

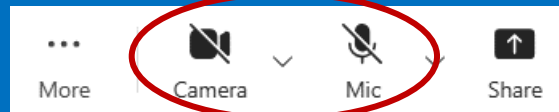
South Congress Station Area Vision Plan and Related Neighborhood Plan Amendments

Virtual Community Meeting

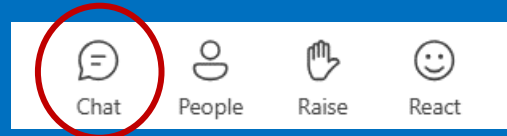
Wednesday, March 5, 2025

While you wait for the meeting to start:

- Please **mute your microphone and turn off your video** to save bandwidth.



- **Type your name and neighborhood in the chat box.** We will use this as sign-in sheet.

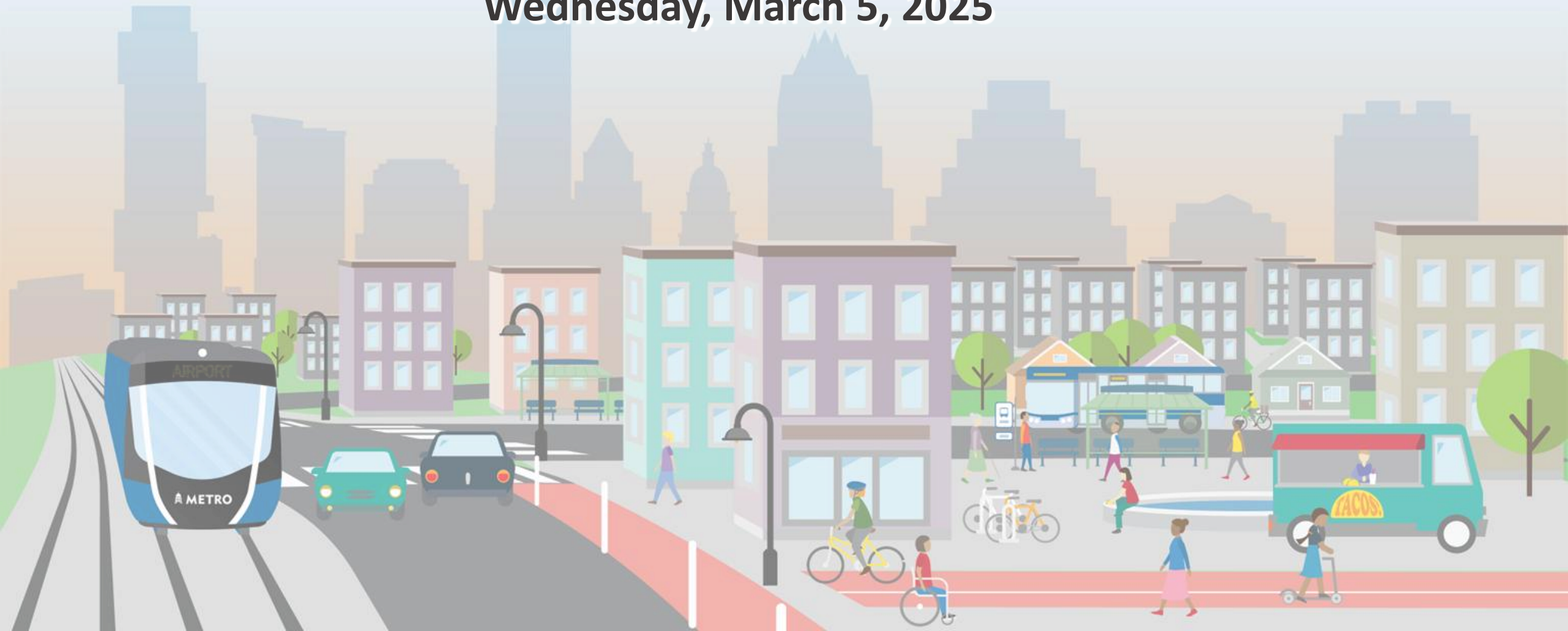


- **Type your questions in the chat** at any time during the meeting. After the presentation, staff will answer submitted questions.

South Congress Station Area Vision Plan and Related Neighborhood Plan Amendments

Virtual Community Meeting

Wednesday, March 5, 2025



Agenda

- 1 Introductions
- 2 What is ETOD?
- 3 SCTC Station Area Vision Plan
- 4 Neighborhood Plan Amendments
 - [NPA-2025-0001.01](#)
 - [NPA-2025-0020.01](#)
 - [NPA-2025-0020.02](#)
 - [NPA-2025-0022.01](#)
- 5 Q&A



Introductions



1

ETOD Station Area Planning Team



Stevie Greathouse
City of Austin Planning
Department



Ana Villarreal
City of Austin Planning
Department



Tim McCarthy
City of Austin Planning
Department

Equitable Transit- Oriented Development



2

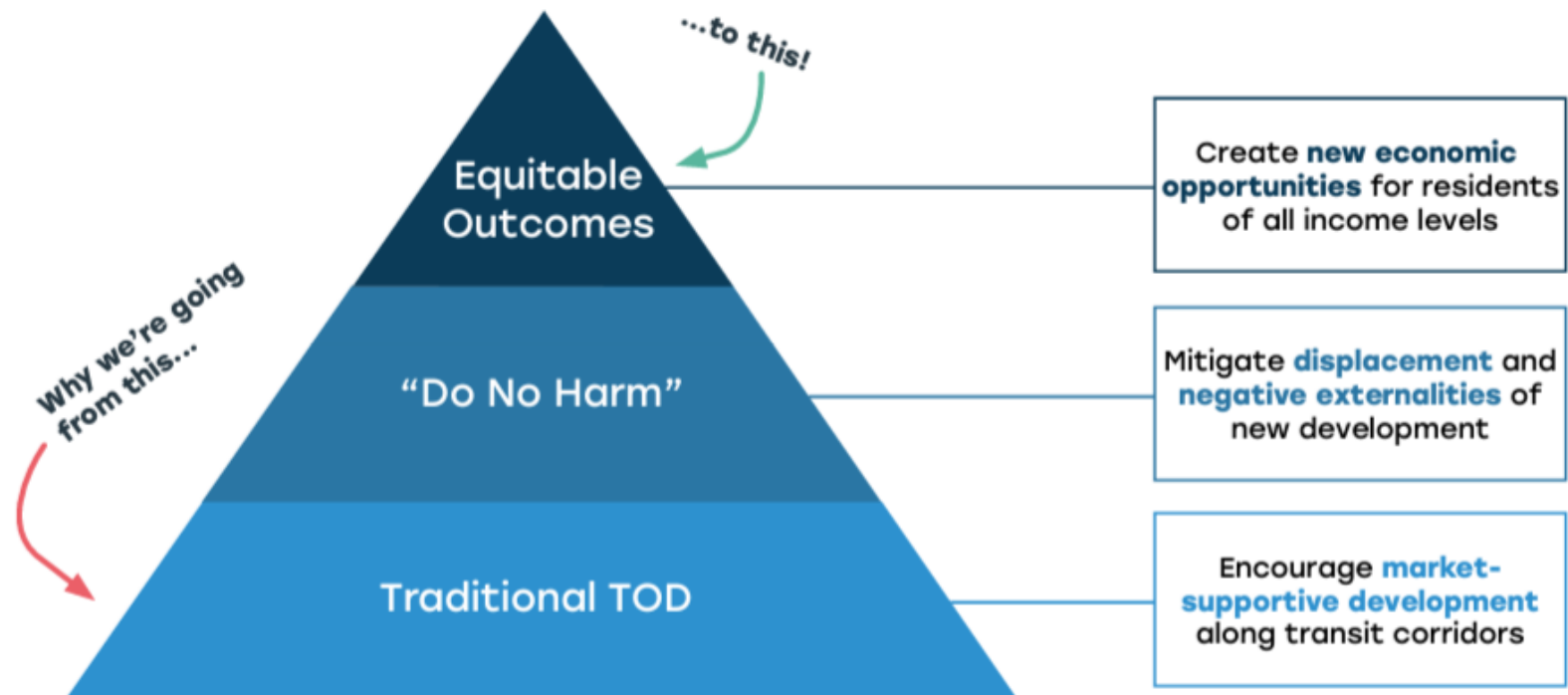
ETOD

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.



Supporting Equitable Outcomes

ETOD goes beyond just thinking about *places*—it focuses also on the *people* in these places, especially those who have been left out of past planning efforts.



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 are the ETOD Goals?

The plan has **six key goals** created with the help from the community.



Enable all residents to benefit from safe, sustainable, and accessible transportation



Help to close racial health and wealth gaps



Preserve and increase housing opportunities that are affordable and attainable



Expand access to high-quality jobs and career opportunities



Support healthy neighborhoods that meet daily needs



Expand Austin's diverse cultural heritage and small, BIPOC-owned, and legacy businesses

ETOD Policy Toolkit

Small Business & Workforce Development (9 tools): Business Assistance During Construction; Ongoing Small Business Support; Workforce Development Programs.

