




MEMORANDUM

TO: Mayor and Council Members

FROM: Lauren Middleton-Pratt, Director, Planning Department 

DATE: April 28, 2025

SUBJECT: Postponement of the University Neighborhood Overlay Density Bonus and related amendment items (Item numbers 51, 63, and 64) on May 8, 2025, City Council Agenda

The purpose of this memorandum is to request a postponement of the University Neighborhood Overlay Density Bonus code amendment, related rezoning, related neighborhood plan amendment, and City Code Chapter 4-18 amendment items to the June 5, 2025, City Council meeting. Staff is requesting postponement because the Planning Commission postponed these items at their April 22, 2025, meeting to their May 13, 2025, meeting to allow time for additional consideration. The postponement will allow the Planning Commission to conduct required public hearings, deliberate, and make recommendations on the items.

The items proposed for postponement include the following:

Item 51 – 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.

Item 63 – NPA-2025-0019.02 - UNO Update - Conduct a public hearing and approve an ordinance amending Ordinance No. 040826-56 the Central Austin Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the future land use map for approximately 196 acres of property generally located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King, Jr. Boulevard (Shoal Creek and Waller Creek Watersheds) from Mixed Use to High Density Mixed Use land use.

Item 64 – C20-2024-010 - UNO Update - Conduct a public hearing and approve an ordinance amending City Code Title 25 (Land Development) by rezoning approximately 269 acres generally located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King, Jr. Boulevard (Shoal Creek and Waller Creek Watersheds) to include Density

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Bonus University Neighborhood Overlay (DBUNO) combining district zoning.

Should you have any questions or concerns, please contact me at lauren.middleton-pratt@austintexas.gov or 512-974-1827 or Alan Pani, Planning Department Principal Planner, at alan.pani@austintexas.gov or 512-974-8084.

cc: T.C. Broadnax, City Manager
Erika Brady, City Clerk
Corrie Stokes, City Auditor
Judge Sherry Statman, Presiding Judge
Mary Jane Grubb, Municipal Court Clerk
CMO Executive Team
Department Directors