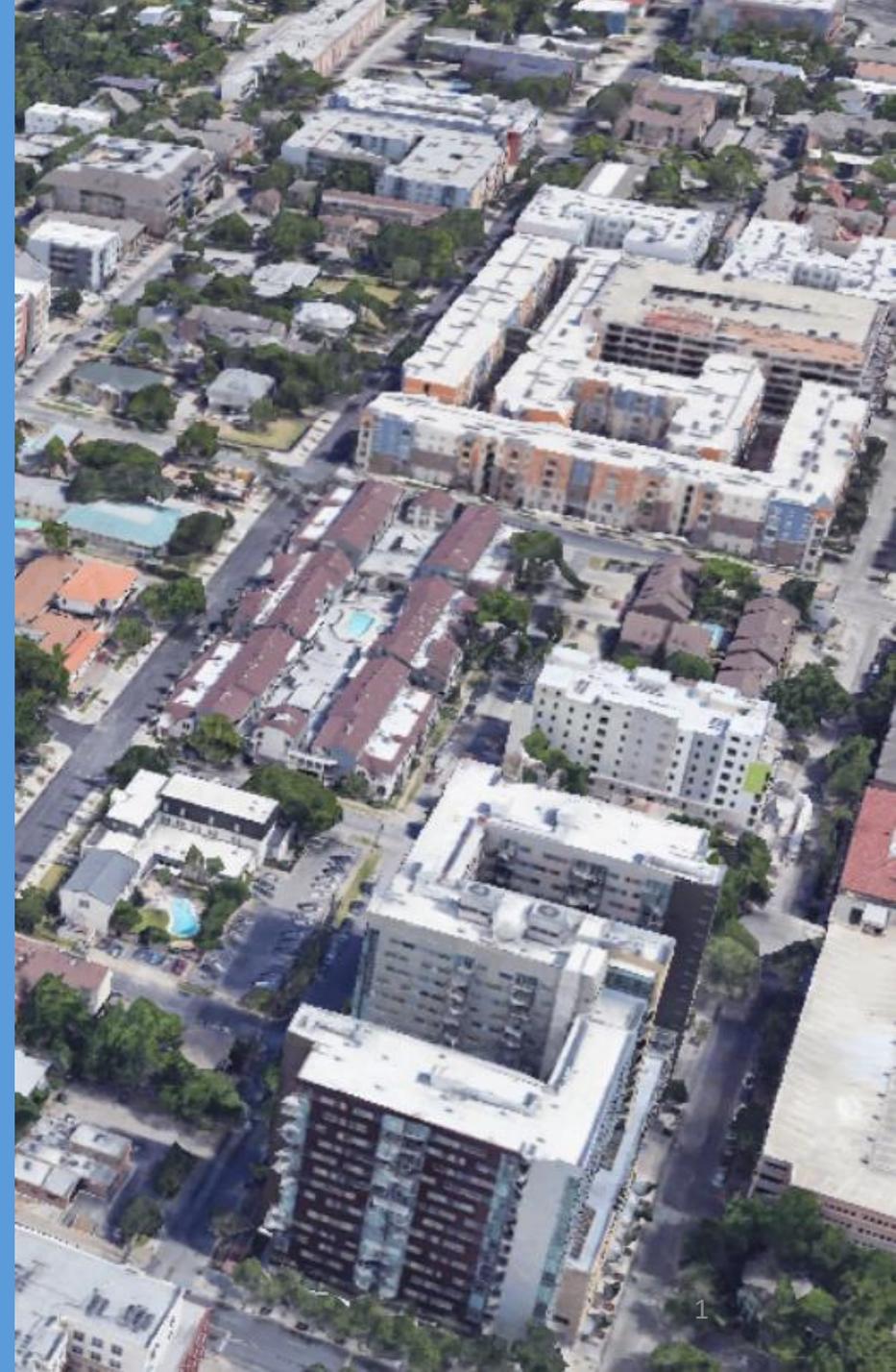


THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) CODE AMENDMENTS: Building Heights, Uses, Parking, & Signs