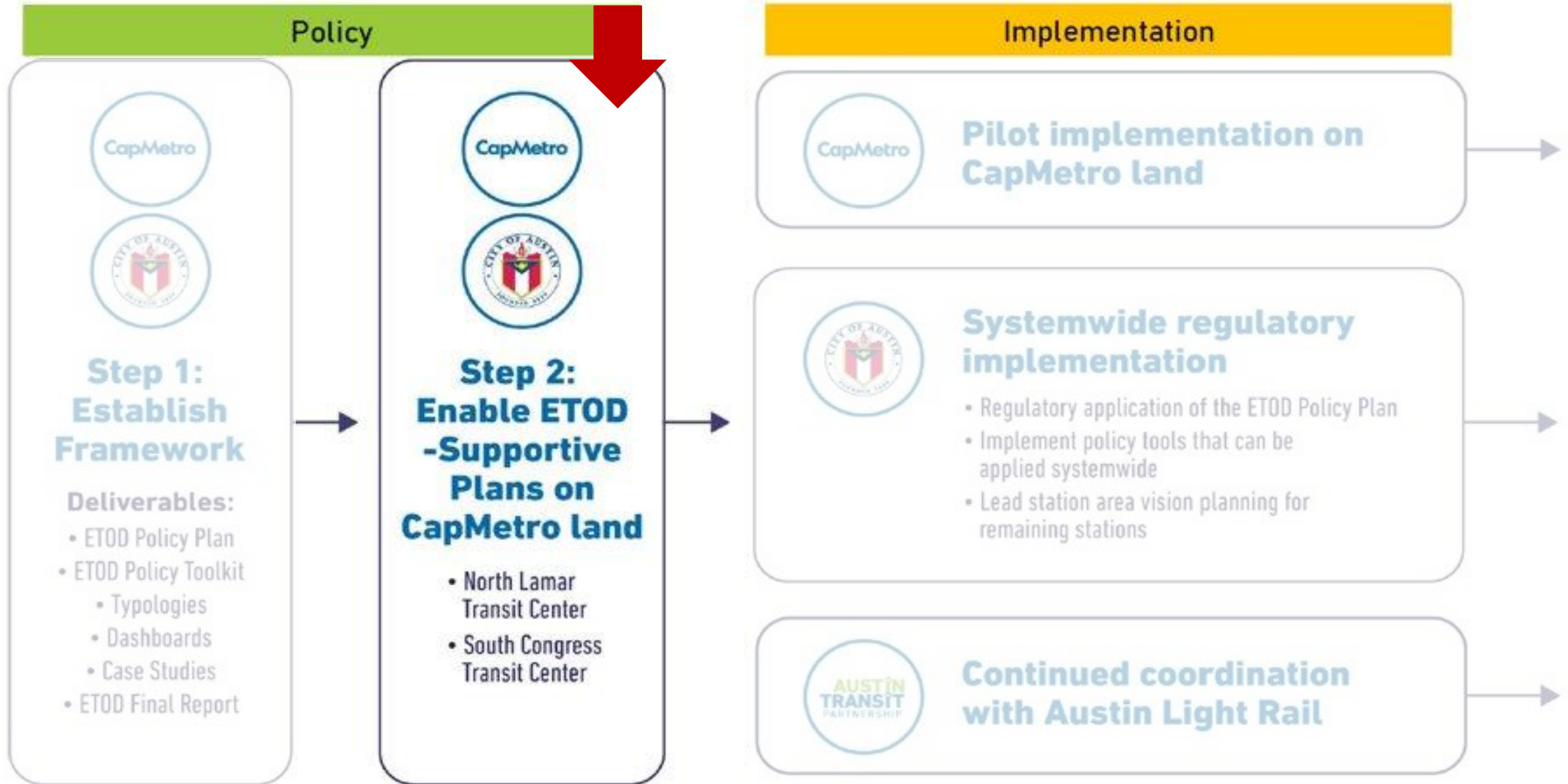
Housing Affordability (13 tools): Financing Tools; Land Use Strategies; Homeownership and Tenant Support.

Mobility (10 tools): Transportation Demand Management; Mobility Infrastructure Improvement; Parking Management

Land Use & Urban Design (10 tools): Complete Community Land Use Policies; Development Standards, Incentives, or Regulations; Invest in Public Realm.

Real Estate & Finance Strategies (4 tools): Leveraging Publicly Owned Land; Acquisition Strategies for ETOD; Land Value Capture & Innovative Finance.

ETOD Implementation Timeline



**South Congress Transit
Center Station Area**



3

South Congress Transit Center Station Area

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



Station Area 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

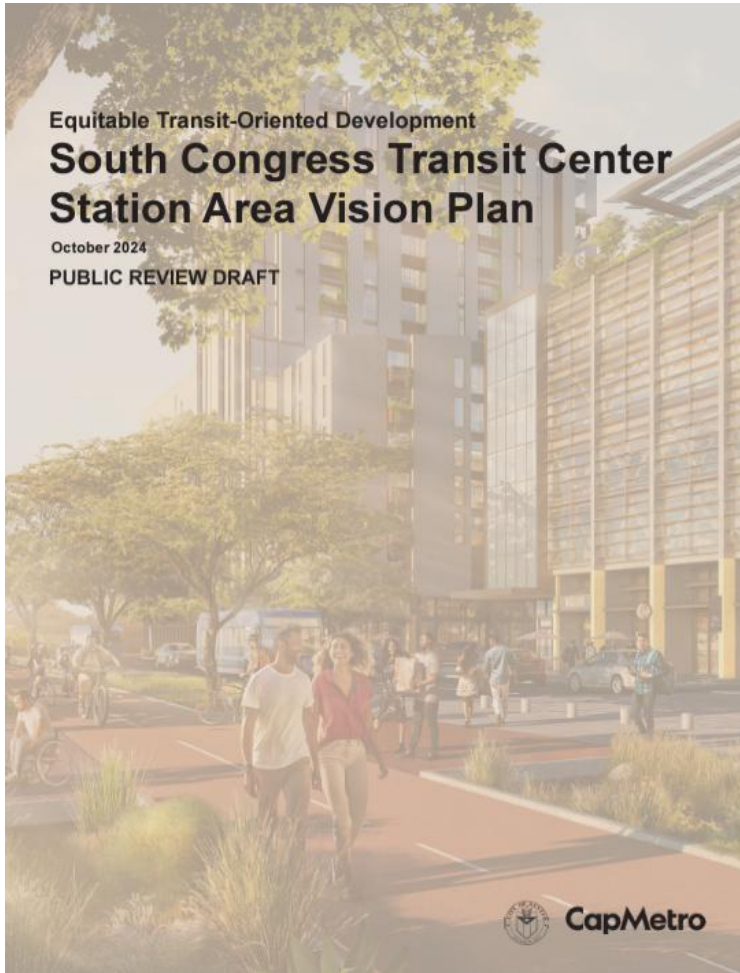
In-person four-hour public workshops at nearby public elementary schools

4

Virtual public workshops



The Vision 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>



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

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!



South Congress Transit Center



US-290

CapMetro Site (5.0 Acres)

