



Recommendation for Action

File #: 21-1529, **Agenda Item #:** 82.

3/25/2021

Posting Language

Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the project at 90 and 92 Rainey Street in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6).

Lead Department

Housing and Planning

Fiscal Note

This item will have no fiscal impact.

For More Information:

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Council Committee, Boards and Commission Action:

Planning Commission January 26, 2021: Approved additional FAR from 15:1 to 32:1, as recommended by Staff, by Discussion. [C. Hempel/G. Anderson - 2nd] (12-0). One vacancy on the Commission.

Design Commission December 21, 2020: Recommended that 9092 Rainey, located at 90-92 Rainey Street, substantially complies with the City of Austin Urban Design Guidelines. [J. Meiners, J. Rollason -2nd] (7-0-1). D. Carroll- Recused; M. Gonzalez, M. Hanao-Robledo, E. Taniguchi - Absent.

Additional Backup Information:

On February 27, 2014, Council approved modifications to the Downtown Density Bonus Program (DDBP) via Ordinance No. 20140227-054, allowing an eligible project to request additional floor-to-area ratio (FAR) after participating in the program as described in Section 25-2-586. Previous to this Council action, the Central Urban Redevelopment Overlay (CURE) was used to achieve additional height and density for certain properties in downtown.

The applicant is seeking additional density (FAR) for the subject property located within the DDBP boundaries and within the Rainey District of downtown. The property is currently zoned Central Business District (CBD) and is subject to the provisions of the Rainey Street Subdistrict Regulations of the Waterfront Overlay under Section 25-2-739.

The applicant is requesting approval for additional density (FAR) under the provisions of Section 25-2-586(B) (6) for the construction of a 51-Story, multi-family residential building, which will include retail on the ground floor, garage parking and streetscape improvements in accordance with the DDBP.

Staff has reviewed the DDBP request and found it to be in compliance with the provisions of the program and recommends APPROVAL of the request for 32:1 FAR as requested in site plan SPC-2020-0121C.