



City of Austin

Recommendation for Action

File #: 25-0765, **Agenda Item #:** 66.

6/5/2025

Posting Language

Approve an ordinance amending City Code Chapter 4-18 (General Permitting Standards) related to the requirements to participate in the Density Bonus University Neighborhood Overlay combining district program. Funding: This item has no fiscal impact.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

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

For More Information:

Paul Ray Books, Parks and Recreation Department, Paul.Books@austintexas.gov, (512) 978-1315
Alan Pani, Planning Department, Alan.Pani@austintexas.gov, (512) 974-8084

Additional Backup Information:

Ordinance No. 20240229-070 established processes and procedures within City Code Chapter 4-18 applicable to projects participating in density bonus or incentive programs. Chapter 4-18, Article 2, Division 2 (Redevelopment Requirements) currently includes both non-residential and residential redevelopment requirements.

Development of the DBUNO Code amendment led staff to conclude that additional fine-tuning of the requirements in Section 4-18-23 (Affordability Requirements - Dwelling Units) would benefit this bonus program in establishing delay-of-occupancy protections, early leasing restrictions, and the prohibition of windowless bedrooms.