Radam Lane

South Congress Avenue

Ben White Blvd

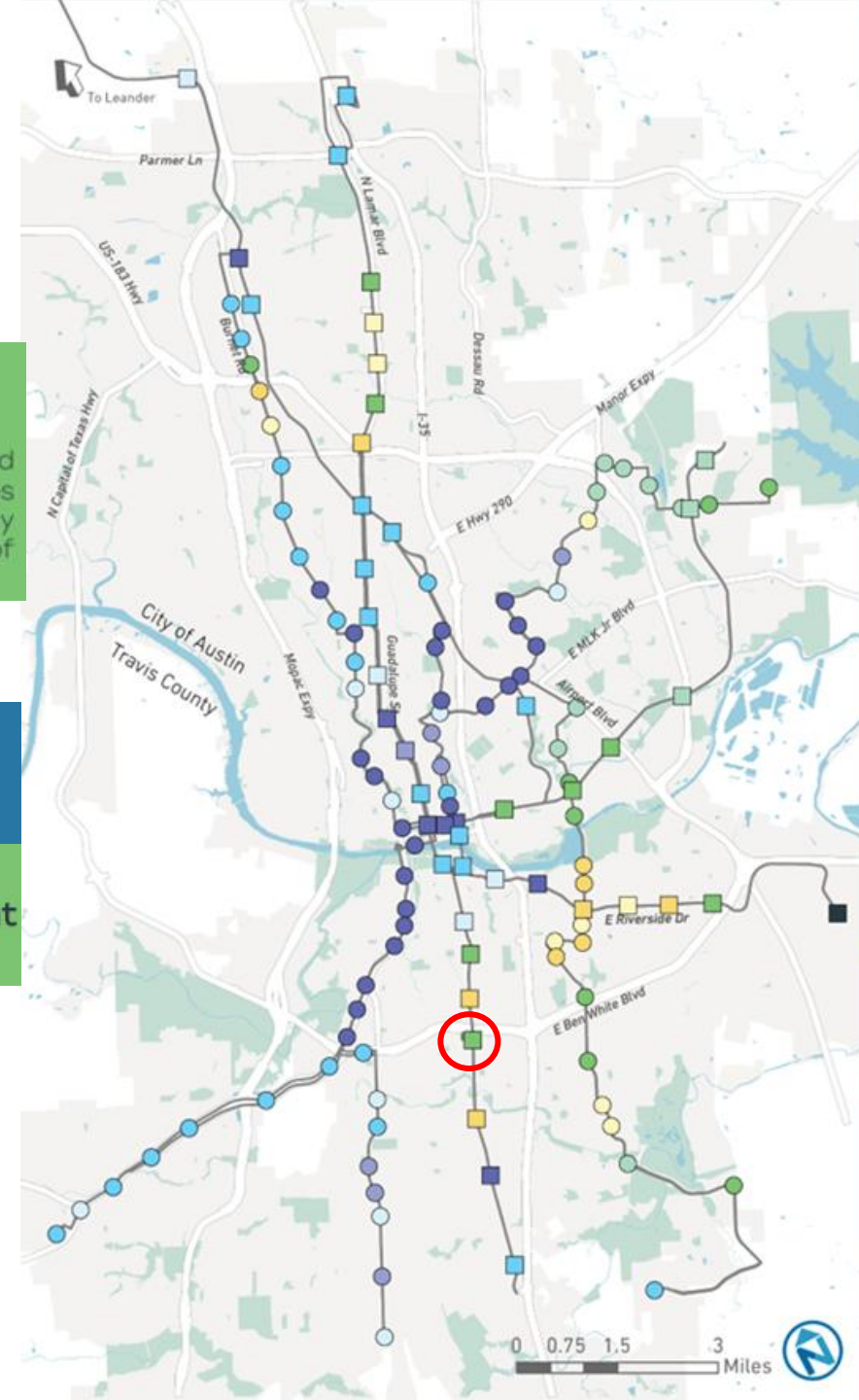
US-290

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



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

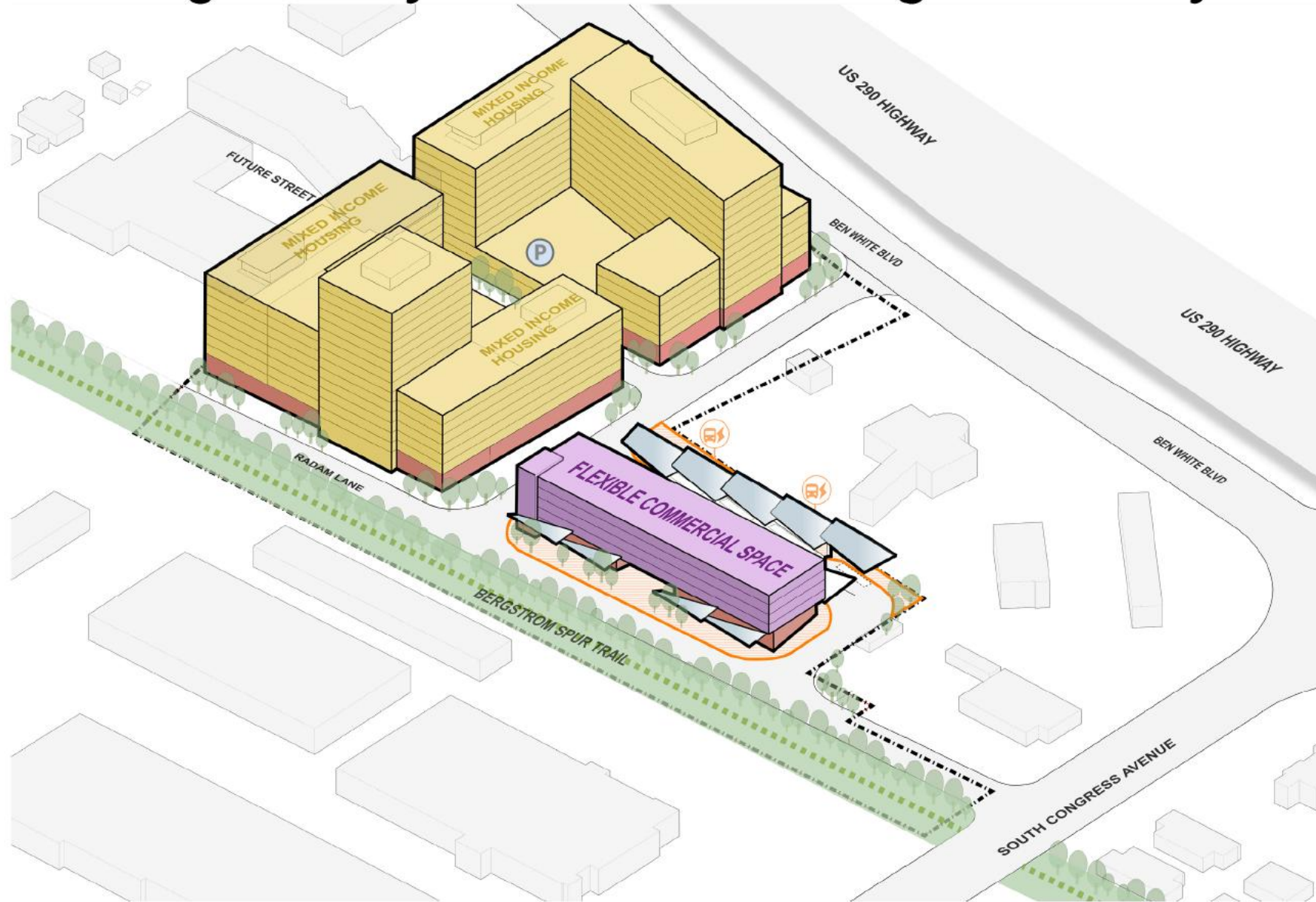
Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development

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

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



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



GROCERY

TACOS
BURRITOS

Community Center

310 Park

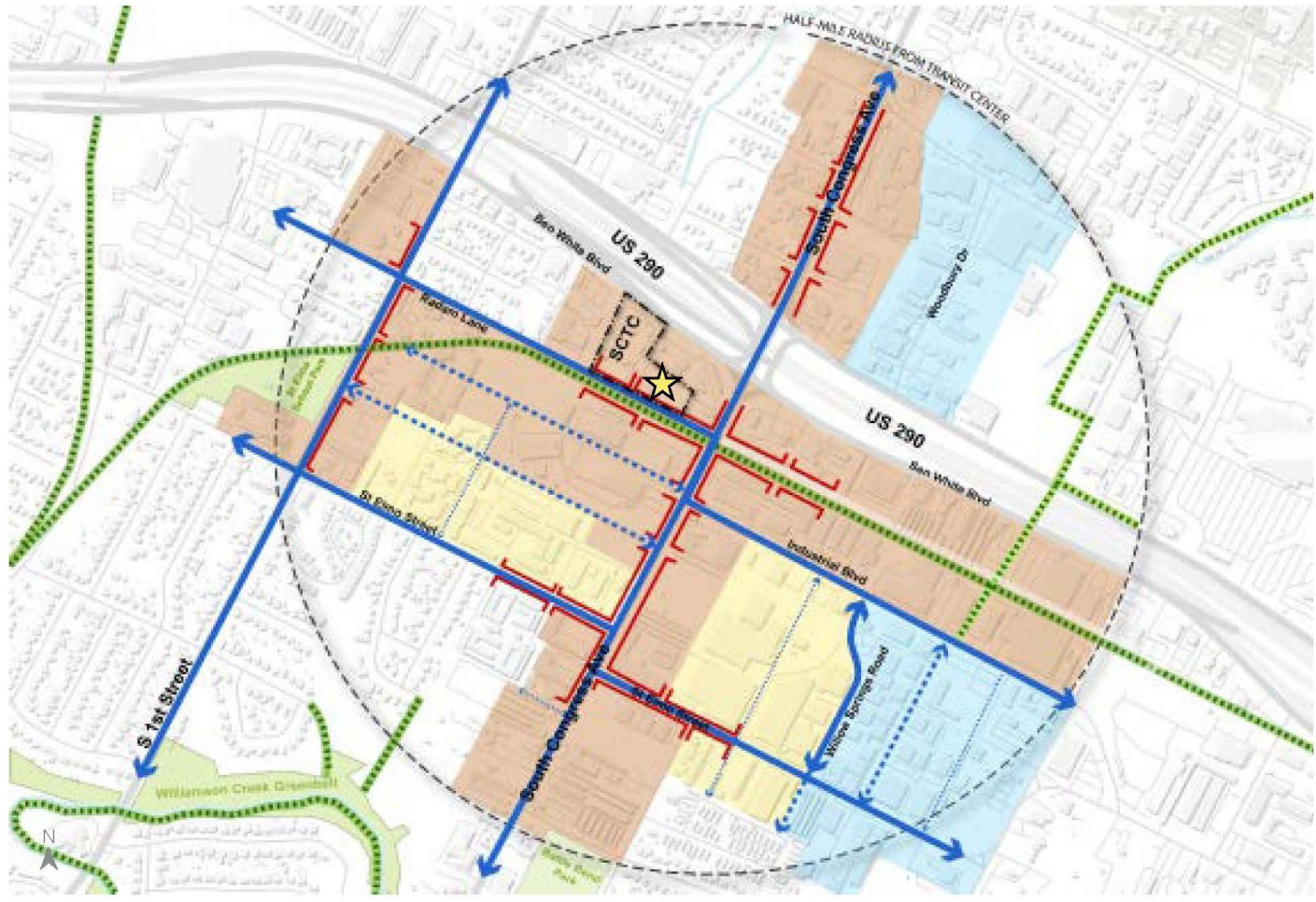
Development Character Areas

Legend


-  SCTC Site Boundary
-  Future South Congress Multimodal Transit Complex
-  Improved Existing Street Corridors
-  Potential Future Street
-  Existing Parks
-  Proposed Urban Trails Project


Development Character

-  High-Density Mixed-Use
-  Moderate-Density Mixed-Use
-  Employment Focus
-  Ground Level Storefronts





