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PLANNING  
DEPARTMENT

# Land Development Code Amendments Update

HPC Briefing

September 5, 2024



# May-August 2024

## *Initiated*

- Preservation Bonus Update
- Planned Development Area (PDA) Density Bonus
- Downtown Density Bonus / Downtown Amendments



# May - August 2024

## *Adopted*

### Adopted 5/16

- Electric Vehicle Charging Use
- Modifications to Citywide Compatibility
- ETOD Overlay Phase 1
- HOME Phase 2 (Accepting applications 8/15 & 11/15)

### Adopted 8/29

- DB90 Revision



# Upcoming Council Items

## *September-October 2024*

- South Central Waterfront Combining District (Council 9/26)
- PDA Density Bonus (Planning Commission 10/8 & Council 10/24)
- Site Plan Lite Phase 2 & Infill Plats (DSD) (Planning Commission 10/8 & Council 11/7)
- Live Music and Creative Space Bonus Phase 2 (EDD) (Planning Commission 9/10 & Council 10/10)



# Upcoming Council Items

## *November-December 2024*

- PDA Density Bonus
- North Burnet Gateway Regulating Plan (Signage)
- Crestview TOD Height Amendment
- Comprehensive Density Bonus Analysis  
(Recommendations)

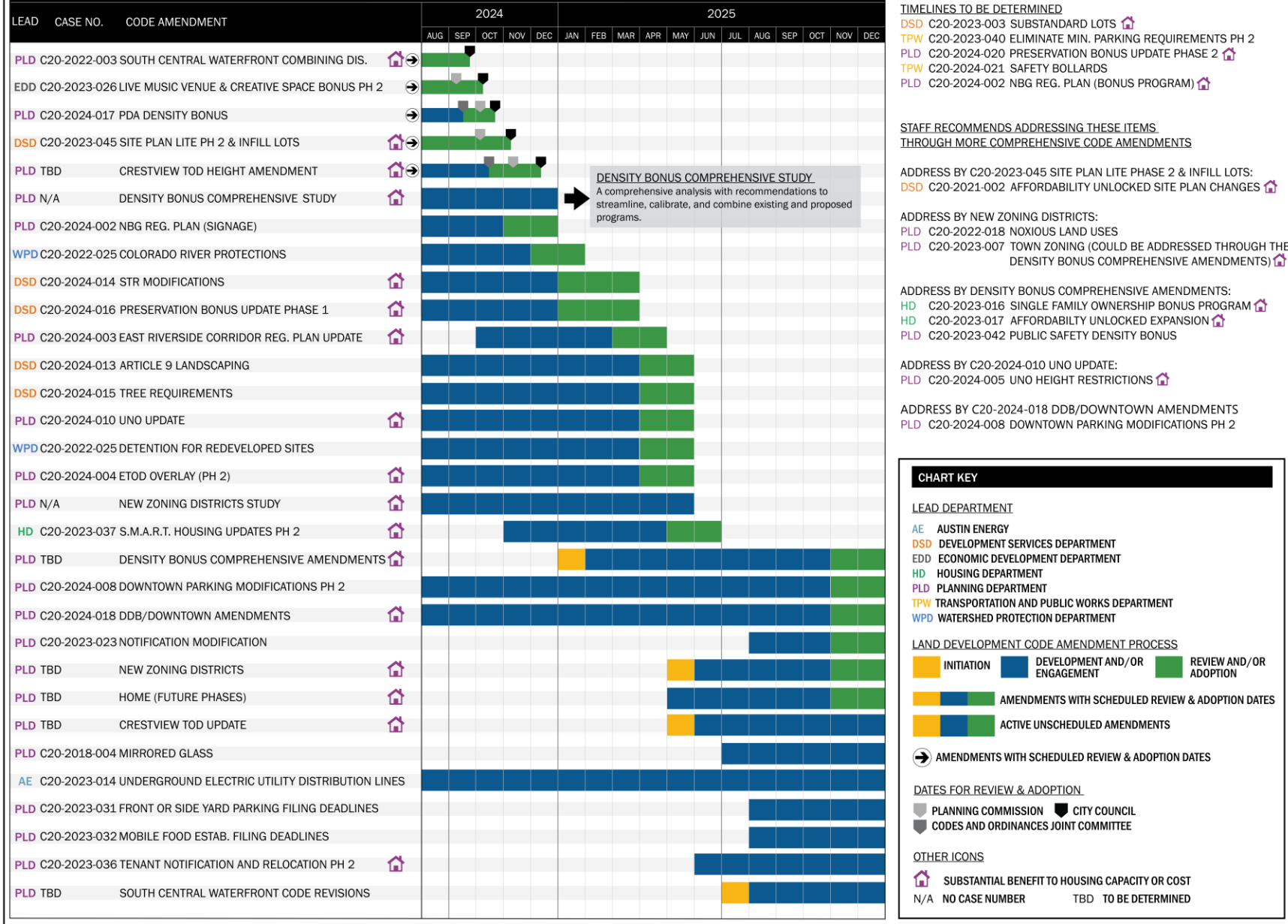


## Looking Ahead to 2025:

- Short Term Rentals (January 2025)
- Preservation Bonus Update Phase 1 (January 2025)
- ETOD Overlay Phase 2
- East Riverside Corridor Regulating Plan Update
- University Neighborhood Overlay
- Downtown Density Bonus Program
- Amendments Based on Comprehensive Density Bonus Analysis
- Creation of New Zoning Tools



## SCHEDULE OF ACTIVE CODE AMENDMENTS AUGUST 2024



**DENSITY BONUS COMPREHENSIVE STUDY**  
A comprehensive analysis with recommendations to streamline, calibrate, and combine existing and proposed programs.

### TIMELINES TO BE DETERMINED

- DSD C20-2023-003 SUBSTANDARD LOTS
- TPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2
- PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2
- TPW C20-2024-021 SAFETY BOLLARDS
- PLD C20-2024-002 NBG REG. PLAN (BONUS PROGRAM)

### 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 ADDRESSED 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 AFFORDABILITY 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
- ACTIVE UNSCHEDULED AMENDMENTS

#### 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



# For More Information

- Website: [speakupaustin.org/ldcupdates](https://speakupaustin.org/ldcupdates)
- Email: [ldcupdates@austintexas.gov](mailto:ldcupdates@austintexas.gov)
- Phone: (512) 974-7220





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Thank You