



PLANNING
DEPARTMENT

Land Development Code Amendments Update

HPC Briefing

June 12, 2025



Adopted Items

April – May 2025

April

- Preservation Bonus Update Phase 1 (adopted 4/24)

May

- Area Plan Amendment Process (adopted 5/22)
- S.M.A.R.T. Housing Updates Phase 2 (adopted 5/22)



Upcoming Council Items

June – August 2025

- University Neighborhood Overlay “UNO” Update (June 5)
- Tree Preservation and Planting Requirements (August 28)



Looking Ahead to Fall and Beyond:

- New Zoning Districts Study (September 2025)
- ETOD Overlay Phase 2 + Citywide Density Bonus Amendments (December 2025)
- Modifications to Notification Requirements (December 2025)
- New Zoning District Amendments (Spring 2026)
- East Riverside Corridor Regulating Plan Update (Fall 2026)
- Downtown Density Bonus Program Update (Late 2026)



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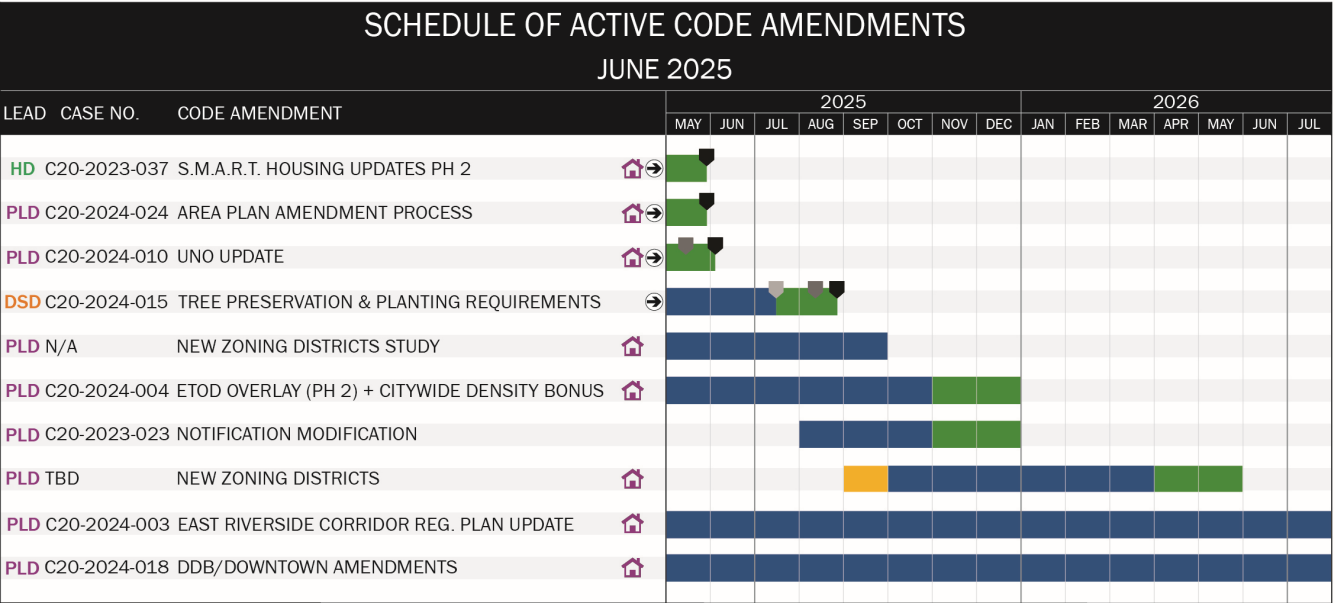


CHART KEY

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

TIMELINES TO BE DETERMINED

- PLD C20-2018-004 MIRRORRED GLASS
WPD C20-2022-025 GREENFIELD DRAINAGE FOR REDEVELOPED SITES
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 🏠
PLD C20-2024-002 NBG REG. PLAN (SIGNAGE)
PLD C20-2024-012 NBG REG. PLAN (BONUS PROGRAM) 🏠
DSD C20-2024-013 ARTICLE 9 LANDSCAPING
PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2 🏠
PLD C20-2025-004 LIFE SCIENCE LAND USE
PLD N/A CRESTVIEW TOD UPDATE 🏠

SUSPENDED/INDEFINITELY POSTPONED

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

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY CITYWIDE DENSITY BONUS:

- PLD C20-2023-007 TOWN ZONING 🏠
PLD C20-2025-002 DB90 FEE-IN-LIEU
ADDRESS BY NEW ZONING DISTRICTS:
PLD C20-2022-018 NOXIOUS LAND USES
PLD N/A HOME FUTURE PHASES 🏠
PLD 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

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.



For More Information

- Website: speakupaustin.org/ldcupdates
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Thank You