



30 (C) A SCW combining district may not be combined with any of the following zoning  
31 districts:

- 32 (1) planned unit development (PUD);
- 33 (2) public (P);
- 34 (3) transit oriented development (TOD);
- 35 (4) planned development area (PDA); or
- 36 (5) equitable transit-oriented development (ETOD).

37 (D) A property with SCW zoning may be developed in accordance with Appendix I  
38 (*South Central Waterfront Combining District & Density Bonus Program*), which  
39 establishes:

- 40 (1) permitted, permitted with conditions, and conditional uses;
- 41 (2) site development regulations, including maximum and minimum  
42 development parameters; and
- 43 (3) requirements for street, streetscape, and other public area improvements.

44 **PART 4.** Section 25-2-181 (*Density Bonus Combining District Purpose*) of City Code is  
45 amended to add a new Subsection (D) to read:

46 **§ 25-2-181 DENSITY BONUS COMBINING DISTRICT PURPOSE.**

47 (D) DBSCW Combining District allows for modified site development regulations and  
48 compatibility standards, increased floor-to-area ratio, and building height, in  
49 exchange for income-restricted housing and other community benefits.

50 **PART 5.** Division 5 (*Combining and Overlay Districts*), Article 3, Subchapter C of City  
51 Code Chapter 25-2 is amended to add a new Section 25-2-655 to read:

52 **§ 25-2-655 DENSITY BONUS SCW (DBSCW) COMBINING DISTRICT**  
53 **REGULATIONS.**

- 54 (A) This section applies to a property with DBSCW zoning.
- 55 (B) This section governs over a conflicting provision of this title or other ordinance  
56 unless the conflicting provision is less restrictive.

57 (C) To utilize the density bonus program described in Appendix I (*South Central*  
58 *Waterfront Combining District & Density Bonus Program*), the site’s zoning must  
59 include DBSCW.

60 (D) Density bonus SCW (DBSCW) combining district may only be combined with  
61 South Central Waterfront (SCW) combining district.

62 (E) An applicant must comply with Article 2 (*Density Bonus and Incentive*  
63 *Programs*) of Chapter 4-18 before applying for a building permit or site plan  
64 that relies on increased floor-to-area ratio or other development incentives in the  
65 density bonus program described in Appendix I (*South Central Waterfront*  
66 *Combining District & Density Bonus Program*).

67 **PART 6.** The City Manager shall establish a program to manage monies allocated as  
68 Infrastructure and Community Impact Benefits fee generated by the density bonus  
69 program of the *South Central Waterfront Combining District & Density Bonus Program*.

70 **PART 7.** The City Council prioritizes the Affordable Housing fee generated by the  
71 density bonus program described in the *South Central Waterfront Combining District &*  
72 *Density Bonus Program* for:

73 (A) preservation of affordable housing; and

74 (B) permanent supportive housing for low barrier approaches for the persons  
75 experiencing homelessness.

76 **PART 8.** The Director of the Housing Department shall allocate the affordable housing  
77 fees generated by the *South Central Waterfront Combining District & Density Bonus*  
78 *Program* within the vicinity of Lady Bird Lake to the North, East Ben White Boulevard  
79 to the South, I-35 to the East, and Mopac Expressway to the West, and to the areas  
80 located within a one-half mile of a Capital Metro rail stop or one-fourth mile of a Capital  
81 Metro bus stop.

Commented [MS1]: Planning Commission Recommendation.  
30 percent allocation for on-site affordable condominium ownership.

Staff does not recommend this amendment.

82 **PART 9.** Chapter 25-2 (*Zoning*) is amended to add a new Appendix I (*South Central*  
83 *Waterfront Combining District & Density Bonus Program*) attached to this ordinance as  
84 Exhibit “A”.

Commented [MS2]: Planning Commission Recommendation.

Staff recommends this amendment.

85 **PART 10.** A use that is prohibited under Section 25-2-654 (*South Central Waterfront*  
86 *(SCW) Combining District Regulations*) may continue in the same manner until (1) the  
87 city council specifically requires by ordinance the immediate discontinuation of the use;  
88 or (2) the use is ‘discontinued’ as defined by City Code for 180 consecutive days.

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**PART 11.** The city council initiates zoning, rezoning, and any necessary neighborhood plan amendments for eligible properties located in the SCW district, authorizes the city manager to process zoning, rezoning, and neighborhood plan amendments applications, to recommend appropriate zoning, rezoning, and neighborhood plan amendments, and returns cases for city council consideration within 18 months of the effective date of this ordinance.

**PART 12.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      §  
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk