




## MEMORANDUM

**TO:** Mayor and Council Members

**THROUGH:** Veronica Briseño, Assistant City Manager 

**FROM:** Lauren Middleton-Pratt, Planning Department Director 

**DATE:** November 20, 2024

**SUBJECT:** **Update on the Timing of Land Development Code Amendments**

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This memo provides an update on the status and timing of the amendments to the Land Development Code. The schedule establishes proposed timelines for code amendments through December 2025.

In the attached *Schedule of Active Code Amendments*, you will find the November 2024 Land Development Code Amendments Timeline Gantt Chart. Since the last update at the Housing and Planning Committee on October 1, 2024, there have been several changes to the schedule, including:

- **North Burnet Gateway Signage** – Timeline TBD. Staff extended the development phase into 2025 to allow for further evaluation of the proposed amendments.
- **Crestview TOD Height Amendment** – Schedule TBD. Staff are currently evaluating whether to bring this item forward as a stand-alone code amendment in early 2025 or to incorporate it into the comprehensive update of the North Lamar/Justin Station Area Plan and Regulating Plan.
- **Colorado River Protections** – This item was brought to Planning Commission on November 12, 2024, and Planning Commission postponed the item to December 10, 2024. The proposed review and adoption dates include:
  - Planning Commission on December 10, 2024.
  - City Council on December 12, 2024.
- **Live Music Venue and Creative Space Bonus Phase 2** – Approved on October 7, 2024, by City Council.
- **Site Plan Lite Phase 2 and Infill Plats** – Recommended for approval by the Planning Commission on November 12, 2024. Will move forward to City Council on December 12, 2024.

The attachment also provides an overview of all upcoming amendments to the Land Development Code. The schedule primarily reflects code amendments that have previously been initiated; however, several items on the list would require additional specific initiation action by the City Council or Planning Commission. The schedule has been developed with the goal of balancing staff workloads, sequencing work as appropriate, and allowing adequate public engagement and review while also balancing the capacity of our volunteer boards and decision-makers. The schedule reflects an ambitious work program, and as processes move forward, staff will continue to make adjustments while working to identify specific review and adoption dates for the proposed timelines shown on the chart. You can find additional information about adopted and active code amendments at [speakupaustin.org/ldcupdates](https://speakupaustin.org/ldcupdates).

If you have any questions, please contact Andrea Bates, Assistant Director for the Planning Department, at 512-974-2291 or [andrea.bates@austintexas.gov](mailto:andrea.bates@austintexas.gov) or Erica Leak, Development Office for the Planning Department, at 512-974-9375 or [erica.leak@austintexas.gov](mailto:erica.leak@austintexas.gov).

cc: T.C. Broadnax, City Manager  
CMO Executive Team  
Andrea Bates, Assistant Director, Planning Department

Attachment: Schedule of Active Code Amendments (November 2024)  
Active Code Amendment Cases (November 2024)

