



PLANNING
DEPARTMENT

C20-2024-010 UNO Update

Planning Commission

April 22, 2025

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Resolution Goals

- Provide quality, safe, affordable living for all, especially for students attending colleges and universities by:



Increasing housing
capacity, quality, and
affordability



Ensuring the area
provides daily needs
and services



Supporting the
implementation of light
rail and mobility
enhancements



Rezoning Process

- To update the regulations, staff proposes to create a **new zoning district** that incorporates the existing overlay with requested updates
- Rezoning requires notice to impacted properties and review by the Planning Commission and City Council at public hearings

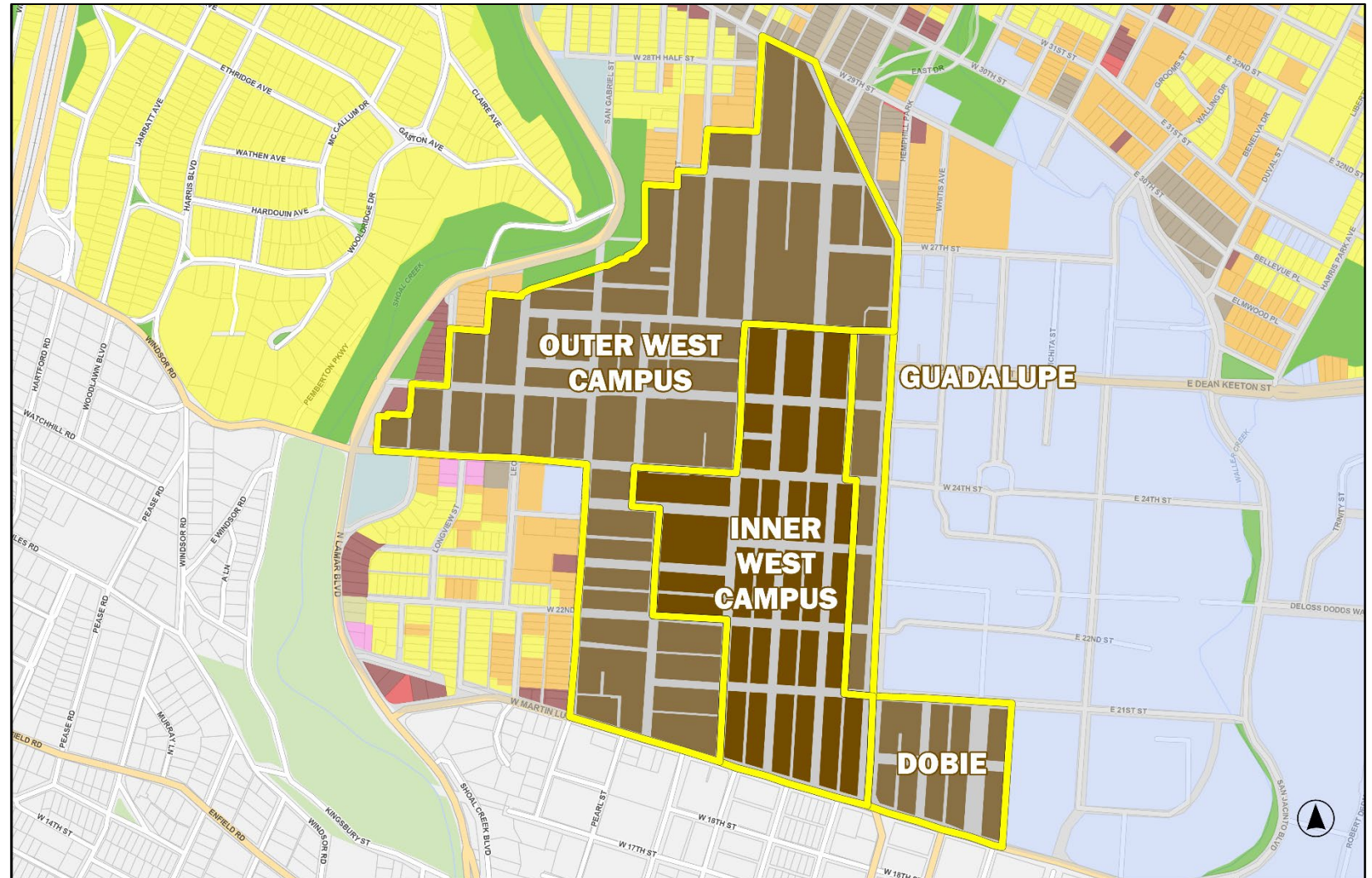


Plan Amendment Process

UNO is part of the Central Austin Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan

