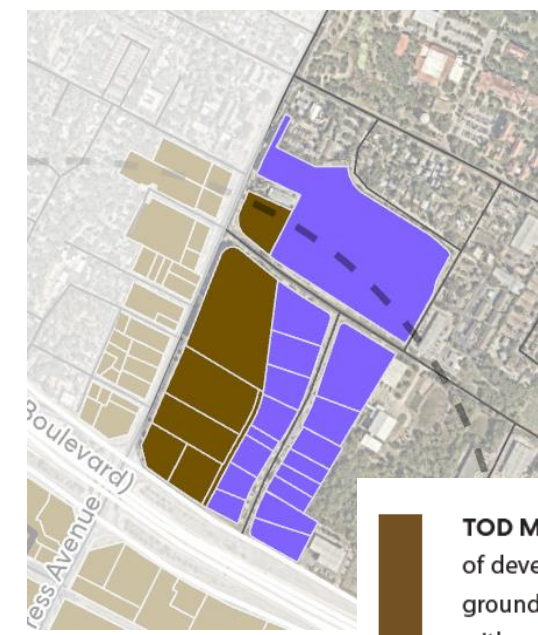
- Warehousing/ Commercial
- Adult Nightclub
- Debut Apts.
- Warehousing
- USPS
- McDonald's/ Gas Station

Greater South River City Neighborhood Plan

Objective: *Identify and develop criteria to encourage business along South Congress Avenue that serves and is compatible with the surrounding residential neighborhood.*

Objective: *Maintain the Woodward industrial district in the southern portion of the planning area while protecting the environment as well as nearby residential areas.*

SCTC FLUM



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.

Area Planning Process Amendment



6

C20-2024-024

Area Planning Process

Purpose

- Prepare for continued transition to new plan types
- Clarify the amendment process
- Provide a path for property owners to initiate changes
- Ensure adequate public notice
- Ensure consistent processes

Notice will continue to be required for:

- Filing
- Community Meeting
- PC Hearing
- Council Hearing

Notice will continue to go out to:

- Property Owners
- Utility Account Holders
- Registered Community Organizations Within 500'

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).

Thanks!



Email: ETOD@austintexas.gov

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

Please check out the project page:

www.SpeakUpAustin.org/etodstationareas