

Equitable Transit-Oriented Development

City of Austin & CapMetro ETOD Updates

Urban Transportation Commission – May 6, 2025



What is ETOD?

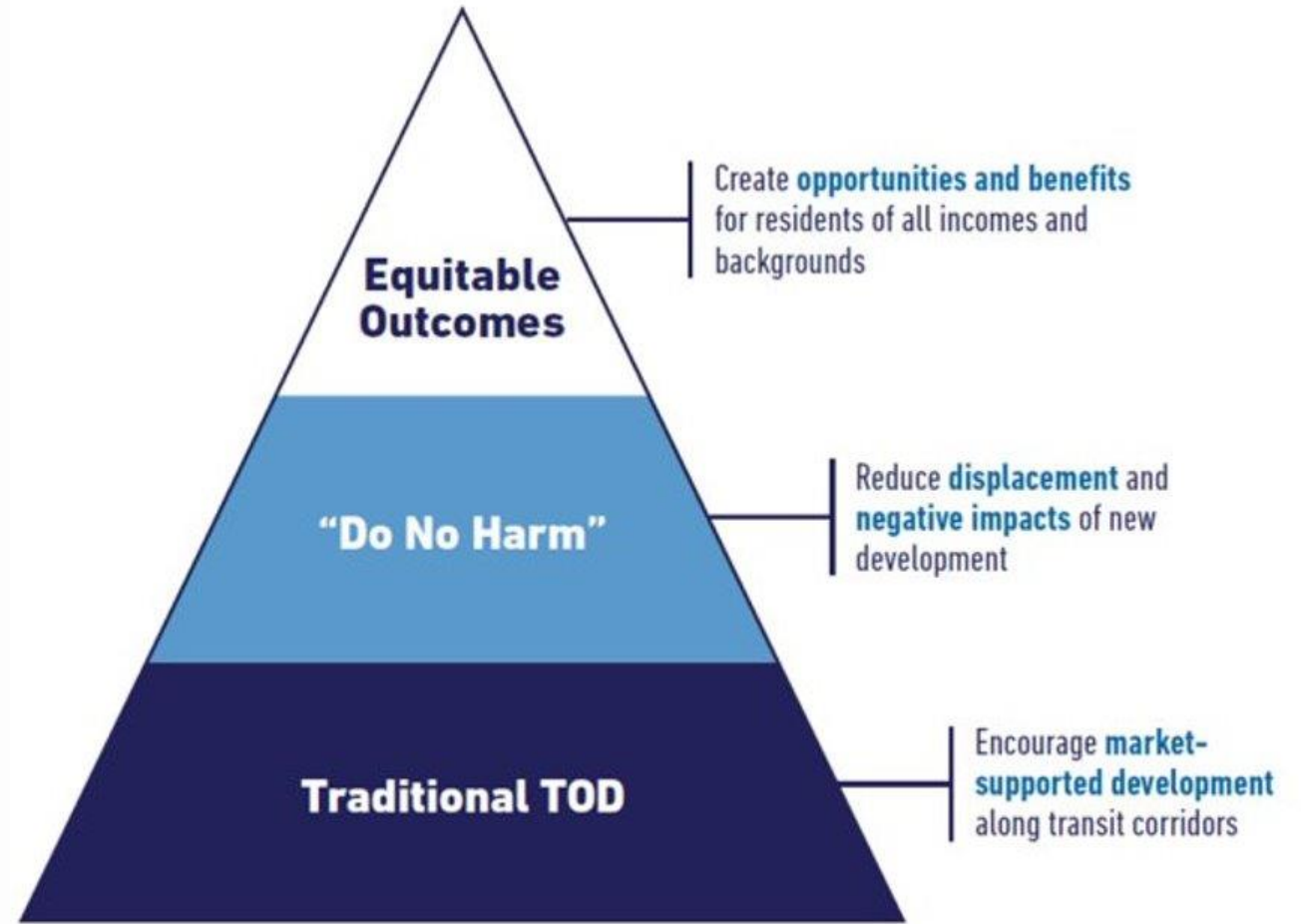


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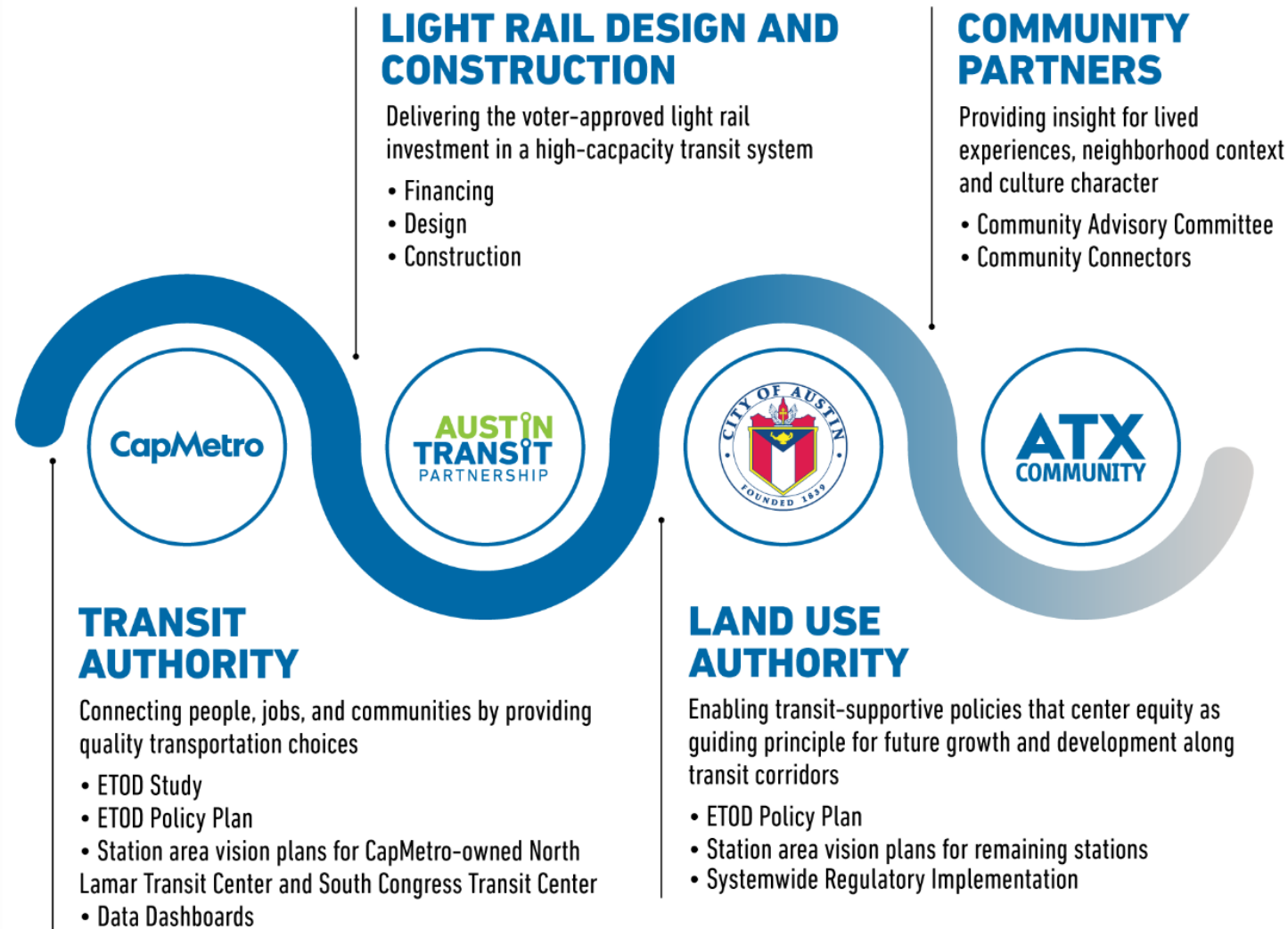


From Transit-Oriented Development (TOD) to *Equitable* TOD

Equitable TOD works towards **building equitable outcomes through proactive actions** to ensure that everyone, especially historically marginalized communities of color, can benefit from transit connectivity.



