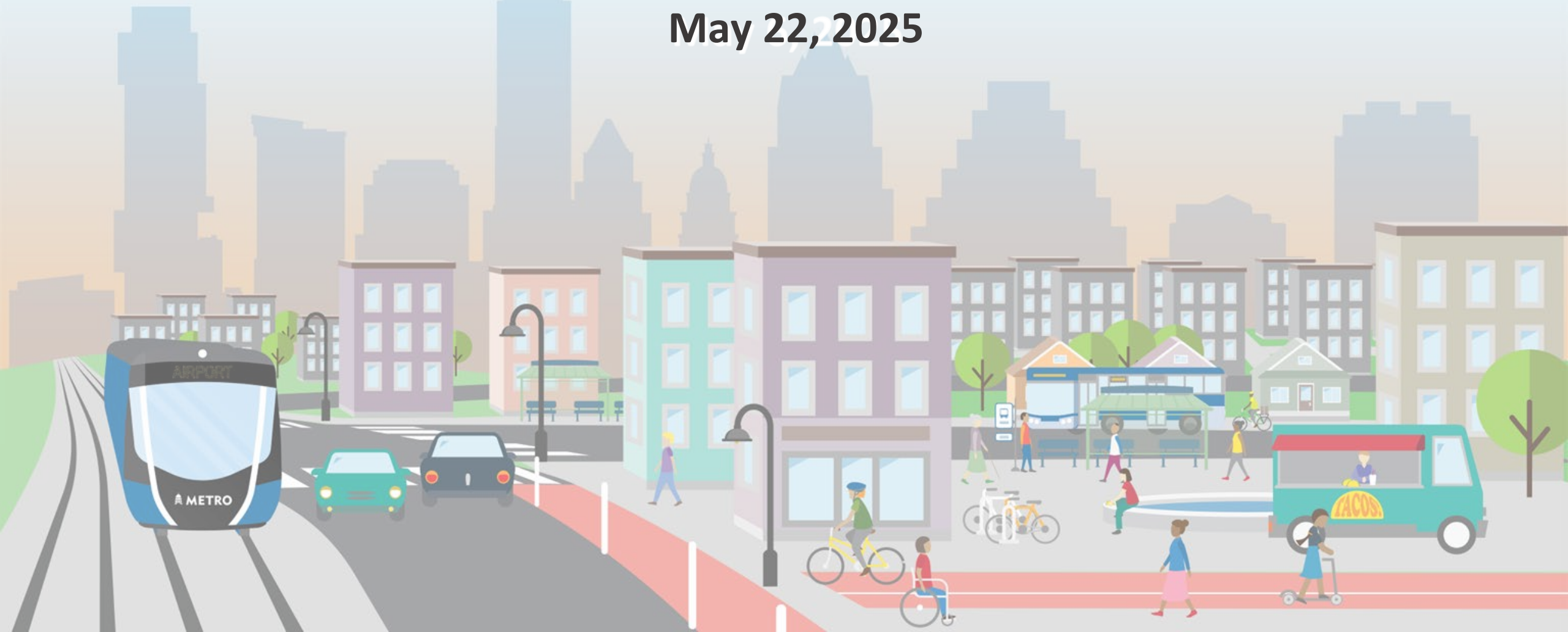


North Lamar and South Congress Transit Center Station Area Vision Plans *City Council Meeting*

May 22, 2025



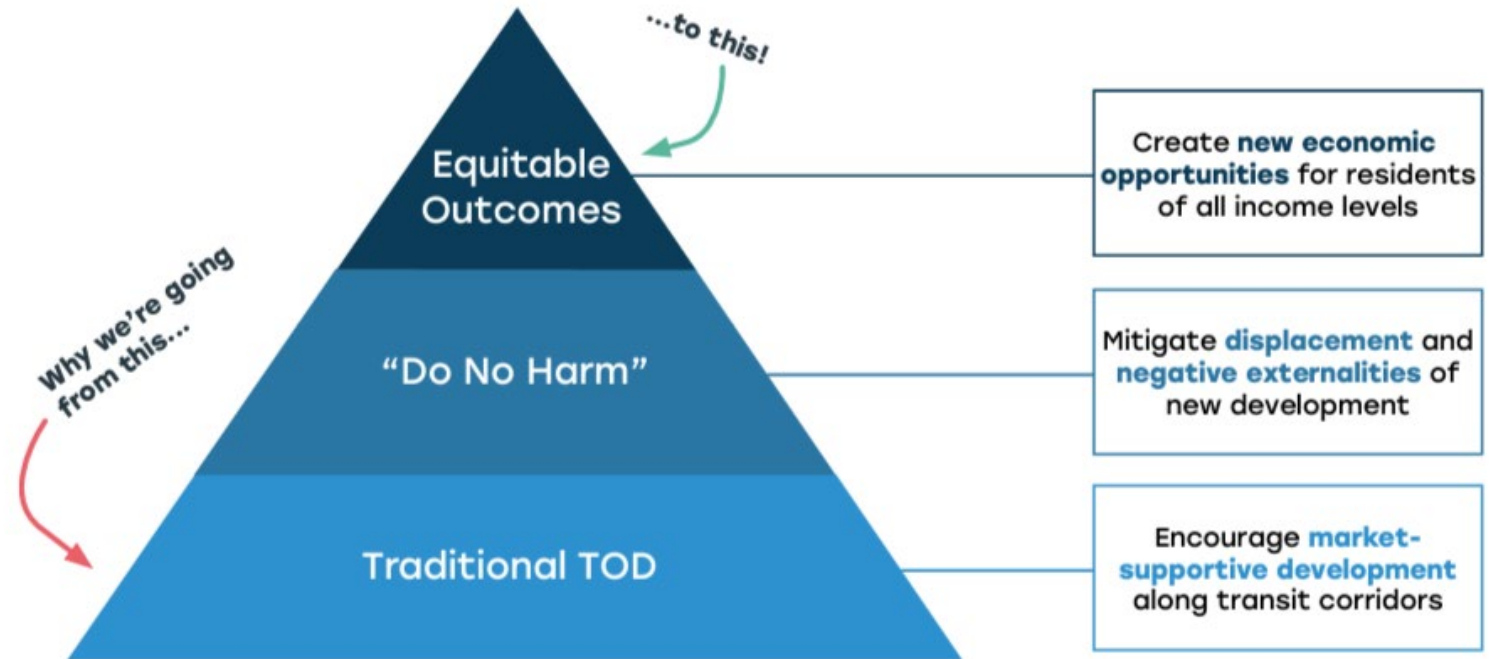
What is ETOD?

