RESOLUTION NO.

WHEREAS, Resolution No. 20240201-054 initiated an Equitable Transit-Oriented District ("ETOD") Overlay that would allow up to 120 feet of height, with an exploration of additional height above 120 feet, for non-single family properties within a half mile of the Project Connect Phase 1 Austin Light Rail project alignment and the Priority Extensions for Light Rail Transit, which includes Crestview station; and

WHEREAS, the Lamar Boulevard/Justin Lane (Crestview) TOD Station Area Plan, adopted in 2008, has a maximum height limit of 60 feet, which would be inconsistent with the proposed ETOD overlay and below the 90 feet that was allowed in the vertical mixed-use density bonus development program ("VMU2"); and

WHEREAS, the Council anticipates that the ETOD Overlay will apply to non-single family properties that are within a half mile of Project Connect alignment around Crestview but outside of the Crestview TOD boundaries; and

WHEREAS, the Crestview TOD serves as a major intersection of the Red Line and the Austin Light Rail Priority Extension; and

WHEREAS, there are multiple ongoing zoning cases where applicants are attempting to amend the height limits allowed in the Crestview TOD to allow more than 60 feet on specific properties; and

WHEREAS, the Crestview TOD has a significant amount of vacant and older industrial and commercial parcels prime for redevelopment; and

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WHEREAS, the Crestview TOD has an established density bonus program to allow up to 60 feet in height, and that height limit could be amended while maintaining the density bonus; **NOW, THEREFORE,**

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

The City Council initiates amendments to City Code Title 25 (*Land Development*) to amend the height limits achievable with participation in the density bonus program in the Crestview TOD to match the height limits that can be achieved with participation in the density bonus in the future ETOD Overlay.

BE IT RESOLVED:

The City Council directs the City Manager to bring these amendments to Council by May 30, 2024.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to provide recommendations for additional amendments to the Crestview TOD to update the plan and align with the proposed ETOD overlay, the broader Equitable Transit Oriented Development Planning efforts, and other recent Land Development Code amendments.

ADOPTED: _____, 2024 **ATTEST:** _____

Myrna Rios
City Clerk

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