



PLANNING
DEPARTMENT

Land Development Code Amendments Update

HPC Briefing

April 29, 2025



Adopted Items

February-April 2025

February

- Short Term Rentals (adopted 2/27)

March

- Site Plan Lite Phase 2 & Infill Lots (adopted 3/6)
- Colorado River Protections (adopted 3/27)

April

- Preservation Bonus Amendment (consideration 4/24)



Upcoming Council Items

May-June 2025

- University Neighborhood Overlay (May 8)
- Area Plan Process Amendment (May 22)
- S.M.A.R.T. Housing Updates Ph 2 (May 22)



Looking Ahead to Summer and Beyond:

- New Zoning Districts Study (September 2025)
- Tree Preservation & Planting Requirements (October 2025)
- ETOD Overlay Phase 2 + Citywide Density Bonus Amendments (December 2025)
- Modifications to Notification Requirements (December 2025)
- East Riverside Corridor Regulating Plan Update (Mid 2026)
- Downtown Density Bonus Program Update (Late 2026)



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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 MIRRORRED 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.



For More Information

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Thank You