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



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.



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



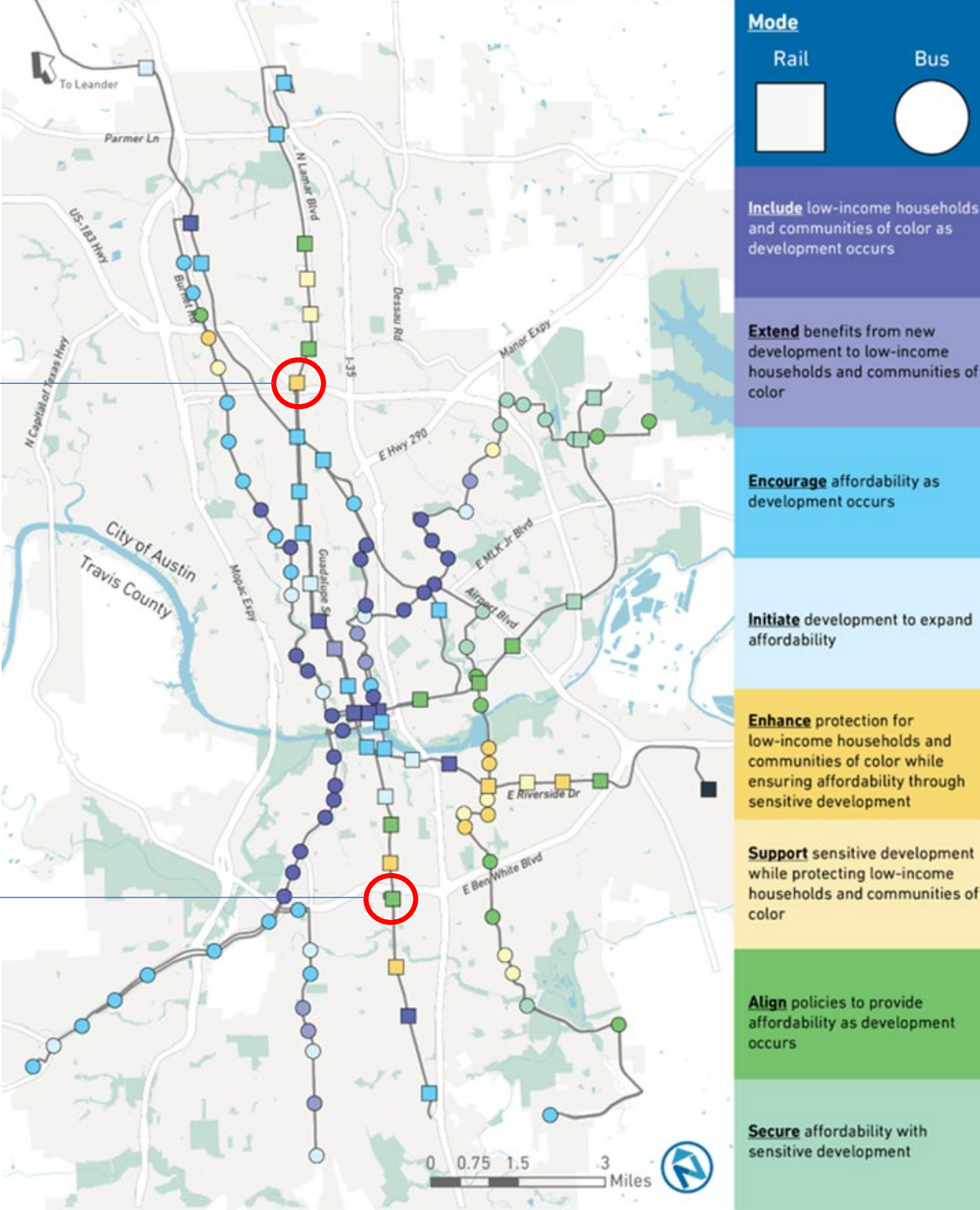
City of Austin



ETOD Station Areas

North Lamar Transit Center

South Congress Transit Center



Station Area Planning and ETOD

Station Area Planning is a community-driven approach to crafting a **vision** for the area surrounding a transit station. *The plans **include a Future Land Use Map** to guide future decisions, but **do not change zoning**.*

