

ORDINANCE NO. _____

AN ORDINANCE AMENDING PART 5 OF ORDINANCE NO. 20251023-063 TO CHANGE WHEN THE ELIGIBILITY, FLOOR-TO-AREA RATIO AND HEIGHT MAPS (FIGURE 2) APPLIES TO AN APPLICATION UNDER CHAPTER 25-2-586 (DOWNTOWN DENSITY BONUS PROGRAM) AND WHEN THE CITY MANAGER IS DIRECTED TO RETURN TO CITY COUNCIL WITH A RECOMMENDATION AMENDING THE MAXIMUM BUILDING HEIGHT ALLOWED IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT.

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

PART 1. Findings.

- (A) On October 23, 2025, Council approved Ordinance No. 20251023-063 amending City Code Title 25 (*Land Development*) by modifying site development regulation applicable to Central Business District (CBD) zoning district, Downtown Density Bonus Program (DDBP), and Rainey Street Subdistrict Regulations.
- (B) Council repealed the Eligibility, Floor-to-Area Ratio and Height Maps (Figure 2) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) and replaced with new Eligibility, Floor-to-Area Ratio and Height Maps (Figure 2) as incorporated in Ordinance No. 20251023-063 as Exhibit "A" and Exhibit "B".
- (C) Part 5. of Ordinance No. 20251023-063 establishes:
 - (1) the dates on which the Eligibility, Floor-to-Area Ratio and Height Maps (Figure 2) attached as both Exhibit "A" and Exhibit "B" shall apply to an application seeking bonus area under the Downtown Density Bonus Program; and
 - (2) the date the City Manager is to return to City Council with a change to the maximum base height for Central Business District (CBD) zoning district in the absence of a superseding ordinance impacting the Central Business District (CBD) and the Downtown Density Bonus Program (DDBP).
- (D) A draft ordinance impacting the Central Business District (CBD) and the Downtown Density Bonus Program (DDBP) is available for City Council consideration and despite the best efforts of City Council the readings of the draft ordinance must be postponed until after May 28, 2026.

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PART 2. Part 5 of Ordinance No. 20251023-063 is amended to read as follows:

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(A) **Exhibit "A"** in this ordinance applies to an application submitted between November 3, 2025, and December 3, 2026 [~~June 7, 2026~~].

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(B) **Exhibit "B"** in this ordinance applies to an application submitted on or after December 4, 2026 [~~June 8, 2026~~], if City Council has approved a change to the maximum base height for Central Business District (CBD) that equals the height in Exhibit "B".

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(C) The City Manager is directed to return to City Council with a change to the maximum base height for CBD no later than December 3, 2026 [~~May 28, 2026~~], unless City Council has approved a superseding ordinance for CBD and the Downtown Density Bonus Program (DDBP).

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PART 3. This ordinance takes effect on _____, 2026.

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PASSED AND APPROVED

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_____, 2026

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Kirk Watson
Mayor

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APPROVED: _____ **ATTEST:** _____

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Deborah Thomas
City Attorney

Erika Brady
City Clerk

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