

**ORDINANCE NO. 20191031-037**

**AN ORDINANCE AMENDING CITY CODE SECTION 25-2-586 (*DOWNTOWN DENSITY BONUS PROGRAM*) TO MODIFY THE DOWNTOWN DENSITY BONUS MAPS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**


**PART 1.** City Code Section 25-2-586 (*Downtown Density Bonus Maps and Table*) is amended to replace Figure 2 (*Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Maps*) with the revised Figure 2 attached to this ordinance as Exhibit A.

**PART 2.** This ordinance takes effect on November 11, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019

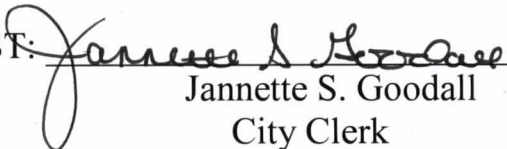
APPROVED: \_\_\_\_\_

  
Anne L. Morgan  
City Attorney

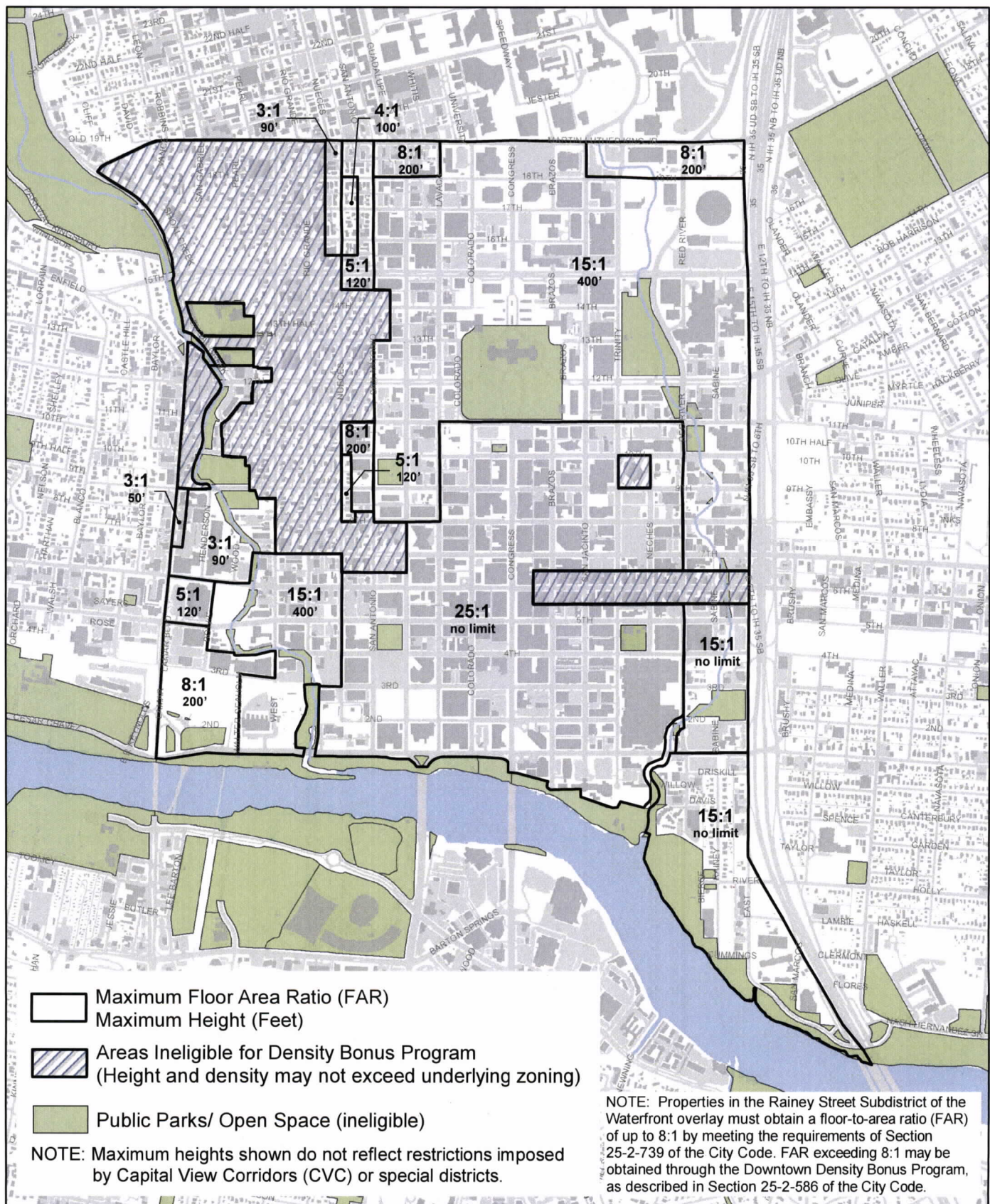
§  
§  
§

  
Steve Adler  
Mayor

ATTEST: \_\_\_\_\_

  
Jannette S. Goodall  
City Clerk



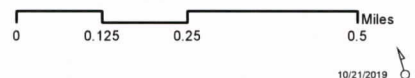


**Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map**  
Figure 2: Page 1



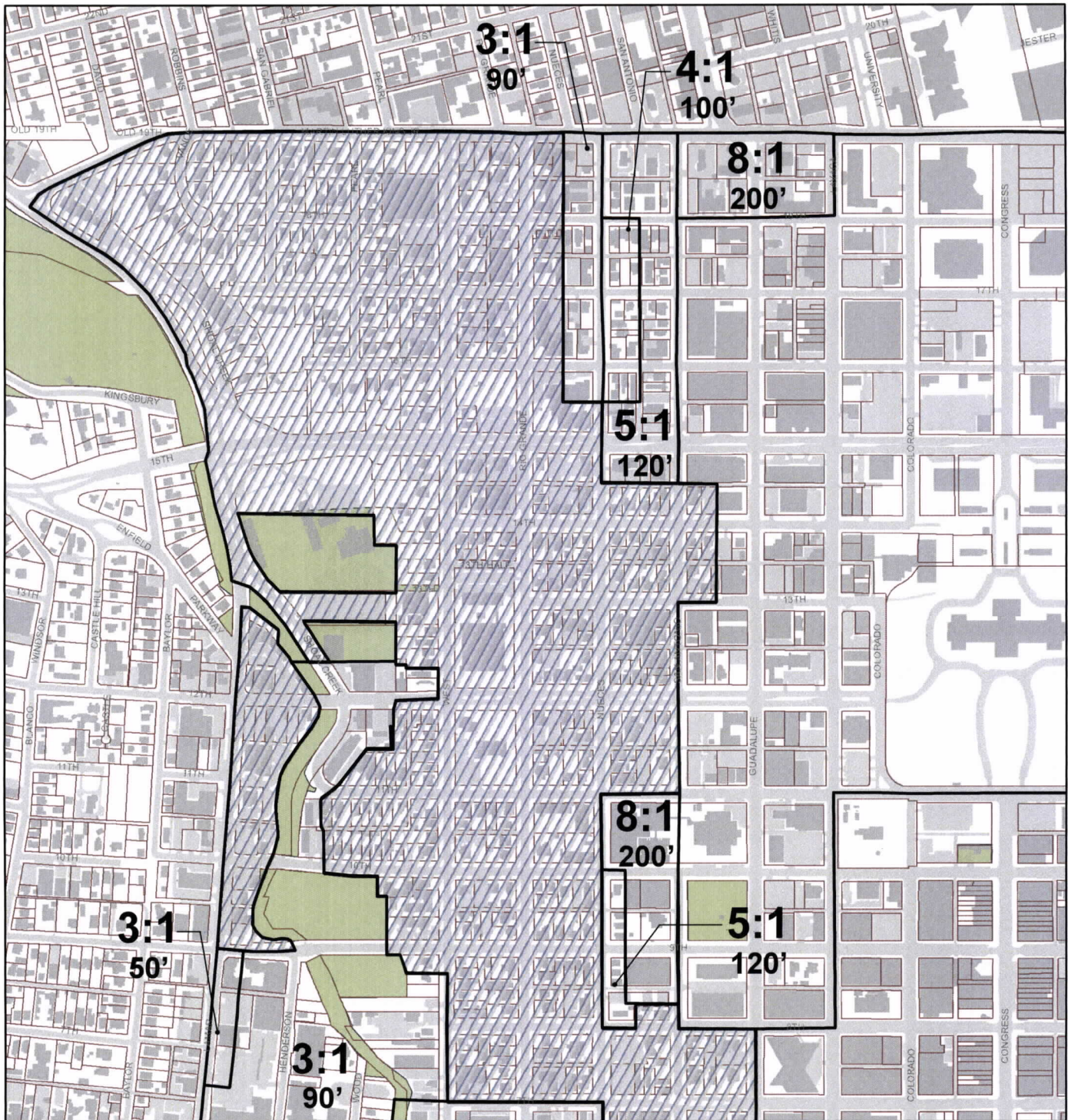
PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







