

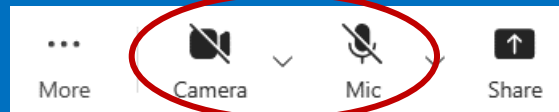
# North Lamar Station Area Vision Plan and Related Neighborhood Plan Amendments

## *Virtual Community Meeting*

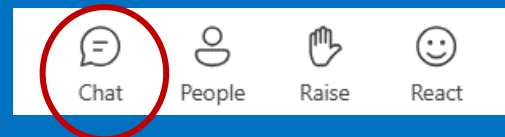
Tuesday, March 4, 2025

While you wait for the meeting to start:

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



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

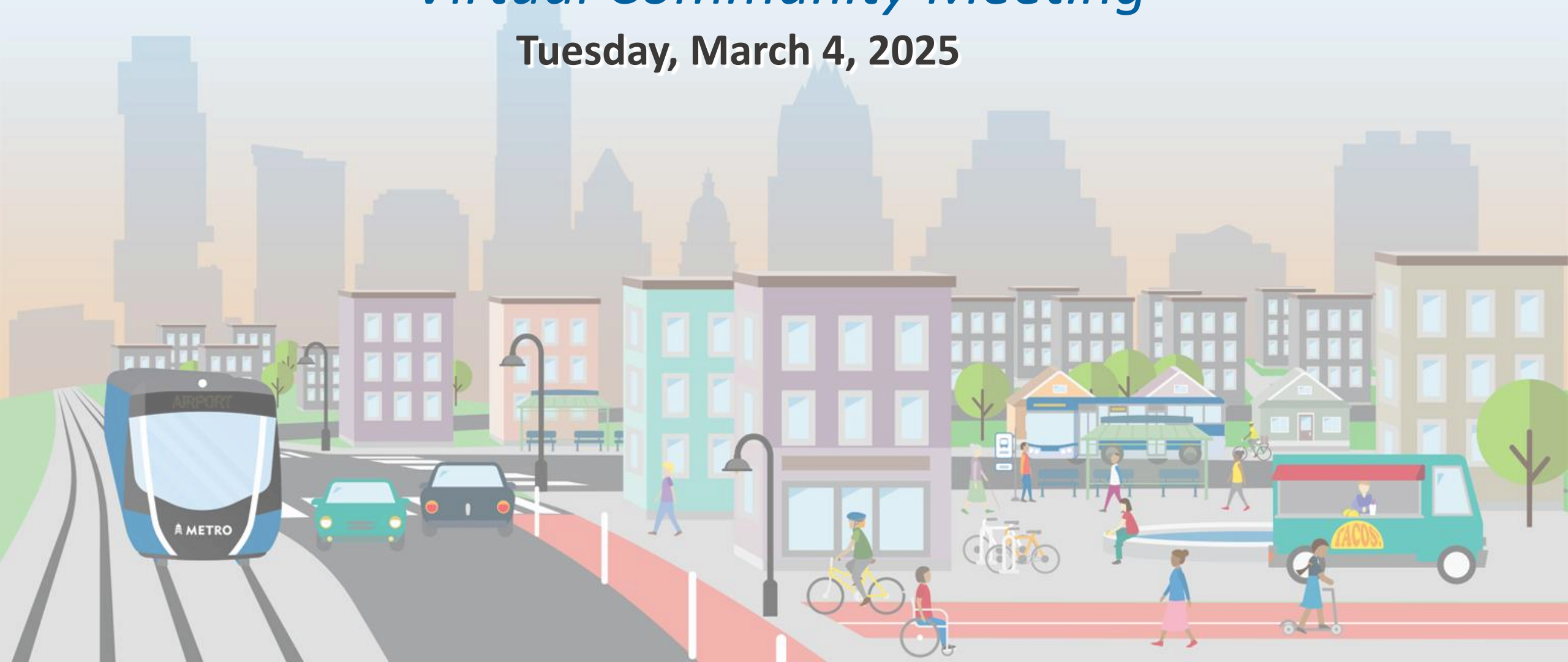


- **Type your questions in the chat** at any time during the meeting. After the presentation, staff will answer submitted questions.

# North Lamar Station Area Vision Plan and Related Neighborhood Plan Amendments

## *Virtual Community Meeting*

Tuesday, March 4, 2025



# Agenda

- 1 Introductions
- 2 What is ETOD?
- 3 NLTC Station Area Vision Plan
- 4 Neighborhood Plan Amendments
  - [NPA-2025-0007.01](#)
  - [NPA-2025-0017.01](#)
  - [NPA-2025-0017.02](#)
  - [NPA-2025-0018.01](#)
  - [NPA-2025-0026.01](#)
- 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

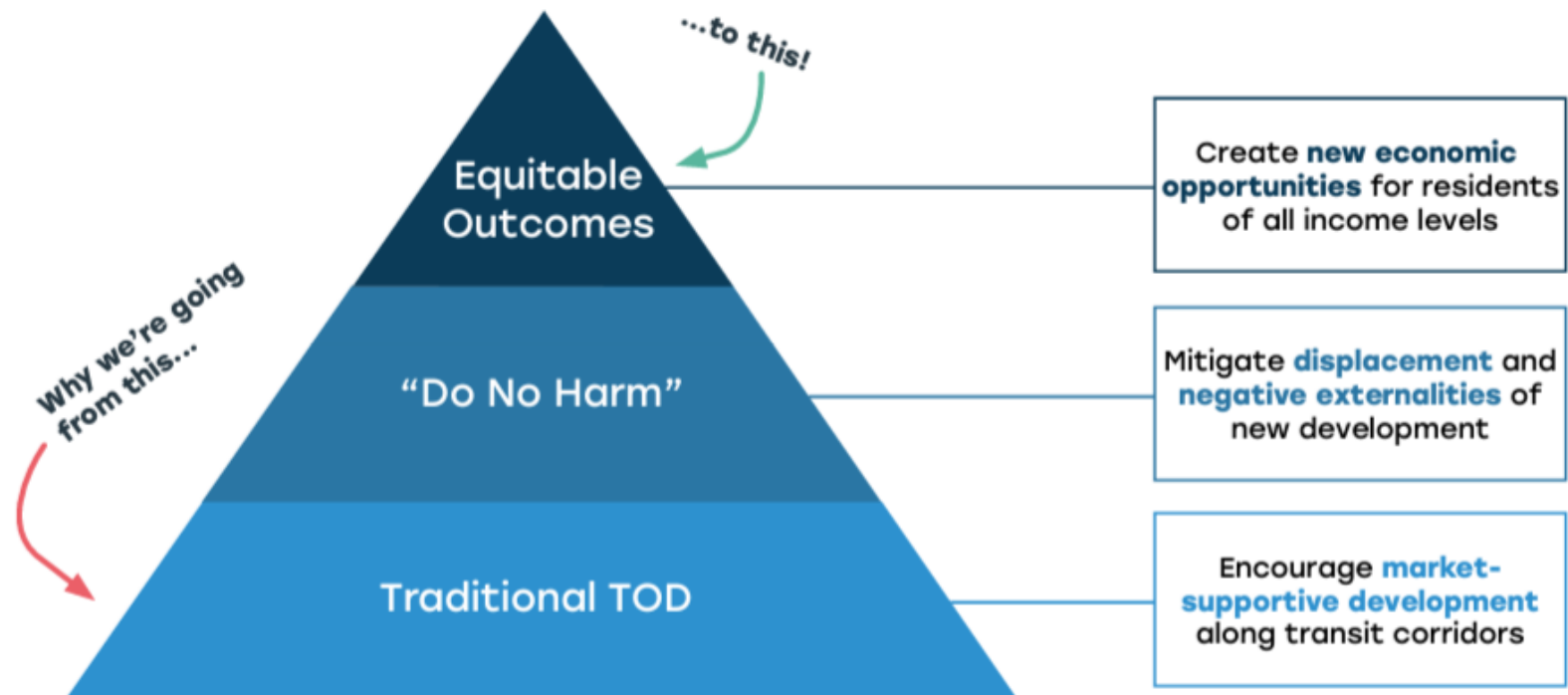
# ETOD

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.

