

6-10-04  
Z-2



## Neighborhood Planning & Zoning Department

505 Barton Springs Road  
P.O. Box 1088  
Austin, TX 78767



Neighborhoods First

**TO:** Mayor and Council

**FROM:** Alice Glasco, Director, Neighborhood Planning & Zoning

**DATE:** June 8, 2004

**RE:** Revised Staff Recommendations on University Neighborhood Overlay (UNO) proposed Code Amendment

The purpose of this memo is to inform you of some changes in staff recommendations on the proposed UNO ordinance. The Planning Commission and staff agree on all elements of the UNO Overlay, however there are still some differences on a few points. Below is a spreadsheet that outlines those differences for your consideration.

Issue	Planning Commission Recommendation	Lead Department	Staff Recommendation
Reduce Parking Requirements & Optional Car Sharing Program	Reduce parking requirement for residential uses in UNO District from the currently adopted 80% to 60% if a Car Sharing Program is included as part of the development.	TPSD & WPDR	Keep the currently adopted parking requirement at 20% reduction for residential uses and not allow a reduction in parking based on a Car Share Program. The program would be strictly voluntary.

June 8, 2004

Commercial Parking Exemptions	Off-street parking not required if the site occupies less than 6,000 sq.ft. of gross floor area in the Guadalupe, Dobie, and Inner West Campus Sub districts; AND Off-street parking not required if the use occupies 3,500 sq.ft. or less in the Outer West Campus Sub district.	WPDR	Allow an exemption for Off-Street Parking on sites that are less than 6,000 sq.ft. of gross floor area in the entire UNO District, (Which includes Guadalupe, Dobie, Inner West Campus, Outer West Campus Sub districts). This provision would apply to new and existing commercial sites throughout the entire district whether or not a project is build under the UNO provisions. This recommendation is consistent with the current provisions for commercial parking in the Central Business District.
<b>Issue</b>	<b>Planning Commission Recommendation</b>	<b>Lead Department</b>	<b>Staff Recommendation</b>
Affordable Housing	Multi-family residential use requesting incentives from the UNO district would have to set aside at least 10% of the units for households whose gross income is less than 80% of the median income and set aside an additional 10% of units for households whose gross income is less than 50% of the median income. Planning Commission requested that the Director of NHCD develop recommendations to increase the number of affordable units throughout the UNO District	NHCD	The Law Department is currently reviewing legal issues related to this item. This provision has not yet been included in the proposed ordinance.
Front Setbacks	A minimum of 3 ½ ' except for: specific streets outlined in the draft ordinance, which have a greater setback requirement.	TPSD	Require minimum 12' front setback, from the front face of curb to the building face/building to allow ample space for planting trees in the ROW. This is consistent with the City's Street Tree Planting standards.

If I can be of further assistance, please let me know.

c: Toby Hammett Futrell, City Manager  
 Laura J. Huffman, Assistant City Manager  
 Joe Pantalio, Director, WPDR  
 Austan Librach, Director, TPSD