# SCHEDULE OF ACTIVE CODE AMENDMENTS

## NOVEMBER 2024

LEAD	CASE NO.	CODE AMENDMENT	2024		2025																		
			NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC							
PLD	C20-2024-017	PLANNED DEVELOPMENT AREA 2 (PDA2)	█	█																			
PLD	C20-2024-022	DB FOR COMMERCIAL HWY & INDUSTRIAL (DB240)	█	█																			
DSD	C20-2023-045	SITE PLAN LITE PH 2 & INFILL LOTS	█	█																			
WPD	C20-2022-025	COLORADO RIVER PROTECTIONS	█	█																			
TPW	C20-2024-021	SAFETY BOLLARDS	█	█																			
PLD	N/A	DENSITY BONUS COMPREHENSIVE STUDY			<div style="border: 1px solid gray; padding: 5px; background-color: #f0f0f0;"> <b>DENSITY BONUS COMPREHENSIVE STUDY</b>                      A comprehensive analysis with recommendations to streamline, calibrate, and combine existing and proposed programs.                 </div>																		
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE			█	█	█	█	█	█													
DSD	C20-2024-014	STR MODIFICATIONS			█	█	█	█	█														
DSD	C20-2024-016	PRESERVATION BONUS UPDATE PHASE 1			█	█	█	█	█														
DSD	C20-2024-013	ARTICLE 9 LANDSCAPING			█	█	█	█	█	█													
DSD	C20-2024-015	TREE PRESERVATION & PLANTING REQUIREMENTS			█	█	█	█	█	█													
PLD	C20-2024-010	UNO UPDATE			█	█	█	█	█	█													
WPD	C20-2022-025	GREENFIELD DRAINAGE FOR REDEVELOPED SITES			█	█	█	█	█	█													
PLD	C20-2024-004	ETOD OVERLAY (PH 2)			█	█	█	█	█	█													
PLD	N/A	NEW ZONING DISTRICTS STUDY			█	█	█	█	█	█													
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2			█	█	█	█	█	█	█												
PLD	TBD	DENSITY BONUS COMPREHENSIVE AMENDMENTS			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-008	DOWNTOWN PARKING MODIFICATIONS PH 2			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-018	DDB/DOWNTOWN AMENDMENTS			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2023-023	NOTIFICATION MODIFICATION																					
PLD	TBD	NEW ZONING DISTRICTS																					
PLD	TBD	HOME (FUTURE PHASES)																					
PLD	TBD	CRESTVIEW TOD UPDATE																					
PLD	C20-2018-004	MIRRORED GLASS																					
AE	C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES																					
PLD	C20-2023-031	FRONT OR SIDE YARD PARKING FILING DEADLINES																					
PLD	C20-2023-032	MOBILE FOOD ESTABLISHMENT FILING DEADLINES																					
PLD	C20-2023-036	TENANT NOTIFICATION AND RELOCATION PH 2																					

TIMELINES TO BE DETERMINED

- PLD C20-2022-003 SOUTH CENTRAL WATERFRONT COMB. DIS. & DB 🏠
- PLD C20-2024-002 NBG REG. PLAN (SIGNAGE)
- DSD C20-2023-003 SUBSTANDARD LOTS 🏠
- TPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2
- PLD C20-2024-012 NBG REG. PLAN (BONUS PROGRAM) 🏠
- PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2 🏠
- PLD N/A CRESTVIEW TOD HEIGHT AMENDMENT 🏠

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY C20-2023-045 SITE PLAN LITE PHASE 2 & INFILL LOTS:  
DSD C20-2021-002 AFFORDABILITY UNLOCKED SITE PLAN CHANGES 🏠

ADDRESS BY NEW ZONING DISTRICTS:  
PLD C20-2022-018 NOXIOUS LAND USES  
PLD C20-2023-007 TOWN ZONING (COULD BE ADDRESSSED THROUGH THE DENSITY BONUS COMPREHENSIVE AMENDMENTS) 🏠

ADDRESS BY DENSITY BONUS COMPREHENSIVE AMENDMENTS:  
HD C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM 🏠  
HD C20-2023-017 AFFORDABILTY UNLOCKED EXPANSION 🏠  
PLD C20-2023-042 PUBLIC SAFETY DENSITY BONUS

ADDRESS BY C20-2024-010 UNO UPDATE:  
PLD C20-2024-005 UNO HEIGHT RESTRICTIONS 🏠

ADDRESS BY C20-2024-018 DDB/DOWNTOWN AMENDMENTS  
PLD C20-2024-008 DOWNTOWN PARKING MODIFICATIONS PH 2

CHART KEY

LEAD DEPARTMENT

- AE AUSTIN ENERGY
- DSD DEVELOPMENT SERVICES DEPARTMENT
- EDD ECONOMIC DEVELOPMENT DEPARTMENT
- HD HOUSING DEPARTMENT
- PLD PLANNING DEPARTMENT
- TPW TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
- WPD WATERSHED PROTECTION DEPARTMENT

