



**RCA  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 63  
AGENDA DATE: Thu 04/07/2005  
PAGE: 1 of 2**

**SUBJECT:** Conduct a public hearing and approve an ordinance to amend Chapter 25-2 of the Land Development Code relating to the land use and site development regulations of the Waterfront Overlay (WO) District and the Rainey Street Subdistrict of the Waterfront Overlay District.

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** N/A

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:**and Zoning **AUTHORIZATION:** Alice Glasco

**FOR MORE INFORMATION CONTACT:** George Adams, 974-2146; Greg Guernsey, 974-2387; Sylvia Arzola, 974-6448

**PRIOR COUNCIL ACTION:** 2/12/04 - City Council approved a resolution initiating rezoning of the Rainey Street area and directing the City Manager to review the regulations of the Rainey Street Subdistrict of the Waterfront Overlay District.

11/4/04 - City Council approved CBD zoning on first reading for all property within the Rainey Street Subdistrict of the Waterfront Overlay District not zoned CBD or DMU and directed staff to initiate amendments to the Waterfront Overlay regulations based on two alternative Council recommendations.

**BOARD AND COMMISSION ACTION:** Reviewed by Planning Commission.

**PURCHASING:** N/A

**MBE / WBE:** N/A

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On February 12, 2004 the City Council approved a resolution directing the City Manager to prepare recommendations for re-zoning the Rainey Street area, amending the regulations of the Rainey Street Subdistrict of the Waterfront Overlay District, identifying development incentive proposals to promote a variety of goals and presenting the recommendations to City boards and commissions.

As a result of this direction, an interdepartmental team of City staff developed a set zoning, code amendment and urban design recommendations for the Rainey Street Subdistrict of the Waterfront Overlay District. These recommendations were presented to the Council on November 4, 2004.

On November 4, 2004 the Council approved, on first reading, CBD zoning for all property within the Rainey Street Subdistrict of the Waterfront Overlay District not zoned CBD or DMU and directed staff to initiate amendments to the Waterfront Overlay Regulations based on two alternative Council recommendations.

The two alternative Council recommendations are summarized in the attached tables. Table 1 is based on recommendations developed by Council Member Alvarez in conjunction with city staff. Table 2 is based on recommendations developed by Council Member McCracken in conjunction with city staff.



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**Table 1: Rainey Street Council Code Amendment Recommendations Alternative 1**

<b>Rainey Street Subdistrict Rezoned to CBD</b>	
<b>Building Height Limited to 60' unless the following requirements are met.</b>	
1) 10% of residential units available at 80% of MFI and 10% of residential units available at 65% of MFI or fee in-lieu paid; 2) Current Waterfront Overlay District (WOD) regulations apply; and, 3) Along the existing Red River Street frontage minimum 10' front setback, building base wall height is limited to 45' and a 15' building setback is required at the maximum base wall height; 4) Within 50' of the right-of-way of River Street building height is limited to 50'.	
<b>Optional Standards (FAR is limited to 8:1 unless Project receives 65 points or greater. If points are achieved 12:1 FAR is permitted)</b>	<b>Available Points</b>
Does the Project incorporate two or more land uses, with a required residential component? In order to qualify for points the second land use shall consist of at least 10% of the square footage of the Project.	10
Does the Project comply with the Great Streets Standards with no additional incentives from Great Streets Development Program (GSDP)?	15
Does the Project include flexible ground floor space that can accommodate pedestrian-oriented uses along a minimum of 75% of street frontages (minimum 15' first floor height) or for strictly residential projects do ground floor residential units have their principal entrances facing the street?	10
Does the Project provide open space (Minimum 10% of site)?	5
Is the parking underground? Does above-ground parking comply with Downtown Design Guidelines for parking?	5
Does the project meet the Downtown Design Guidelines. Specifically, Area Wide Guidelines AW 1, 2, 6 & 8 and Building Guidelines B1-7.	5
Does the Project achieve a: a) 2-star Green Building rating; or b) 3-star or higher Green Building rating ?	a) 5; b) 10
Does the project improve street or pedestrian connectivity (not including required sidewalks) in the Rainey Subdistrict?	5
Does the design of the project avoid creating a canyon effect along Rainey St. and along the edge of the MACC through appropriate front setbacks, limits to building base wall height or building setbacks?	10
Does the Project preserve and reuse one or more historically significant structure on its site or relocated to a location approved by the City?	5 per structure with a maximum of 25 points

**Table 1: Rainey Street Council Code Amendment Recommendations Alternative 1**

<b>Total Possible Points</b>	<b>100</b>
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**Table 2: Rainey Street Council Code Amendment Recommendations Alternative 2**

<b>Rainey Street Subdistrict Rezoned to CBD</b>	
<b>The following Standards are Requirements. Projects limited to 8:1 Floor-to-Area Ratio (FAR)</b>	
Minimum building height of 50'.	
Where adjacent to a public street, floor slabs of parking garages shall be flat. Garage levels shall have a minimum 10' between slabs with a minimum clear distance of 8' to the bottom of the structure .	
Project shall include either flexible ground floor space that can accommodate pedestrian-oriented uses along street frontages, or for strictly residential projects, ground floor residential units shall have their principal entrances facing and opening onto the street?	
Drive-in service uses prohibited.	
Structures designated significant by the City of Austin are preserved on-site or relocated to city-owned property.	
Minimum 12' sidewalks required. Exceptions provided for natural features such as protected or significant stands of trees.	
<b>Optional Standards. Projects meeting Optional Standards are permitted 12:1 FAR.</b>	
Project complies with the Great Streets Standards with no incentives from Great Streets Development Program (GSDP).	