



PLANNING
DEPARTMENT

Code Amendments Update

Housing & Planning Committee Briefing

March 26, 2024



January/February 2024:

Initiated

- Density Bonus (DB90) Zoning District
- Equitable Transit-Oriented Development (ETOD) Overlay Phase 1
- Downtown Parking Requirements
- East Riverside Corridor (ERC) Regulating Plan Update
- University Neighborhood Overlay (UNO) Height Restrictions



January/February/March 2024:

Adopted

- Density Bonus (DB90) Zoning District
- Minimum Bicycle Parking Requirements
- SMART Housing Update Phase 1
- On Site Water Reuse
- Butler Trail Amendments
- North Burnet Gateway Regulating Plan Amendment



By May 2024

Additional Code Amendments

- Electric Vehicle Charging Use*
- Live Music and Creative Space Bonus Phase 2
(Economic Development Department)
- Colorado River Protections
(Watershed Protection Department)
- Site Plan Lite Phase 2
- Infill-Lot Process

**Joint Meeting Amendment*



By May 2024

Transit-Supportive Code Amendment Package

- ETOD Overlay Phase 1*
- Citywide Compatibility Changes*
- HOME Phase 2 (Smaller Lot Size for One Unit)*
- Downtown Parking Requirements (*Transportation and Public Works*)
- South Central Waterfront District

**Joint Meeting Amendment*



Joint City Council & Planning Commission Meeting

- **April 11, 2024, 9:00 a.m.**
- **Topics:**
 - Citywide Compatibility Changes
 - HOME Phase 2 (smaller lot size for one unit)
 - ETOD Overlay Phase 1 Light Rail Transit (LRT)
 - Electric Vehicle Charging Use



Public Hearings & Engagement (Joint Meeting Items)

Joint Meeting
April 11, 2024

Open Houses
April 17, 2024
(In Person)
+
April 20, 2024
(Virtual)

**Planning Commission
Meetings**
April 23, 2024
+
April 30, 2024

**City Council
Meeting**
May 16, 2024



Informational Open Houses

Open House #1
(In Person)
April 17, 2024
6:00 – 8:00 p.m.
Central Library

Open House #2
(Virtual)
April 20, 2024
10:00 a.m. – 12:00 p.m.
Zoom: Register at [SpeakUpAustin.org/LDCupdates](https://www.speakupaustin.org/LDCupdates)



Major Milestones

- **March 29:** SpeakUp! Austin Website Launches & Citywide Notice Sent
- **April 11:** Joint Meeting of Planning Commission & Council | HOME 2, Compatibility, ETOD Overlay, EV Charging
- **April 17:** Spring 2024 LDC Amendments Open House (In Person). Central Library. 6-8pm
- **April 20:** Spring 2024 LDC Amendments Open House (Virtual). 10-noon
- **April 23:** Discussion of LDC Amendments at Housing and Planning + Mobility Committees
- **April 23:** Planning Commission | HOME 2, Compatibility, and EV Charging
- **April 30:** Planning Commission | ETOD Overlay, Downtown Parking
- **May 2:** City Council | South Central Waterfront
- **May 14:** City Council Work Session | HOME 2, Compatibility, ETOD Overlay, EV Charging
- **May 16:** City Council | HOME 2, Compatibility, ETOD Overlay, EV Charging
- **May 30:** City Council | Downtown Parking, ETOD Amendment to Imagine Austin



Code Amendment Schedule

SCHEDULE OF ACTIVE CODE AMENDMENTS March 2024

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 (Yellow)
 DEVELOPMENT & ENGAGEMENT (Blue)
 REVIEW & ADOPTION (Green)
 AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES (Yellow/Blue/Green)
 ACTIVE UNSCHEDULED AMENDMENTS (Yellow/Blue)

DATES FOR REVIEW & ADOPTION
 PLANNING COMMISSION (Grey)
 CITY COUNCIL (Black)
 CODES AND ORDINANCES JOINT COMMITTEE (Dark Grey)
 JOINT PLANNING COMMISSION & CITY COUNCIL MEETING (Red)
OTHER ICONS
 SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST (House icon)
 N/A NO CASE NUMBER (N/A icon)

