



PLANNING
DEPARTMENT

Joint City Council & Planning Commission Public Hearing

April 11, 2024



April 11 Joint Meeting Items

- Electric Vehicle Charging Use
- HOME Phase 2 (Smaller Lot Size for One Unit)
- Citywide Compatibility Changes
- Equitable Transit Oriented Development (ETOD) Overlay



Public Hearings & Engagement

**Joint City Council &
Planning Commission
Meeting**
April 11, 2024

Open Houses
April 17, 2024
+
April 20, 2024 (Virtual)

**Planning Commission
Meetings**
April 23, 2024
+
April 30, 2024

**City Council
Meeting**
May 16, 2024



Council Direction

Electric Vehicle
Charging

[Resolution No. 20230608-082](#) provided direction to create a new land use for Electric Vehicle charging and define where EV charging facilities could be located.

HOME Phase 2

[Resolution No. 20230720-126](#) provided direction to reduce minimum lot sizes for single-family zoning districts.

Citywide
Compatibility
Changes

[Resolution No. 20230608-045](#) provided direction to simplify citywide compatibility standards and make them less restrictive.

ETOD Overlay

[Resolution No. 20240201-054](#) provided direction to create and apply a new zoning district to support the Phase 1 Austin Light Rail alignment and Priority Extensions



ETOD Overlay



ETOD Overlay Goals

- Increase opportunities to live and work near transit
- Provide for more affordable, income-restricted housing opportunities near transit
- Preserve existing affordable housing and priority businesses/services
- Prevent increase in uses that limit transit effectiveness
- Maximize Austin's transit investments by pairing them with supportive land use regulations



ETOD Overlay: Proposed Code Amendment

Proposed amendment creates two combining districts:

- ETOD Overlay combining district (ETOD) restricts certain non-transit-supportive uses
- ETOD Density Bonus district (DBETOD) creates a density bonus program that allows residential uses, modifies development regulations to increase maximum height (up to 120 feet total), and modifies various site development standards including compatibility



ETOD Overlay: Proposed Rezoning

Proposed rezoning applies ETOD and DBETOD to certain lots within ½ mile of the Phase 1 Austin Light Rail alignment and Priority Extensions

In the future, ETOD / DBETOD can also be applied with:

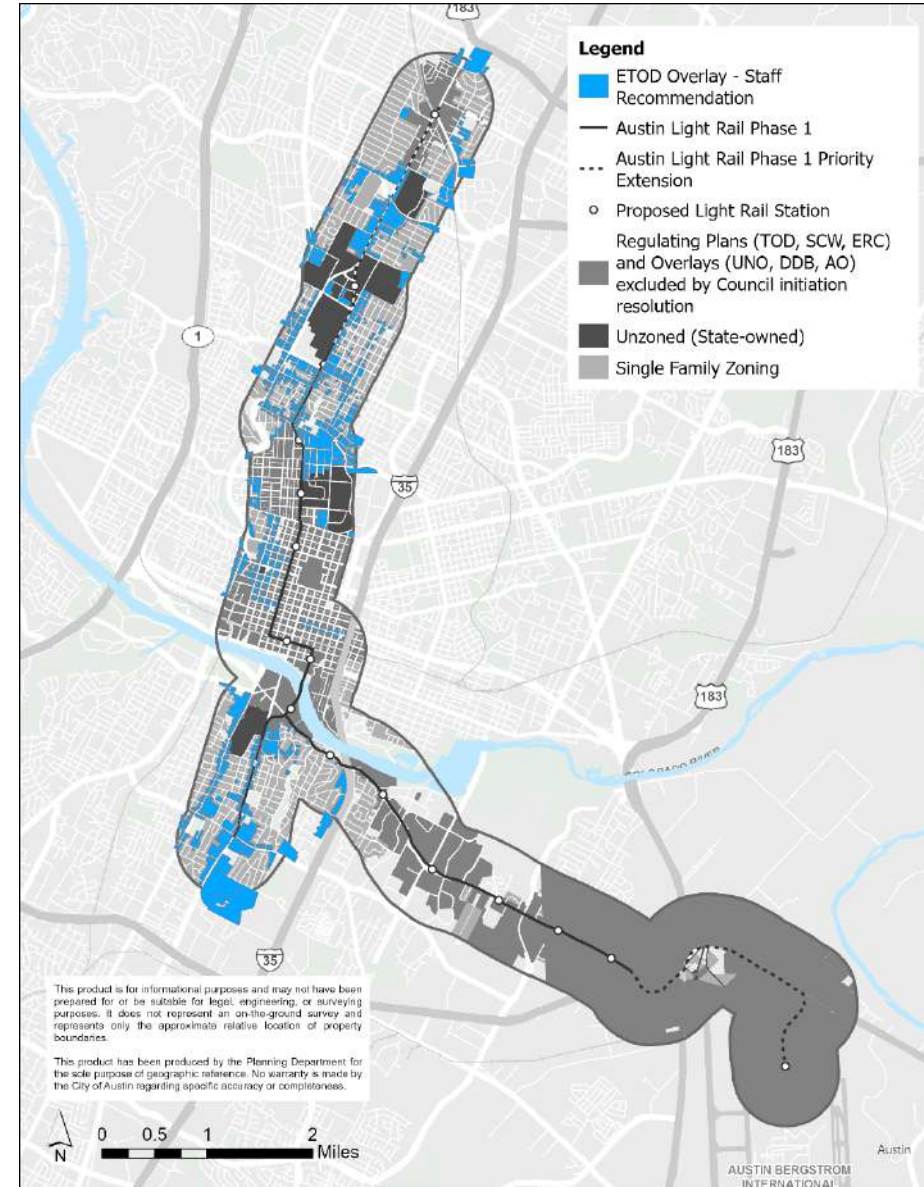
- Individual property-owner initiated rezoning application
- Additional Council-directed rezonings

Properties must have ETOD district applied to have DBETOD district applied (and access the bonus program)



ETOD Overlay Applicability

- Parcels within a 1/2 mile of Phase I Austin Light Rail Alignment and Priority Extensions except:
 - Airport Overlay, ERC Regulating Plan, South Central Waterfront, Downtown Density Bonus, University Neighborhood Overlay, existing TODs
 - SF, MH, LA, RR, AV, DR, P, L, -PDA, PUD, and Unzoned parcels
 - Geographically separated areas
 - Parcels near East Riverside Corridor (ERC)
 - Any remaining parkland





ETOD Overlay: Use Restrictions

ETOD district will restrict uses by making them conditional or prohibited.

- No residential uses are further restricted in the proposal
- Code generally allows existing uses to continue as nonconforming uses

If a site is subject to existing use restrictions, the more restrictive of the two (existing regulations OR ETOD district) would control.



ETOD Overlay: Use Restrictions (cont.)

Prohibited Uses

Commercial

- Automotive Sales
- Agricultural Sale and Services
- Automotive Rentals
- Automotive Repair Services
- Building Maintenance Services
- Campground
- Carriage Stable
- Convenience Storage
- Drop-off Recycling Collection Facility
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services

Commercial (cont.)

- Equipment Sales
- Exterminating Services
- Funeral Services
- Marina
- Recreational Equipment Maintenance & Storage
- Recreational Equipment Sales
- Research Assembly Services
- Research Testing Services
- Research Warehousing Services
- Scrap and Salvage
- Service Station
- Stables
- Vehicle Storage

Industrial

- Basic Industry
- General Warehousing and Distribution
- Limited Warehousing and Distribution
- Recycling Center
- Resource Extraction

Agricultural

- Animal Production
- Crop Production
- Horticulture
- Indoor Crop Production

Conditional Uses

Commercial

- Alternative Financial Services
- Automotive Washing
- Bail Bond Services
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- *Electric Vehicle Charging (New use)*
- Kennels
- Monument Retail Sales
- Off-Site Accessory Parking
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Special Use Historic

Industrial

- Custom Manufacturing
- Light Manufacturing



ETOD Overlay: Bonus Overview

Requirements / Restrictions:

- Affordable housing requirements
- Protections when certain properties redevelop:
 - For existing tenants of affordable housing
 - For certain small businesses, creative spaces, childcare and adult care, grocery, medical offices, etc.
- Vertical Mixed Use (VMU) style design standards



ETOD Overlay: Bonus Overview (cont.)