Austin City Council
November 14, 2019

Agenda Item #67
Case # C20-2019-008

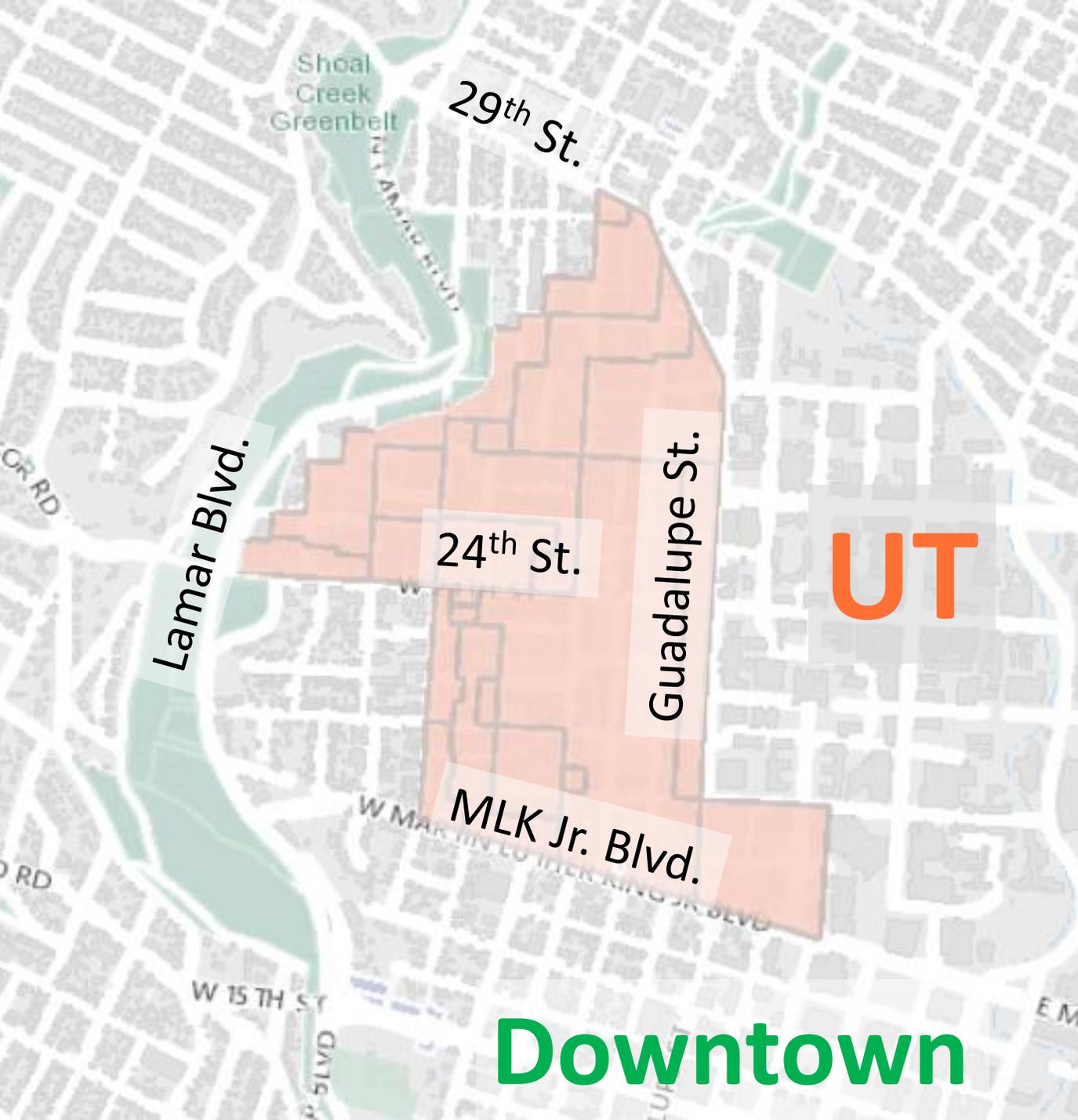
Mark Walters
Planning & Zoning Department



Presentation Overview



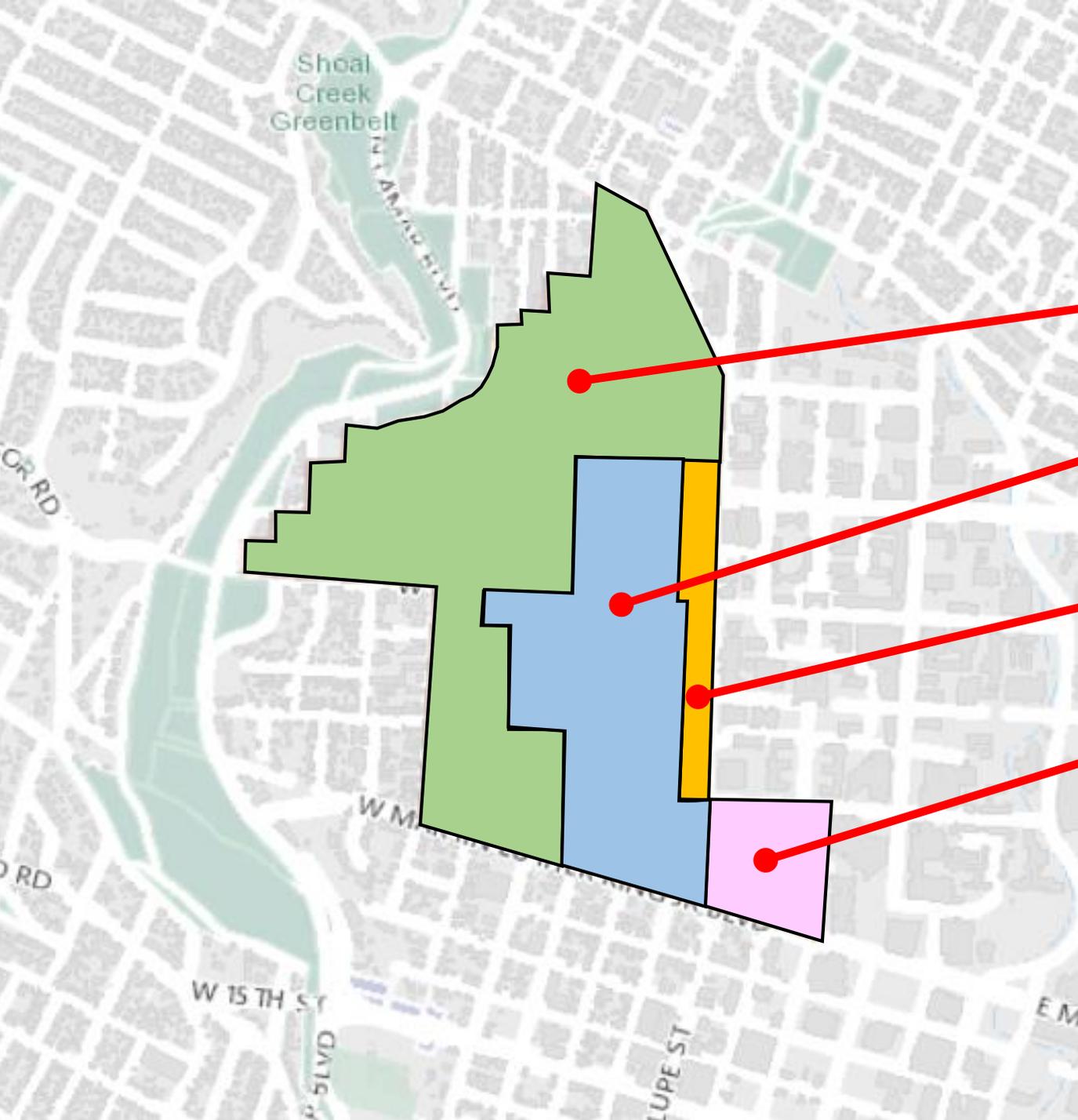
- **UNO Background and Overview**
- **Code Amendments**
 - Building Heights
 - Use Regulations
 - Parking
 - Signs
- **Relationship to Code Revision Process**