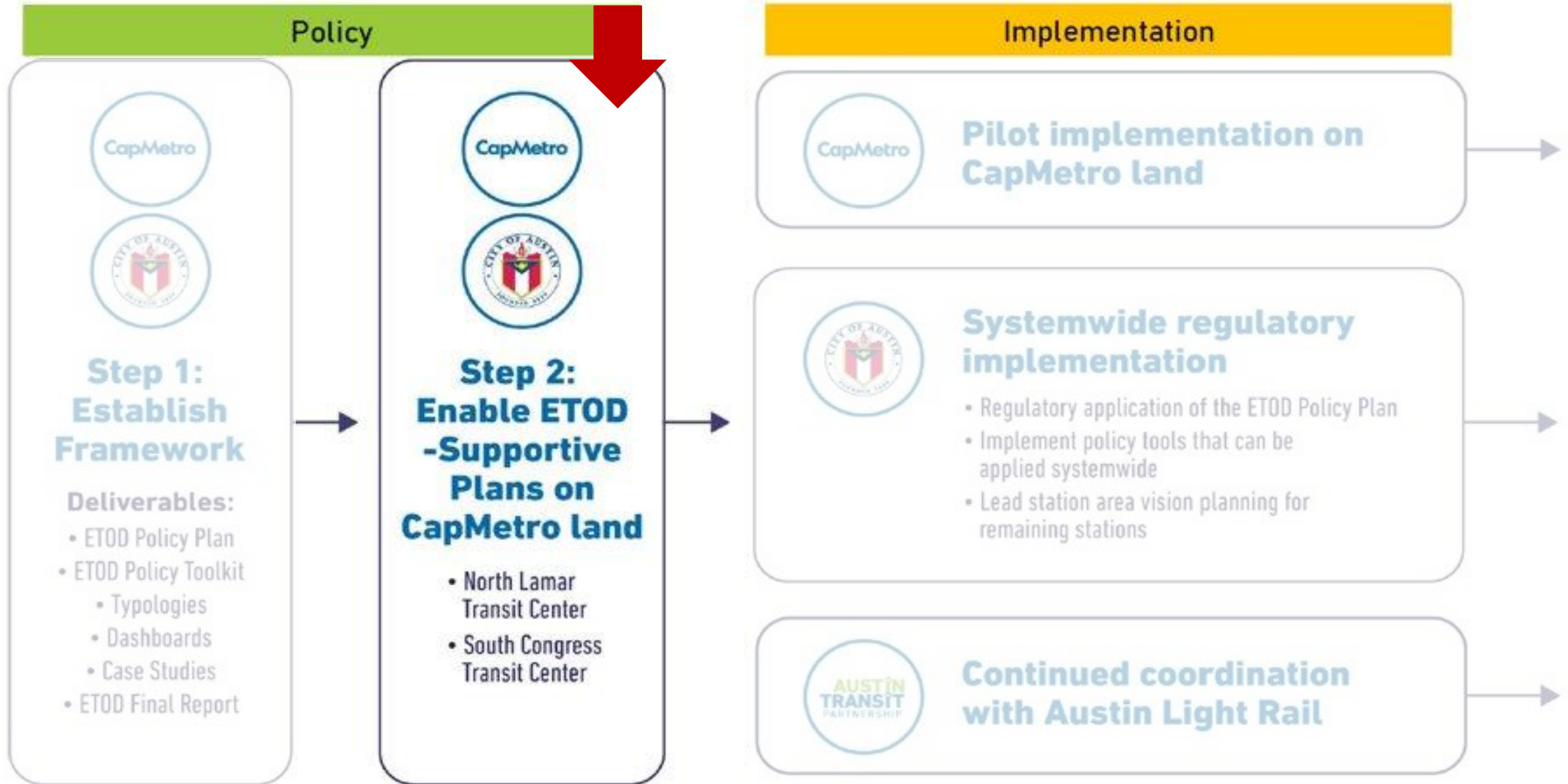
**Housing Affordability (13 tools):** Financing Tools; Land Use Strategies; Homeownership and Tenant Support.

**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



**North Lamar Transit  
Center Station Area**



**3**

# North Lamar 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

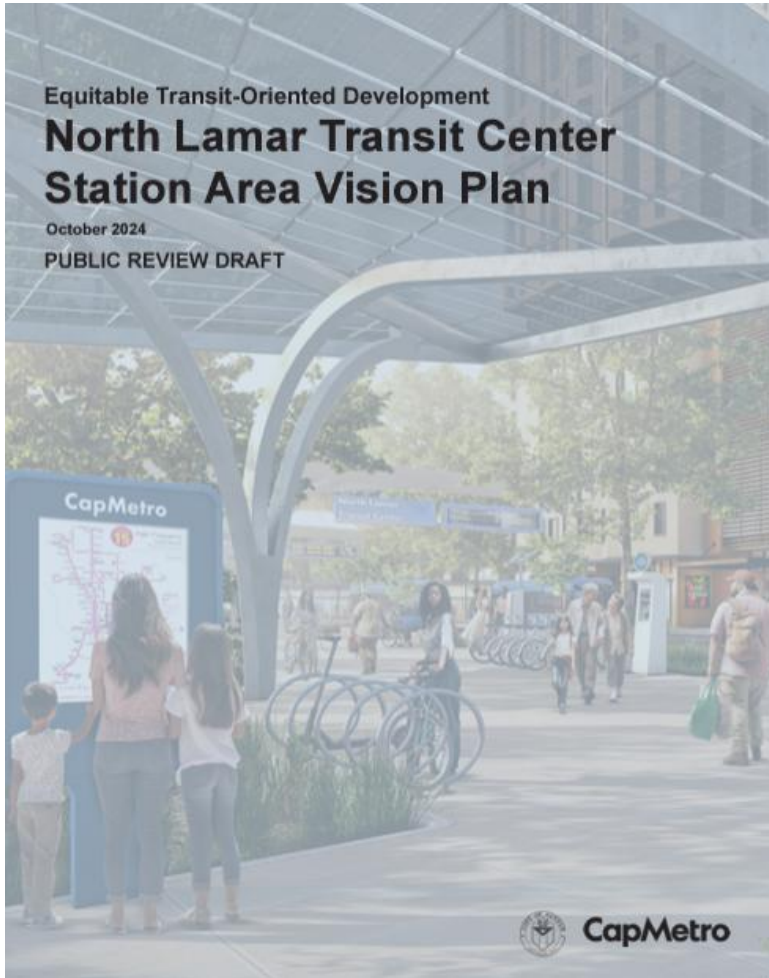
4

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

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!





# North Lamar Transit Center





# ETOD Typologies

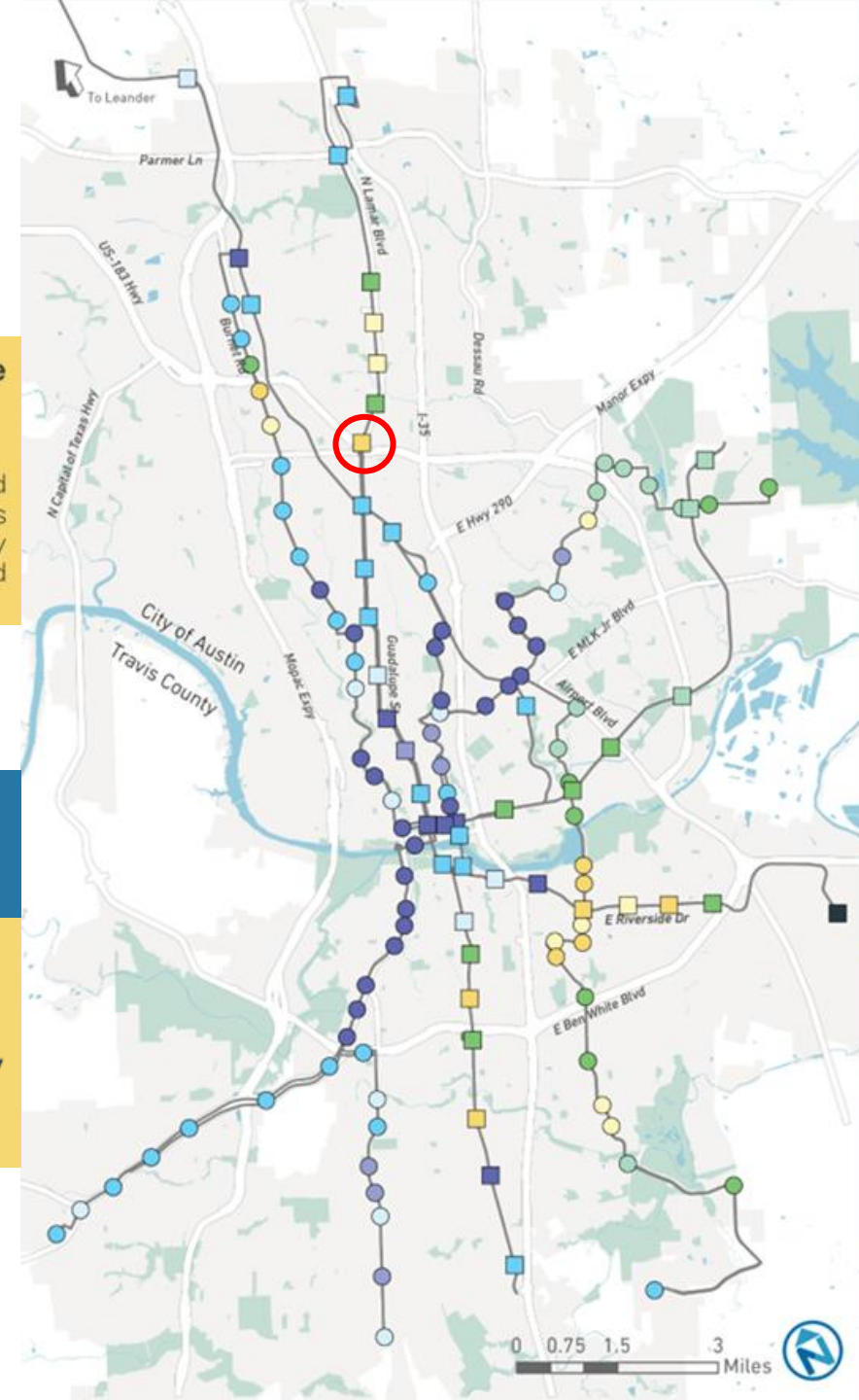
## North Lamar Transit Center Station Area

**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	<b>Enhance</b> 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

