

Proposed Changes for the University Neighborhood Overlay

Item #	Section with Changes	Planning Commission Recommendation/Approved on First Reading	Proposed Changes	Comments
1	25-2-753 Local Uses Described	Not included in first reading	Add the following uses: <ul style="list-style-type: none"> • Art Gallery • Art Workshop • Business and Trade School • Consumer Convenience Services • Financial Services • Food Preparation • Indoor Sports and Recreation • Printing and Publishing Services 	These uses were added in light of the discussions stemming from the House of Tutors zoning case.
2	25-2-754 Use Regulations	(6) A parking space must be leased separately from a dwelling unit.	Remove this provision	Matter is a private contractual agreement between landlord and tenant.
3	New Section	Not included in first reading	The minimum lot area is 2,500 square feet.	Included based on discussions with stakeholders after Council first reading.

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4	25-2-756 (A) Setbacks (Section revised-see Comments)	A) The minimum front yard setback and the minimum and the minimum side yard setback are 3-1/2 feet, except: (1) the minimum setbacks are 10 feet along Martin Luther King, Jr. Blvd, between Rio Grande Street and San Gabriel Street; and (2) there are no minimum setbacks : (a) along Guadalupe Street between Martin Luther King, Jr. Blvd. And 28th Street; and (b) along 24 th Street between Guadalupe Street and Rio Grande Street.	There are no minimum front yard or street side yard setbacks except: (1) the minimum setbacks are 10 feet along Martin Luther King, Jr. Blvd, between Rio Grande Street and San Gabriel Street; and (2) the minimum front yard setback is two feet along Graham Place, West 24 ½ Street, San Pedro Street, West 21 st Street, and Hume Place.	This change is based on ongoing discussions with the stakeholder group and staff following Council first reading of the ordinance.
		Not included at first reading.	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.	
5	25-2-757 Building Stepbacks and Building Envelope Restriction	First building stepbacks should begin at 57 feet	First building stepbacks should begin at 60 feet	This change reflects would changes made in the design guidelines included in the Central Austin Combined Neighborhood Plan.

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6	25-2-758 (A)(2)(a) Street Wall Areas Adjacent to Occupant Space	Street wall area extends to a height of 57 feet	Street wall area extends to a height of 60 feet	This change reflects changes made in the design guidelines.
7	25-2-759 Streetscape Improvements	(A) A site owner shall install a sidewalk not less than five feet wide along each street frontage adjacent to the site. The director of the Transportation, Planning, and Sustainability Department may require that the sidewalk be up to 12 feet wide. The director shall determine an appropriate sidewalk width after considering right-of-way width and other factors affecting the site.	<p>A site owner shall install a sidewalk not less than 12 feet wide along each street frontage adjacent to the site.</p> <p>A site owner shall install a sidewalk not less than five feet wide along West 24½ Street, San Pedro Street, West 21st Street, or Hume Place.</p> <p>A site owner shall plant and maintain trees along an adjacent street right-of-way.</p> <p>(1) Trees must be spaced to create a nearly contiguous canopy when the trees reach maturity.</p> <p>(2) A tree must be in scale with the adjacent building.</p> <p>(3) A tree planted in a sidewalk area must have a tree grating</p>	
8	25-2-759 (C)(4) Streetscape Improvements	A light must be shielded to prevent it from shining upward	Remove this provision	Will be included in as a rule to implement the ordinance and not in the ordinance itself.

