

**From:** Julia Brookins <[REDACTED]>  
**Sent:** Monday, April 21, 2025 8:37 PM  
**To:** McCarthy, Tim <Tim.McCarthy@austintexas.gov>  
**Subject:** Dawson neighborhood plan/ South Congress Transit area FLUM

Hi again, Tim,  
Nice to meet you at the Dawson neighborhood meeting last week. I found the public hearing comment form! We are within 500 feet.  
Please remove the two parcels of 'recreation and open spaces from the proposed new south congress transit area FLUM. The pond and open space are critical flood control infrastructure as-is.

Thanks,  
Julia Brookins  
3615 Wilson St.  
Dawson

Sent from my T-Mobile 5G Device  
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**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-2025-0001.01  
**Contact:** Tim McCarthy, (512) 974-8092 or  
Tim.Mccarthy@austintexas.gov  
**Public Hearings:** **March 25, 2025** - Planning Commission  
**April 24, 2025** - City Council

☐ I am in favor  
☒ I object

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For any additional questions or concerns, contact CSIRT at  
["cybersecurity@austintexas.gov"](mailto:cybersecurity@austintexas.gov).

**From:** Paul F <[REDACTED]>  
**Sent:** Tuesday, April 22, 2025 11:59 AM  
**To:** McCarthy, Tim <Tim.McCarthy@austintexas.gov>  
**Subject:** S. Congress Transit Comment form

Hello, I live within 500 feet of the S. Congress Transit FLUM parcel. Attached is the comment form.  
Thank you!

[REDACTED]  
[REDACTED]

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☒ I object

PAUL FOSTER  
Your Name (please print)

[REDACTED]  
Your address(es) affected by this application

[Signature] 4/22/25  
Signature Date

Comments: Please remove Alpine Rd and  
adjacent open space parcels from  
the future Land Use Map. They  
are essential for flood control  
and watershed protection along  
Bouldin Creek. The neighborhood  
needs this open space.

## 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. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

*Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.*

*Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.*

## PUBLIC HEARING COMMENT FORM

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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-2025-0001.01

**Contact:** Tim McCarthy, (512) 974-8092 or  
Tim.Mccarthy@austintexas.gov

**Public Hearings:** March 25, 2025 - Planning Commission  
April 24, 2025 - City Council

☒ I am in favor  
☐ I object

Guy Oliver go@mtgmb.com

Your Name (please print)

3630 Congress

Your address(es) affected by this application

Guy Oliver (\*ES)

3/25/2025

Signature

Date

Comments: I am all in favor of mass transit. I participated in  
The original Neighborhood Plan. However, I am

opposed to any changes that make our existing or  
Future automobile uses Prohibited, Conditional, or

Legally Non-confirming, which tends to happen in

The NP/TODs/ETODS/around the city.. Mass Transit  
And Automobiles can co-exist in a modern world.



Outlook

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## Request for postponement Planning Commission 3/25/2025 Public Hearings for NLTC & SCTC ETOD Station Area Vision Plans, Imagine Austin

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From Monica G <[REDACTED]>

Date Tue 3/25/2025 10:08 AM

To Greathouse, Stevie <stevie.greathouse@austintexas.gov>; Villarreal, Ana <Ana.Villarreal@austintexas.gov>; McCarthy, Tim <Tim.McCarthy@austintexas.gov>

Cc Garcia, Ella <Ella.Garcia@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; nacacontactteam <[REDACTED]>; Evan & Emily Rapier <[REDACTED]> Wendy Gray <[REDACTED]>; Carl K Webb <[REDACTED]>; Alexandria Anderson <[REDACTED]>; Chip Harris <[REDACTED]>; Misael Ramos <[REDACTED]>; Christopher Page <[REDACTED]>; Nick Pellicciotto <[REDACTED]>; president@srccatx.org <[REDACTED]>; Anita T Schurr <[REDACTED]>

📎 1 attachment (81 KB)

NACA CT\_3.25.25 Planning Comm\_NLTC-SCTC ETOD.pdf;

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### North Austin Civic Association (NACA) Contact Team

March 25, 2025

TO: Stevie Greathouse, Ana Villarreal, Tim McCarthy - Planning Department, City of Austin

CC: Joi Harden, Zoning Officer & Ella Garcia, Business Process Specialist, - Planning Dept, City of Austin

RE: **Request for postponement** Planning Commission 3/25/2025 Public Hearings for NLTC ETOD Station Area Vision Plan, SCTC ETOD Station Area Vision Plan, Imagine Austin (cases listed at bottom)

Dear Ms Greathouse, Ms Villarreal, Mr McCarthy:

As chair of the North Austin Civic Association (NACA) Contact Team, and on behalf of the collectively undersigned, we **request for the Planning Commission to postpone the Public Hearings** for North Lamar Transit Center ETOD Station Area Vision Plan, South Congress Transit Center ETOD Station Area Vision Plan, and Imagine Austin **from 3/25/2025 to 4/22/2025**, to allow additional time for the contact teams to engage with each other and their respective neighborhoods.

In addition, we request the City host **at least** one language-accessible in-person public forum for the surrounding neighborhood plan areas, especially the vulnerable residents and small businesses at risk of displacement, to learn about the plans, intentions, impact, and to ask questions.

