



City of Austin

Recommendation for Action

File #: 24-5048, **Agenda Item #:** 117.

7/18/2024

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Section 25-2-652 to revise regulations applicable to the density bonus 90 (DB90) combining district.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On February 1, 2024, Council approved Resolution No. 20240201-054, which directed staff to create a density bonus program that resembles Vertical Mixed-Use standards, is available citywide, and provides on-site affordable housing in exchange for development-related incentives, including increased height.

On February 29, 2024, Council adopted Ordinance No. 20240229-073, which created the density bonus 90 (DB90) combining district, among other changes.

For More Information:

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Council Committee, Boards and Commission Action:

Recommended by the Codes and Ordinances Joint Committee on June 18, 2024.
To be reviewed by the Planning Commission on July 9, 2024.

Additional Backup Information:

Case Number: C20-2024-011

Staff recommends changes to clarify regulations applicable to the density bonus 90 (DB90) combining district.

The proposed amendments to Section 25-2-652 would do the following:

- Amend the commercial ground floor requirement to match VMU standards, requiring 75 percent of the ground floor along the principal street to be designed for commercial use.
- Add additional uses for office base zoning districts.
- Align compatibility screening requirements with amendments to citywide policy made by Council at the May 30, 2024, meeting.
- Clarify that Section 25-2-652(B) only allows less restrictive site development standards to be overridden, not all standards.