




MEMORANDUM

TO: Chair Harper-Madison and Members of the Housing and Planning Committee

THROUGH: Dr. Eric A. Johnson, Assistant City Manager

FROM: Lauren Middleton-Pratt, Director, Austin Planning 

DATE: September 10, 2025

SUBJECT: Update on the Timing of Land Development Code Amendments

The purpose of this memorandum is to provide an update on the status and timing of proposed amendments to the Land Development Code through September 2027.

The September 2025 Schedule of Active Code Amendments is attached. Since the last update at the Housing and Planning Committee on June 12, 2025, there have been several changes to the schedule, including:

- **UNO Update** – Postponed at the June 5, 2025, Council meeting, and timeline dates are to be determined.
- **Parkland Drainage Easement** – Initiated by Planning Commission on August 12, 2025, and review and adoption dates added in December 2025 and January 2026.
- **New Zoning District Study** – Anticipating release of report by January 2026.
- **Tree Preservation and Planting Requirements** – Timeline dates removed and are to be determined.
- **ETOD Overlay (Ph 2) and Citywide Density Bonus** – Anticipating review and adoption by May 2026.

To address the **impacts of SB 840**, the following changes to the Land Development Code are proposed:

1. Establishing a base height limit within the Central Business District (CBD) zoning district is anticipated for review and adoption by October 2025. (The base height limit could be exceeded through participation in the Downtown Density Bonus.)
2. Updating zoning regulations to address SB 840 changes is anticipated for review and adoption by February 2026.

Updates to Transit-Oriented Developments (TOD): Updates to the city's three existing TOD districts (Plaza Saltillo, MLK, and N. Lamar/Justin Blvd.) are anticipated for review and adoption by September 2027. These updates will align regulations with the ETOD Policy Plan and recent code amendments, including parking modifications and the first phase of the ETOD Overlay. The timeline for this item reflects the need to begin this work after the adoption of the new base zoning districts and citywide bonus programs by December 2026, so that updated tools are available. This approach ensures TOD

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updates can advance ETOD goals through a more consistent and streamlined regulatory framework, rather than relying on specialized standards.

The schedule primarily reflects code amendments that have previously been initiated; however, several items on the list require additional specific initiation action by the City Council or Planning Commission. The schedule has been developed to balance staff workloads, sequencing work as appropriate, allowing adequate public engagement and review, and recognizing schedules of relevant boards and commissions. The schedule reflects an ambitious work program, and as processes move forward, staff will continually adjust to identify specific review and adoption dates for the proposed timelines shown on the chart. Additional information about adopted and active code amendments is available at speakupaustin.org/ldcupdates.

Should you have any questions or concerns, please contact Andrea Bates, Assistant Director for Austin Planning, at andrea.bates@austintexas.gov or 512-974-2291.

Attachment: Schedule of Active Code Amendments (September 2025)

SCHEDULE OF ACTIVE CODE AMENDMENTS

SEPTEMBER 2025

LEAD	CASE NO.	CODE AMENDMENT	2025				2026												2027											
			SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AP	C20-2025-010	CBD AMENDMENTS																												
AWP	C20-2025-009	PARKLAND DRAINAGE EASEMENT																												
AP	N/A	NEW ZONING DISTRICTS STUDY																												
AP	C20-2025-011	SB 840 RELATED UPDATES TO 25-2																												
AP	C20-2024-004	ETOD OVERLAY (PH 2) + CITYWIDE DENSITY BONUS																												
AP	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE																												
AP	C20-2025-013	NEW ZONING DISTRICTS																												
AP	C20-2024-018	DDB/DOWNTOWN AMENDMENTS																												
AP	C20-2025-014	TOD UPDATES/REZONINGS																												

TIMELINES TO BE DETERMINED

- AP C20-2018-004 MIRRORRED GLASS
- AWP C20-2022-025 GREENFIELD DRAINAGE FOR REDEVELOPED SITES
- ADS C20-2023-003 SUBSTANDARD LOTS
- AP C20-2023-023 NOTIFICATION MODIFICATION
- AP C20-2023-031 FRONT OR SIDE YARD PARKING FILING DEADLINES
- AP C20-2023-032 MOBILE FOOD ESTABLISHMENT FILING DEADLINES
- AP C20-2023-036 TENANT NOTIFICATION AND RELOCATION PH 2
- AP C20-2024-002 NBG REG. PLAN (SIGNAGE)
- AP C20-2024-010 UNO UPDATE
- AP C20-2024-012 NBG REG. PLAN (BONUS PROGRAM)
- ADS C20-2024-013 ARTICLE 9 LANDSCAPING
- ADS C20-2024-015 TREE PRESERVATION & PLANTING REQUIREMENTS
- AP C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2
- AP C20-2025-004 LIFE SCIENCE LAND USE

SUSPENDED/INDEFINITELY POSTPONED

- AP C20-2022-003 SOUTH CENTRAL WATERFRONT COMB. DIS. & DB
- ATPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2
- AP C20-2024-017 PLANNED DEVELOPMENT AREA 2 (PDA2)
- AP C20-2024-022 DB FOR COMMERCIAL HWY & INDUSTRIAL (DB240)

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY CITYWIDE DENSITY BONUS:

- AP C20-2023-007 TOWN ZONING
- AP C20-2025-002 DB90 FEE-IN-LIEU

ADDRESS BY NEW ZONING DISTRICTS:

- AP C20-2022-018 NOXIOUS LAND USES
- AP N/A HOME FUTURE PHASES
- AP C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM

ADDRESS BY UNO UPDATE:

- AP C20-2024-005 UNO HEIGHT RESTRICTIONS

ADDRESS BY DDB/DOWNTOWN AMENDMENTS:

- AP C20-2024-008 DOWNTOWN PARKING MODIFICATIONS PH 2

ADDRESS BY TOD UPDATES/REZONINGS:

- AP N/A CRESTVIEW UPDATE

CHART KEY

LEAD DEPARTMENT

- ADS AUSTIN DEVELOPMENT SERVICES
- AP AUSTIN PLANNING
- ATPW AUSTIN TRANSPORTATION AND PUBLIC WORKS
- AWP AUSTIN WATERSHED PROTECTION

LAND DEVELOPMENT CODE AMENDMENT PROCESS

- INITIATION
- DEVELOPMENT AND/OR ENGAGEMENT

- REVIEW AND/OR ADOPTION

- AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES

DATES FOR REVIEW & ADOPTION

- PLANNING COMMISSION
- CITY COUNCIL
- CODES AND ORDINANCES JOINT COMMITTEE

OTHER ICONS

- SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST
- N/A NO CASE NUMBER
- TBD TO BE DETERMINED

Note: Schedule presented is subject to change based on future changes to priorities, resources, commission and community bandwidth, and additional analysis related to the complexity of particular amendments.

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