Please contact me if you have any questions or need additional information. Thank you for your time and assistance with the postponement request.

Respectfully,

Monica Guzmán, Chair, NACA Contact Team

NACA Residents: Nancy Gomez, Evan and Emily Rapier, Wendy Gray, Carl Webb

Crestview NA Executive Committee

Highland Contact Team

South River City Citizens: Noah Balch, President & Anita Schurr, Chair, Planning & Zoning

Martin Luther King Neighborhood Association

East MLK Contact Team

Misael Ramos, resident leader, Rogers White Holy Cross

Chris Page, resident leader, Homewood Heights

**North Lamar Transit Center  
ETOD Station Area Vision Plan**

NPA-2025-0007.01

NPA-2025-0017.01

NPA-2025-0017.02

NPA-2025-0018.01

NPA-2025-0026.01

CPA-2025-0001

**South Congress Transit Center  
ETOD Station Area Vision Plan**

NPA-2025-0001.01

NPA-2025-0020.01

NPA-2025-0020.02

NPA-2025-0022.01

CPA-2025-0001

**Citywide**

C20-2024-024

**Attachment**

NACA CT\_3.25.25 Planning Comm\_NLTC-SCTC ETOD

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Thank you,

Monica Guzmán, MA

[Co-Vice President](#)/Co-vicepresidenta, North Austin Civic Assn (NACA)

Chair, [NACA Contact Team](#)/Equipo de contacto del plan del vecindario

Cell: 512.585.5832

[www.linkedin.com/in/maguzman](http://www.linkedin.com/in/maguzman)

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**From:** Barbara McArthur <[mcabarney@gmail.com](mailto:mcabarney@gmail.com)>

**Sent:** Tuesday, March 25, 2025 12:47 PM

**To:** Hempel, Claire - BC <[BC-Claire.Hempel@austintexas.gov](mailto:BC-Claire.Hempel@austintexas.gov)>; Azhar, Awais - BC <[BC-Awais.Azhar@austintexas.gov](mailto:BC-Awais.Azhar@austintexas.gov)>; Howard, Patrick - BC <[BC-Patrick.Howard@austintexas.gov](mailto:BC-Patrick.Howard@austintexas.gov)>; Ramirez, Nadia - BC <[BC-Nadia.Ramirez@austintexas.gov](mailto:BC-Nadia.Ramirez@austintexas.gov)>; Anderson, Greg - BC <[bc-Greg.Anderson@austintexas.gov](mailto:bc-Greg.Anderson@austintexas.gov)>; Maxwell, Felicity - BC <[BC-Felicity.Maxwell@austintexas.gov](mailto:BC-Felicity.Maxwell@austintexas.gov)>; Haney, Casey - BC <[BC-Casey.Haney@austintexas.gov](mailto:BC-Casey.Haney@austintexas.gov)>; Johnson, Ryan - BC <[BC-Ryan.Johnson@austintexas.gov](mailto:BC-Ryan.Johnson@austintexas.gov)>; Skidmore, Danielle - BC <[BC-Danielle.Skidmore@austintexas.gov](mailto:BC-Danielle.Skidmore@austintexas.gov)>; BC-Imad.Ahmen@austintexas.gov; Lan, Anna - BC <[BC-Anna.Lan@austintexas.gov](mailto:BC-Anna.Lan@austintexas.gov)>; Cohen, Jessica - BC <[BC-Jessica.Cohen@austintexas.gov](mailto:BC-Jessica.Cohen@austintexas.gov)>; Hunter, Candace - BC <[BC-Candace.Hunter@austintexas.gov](mailto:BC-Candace.Hunter@austintexas.gov)>; Garcia, Ella <[Ella.Garcia@austintexas.gov](mailto:Ella.Garcia@austintexas.gov)>; Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>

**Subject:** Postponement Request

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- Support the communities that these requirest impact, there are many market lower income housing opportunities in the area and the upzoning willll trigger more displacement of affordable units with luxury units.
- There may never be a train going to the North lamar Transit Center, if you build the density first then the condemnations will be much more expensive.
- Postpone all 12 cases relevant for **both** the North Lamar Transit Center & South Congress Transit Center ETOD Station Area Vision Plans until April 22, 2025.
- Host **at least one** in-person public forum to better inform the surrounding communities, especially vulnerable residents and organizations working with and/or supporting them
- Invite residents, especially vulnerable residents and/or community based organizations, to participate in the Equitable Transit Oriented Development and Vision Plans working group.

Barbara McArthur

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Public comment received during the SCTC Station Area briefing for the Dawson Neighborhood Association on April 14, 2025, at the South Austin Recreation Center.

Comment Card	
Please take a moment to leave a comment or question for the ETOD team.	
Name:	Julia Brookins
Contact Information:	[REDACTED]
① Please <del>don't</del> remove the Alpine Road Pond and adjacent open space parcel from the proposed FLUM.	
② Do not expand the removals from the <sup>Dawson</sup> neighborhood plan beyond what has been proposed in the FLUM.	
③ Prioritize pedestrian safety + improve sidewalks in Transit Area	
④ Use existing city parcel to connect Post Rd. + Lessin Lane with a pedestrian bridge over East Bouldin Creek there	
 Equitable Transit Oriented Development	Thank You!