

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	31156	Agenda Number	54.
---------------------	---------	-------	---------------	-----

Meeting Date:	2/27/2014	Department:	Planning and Development Review
---------------	-----------	-------------	---------------------------------

Subject

Approve second and third readings of an ordinance amending Chapter 25-2 regarding density bonus regulations in the Downtown Density Bonus Program and the Rainey Street Subdistrict. THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON FEBRUARY 13, 2014.

Amount and Source of Funding

Fiscal Note

Purchasing Language:

Prior Council Action:

December 8, 2011 - Council adopted the Downtown Austin Plan as an amendment to the Imagine Austin Comprehensive Plan.
 March 28, 2013 - Council approved Resolution 20130328-031 to initiate the code amendments to codify a “streamlined” Density Bonus Program.
 May 9, 2013 - Council approved Resolution 20130509-030 to initiate the code amendments to amend C.U.R.E. zoning so that it can no longer be used as a mechanism to obtain additional height or density.
 June 27, 2013 - Council approved Ordinance 20130627-105 to streamline the Downtown Density Bonus Program and to modify C.U.R.E. zoning.
 August 8, 2013 - Council approved Resolution 20130808-052 to initiate code amendments to create an affordability period and mechanism for an affordable housing land trust for affordable housing units in the Rainey Street Subdistrict (25-2-739(C)(2) of the Land Development Code).
 October 17, 2013 - Council approved Resolution 20131017-032 to initiate amendments to City Code Chapter 25-2 to make the Rainey Street Subdistrict eligible to participate in the Downtown Density Bonus Program and to address other density regulations affecting the Rainey Street Subdistrict and directed the City Manager to process the amendments.
 February 13, 2014 - Council conducted a public hearing and approved an ordinance on first reading only.

For More Information: Erica Leak, Planning and Development Review, (512) 974-2856; Jessi Koch, Neighborhood Housing and Community Development, (512) 974-3184; Greg Dutton, Planning and Development Review, (512) 974-3509

Boards and Commission Action:

January 14, 2014 - Recommended by the Community Development Commission on a 11-4 vote with Commissioner’s Coles, Decierdo, Langley and Seals absent.
 January 15, 2014 - Recommended by the Downtown Commission on a 13-0 vote with

	Commissioners Simonich and MacKinnon absent. Recommendation No. 20140115-005 January 28, 2014 - Approved by the Planning Commission on a 7-1 vote with Commissioner Nortey absent and Commissioner Hatfield against.
MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>There are three related sets of code amendments proposed for consideration as a part of this action.</p> <p>On June 27, 2013, Council approved Ordinance No. 20130627-105 to streamline the Downtown Density Bonus Program and to modify C.U.R.E. zoning. This ordinance did not include all of the community benefits identified in the Downtown Austin Plan. The first set of code amendments proposed as a part of this action will codify the other community benefits identified in the plan.</p> <p>On August 8, 2013, Council approved Resolution No. 20130808-052 initiating amendments to the City Code to create a minimum affordability period and a mechanism for an affordable housing land trust for affordable housing units in the Rainey Street Subdistrict. The second set of code revisions proposed as a part of this action will address these amendments.</p> <p>On October 17, 2013, Council approved Resolution No. 20131017-032 initiating amendments to City Code Chapter 25-2 to make the Rainey Street Subdistrict eligible to participate in the Downtown Density Bonus Program and to address other density regulations affecting the Rainey Street Subdistrict. The third set of code revisions proposed as a part of this action will address these amendments.</p> <p>Staff recommends approval of these amendments.</p>	