

Planning Commission Recommendation

On May 13, 2025, the Planning Commission unanimously recommended approval of the UNO Update with the amendments described below. The motion was made by Commissioner Woods, seconded by Commissioner Maxwell, and passed unanimously, with Commissioners Anderson, Skidmore, and Howard absent.

No.	Topic	Proposed Amendment	Vote
WG1	Pre-Leasing Limitation	General Amendment, Chapter 4-18: Early lease renewals and new leases should be limited to no earlier than 5 months from the renewed lease or move-in date, except for group residential uses.	Azhar motioned, Powell 2 nd - Passed 10 - 0 - 0
WG2	Crime Prevention Through Environmental Design	General Amendment, Chapter 4-18: Require walkway and common area lighting, peepholes or door viewers, and deadbolt locks on each dwelling unit door in accordance with Crime Prevention Through Environmental Design (CPTED) standards.	Azhar motioned, Woods 2 nd – Passed 10 - 0 - 0
WG2b	Crime Prevention Through Environmental Design	General Amendment to expand language: <ul style="list-style-type: none">• Lighting – Specify to include public and semi-public spaces• Fencing visibility (lower or non-solid)• Expanded controlled access to beyond individual doors to lockable gates or card access• Require maintenance, regular upkeep, and rapid cleanup of public areas to encourage local stewardship and discourage crime• Request staff to work with SafeHorns to add language that would enhance safety standards	Lan motioned, Azhar 2 nd —Passed 10 – 0 –0
WG3	Crime Prevention Through Environmental Design	General Amendment: Staff should consider developing a policy to require security camera systems in public spaces and limit third-party data sharing and footage retention.	Ahmed motioned, Lan 2 nd - Passed on consent
WG4	Tower Spacing	Remove § 25-2-656 (M) Tower Spacing requirements.	Ahmed motioned, Lan 2 nd - Passed on consent
WG5	Gatekeeper Community Benefits	Remove the "Gatekeeper Community Benefits Options" requirement for all subdistricts.	Ahmed motioned, Lan 2 nd - Passed on consent
WG6	Pedestrian-Oriented Commercial uses	Require that in all developments in UNO, regardless of subdistrict, at least 75 percent of the building frontage along the principal street and on the ground floor of a building must contain one or more local uses and must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter E (Design Standards and Mixed Use). A lobby serving a use other than a pedestrian-oriented local use is not counted as a pedestrian oriented local use. This requirement is waived for developments that include transit-supportive infrastructure or a grocery store that is 2,500 sq ft or more or group residential uses. When calculating the net length of the building frontage the following shall be excluded: emergency exits, required utility connections, and any other service component required by the building or other codes and requirements.	Woods motioned, Lan 2 nd - Passed 10 - 0 - 0
WG7	Grocery Store Incentive	A development that includes a grocery store that is a minimum 2,500 sf in size is allowed to waive the pedestrian-oriented commercial uses requirement and waive the above-ground parking limitation of 40 and 60 percent of parking spaces previously required by Appendix A in the appropriate subdistricts.	Ahmed motioned, Lan 2 nd - Passed on consent
WG8	Transit-Supportive Infrastructure	Transit-supportive infrastructure may be required by the Director of Transportation and Public Works Department in any development in DBUNO, as necessary. If an applicant provides transit supportive infrastructure, the affordability requirement is reduced by two percent. The director of the Housing Department is authorized to reduce the affordability requirement by more than two percent if the director of the Housing Department and the director of Transportation and Public Works agree that the value of the transit supportive infrastructure is greater than or equal to the value of the reduction. The director of the Housing Department may not reduce the affordability requirement to less than one residential unit or the equivalent of the fee-in-lieu for one ownership unit.	Azhar motioned, Maxwell 2 nd – Passed 10 - 0 - 0
WG8b	Transit-Supportive Infrastructure	Include language to work with the local transit agency to determine the appropriate transit-supportive infrastructure and expand the language on transit modes to include fixed rail, buses, bike share, micro-transit, and transit plazas.	Lan motioned, Azhar 2 nd -- Passed 10 - 0 - 0
WG9	Parking Structure Limitations	Remove all story requirements for above-ground parking garage structures. Revise parking requirements so that a development in the Outer West Subdistrict (90' allowable height) is limited to 60 percent of spaces previously required by Appendix A and is limited to 40 percent of spaces in all other subdistricts. There is no limitation on underground parking in all subdistricts.	Ahmed motioned, Lan 2 nd - Passed on consent
WG10	Grocery Store Definition	General Amendment: Revise grocery store definition to require produce and fresh food sale (see example in notes).	Ahmed motioned, Lan 2 nd - Passed on consent

