ORDINANCE NO. 20191031-037

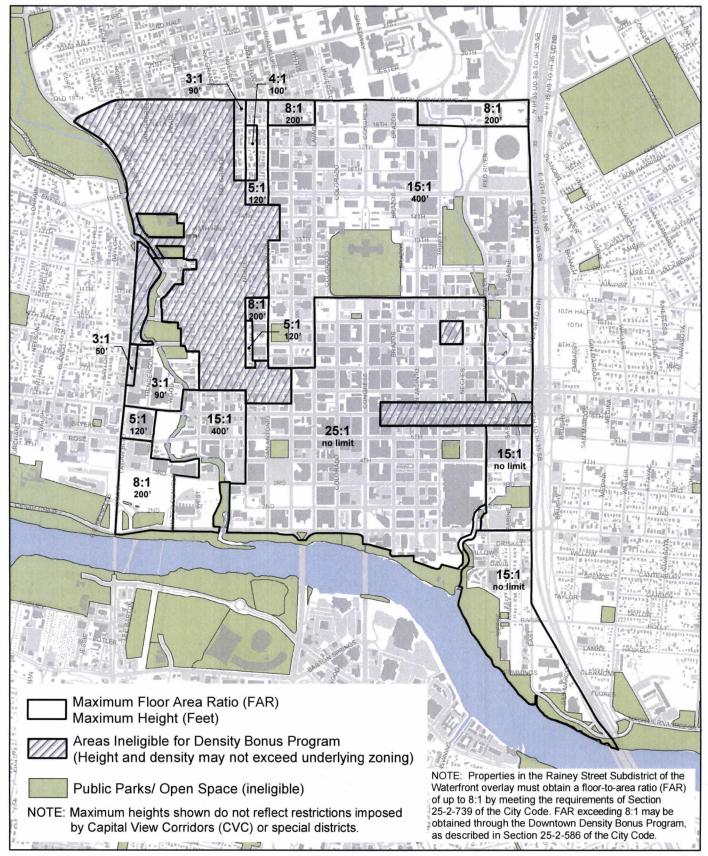
AN ORDINANCE AMENDING CITY CODE SECTION 25-2-586 (DOWNTOWN DENSITY BONUS PROGRAM) TO MODIFY THE DOWNTOWN DENSITY BONUS MAPS.

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.

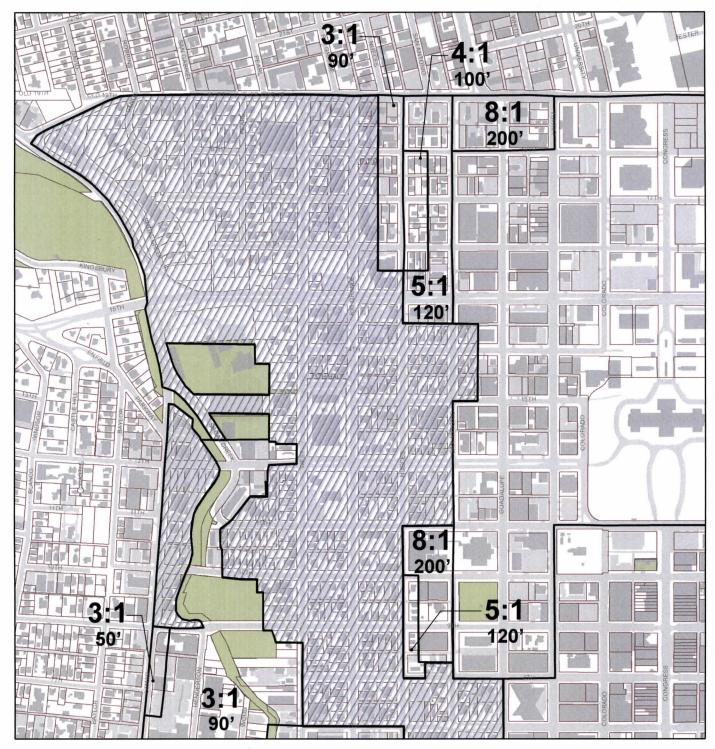
PASSED AND A	APPROVED	
		§ July Jolle
Octob	er 31 , 2019	§ // / //
		Steve Adler
		/ / Mayor
	\bigcap	
APPROVED:	M	ATTEST James & Lorgas
_	Anne L. Morgan	/ Jannette S. Goodall
	City Attorney	City Clerk





