

ITEM #81

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2017-005 Regulating Plan for the Plaza Saltillo TOD Station Area Plan

Description: Consider an ordinance amending Title 25 of the City Code to add a new TOD-Urban Mixed Use Subdistrict and additional Density Bonus to the Plaza Saltillo regulating plan.

Proposed Language: See attached draft ordinance and background information.

Summary of proposed code amendment

- Establish TOD Urban Mixed Use Subdistrict that allows for high density multifamily or mixed use development.
 - Development in the TOD Urban Mixed Use Subdistrict is entitled to the same permitted land uses as the existing TOD Mixed Use Subdistrict.
 - Developments in this Subdistrict are limited to 45 dwelling units per acre.
 - Parcels belonging to Habitat for Humanity at 1409 and 1411 East 4th Street are re-zoned from the Live/Work Subdistrict to the TOD Urban Mixed Use Subdistrict.
- Establish Super Density Bonus as an additional tier of the density bonus program.
 - Only parcels in the TOD Urban Mixed Subdistrict are eligible to seek a Super Density Bonus.
 - The Super Density Bonus entitles a development to additional height and density.
 - Permit a height entitlement of 85 feet.
 - Exempts development from the maximum density and FAR standards.
 - The minimum parking requirement is reduced to 5 percent of the off-street parking requirements established in Appendix A of the City's Land Development Code provided that the development include additional amenities and features to mitigate the impact of the reduced parking requirements.
 - Requires residential developments along an active edge to meet residential active edge standards.
 - Development seeking a Super Density Bonus must provide a minimum of 75% on-site affordable housing.
 - A minimum of 10% of total square footage provided at 40% MFI or less; a minimum of 25% of the total square footage shall be provided at 60% MFI or less; a minimum of 40% of the total square footage shall be provided at 80% MFI or less.

- Change the setback standard for streets with a right-of-way of less than 60 feet from 30 feet to 25 feet from the center line of the street. This brings the setback standard in the Regulating Plan in line with the setback standard established in the Fire Code of the City of Austin.
- A maximum of 70% of units shall be 1 bedroom or efficiency.

Background: Initiated by City Council Resolution 20170817-056

In August 2017, City Council issued a resolution that directed staff to create an additional density bonus program that would allow for dense multi-family development in exchange for the provisions of a significant amount of on-site, family friendly affordable housing. Additionally, the resolution directed staff to consider the inclusion of exemptions from Plaza Saltillo TOD Regulating Plan design standards.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

February 21, 2018: Approved by the Codes and Ordinances Committee.

February 27, 2018: Motion by Commissioner De Hoyos Hart, seconded by Commissioner Schissler to approve the code amendment, as amended, was approved on a vote of 8-2. Commissioners McGraw and Shaw voted nay. Commissioner Shieh abstained. Commissioner Anderson recused on this item. Commissioner Thompson absent. Amendment: Max 70% of the units at 1 bedroom or efficiency.

Council Action

March 26, 2018: A public hearing has been scheduled.

Ordinance Number: NA

City Staff: Anne Milne

Phone: 974-2868

Email: Anne.Milne@austintexas.gov