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

# Active Code Amendment Cases - November 2024

Case Number	Name	Description	Initiated By	Resolution	Stage	Status	Lead Department	Sub Department
C20-2024-022	Density Bonus for Commercial Highway & Industrial Zones (DB240)	Amend City Code Title 25 (Land Development) to create a new density bonus combining district for commercial highway and industrial base zoning districts that will modify uses (including allowing residential use); and modifications of site development regulations (including height), off-street parking design and loading regulations, sign regulations, landscaping or screening regulations in exchange for providing community benefits, including income restricted units or providing a fee-in-lieu.	<a href="#">City Council</a>	20240718-091	Review and Adoption	In Process - → Codes & Ordinances 9/18/2024 → Planning Commission 10/22/2024 (Postponed 10/8/2024) → City Council 11/21/2024 (Postponed 11/7/2024 & 10/24/2024)	Planning	
C20-2024-021	Safety Bollards	Amend City Code Title 25 (Land Development) to require the installation of crash-rated bollards or other similar safety barriers to prevent vehicle-into-building crashes at the pedestrian entrances of medical facilities with nearby vehicular traffic.	<a href="#">City Council</a>	20240718-092	Review and Adoption	In Process - → Codes & Ordinances 10/16/2024 → Planning Commission 12/10/2024 (Postponed 11/12/2024) → City Council 12/12/2024	TPW	
C20-2024-020	Preservation Bonus Update Phase 2	Amend City Code Title 25 (Land Development) to make additional updates to the Preservation Bonus Program.	<a href="#">City Council</a>	20240718-090	Development and Engagement	Timeline to be determined.	Planning	
C20-2024-018	DDB/Downtown Amendments	Amend City Code Title 25 (Land Development) to modify the Downtown Density Bonus program including height and FAR allowances, subdistrict boundaries, and parking standards.	<a href="#">City Council</a>	20240718-185	Development and Engagement	Anticipating review and adoption by December 2025.	Planning	
C20-2024-017	Planned Development Area 2 (PDA2)	Amend City Code Title 25 (Land Development) to create a new combining district, to be known as Planned Development Area 2, that will apply in industrial base zoning districts and allow for modifications to site development regulations (including height), off-street parking design and loading regulations, sign regulations, landscaping or screening regulations, and additional non-residential uses.	<a href="#">City Council</a>	20240718-091	Review and Adoption	In Process - → Codes & Ordinances 9/18/2024 → Planning Commission 10/22/2024 (Postponed 10/8/2024) → City Council 11/21/2024 (Postponed 11/7/2024 & 10/24/2024)	Planning	
C20-2024-016	Preservation Bonus Update Ph 1	Amend City Code Title 25 (Land Development) to allow two new housing units to reach 0.65 FAR if the third housing unit on the site is an existing preserved housing unit, and with no new individual unit exceeding 0.4 FAR.	<a href="#">City Council</a>	20240718-090	Development and Engagement	Anticipating review and adoption by April 2025.	DSD	
C20-2024-015	Tree Preservation and Planting Requirements Update	Amend City Code Title 25 (Land Development) to update tree planting, preservation, and mitigation requirements as directed by HOME Phase 1.	<a href="#">City Council</a>	20231207-001	Development and Engagement	Anticipating review and adoption May 2025.	DSD	
C20-2024-014	STR Modifications	Amend City Code Title 25 (Land Development) in response to Resolution No. 20221208-064 and Ordinance No. 20231207-001, to align short-term rental regulations with recent court decisions and regulate STR platforms.	<a href="#">City Council</a>	20221208-064	Development and Engagement	Anticipating review and adoption April 2025.	DSD	Planning
C20-2024-013	Article 9 Landscaping	Amend City Code Title 25 (Land Development) to move the landscape requirements from Chapter 25-2, Subchapter C, Article 9 to Chapter 25-8, Subchapter C.	<a href="#">City Council</a>	20230720-126	Development and Engagement	Anticipate review and adoption May 2025.	DSD	
C20-2024-012	NBG Regulating Plan (Bonus Program)	Amend City Code Title 25 (Land Development) relating to the North Burnet/Gateway Regulating Plan to keep the base entitlements the same and increase the allowable maximum height and FAR in all subdistricts through a development bonus.	<a href="#">City Council</a>	20230504-20	Development and Engagement	Timeline to be determined.	Planning	
C20-2024-010	UNO Update	Amend City Code Title 25 (Land Development) to modify the University Neighborhood Overlay (UNO) including height allowances, district boundaries, parking standards, and design criteria.	<a href="#">City Council</a>	20240418-077	Development and Engagement	Anticipating review and adoption by May 2025.	Planning	Housing,TPW, PARD

