

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting : February 15, 2018

Item Number: 055

Item(s) to Set Public Hearing(s)

Set a public hearing to consider an ordinance amending the Regulating Plan for the Plaza Saltillo Transit Oriented Development Station Area Plan to amend provisions regarding an additional density bonus program applicable to 1409 and 1411 East 4th Street. (Suggested date and time, March 8, 2018, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

District(s) Affected: District 3

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| Lead Department | Planning and Zoning Department |
| Fiscal Note | There is no fiscal impact. |
| Prior Council Action | August 17, 2017 - Council passed a resolution to initiate amendments to the Plaza Saltillo TOD Regulating Plan that would allow for an additional density bonus program allocable to the site of the multi-family development being proposed by Habitat for Humanity. |
| For More Information | Anne Milne, Planning and Zoning Department, 512-974-2868. |

Additional Backup Information:

The proposed code amendments to the Plaza Saltillo Regulating Plan will allow for the creation of a new subdistrict, Urban Mixed Use, and a new type of density bonus, a Super Density Bonus, that apply to the site of the proposed Habitat for Humanity Development.

1409 and 1411 E 4th Street are proposed to be rezoned Urban Mixed Use that allows for high density residential or mixed use development. Only properties within this subdistrict are eligible for a Super Affordability Bonus.

The proposed Super Density Bonus increase will allow applicants to seek an entitlement of up to 85 feet in exchange for a significant level of on-site affordable housing units. Projects seeking a Super Density Bonus will be exempt from the maximum density standards, maximum floor-to-area ratio, and compatibility setbacks. Additionally, projects seeking this type of bonus will be subject to reduced parking minimums. In exchange, a project seeking a Super Density Bonus will provide a minimum of 75% of the total square footage of the development as on-site affordable housing units.