University Neighborhood Overlay (UNO)

- *Central Austin Combined Neighborhood Plan (2004)*
- Incentive-based regulations
- Streetscape and building design requirements
- Requires on-site affordability and/or UNO Trust Fund (3Q18: \$2.76M)
- 2Q18: 6,516 units/15,614 bedrooms

UNO Districts



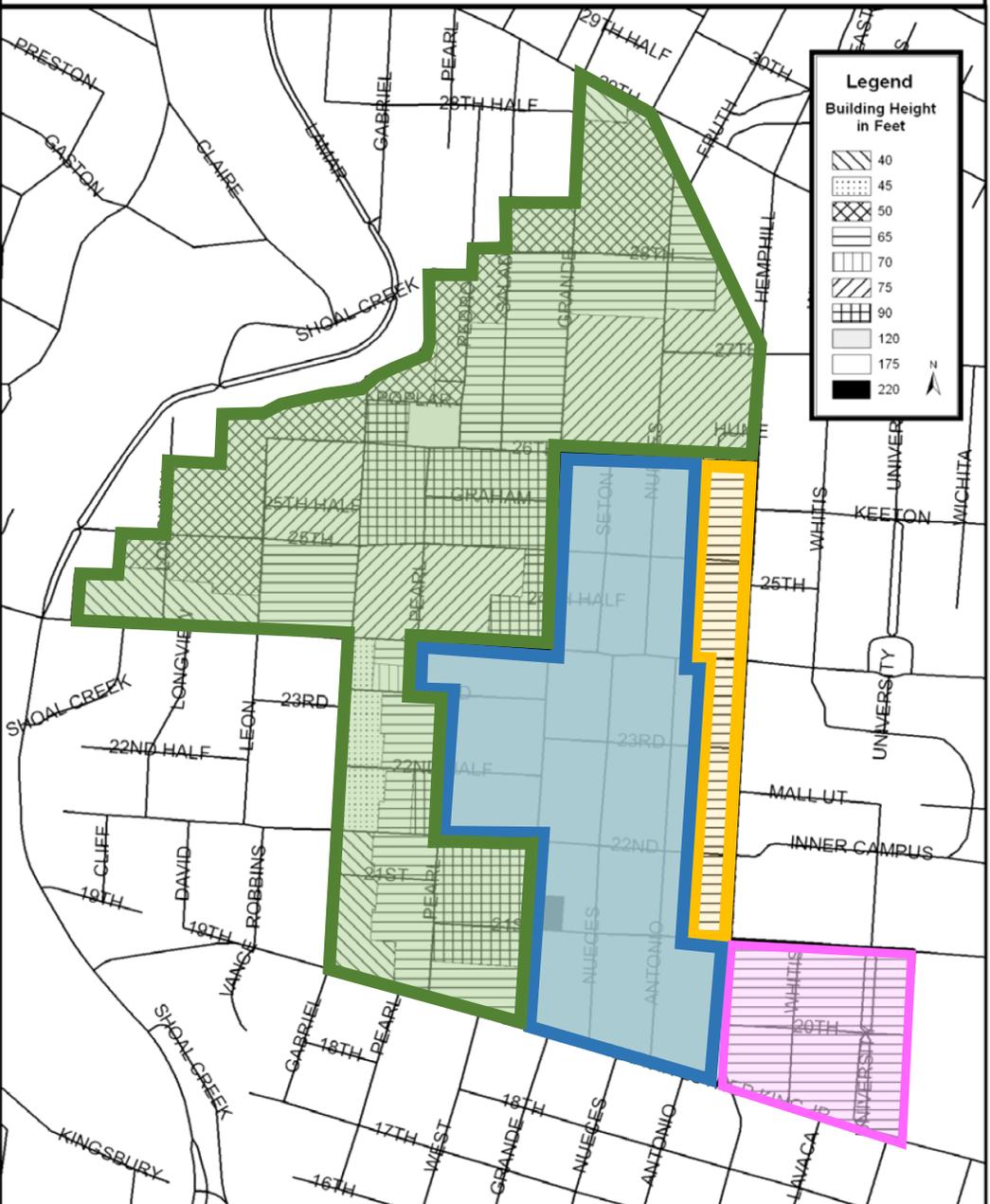
Outer West Campus

Inner West Campus

Guadalupe

Dobie

University Neighborhood Overlay Height Districts



