



MEMORANDUM

TO: Mayor and City Council

THROUGH: Stephanie Hayden-Howard, Assistant City Manager *SHH*

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

DATE: April 23, 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 June 2026.

The April 2025 Schedule of Active Code Amendments is attached. Since the last update at the Housing and Planning Committee on February 6, 2025, there have been several changes to the schedule, including:

- **Short Term Rental (STR) Modifications** – Approved on February 27, 2025, by City Council.
- **Site Plan Lite and Infill Lots** – Approved on March 6, 2025, by City Council.
- **Colorado River Protections** – Approved on March 27, 2025, by City Council.
- **Area Plan Process Amendment** – Postponed by Planning Commission and is anticipated to come to City Council on May 22, 2025.
- **Equitable Transit-Oriented Development (ETOD) Overlay Phase 2** – Will be integrated into the approach to citywide density bonuses anticipated for review and adoption consideration by the end of 2025.
- **East Riverside Corridor Regulating Plan Update** – Anticipated for review and adoption consideration in mid-2026.
- **Downtown Density Bonus Update** – Will move forward in tandem with a potential update to the Downtown Austin Plan and is anticipated to come forward for review and adoption consideration in late 2026.

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 with the goal of balancing 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.

PAGE: 2 of 2
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Should you have any questions or concerns, please contact Andrea Bates, Assistant Director for the Planning Department, at andrea.bates@austintexas.gov or 512-974-2291, or Erica Leak, Development Officer for the Planning Department, at erica.leak@austintexas.gov or 512-974-9375.

cc: T.C. Broadnax, City Manager
Erika Brady, City Clerk
Corrie Stokes, City Auditor
Mary Jane Grubb, Municipal Court Clerk
Judge Sherry Statman, Municipal Court
CMO Executive Team
Department Directors

Attachment: Schedule of Active Code Amendments (April 2025)

SCHEDULE OF ACTIVE CODE AMENDMENTS

APRIL 2025

LEAD	CASE NO.	CODE AMENDMENT		2025												2026					
				APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN			
DSD	C20-2024-016	PRESERVATION BONUS UPDATE PHASE 1	🏠➡️																		
PLD	C20-2024-010	UNO UPDATE	🏠➡️																		
PLD	C20-2024-024	AREA PLAN PROCESS AMENDMENT	➡️																		
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2	🏠➡️																		
DSD	C20-2024-015	TREE PRESERVATION & PLANTING REQUIREMENTS	➡️																		
PLD	C20-2024-004	ETOD OVERLAY (PH 2) + CITYWIDE DENSITY BONUS	🏠➡️																		
PLD	C20-2023-023	NOTIFICATION MODIFICATION																			
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE	🏠																		
PLD	N/A	NEW ZONING DISTRICTS STUDY	🏠																		
PLD	TBD	NEW ZONING DISTRICTS	🏠																		
PLD	C20-2024-018	DDB/DOWNTOWN AMENDMENTS	🏠																		

TIMELINES TO BE DETERMINED

PLD C20-2018-004 MIRRORED GLASS
 PLD C20-2022-003 SOUTH CENTRAL WATERFRONT COMB. DIS. & DB 🏠
 WPD C20-2022-025 GREENFIELD DRAINAGE FOR REDEVELOPED SITES
 PLD C20-2024-002 NBG REG. PLAN (SIGNAGE)
 DSD C20-2023-003 SUBSTANDARD LOTS 🏠
 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 🏠
 TPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2
 PLD C20-2024-012 NBG REG. PLAN (BONUS PROGRAM) 🏠
 PLD C20-2024-017 PLANNED DEVELOPMENT AREA 2 (PDA2) 🏠
 PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2 🏠
 PLD C20-2024-022 DB FOR COMMERCIAL HWY & INDUSTRIAL (DB240) 🏠
 PLD N/A CRESTVIEW TOD UPDATE 🏠
 DSD C20-2024-013 ARTICLE 9 LANDSCAPING
 PLD C20-2025-002 DB90 FEE-IN-LIEU
 PLD C20-2025-004 LIFE SCIENCE LAND USE

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY NEW ZONING DISTRICTS:

PLD C20-2022-018 NOXIOUS LAND USES
 PLD C20-2023-007 TOWN ZONING 🏠
 PLD N/A HOME FUTURE PHASES 🏠
 HD C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM 🏠

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
 JOINT MEETING

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.