



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 63
AGENDA DATE: Thu 03/02/2006
PAGE: 1 of 1

SUBJECT: Conduct a public hearing to consider an ordinance amending Section 25-2-647 of the City Code relating to mixed use combining district regulations and vertical mixed use buildings.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT:and Zoning **AUTHORIZATION:** Greg Guernsey

FOR MORE INFORMATION CONTACT: George Adams, 974-2146; Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: 2/16/06 - Set public hearing

BOARD AND COMMISSION ACTION: To be reviewed by Planning Commission on February 28, 2006.

PURCHASING: N/A

MBE / WBE: N/A

On May 12, 2005 the City Council approved a Task Force report on Commercial Design Standards titled "Raising the Design Standards in Austin, Texas". On November 17, 2005 the City Council approved a set of revisions to the Task Force Report. As part of the revisions approved on November 17, 2005 the Council directed staff to develop interim rules to permit vertical mixed use as soon as possible. This ordinance is proposed to implement the interim vertical mixed use standards authorized by the City Council.

The draft ordinance amends Land Development Code Section 25-2-647 (Mixed Use (MU) Combining District Regulations) by defining a Vertical Mixed Use Building and revising site development standards, including but not limited to, minimum site area, setback, floor-to-area ratio, building coverage and parking standards for projects that meet the definition of vertical mixed use buildings. This ordinance would permit voluntary compliance with the proposed vertical mixed use standards but does not require compliance with the standards.