

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: April 26, 2018

Item Number: 081

Public Hearing and Possible Action

Conduct a public hearing and 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.

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, Senior Planner, Planning and Zoning Department. 512-974-2868.
Council Committee, Boards and Commission Action	February 21, 2018 - Approved by the Codes and Ordinance Committee on a 4-2 vote with Commissioners Greenberg and Benkler abstaining. February 27, 2018 - Approved by the Planning Commission on an 8-2 vote with Commissioners McGraw and Shaw voting nay, Commissioner Shieh abstained, Commissioner Anderson recused on this item and Commissioner Thompson absent.

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 Density 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.