



Recommendation for Action

File #: 23-1813, **Agenda Item #:** 31.

5/4/2023

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Section 25-2-586 (Downtown Density Bonus Program).

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

Initiated by City Council Resolution No. 20220519-087 Council Sponsors: Council Member Natasha Harper-Madison, Council Member Paige Ellis, Council Member Sabino 'Pio' Renteria, Council Member José 'Chito' Vela On May 19, 2022, Council initiated a Code amendment to Title 25-2-586 (Downtown Density Bonus Program) to allow properties within the Capitol Dominance Overlay District to participate in the Downtown Density Program so long as these properties continue to comply with the Capital View Corridors (CVC) and CVC Overlay District where applicable.

For More Information:

Zack Lofton, (512) 974-9363.

Council Committee, Boards and Commission Action:

Codes and Ordinances Joint Committee: March 15, 2023. Approved as amended, Vote 4-1.

Planning Commission: March 28, 2023. Approved as amended, Vote 13-0.

Additional Backup Information:

On May 19, 2022, the City Council initiated a Code amendment to Title 25-2-586 (Downtown Density Bonus Program) to allow properties within the Capitol Dominance Overlay District (CDOD) to participate in the Downtown Density Program so long as these properties continue to comply with the Capital View Corridors and Capitol View Corridor Overlay District (CVCOD) where applicable. The purpose of the CDOD is to protect the visual and symbolic significance of the Texas State Capitol by keeping buildings in close proximity to the Capitol from dominating the structure and applies to all property in a one-quarter mile radius of the State Capitol dome. The overlay limits maximum building height for development within close proximity of the State Capitol dome. This amendment will allow properties to participate in the Downtown Density Bonus Program to increase maximum building height and floor-to-area ratio so long as the proposed development complies with established Capital View Corridors and CVCOD.

Staff reviewed the request and recommends approval of the proposed Code amendment with the stipulation that only properties west of Lavaca Street and within the CDOD be allowed to participate in the Downtown Density Bonus Program.