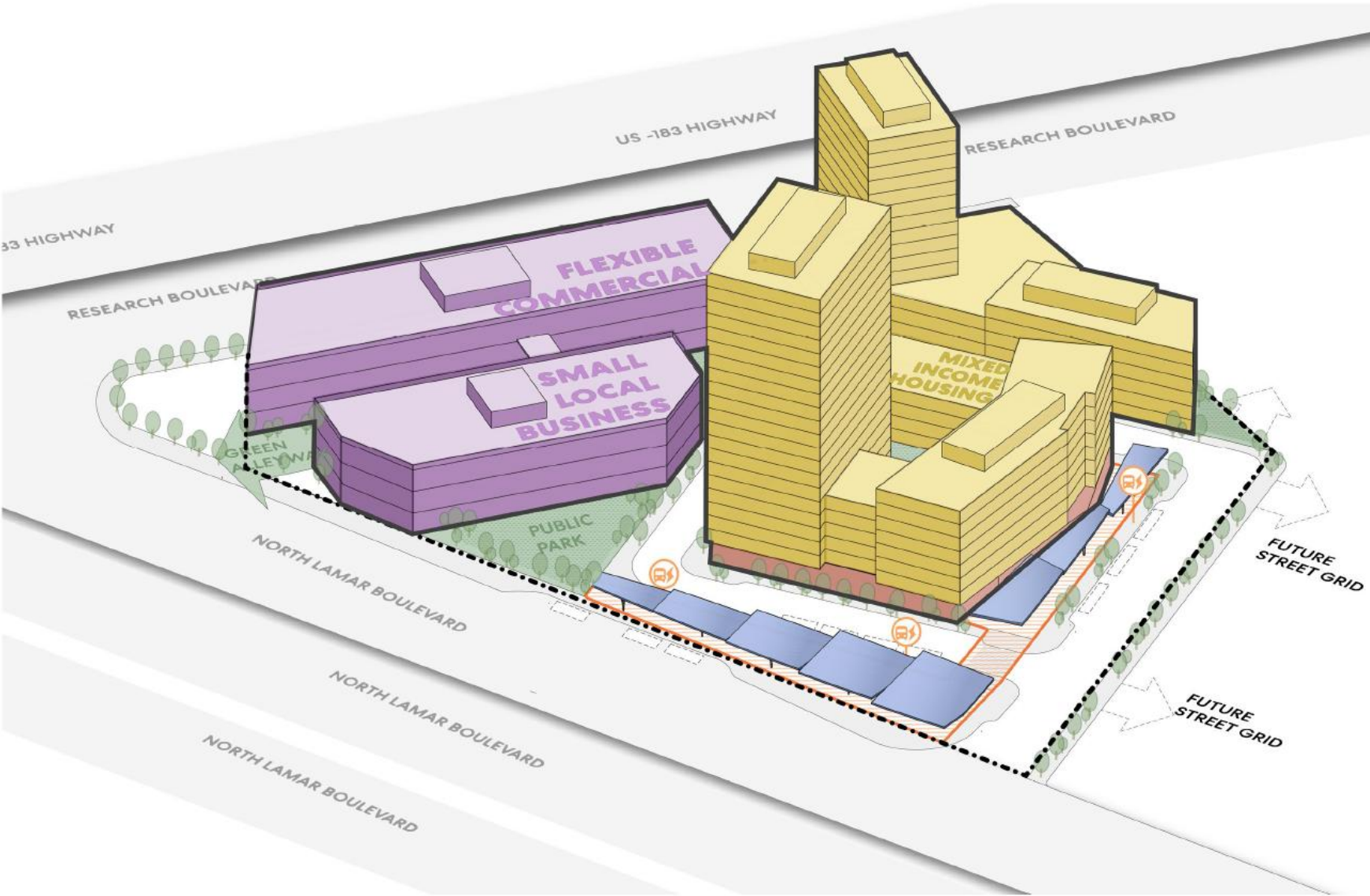
**Enhance** protection for low-income households and communities of color while ensuring affordability through sensitive development

**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

CapMetro  
Amenities Center

Grocery Store &  
Neighborhood Services

Active Storefronts

Raised Crosswalk

First/Last Mile  
Micromobility

Bioswales

CapMetro

North Lamar  
Transit Center

CapMetro

LA POLAR 27  
ICE CREAM

323 Anderson














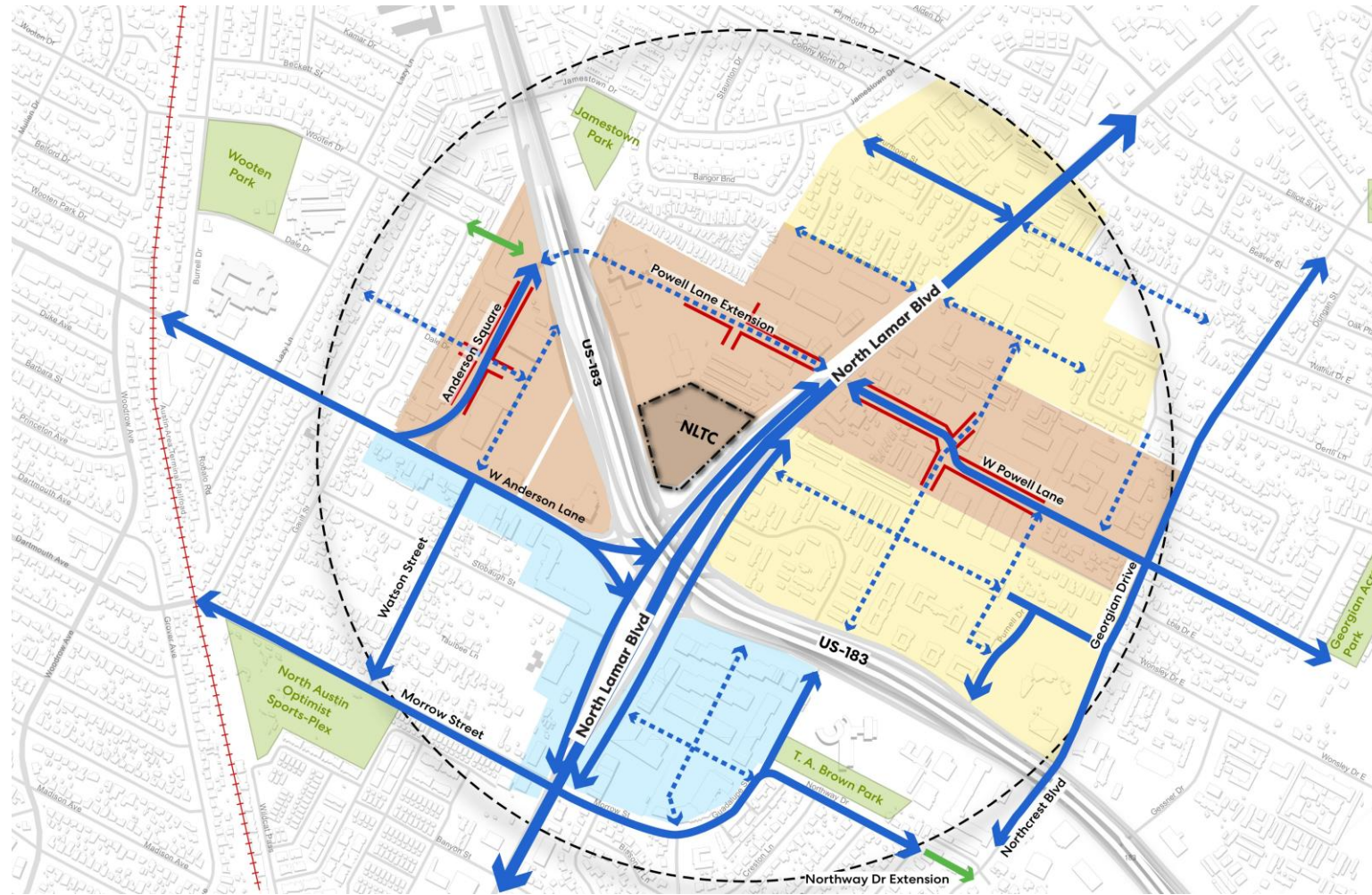
# Development Character Areas

## Legend

-  NLTC Site Boundary
-  Future North Lamar Multimodal Transit Complex
-  CapMetro Red Line
-  Improved Existing Street Corridors
-  Potential Future Street
-  Bike/Ped Connection Only
-  Existing Parks






## Development Character

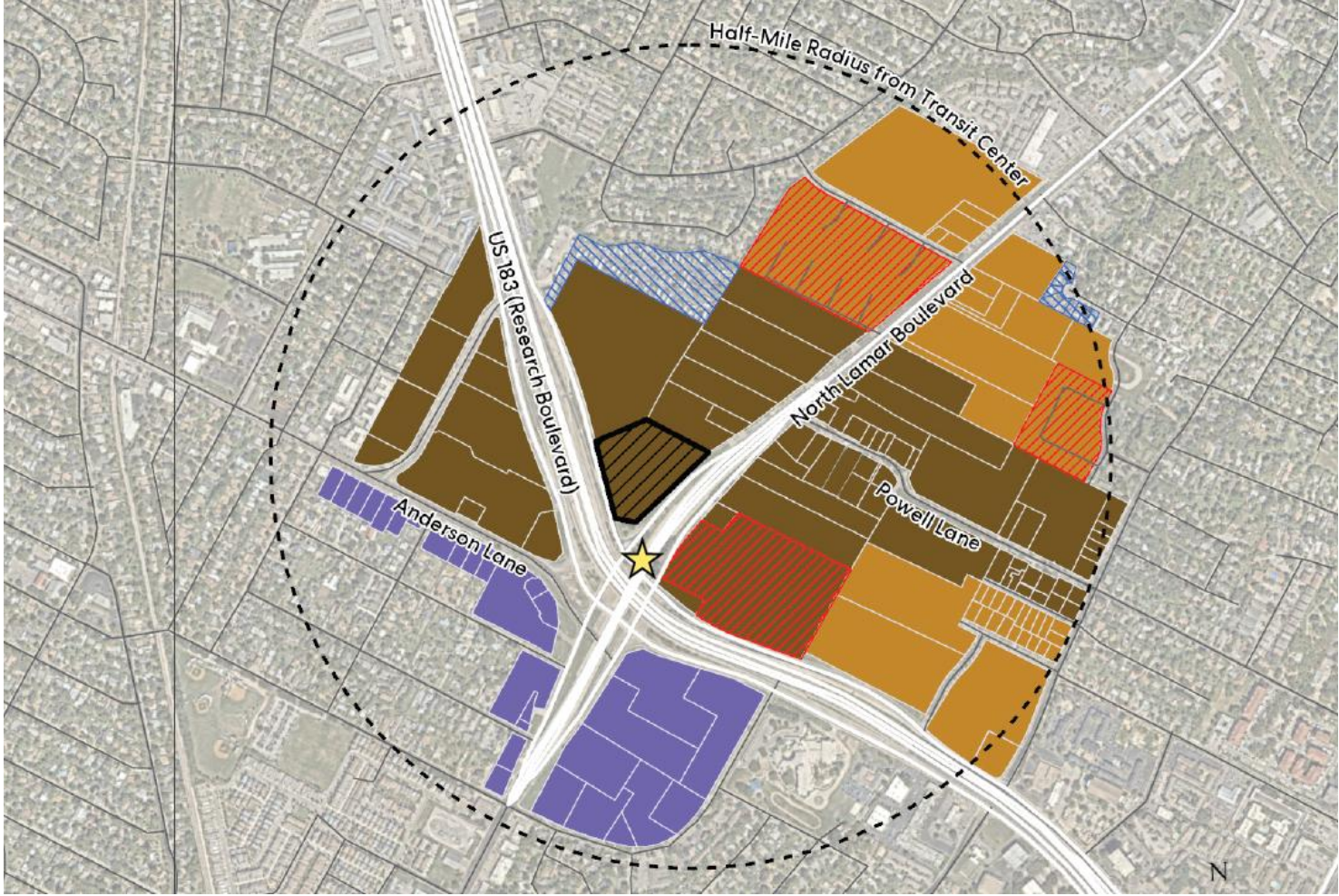
-  High-Density Mixed-Use
-  Moderate-Density Mixed-Use
-  Employment Focus
-  Ground Level Storefronts