UNO Height Districts

Outer West Campus (40' to 120')

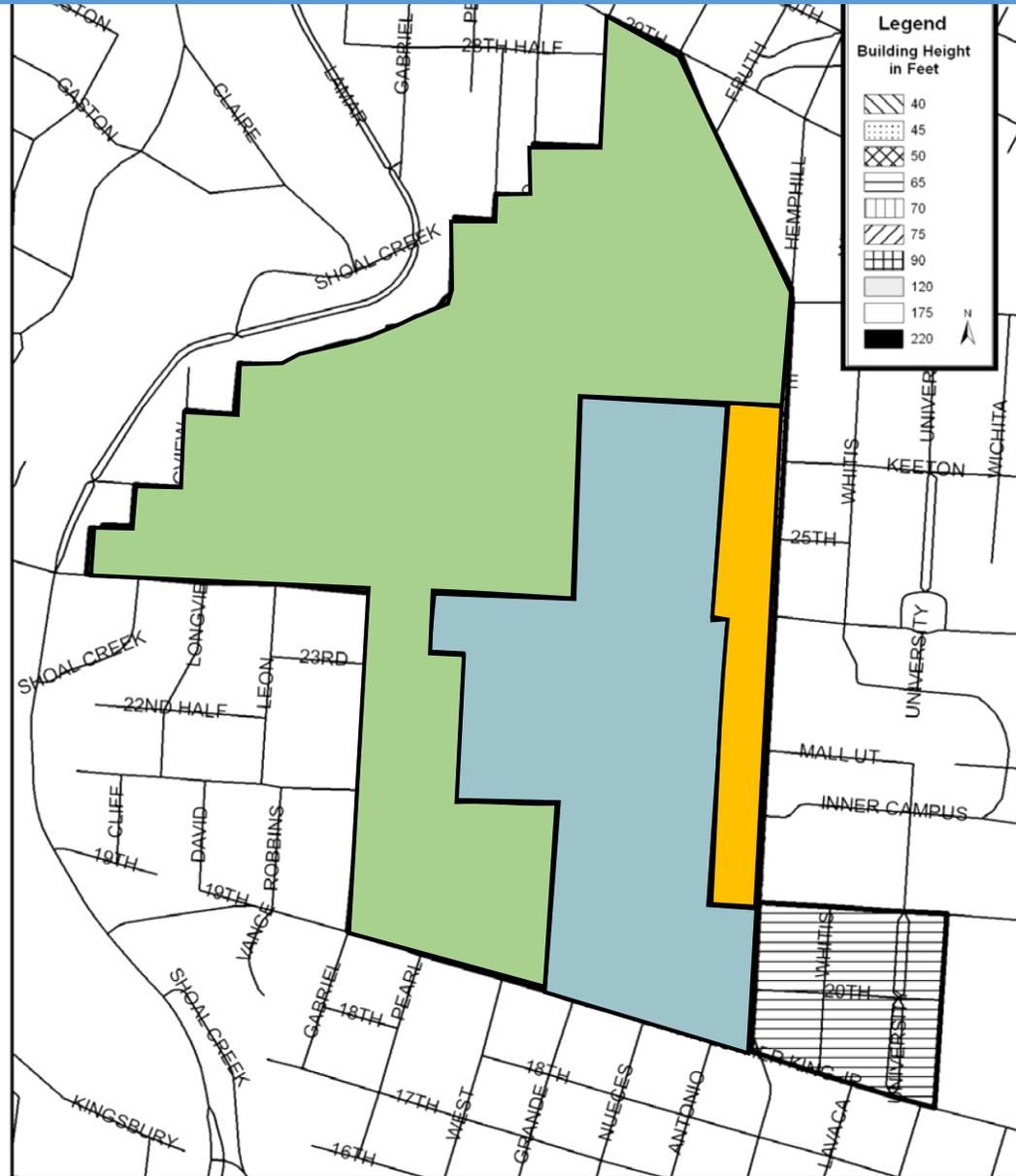
Inner West Campus (175' to 220')

Guadalupe (65')

Dobie (65')

Building Heights

Staff Report Reference
Amendment 1 / p. 1



Allow an additional **125'** of building height in the Inner West Campus Subdistrict,

and

an additional **25'** in the Outer West Campus Subdistrict and Guadalupe Subdistrict **if:**

