



Recommendation for Action

File #: 19-2408, **Agenda Item #:** 189.

6/19/2019

Posting Language

Set a public hearing to consider an ordinance amending various sections of City Code Title 25 (Land Development) to address density bonus increases, use regulations, and sign regulations in the University Neighborhood Overlay (UNO). (Suggested date, August 8, 2019 at Austin City Hall, 301 W. Second Street, Austin, TX.)

Lead Department

Planning and Zoning Department

Fiscal Note

This item will have no fiscal impact.

Prior Council Action:

On August 24, 2004, the City Council adopted an ordinance amending various sections of Title 25 (Land Development) to establish the University Neighborhood Overlay (UNO).

On May 19, 2005, the City Council adopted an ordinance relating to use regulations in the UNO.

On July 26, 2007, the City Council adopted an ordinance relating to sign regulations in the UNO.

On September 19, 2008, the City Council adopted an ordinance relating to use regulations, parking requirements, building design requirements, streetscape and urban design regulations, building heights, and affordable housing fees associated with hotel/motel uses.

On November 8, 2012, the City Council adopted an ordinance relating to building heights along certain roadways and adjacent to historic structures.

On February 13, 2014, the City Council adopted an ordinance expanding and clarifying the housing affordability requirements under the UNO.

For More Information:

Mark Walters, Planner Senior, Planning and Zoning Department, 512-974-7695

Council Committee, Boards and Commission Action:

Planning Commission March 26, 2019 - Initiated, consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

Codes and Ordinances Joint Committee - To be reviewed June 19, 2019

Additional Backup Information:

The initial regulations for the University Neighborhood Overlay (UNO) were developed through the planning process for the Central Austin Combined Neighborhood Plan which was initiated by the City Council with the task of addressing the need for increased student housing demand in the area near the University of Texas.

The UNO regulations have been amended multiple times to address unintended consequences, changes in market conditions, and to modify and expand affordability requirements.

The current set of amendments to the UNO seek to expand the onsite affordability requirements with deeper levels of affordability and to allow increased building heights (25 feet in the most areas of the Outer West Campus Subdistrict and 125 feet in the Inner West Campus Subdistrict), reduce parking requirements for residential uses, and allow repurposing of unused parking spaces in over-parked parking structures for pedestrian-oriented uses, indoor agriculture and storage, and/or residential uses.