SCTC Vision Plan and Future Land Use Map


 Existing Income-Restricted Housing

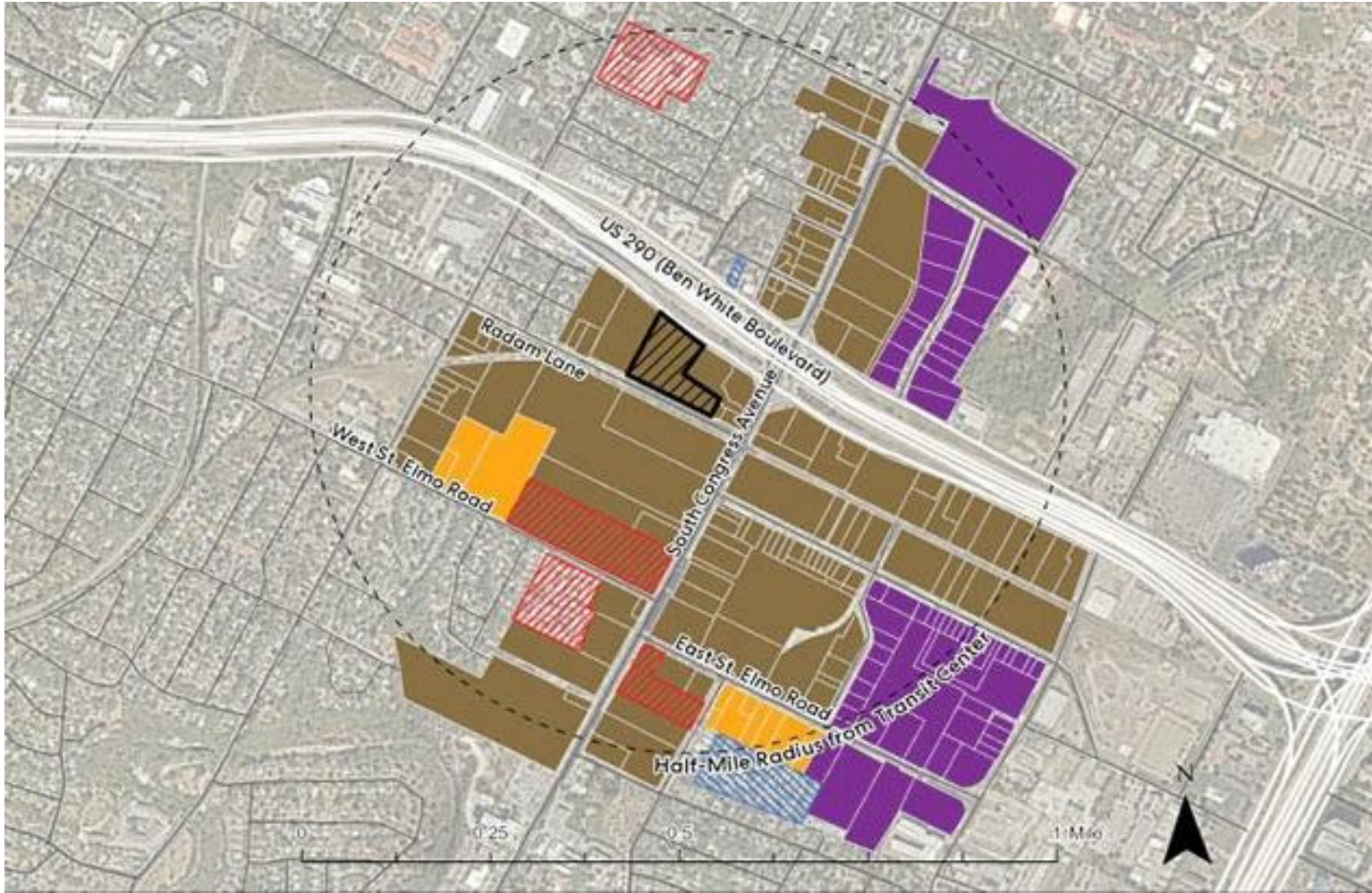
 Mobile Homes

Development Character

 TOD Mixed-Use

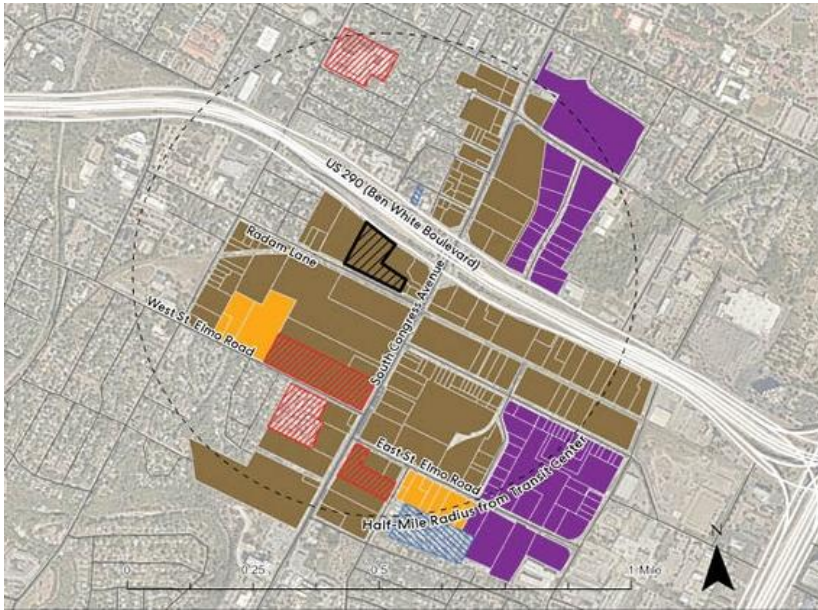
 Mixed-Use Industrial

 Neighborhood Transition





Future Land Use Map vs. Zoning

- A **FLUM** has colors that represent different land uses
 - **Broad** categories of uses
 - Indicate desired **patterns** of growth



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.

Future Land Use Map vs. Zoning

- **Zoning** prescribes **specific uses** allowed in each zone and has **requirements** on what can be build (lot sizes, density, setbacks, etc.)

- **Zoning and the adopted FLUM must align.**

SF-5

Urban Family Residence

Urban Family Residence district is intended for moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	n/a	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	55%	Interior side yard	5 ft
		Rear yard	10 ft

Permitted and Conditional Uses

† For detail on marked uses in the Urban Family Residence district, see the Austin City Code 25-2-559.

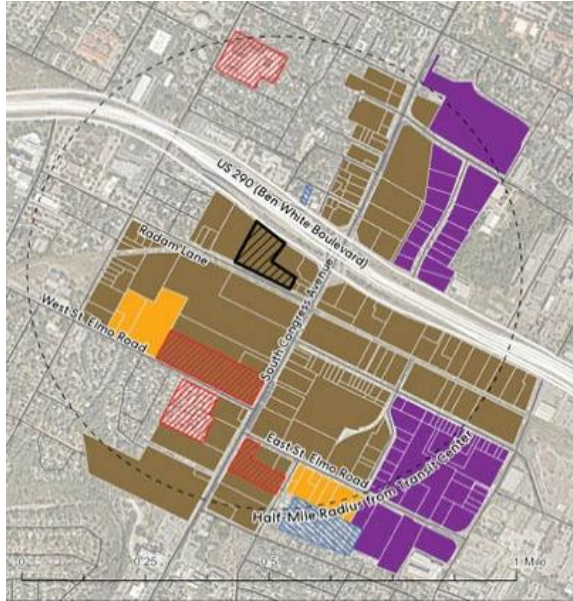
Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Large Site) (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Retirement Housing (Small Site) † *	Townhouse Residential *
Small Lot Single-Family Residential	Two-Family Residential (c) *
Short-Term Rental	

Civic

Club or Lodge (c) *	Day Care Services—General (c)
College and University Facilities (c) *	Day Care Services—Limited
Communication Service Facilities *	Family Home *
Community Events *	Group Home Class I—General (c) *
Community Recreation—Private (c) *	Group Home Class I—Limited *
Community Recreation—Public (c) *	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *
Day Care Services—Commercial (c)	Private Secondary Educational Services (c) *

FLUM



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

Zoning

	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

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Cultural Services (c)	Private Primary Educational Services (c) *
Day Care Services—Commercial (c)	Private Secondary Educational Services (c) *

The FLUM is:

- **Proactive visioning** by the community
- **Long-term framework** for future development
- **Guidance** for development proposals
- **Flexible tool** to be revisited and updated

The FLUM is **NOT** :

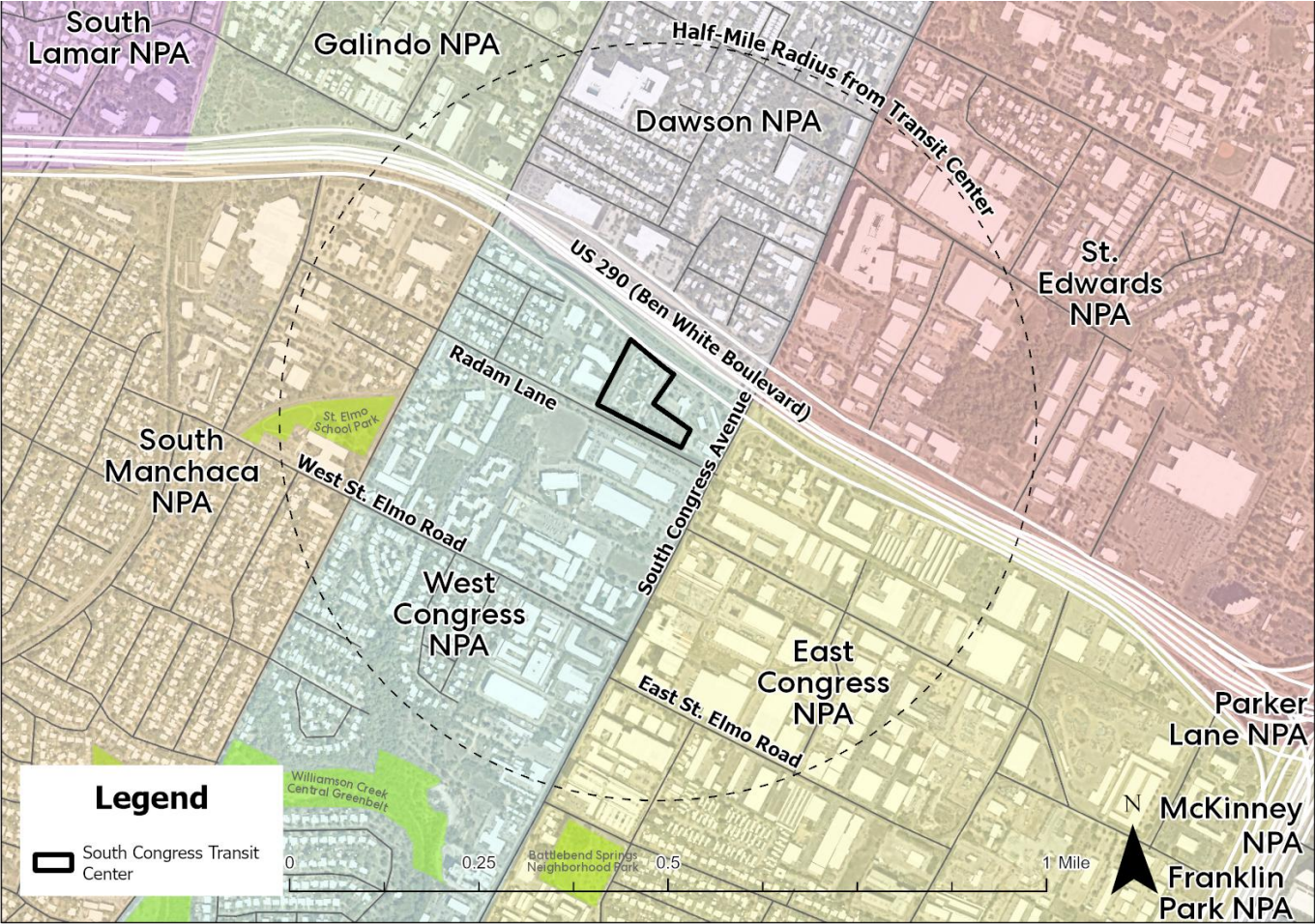
- This map is **NOT** set in stone
- This map will **NOT** guarantee specific outcomes
- This will **NOT** disrupt current property uses
- This will **NOT** change the zoning of your property

