

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



**AGENDA ITEM NO.: Z-1  
AGENDA DATE: Thu 05/19/2005  
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**SUBJECT:** Conduct a public hearing and approve an ordinance to amend Sections 25-2-753 and 25-2-754 of the City Code to modify use regulations applicable in the University Neighborhood Overlay.  
(Recommended by Planning Commission)

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

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On January 13, 2005, the City Council directed the City Manager to amend the University Neighborhood Overlay regulations to remove the food preparation use permitted under Section 25-2-753 and to amend Section 25-2-754 to limit the areas of West Campus where local uses are allowed. Under the University Neighborhood Overlay, a local use is a use that serves the public by providing goods or services in a manner readily accessible by pedestrians or the occupants of the structure in which the uses are located

This amendment will accomplish Council's directive.

## Proposed Changes to the University Neighborhood Overlay (UNO)

### Proposed changes to section 25-2-753 LOCAL USES DESCRIBED

Proposed Changes	Current Ordinance	Comments
Food Preparation Use would only be allowed if done in conjunction with a Food Sales or Restaurant use.	Food Preparation is currently allowed	This change would allow a wholesale commercial kitchen of less than 5,000 square feet only if 10% of the site is dedicated to such uses as a bakery or a restaurant.

### Proposed Changes to 25-2-754(D) LOCAL USE REGULATIONS

Proposed Changes	Current Ordinance	Comments
<p>Limit Local Uses to:</p> <p>A.) Any zoning base district.</p> <p>B.) Subdistricts that allow building heights of 75 feet or greater.</p> <p>C.) Historically zoned properties in subdistricts that allow building heights of 60 feet or greater.</p>	Allows Local Uses in all residential base districts if the applicable parts of the UNO ordinance are met.	<p>Concern was expressed over allowing 100% Local Uses in the middle of a residential area and near the existing single-family neighborhoods.</p> <p>Would help make smaller properties more economically viable.</p> <p>Would require commercial project to meet UNO sidewalk requirements.</p> <p>Would allow project to build to UNO development</p>

**Proposed Changes to 25-2-754(D) LOCAL USE REGULATIONS (cont'd)**

Proposed Changes	Current Ordinance	Comments
<p>Up to 100% of site can be used for Local Uses if:</p> <p>A.) The site is zoned historic.</p> <p>B.) The structure was constructed before the effective date of the UNO, has less than 10,000 square feet, is less than 60 feet tall and is located along the following corridors:</p> <p>(i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29<sup>th</sup> Street</p> <p>(ii) Martin Luther King, Jr. Blvd between Guadalupe Street and Rio Grande Street</p> <p>(iii) Rio Grande Street between 24<sup>th</sup> Street and 23<sup>rd</sup> Street</p> <p>(iv) 23<sup>rd</sup> Street between Guadalupe Street and Rio Grande Street</p> <p>(v) 24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street</p>	<p>Does not have language about effective date of ordinance or 60 foot height limit of exiting building.</p> <p>The original ordinance does not have (iii) and (iv) corridors.</p>	<p>Allowing these uses on historic sites can make them more economically viable and serve as a means of preserving them.</p> <p>Although the UNO is designed to redevelop West Campus, the 10,000 square foot limit would help to make more economically viable and preserve some of the smaller, non-landmarked sites that add character to the area..</p>