C20-2024-008	Downtown Parking Modifications Phase 2	Amend City Code Title 25 (Land Development) to modify downtown parking requirements that include counting above ground structured parking towards FAR, increasing base FAR, removing the Downtown Density Bonus FAR caps, requiring Great Street Standards in all of downtown, with potential for an administrative variance, and other changes necessary to achieve the same goals.	<a href="#">City Council</a>	20240201-054	Development and Engagement	Will be addressed by C20-2024-018 DDB/Downtown Amendments.	Planning	
C20-2024-004	ETOD Overlay (Phase 2)	Amend City Code Title 25 (Land Development) to implement the ETOD Policy Plan including development and application of an ETOD Overlay that would include a bonus program in the vicinity of ETOD stations.	<a href="#">City Council</a>	20230309-016	Development and Engagement	Anticipating review and adoption May 2025.	Planning	
C20-2024-003	East Riverside Corridor Regulating Plan Update	Amend City Code Title 25 (Land Development) to update the East Riverside Regulating Plan to align with the ETOD Policy Plan.	<a href="#">City Council</a>	20240201-054	Development and Engagement	Anticipating review and adoption April 2025.	Planning	
C20-2024-002	NBG Regulating Plan (Signage)	Amend City Code Title 25 (Land Development) to modify the Regulating Plan for the North Burnet/Gateway Zoning District (North Burnet/Gateway Regulating Plan) to add optional Sign standards.	<a href="#">City Council</a>	20230504-020	Development and Engagement	Timeline to be determined.	Planning	
C20-2023-045	Site Plan Lite Phase 2 & Infill Plats	Amend City Code Title 25 (Land Development) related to development regulations applicable to residential re-subdivisions and development regulations and applications for multi-family residential site development of five to sixteen units.	<a href="#">City Council</a>	20221201-048	Review and Adoption	In Process - → Codes & Ordinances 4/1/2024 → Planning Commission 11/12/2024 (Postponed 10/22/2024; 10/8/2024; 8/27/2024; 7/9/2024; 6/11/2024; 5/14/2024) → City Council 11/21/2024 (Postponed 11/7/2024; 9/12/2024; 7/18/2024; 5/30/2024)	DSD	Planning
C20-2023-042	Public Safety Density Bonus	Amend City Code Title 25 (Land Development) to include public safety purposes as an element in density bonus programs and Planned Unit Developments.	<a href="#">City Council</a>	20231130-074	Development and Engagement	To be part of Density Bonus Comprehensive Amendments.	Planning	FIRE
C20-2023-040	Eliminate Minimum Parking Requirements Phase 2	Amend City Code Title 25 (Land Development) to eliminate the minimum number of off-street motor vehicle parking spaces currently required in Regulating Plans and Neighborhood Combining Conservation Districts (NCCDs).	<a href="#">City Council</a>	20230504-022	Development and Engagement	Timeline to be determined.	TPW	
C20-2023-037	S.M.A.R.T. Housing Updates Phase 2	Amend the City's S.M.A.R.T. Housing Program and City Code Title 25 (Land Development) to improve the functionality of the program.	<a href="#">City Council</a>	20230720-129	Development and Engagement	Anticipating review and adoption in June 2025.	Housing	
C20-2023-036	Tenant Notification and Relocation Phase 2	Amend City Code Title 25 (Land Development) to change site development regulations for mobile home parks to preserve mobile home parks as long-term residential uses, such as increasing the minimum number of days for residential stays.	<a href="#">City Council</a>	20221027-039	Development and Engagement	Anticipating review and adoption in 2026.	Planning	
C20-2023-023	Notification Modification	Amend City Code Title 25 (Land Development) to modify public hearing notification requirements and procedures.	<a href="#">City Council</a>	20230720-124	Development and Engagement	Anticipating review and adoption December 2025.	Planning	DSD
C20-2023-017	Affordability Unlocked Expansion	Amend City Code Title 25 (Land Development) to create a new tier within the Affordability Unlocked Development Bonus Program ("Affordability Unlocked") for developments that do not utilize City of Austin housing development assistance programs.	<a href="#">City Council</a>	20230608-041	Development and Engagement	Planned to be part of Density Bonus Comprehensive Amendments.	Housing	Planning
C20-2023-016	Single-Family Ownership Bonus Program	Amend City Code Title 25 (Land Development) to create an affordable housing bonus program related to ownership units in single-family residence zoning for developments not receiving development assistance from the city.	<a href="#">City Council</a>	20230608-040	Development and Engagement	Planned to be part of Density Bonus Comprehensive Amendments.	Housing	Planning
C20-2023-014	Underground Electric Utility Distribution Lines	Amend City Code Title 25 (Land Development) to implement converting existing overhead electric distribution lines to underground electric utility distribution lines and advancing the development of underground electric utility infrastructure in new construction projects.	<a href="#">City Council</a>	20230323-084	Development and Engagement	Anticipating review and adoption in 2026.	AE	DSD