Code Amendment Process

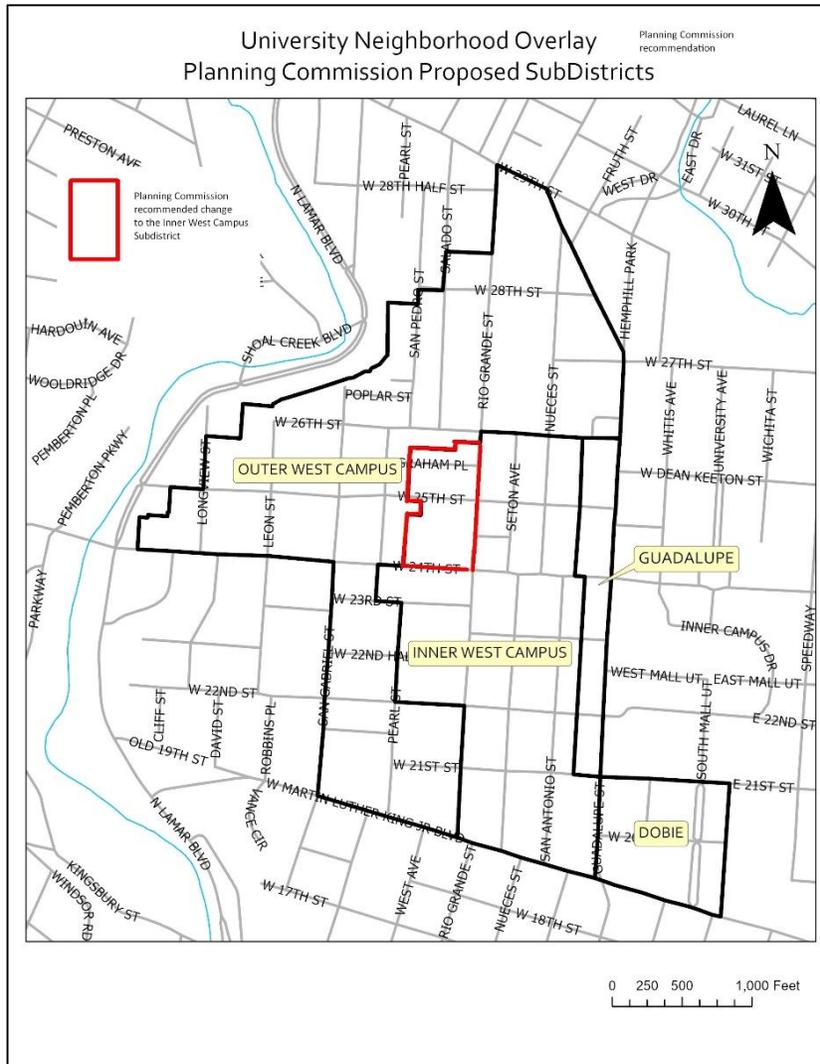
- Code amendments are the result of agreements between nine community groups:
 - University Area Partners
 - Judges Hill NA
 - Eastwoods NA
 - Shoal Crest NA
 - West Campus NA
 - Heritage NA
 - North University NA
 - Heritage NA
 - Hancock NA
- Planning Commission initiated: March 26, 2019
- Codes and Ordinances: June 19 and August 21, 2019
- Planning Commission: August 27, 2019

- 10% of units/bedrooms are set aside for individuals earning 60% of local MFI for 40 years; **and**
- 10% of units/bedrooms are set aside for individuals earning 50% of local MFI for 40 years; **and**
- An additional 10% of units/bedrooms are set aside for individuals earning 50% of local MFI for 40 years; **or**
- The applicant pays a one-time, annually-adjusted fee tied to the Consumer Price Index for each square foot of net rentable residential floor area.

