

RESOLUTION NO.

WHEREAS, the City of Austin is experiencing rapid growth and higher demand for residential units; and

WHEREAS, City Council established a Density Bonus 90 (DB90) Combining District that grants an additional 30 feet in height to the base zone and establishes a maximum height of 90 feet in exchange for providing income-restricted housing; and

WHEREAS, the DB90 Combining District works to promote denser, transit-oriented development and is playing a crucial role in encouraging mixed-use, pedestrian-friendly growth; and

WHEREAS, City Council recognizes that the DB90 Combining District is one of the only density bonus combining district in City Code that applies city wide and provides additional height; and

WHEREAS, City Council has heard from the community the need for additional density bonus combining districts that leverage entitlements in exchange for community benefits; and

WHEREAS, the Planning Department staff is currently working to address the impact of DB90 Combining District on land use, housing, and mobility, its relationship with other density bonus programs, and its role in achieving the City's goals; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

City Council initiates amendments to City Code Title 25 (*Land Development*) to create a variety of density bonus combining districts. The new density bonus combining districts may include:

1. Bonus height entitlements that are more or less than 30 feet;
2. Minimum affordability requirements are calibrated and informed by the Comprehensive Analysis of Density Bonus Programs report;
3. Additional community benefit requirements such as ground floor activation, minimum commercial and civic space, onsite beneficial reuse, updated design standards, and others;
4. Modified compatibility regulations; and
5. Redevelopment requirements, including considering one to one unit replacement requirements.

BE IT FURTHER RESOLVED:

City Council initiates amendments to City Code Title 25 (*Land Development*), Density Bonus 90 (DB90) Combining District for the purpose of aligning DB90 with the proposed new density bonus programs including but not limited to affordability requirements, height, redevelopment requirements, commercial standards and waiver processes. City Council also initiates amendments to City Code Title 25 (*Land Development*), Vertical Mixed Use (V) Combining District for the same purpose.

BE IT FURTHER RESOLVED:

City Council initiates amendments to City Code Title 25 (*Land Development*) to create a hierarchy of density bonus combining districts, including Vertical Mixed Use (V) Combining District.

BE IT FURTHER RESOLVED:

City Council directs the City Manager to prioritize the creation of these zoning districts and code amendments in coordination with development of additional phases of the Equitable Transit-Oriented Development (ETOD) and

DBETOD (Density Bonus Equitable Transit-Oriented Development) and return to Council for approval in a timely manner.

ADOPTED: _____, 2025

ATTEST: _____

Erika Brady
City Clerk

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