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9	25-2-762 (B)(2)(3) Certain Regulations Inapplicable or Superseded	(B) Impervious cover limitations of this subchapter are superseded by this subsection. Maximum impervious cover is: (2) 90 percent in the outer west campus subdistrict; and (3) 85 percent in the Dobie subdistrict	(B) Impervious cover limitations of this subchapter are superseded by this subsection. Maximum impervious cover is: (2) the greater of 90 percent or the percentage permitted in the base zoning district in the outer west campus subdistrict; and (3) the greater of 85 percent or the percentage permitted in the base zoning district in the Dobie subdistrict.	Gives greater flexibility to property owners
10	25-2-762 (C)(2)(3) Certain Regulations Inapplicable or Superseded	(C) For a multi-family residential use: (2) minimum site area requirements of this subchapter for each dwelling unit do not apply; and (3) the minimum open space for each dwelling unit is 100 square feet.	(C) For a multi-family residential use, minimum site area and open space requirements of this subchapter do not apply.	This section was revised based on ongoing discussions with stakeholder group and staff following Council first reading of the ordinance.

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11	Affordable Housing	Not included at first reading.	<p>(A) A multi-family residential use established after [effective date of ordinance] must, for a period of not less than 15 years from the date a certificate of occupancy is issued, set aside at least:</p> <p>(1) 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department; and</p> <p>(2) 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department.</p> <p>(B) The University Neighborhood District Housing Trust Fund is established. A person may pay a fee into the University Neighborhood District Housing Trust Fund instead of complying with Subsection (A)</p> <p>(1) A person who does not comply with Paragraphs (A)(1) and (A)(2) shall pay a fee of \$0.30 for each square foot of gross air conditioned floor area in the multi-family residential use development.</p> <p>(2) A person who complies only with Paragraph (A)(1) shall pay a fee of \$0.15 for each square foot of gross air conditioned floor area in the multi-family residential use development.</p>	<p>This section was revised based on ongoing discussions with stakeholder group and staff following Council first reading of the ordinance.</p> <p>These recommendations also reflect the request by the Planning Commission to develop recommendations to increase the amount of affordable housing in the University Neighborhood Overlay district.</p>

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11 continued	Affordable Housing continued	Not included at first reading.	(C) The director of the Austin Neighborhood Housing and Community Development Department may allocate money from the University Neighborhood District Housing Trust Fund for housing development in the university neighborhood overlay district that provides at least 10 percent of its dwelling units to persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department, for a period of not less than 15 years from the date a certificate of occupancy is issued.	
12	25-6-601 (A) Parking Requirements for University Neighborhood Overlay District	(A) Except as otherwise provided in this section, the minimum off-street parking requirement in the university neighborhood overlay district is 60 percent of that prescribed by Appendix A (<i>Tables Of Off-Street Parking And Loading Requirements</i>).	The minimum off-street parking requirement is 80 percent of that prescribed by Appendix A (<i>Tables Of Off-Street Parking And Loading Requirements</i>).	This section was revised based on ongoing discussions with stakeholder group and staff following Council first reading of the ordinance. After presenting to the University of Texas Student Government, staff became aware of student body concerns that required parking not be reduced above and beyond what is currently allowed.

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13	25-6-601(C) Parking Requirements for University Neighborhood Overlay District	(C) For a multi-family residential use, the minimum off-street parking requirement is 40 percent of that prescribed by Appendix A (<i>Tables Of Off-Street Parking And Loading Requirements</i>) if the multi-family residential use participates in a car sharing program that complies with the program requirements prescribed by administrative rule, as determined by the director of the Transportation, Planning, and Sustainability Department.	Staff does not support this provision. Remove this provision	Staff objection to this recommendation centered on <ul style="list-style-type: none">How would such a program be monitored/administeredPenalization if a development went into non-compliance with this provisionRemediation of non-compliance Zoning is the inappropriate mechanism to implement this type of program.
14	25-6-601 (B)(2) Parking Requirements for University Neighborhood Overlay District	(2) 3,500 square feet of gross floor area, and the use is located in the outer west campus subdistrict <i>off-street parking is not required</i>	For a commercial use: <ul style="list-style-type: none">(1) the minimum off-street parking requirement is 60 percent of that prescribed by Appendix A (<i>Tables Of Off-Street Parking And Loading Requirements</i>); or(2) if the use occupies less than 6,000 square feet of gross floor area, off-street parking is not required.	These standards reflect existing ones in the Central Business District