Project Partners



City of Austin Updates



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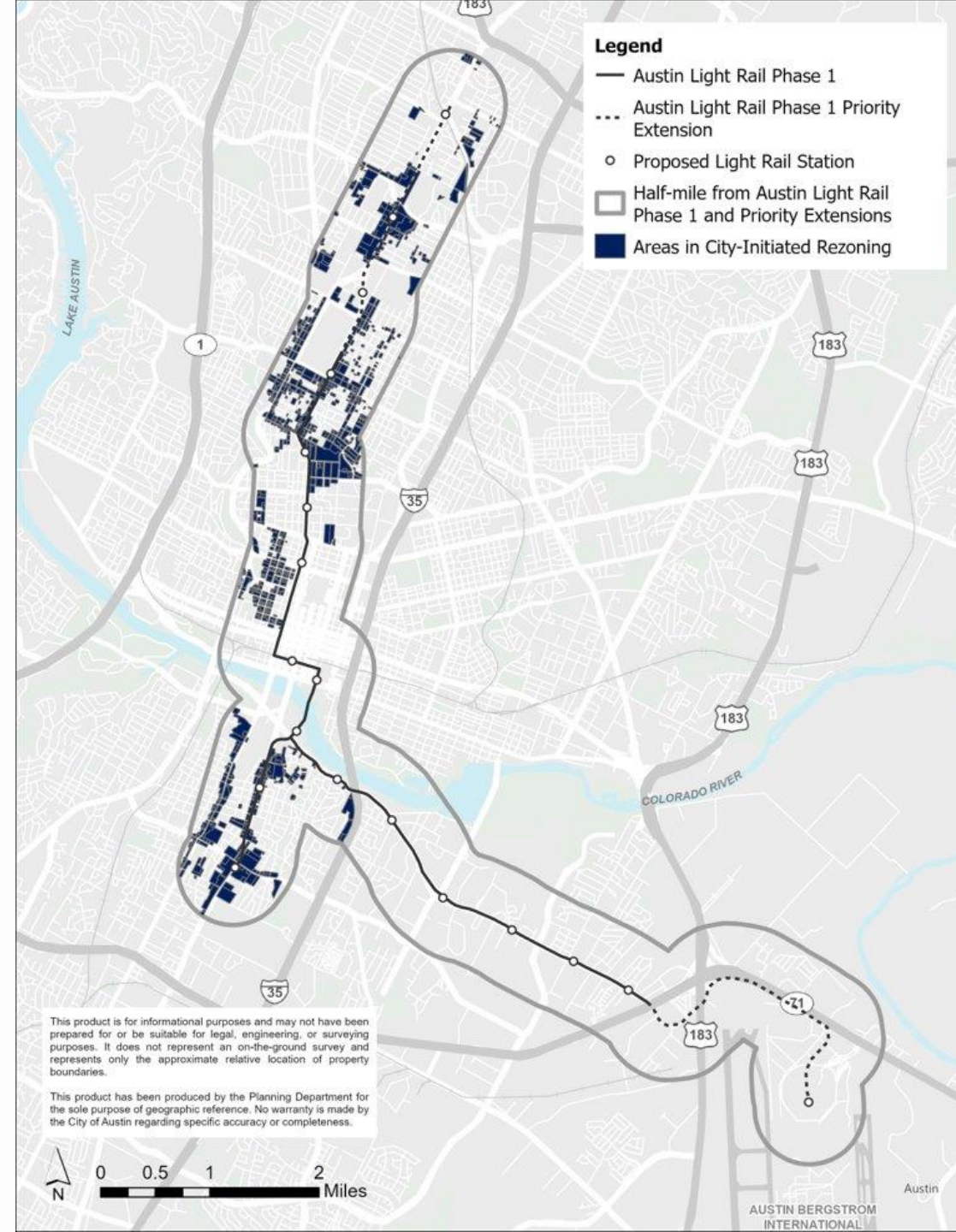
ETOD Overlay Phase 1

May 2024: City Council adopted the **ETOD/DBETOD Phase 1 Overlay Combining Districts** through [Ordinance No. 20240516-005](#)

