

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

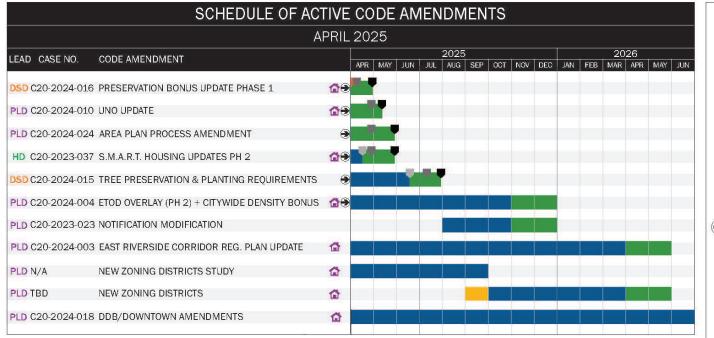
- University Neighborhood Overlay (May 8)
- Area Plan Process Amendment (May 22)
- S.M.A.R.T. Housing Updates Ph 2 (May 22)



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)







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 (1)

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 6

PLD N/A HOME FUTURE PHASES 1

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

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/Idcupdates
- Email: Idcupdates@austintexas.gov
- Phone: (512) 974-7220



Thank You