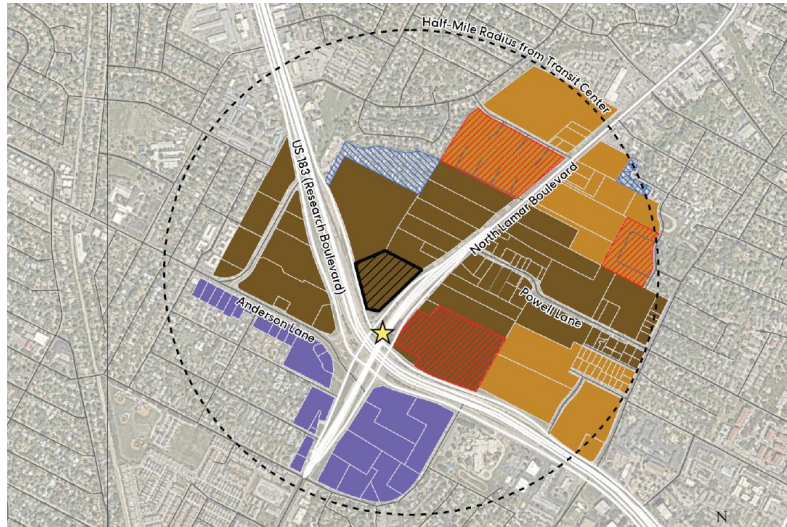
# NLTC Vision Plan and Future Land Use Map

-  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

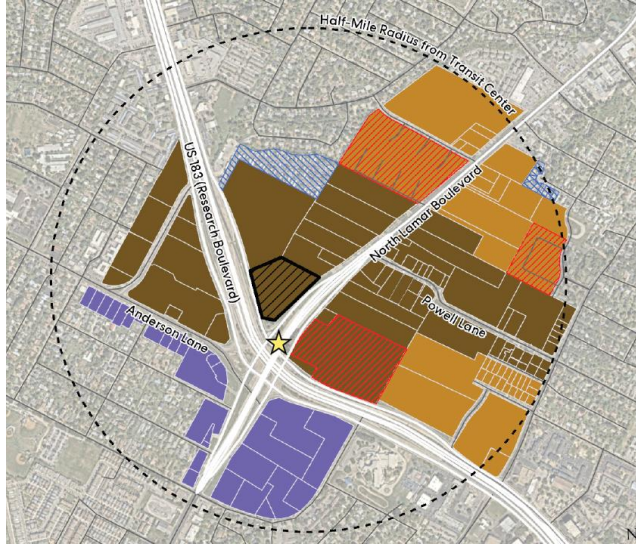
Bed and Breakfast Residential (Group 1) *	Retirement Housing (Large Site) (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Retirement Housing (Small Site) † *	Townhouse Residential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



## Development Character

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

# Zoning

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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Club or Lodge (c) *	Day Care Services—General (c)
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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) *

# 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

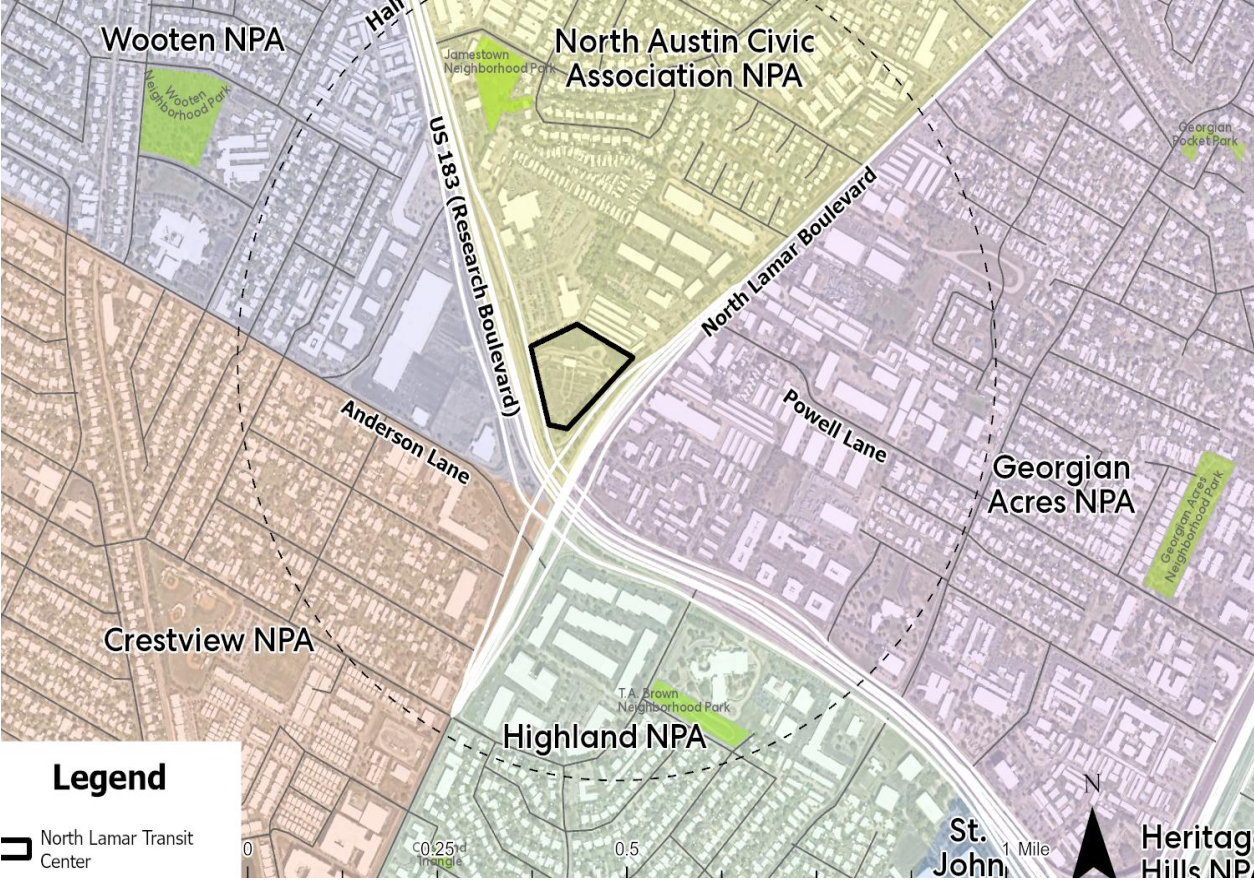
# Neighborhood Plan Amendments



4



# Neighborhood Plans within the NLTC Station Area



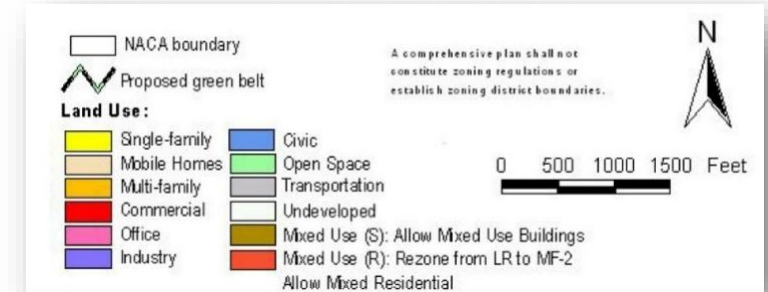
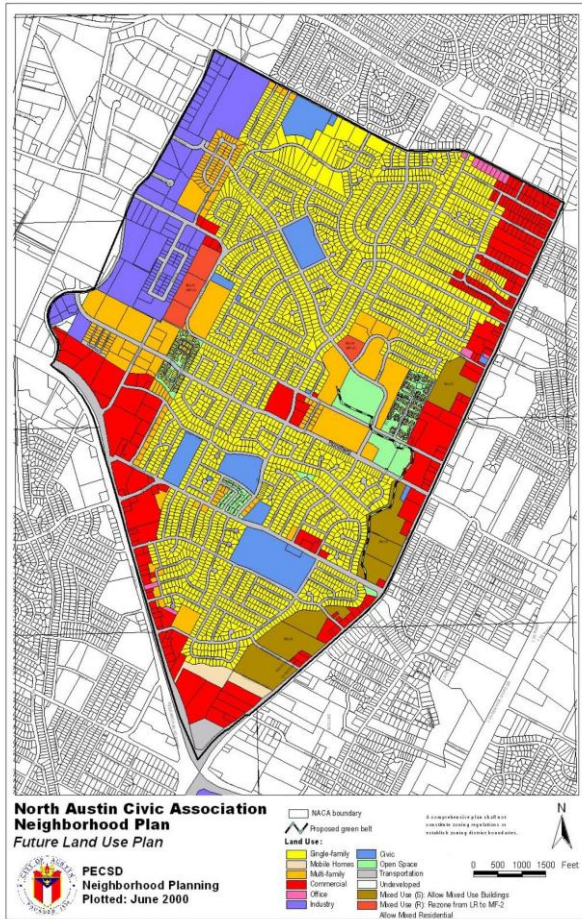
# Why Neighborhood Plan Amendments?

