





## MEMORANDUM

**TO:** Mayor and Council Members

**THROUGH:** Veronica Briseño, Assistant City Manager 

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

**DATE:** September 4, 2024

**SUBJECT:** **Update on the Timing of Land Development Code Amendments**

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This memo provides an update on the status and timing of the amendments to the Land Development Code. The schedule establishes proposed timelines for code amendments through December 2025.

Since staff last updated the schedule of amendments in early May 2024, the Council has adopted multiple amendments to the Land Development Code, including:

- **Modifications to Citywide Compatibility** - Effective July 15, 2024.
- **Phase 1 of the ETOD Overlay (ETOD and DBETOD Combining Districts)** - Effective July 15, 2024.
- **Phase 2 of the HOME Initiative allowing smaller lots for single units** - Applications accepted beginning on August 15, 2024. (Displacement risk areas and areas within the Wildland Urban Interface will be eligible to apply under the regulations after November 15, 2024.)
- **Electric Vehicle Charging Use** - Effective May 27, 2024.
- **DB90 Revisions** - Effective September 9, 2024.

Several code amendments are currently scheduled to be considered by the Planning Commission and City Council this Fall:

- **Live Music Venue & Creative Space Bonus Phase 2** – postponed by Planning Commission to the September 10, 2024, meeting.
- **South Central Waterfront Combining District** - reviewed by Planning Commission April 9, 2024. It is scheduled for the September 12, 2024, City Council meeting; staff will recommend postponement to the September 26, 2024, City Council meeting.

- **Site Plan Lite Phase 2 & Infill Plats** - postponed by the Planning Commission to the October 8, 2024, meeting.

Staff will also be working to develop proposals and bring forward several additional code amendments by the end of 2024:

- Planned Development Agreement (PDA) Density Bonus
- North Burnet Gateway Regulating Plan (Signage), and
- Crestview TOD Height Amendment

In December, staff also plan to present findings and recommendations from the Comprehensive Analysis of Density Bonus Programs that are currently underway. This study will help guide work on various density bonus programs in 2025 and recommend City Council initiation of additional code amendments. We also anticipate launching a study to analyze our existing base zoning tools and to develop recommendations for new tools, such as new zoning categories, before the initiation of specific New Zoning District code amendments in Spring 2025.

The attached Schedule of Active Code Amendments provides an overview of all upcoming amendments to the Land Development Code. The schedule primarily reflects code amendments that have previously been initiated; however, several items on the list would require additional specific initiation action by the City Council or Planning Commission. The schedule has been developed with a goal of balancing staff workloads, sequencing work as appropriate, allowing adequate public engagement and review, while also balancing the capacity of our volunteer boards and decision makers. The schedule reflects an ambitious work program, and as processes move forward, staff will continue to make adjustments while working to identify specific review and adoption dates for the proposed timelines shown on the chart. You can also find additional information about adopted and active code amendments at [speakupaustin.org/ldcupdates](https://speakupaustin.org/ldcupdates).

If you have any questions, please contact Andrea Bates, Assistant Director for the Planning Department, at 512-974-2291 or [andrea.bates@austintexas.gov](mailto:andrea.bates@austintexas.gov) or Erica Leak, Development Office for the Planning Department, at 512-974-9375 or [erica.leak@austintexas.gov](mailto:erica.leak@austintexas.gov).

cc: T.C. Broadnax, City Manager  
CMO Executive Team  
Andrea Bates, Assistant Director, Planning Department

Attachment:  
Schedule of Active Code Amendments - September 2024

