

PC C+O
3/15/11 DZ

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2010-015 – Group Residential in MF-4 Zoning

Description:

This proposed amendment would create a zoning overlay district in which the group residential land use would be a conditional use in multi-family residence (medium to high density) (MF-4) base district zoning. Currently this use is permitted in MF-4.

Proposed Language

SubChapter A. Zoning Uses, Districts and Maps

Article 2 Zoning Districts

Division 6. Combining and Overlay Districts

25-2-180 North University Overlay District (NU)

(A) The purpose of the north university (NU) overlay district is to preserve the single family neighborhoods in proximity to the University of Texas by placing limits on the creation of additional group residences.

(B) The NU district consists of the following three subdistricts:

(1) Hancock subdistrict;

(2) Heritage Hills / Shoal Crest subdistrict; and

(3) West University subdistrict

(C) The boundaries of the UNO district and each subdistrict are identified in Appendix E (*North University overlay district boundaries*)

SubChapter B. Zoning Procedure

Article 2 Special Requirements for Certain Districts

Division 5. Combining and Overlay Districts.

25-2-652 North University Overlay District (NU)

(A) This section applies to a use in the north university (NU) overlay district.

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- (B) A group residential use is a conditional use on all properties with a base zoning of multi-family residence (medium-high density) (MF-4).

Background:

During the creation of the North University Combined Neighborhood Plan, many properties currently zoned MF-4 had a conditional overlay applied which made the land use of group residential no longer permitted but prohibited. For those MF-4 zoned properties not addressed during the neighborhood plan process, this overlay would make the group residential use a conditional use, subject to the approval of a conditional use permit.

Staff Recommendation:

Staff recommends denial of the proposed amendment.

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