North Lamar Transit Center Station Area



South Congress Transit Center Station Area



NLTC and SCTC Station Areas

Engagement & Plan Adoption Timeline



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



Plan Development

Round 1 Engagement Vision



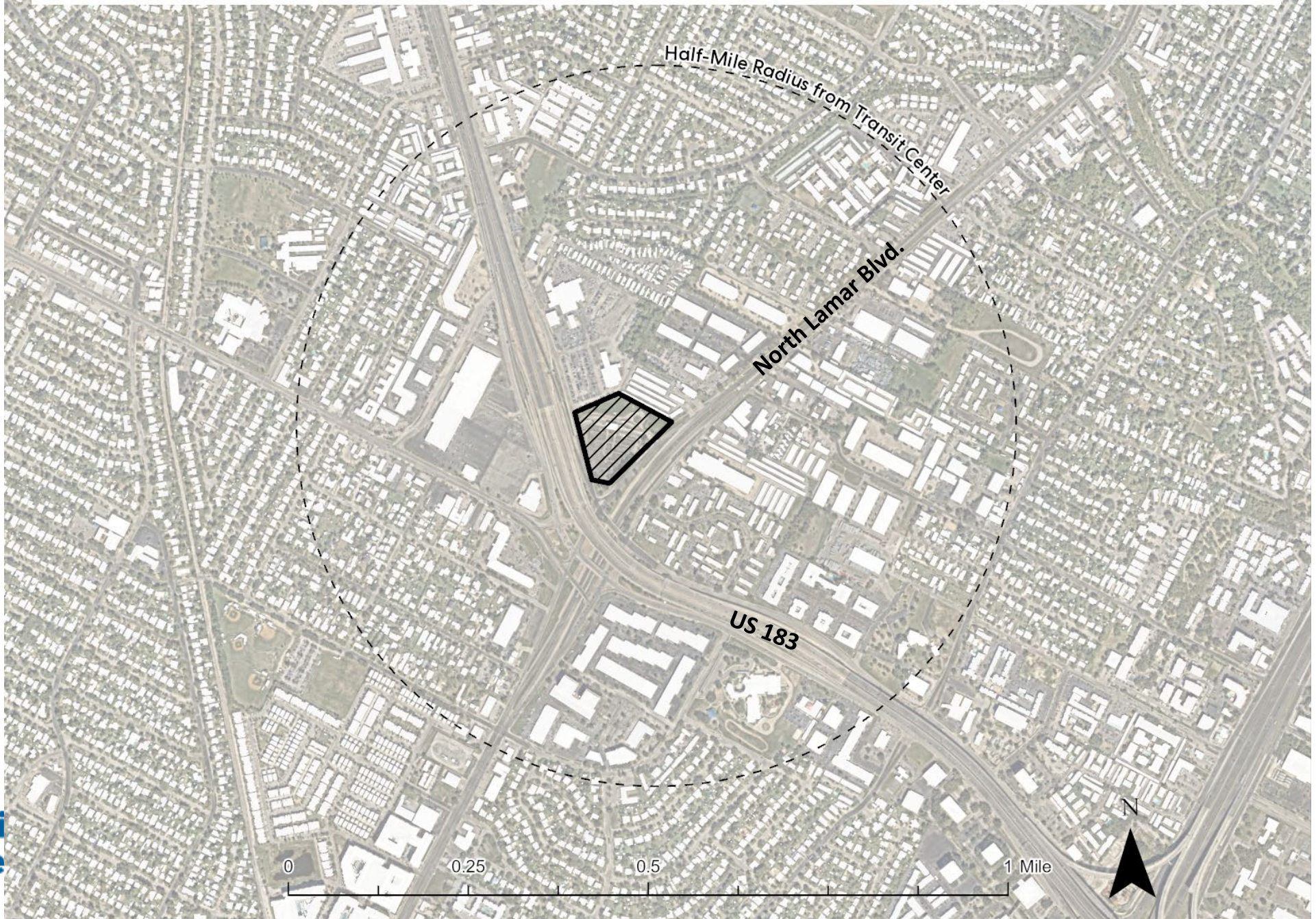
Round 2 Engagement Strategies



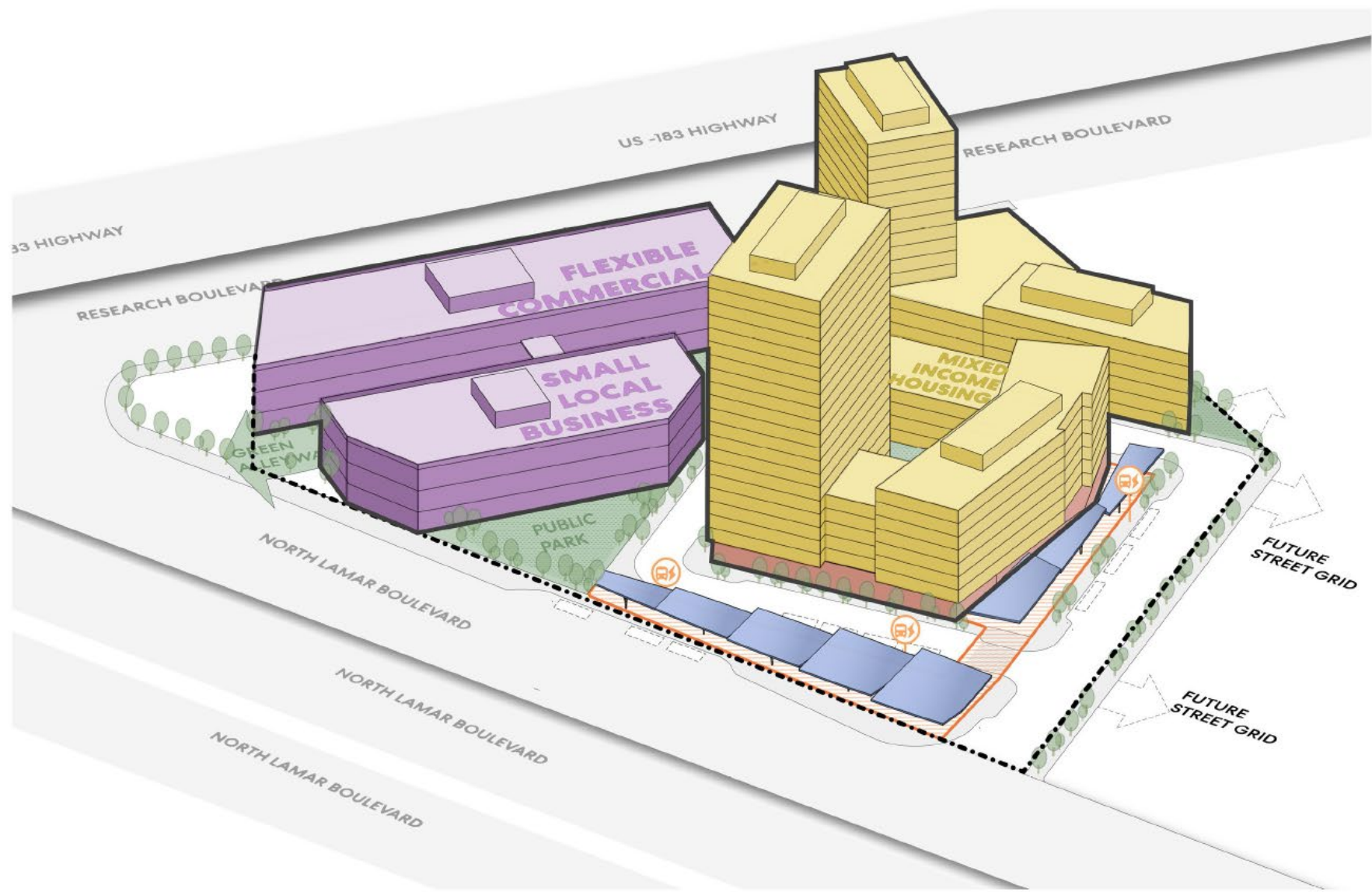
Round 3 Engagement Draft Plans



North Lamar Transit Center Station Area



NLTC Concept Plan



Legend

--- CapMetro Site Boundary (6.1 Acres)