**Exhibit A**





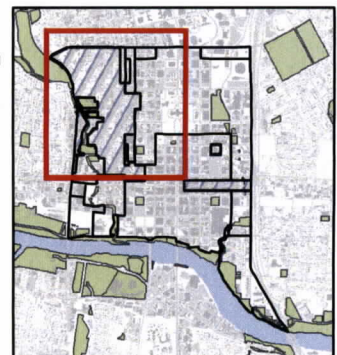
**Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map**  
Figure 2: Page 2

-  Maximum Floor Area Ratio (FAR)  
Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program  
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

0 0.05 0.1 0.2 Miles

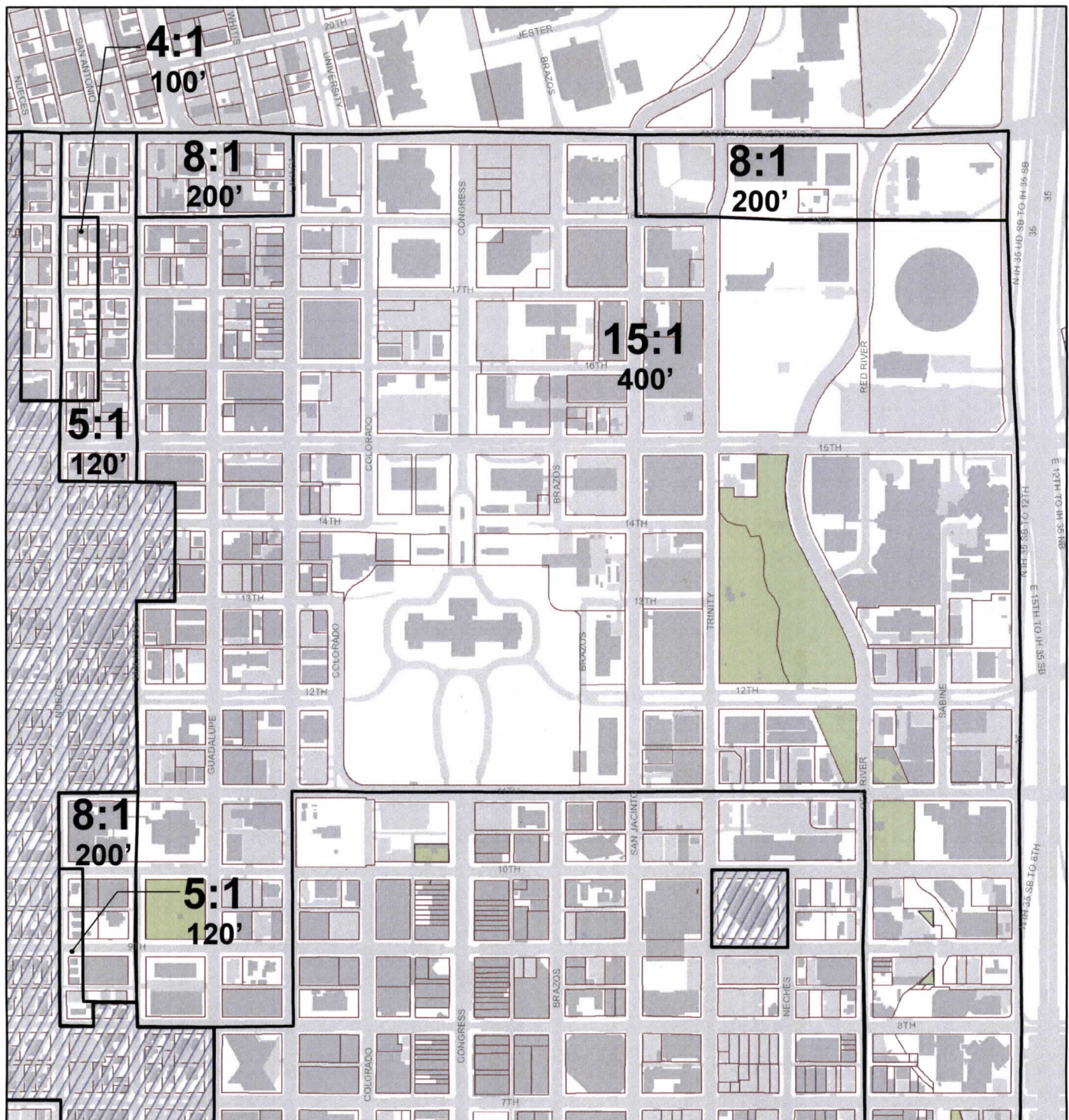


PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT





*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.*

10/21/2019





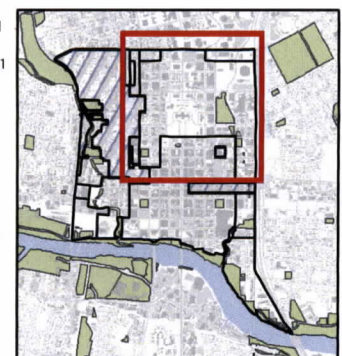
**Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map**  
Figure 2: Page 3

-  Maximum Floor Area Ratio (FAR)  
Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program  
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

