



Recommendation for Action

File #: 19-2808, **Agenda Item #:** 100.

9/19/2019

Posting Language

Conduct a public hearing and 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) district.

Lead Department

Planning and Zoning

Fiscal Note

This item has 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) district.

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

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

On 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.

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

On May 23, 2019, City Council adopted an ordinance relating to a height increase for 2408 Leon Street.

For More Information:

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Council Committee, Boards and Commission Action:

March 26, 2019 - Initiated by the Planning Commission

August 27, 2019 - Planning Commission: Approved as amended

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 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, allow increased building heights (25 feet in 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 uses, indoor agriculture and storage, and/or residential uses.