Affordable Housing Requirements:

- **Ownership Projects:**
 - 12% of total units affordable to households at 80% MFI and below
 - May be satisfied through fee-in-lieu

- **Rental Projects:**
 - 15% of total units affordable to households at 60% MFI and below
 - OR**
 - 12% of total units affordable to households at 50% MFI and below



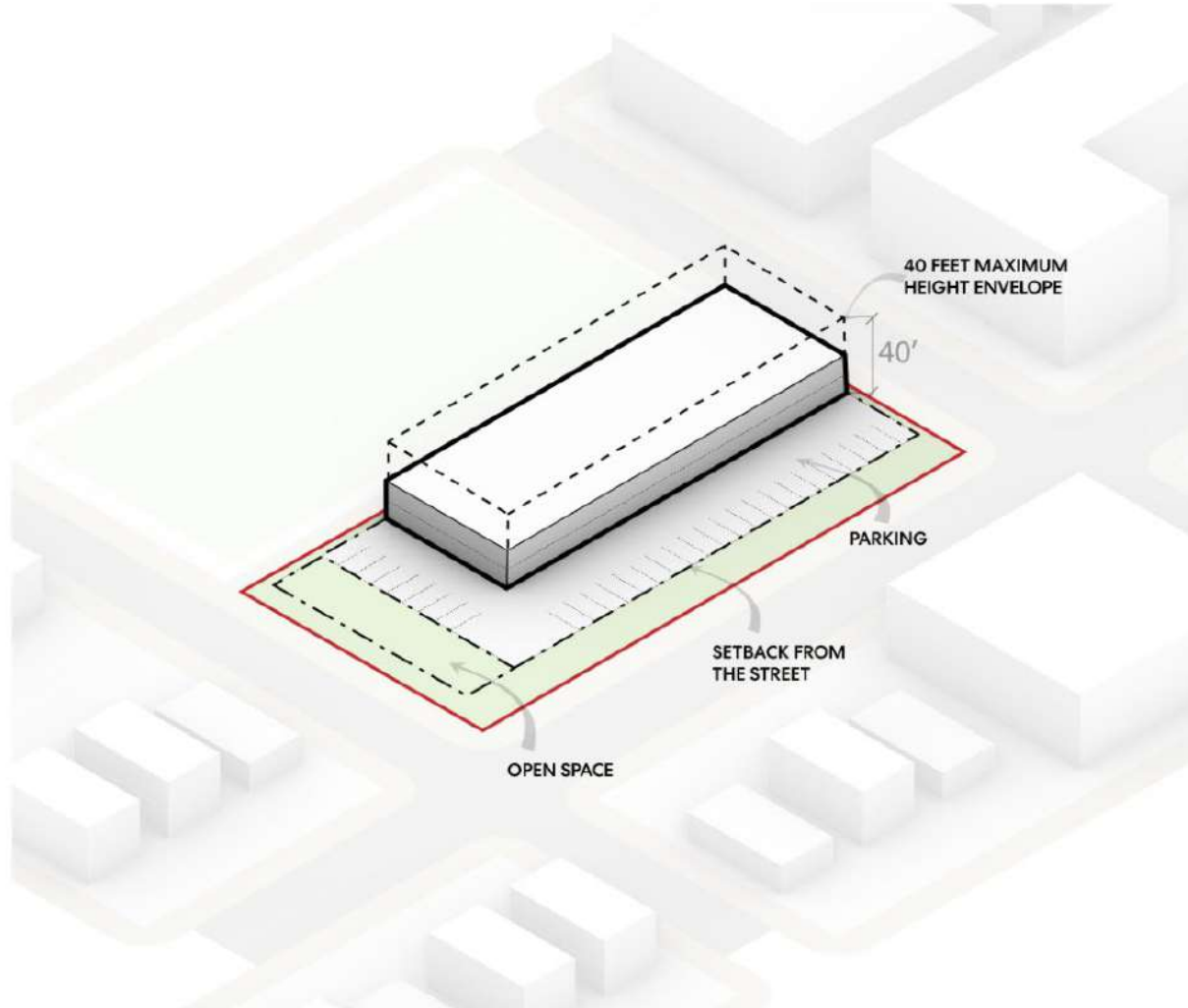
ETOD Overlay: Bonus Overview (cont.)

