



# City of Austin

## Recommendation for Action

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**File #:** 26-1745, **Agenda Item #:** 67.

5/28/2026

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### **Posting Language**

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create new density bonus zoning districts and establish regulations and requirements that apply to new density bonus zoning districts including allowing additional building height, modifying uses, and modifying site development regulations in exchange for providing affordable housing and other community benefits; to modify Rainey Street Subdistrict Regulations relating to participation in the Downtown Density Bonus Program; and to decrease the eligibility area and remove certain properties from participating in the Downtown Density Bonus Program generally located west of I-35, east of Nueces Street, north of Lady Bird Lake, and south of East 11th Street (the new density bonus zoning districts are also known as downtown density bonus 400 (DDB400) combining district and downtown density bonus 850 (DDB850) combining district). Funding: This item has no fiscal impact.

### **Lead Department**

Austin Planning.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

Amendments to the Downtown Density Bonus Program were initiated by City Council Resolution No. 20240718-185 and Ordinance No. 20251023-063.

The Downtown Density Bonus program, or the DDB program, was first adopted by Ordinance 20130627-105 in 2013. Since the program's original adoption, the DDB program regulations were amended in 2014, 2019, 2023, and 2025 by the following ordinances: Ordinance No. 20140227-054, Ordinance No. 20191031-037, Ordinance No. 20230504-030, Ordinance No. 20230504-031, Ordinance No. 20231029-052, and Ordinance No. 20251023-063.

In July 2024, City Council Resolution No. 20240718-185 directed staff to update the Downtown Density Bonus program. Additionally, in October 2025, City Council Ordinance No. 20251023-063 adopted amendments to the Central Business District Zone that directed staff to update the Downtown Density Bonus program for three Downtown Density Bonus subdistricts by June 2026.

### **For More Information:**

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### **Council Committee, Boards and Commission Action:**

Codes and Ordinances Joint Committee - Reviewed on April 29, 2026.

Planning Commission - Recommended with amendments on May 12, 2026.

### **Additional Backup Information:**

Case Number: C20-2024-018. This proposed code amendment is the first phase in the requested updates.