0 0.05 0.1 0.2 Miles



PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

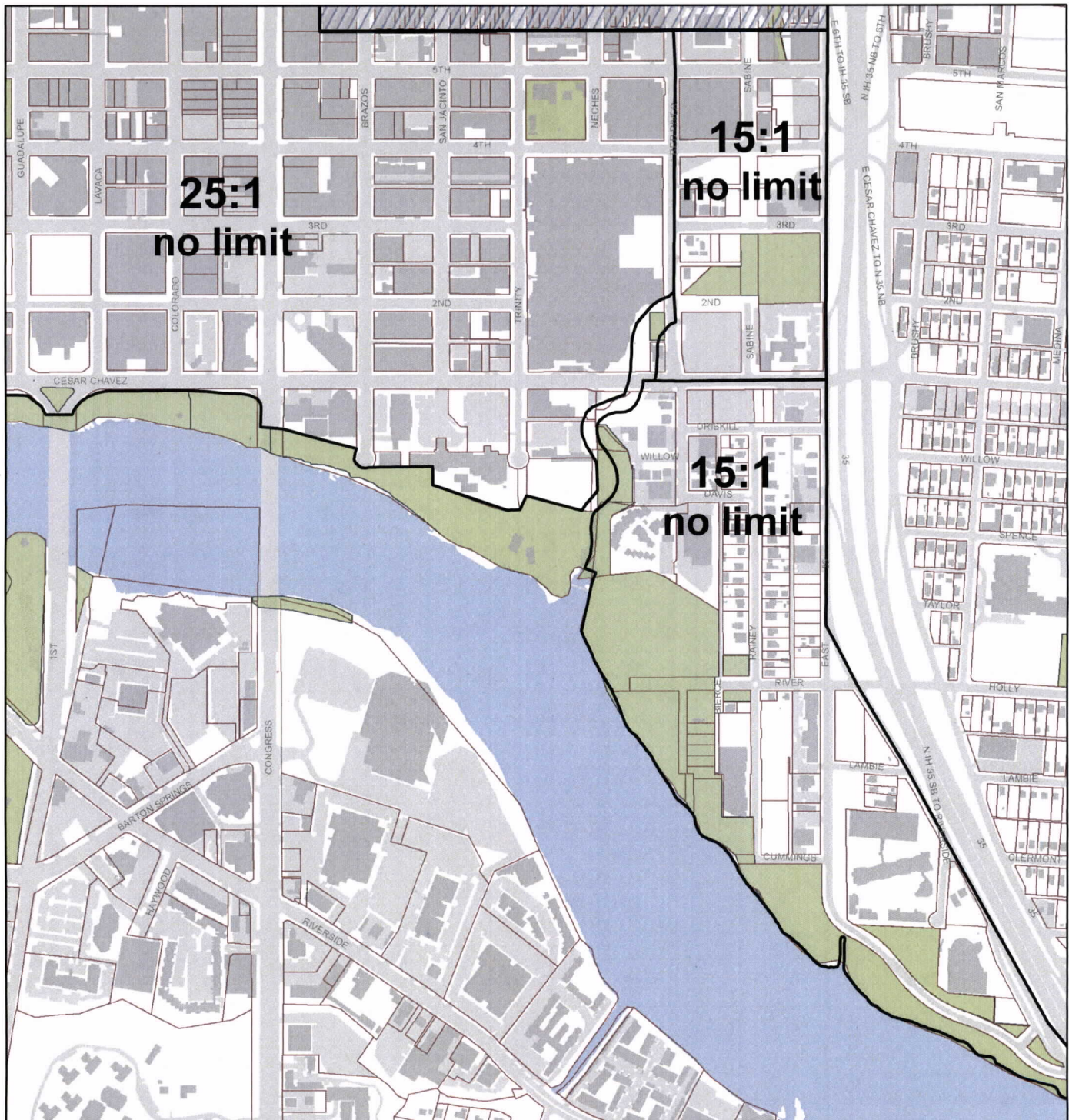
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

10/21/2019











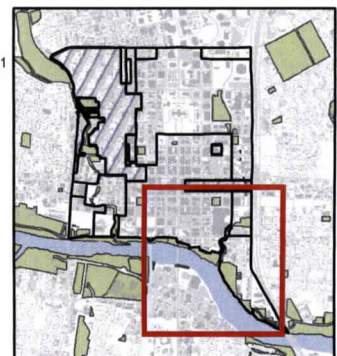


**Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map**  
Figure 2: Page 5

-  Maximum Floor Area Ratio (FAR)  
Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program  
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