ETOD Overlay Combining District (ETOD) restricts non-transit-supportive uses

ETOD Density Bonus District (DBETOD):

- Allows residential uses, modifies site development standards (e.g., compatibility), increases max building heights (up to 120 ft), supersedes more restrictive regulations
- Requires affordable housing, redevelopment protections for certain existing residents and businesses, and higher mixed-use building design standards



SCHEDULE OF ACTIVE CODE AMENDMENTS

APRIL 2025

LEAD	CASE NO.	CODE AMENDMENT		2025												2026					
				APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN			
DSD	C20-2024-016	PRESERVATION BONUS UPDATE PHASE 1																			
PLD	C20-2024-010	UNO UPDATE																			
PLD	C20-2024-024	AREA PLAN PROCESS AMENDMENT																			
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2																			
DSD	C20-2024-015	TREE PRESERVATION & PLANTING REQUIREMENTS																			
PLD	C20-2024-004	ETOD OVERLAY (PH 2) + CITYWIDE DENSITY BONUS																			
PLD	C20-2023-023	NOTIFICATION MODIFICATION																			
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE																			
PLD	N/A	NEW ZONING DISTRICTS STUDY																			
PLD	TBD	NEW ZONING DISTRICTS																			
PLD	C20-2024-018	DDB/DOWNTOWN AMENDMENTS																			

CHART KEY

LEAD DEPARTMENT

AE AUSTIN ENERGY
 DSD DEVELOPMENT SERVICES DEPARTMENT
 EDD ECONOMIC DEVELOPMENT DEPARTMENT
 HD HOUSING DEPARTMENT
 PLD PLANNING DEPARTMENT
 TPW TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
 WPD WATERSHED PROTECTION DEPARTMENT

LAND DEVELOPMENT CODE AMENDMENT PROCESS

INITIATION DEVELOPMENT AND/OR ENGAGEMENT
 REVIEW AND/OR ADOPTION

AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES

DATES FOR REVIEW & ADOPTION

PLANNING COMMISSION CITY COUNCIL
 CODES AND ORDINANCES JOINT COMMITTEE
 JOINT MEETING

OTHER ICONS

SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST
 N/A NO CASE NUMBER TBD TO BE DETERMINED

Note: Schedule presented is subject to change based on future changes to priorities, resources, commission and community bandwidth, and additional analysis related to the complexity of particular amendments.