C20-2023-003	Substandard Lots	Amend City Code Title 25 (Land Development) to allow the disaggregation of substandard lots and lots that qualify for small-lot amnesty.	<a href="#">City Council</a>	20230309-024	Development and Engagement	Timeline to be determined.	DSD	
C20-2022-025	Greenfields Drainage for Redeveloped Sites	Amend City Code Title 25 (Land Development) to provide increased stormwater management for redeveloping properties that do not have modern drainage infrastructure; previously referred to as "greenfields detention."	<a href="#">City Council</a>	20220609-061	Development and Engagement	Anticipating review and adoption May 2025.	WPD	Planning
C20-2022-024	Colorado River Protections	Amend City Code Title 25 (Land Development) to increase erosion protections along the Colorado River below Longhorn Dam.	<a href="#">City Council</a>	20220609-061	Review and Adoption	In Process - → Codes & Ordinances 10/16/2024 → Planning Commission 12/10/2024 (Postponed 11/12/2024) → City Council 12/12/2024	WPD	Planning
C20-2022-003	South Central Waterfront Combining District and Density Bonus Program	Amend City Code Title 25 (Land Development) to establish boundaries for new zoning districts located in the vicinity commonly known as the South Central Waterfront; creating a new zoning district and modifying related site development regulations and compatibility standards; creating a new zoning district for density bonus that includes granting additional floor-to-area ratio in exchange for providing community benefits; and initiating zoning and rezoning and necessary neighborhood plan amendments for eligible properties located within the boundaries of the new zoning districts.	<a href="#">City Council</a>	20220915-090	Review and Adoption	In Process: → Codes and Ordinances Joint Committee 4/1/24 → Planning Commission 4/9/24 → City Council Postponed Indefinitely (Postponed 9/26/2024)	Planning	Housing
N/A	Crestview TOD Height Amendment	Amend the Lamar Blvd./Justin Lane "Crestview" TOD Station Area Plan and regulating plan to match the height limits achievable with a density bonus in Phase 1 of the ETOD Overlay and align the density bonus program to match other elements of Phase 1 of the ETOD Overlay if recommended.	<a href="#">City Council</a>	20240321-034	Development and Engagement	Timeline to be determined.	Planning	
C20-2024-005	UNO Height Restrictions	Amend City Code Title 25 (Land Development) to remove maximum height restrictions for the Inner West Campus subdistrict of the University Neighborhood Overlay.	<a href="#">Planning Commission</a>		Development and Engagement	Will be addressed by C20-2024-010 UNO Update.	Planning	
C20-2023-032	Mobile Food Establishment Distance Filing Deadline	Amend City Code Title 25 (Land Development) to remove the February deadline for requesting additional distance requirements in n § 25-2-812 – Mobile Food Establishments.	<a href="#">Planning Commission</a>		Development and Engagement	Anticipating review and adoption in 2026.	Planning	
C20-2023-031	Front or Side Yard Parking Filing Deadlines	Amend City Code Title 12 (Traffic Regulations) to remove the February deadline for requesting parking restrictions in § 12-5-29 Front or Side Yard Parking.	<a href="#">Planning Commission</a>		Development and Engagement	Anticipating review and adoption in 2026.	Planning	
C20-2023-007	Town Zoning	Amend City Code Title 25 (Land Development) to create a new zoning overlay.	<a href="#">Planning Commission</a>		Development and Engagement	Planned to be addressed by Density Bonus Comprehensive Amendments or New Zoning Districts.	Planning	
C20-2022-018	Noxious Land Uses	Amend City Code Title 25 (Land Development) to create new land uses or conditional uses for certain zoning districts	<a href="#">Planning Commission</a>		Development and Engagement	Planned to be addressed by New Zoning Districts.	Planning	
C20-2021-002	Affordability Unlocked Site Plan Changes	Amend City Code Title 25 (Land Development) site plan regulations related to Affordability Unlocked.	<a href="#">Planning Commission</a>		Development and Engagement	Planned to be addressed by C20-2023-045 Site Plan Lite 2 & Infill Plats - Proposed response to this directive will be included in response to second directive under "Site Plan Lite."	DSD	
C20-2018-004	Mirrored Glass	Amend City Code Title 25 (Land Development) to rewrite definition of mirrored glass to incorporate best practices.	<a href="#">Planning Commission</a>		Development and Engagement	Anticipating review and adoption in 2026.	Planning	