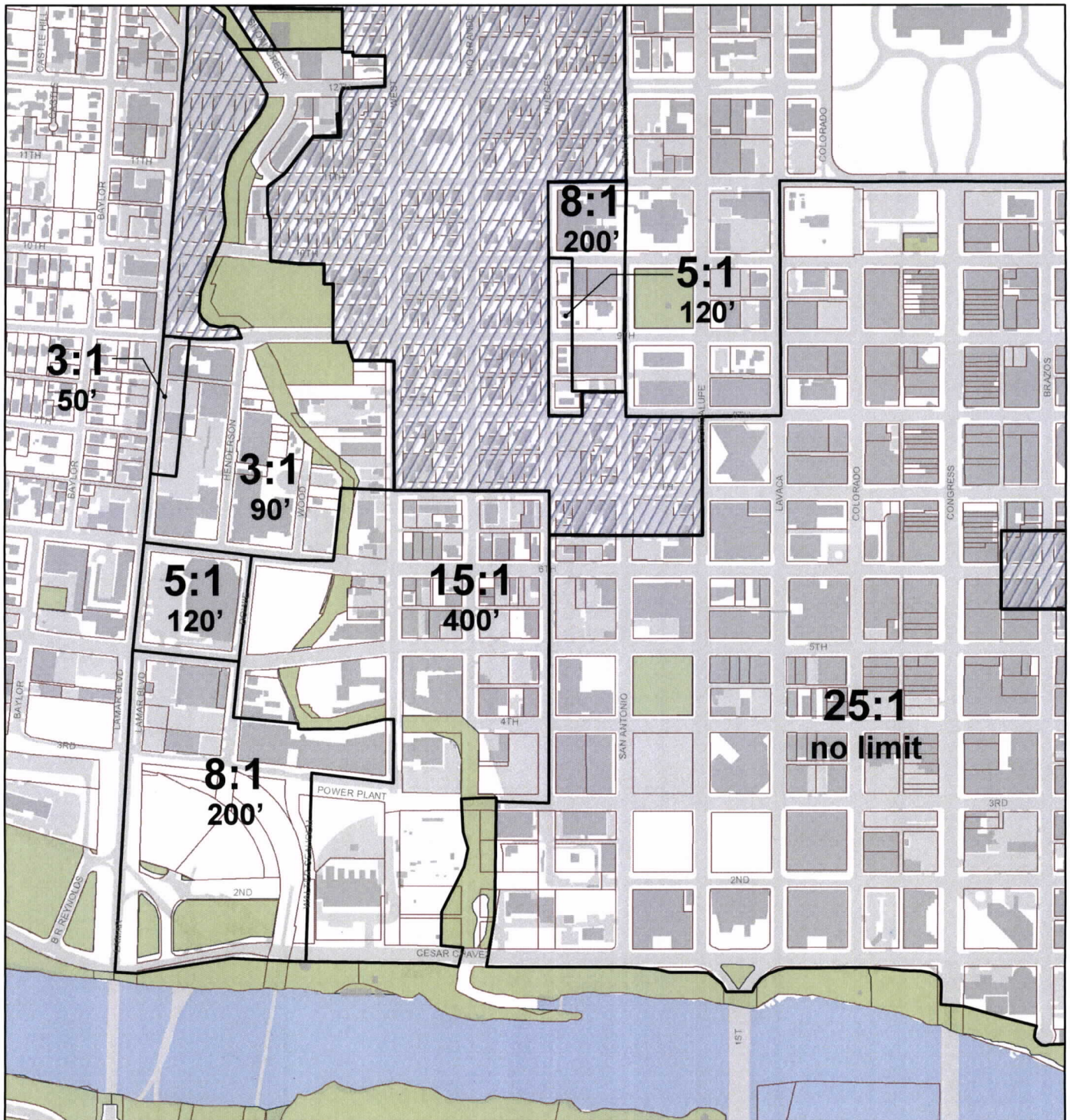


PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

10/21/2019



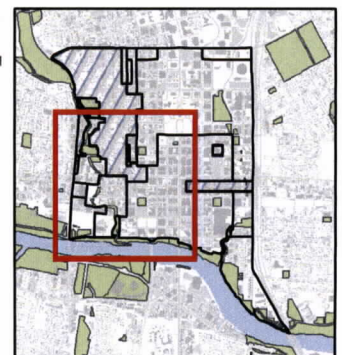


**Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map**  
Figure 2: Page 6

-  Maximum Floor Area Ratio (FAR)
-  Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program  
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.



PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.*

10/21/2019