



# City of Austin

## Recommendation for Action

---

**File #:** 26-1898, **Agenda Item #:** 92.

5/28/2026

---

### **Posting Language**

Approve an ordinance amending Ordinance No. 20251023-063, which concerns the Downtown Density Bonus Program, to change when the exhibits adopted in the ordinance can be applied to applications that seek bonus area under Section 25-2-586 (Downtown Density Bonus Program) and to modify the date when the City Manager is directed to return to City Council with a change to the maximum base height for Central Business District (CBD) zoning 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:**

Alan Pani, Planner Principal, Austin Planning, Alan.Pani@austintexas.gov.

### **Additional Backup Information:**

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