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WG11	Civic Uses	Add civic uses as allowable local uses to the list of pedestrian-oriented uses.	Ahmed motioned, Lan 2 nd - Passed on consent
WG12	Local Commercial Uses	A development in all subdistricts can include local uses with no square footage/floor limitation, regardless of base zoning. If a development has more than 3 floors of non-residential uses, they are required to pay an affordable housing fee-in-lieu for that additional non-residential square footage.	Ahmed motioned, Lan 2 nd - Passed on consent
WG13	Hotel – Motel Use	A hotel-motel use is allowed in all subdistricts with no square footage/floor limitation, regardless of base zoning. For a hotel-motel use to utilize a bonus height or utilize a development standard under DBUNO the development shall provide hotel-motel use fee in-lieu to the University Neighborhood District Housing Trust Fund for 100 percent of hotel-motel use.	Ahmed motioned, Lan 2 nd - Passed on consent
WG14	Subdistrict Boundaries and Heights - Adjust as recommended and make any necessary changes to NPA/FLUM	<p>*See attached map*</p> <p>Subdistrict Boundaries and Heights - Adjust as recommended above and make any necessary changes to NPA/FLUM</p> <p>Establish subdistrict boundaries and heights based on working group recommended amendment as modified to reincorporate staff’s 600-foot Transit Core Subdistrict except for sites fronting Guadalupe between 27th and 21st street fronting Guadalupe, which would have a maximum height of 300-feet.</p>	Anderson motioned, Ahmed 2 nd - Passed 7 – 1 - 2
WG15	Affordability Requirements	Revise affordability requirements for the subdistricts: Max Height 600’ – Ownership: 10% units at 80%MFI OR FIL; Rental up to 300’ height: 30% bedrooms or 10% units at 50% MFI (No FIL); Rental between 300’ and 600’ height: 23% bedrooms or 7.5% units at 50% MFI (No FIL) Max Height 175’ – Ownership 10% units at 80% MFI OR FIL; Rental: 30% bedrooms or 10% units at 50% MFI (No FIL) AND MATCH TO DBETOD Inner West, Max Height 130’ – Ownership 10% units at 80%MFI OR FIL; Rental: 30% bedrooms or 10% units at 50% MFI (No FIL) Outer West, Max Height 130’ – Ownership 10% units at 80% MFI OR FIL; Rental: 10% units at 50% MFI (No FIL) Max Height 90’ – Ownership 10% units at 80% MFI OR FIL; Rental: 10% units at 50% MFI (No FIL)	Woods motioned, Ahmed 2 nd – Passed 7 - 0 - 2; Anderson absent
WG16	Applicability of Changes	New regulations and zoning changes shall not apply to the two property parcels south of "Hole in the Wall", along Guadalupe Street.	Ahmed motioned, Lan 2 nd - Passed on consent
WG17	Park Funding	General Amendment: Explore opportunities to dedicate parkland fees and other resources to Pease Park, Eastwoods Neighborhood Park, and other nearby parks.	Ahmed motioned, Lan 2 nd - Passed on consent
WG18	Mobility Funding	General Amendment: Explore opportunities to utilize funds generated from the Parking Benefits District to provide bike and pedestrian connectivity to Pease Park.	Ahmed motioned, Lan 2 nd - Passed on consent
WG19	Transportation Study	General Amendment: Explore opportunities to conduct a transportation study of the DBUNO/ West Campus area in coordination with ATP and CapMetro.	Ahmed motioned, Lan 2 nd - Passed on consent
WG20	Bicycle Parking and Bikeshare	General Amendment: Align bicycle parking requirements with previous recommendations from the Urban Transportation Commission and incentivize bikeshare facilities, where possible.	Maxwell motioned, Powell 2 nd – Passed 9 – 0 – 0
Ahmed1	Expansion of Applicability Boundaries	Expand applicability boundaries of the Drag/Guadalupe (130’) subdistrict of UNO to the boundaries of Lamar to the West, MLK to the South, Guadalupe to the East, and 29th Street to the North with the exception of areas already within other UNO subdistricts.	Ahmed motioned, Hiller 2 nd - Passed 7 – 2 – 0
Powell1	Minimum Lot Area Requirement	Add language into section K of the proposed ordinance to include “the minimum lot area is 2,500 square feet”.	Powell motioned, Wood 2 nd – Passed 9 – 0 – 0
Maxwell1	General Rec. for Continued Affordability and Usability	General Amendment. Continue to align the areas outside of and within UNO to maximize affordability and usability for residents and property owners going forward.	Maxwell motioned, Hiller 2 nd – Passed 9 – 0 – 0
Azhar1	Consideration of Future Overlays Similar to UNO	General Amendment. Request Austin City Council and city staff set out a process to consider changes similar to UNO north of campus, and in other areas adjacent to higher educational institutions with the aim of expanding housing options for students and others, including affordable options, and engage with relevant stakeholders.	Azhar motioned, Powell 2 nd - Passed 9 – 0 – 0