

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan (Highland NP)

CASE#: NPA-2025-0018.01

DATE FILED: January 24, 2025

PROJECT NAME: NPAs for the North Lamar Transit Center Station Area Vision Plan

PC DATE: March 25, 2025

ADDRESS/ES: See the attached list and map of specified properties

DISTRICT AREA: District 4

SITE AREA: 33 acres

OWNER/APPLICANT: Applicant: City of Austin Planning Department

AGENT: N/A

CASE MANAGER: Tim McCarthy

PHONE: 512-974-8092

STAFF EMAIL: Tim.McCarthy@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM

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

NEIGHBORHOOD PLAN ADOPTION DATE: June 24, 2010

CITY COUNCIL DATE:

ACTION:

April 24, 2025 - Postponed to May 22, 2025 at the staff's request. [J. Vela – 1st; V. Fuentes – 2nd] Vote: 11-0.

May 22, 2025 - To be considered by City Council.

PLANNING COMMISSION RECOMMENDATION:

March 25, 2025 - Postponed to April 22, 2025 at the neighborhood's request. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 11-0.

April 22, 2025 - Approved staff's request to remove from the Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM. [D. Skidmore – 1st; C. Haney – 2nd] Vote: 10-0 [A. Lan and N. Barrera-Ramirez off the dais].

STAFF RECOMMENDATION: Recommend removing the specified properties from the Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM.

BASIS FOR STAFF’S RECOMMENDATION: As a companion to the possible adoption of the NLTC Station Area Vision Plan, the City is proposing this application to amend the Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM to remove the existing FLUM designation from the specified properties proposed to be covered by the NLTC Station Area Vision Plan FLUM.

PROPOSED LAND USE: The proposed removal of the FLUM designations from the Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM results in the specified properties not having a FLUM designation in the Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM.

For the new proposed FLUM and specified property FLUM designations please refer to the North Lamar 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 Area: North Lamar Transit Center.
Yes	ETOD Typology: Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development. 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 NLTC Station Area. This process involved three rounds of community engagement that informed the draft NLTC 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 Brentwood/Highland Combined Neighborhood Plan (Highland NP) FLUM.

These amendments are intended to ensure that the Future Land Use Map (FLUM) included in the NLTC Station Area Vision Plan governs the properties within the station area, thereby preventing any conflicts. Should City Council take action to adopt the NLTC 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 4, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>.
- Approximately 445 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Seven city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, Mark Walters, Carla Burrell, and Lucy Hall.
- Below are highlights from the Planning Department's presentation:

Meeting Overview:

The community meeting for the North Lamar 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 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:

North Lamar Transit Center 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
- Concerns about walkability in the area and whether the area can truly become a walkable hub
- Questions about manufactured home communities in the area
- Vision plan focuses on activating area through additional commercial uses
- Proposed extension of Powell Lane to meet Anderson Square at US-183/Research Blvd
- CapMetro 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
- 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

- CapMetro 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 NLTC 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

