

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			

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.

If you have any questions, please contact Andrea Bates, Assistant Director for the Planning Department, at 512-974-2291 or <u>andrea.bates@austintexas.gov</u> or Erica Leak, Development Office for the Planning Department, at 512-974-9375 or <u>erica.leak@austintexas.gov</u>.

cc: T.C. Broadnax, City ManagerCMO Executive TeamAndrea Bates, Assistant Director, Planning Department

Attachment:

Schedule of Active Code Amendments - September 2024

SCHEDULE OF ACTIVE CODE AMENDMENTS SEPTEMBER 2024					
LEAD CASE NO.	CODE AMENDMENT	2024	2025	TIMELINES TO BE DETERMINED DSD C20-2023-003 SUBSTANDARD LOTS 🟠	
	3 SOUTH CENTRAL WATERFRONT COMBINING DIS.	AUG SEP OCT NOV DEC JAN	N FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	TPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2 PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2 A TPW C20-2024-021 SAFETY BOLLARDS	
EDD C20-2023-020	6 LIVE MUSIC VENUE & CREATIVE SPACE BONUS PH			PLD C20-2024-002 NBG REG. PLAN (BONUS PROGRAM) 😭	
PLD C20-2024-017	7 PDA DENSITY BONUS			STAFF RECOMMENDS ADDRESSING THESE ITEMS	
DSD C20-2023-045 SITE PLAN LITE PH 2 & INFILL LOTS				THROUGH MORE COMPREHENSIVE CODE AMENDMENTS	
PLD TBD	CRESTVIEW TOD HEIGHT AMENDMENT		DENSITY BONUS COMPREHENSIVE STUDY	ADDRESS BY C20-2023-045 SITE PLAN LITE PHASE 2 & INFILL LOTS:	
PLD N/A	DENSITY BONUS COMPREHENSIVE STUDY		A comprehensive analysis with recommendations to streamline, calibrate, and combine existing and proposed	DSD C20-2021-002 AFFORDABILITY UNLOCKED SITE PLAN CHANGES 🟠	
PLD C20-2024-002 NBG REG. PLAN (SIGNAGE)			programs.	ADDRESS BY NEW ZONING DISTRICTS: PLD C20-2022-018 NOXIOUS LAND USES	
WPD C20-2022-025 COLORADO RIVER PROTECTIONS				PLD C20-2023-007 TOWN ZONING (COULD BE ADDRESSED THROUGH THE DENSITY BONUS COMPREHENSIVE AMENDMENTS)	
DSD C20-2024-014	4 STR MODIFICATIONS			ADDRESS BY DENSITY BONUS COMPREHENSIVE AMENDMENTS:	
DSD C20-2024-016 PRESERVATION BONUS UPDATE PHASE 1				HD C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM (1) HD C20-2023-017 AFFORDABILTY UNLOCKED EXPANSION (1) PLD C20-2023-042 PUBLIC SAFETY DENSITY BONUS	
PLD C20-2024-003 EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE					
DSD C20-2024-013 ARTICLE 9 LANDSCAPING				ADDRESS BY C20-2024-010 UNO UPDATE: PLD C20-2024-005 UNO HEIGHT RESTRICTIONS 😭	
DSD C20-2024-015 TREE REQUIREMENTS				ADDRESS BY C20-2024-018 DDB/DOWNTOWN AMENDMENTS	
PLD C20-2024-010	O UNO UPDATE			PLD C20-2024-008 DOWNTOWN PARKING MODIFICATIONS PH 2	
WPD C20-2022-025 DETENTION FOR REDEVELOPED SITES					
PLD C20-2024-004	4 ETOD OVERLAY (PH 2)			CHART KEY	
PLD N/A	NEW ZONING DISTRICTS STUDY			LEAD DEPARTMENT	
HD C20-2023-037 S.M.A.R.T. HOUSING UPDATES PH 2				AE AUSTIN ENERGY DSD DEVELOPMENT SERVICES DEPARTMENT	
PLD TBD DENSITY BONUS COMPREHENSIVE AMENDMENTS 😭		rs 🟠 📃 📃 📃		EDD ECONOMIC DEVELOPMENT DEPARTMENT HD HOUSING DEPARTMENT	
PLD C20-2024-008 DOWNTOWN PARKING MODIFICATIONS PH 2				PLD PLANNING DEPARTMENT TPW TRANSPORTATION AND PUBLIC WORKS DEPARTMENT	
PLD C20-2024-018 DDB/DOWNTOWN AMENDMENTS				WPD WATERSHED PROTECTION DEPARTMENT	
PLD C20-2023-023 NOTIFICATION MODIFICATION				LAND DEVELOPMENT CODE AMENDMENT PROCESS	
PLD TBD	NEW ZONING DISTRICTS			INITIATION DEVELOPMENT AND/OR ADOPTION	
PLD TBD	HOME (FUTURE PHASES)			AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES	
PLD TBD	CRESTVIEW TOD UPDATE			ACTIVE UNSCHEDULED AMENDMENTS	
PLD C20-2018-004	4 MIRRORED GLASS	AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES			
AE C20-2023-014	4 UNDERGROUND ELECTRIC UTILITY DISTRIBUTION	DATES FOR REVIEW & ADOPTION			
PLD C20-2023-03:	1 FRONT OR SIDE YARD PARKING FILING DEADLINES	3		PLANNING COMMISSION CITY COUNCIL CODES AND ORDINANCES JOINT COMMITTEE	
PLD C20-2023-032	2 MOBILE FOOD ESTAB. FILING DEADLINES			*	
PLD C20-2023-03	6 TENANT NOTIFICATION AND RELOCATION PH 2				
PLD TBD	SOUTH CENTRAL WATERFRONT CODE REVISIONS			SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST N/A NO CASE NUMBER TBD TO BE DETERMINED	

Version Date: 9/4/24

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.