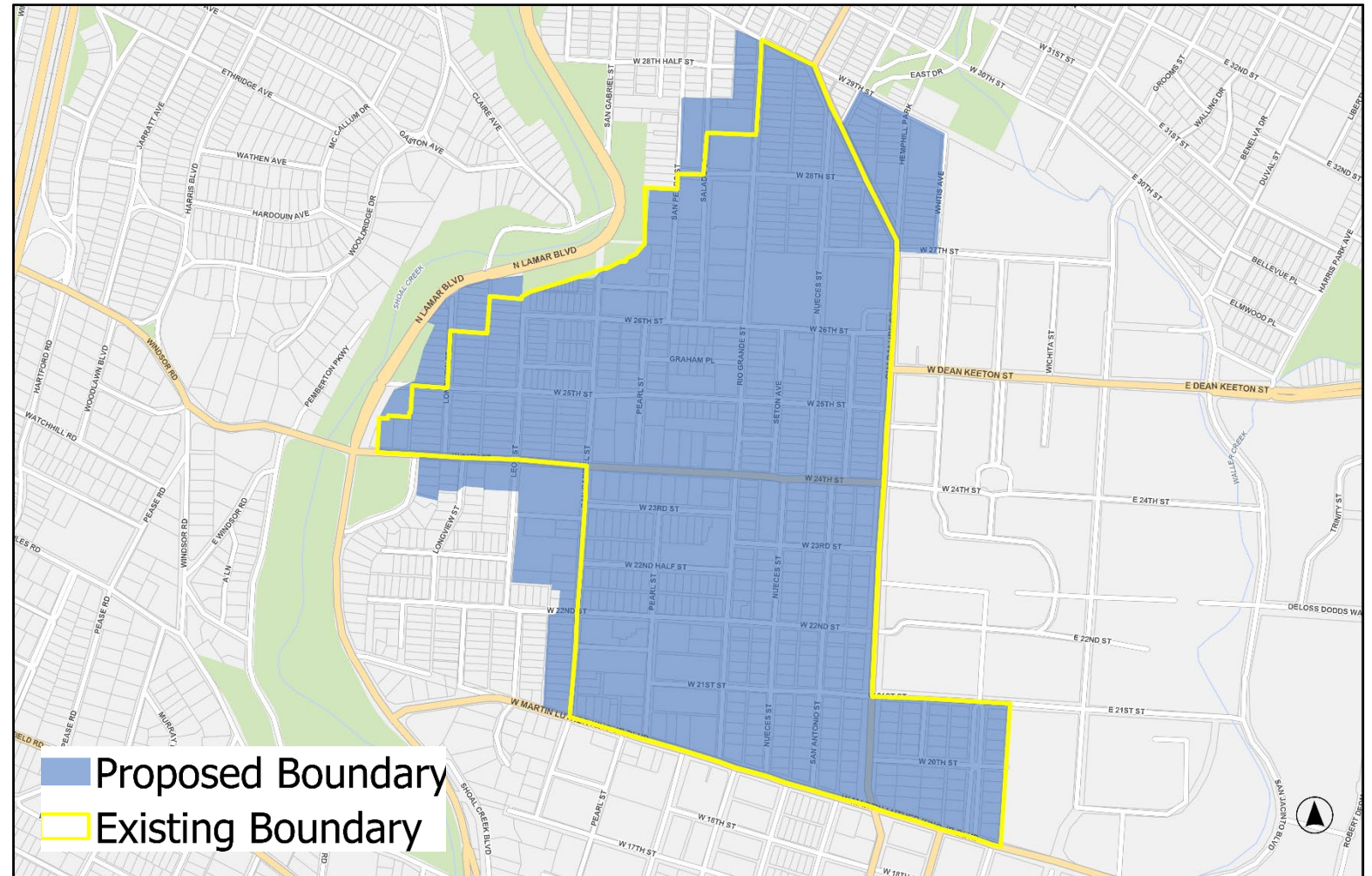
Current Future Land Use Map

- High Density Mixed Use
- Mixed Use



Proposed Applicability

- Expanded to include **Commercial and Multifamily** properties directly adjacent to the current boundaries
- UNO is a **voluntary** program
- Properties are mapped to a specific subdistrict





Site Development Standards Modified

	Proposed	Existing
Streetscape	Pedestrian Zone dimensions prescribed by the Transportation Criteria Manual + UNO Street Furnishings	12' sidewalk + UNO Street Furnishings
Setbacks	No minimum unless necessary to ensure adequate Fire Department access 10' maximum street yard except for public plaza/private common open space	No minimum 10' maximum street yard except for public plaza/private common open space
Uses	Residential Uses including Group Residential Hotel/Motel (with limitations) Modified Local Uses - only in first two stories Prohibits or makes conditional non-transit supportive uses	Residential Uses including Group Residential Hotel/Motel – with limitations Local Uses - 20% of floor area
Building Design	UNO Design Standards 2-Star Rating under Austin Energy Green Building	UNO Design Standards 1-Star Rating under Austin Energy Green Building
Screening	Requirements for screening of trash receptacles and above-ground parking	Requirements for placement of trash receptacles



New Lease and Redevelopment Requirements

■ Density Bonus Lease & Redevelopment Requirements

- Require dispersion of affordable units and equal access to amenities
- Require tenant protections and redevelopment requirements for existing multifamily and certain commercial uses

■ Amendments to 4-18:

- **Restrictions on early leasing**
 - Limit the window of pre-lease and lease renewal offers
- **Delay of Occupancy Accommodations**
 - Establish a baseline of accommodations for tenants whose units are not ready for occupancy by the start of the lease term
- **Windowless Bedroom Prohibition**
 - Participating developments must commit to exterior windows in all bedrooms

