

RESOLUTION NO.

WHEREAS, Planned Development Agreement (PDA) is a zoning district that provides for industrial and commercial uses in certain commercial and industrial base districts and can be combined with certain industrial and commercial base zoning districts; and

WHEREAS, City Council amended the PDA zoning district in 2023 to allow for a wider use of the PDA in zoning districts such as Commercial Highway (CH) and Light Industrial (LI); and

WHEREAS, PDA zoning does not include an on-site affordable housing density bonus program comparable to other zoning types with similar entitlements; and

WHEREAS, the City is currently initiating a citywide recalibration of existing density bonus programs for improved efficiency and production of housing; and

WHEREAS, this recalibration is not expected to finish until 2025 and multiple properties in the City are currently applying to be rezoned to PDA or are expected to apply for rezoning; and

WHEREAS, City Council recently established the density bonus ETOD (DBETOD) zoning that incorporated existing affordability requirements in other density bonus programs such as density bonus 90 (DB90) combining district and Vertical Mixed Use (VMU) as placeholders until the citywide recalibration is completed in 2025; and; **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 create a new density bonus program that will apply to the PDA zoning district and allow increased height for residential uses in exchange for income-restricted dwelling units or a fee-in-lieu. The bonus program should include a tiered approach to height and affordability that is similar to Exhibit A, which is attached and incorporated into this Resolution and is like the approach used in DBETOD. The City Manager should come back to City Council with the proposed density bonus program before the citywide recalibration work is complete.

BE IT FURTHER RESOLVED:

The City Council initiates amendments to Title 25 (*Land Development*) to require ground floor retail and street activation as part of the PDA regulations. The requirements should be comparable to the requirements that apply to a property that follows the regulations established in VMU or University Neighborhood Overlay (UNO).

BE IT FURTHER RESOLVED:

The City Manager is directed to include the proposed density bonus program for PDA-zoned properties in the City's broader recalibration work for density bonus programs and recommend any adjustments.

BE IT FURTHER RESOLVED:

The City Manager is directed to identify potential community benefits beyond on-site affordable housing that could be included in this density bonus program and other density bonus programs; and to include those benefits as a component of the citywide recalibration. Examples of non-housing community benefits that could be considered are:

1. Transit-supportive infrastructure,
2. Great Streets improvements,
3. Enhanced pedestrian or cycling infrastructure,
4. Affordable retail, childcare, or cultural arts space,
5. Public safety facilities,
6. On-site beneficial re-use and/or off-site connection; and
7. Increased tree canopy or vegetative buffering.

ADOPTED: _____, 2024 **ATTEST:** _____

Myrna Rios
City Clerk