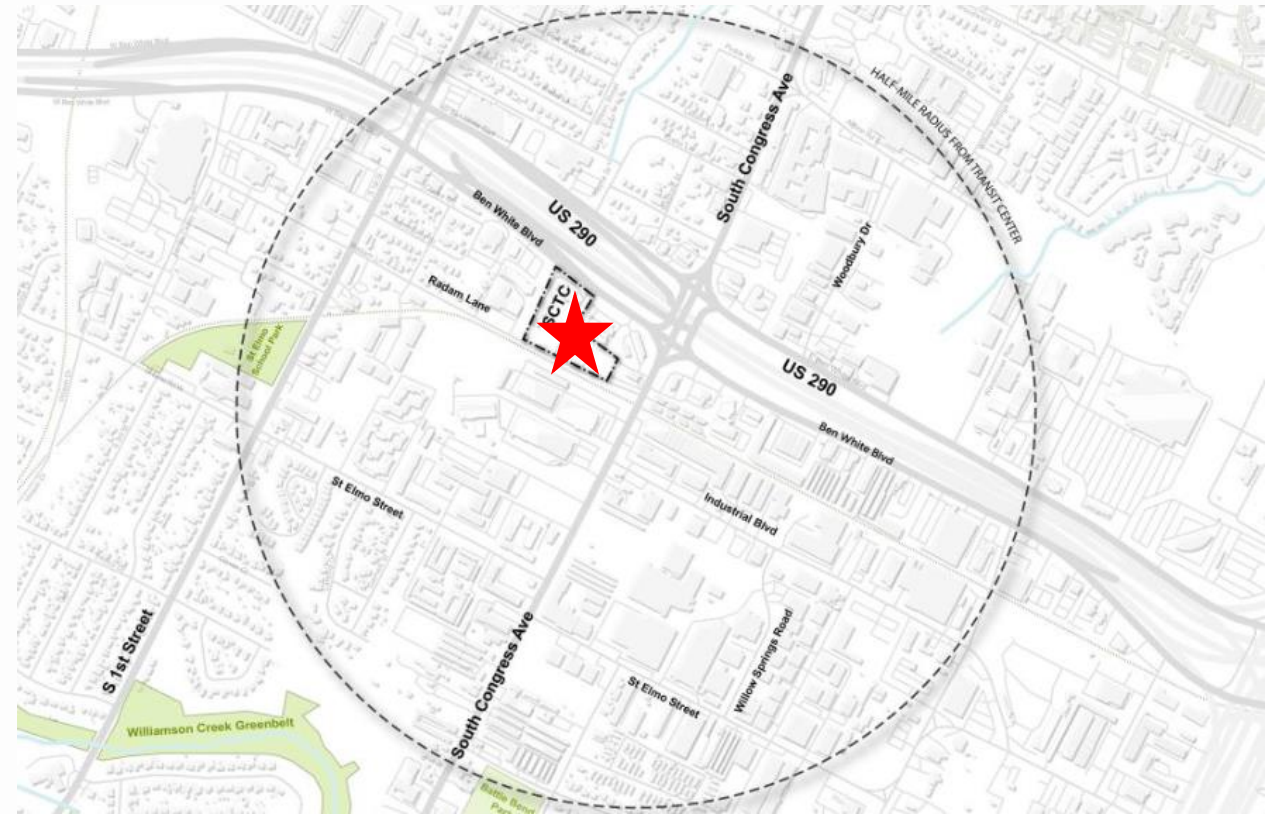
Station Area Planning and ETOD

Station Area Planning is a community-driven approach to crafting a vision for the area surrounding a transit station.

North Lamar Transit Center Station Area



South Congress Transit Center Station Area



The Vision Plan




1. Project Overview, Vision, Engagement
2. Station Area Overview
3. Station Area Vision
4. Concept Plans
5. ETOD Policy Tools
6. Next Steps
7. Appendix: Community Engagement Summary

How to Participate

<https://speakupaustin.org/etodstationareas>

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



Overview ETOD and Station Areas North Lamar Transit Center South Congress Transit Center How to Participate Frequently Asked Questions Comments

North Lamar Transit Center & South Congress Transit Center

English | Español | 简体中文 | Tiếng Việt | العربية | 한국어 | Français | हिन्दी

WELCOME to the engagement hub for [Equitable Transit-Oriented Development \(ETOD\)](#) planning at the North Lamar Transit Center and the South Congress Transit Center station areas! We invite you to review the information on this page about the planning process, community engagement, and the draft plans. Please help us to finalize the plans by submitting comments in the [comments tab](#).

Sign Up to receive project updates about the North Lamar and South Congress Transit Center Station Area Vision Plans!

Email

Email Address

Save

Documents

- NLTC Station Area_FLUM.pdf
- NLTC_ETOD_Vision Document_DRAFT.pdf
- SCTC Station Area_FLUM.pdf
- SCTC_ETOD_Vision Document_DRAFT.pdf



SCAN HERE
ESCANEE AQUÍ

We want to
hear
from you!

CapMetro



A-T-P
Austin Transit
Partnership

NLTC and SCTC Station Area Plans

Engagement & Plan Adoption Timeline



CapMetro Updates



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CapMetro Current Work Program

Four active tasks across three contracts:

- **Tasks 1 + 2:** TOD Strategic Program & Work Plan + Transit Development Guidelines
- **Task 3:** Site Assessment for TOD investment
- **Task 4:** Crestview station area planning (in procurement)

