NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: South Congress Combined Neighborhood Plan (West Congress NP)

CASE#: NPA-2025-0020.01 **DATE FILED**: 1/24/2025

PROJECT NAME: NPAs for the South Congress Transit Center Station Area Vision Plan

PC DATE: March 25, 2025

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

DISTRICT AREA: 3

SITE AREA: 84 Acres

APPLICANT: City of Austin Planning Department

CASE MANAGER: Tim McCarthy PHONE: 512.974.8092

STAFF EMAIL: Tim.McCarthy@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation:

From: South Congress Combined Neighborhood Plan (West Congress NP) FLUM

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

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

CITY COUNCIL DATE: <u>ACTION</u>:

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 South Congress Combined Neighborhood Plan (West Congress 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 South Congress Combined Neighborhood Plan (West Congress NP) FLUM.

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

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

For the new proposed FLUM and specified property FLUM designations please refer to the South Congress 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 Areas: South Congress Transit Center Station Area.
Yes	ETOD Typology: Align policies to provide affordability as development occurs.
	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 SCTC Station Area. This process involved three rounds of community engagement that informed the draft SCTC 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 South Congress Combined Neighborhood Plan FLUM (West Congress NP).

These amendments are intended to ensure that the Future Land Use Map (FLUM) included in the SCTC Station Area Vision Plan governs the properties within the station area, thereby preventing any conflicts. Should City Council take action to adopt the SCTC 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 5, 2025. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases.
- Approximately 1,563 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Five city staff members from the Planning Department were in attendance, including Stevie Greathouse, Ana Villarreal, Tim McCarthy, Maureen Meredith, and Mark Walters.
- Below are highlights from the Planning Department's presentation:

Meeting Overview:

The community meeting for the South Congress 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 crime, 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:

South Congress 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
- Alpine Road Pond included in the study area, concerns about development
- Vision plan focuses on activating area through additional commercial uses
- 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
- Concerns raised about crime and displacement in the area
- 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 SCTC 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

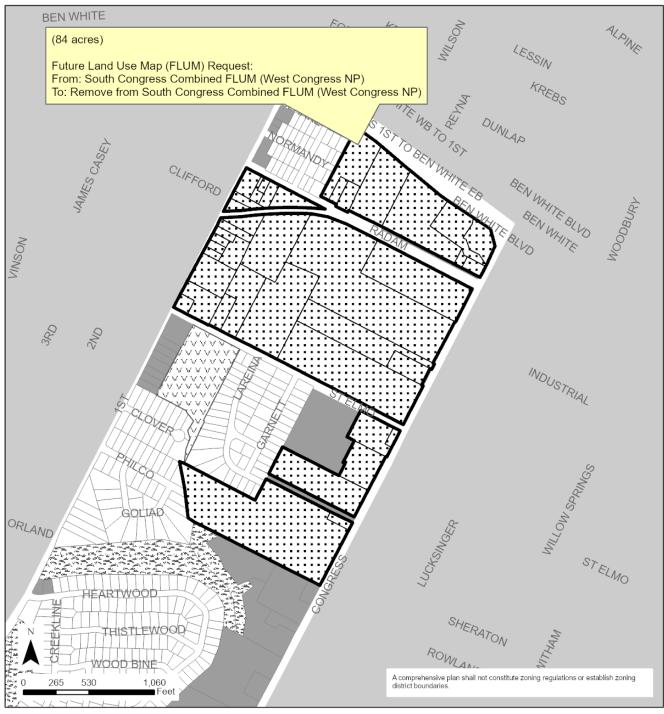
- Planning Commission hearing scheduled for March 25, 2025
- Multiple ways provided for the community to give feedback
- Explanation of proposed land use categories on the vision plan's future land use map

Property Owner Concerns and Development Impact

- Discussion on how transit center development might affect nearby properties
- Explanation of neighborhood transition designation in future land use map
- Concerns raised about potential increase in property taxes and displacement of small businesses
- Cap Metro's involvement in land development questioned

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



South Congress Combined Neighborhood Planning Area (West Congress 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.



