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incentive program that allows residential uses in commercial zoning districts if 10 percent of the units are reserved for those making 60 percent of the median family income; and

WHEREAS, the City Council adopted the Residential in Commercial (RIC) program on December 1, 2022, which was brought forward in response to Resolution No. 20211209-056; and

WHEREAS, further expanding the RIC program to match VMU2 entitlements and allowing applicants to provide other community benefits will create additional opportunities to develop walkable, bikeable communities with more affordable housing, help create other community benefits, and help Austin achieve its sustainability and housing goals; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates amendments to Title 25 (*Land Development*) to change the RIC Program to:

1. allow a commercial-residential development in any commercially zoned district that is not currently covered by the RIC Program; and
2. for any commercial base zoning district with a maximum allowed height of 60 to 90 feet, modify all standards applicable to a commercial-residential development so that these standards mirror those applicable to a VMU2 building and maximize appropriate ground floor commercial development for the area; and
3. for any commercial base zoning category with a maximum allowed height of greater than 90 feet, modify all standards applicable to a commercial-residential development so that these standards mirror those applicable to a VMU2 building and maximize appropriate

49 ground floor commercial development for the area, except for the
50 allowable height, in which case the maximum allowable height for the
51 base zoning shall apply; and

- 52 4. authorize an applicant to develop residential uses if the applicant
53 provides income-restricted dwelling units and other community
54 benefits.

55 **BE IT FURTHER RESOLVED:**

56 The City Manager is directed to prepare the amendments necessary to
57 accomplish the goals in this Resolution and return with a draft ordinance for City
58 Council consideration by February 2024.

59 **ADOPTED:** _____, 2023 **ATTEST:** _____
60
61 Myrna Rios
62 City Clerk
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