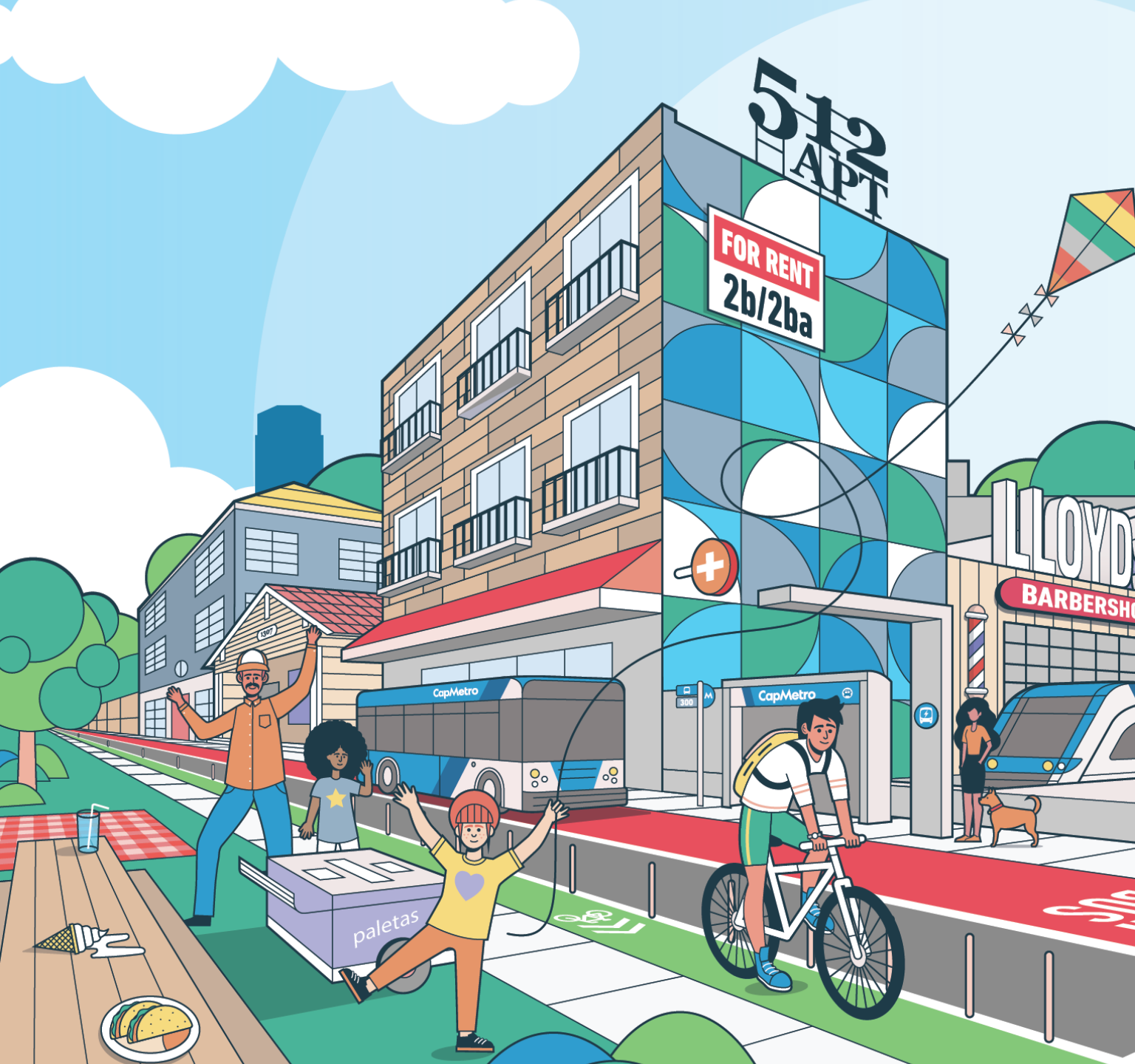
Tasks 1-3 are largely internal exercises but will include communication and requests for feedback from City of Austin staff and others as needed.

Task 4 is a larger coordinated planning effort.

Task 4: Crestview Station Area Planning

- FTA TOD Grant (2024) to study Crestview Station area connectivity
- Plans for near-term and long-term multimodal station area integration
- Both scenarios will account for AHFC affordable housing development adjacent to existing platform





Questions?

For COA ETOD Systemwide:

Warner.Cook@AustinTexas.gov

For COA ETOD Station Area Planning:

Ana.Villarreal@AustinTexas.gov

For CapMetro TOD Planning:

Matthew.Mejia@CapMetro.org