Neighborhood Plan Amendments



4

Neighborhood Plans within the SCTC Station Area

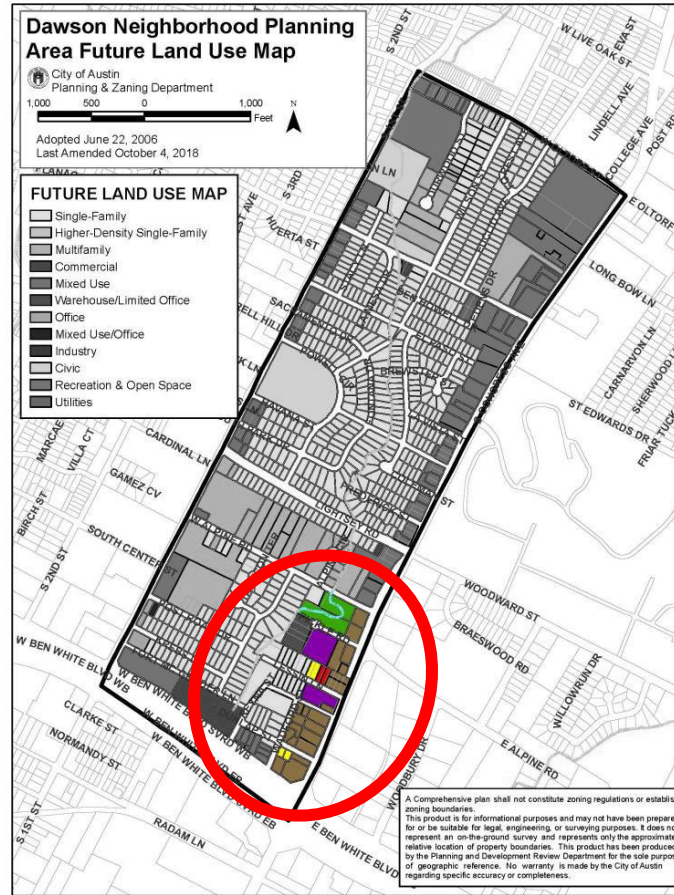
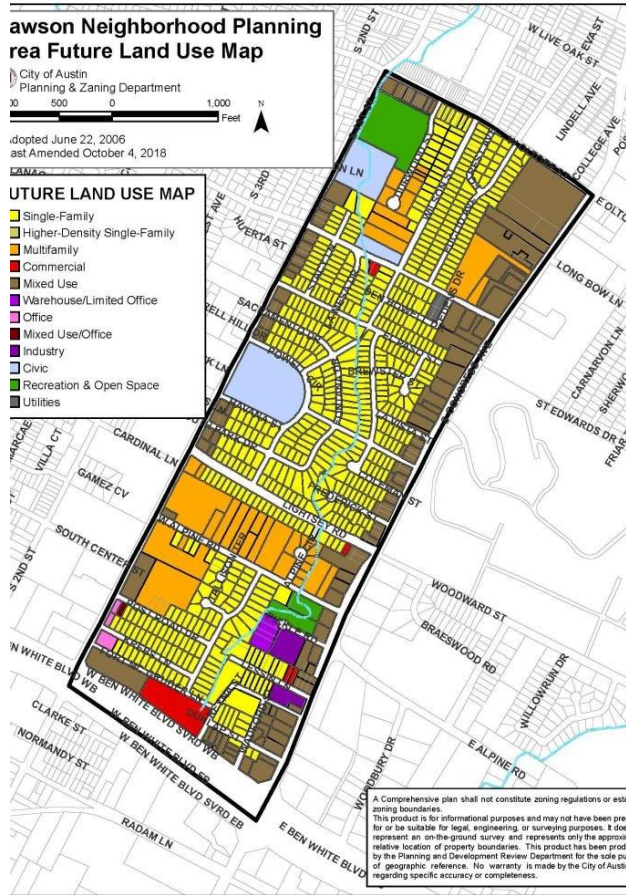


Why Neighborhood Plan Amendments?

- **Neighborhood Plans (NPs) are adopted by City Council as amendments to the Imagine Austin Comprehensive Plan.**
- **A Neighborhood Plan Amendment (NPA) is a formal process that involves modifying an existing neighborhood plan.**
- **The process for making an amendment involves public input, reviews by Planning Commission, and a vote by City Council.**
- **Most NPA applications are to amend the Future Land Use Map (FLUM) section of a plan.**