- **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, review 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-2025-0007.01

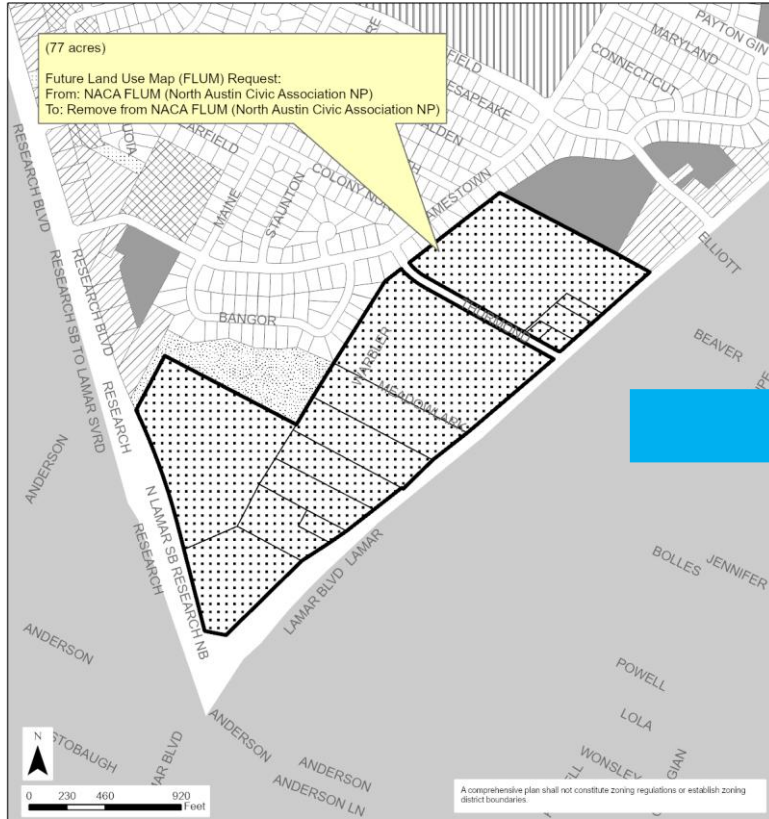
## North Austin Civic Association (NACA) Neighborhood Plan



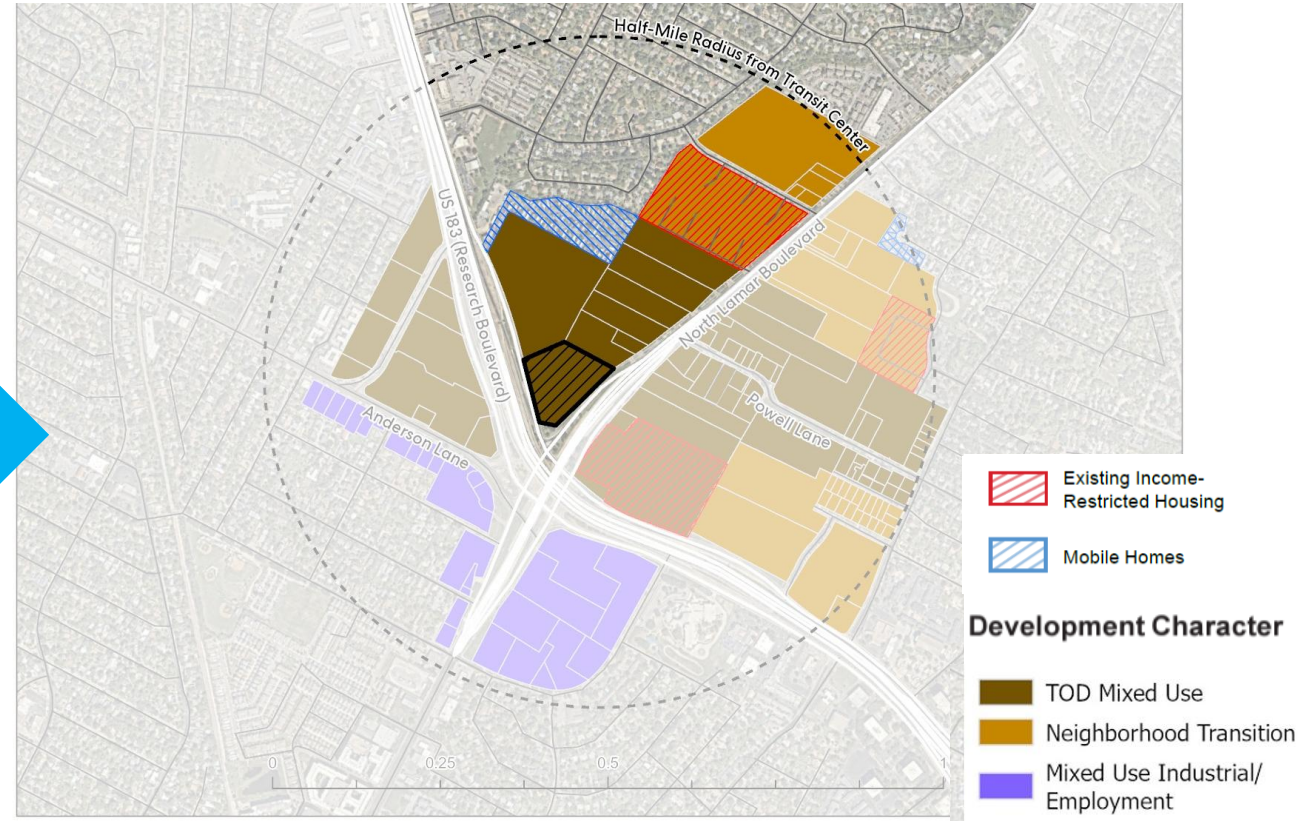


# NPA-2025-0007.01

## North Austin Civic Association (NACA) Neighborhood Plan



**Request:** [Remove from NACA NP FLUM](#)

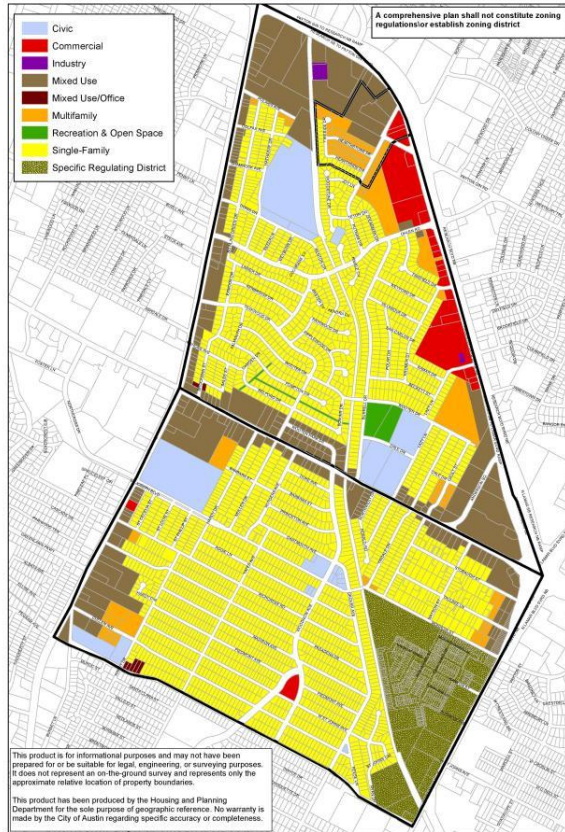


**NLTC Station Area FLUM**



# NPA-2025-0017.01

## Crestview/Wooten Combined Neighborhood Plan (Wooten NP)



**Crestview/Wooten Neighborhood Planning Area  
Future Land Use Map**  
City of Austin  
Housing and Planning Department  
Adopted: 4/1/2024  
Updated: 1/4/2023



