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ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2012-012 University Neighborhood Overlay – Land Uses

Description:

Amend certain provisions the City Code relating to provisions of the University Neighborhood Overlay (UNO) concerning, permitted uses, development standards and requirements for compliance. Two specific changes are proposed

The height requirements in UNO are described in two portions of the code: 1) The map as part of Appendix C, and the text of 25-2-754. Appendix C was previously updated changing on height regulation from 60 to 65 feet. This amendment would bring the text in line with the previous amendment.

The second change would clarify the intent develop a commercial district along MLK Blvd, 24th St and Rio Grande. The amendment would allow a buildings in this district up to 65 feet in height to contain 100% local uses as defined in the UNO overlay.

The draft ordinance is attached.

Staff Recommendation:

Staff recommends approval of this amendment.

The ordinance is a consensus developed by neighborhood and property owner stake holders.

Board and Commission Actions

Planning Commission Committee on Codes and Ordinances – April 17, 2012, Approved on a motion by Commissioner Chimenti, second by Commissioner Stevens and a vote of 5-0.

Planning Commission: June 26, 2012 - Planning Commission conducted a public hearing but postponed action and requested that that item be placed on the July 10th agenda for consent approval.

Planning Commission: July 10, 2012 – Scheduled for action.

City Council Action

Ordinance Number:

City Staff: Robert Heil **Phone:** 974-2330 **Email:** Robert.Heil@AustinTexas.gov

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ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 (ZONING) RELATING TO THE REGULATION OF SHORT-TERM RENTAL RESIDENTIAL USES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Division 9 (University Overlay District Requirements) of the City Code Section 25-2-754 (*Use Regulations*) is amended to read as follows:

§ 25-2-754 USE REGULATIONS.

(D) Local uses are permitted in any base district, subject to the limitations of this subsection.

(1) In the outer west campus subdistrict, local uses are not permitted in a residential base district unless the property:

(a) has a permitted building height of 75 feet or greater; or

(b) is zoned historic and has a permitted building height of ~~60~~ 65 feet or greater.

(2) Except as provided in Paragraph (3), up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or located in a historic landmark is excluded from the gross floor area of the local uses.

(3) Up to 100 percent of the gross floor area of a structure may be used for local uses if the structure:

(a) is a historic landmark and is located entirely in a subdistrict having a permitted building height of ~~60~~ 65 feet or greater; or

(b) was constructed before September 13, 2004, contains less than 10,000 square feet of gross floor area, is less than ~~60~~ 65 feet in height, and is located in the inner west campus or Guadalupe subdistricts or:

(c) is less than 65 feet in height and located on:

(i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;

Street;

- PART 2.** This ordinance takes effect on _____

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_____, 2012

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk