



**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE:** August 8, 2019  
**RCA TYPE:**  
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**SUBJECT:** Conduct 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).

**AMOUNT & SOURCE OF FUNDING:** \$0

**FISCAL NOTE:** This item will have no fiscal impact.

**REQUESTING DEPT:** Planning and Zoning Department

**FOR MORE INFORMATION CONTACT:** Mark Walters, 512-974-7695

August 24, 2004 the City Council adopted an ordinance amending various sections of Title 25 (Land Development) to establish the University Neighborhood Overlay (UNO). May 19, 2005 City Council adopted an ordinance relating to use regulations in UNO. July 26, 2007 the City Council adopted an ordinance relating to sign regulations in the UNO. September 19, 2008 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. November 8, 2012 the City Council adopted an ordinance relating to building heights along certain roadways and adjacent to historic structures. February 13, 2014 City Council adopted an ordinance expanding and clarifying the housing affordability requirements under UNO. May 23, 2019 City Council adopted an ordinance relating to a height increase for 2408 Leone Street.

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 stem seek to expand the onsite affordability requirements with deeper levels of affordability and allowing 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-ordinated uses, indoor agriculture and storage, and/or residential uses.