Additional Entitlements Available For Participating:

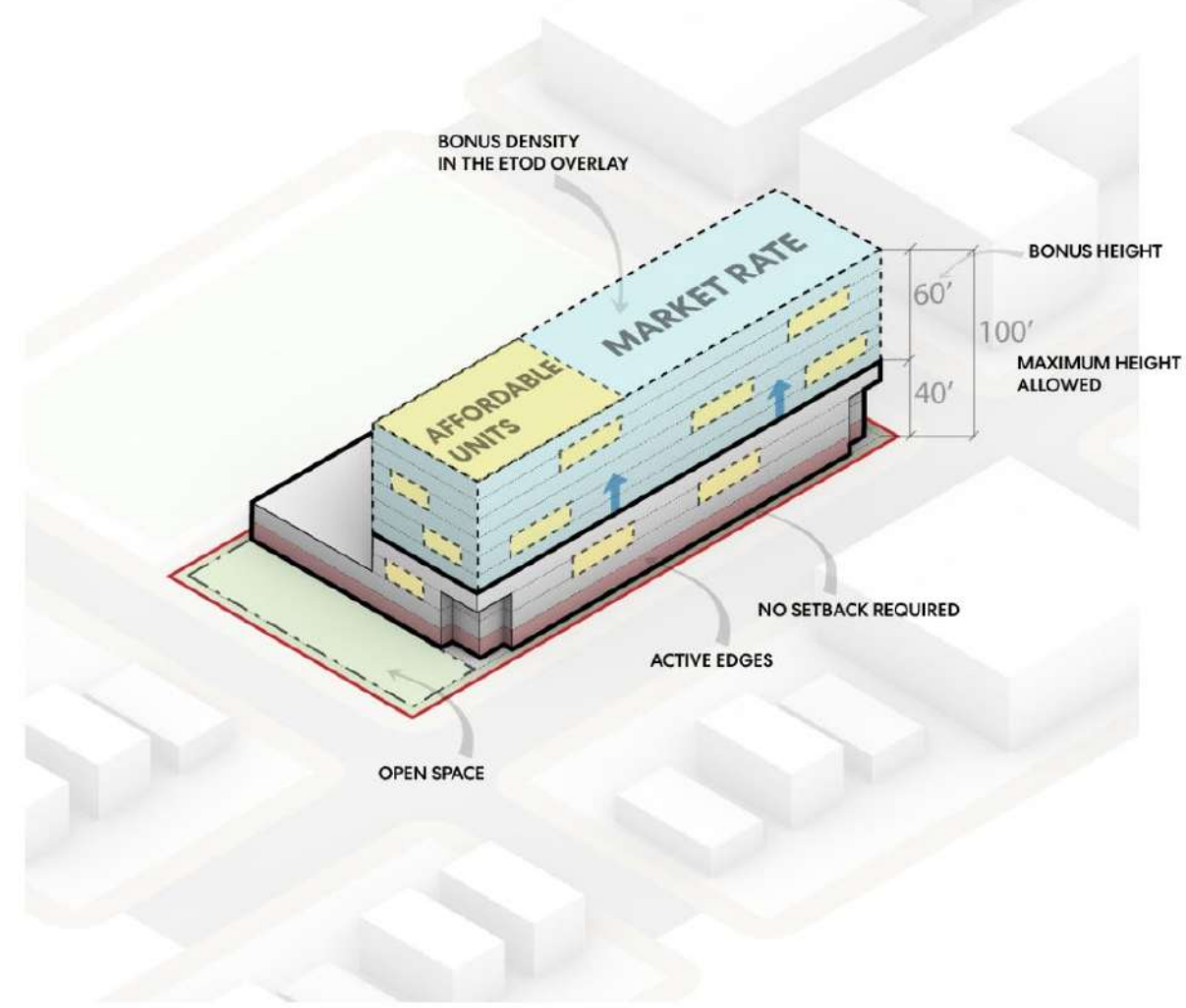
- Residential uses allowed in all base zones
- Up to 60 feet additional height, up to a total height of 120 feet
- Relaxation of some site development standards including compatibility
- May supersede certain more restrictive regulations



