



South Central Waterfront Advisory Board RECOMMENDATION 20240401-XXX

Date: April 1, 2024

Subject: Recommendation to remove or exclude height limits from the SOUTH CENTRAL WATERFRONT COMBINING DISTRICT & DENSITY BONUS PROGRAM

Motioned By: Ryan Puzycki

Seconded By: Felicity Maxwell

Description of Recommendation to Council

Height limits should be removed or excluded from the South Central Waterfront Combining District & Density Bonus Program.

Rationale:

Given the difficulty of predicting future market conditions, the decades-long redevelopment timeline for the district, the significant variability of parcel sizes within the district, and the other prescriptions in the South Central Waterfront Combining District & Density Bonus Program, arbitrary height limits would serve to limit flexibility and adaptability to future market conditions, particularly on smaller parcels.

As a transit-connected district facing Downtown, a significant portion of which already falls within the Downtown Public Improvement District, the South Central Waterfront will become an integrated extension of Downtown over time. The Core/Waterfront and Rainey Street Districts in the Downtown Austin Plan, which comprise the northern banks opposite the South Central Waterfront, are also not subject to height limits but remain regulated by FAR limits.

Vote

For:

Against:

Abstain:

Absent:

Attest: *[Staff or board member can sign]*
