

C20-2025-010 - Central Business District (CBD) Amendments

Planning Commission Recommendations and Staff Responses
October 16, 2025

On October 14, 2025, the Planning Commission unanimously recommended approval of the CBD amendments as amended. The revised ordinance incorporates each amendment unedited with the support from staff. This document describes the staff response to each Planning Commission-recommended amendment and any modifications included for the general recommendations which are not included in the revised ordinance.

No.	Planning Commission Amendment	Staff Recommendation	Staff Response
Maxwell AM1	Clarify ordinance to indicate that the update does not amend the gatekeeper requirements.	Recommended.	Staff supports adding clarifying language that the amendment does not revise the gatekeeper requirements in the Downtown Density Bonus.
Powell AM1	Recommendation that city staff consult city legal on the possibility of having a repeal provision of this ordinance with a specific date and time.	Recommended with modifications.	Staff supports adding direction to staff to bring forward recommendations for repealing or amending the code at the time of the February 1 st , 2027 reporting.
Powell AM2	Recommendation for staff to report to PC by February 1 st , 2027 on the status of the DDB review.	Recommended.	Staff supports adding direction to staff to report to Planning Commission by February 1 st , 2027 on the status of the DDB update.
Skidmore AM1	Change the maximum allowable height to participate in the density bonus program with administrative approval in the downtown core subdistrict from 350 to 700 feet.	Not Recommended.	Staff supports the goal of the PC amendment to revise the DDB Height map for the 25:1 subdistrict from 350’ to 700’, however Austin Law has advised that 350’ should serve as the threshold that would trigger council review under this revision.
Bedrosian AM1	General recommendation to staff to revisit at what height the great streets program is triggered at and consider that it could be required for all developments regardless of height.	Recommended.	Staff supports further analysis of the Great Streets Program and revisions to the program that would change when Great Street Standards are required.
Maxwell AM2; Substitute Ahmed	Recommendation to change the maximum allowable height to participate in the density bonus program with administrative approval in both Rainey subdistricts from 350 to 700 feet.	Not Recommended.	Staff supports the goal of the PC amendment to revise the DDB Height map for the two Eastern-most Rainey 15:1 subdistricts from 350’ to 700’, however Austin Law has advised that 350’ should serve as the threshold that would trigger council review under this revision.
Ahmed AM1	General recommendation to city staff to consider a mechanism with no height caps that captures incremental property tax revenue resulting from having no FAR or height limits and dedicates a portion of it to affordable housing and other community benefits. In particular, a recommendation that staff evaluate the impact to housing supply and affordable housing funding.	Recommended.	Staff supports further analysis during the DDB update of programmatic changes that could include capture of incremental property tax revenue.
Maxwell AM3	General recommendation to city staff to ensure that the change in administrative review threshold is addressed sufficiently in this round of adjustments to the downtown density bonuses.	Recommended.	Staff supports ensuring that the proposed changes in administrative review threshold for the amended subdistricts is addressed in this code amendment.