Transit Plaza

Transit Amenity Area

Bus Stop With EV Charging Bays

Character Typologies

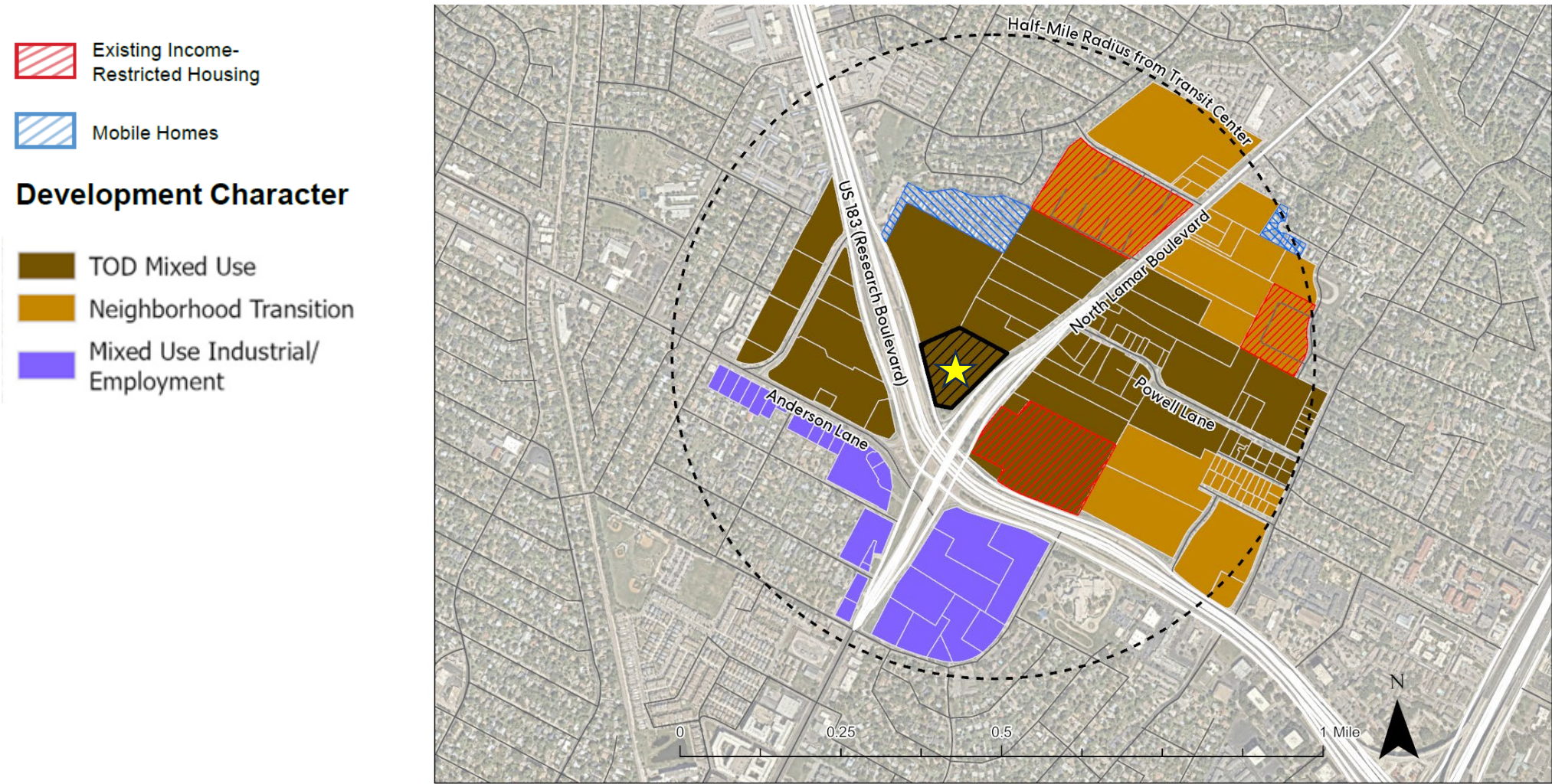
Residential Development

Workforce Training + Local Small Businesses + Flexible Commercial