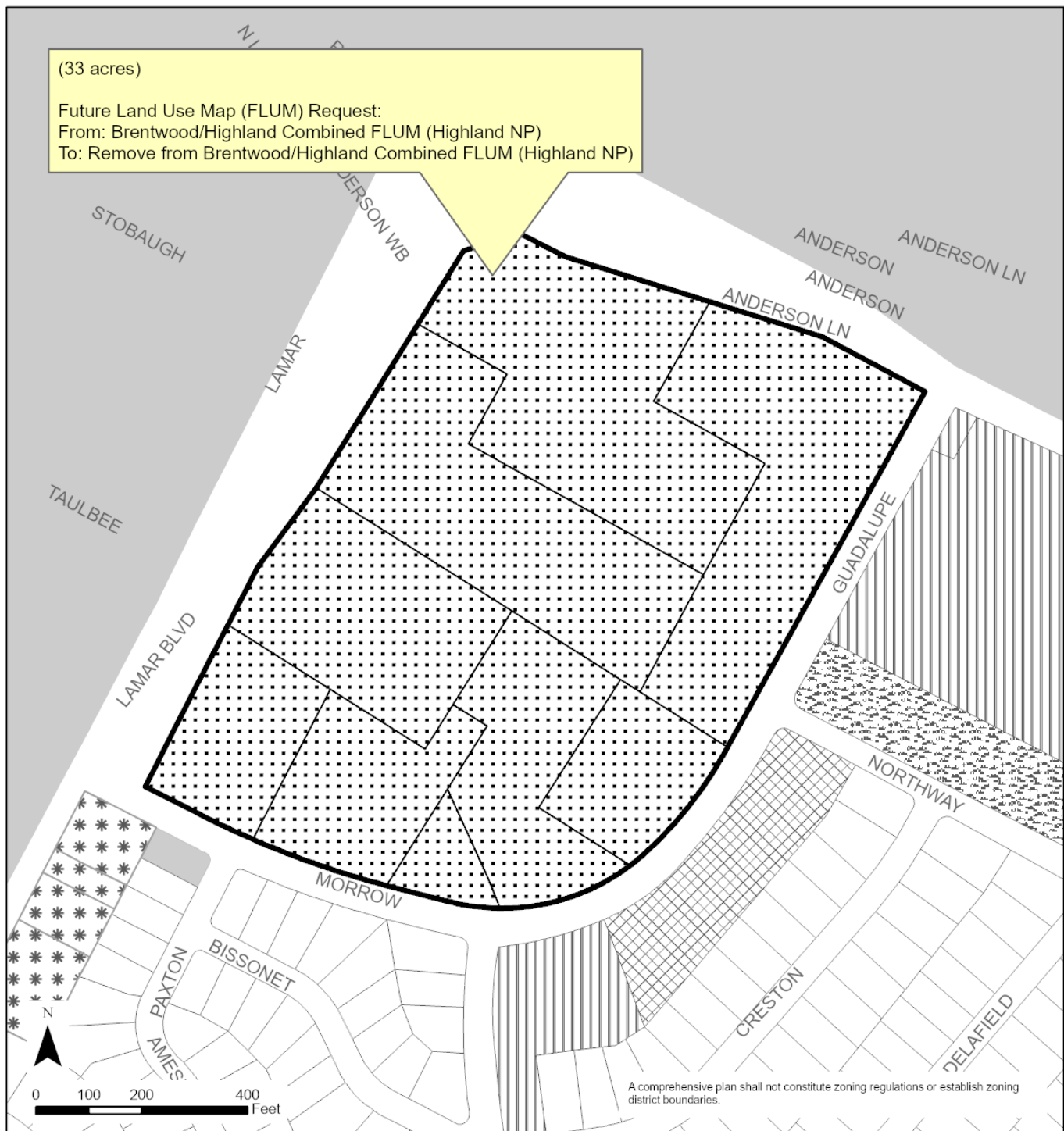
Community Engagement and Plan Details

- 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

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



Brentwood/Highland Combined Neighborhood Planning Area (Highland 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 NLTC
Station Area
Vision Plan.