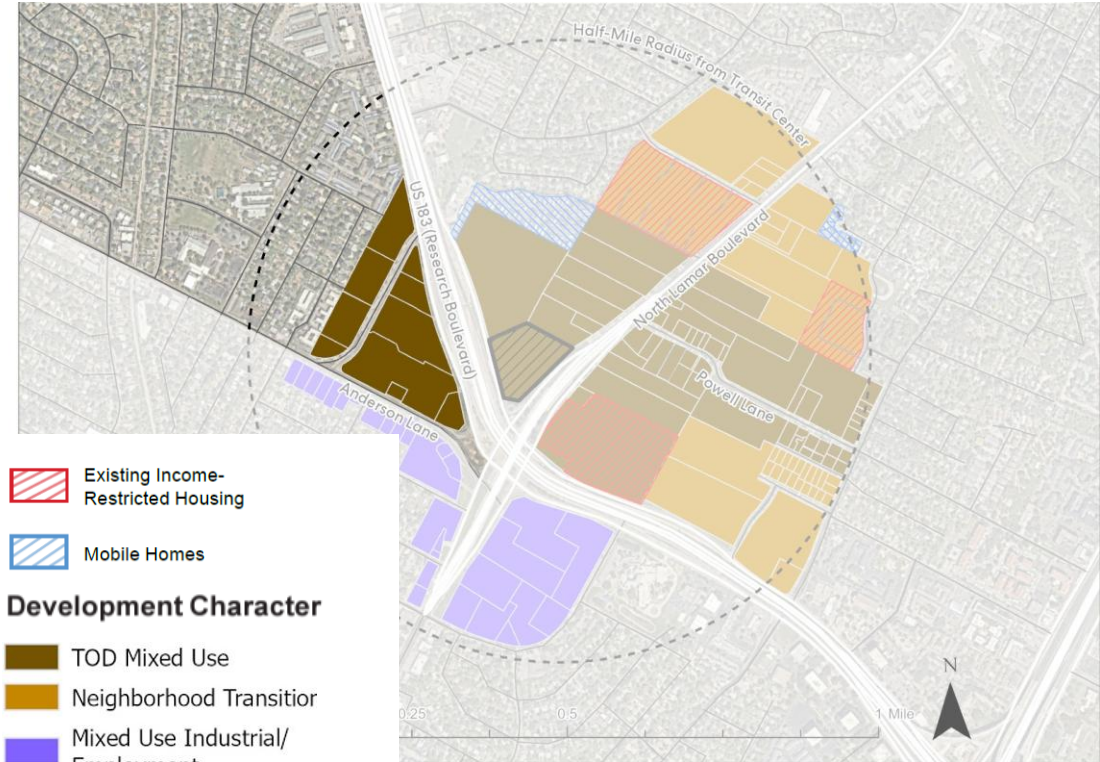
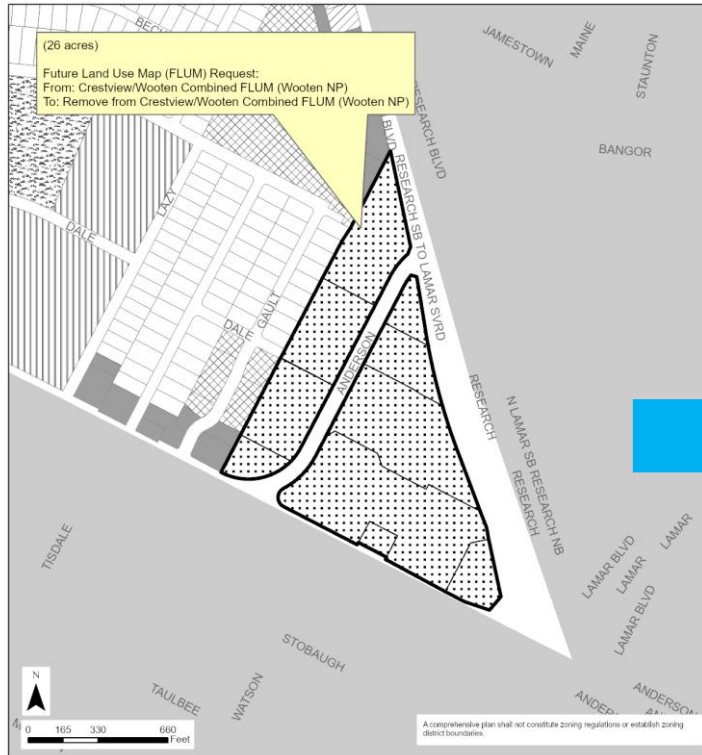
**Crestview/Wooten Neighborhood Planning Area  
Future Land Use Map**  
City of Austin  
Housing and Planning Department  
Adopted: 4/1/2024  
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# NPA-2025-0017.01

## Crestview/Wooten Combined Neighborhood Plan (Wooten NP)

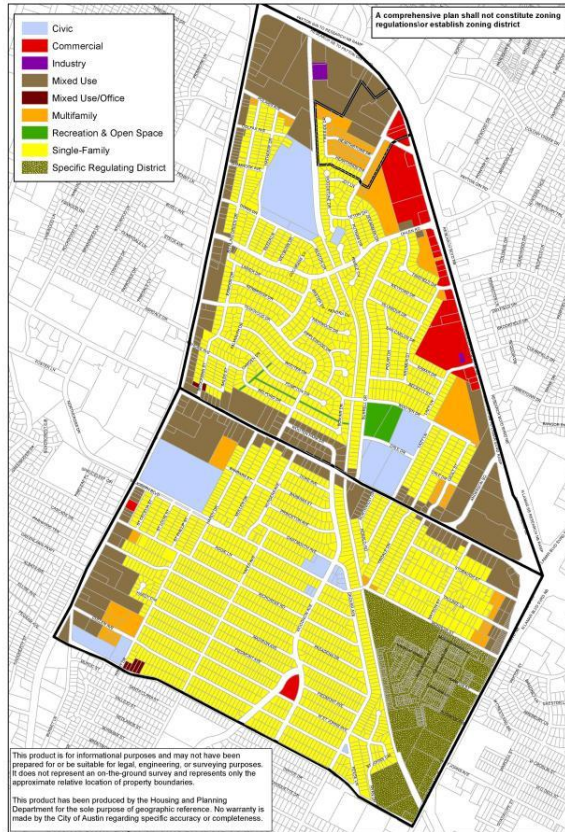


**To: Remove from Crestview/Wooten Combined NP FLUM (Wooten NP)**

**NLTC Station Area FLUM**

# NPA-2025-0017.02

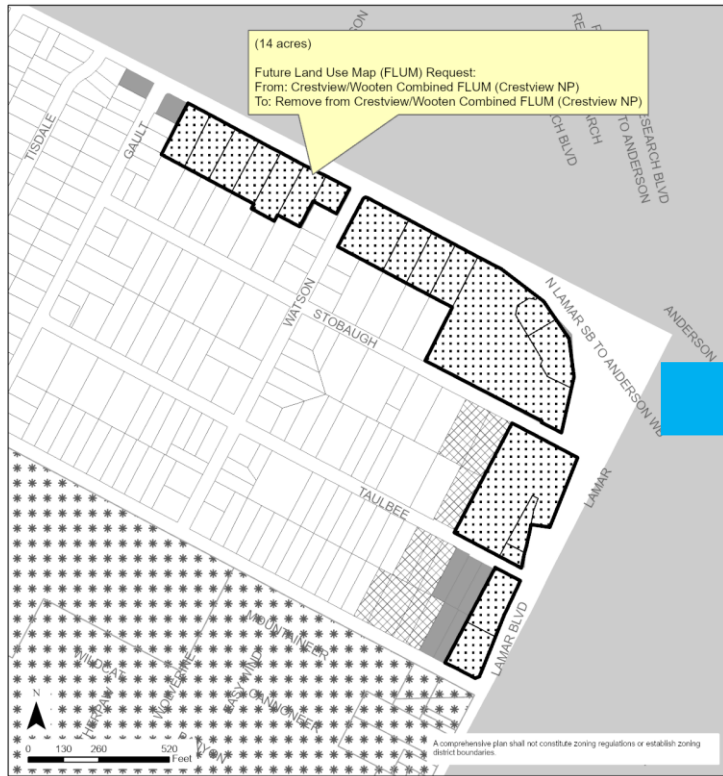
## Crestview/Wooten Combined Neighborhood Plan (Crestview NP)