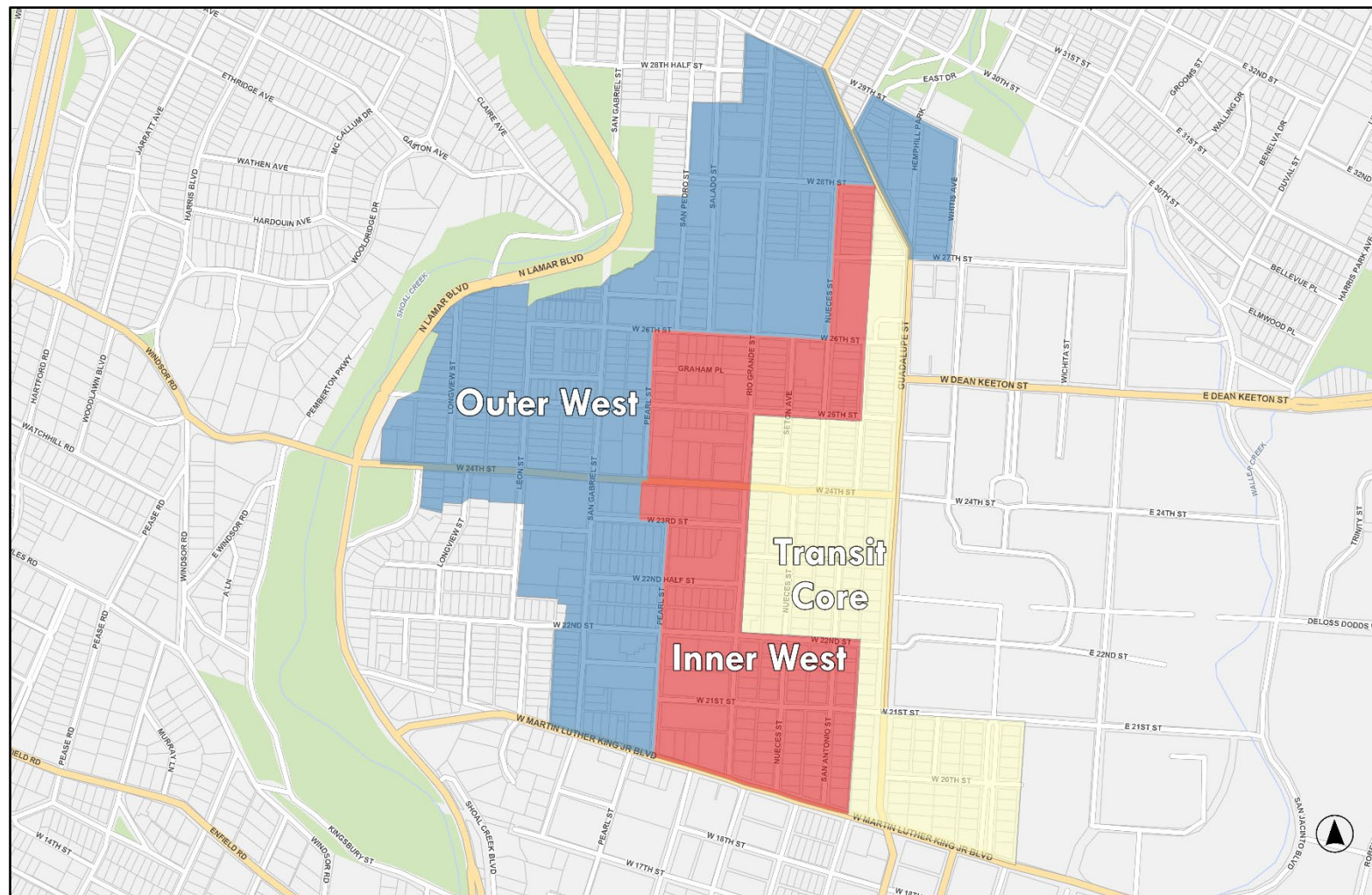


Proposed Subdistricts

Per Council's direction to increase height limits, height allowances will be based on an increase from the height allowed under the base zoning district of a property

Maximum Height

- 600ft (+540ft)
- 420ft (+360ft)
- 90ft (+30ft)





Subdistrict Site Development Standards

	Proposed Transit Core	Proposed Inner West	Proposed Outer West
Height Bonus	540' (600' Max)	360' (420' Max)	30' (90' Max)
Impervious Cover	100%	100%	90% or Base Zoning
Uses	Residential, Local, Hotel/Motel (with Limitations)	Residential, Local	Residential, Local
Parking	40% of Former Minimum Max 3 Stories Above Ground	40% of Former Minimum Max 3 Stories Above Ground	40% of Former Minimum Max 2 Stories Above Ground
Community Benefits	Choice of 1	Choice of 1	Not Applicable
Tower Spacing	20' Stepback at a Height of 120'	20' Stepback at a Height of 120'	Not Applicable



