



**Austin City Code Amendment  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.:** Z-2  
**AGENDA DATE:** Thu 05/06/2004  
**PAGE:** 1 of 1

**SUBJECT:** Conduct a public hearing to consider amendments to Chapter 25 of the Austin City Code creating the University Neighborhood Overlay District, a new zoning overlay district located in the area west of the University of Texas at Austin. The district is generally bounded on the east by Guadalupe Street; on the west by San Gabriel Street, Longview Street, the rear property lines of property along Lamar Blvd., and Rio Grande Street; on the north by 29th Street; and on the south by MLK Jr. Blvd. The proposed amendments permit increased residential density and promote mixed use development regulations; the amendments also contain development incentives for meeting the requirements of the overlay.

**AMOUNT & SOURCE OF FUNDING:** There is no fiscal impact associated with this code amendment.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:** and Zoning **AUTHORIZATION:** Alice Glasco

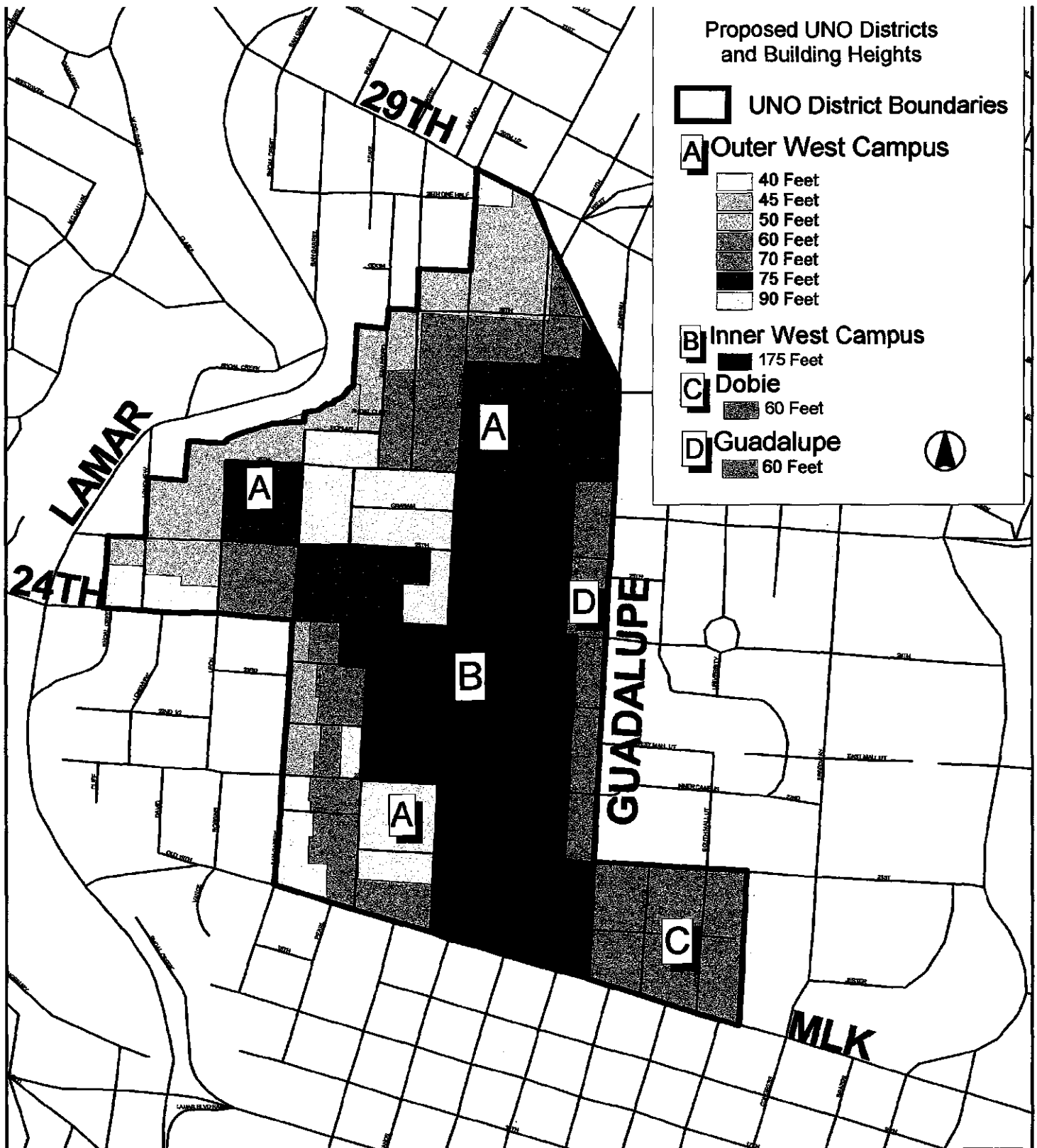
**FOR MORE INFORMATION CONTACT:** Mark Walters, Senior Planner/974-7695

**PRIOR COUNCIL ACTION:** The City Council directed the Planning Commission to consider neighborhood plans for the West University, North University, and Hancock Neighborhoods in a resolution effective September 1, 2002.

**BOARD AND COMMISSION ACTION:** To recommend the proposed Code amendment with conditions. (Vote: 8-0, Spelman off the dais)

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**BACKGROUND:** The University Neighborhood Overlay (UNO) proposed code amendment would allow increased residential density and promote mixed-use development in the area west of the University of Texas, commonly known as West Campus. This recommendation was generated through a consensus-based planning process by the City of Austin, residents, property owners, and institutions in the neighborhoods surrounding the University of Texas. Also involved in the process was a group called the Central Austin Neighborhood Planning Advisory Committee (CANPAC). The proposed UNO code amendment would be an incentive-based zoning overlay that would provide for development bonuses if the developer of a project chooses to follow the provisions of the overlay. A project would receive approval if it meets all of the provisions of the proposed UNO code amendment as well as all other applicable land development regulations. If the developer does not choose to take advantage of the UNO, the base zoning district site development regulations would apply.



# **Proposed University Area Overlay (UNO) Districts**



500 0 500 1000 Feet

February 17, 2004

**DRAFT**