Building Heights

Subdistrict Boundaries

PC Recommendation

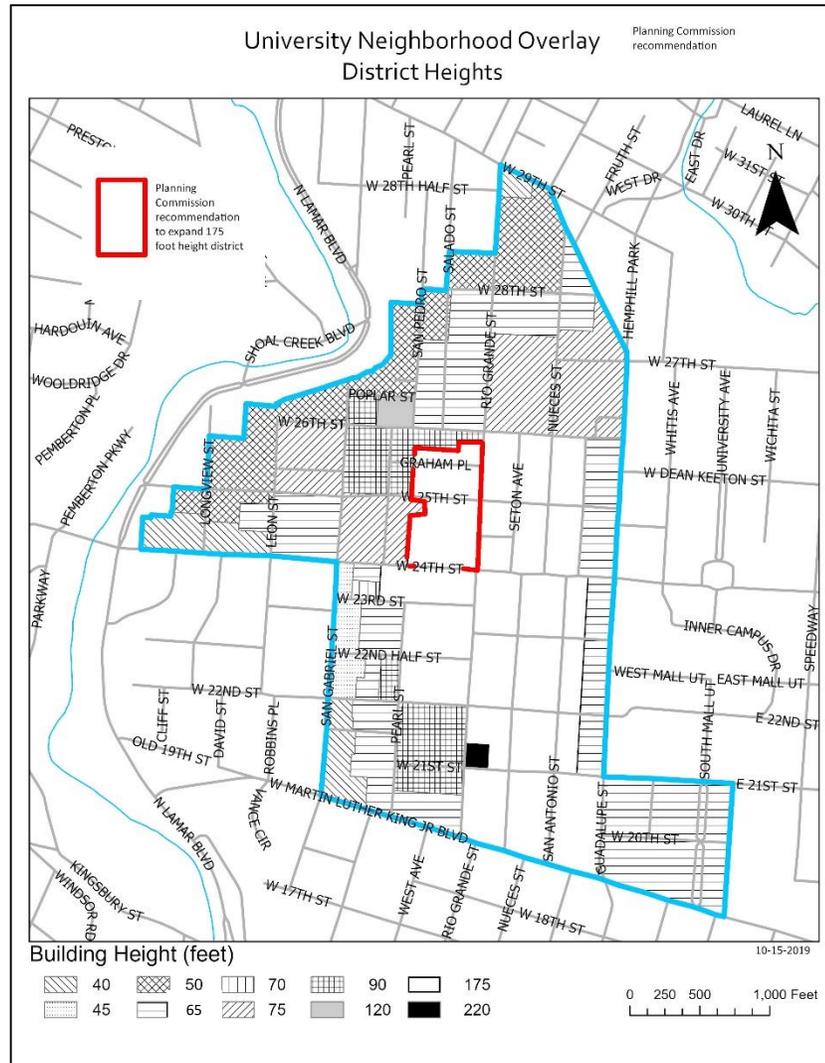


Building Heights

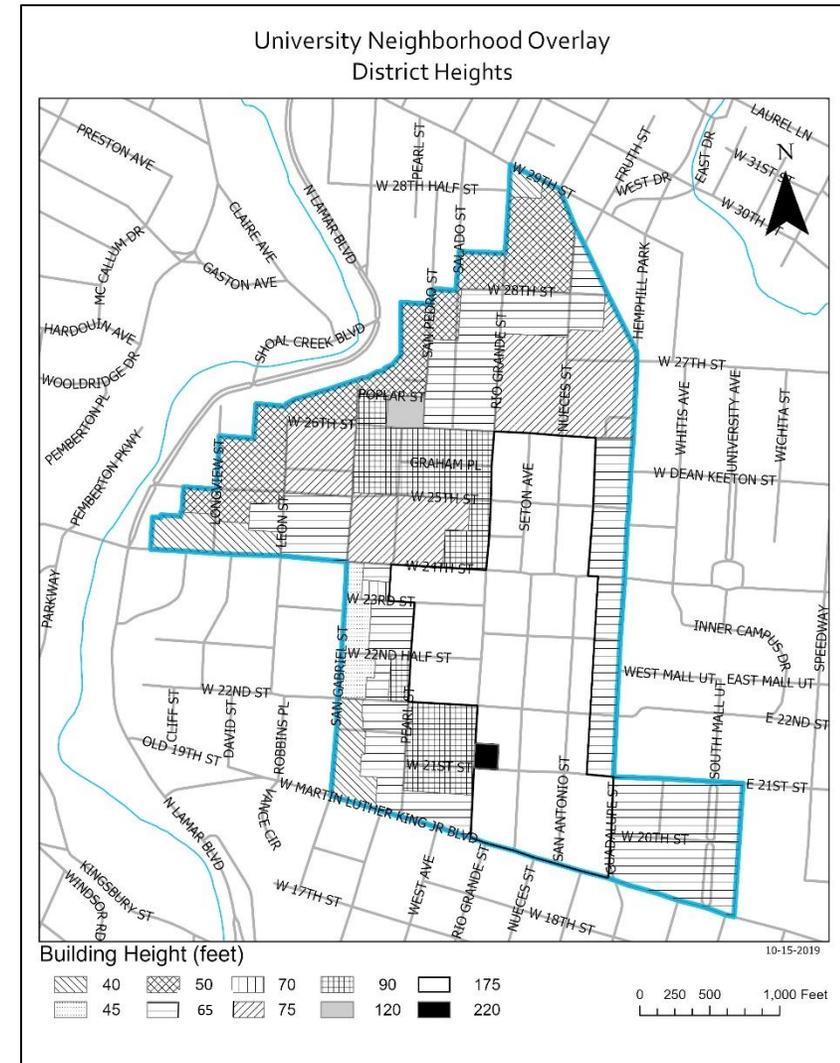
Staff Report Reference
Amendment # 3A / pp. 2 (maps on pp. 5-6)