Existing Future Land Use Category

Civic
Mixed Use
Mixed Use/Office



Multi-Family

Recreation &
Open Space

Single-Family

Specific
Regulating
District



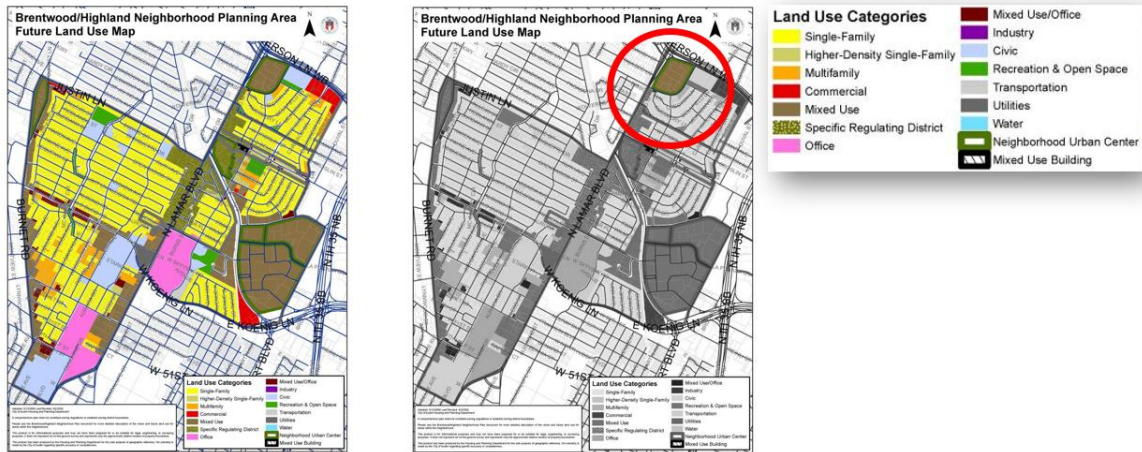
**Parcels to Remove from the Brentwood/Highland Combined Neighborhood Plan
(Highland NP) FLUM/Parcelas para eliminar del FLUM del Plan Vecinal
Brentwood/Highland combinados (Highland NP)**

Property Address/ <i>Dirección de la propiedad</i>	Parcel ID/ <i>Identificación de parcela</i>	Acreage/ <i>Acres</i>	Current Future Land Use/ <i>Actual Uso futuro de la tierra</i>	Proposed Future Land Use/ <i>Uso futuro de la tierra propuesto</i>
608 MORROW ST 78752	236461	0.4767	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
622 MORROW ST 78757	236459	2	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
7640 GUADALUPE ST 78752	751948	1.5265	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
7620 GUADALUPE ST 78752	751949	2.5308	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
7601 N LAMAR BLVD 78753	236460	1.7299	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
Address Not Found	739776	0	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
7801 N LAMAR BLVD	236462	4.4105	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>
621 W ANDERSON LN AUSTIN 78752	236464	9.9407	Mixed Use	Remove from Brentwood/Highland Combined NP (Highland NP) FLUM/ <i>Eliminar del FLUM del Plan Vecinal Brentwood/Highland combinados (Highland NP)</i>

Staff's Presentation at the Community Meeting

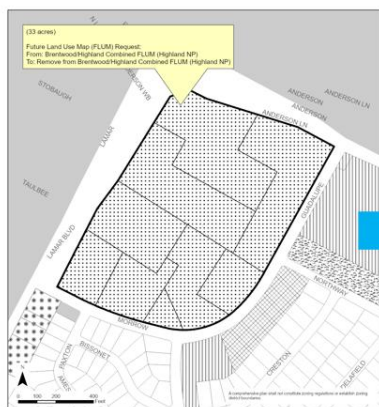
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Brentwood/Highland Combined Neighborhood Plan (Highland NP)

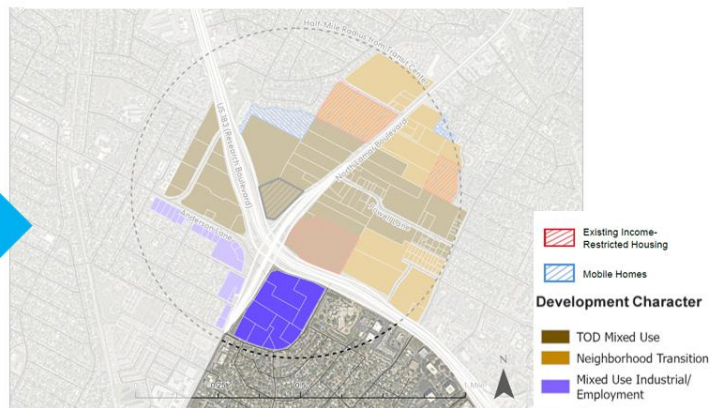


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Brentwood/Highland Combined Neighborhood Plan (Highland NP)



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



NLTC Station Area FLUM

