City of Austin

Recommendation for Action

File #: 24-4470, **Agenda Item #:** 49. 5/2/2024

Posting Language

Approve an ordinance amending City Code Chapter 4-18 (General Permitting Standards) related to density bonus and incentive program requirements for redeveloping existing non-residential space and existing multi-family structures.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On February 29, 2024, the City Council approved Ordinance No. 20240229-070, which amended City Code Chapter 4-18 to create processes and procedures related to density bonus and incentive programs.

For More Information:

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Additional Backup Information:

In February, Council established processes and procedures for the City's density bonus and incentive programs. These processes are codified in Article 2 of City Code Chapter 4-18. These processes and procedures include requirements that apply when redeveloping sites with existing non-residential and residential redevelopment requirements.

Subsequent coordination between multiple departments as part of the development of the spring code amendment package led staff to conclude that additional fine-tuning of the redevelopment requirements in §4-18-31 (Existing Non-Residential Space) and §4-18-32 (Existing Multi-family Structure) would benefit bonus programs moving forward for Council consideration this Spring, such as the South Central Waterfront bonus program (scheduled for Council hearing on May 2, 2024) and the Equitable Transit-Oriented Development (ETOD) bonus program (scheduled for Council hearing on May 16, 2024).

If approved, the ordinance will amend the relocation benefit requirements for existing non-residential spaces and lower the median family income from 80% to 60% for residential redevelopment.