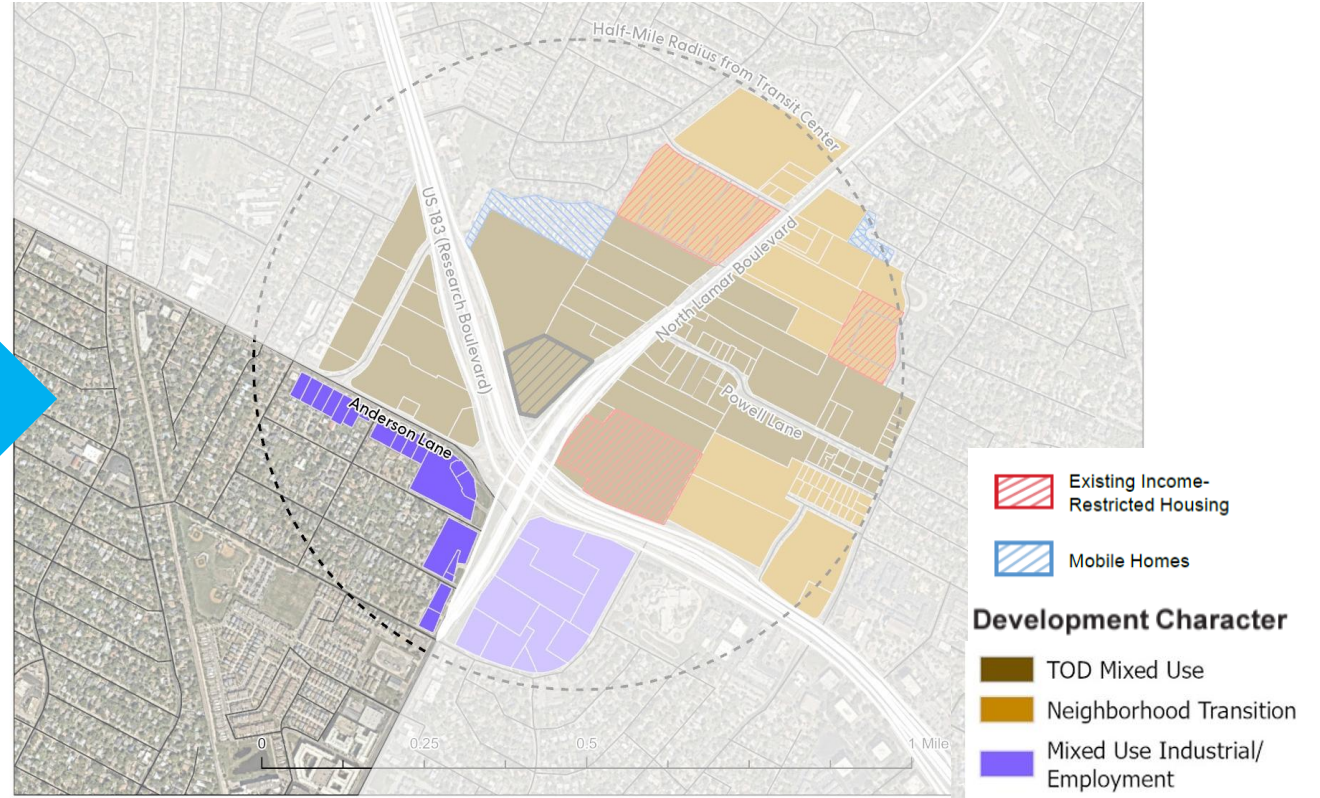


# NPA-2025-0017.02

## Crestview/Wooten Combined Neighborhood Plan (Crestview NP)



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

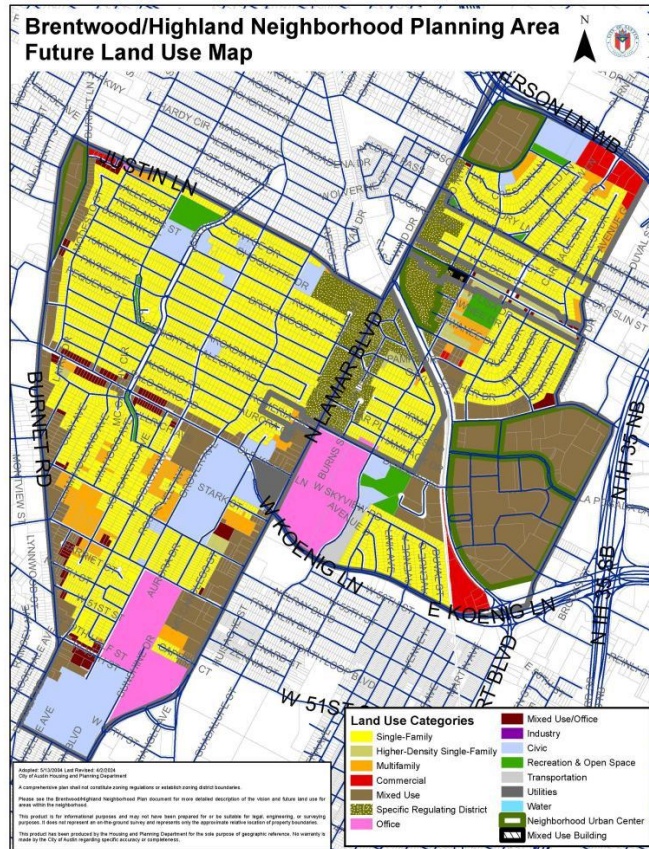


**NLTC Station Area FLUM**



# NPA-2025-0018.01

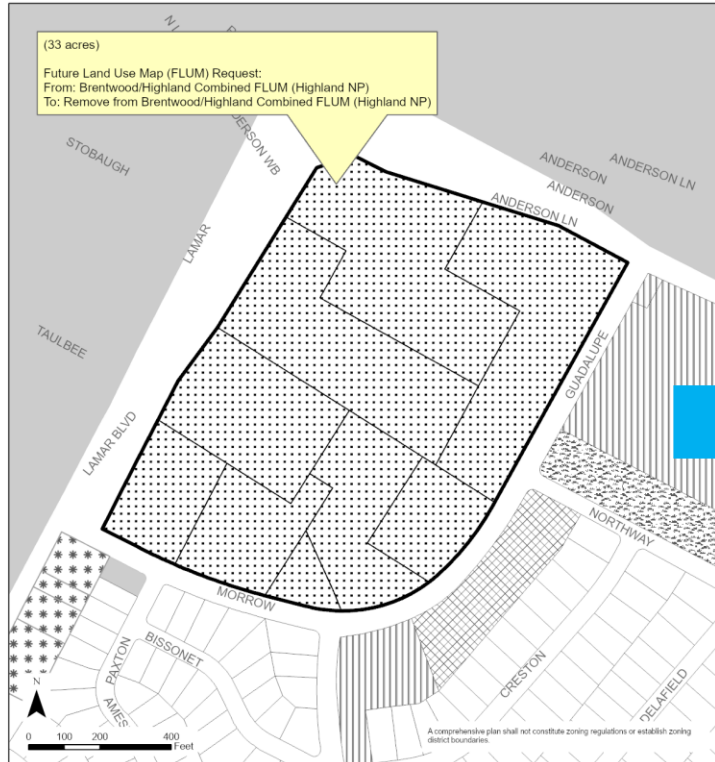
## Brentwood/Highland Combined Neighborhood Plan (Highland NP)



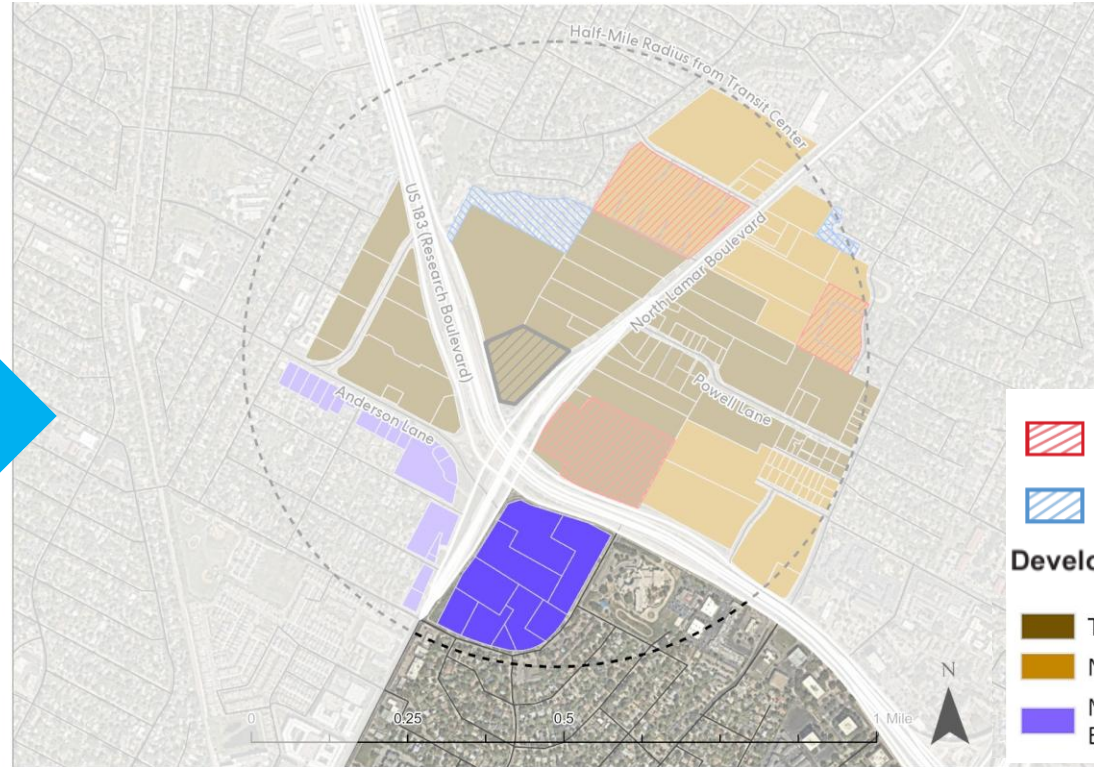


# NPA-2025-0018.01

## Brentwood/Highland Combined Neighborhood Plan (Highland NP)



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

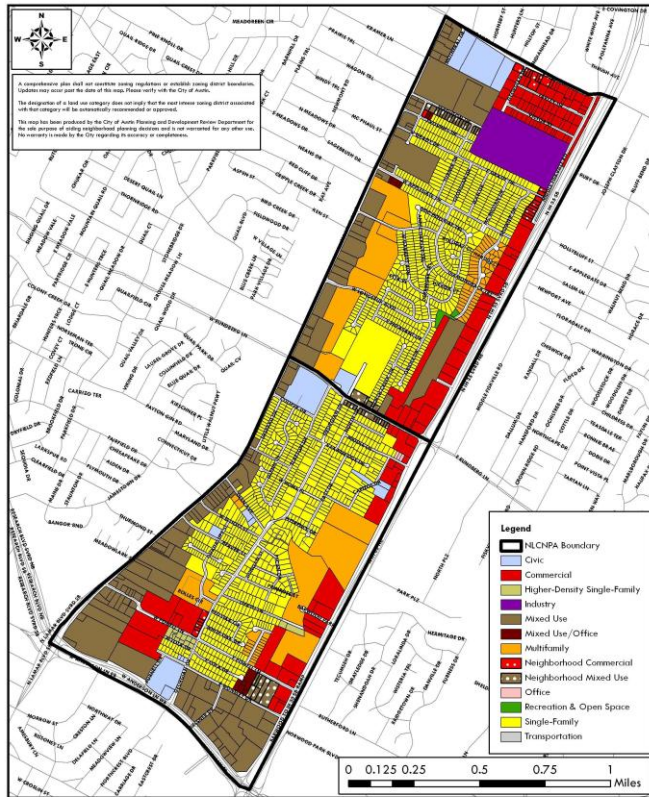


**NLTC Station Area FLUM**

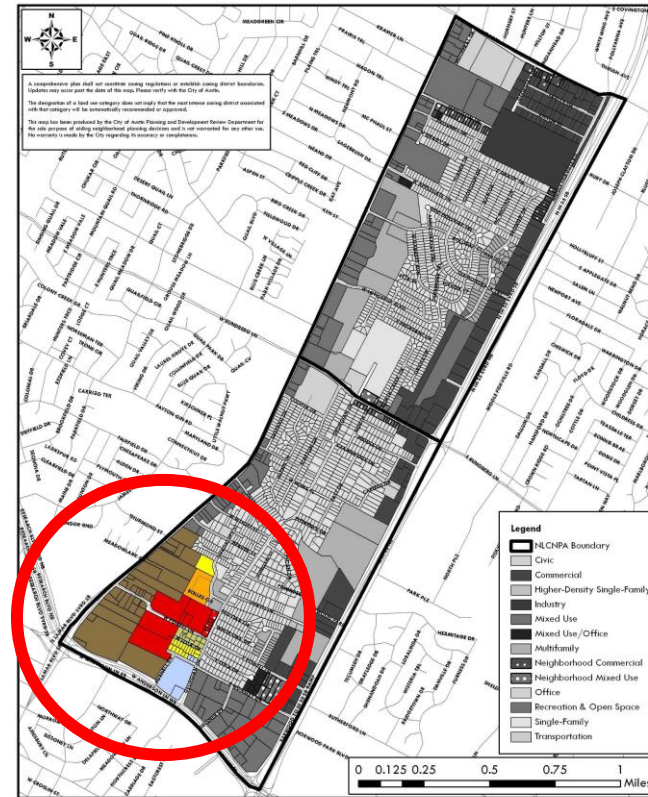
- Existing Income-Restricted Housing
- Mobile Homes
- Development Character**
- TOD Mixed Use
- Neighborhood Transition
- Mixed Use Industrial/ Employment