Height Districts

PC Recommendation



Current Code / Staff Recommendation

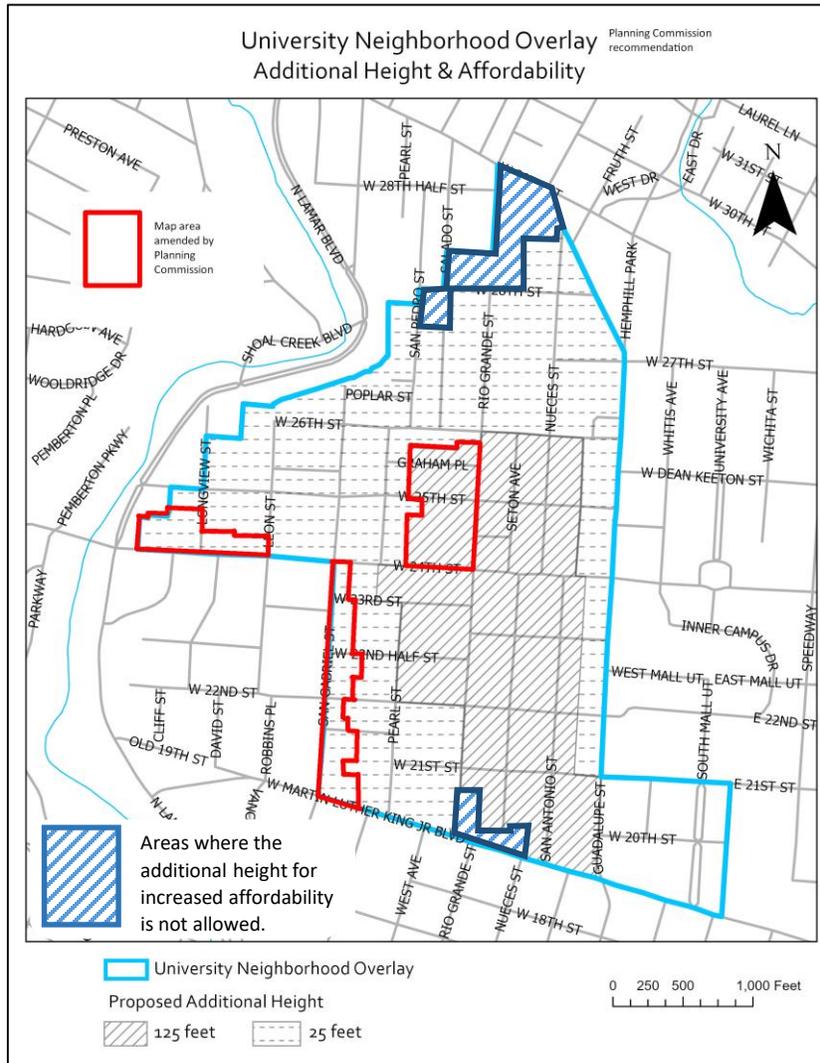


Building Heights

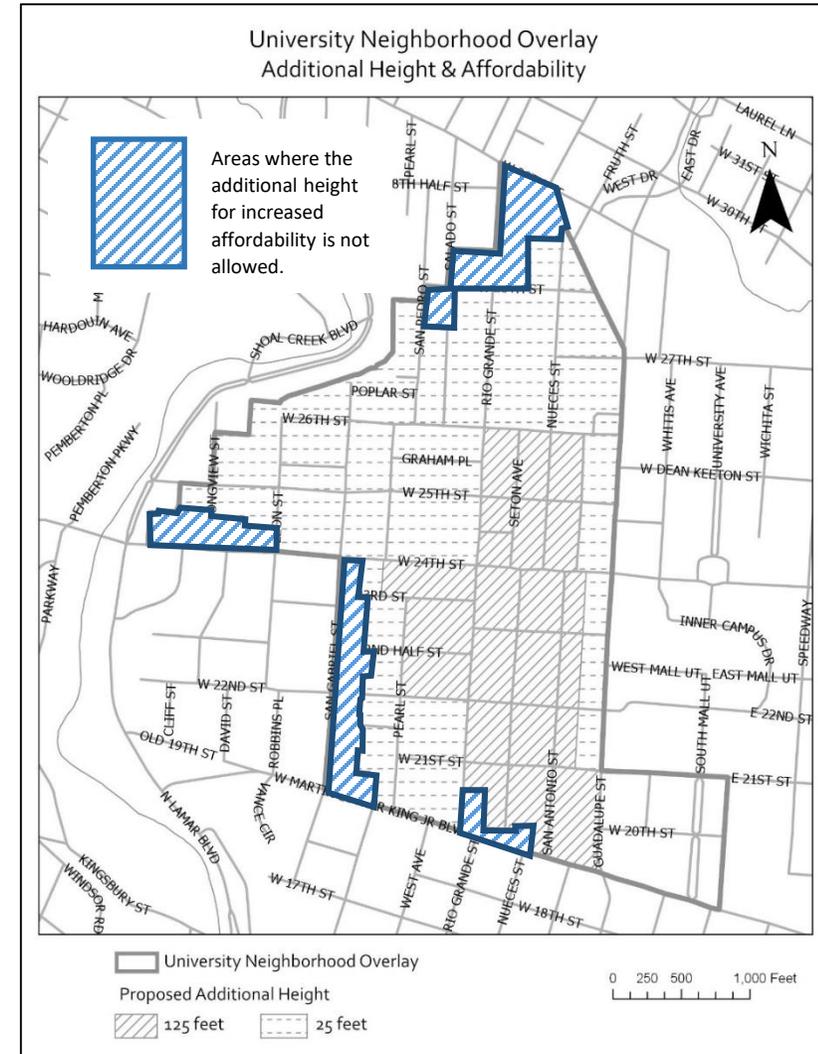
Staff Report Reference
Amendment 2 / p. 2 (maps on pp. 3-4)

