

1 **RESOLUTION NO.**

2
3 **WHEREAS**, under the Land Development Code, residential development is
4 not currently allowed in many of the commercial zoning districts in Austin; and

5 **WHEREAS**, City Council adopted the Austin Housing Strategic Blueprint
6 in 2017 which called for 135,000 housing units by 2028, with 60,000 of those units
7 at or below 80 percent of the median family income (MFI); and

8 **WHEREAS**, in the proposed Land Development Code Revision, residential
9 uses were allowed in more zoning districts than in current city code; and

10 **WHEREAS**, allowing housing in more places provides the opportunity for
11 increased housing supply in Austin; and

12 **WHEREAS**, in its 2018 report, the Planning Commission Mapping
13 Working Group indicated that allowing mixed use in commercial zoning could
14 lead to about 46,324 housing units in new capacity; **NOW, THEREFORE,**

15 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

16 The City Council initiates amendments to the Land Development Code,
17 codified in City Code Title 25, to allow residential uses in General Commercial
18 Services (CS), Commercial Liquor Sales (CS-1), Community Commercial (GR),
19 Neighborhood Commercial (LR), General Office (GO), and Limited Office (LO)
20 zoning districts, subject to participation in a voluntary affordable housing incentive
21 program.

22 **BE IT FURTHER RESOLVED:**

23 In developing the proposed amendments, the City Manager is directed to:

- 24 1. Require at least 10 percent of the rental units be affordable to
25 households at 60 percent MFI for at least 40 years;

- 26 2. Require at least 10 percent of the homeownership units be
27 affordable to households at 80 percent MFI for at least 99 years;
- 28 3. Authorize residential uses in all parcels located in the listed zoning
29 districts except when subject to a regulating plan which prohibits
30 residential uses on the particular parcel, subject to compliance with
31 affordability requirements, site development regulations, parking
32 requirements, and design standards similar to those design
33 standards currently applicable to Vertical Mixed Use Buildings;
- 34 4. To the extent feasible, provide an incentive for ground floor retail
35 by increasing height by 5-10 feet to accommodate the higher
36 ceiling on the first floor when the project contains commercial
37 uses on the ground floor and provides residential dwelling units
38 on all upper floors;
- 39 5. Identify options for a “right to return” policy for art workshops and
40 galleries, theater, and other creative spaces that have operated for
41 more than 10 years on a particular site. The policy would give
42 preference to those creative businesses within the new
43 development and would enable them to access space of
44 comparable size and cost so as to continue their mission and/or
45 business;
- 46 6. Retain existing requirements of Chapter 25-2, Subchapter C,
47 Article 10 (*Compatibility*); and
- 48 7. Extend the residential use option to all parcels in the listed zoning
49 districts without requiring a zoning change or other discretionary
50 approval from a city commission or city council. A property owner
51 shall be allowed to use this program in addition to any other
52 existing affordable housing bonus programs.

53 **BE IT FURTHER RESOLVED:**

54 In addition to applicable procedures required for consideration of code
55 amendments to Title 25, the City Manager is directed to present the proposed
56 amendments to the Housing and Planning Committee before bringing a proposed
57 draft to Council for consideration.

58 **ADOPTED:** _____, 2021 **ATTEST:** _____

59 Myrna Rios
60 Interim City Clerk
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DRAFT