



City of Austin

Recommendation for Action

File #: 24-3936, **Agenda Item #:** 54.

2/1/2024

Posting Language

Approve a resolution initiating amendments to City Code Title 25 to create a new zoning district for a density bonus program, to amend the East Riverside Corridor Regulating Plan, to modify downtown parking regulations, and to create and apply an Equitable Transit-Oriented Development (ETOD) overlay along properties located near and on Project Connect Phase 1 Light Rail Transit and the Priority Extensions for Light Rail Transit; and initiating any necessary amendments to the Imagine Austin Comprehensive Plan.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On June 10, 2021, the City Council approved Resolution No. 20210610-093 directing staff to develop a city-wide Equitable Transit-Oriented Development Policy Plan.

On December 8, 2022, Council approved Resolution No. 20221208-036 directing staff to begin station area planning processes for North Lamar Transit Center and South Congress Transit Center as well as directing staff to place a resolution on the February 23, 2023, Council agenda that accomplishes various actions to implement ETOD.

On March 9, 2023, Council approved Resolution No. 20230309-016 accepting the ETOD Policy Plan, incorporating ETOD Policy Plan tools for the stations within the boundaries of the Northeast Austin District planning process, initiating amendments to the Imagine Austin Comprehensive Plan to adopt elements of the ETOD Policy Plan, and initiating amendments to City Code Title 25 to implement the ETOD Policy Plan.

For More Information:

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Additional Backup Information:

As directed in Resolution No. 20230309-016, City of Austin Planning Department staff are working to deliver Equitable Transit-Oriented Development (ETOD) to Austinites based on the policy guidance in the ETOD Policy Plan.

City staff, Capital Metro (CapMetro) staff, and Austin Transit Partnership staff have coordinated since the acceptance of the ETOD Policy Plan to develop a short-term implementation strategy for ETOD that prioritizes regulatory changes along the Phase 1 Light Rail investment alignment in order to increase Austin's competitiveness for federal infrastructure funding awarded by the Federal Transit Administration's (FTA) Capital Investment Grant New Starts program. Austin Transit Partnership anticipates submitting Federal Transit Administration Capital Investment Grants New Starts required materials for initial scoring in late

summer 2024. Therefore, City staff is recommending a suite of ETOD “early out” regulatory changes to initiate and bring forward to Council for potential adoption by June 2024. These “early out” efforts would include:

- creation of a new combining district for a density bonus program
- updates to the East Riverside Corridor (ERC) Plan and ERC Regulating Plan
- modifications to downtown parking regulations
- creation and application of an interim ETOD overlay along the Project Connect Phase 1 Light Rail investment

City staff is also continuing work on related longer-term ETOD implementation efforts that have previously been initiated including developing station area vision plans for North Lamar and South Congress Transit Centers, making targeted amendments to the Imagine Austin Comprehensive Plan to reflect the ETOD Typologies, developing a comprehensive ETOD Overlay that will apply more broadly to the full Project Connect system, and several additional geographically focused planning activities that support ETOD.

If approved, this resolution will initiate code amendments that will create the ETOD overlay, revise the East Riverside Regulating Plan, modify downtown parking regulations, and create a new zoning district for a density bonus program. Additionally, this resolution, if approved, will also initiate any necessary amendments to the Imagine Austin Comprehensive Plan and the rezoning of property into the ETOD overlay.