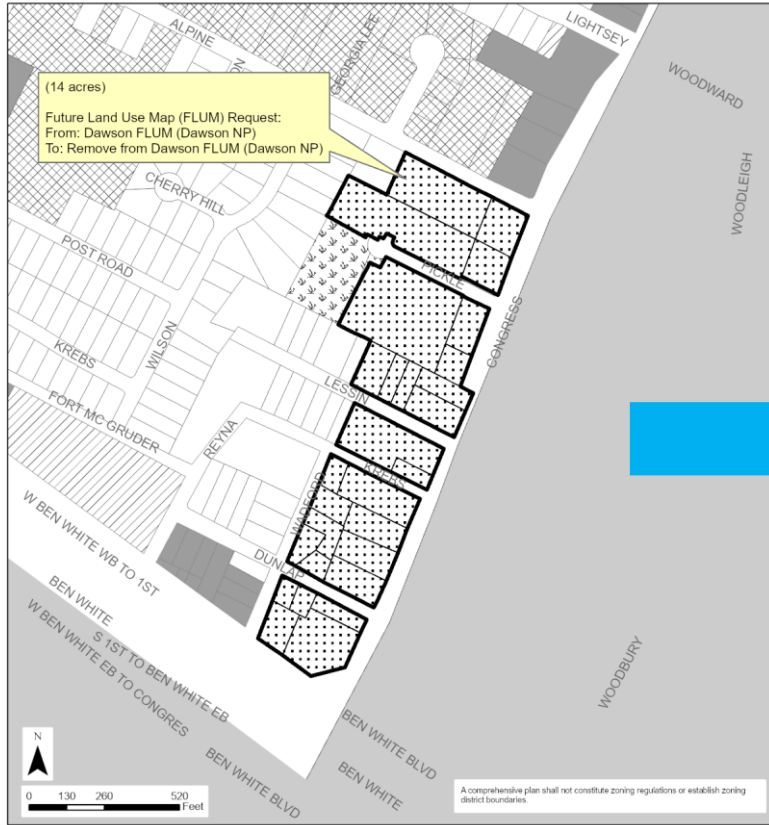
NPA-2025-0001.01

Dawson Neighborhood Plan

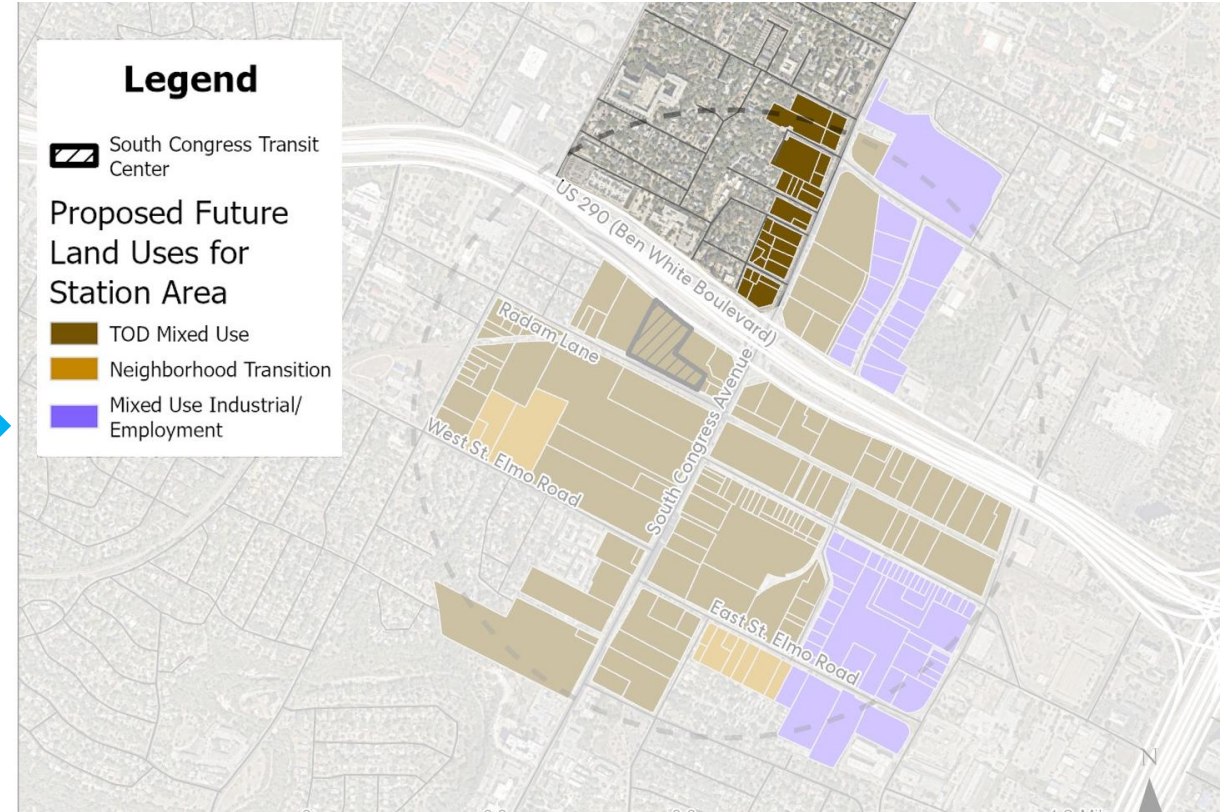


NPA-2025-0001.01

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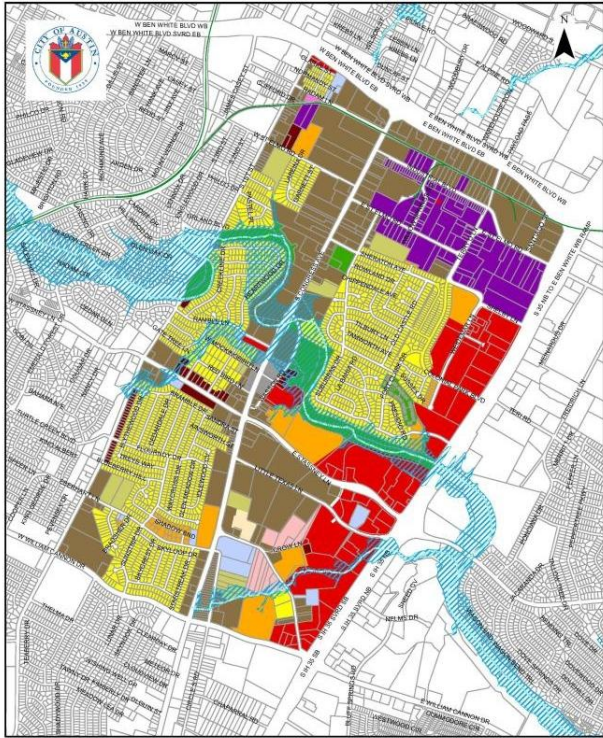
To: [Remove from Dawson NP FLUM](#)



SCTC Station Area FLUM

NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)

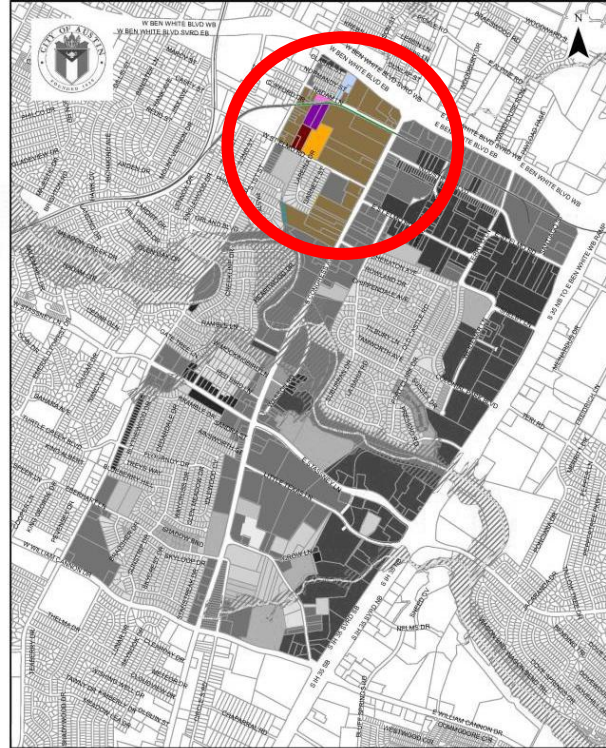


South Congress Combined Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin Housing and Planning Department
 Adopted: August 19, 2025
 Updated: August 21, 2024

This map has been produced by the City of Austin Housing and Planning Department for the sole purpose of aiding neighborhood planning decisions and is not intended for any other use. No warranty is made by the City regarding its accuracy or completeness.

2,000 1,000 0 2,000 Feet



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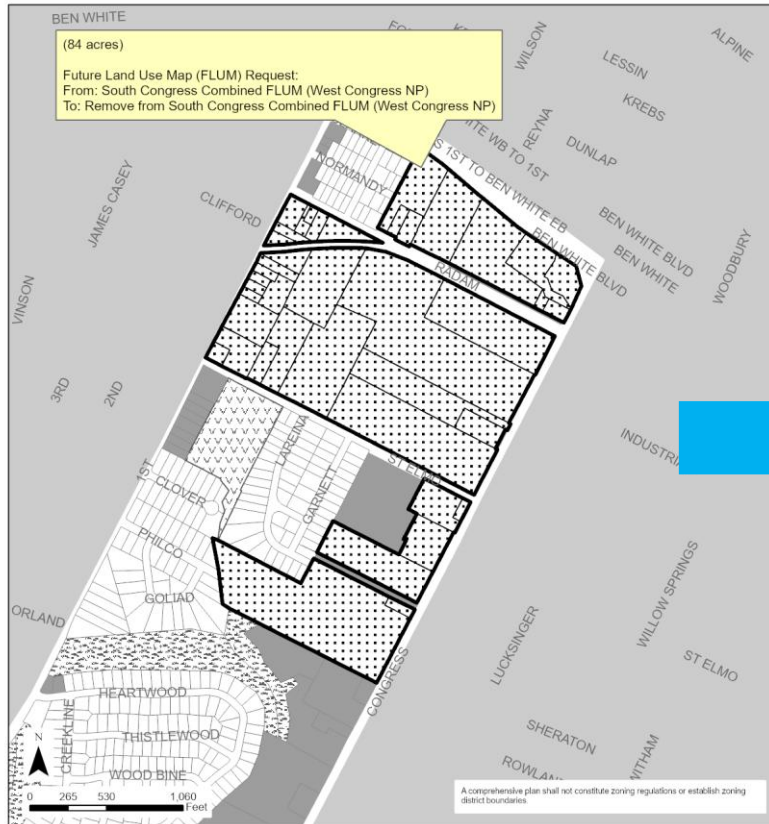
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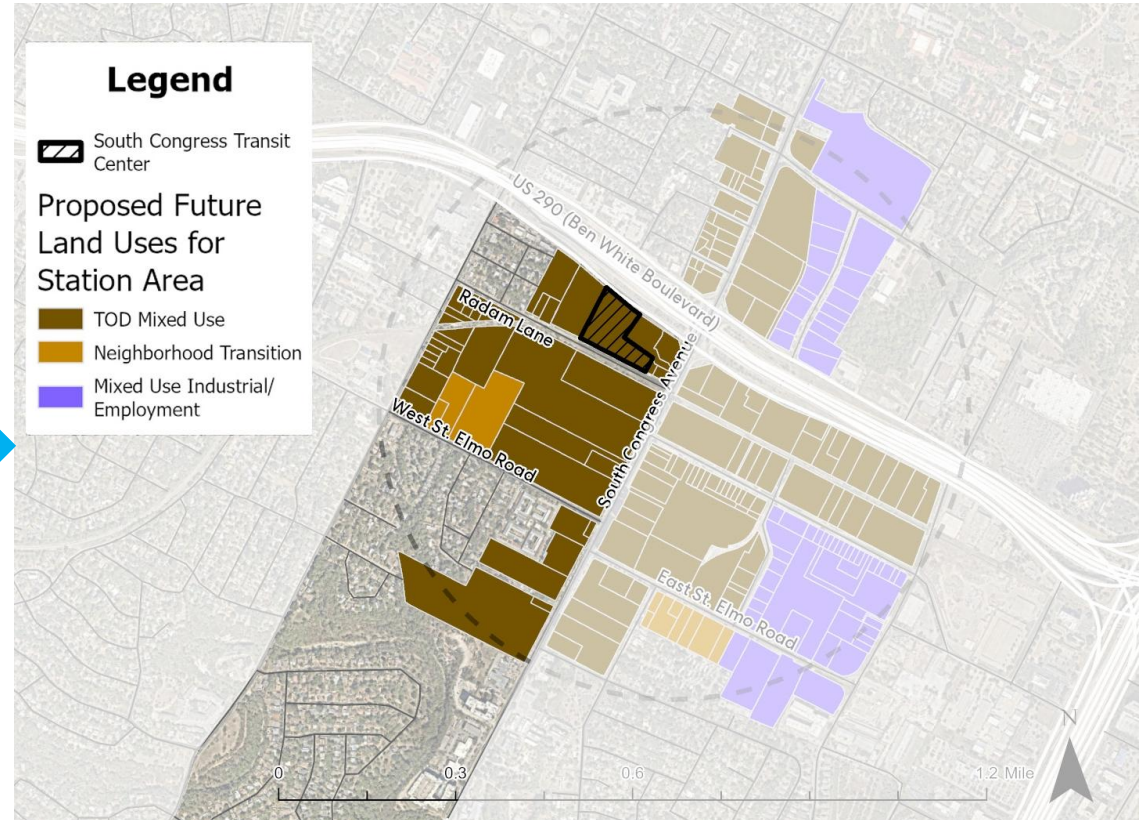


