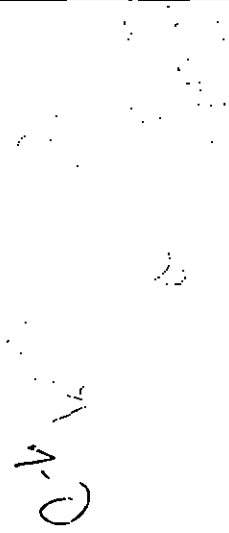
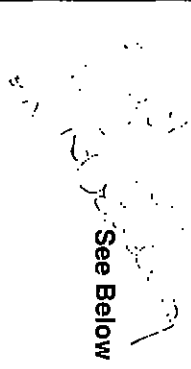


Motion Sheet and Proposed Amendments to the University Neighborhood Overlay for Third Reading 9-2-04 Agenda Item #58

| Motion # | Council Action | Section # and Subject | Approved on Second Reading | Proposed Changes for 3 rd Reading | Comments | Votes Required |
|----------|--|-----------------------|--|--|--|----------------|
| 1 | Approve the University Neighborhood Overlay with the changes made at second reading with the following changes from 2 nd reading: | |  |  See Below | | 4 |
| 2 | | 25-2-754 Setbacks | Not included in first and second reading | <p>A building under 60 feet in height along the following corridors that is built under the provisions of the University Neighborhood Overlay does not have to comply with the provision (D)(1) which requires that the local uses (types of commercial and civic uses allowed under the UNO) may not occupy more than 20% of the site:</p> <ul style="list-style-type: none">• Guadalupe Street between MLK Jr. Boulevard and 29th Street• MLK Jr. Boulevard between Guadalupe Street and Rio Grande Street, and• 24th Street between Guadalupe Street and Rio Grande Street. | Included as an element of the design guidelines but was left out of the first and third readings of the ordinance. The provision would allow for and recognize commercial corridors in the overlay district. | 4 |

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|----------|----------------|---------------------------------------|---|---|---|----------------|
| 3 | | 25-2-757 Setbacks | A building must be at least 12 feet from the front face of the curb of the adjacent street, except: (1) along Guadalupe Street between Martin Luther King, Jr. Blvd. And 28th Street; and (2) along 24 th Street between Guadalupe Street and Rio Grande Street. | A building must be at least 12 feet from the front face of the curb of the adjacent street 05. | Removing (1) and (2) will ensure that new sidewalks in these areas will be a min. of 12' wide. | 4 |
| 4 | | 25-2-760 (B) Streetscape Improvements | A site owner shall install a sidewalk not less than five feet wide along West 24 th ½ Street, San Pedro Street, West 21 st Street, or Hume Place. | Include Salado Street. | Road has narrower ROW than majority of streets in area and should be treated similarly to the streets listed. | 4 |

| Motion # | Council Action | Section | Approved on Second Reading | Proposed Changes for 3 rd Reading | Comments | Votes Required |
|----------|----------------|--|--|--|--|----------------|
| 5 | | 25-2-765 Affordable Housing | The fee in lieu of providing housing to those individuals making 50% of the local median family income was <u>\$0.20</u> . | <i>25-2-765</i> The University Neighborhood District Housing Trust Fund is established. Instead of providing 10% of the units to persons making 50% local median income, a person may pay into the fund a fee of <u>\$0.40</u> for each square foot of gross air conditioned floor area in the multi-family residential use development. | NHCD staff has proposed this increase in the fee in lieu of amount. | 4 |
| 6 | | 25-6-601 Parking Requirements For the University Neighborhood Overlay District. | Not Included at Second Reading | (D) Off-street parking is not required for a commercial use if the use is located on a site with frontage along one of the following commercial corridors, whether or not the property owner has made the election pursuant to Section 25-2-751 of the City Code for the property to be governed by the requirements of the university neighborhood overlay district: 1. Guadalupe Street between Martin Luther King, Jr. Blvd. to West 29th Street; and 2. West 24th Street between Guadalupe Street to Rio Grande Street. | Item was submitted by CANPAC and is supported by staff. This will remove the necessity of properties, particularly along Guadalupe, from going to the Board of Adjustment to apply for a variance to the parking requirements every time a retail space has a change of use. This current requirement can delay a new business from opening by 2 to 3 months. | 4 |

Amendment from McComb -