



# City of Austin

## Recommendation for Action

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**File #:** 25-1019, **Agenda Item #:** 93.

6/5/2025

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### **Posting Language**

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to repeal University Neighborhood Overlay District requirements and regulations and to create a new zoning district for a density bonus program that grants additional building height and modifies uses and site development regulations, including compatibility standards, in exchange for affordable housing and other community benefits, for properties that are located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King Jr. Boulevard. Funding: This item has no fiscal impact.

### **Lead Department**

Planning Department.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

April 18, 2024 - City Council adopted Resolution No. 20240418-077, which initiated amendments to the University Neighborhood Overlay (UNO).

### **For More Information:**

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### **Council Committee, Boards and Commission Action:**

March 18, 2025 - No recommendation made by the Codes and Ordinances Joint Committee.

May 13, 2025 - Recommended by Planning Commission, as amended.

### **Additional Backup Information:**

In April 2024, the City Council adopted Resolution No. 20240418-077, which initiated amendments to the University Neighborhood Overlay (UNO). The proposed changes aim to provide high-quality, safe, and affordable living for everyone, especially college and university students. The amendments increase the supply, quality, and affordability of housing in the area, support the implementation of light rail and mobility improvements, and ensure the area provides daily needs and services. The Code amendments will:

- Increase entitlements, including maximum building height, for properties closest to the university and planned light rail;
- Expand program boundaries to allow more properties to participate;
- Modify affordability levels and incorporate tenant protections;
- Incentivize developments to provide community benefits; and
- Require pedestrian-oriented development.