LEAD	CASE NO.	CODE AMENDMENT	2024												2025											
			MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
PLD	C20-2023-041	NBG REG. PLAN PH 4 (RESEARCH & SCIENCES SUBS.)	█																							
PLD	C20-2022-003	SOUTH CENTRAL WATERFRONT COMBINING DIS.	█	█	█																					
PLD	C20-2023-004	ETOD OVERLAY (PH 1 LRT)	█	█	█																					
PLD	C20-2023-019	CITYWIDE COMPATIBILITY	█	█	█																					
PLD	C20-2023-021	ELECTRIC VEHICLE CHARGING	█	█	█																					
PLD	C20-2023-035	HOME PH 2	█	█	█																					
WPD	C20-2022-024	COLORADO RIVER PROTECTIONS	█	█	█																					
DSD	C20-2023-011	INFILL-LOT PLAT PROCESS	█	█	█																					
EDD	C20-2023-026	LIVE MUSIC VENUE & CREATIVE SPACE BONUS PH 2	█	█	█																					
TPW	C20-2023-043	DOWNTOWN PARKING REQUIREMENTS	█	█	█																					
DSD	C20-2023-045	SITE PLAN LITE PH 2	█	█	█																					
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
PLD	N/A	DENSITY BONUSES (COMP. APPROACH)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
PLD	C20-2024-004	ETOD OVERLAY (PH 2)				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
PLD	N/A	NEW ZONING DISTRICTS (COMP. APPROACH)				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
PLD	C20-2018-004	MIRRORED GLASS																			█	█	█			
AE	C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			

DENSITY BONUS (COMPREHENSIVE APPROACH).
 A comprehensive approach that streamlines, calibrates, and combines existing and proposed programs.

TIMELINES TO BE DETERMINED

- WPD C20-2022-005 FUNCTIONAL GREEN LANDSCAPE
- WPD C20-2022-025 DETENTION FOR REDEVELOPED SITES
- DSD C20-2023-003 SUBSTANDARD LOTS
- PLD C20-2023-023 NOTIFICATION MODIFICATION
- PLD C20-2023-031 FRONT OR SIDE YARD PARKING FILING DEADLINES
- PLD C20-2023-032 MOBILE FOOD ESTAB. DISTANCE FILING DEADLINES
- PLD C20-2023-036 TENANT NOTIFICATION AND RELOCATION PH 2
- HD C20-2023-037 S.M.A.R.T. HOUSING UPDATES PH 2
- TPW C20-2023-040 ELIMINATE MINIMUM PARKING REQUIREMENTS PH 2
- PLD C20-2024-002 NBG REG. PLAN PH 3 (DENSITY BONUS & PARKING)
- PLD C20-2024-005 UNO HEIGHT RESTRICTIONS
- PLD TBD HOME (SUBSEQUENT PHASES)

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY C20-2022-020B SITE PLAN LITE PART 2:
 DSD C20-2021-002 AFFORDABILITY UNLOCKED SITE PLAN CHANGES

ADDRESS BY C20-2023-019 CITYWIDE COMPATIBILITY:
 PLD C20-2023-005 COMPATIBILITY ON CORRIDORS EXPANSION
 PLD C20-2023-006 COMPATIBILITY STANDARDS WAIVER

ADDRESS BY NEW ZONING DISTRICTS (COMPREHENSIVE APPROACH):
 PLD C20-2022-018 NOXIOUS LAND USES
 PLD C20-2023-007 TOWN ZONING (COULD BE ADDRESSSED THROUGH THE DENSITY BONUSES COMPRHENSIVE APPROACH)

ADDRESS BY DENSITY BONUSES (COMPREHENSIVE APPROACH):
 HD C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM
 HD C20-2023-017 AFFORDABILTY UNLOCKED EXPANSION
 PLD C20-2023-042 PUBLIC SAFETY DENSITY BONUS



For More Information

- Website: SpeakUpAustin.org/LDCupdates
- Email: ldcupdates@austintexas.gov
- Phone: (512) 974-7220



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Thank You