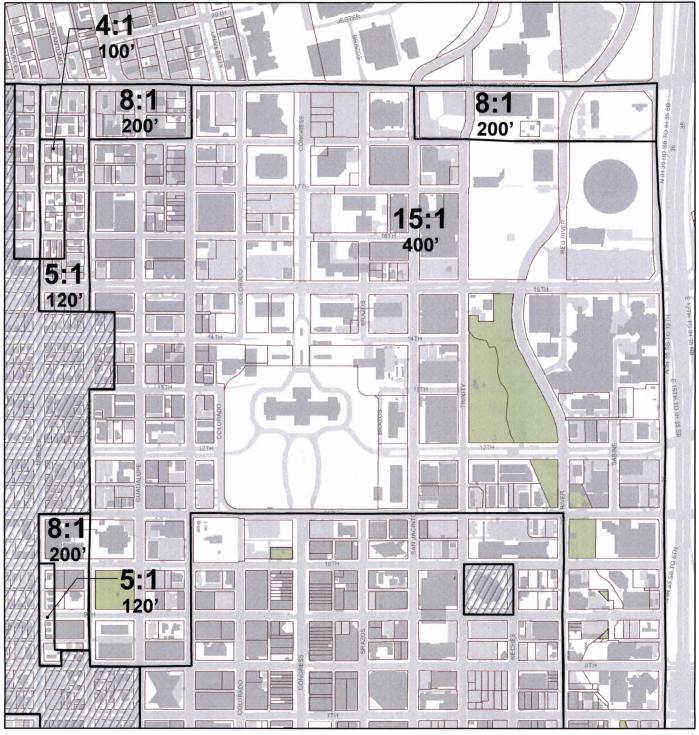
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning 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.





NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must Maximum Floor Area Ratio (FAR) obtain a floor-to-area ratio (FAR) of up to 8:1 Maximum Height (Feet) by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obatined through the Downtown Areas Ineligible for Density Bonus Program Density Bonus Program, as described in (Height and density may not exceed underlying zoning) Section 25-2-586 of the City Code. NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Public Parks/ Open Space (ineligible) Corridors (CVC) or special districts. Miles **TCAD Parcels** 0.05 0.1 0.2

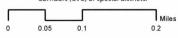




Maximum Floor Area Ratio (FAR) Maximum Height (Feet)
Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
Public Parks/ Open Space (ineligible)
TCAD Parcels

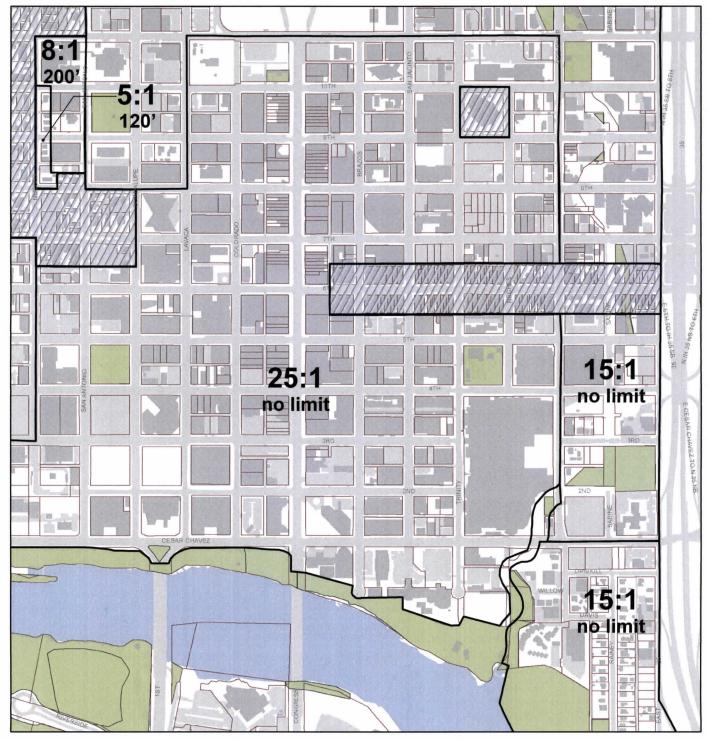
NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obatined through the Downtown Density Bonus Program, as described in Section 25-2-586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

