

Waterfront Overlay

Subdistrict Maximum Heights vs Maximum Height allowed by Base District.

There are 1833 acres in the Waterfront Overlay.

The maximum height allowed by the waterfront subdistrict is higher than the maximum height allowed by base district zoning for 423 acres.

The maximum height allowed by the base district zoning is higher than the maximum height allowed by waterfront overlay for 33.5 acres. Of these 33.5 acres, 17 acres have a base district zoning of lake commercial (L).

For 1367.7 acres of the waterfront overlay, the subdistrict maximum heights do not affect development because

1. There are no maximum subdistrict heights,
2. The maximum subdistrict heights are equal to the maximum height allowed by base district zoning, or
3. The base district zoning is public (P) or Planned Unit Development (PUD).

Waterfront Overlay Maximum Heights Versus Base District Heights By Acre

Subdistrict	WFO>Base	No Impact	Base>WFO	Total
Auditorium Shores	0.0	85.0	4.1	89.1
Balcones Rock Cliff	0.0	111.4	0.0	111.4
Butler Shores	42.7	40.2	0.0	82.9
City Hall	0.0	7.8	0.0	7.8
East Riverside	25.4	0.0	0.8	26.2
Festival Beach	98.8	129.9	0.0	228.7
Lamar	0.0	104.2	0.0	104.2
Montopolis	0.6	270.5	0.0	271.1
North Shore Central	0.0	66.2	0.0	66.2
Rainey Street	0.0	54.5	0.0	54.5
Red Bluff	0.0	47.8	6.4	54.2
South Lakeshore	18.0	81.2	0.0	99.2
South Shore Central	57.9	17.3	13.1	88.3
Travis Heights	12.7	10.0	9.1	31.8
University/Deep Eddy	163.8	10.0	0.0	173.8
Zilker Park	12.4	331.7	0.0	344.1
TOTAL	432.3	1,367.7	33.5	1,833.5