

From: Barbara McArthur <mcabarney@gmail.com>

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

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

Subject: Postponement Request

External Email - Exercise Caution

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



Outlook

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

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;

External Email - Exercise Caution

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

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

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Respectfully,

Signed by:


93D11CDE76EE4C4...

Monica Guzmán, Chair, NACA Contact Team

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Martin Luther King Neighborhood Association

Crestview NA Executive Committee

Misael Ramos, resident leader, Rogers White Holy Cross

East MLK Contact Team

Chris Page, resident leader, Homewood Heights

Highland Contact Team

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

**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
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**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

Ryan Nill [REDACTED]

To: Villarreal, Ana; McCarthy, Tim

Fri 4/18/2025 3:08 PM

External Email - Exercise Caution

Dear Planning Commissioners,

The Wooten Neighborhood Plan Contact Team supports the Planning Department's proposals regarding the North Lamar Transit Center Station area plan. The WNPCT supports the mixed use, transit oriented, equity elements of the plan.

We also want to emphasize the importance of having public restrooms at the Transit Center, safe Walkable and Bikeable access along Anderson Lane and crossing 183, and being thoughtful about how future light rail will be incorporated into the transit center.

Ryan Nill
Chairperson
Wooten Neighborhood Plan Contact Team

Public comment received on the SpeakUp Austin project website related to the NLTC Station Area Vision Plan.

Official website of the City of Austin

Speak Up Austin > North Lamar Transit Center & South Congress Transit Center Station Areas



The vision for the area around NLTC is a welcome improvement, but why keep it as a second transit center when it's so close to Crestview? Routing 323, 383, 481 to Crestview seems like a better rider experience. All current connections + new direct transfers to 7, 300, and Red Line.

The only thing NLTC does that Crestview can't is the Park & Ride and that's going away. So this is a good time to re-think if having an off-street TC here would even add value to the overall network anymore

5 months ago

↩ Reply 1 Agree

Official website of the City of Austin

Speak Up Austin > North Lamar Transit Center & South Congress Transit Center Station Areas





I love the land use and walkability changes. I would just like to encourage an even broader approach to mitigate the transportation barrier caused by US-183 and the state-owned portion of N Lamar. While the ideal (eliminating the highway) is unlikely, more safe pedestrian and bicycle crossings would massively improve the area

2 months ago

↩ Reply 1 Agree

Public comments received during a briefing for the NLTC Station Area residents
on April 19, 2025, at Little Walnut Creek Library.

Comment Card		Please take a moment to leave a comment or question for the ETOD team.
Name:	Victoria Byrne	
Contact Information:		
I like the FLUM + conceptual renderings.		
This TOD will make this area more pleasant + vibrant for north Austin residents.		
 Equitable Transit Oriented Development		Thank You!

Comment Card		Please take a moment to leave a comment or question for the ETOD team.
Name:	Natascha Gaskill	
Contact Information:		
This seems like a better use of publicly owned land. Thank you for ensuring that people will not be displaced + for improving transit.		
 Equitable Transit Oriented Development		Thank You!

Comment Card

Please take a moment to leave a comment or question for the ETOD team.

Name:

Contact Information:

Please highlight the limitations in your community outreach in your reports!



**Equitable Transit
Oriented Development**

Thank You!

Comment Card

Please take a moment to leave a comment or question for the ETOD team.

Name:

Contact Information:

on F10M:

mixed-industrial → can this be traced into residential? especially south of 103 along Anderson Ln. If residential, many residents could benefit from the transit center.



**Equitable Transit
Oriented Development**

Thank You!

Comment Card

Please take a moment to leave a comment or question for the ETOD team.

Name:

Contact Information:

ON ETOD Typologies
"Enhancing protection for low-income household"
(AND)
This language suggests there is pre-existing protections for low-income housing, what are those existing protections?
And how does this plan intend to "enhance" those protections?

Please change this typology language if ~~no pre-existing~~
no protections currently exist!
Thank You!



**Equitable Transit
Oriented Development**

Comment Card

Please take a moment to leave a comment or question for the ETOD team.

Name:

Contact Information:

Please examine the current MFI of the neighborhoods where this redevelopment is taking place, especially north of 183. The MFI there is 30-40%, while the eligibility for affordable homes seems to be 50-60%.
This means current residents will be displaced and unable to afford homes/units in the redevelopment



**Equitable Transit
Oriented Development**

Thank You!