Future Land Use		
Remove from Neighborhood Finan FLUM. Refer to the SCTC Station Area Vision Plan. Existing Future Land Use Category Neighborhood Transition Residential Core Special District	Mixed-use Activity Hub/ Corridor Civic Commercial Higher-Density Single-Family Mixed Use Mixed Use Mixed Use/Office	Multi-Family Office Recreation & Open Space Single-Family Transportation Warehouse/ Limited Office

	Congress NP)						
Property Address/	Parcel ID/	Acreage/	Current Future	Proposed Future Land Use/			
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4327 S 1 ST	315642	1.3419	Mixed Use	Combined (West Congress NP)		
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Congress NP)/ Eliminar del FLUM del Plan Vecinal de South Congress						
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4301 S 1 ST 78745 315633 0.748 Mixed Use Combined (West Congress NP)	1001 0 1 00 70715	217622	2.740	1 TT	S	
	4301 \$ 1 \$ 1 /8 /45	315633	0.748	Mixed Use	Combined (West Congress NP)	

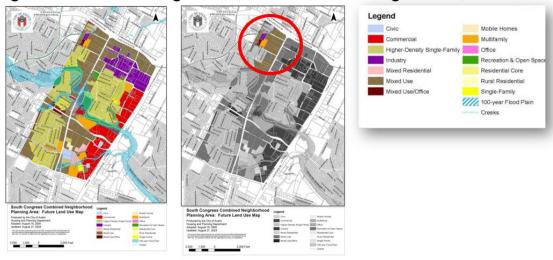
		Congr	ess NP)	
Property Address/	Parcel ID/	Acreage/	Current Future	Proposed Future Land Use/
Dirección de la	Identificación	Acres	Land Use/	Uso futuro de la tierra propuesto
propiedad	de parcela		Actual Uso	
	1		futuro de la	
			tierra	
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
301 W BEN WHITE				del Plan Vecinal de South Congress
BLVD 78704	734342	5.0041	Mixed Use	Combined (West Congress NP)
DL VD /6/04	134344	J.00 4 1	WHACU USE	Remove from South Congress
				_
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
1004 0 4 000	-17-70	2.20		del Plan Vecinal de South Congress
4221 S 1 ST	315630	0.299	Mixed Use	Combined (West Congress NP)
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
				del Plan Vecinal de South Congress
411 RADAM LN 78745	315629	1.223	Office	Combined (West Congress NP)
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
				del Plan Vecinal de South Congress
4219 S 1 ST 78745	315631	0.39	Mixed Use	
42193131 10143	313031	U.J7	MIXEU OSC	Combined (West Congress NP)
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
	-:	2 22 22		del Plan Vecinal de South Congress
310 RADAM LN 78745	312586	0.6069	Mixed Use	Combined (West Congress NP)
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
503 RADAM LN				del Plan Vecinal de South Congress
AUSTIN 78745	315628	0.4142	Mixed Use	Combined (West Congress NP)
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
				del Plan Vecinal de South Congress
509 RADAM LN 78745	315632	0.28	Mixed Use	Combined (West Congress NP)
JUJ KADAWI LIN 10173	313032	0.20	IVIIACU USC	
				Remove from South Congress
				Combined NP FLUM (West
				Congress NP)/ Eliminar del FLUM
				del Plan Vecinal de South Congress
312 RADAM LN 78745	312607	0.3939	Civic	Combined (West Congress NP)

Congress NP)					
Property Address/	Parcel ID/	Acreage/	Current Future	Proposed Future Land Use/	
Dirección de la	Identificación	Acres	Land Use/	Uso futuro de la tierra propuesto	
propiedad	de parcela		Actual Uso		
			futuro de la		
			tierra		
				Remove from South Congress	
				Combined NP FLUM (West	
				Congress NP)/ Eliminar del FLUM	
321 W BEN WHITE				del Plan Vecinal de South Congress	
BLVD 78704	312612	3.7934	Mixed Use	Combined (West Congress NP)	
				Remove from South Congress	
				Combined NP FLUM (West	
				Congress NP)/ Eliminar del FLUM	
505 RADAM LN				del Plan Vecinal de South Congress	
AUSTIN 78745	315627	0.1646	Mixed Use	Combined (West Congress NP)	
				Remove from South Congress	
				Combined NP FLUM (West	
				Congress NP)/ Eliminar del FLUM	
				del Plan Vecinal de South Congress	
507 RADAM LN 78745	315626	0.6954	Mixed Use	Combined (West Congress NP)	
				Remove from South Congress	
				Combined NP FLUM (West	
				Congress NP)/ Eliminar del FLUM	
				del Plan Vecinal de South Congress	
507 RADAM LN 78745	315626	0.6954	Mixed Use	Combined (West Congress NP)	
				Remove from South Congress	
				Combined NP FLUM (West	
				Congress NP)/ Eliminar del FLUM	
409 W BEN WHITE				del Plan Vecinal de South Congress	
BLVD AUSTIN	312608	2.08	Civic	Combined (West Congress NP)	

Staff's Presentation at the Community Meeting

NPA-2025-0020.01

South Congress Combined Neighborhood Plan (West Congress NP)











NPA-2025-0020.01

Combined NP (West Congress NP) FLUM

South Congress Combined Neighborhood Plan (West Congress NP)