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





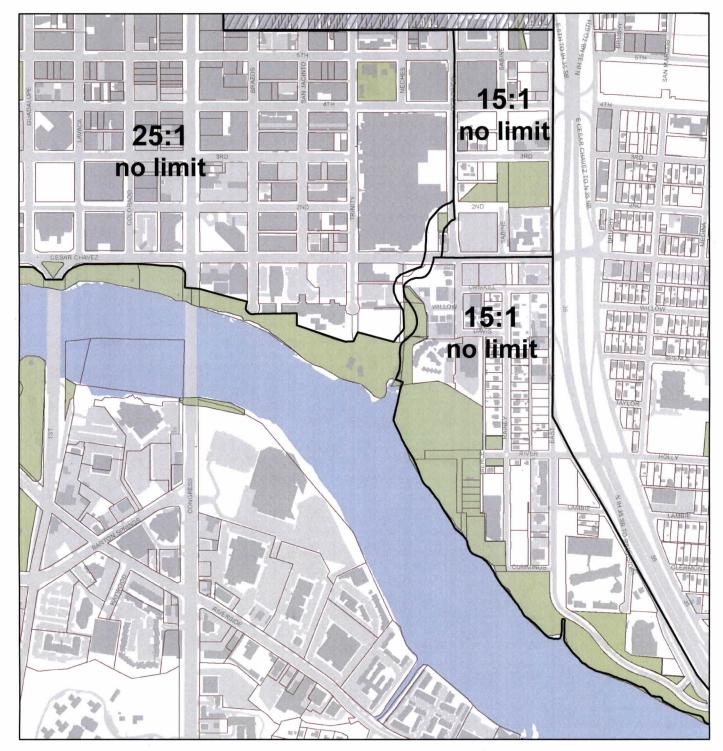




	Maximum Floor Ar Maximum Height (NOTE: Properties in the Rainey Subdistrict of the Waterfront ove obtain a floor-to-area ratio (FAR) by meeting the requirements of 25-2-739 of the City Code. FAR expenses of the City Code.	erlay must of up to 8:1 Section			
	Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning) Public Parks/ Open Space (ineligible)			may be obatined through the Do Density Bonus Program, as descr Section 25-2-586 of the City Code			0	
				NOTE: Maximum heights shown reflect restrictions imposed by Corridors (CVC) or special district				
	TCAD Parcels		0	0.05 0.1	Miles 0.2		-	•
E TO	PLANNING AND	This product is for informational purposes and may not have been prep			4	TULE_	7 16	

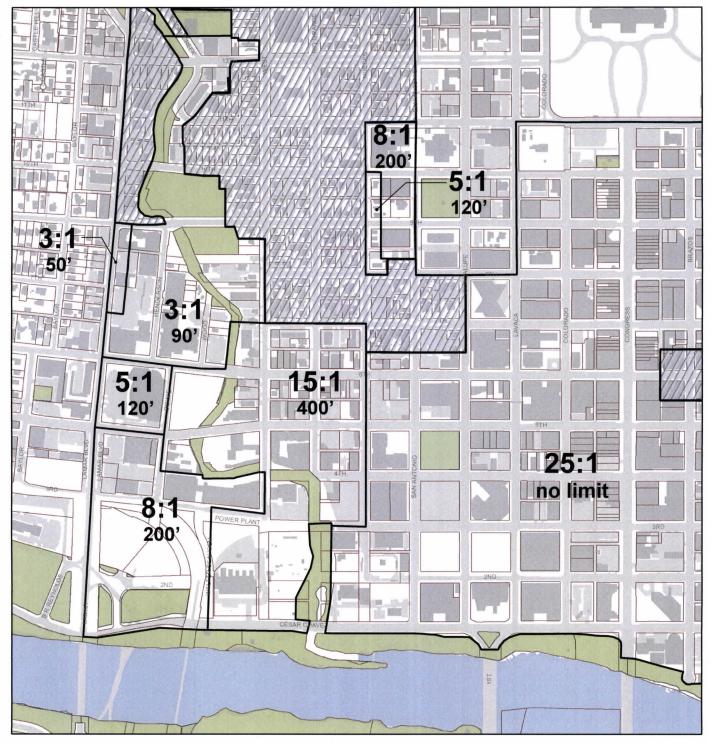


a Tu



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)		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 obatined 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)
TCAD Parcels	i Space (ineligible)	0		s (CVC) or special distri		P		10 Mr. 30 v
DEVELOPMENT REVIEW	This product is for informational purposes and may not have been prepsureying purposes. It does not represent an on-the-ground survey and of property boundaries. It has been produced by the Planning and Devof geographic reference. No warranty is made by the City of Austin rega	represents o	only the appl view Depart	oximate relative location ment for the sole purpose	10/21/2019			-





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 obatined 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.