Existing L0 site

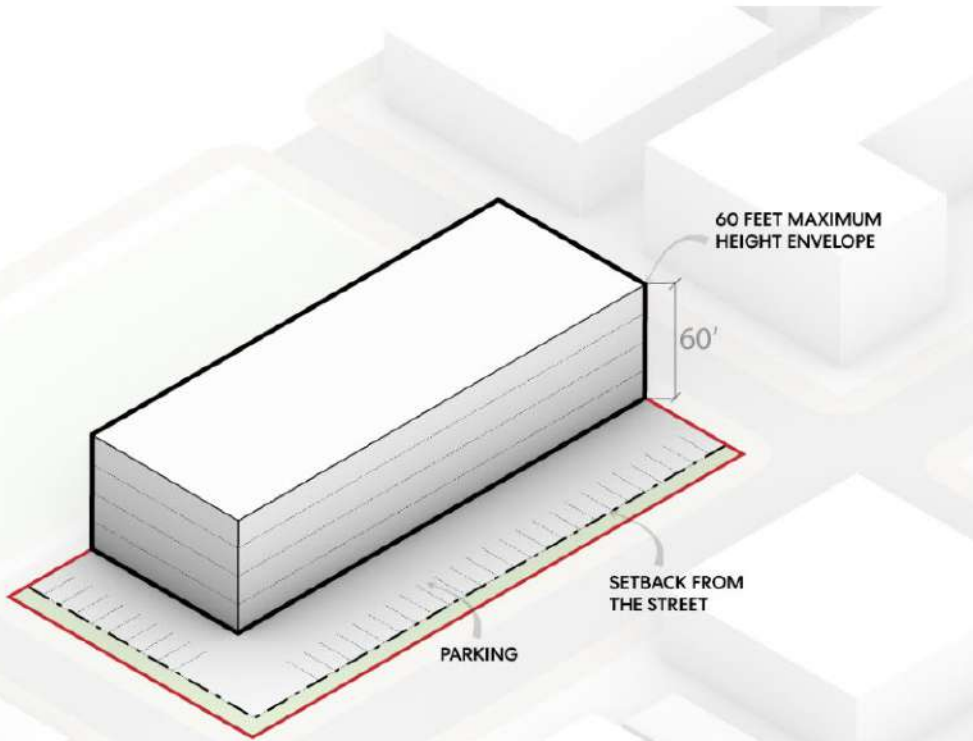


L0 site developed with ETOD Density Bonus

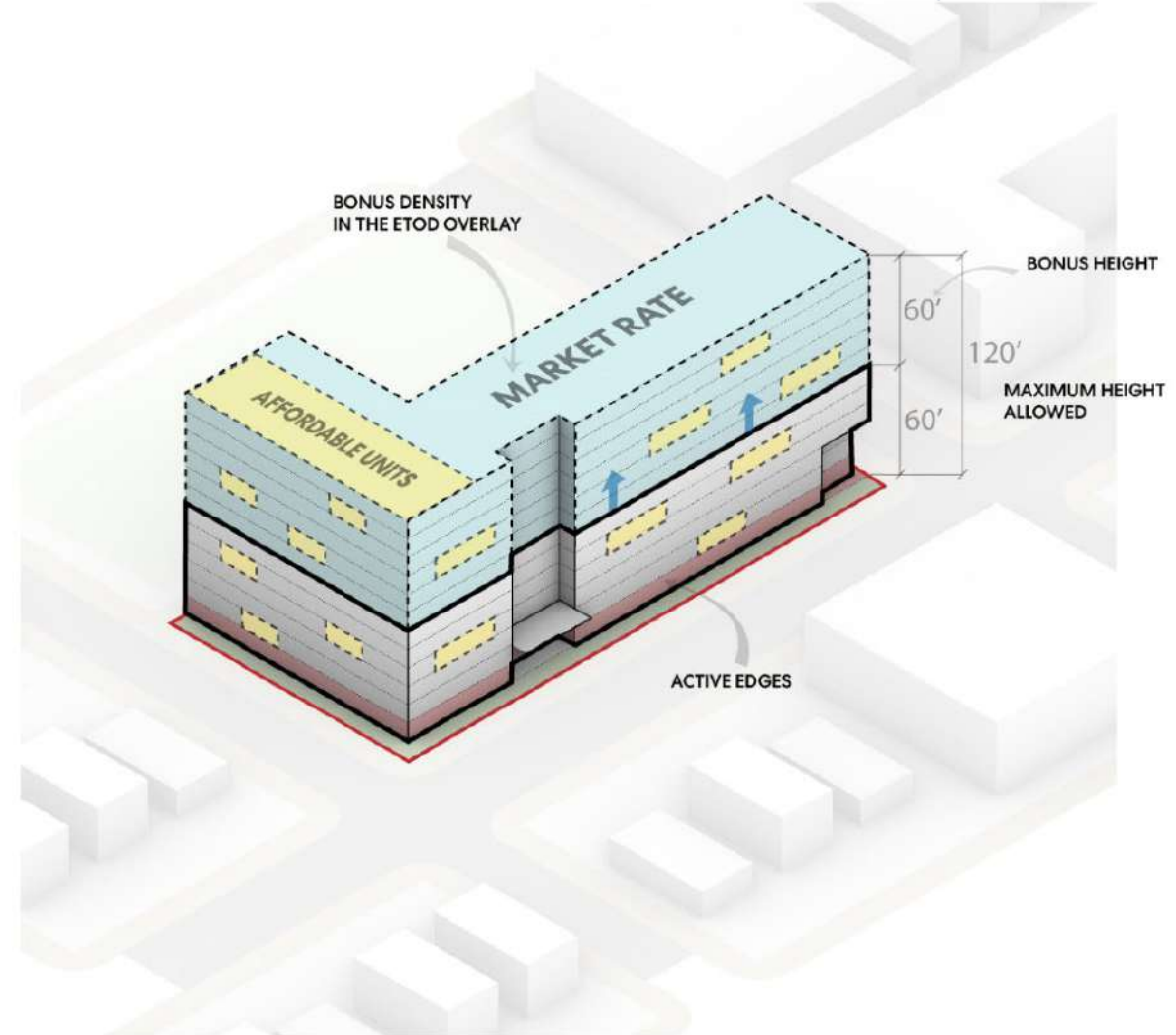




Existing CS site

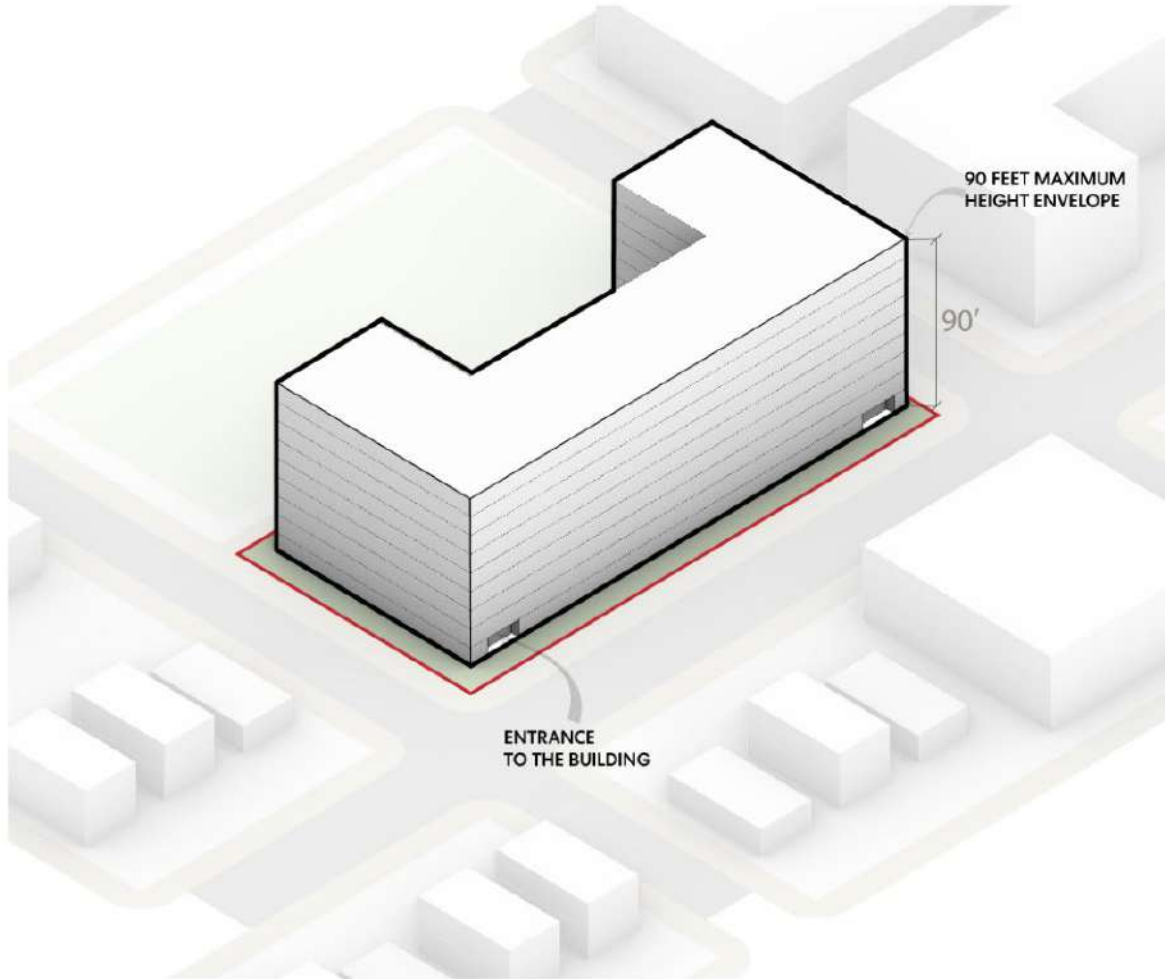