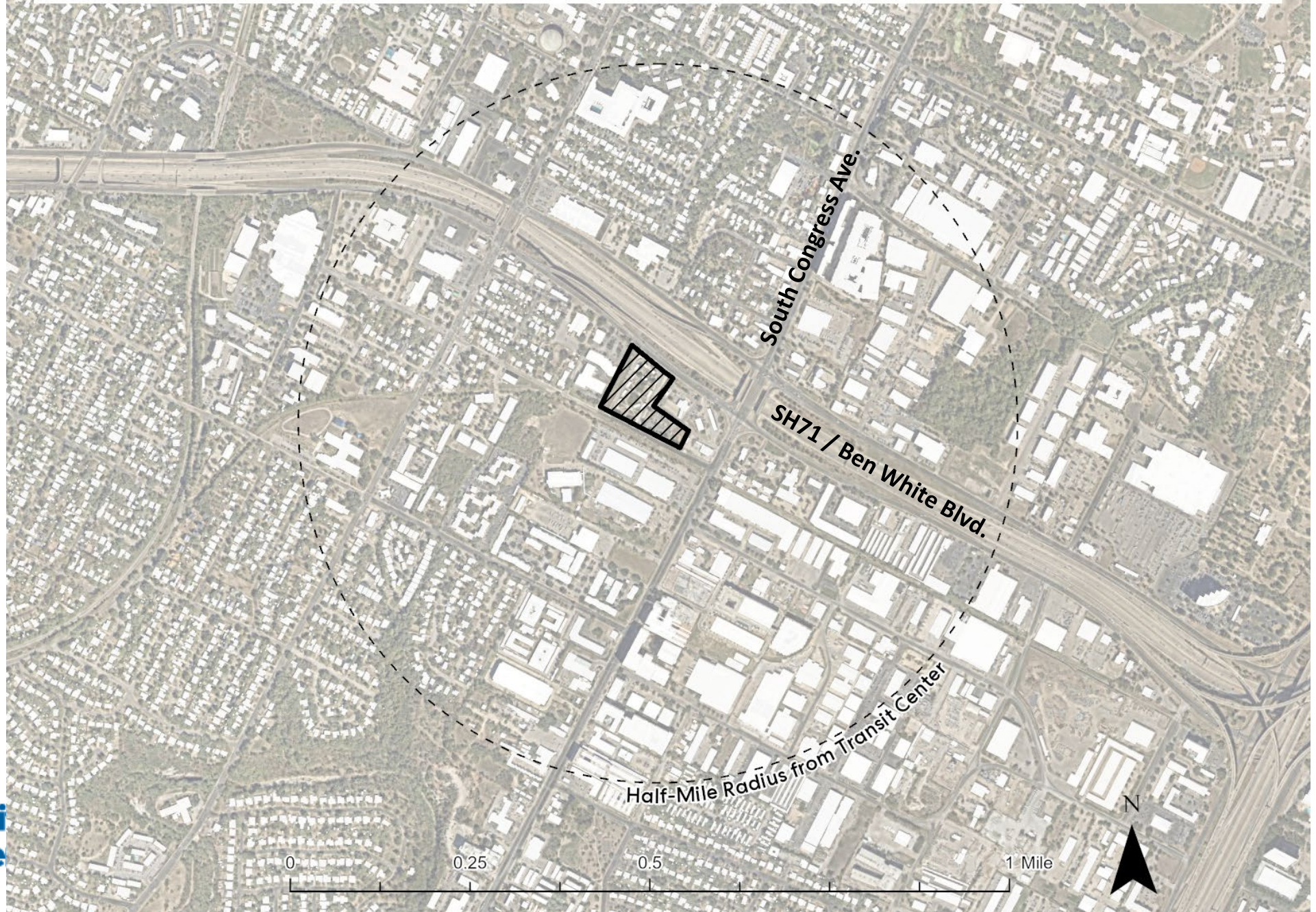
Street Level Storefronts

Public Open Space

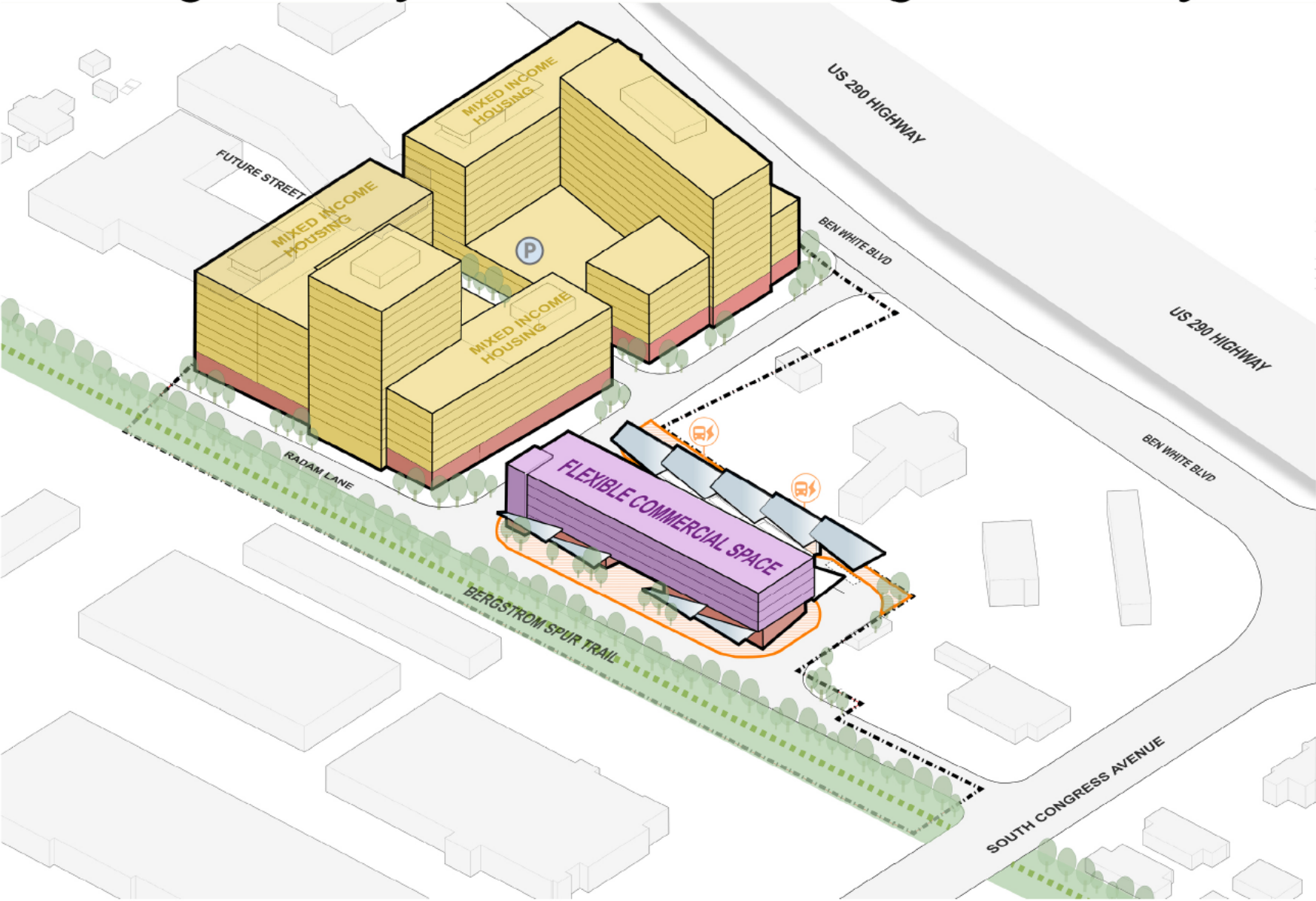
NLTC Vision Plan and Future Land Use Map (FLUM)



