



City of Austin

Recommendation for Action

File #: 24-6217, **Agenda Item #:** 82.

11/21/2024

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new density bonus combining district for commercial highway and industrial base zoning districts that will modify uses, including allowing residential uses, and modifications of site development regulations, including height, off-street parking design and loading regulations, sign regulations, and landscaping and screening regulations in exchange for providing community benefits, including income restricted units or providing a fee-in-lieu.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On July 18, 2024, via Resolution No. 20240718-091, the City Council initiated amendments to the Land Development Code to modify the requirements for future PDAs and to create a new density bonus program that could be combined with industrial and commercial highway services (CH) zones to allow increased height for residential uses in exchange for income-restricted dwelling units or a fee-in-lieu.

For More Information:

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Council Committee, Boards and Commission Action:

September 18, 2024: Recommended as amended by the Codes and Ordinances Joint Committee on a vote of 4-1-1 with Commissioner Greenberg voting nay and Commissioner Stern abstaining.

October 8, 2024: Postponed by Planning Commission to October 22, 2024.

October 22, 2024: To be reviewed by the Planning Commission.

Additional Backup Information:

Case Number: C20-2024-022

The proposed Density Bonus for Commercial Highway and Industrial Zones combining district:

1. Can be combined with the following base districts:
 - a. commercial highway services (CH);
 - b. industrial park (IP);
 - c. major industry (MI);
 - d. limited industrial services (LI); and
 - e. research and development (R&D).

2. Requires the following affordability levels based on maximum building height:
 - a. For rental units:
 - i. 10% of units set-aside affordable to 60% Median Family Income (MFI) or 8% of units set-aside affordable to 50% MFI for:
 - the addition of residential use with no increase in height or the addition of residential use and an increase in height of 30 feet
 - ii. 12% of units set-aside affordable to 60% Median Family Income (MFI) or 10% of units set-aside affordable to 50% MFI for:
 - the addition of residential use and an increase in height of 60 feet
 - iii. 15% of units set-aside affordable to 60% Median Family Income (MFI) or 12% of units set-aside affordable to 50% MFI for:
 - the addition of residential use and an increase in height of 120 feet
 - b. For ownership units:
 - i. 10% of units set-aside affordable to 80% MFI for:
 - the addition of residential use with no increase in height or the addition of residential use and an increase in height of 30 feet
 - ii. 12% of units set-aside affordable to 80% MFI for:
 - the addition of residential use and an increase in height of 60 feet
 - iii. 15% of units set-aside affordable to 80% MFI for:
 - the addition of residential use and an increase in height of 120 feet
 - iv. Requirements for ownership units may be satisfied by a fee-in-lieu of on-site units
3. Modifies uses allowed on the property including allowing for residential uses

This is associated with code amendment case C20-2024-017 Planned Development Area 2 which appears on the same agenda. Together, the two items respond to Resolution No. 20240718-091.