



July 14, 2024

The Austin Neighborhoods Council Executive Committee Requests a Moratorium on DB90 Zoning Changes Impacting Neighborhoods.

In the wake of a court ruling that struck down the new zoning category, VMU2 (a zoning category allowing 90 feet of height for a small amount of affordable housing), the Austin City Council created a density bonus program (DB90). *DB90 expands the reach of VMU2*. VMU2 was intended to be placed on corridors and had compatibility standards. Now, no matter what street type a property is located on, if the zoning is LO, LR, GO, GR, CS or CS-1, a developer can apply for DB90. DB90 grants 30 additional feet of height and removes compatibility. This [live map](#) shows the properties in Austin that are eligible to apply for DB90. On July 18th, revisions to DB90 will be considered which include clarifying that provisions of the DB90 program govern over a conflicting provision of the Land Development Code or other ordinance. This means overriding conditional overlays etc.

We are now seeing these zoning requests within and directly impacting (abutting) Austin residential neighborhoods.

We request a moratorium on DB-90 until a review of cumulative impacts can be conducted.

Properties requesting DB90 rezoning between February 29, 2024 and July 10, 2024: 6400 FM 969; 5210 Bruning Avenue; 704 E 53rd Street; 5301 Martin Avenue; 803-809 Tirado Street; 2600 E Martin Luther King Jr Boulevard; 1103 W 24h St; 714 Turtle Creek Blvd; 830 and 838 Airport Blvd and 917 and 923 Shady Ln; 7320 Burnet Road; 2002 Manor Road; 2800 South Lamar; 5931 Dillard Circle; 2313, 2315, 2407, 2413 Thornton Rd; 3117-3121 E. 12th Street; 2900 Oak Springs; 1809 W 35th; 1100-1218 E 51st St; 1101-1205, 1209, 1215 E 52nd St; 5121 Cameron Rd; 5106-5114 Lancaster Ct; 2709 South Lamar Blvd; 821 Woodward; 8200 & 8300 North Mopac; 3800, 3808, 3810 N IH 35 Svrd SB; 1015, 1017 E 38th 1/2 St; 1014, 1016 E 38th St; 1015 E 38th St; 3703 Harmon Ave; 5725 W US Hwy 290 EB; 3020 East Cesar Chavez Street; 2001, 2003, 2005, and 2007 S. Lamar; 4302 S Congress Avenue; 8501 S. 1st Street; 5200 E 5th Street; 4005 and 4009 Banister Lane; 1500 W Stassney Lane; 2105 South Congress Avenue; 8400 - 8412 S Congress Ave (even numbers only); 108 Ralph Ablanado Dr; and 2706 Gonzales and 2730 E 7th Street.

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