CS site developed with ETOD Density Bonus

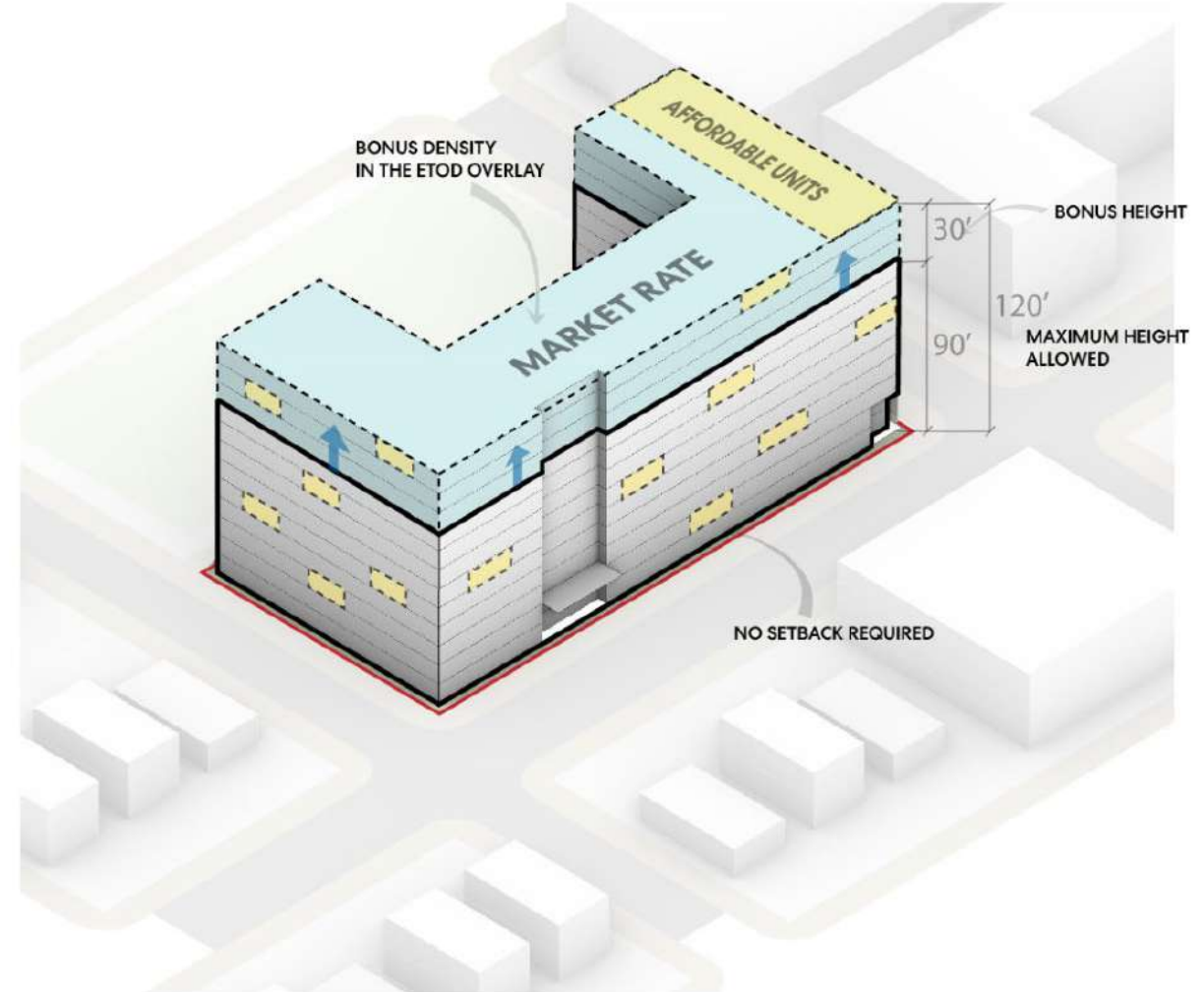




Existing MF-6 site



MF-6 site developed with ETOD Density Bonus





Schedule

- Spring 2024 LDC Amendments Open Houses
 - April 17: In Person, Central Library, 6 p.m. – 8 p.m.
 - April 20: Virtual, 10 a.m. - noon
- April 23: Planning Commission | HOME Phase 2, Compatibility, and EV Charging
- April 30: Planning Commission | ETOD Overlay
- May 16: City Council



For More Information

- Website: SpeakUpAustin.org/LDCupdates
- Email: LDCupdates@austintexas.gov
- Phone: (512) 974-7220



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Thank You