Density Bonus Areas

PC Recommendation

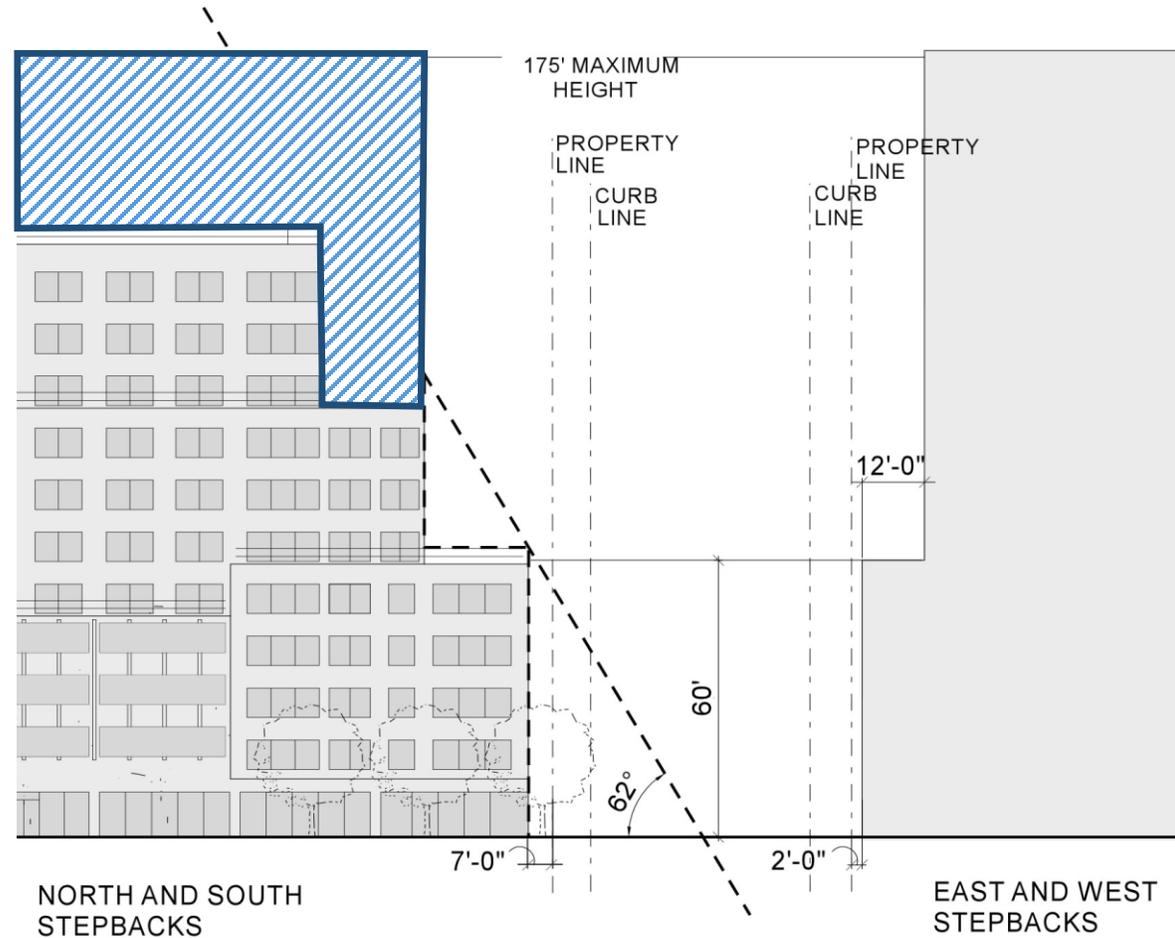


Staff Recommendation



Remove Code section 25-2-758 (B)(2)

- Intended to reduce shadows and allow sunlight to penetrate to the ground on the Winter Solstice
- Would not allow north-facing sites to take advantage of the additional height for affordability provisions in these amendments



- Allow “Local Uses” in residential base districts with permitted building heights of 50 or greater (Currently 75 feet)
- Allow the following uses in existing parking structures
 - Multi-Family Residential
 - Group Residential
 - Local Uses (Art Gallery/Workshop limited to 1,500 sq/ft)
 - Indoor Crop Production (w/limitations)
 - Convenience Storage (w/limitations)

- Eliminate all parking minimums for all uses in UNO
- PC gave direction to address accessible parking
- Based on discussion with Code Revision staff the recommendation is to add UNO to the regulations governing accessible parking in CBD and DMU zones the and P zones in Downtown:

§ 25-6-591 - PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD) AND THE DOWNTOWN MIXED USE (DMU) AND PUBLIC (P) ZONING DISTRICTS.

- A sign may not exceed 150 square feet of sign area (currently is 100 square feet), except along segments of Guadalupe Street and West 24th Street.
- A wall sign is permitted if it complies with specific regulations.
- Remove regulations requiring any sign above the 2nd story to be either engraved or inlaid into the building.

Relationship to Code Revision Process

- The substance of UNO is not being changed by Code Revision process
- Should these amendments be approved, Council can provide direction to include them in the draft revised Code between its **1st** and **2nd** readings

Questions?