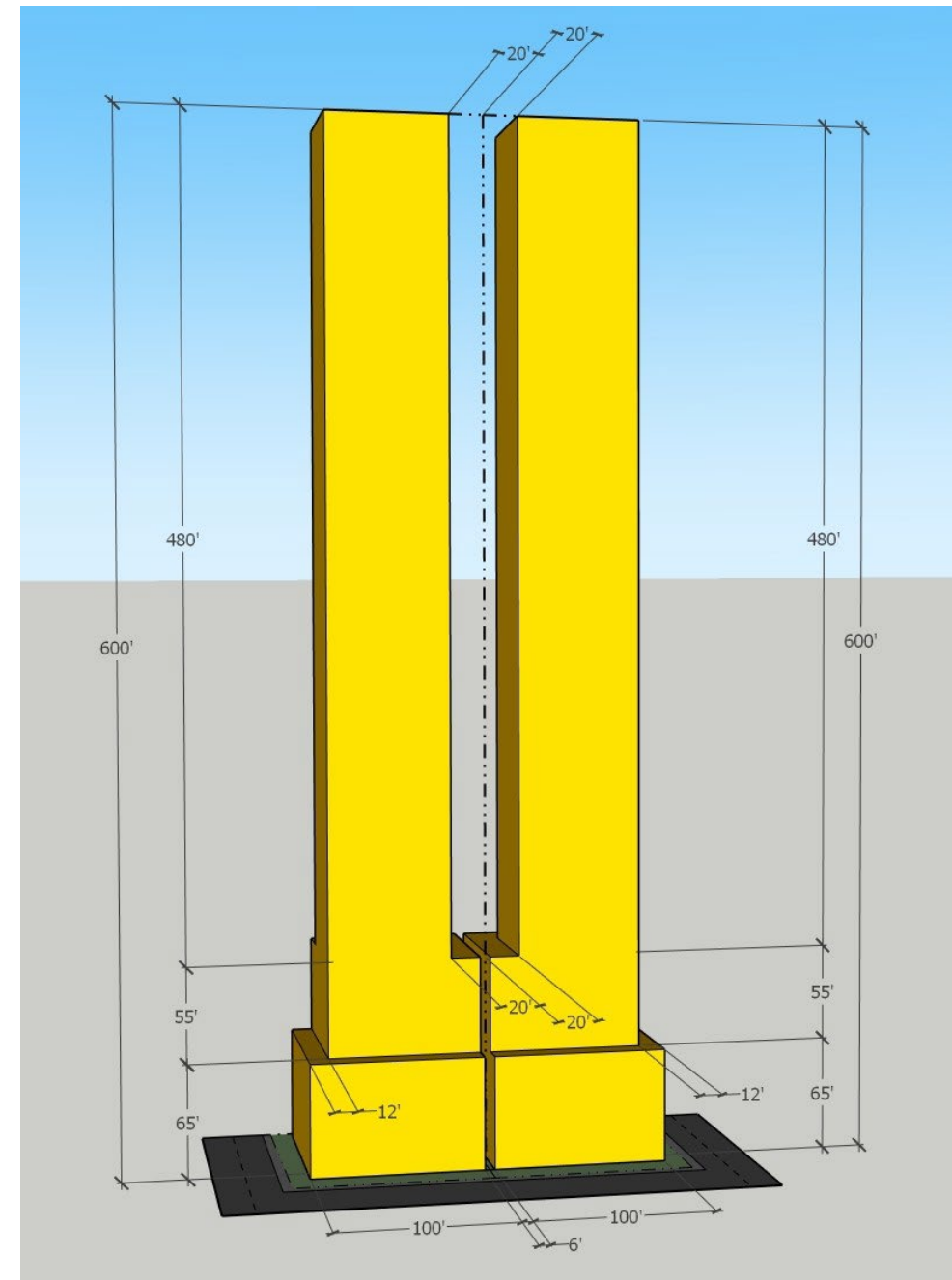
Transit Core & Inner West

Gatekeeper Community Benefits Options

- **Pedestrian-Oriented Commercial**
 - 75% of frontage must contain pedestrian-oriented commercial uses
- **Grocery Store Use**
 - Must contain min. 2,500 sf
- **Transit-Supportive Infrastructure**
 - Ex: 5,200 sf of space for a Traction Powered Substation (TPSS)
 - Only available in the Transit Core
- **On-site Water Reuse System**
 - Projects would be ineligible for Fee-In-Lieu allowed under 25-9-414 (C)
- **Green Roof**
 - Must contain min. 4,000 sf and meet ECM performance standards
- Properties that provide more than 50% of bedrooms or units as affordable are exempt from community benefit requirements

