



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 20
AGENDA DATE: Thu 02/02/2006
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SUBJECT: Set a public hearing to amend Section 25-2-757 (Setbacks), Section 25-2-760 (Streetscape Improvements), and Chapter 25-2, Appendix C (University Neighborhood Overlay District Boundaries, Subdistrict Boundaries and Height Limits) of the City Code relating to building setbacks, sidewalks, and building height in the University Neighborhood Overlay District. (Suggested date and time: February 9, 2006 at 4:00 p.m., City Hall Council Chambers, 301 West Second Street.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT:and Zoning **AUTHORIZATION:** Greg Guemsey

FOR MORE INFORMATION CONTACT: Mark Walters, 974-7695; Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: 10/27/05 - Council directed the City Manager to develop a mechanism to preserve the historic Maverick Miller House by transferring a portion of the allowable building height.

BOARD AND COMMISSION ACTION: Recommended by Planning Commission.

On October 27, 2005, the City Council approved a resolution directing the City Manager to develop a mechanism to preserve the Maverick Miller House, located at 910 Poplar Street. The mechanism suggested was a transfer of development rights; however, since the current land development code does not provide for the transfer of development rights, regulations currently within the code were used to accomplish the same end.

As an amendment to the University Overlay (UNO), an additional height of 30' is proposed for 900-908 West 26th Street (located across from the Maverick Miller House), allowing building height of 120'. In a related zoning case, the height of the Maverick Miller House will be lowered to 30' from the current allowable height of 50'. The transfer is 20'. The additional 10' was added based upon negotiations between the property owner and the neighborhood.

On January 10, 2006, the Planning Commission unanimously recommended a number of changes to UNO, in addition to increasing the height at 900-908 West 26th Street. The following numbered items are the recommendations of the Planning Commission.

1. Amend Section 25-2, Appendix C, the University Neighborhood Overlay height map, to allow 120' of height on 900-908 W. 26th Street.
2. Amend Section 25-2, Appendix C, the University Neighborhood Overlay height map, to allow 220' on 2100 Rio Grande Street.
3. Amend Section 25-2-760-Streetscape Improvements, to require a minimum of 12' wide sidewalks along W. 21st Street from Guadalupe Street to Pearl Street.



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4. Amend Section 25-2-757-Setbacks, to remove a 2' setback requirement along Graham Place, W. 24th ½ Street, San Pedro Street, W. 21st Street, and Hume Place.

Staff supports the Planning Commission's recommended amendments