South Congress Transit Center Station Area



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

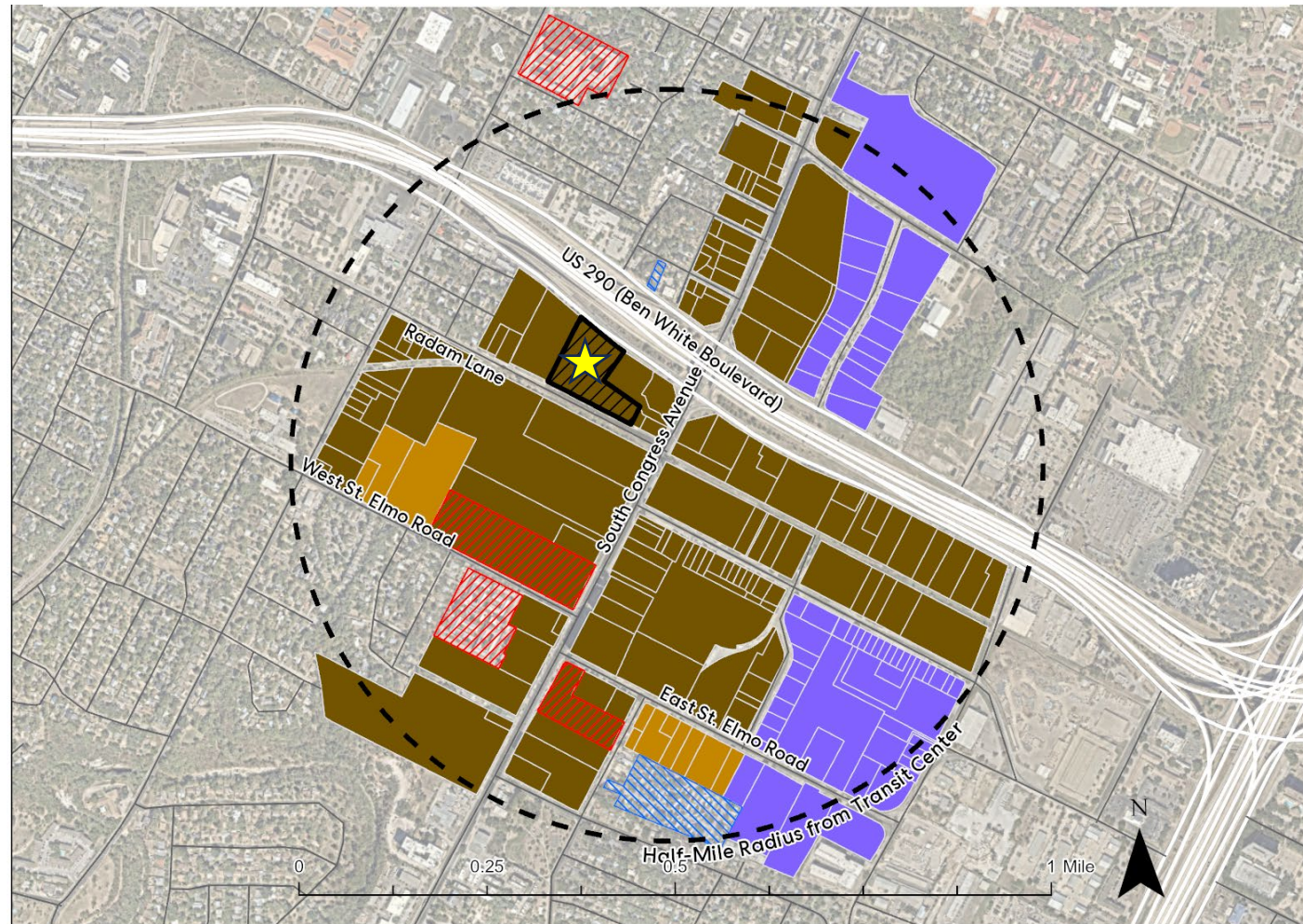
SCTC Vision Plan and Future Land Use Map (FLUM)