# 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

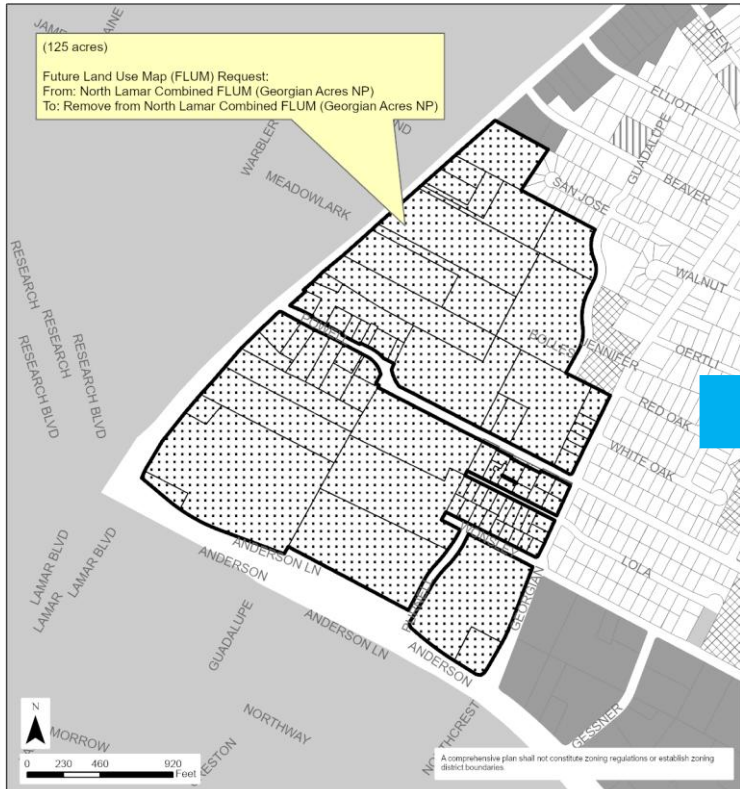
**Legend**

-  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

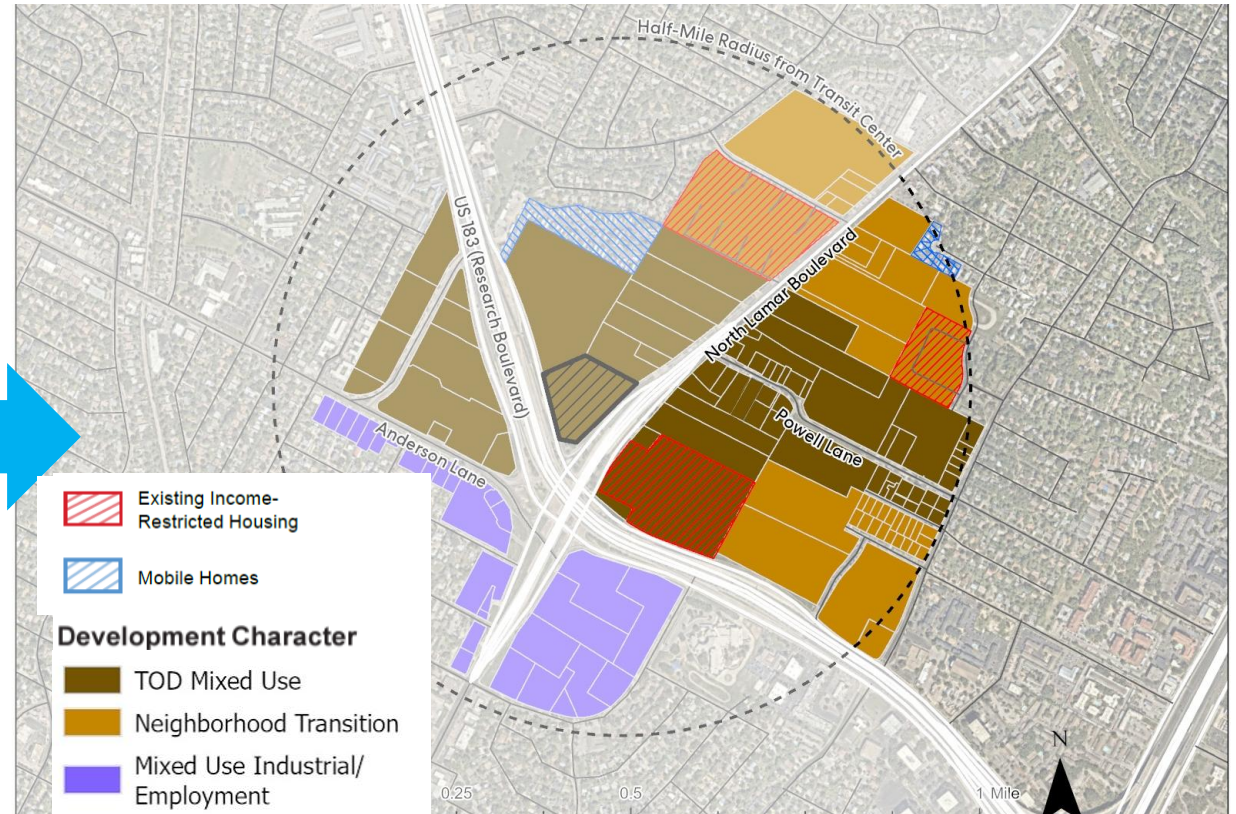


# NPA-2025-0026.01

## North Lamar Combined Neighborhood Plan (Georgian Acres)



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



**NLTC Station Area FLUM**

# Plan Adoption Timeline

- 3/4 NPA Virtual Meeting- NLTC Station Area
- 3/25 Planning Commission Hearing
- 4/24 Council Hearing



<https://speakupaustin.com/etodstationareas>

**PUBLIC HEARING INFORMATION**

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. If you are expected to attend a public hearing, if you do attend, you must provide your comments on the proposed amendment. If you are an environmental organization or neighborhood organization requesting your neighborhood plan amendment, you may postpone or continue an amendment until the City Council. The City staff's recommendation to the City Council is subject to the City Council's approval. The City Council may grant or deny a plan amendment requested. If you have any questions, please contact the City of Austin at (512) 974-8092. If you have any questions, please contact the City of Austin at (512) 974-8092. If you have any questions, please contact the City of Austin at (512) 974-8092.

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Tim McCarthy  
 City of Austin - PDC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number:** NPA-2025-0007.01  
**Contact:** Tim McCarthy, (512) 974-8092 or [Tim.Mccarthy@austintexas.gov](mailto:Tim.Mccarthy@austintexas.gov)  
**Public Hearings:** March 25, 2025 -- Planning Commission  
 April 24, 2025 -- City Council

I am in favor  
 I object

Your Name (please print) \_\_\_\_\_

Your address(es) affected by this application \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN**

Mailing Date of this Notice: March 10, 2025 Case Number: NPA-2025-0007.01

Este aviso es para informarles de una junta pública sobre un cambio en el uso de la tierra indicado abajo. Si usted desea recibir información en español por favor llame al (512) 978-2089.

The City of Austin (City) is sending this letter to inform you the City has filed an application for a neighborhood plan amendment to the North Austin Civic Association (NACA) Neighborhood Plan. We are notifying you because City Ordinance requires that all property owners, residents who have a City utility service address, and registered environmental or neighborhood organizations whose declared boundaries are within the neighborhood plan boundary, and all property owners within 500 feet, residents who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet of the neighborhood plan boundary be notified when the City receives an application.

The requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission, and then before the City Council. At a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation to the City Council. For additional information on the City of Austin's Planning Department, visit our website, <http://www.austintexas.gov/planning> or to find out more about the NACA Neighborhood Plan, go to <https://www.austintexas.gov/page/neighborhood-plans-and-resources>.

APPLICANT:	City of Austin Planning Department
CASE MANAGER:	Tim McCarthy - (512) 974-8092
PROJECT ADDRESSES:	See the attached list and map of specified properties.

**AMENDMENT REQUEST:**  
 To remove the Future Land Use Map (FLUM) designation for the specified properties within the North Austin Civic Association (NACA) Neighborhood Plan.

**PROPOSED USES:**  
 The proposed removal of the FLUM designations from the NACA Neighborhood Plan results in the specified properties not having a FLUM designation in the NACA Neighborhood Plan. For the new proposed FLUM and specified property FLUM designations please refer to the North Lamar Transit Center (NLTC) Station Area Vision Plan: <https://www.speakupaustin.org/ETODstationareas>.

This application is scheduled to be heard by the Planning Commission on March 25, 2025 beginning at 6:00 p.m. and City Council on April 24, 2025 beginning at 2:00 p.m. The meetings will be held in-person at City Hall Council Chambers, 301 West 2nd Street and online viewable at <http://www.acon.tv>. To participate at these Public Hearings, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending in-person. For additional information on how to participate in these meetings, please contact the case manager listed below by email or phone or go to the Planning Commission website: <http://www.austintexas.gov/content/planning-commission> and City Council website: [https://www.austintexas.gov/department/city-council/council/council\\_meeting\\_info\\_center.htm](https://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm).

If you have any questions concerning this application, please contact Tim McCarthy of the Planning Department at (512) 974-8092 or via email at [Tim.Mccarthy@austintexas.gov](mailto:Tim.Mccarthy@austintexas.gov) and refer to the Case Number at the top right of this notice. Tim's office hours are Monday – Friday, 9:00 am – 5:30 pm. You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/web/permits-public-search-other>.



# How to Participate

<https://speakupaustin.com/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!

CapMetro



AUSTIN  
TRANSIT  
PARTNERSHIP

# Resources

- **ETOD Station Area Vision Plans Website:**  
<https://speakupaustin.org/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

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# 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](mailto: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!

Email: [ETOD@austintexas.gov](mailto:ETOD@austintexas.gov)

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

**Please check out the project page:**

**[www.SpeakUpAustin.org/etodstationareas](http://www.SpeakUpAustin.org/etodstationareas)**