A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, August 7, 2008

Public Hearings and Possible Actions **Item No. 92**
RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve second/third readings of an ordinance amending Chapter 25-2 of the City Code relating to University Neighborhood Overlay (UNO) District redevelopment requirements.

For More Information: Mark Walters, 974-7695; Humberto Rey, 974-7288; Sylvia Arzola, 974-6448.

Boards and Commission Action: Recommended by Planning Commission.

Prior Council Action: July 29, 2004 - Council approved an ordinance creating the University Neighborhood Overlay (UNO) District.

May 19, 2005 - Council approved an ordinance amending the UNO Ordinance to remove food preparation use and to limit areas of West Campus where local commercial uses are allowed.

July 26, 2007 - Council approved an ordinance amending the UNO Ordinance to add sign regulations related to building signage in the UNO area.

May 22, 2008 - Council postponed the public hearing to June 18, 2008.

June 18, 2008 - Council kept the public hearing open and approved first reading of the ordinance.

July 24, 2008 - Council postponed the public hearing to August 7, 2008.

The University Neighborhood Overlay (UNO) was adopted by the Austin City Council in September of 2004 as part of the Central Austin Combined Neighborhood Plan planning process. The building boom in West Campus that followed the passage of the UNO resulted in some unforeseen and unintended consequences. It also resulted in the need for strengthened enforcement provisions to ensure adherence to the UNO Design Guidelines. Beginning in the summer of 2006, a working group of community stakeholders and City of Austin staff began an examination of the UNO ordinance to address these issues. Through 2006 and 2007 this group reviewed the UNO ordinance and the UNO Design Guidelines. The result is a code amendment that significantly updates the UNO ordinance.

The proposed ordinance revisions address a number of different elements of the UNO. The proposed changes include:

Internal organization of the ordinance; Regulations relating to small sites; Parking for existing sites that pre-date the UNO Ordinance; Building design along the ground floor; Off-site construction staging; Building height; Building design for sites adjacent to landmarked structures; Design guidelines; Building design between the ground and the first required building step-back; Setbacks between the building and the street; Hotels along major roadways; Screening between existing sites and new construction; Streetscape improvements; The location of trash receptacles; and Site access.