NPA-2025-0020.01

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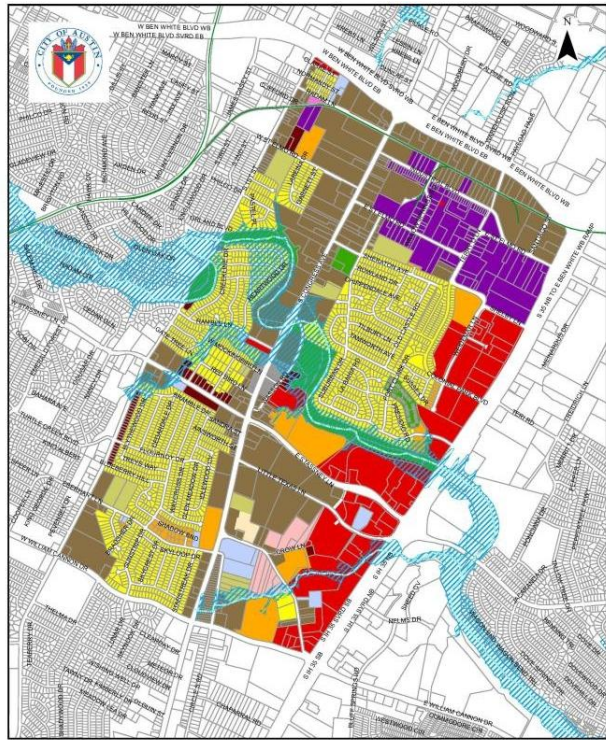
To: Remove from South Congress Combined NP (West Congress NP) FLUM



SCTC Station Area FLUM

NPA-2025-0020.02

South Congress Combined Neighborhood Plan (East Congress NP)



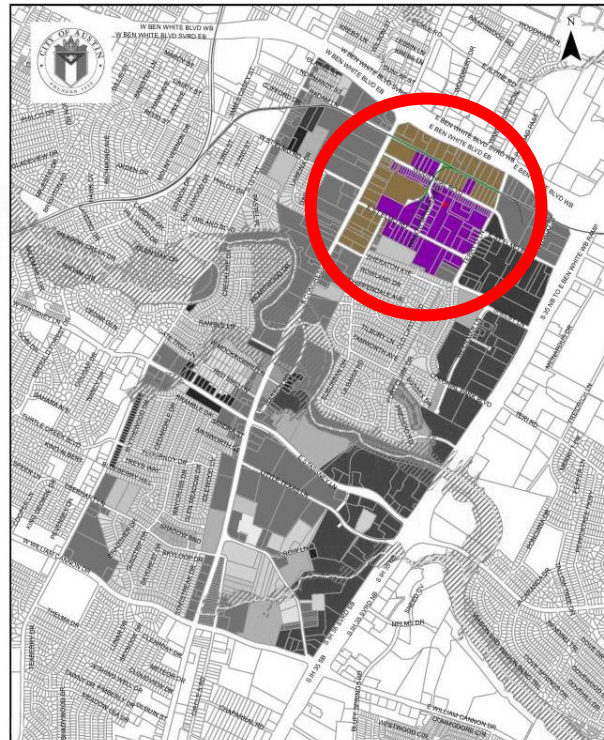
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Legend

- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Residential
- Mixed Use
- Mixed Use/Office
- Mobile Homes
- Multifamily
- Office
- Recreation & Open Space
- Residential Core
- Rural Residential
- Single-Family
- 100-year Flood Plain
- Creeks



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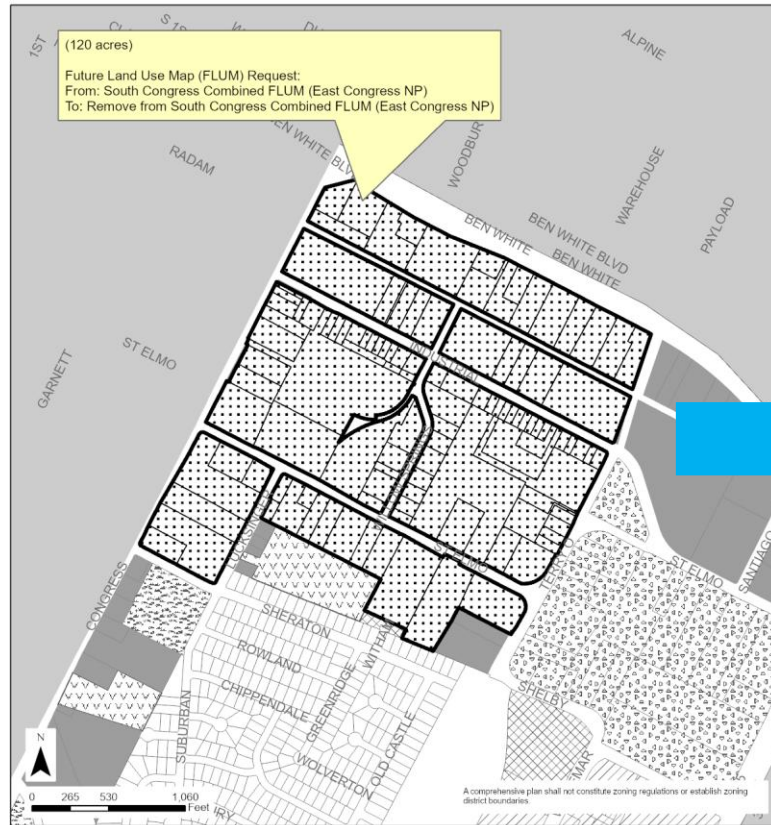
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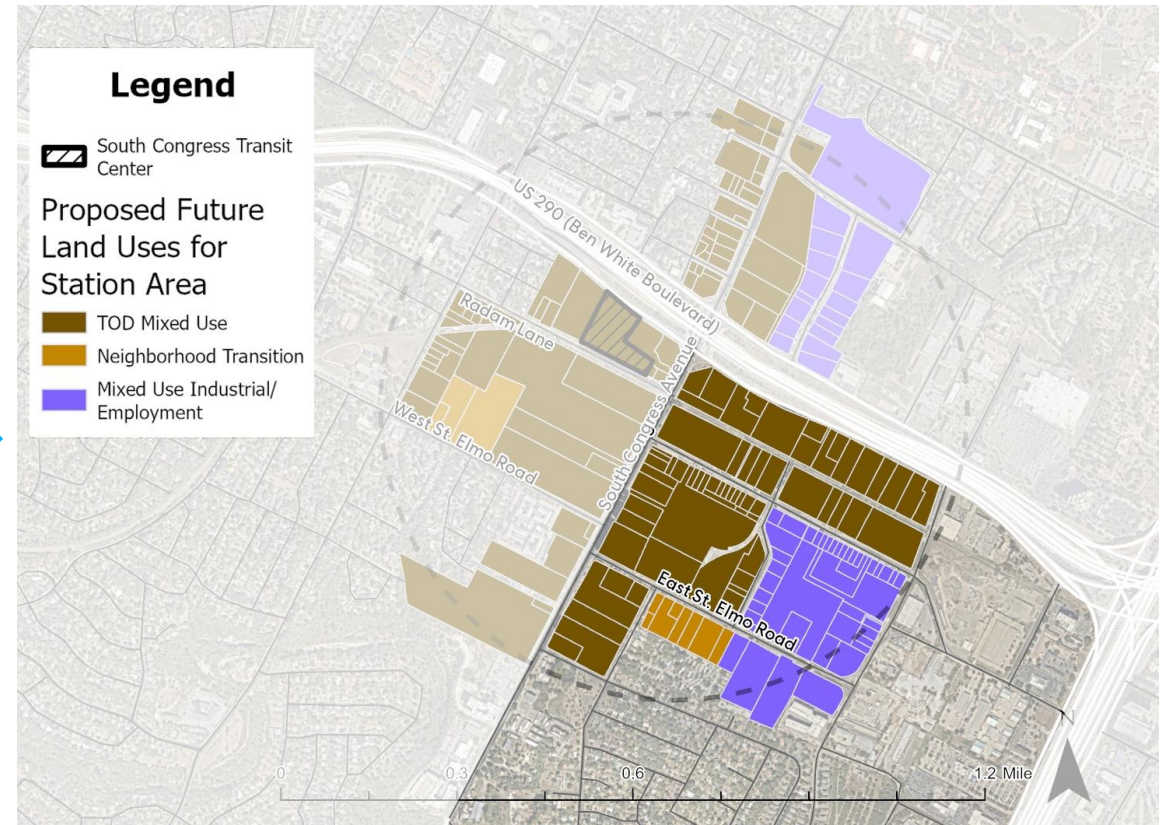


