



Recommendation for Action

File #: 23-1846, **Agenda Item #:** 57.

5/4/2023

Posting Language

Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the project at 62 and 64 East Avenue in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6).

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Zack Lofton (512) 974-9363; zack.lofton@austintexas.gov, Planning Department.

Council Committee, Boards and Commission Action:

Design Commission: March 27, 2023: The item was discussed but no action was taken.

Planning Commission: April 11, 2023: Motion to approve the staff recommendation and Commissioner Connolly seconded. Commissioner Azhar's motion was approved. Vote: 10-1. Commissioner Mushtaler vote nay. Commissioner Cox abstained. Commissioner Flores absent.

Additional Backup Information:

On February 27, 2014, City 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 City Code Section 25-2-586. Prior 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 City Code Section 25-2-739. The site is not currently occupied.

The applicant is requesting approval for additional density via an FAR under the provisions of City Code Section 25-2-586(B)(6) for the construction of a 53-story, multi-family residential building, which will include ten units of on-site affordable housing, garage parking and streetscape improvements.