Tower Spacing

- 40ft step-back above 120ft in height from existing building of 120ft in height or greater; OR 20ft from a parcel with a maximum allowed building height greater than 120ft
- If the lot frontage is under 100ft then the maximum building coverage for portions of a building above 120ft is 65%





Proposed Affordability Requirements

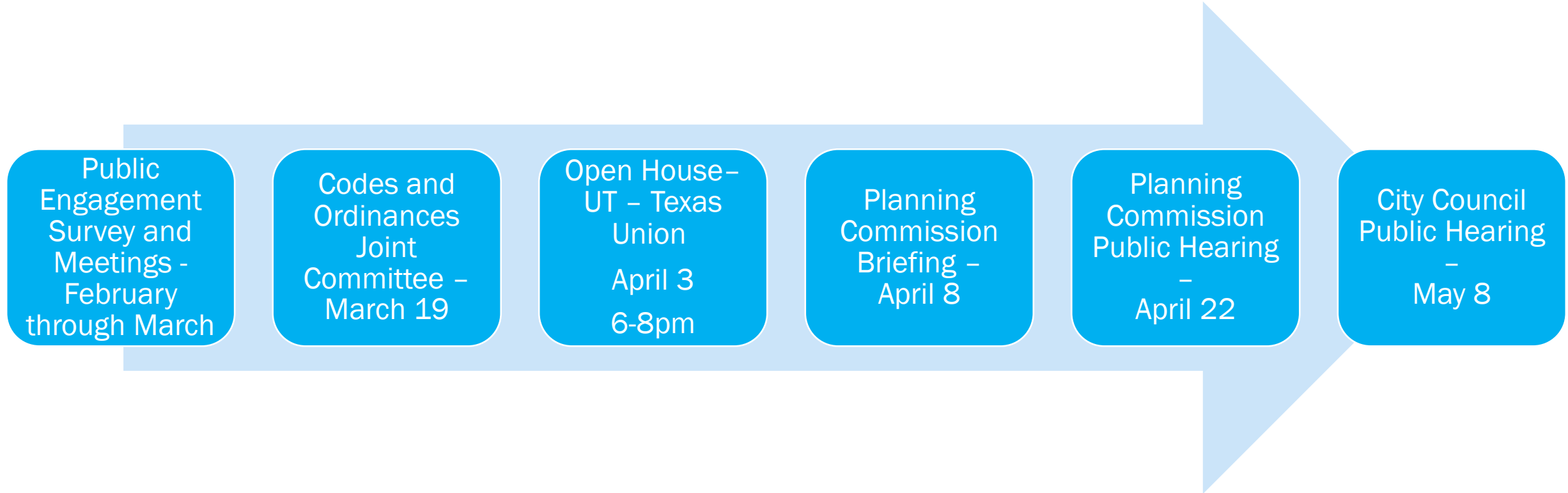
- All affordable bedrooms or units are required at the 50% MFI level
- A tiered system allows property owners to choose a height allowance that best fits their development while maximizing the affordability within each tier
- Developments leasing by the unit provide a lower proportion due to the increased rent differential of each affordable unit
- Fee-in-lieu calibrated to be of equivalent cost of providing on-site units

Additional Height	Tier One	Tier Two
Transit Core Subdistrict		
+240' (300' Max)	Bedroom: 20% Unit: 10%	Bedroom: 20% Unit: 10% AND
+300' (600' Max)		Bedroom: 10% or Fee Unit: 5%
Inner West Subdistrict		
+240' (300' Max)	Bedroom: 20% Unit: 10%	Bedroom: 20% Unit: 10% AND
+120' (420' Max)		Bedroom: 10% or Fee Unit: 5%
Outer West Subdistrict		
+30' (90' Max)	Bedroom: 20% Unit: 10%	

Existing program similarly has two Tiers of affordability requirements with varying heights across subdistricts and was the base for consultant modeling and calibration



Timeline





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Thank You