NPA-2025-0020.02

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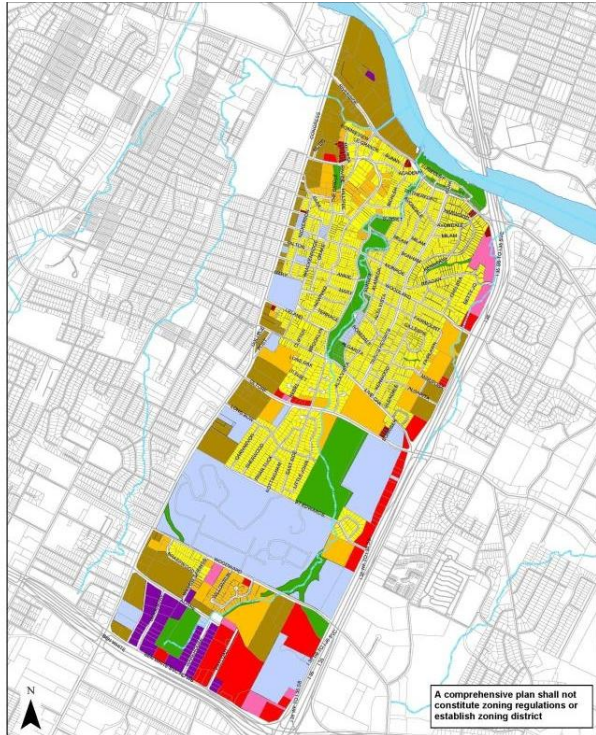
To: Remove from South Congress Combined NP (East Congress NP) FLUM



SCTC Station Area FLUM

NPA-2025-0022.01

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

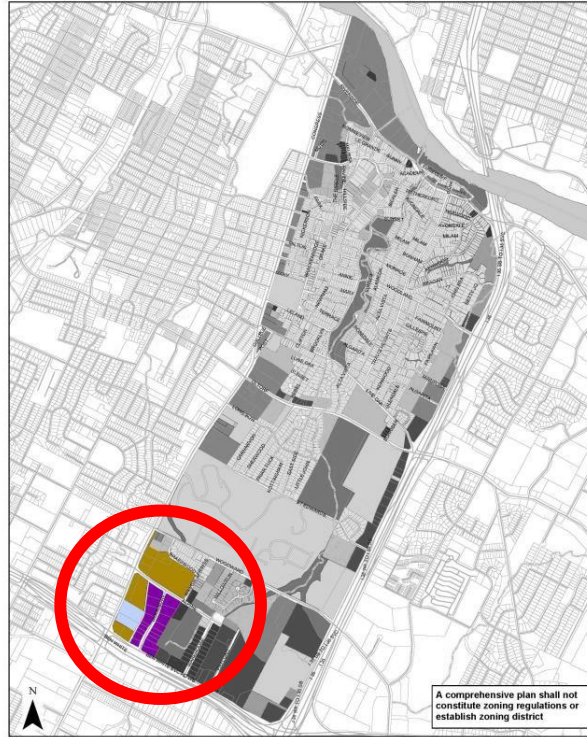


Greater South River City Neighborhood Planning Area
Future Land Use Map

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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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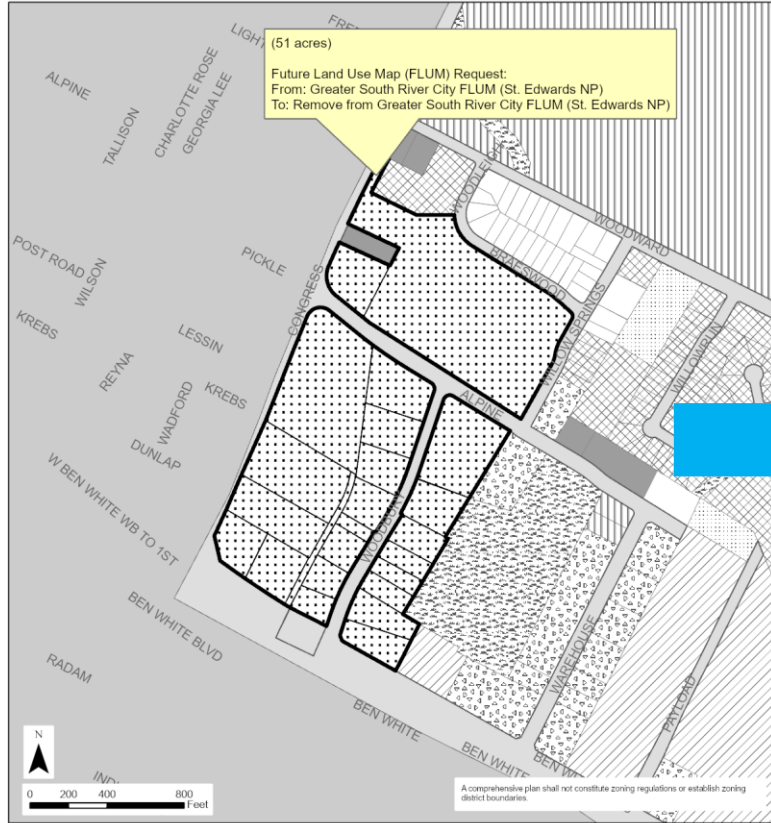
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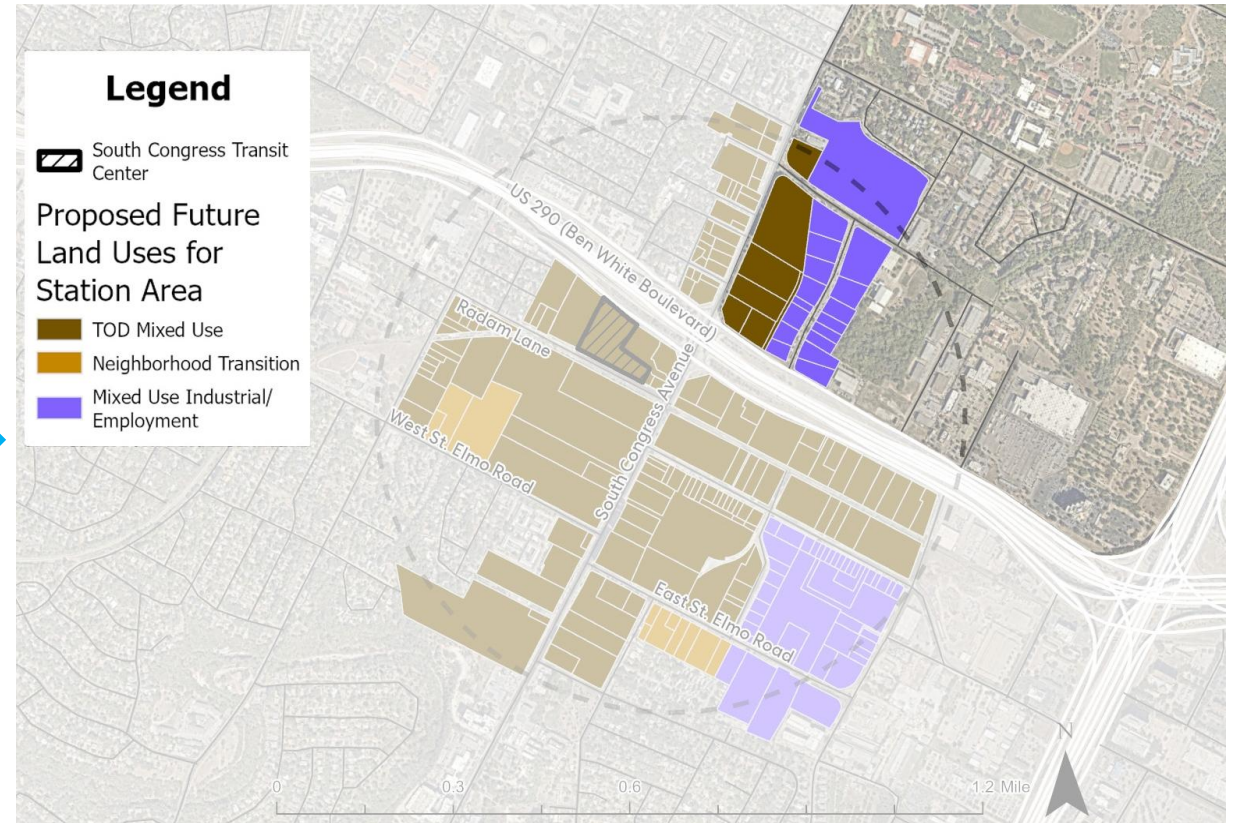


NPA-2025-0022.01

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

How to Participate

<https://speakupaustin.org/etodstationareas>



North Lamar Transit Center & South Congress Transit Center

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




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-  SCTC Station Area_FLUM.pdf
-  SCTC_ETOD_Vision Document_DRAFT.pdf



SCAN HERE
ESCANEE AQUÍ

We want to
hear
from you!



Resources

- **ETOD Station Area Vision Plans Website:**
<https://speakupaustin.com/etodstationareas>
 - Draft Vision Plans
 - ETOD Policy Plan and Station Area Typologies
 - Adoption Process and FAQs
 - Leave Comments on the Vision Plans
- **City ETOD Project Website:**
<https://speakupaustin.org/ETOD>
 - Active and Previous ETOD Projects
 - ETOD Frequently Asked Questions (FAQ)

Q&A

5

Guidelines for Group Discussion

1. Type your [questions into the chat](#) or if you would like to speak, [raise your hand](#) by clicking on the hand symbol on the menu bar. Telephone participants will be able to speak during the Q&A portion of the meeting.
2. Similar questions may be grouped and answered together.
3. Written comments will be part of the staff case report.
4. If you have questions after the meeting, please email them to ETOD@austintexas.gov and they will be answered and made available by request within 5 business days.

Rules of Engagement

1. Mute devices and turn off surrounding sounds
2. Listen to understand
3. Let people finish their thoughts
4. Participate fully
5. Share the airtime
6. Stay on topic



Thanks!

Reach out with questions!

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Please check out the project page:

www.SpeakUpAustin.org/etodstationareas