 Existing Income-Restricted Housing

 Mobile Homes

Development Character

 TOD Mixed Use
 Neighborhood Transition
 Mixed Use Industrial/
Employment

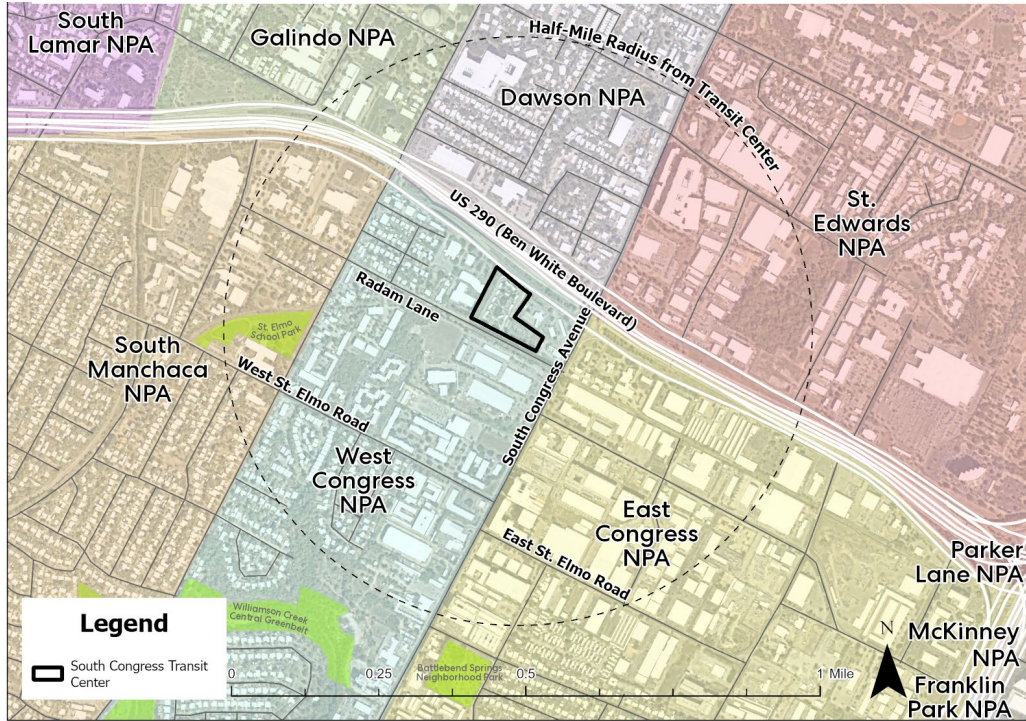


Existing Neighborhood Plans

NLTC Station Area



SCTC Station Area



Planning Commission Recommendations

Amendments

#	PC Text Amendment	Staff Response
WG2	NLTC: Modify Connectivity Map to facilitate additional access to transit center, and add note regarding ASMP alignment	Support. Modify Connectivity and Open Space Maps to include feasible new connections, and add note.
WG4	Prohibit new auto-oriented uses consistent with uses prohibited by ETOD Overlay	Support. Add note to Future Land Use Maps: “Consider prohibition of auto-oriented uses during rezoning.”
WG7	SCTC: Modify Connectivity Map to facilitate additional multimodal connections, and add note regarding ASMP alignment	Support. Modify Connectivity and Open Space Maps to include feasible new connections, and add note.

Planning Commission Recommendations

General Recommendations

#	General Recommendation	Staff Comment
WG1	Expand NLTC FLUM Neighborhood Transition	Do not support; would require renote
WG3	Request staff provide an update within 6 months to share zoning next steps	Support
WG5	Expand SCTC FLUM TOD Mixed Use	Do not support; would require renote
WG6	Expand SCTC FLUM Neighborhood Transition	Do not support; would require renote
Maxwell	Apply Urban Design Guidelines to projects within Station Area Plans	Coordinate with Urban Design Guidelines update
Azhar	Ensure that future maps include mobile homes, income restricted affordable housing, and places of worship	Support

Adoption Actions

- **Adopt North Lamar Transit Center Station Area Vision Plan** as an Attachment to Imagine Austin
- **Adopt South Congress Transit Center Station Area Vision Plan** as an Attachment to Imagine Austin
- **Amend Land Development Code** to Specify an Amendment Process for Area Plans including Station Area Vision Plans
- **Amend 9 Neighborhood Plans (NPs)** to Remove Parcels from Neighborhood Plan FLUMs:
 - NACA NP
 - Brentwood Highland Combined (Highland NP)
 - North Lamar Combined (Georgian Acres NP)
 - Crestview/Wooten Combined (Crestview NP)
 - Crestview/Wooten Combined (Wooten NP)
 - Dawson Neighborhood Plan
 - Greater South River City (St. Edwards NP)
 - South Congress Combined (East Congress NP)
 - South Congress Combined (West Congress NP)

Implementation

- **Regulations**
 - Possible future application of DBETOD (Phase 2) zoning
 - Possible future application of new zones
- **Infrastructure and Investments**
 - CapMetro redevelopment of Transit Center
 - Austin Strategic Mobility Plan amendment
 - Affordable housing (subsidized and incentivized units)
- **Programs**
 - Citywide ETOD Toolkit, including workforce development, economic partnerships, healthcare investments, housing programs, etc.

Resources

ETOD Station Area Vision Plans Website:

<https://speakupaustin.org/etodstationareas>

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

City ETOD Project Website: <https://speakupaustin.org/etod>

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



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Thanks!

Reach out with questions!

Email: ETOD@austintexas.gov

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

Please check out the project page:

www.SpeakUpAustin.org/etodstationareas