



MEMORANDUM

TO: Chair Harper-Madison and Members of the Housing and Planning Committee

THROUGH: Dr. Eric A. Johnson, Assistant City Manager

FROM: Lauren Middleton-Pratt, Director, Planning Department 

DATE: June 4, 2025

SUBJECT: Update on the Timing of Land Development Code Amendments

The purpose of this memorandum is to provide an update on the status and timing of proposed amendments to the Land Development Code through July 2026.

The June 2025 Schedule of Active Code Amendments is attached. Since the last update at the Housing and Planning Committee on April 29, 2025, there have been several changes to the schedule, including:

- **Preservation Bonus Update Phase 1** – Approved on April 24, 2025, by City Council.
- **Area Plan Amendment Process** – Approved on May 22, 2025, by City Council.
- **S.M.A.R.T. Housing Updates Phase 2** – Approved on May 22, 2025, by City Council.
- **DB90 Fee-In-Lieu** – Initiated by Planning Commission. (Will be addressed through the Citywide Density Bonus update.)

The schedule primarily reflects code amendments that have previously been initiated; however, several items on the list require additional specific initiation action by the City Council or Planning Commission. The schedule has been developed with the goal of balancing staff workloads, sequencing work as appropriate, allowing adequate public engagement and review, and recognizing schedules of relevant boards and commissions. The schedule reflects an ambitious work program, and as processes move forward, staff will continually adjust to identify specific review and adoption dates for the proposed timelines shown on the chart. Additional information about adopted and active code amendments is available at speakupaustin.org/ldcupdates.

Should you have any questions or concerns, please contact Andrea Bates, Assistant Director for the Planning Department, at andrea.bates@austintexas.gov or 512-974-2291, or Erica Leak, Development Officer for the Planning Department, at erica.leak@austintexas.gov or 512-974-9375.

Attachment: Schedule of Active Code Amendments (June 2025)

SCHEDULE OF ACTIVE CODE AMENDMENTS

JUNE 2025

LEAD	CASE NO.	CODE AMENDMENT		2025								2026						
				MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2																
PLD	C20-2024-024	AREA PLAN AMENDMENT PROCESS																
PLD	C20-2024-010	UNO UPDATE																
DSD	C20-2024-015	TREE PRESERVATION & PLANTING REQUIREMENTS																
PLD	N/A	NEW ZONING DISTRICTS STUDY																
PLD	C20-2024-004	ETOD OVERLAY (PH 2) + CITYWIDE DENSITY BONUS																
PLD	C20-2023-023	NOTIFICATION MODIFICATION																
PLD	TBD	NEW ZONING DISTRICTS																
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE																
PLD	C20-2024-018	DDB/DOWNTOWN AMENDMENTS																

TIMELINES TO BE DETERMINED

- PLD C20-2018-004 MIRRORED GLASS
- WPD C20-2022-025 GREENFIELD DRAINAGE FOR REDEVELOPED SITES
- 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
- PLD C20-2024-002 NBG REG. PLAN (SIGNAGE)
- PLD C20-2024-012 NBG REG. PLAN (BONUS PROGRAM)
- DSD C20-2024-013 ARTICLE 9 LANDSCAPING
- PLD C20-2024-020 PRESERVATION BONUS UPDATE PHASE 2
- PLD C20-2025-004 LIFE SCIENCE LAND USE
- PLD N/A CRESTVIEW TOD UPDATE

SUSPENDED/INDEFINITELY POSTPONED

- PLD C20-2022-003 SOUTH CENTRAL WATERFRONT COMB. DIS. & DB
- TPW C20-2023-040 ELIMINATE MIN. PARKING REQUIREMENTS PH 2
- PLD C20-2024-017 PLANNED DEVELOPMENT AREA 2 (PDA2)
- PLD C20-2024-022 DB FOR COMMERCIAL HWY & INDUSTRIAL (DB240)

STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS

ADDRESS BY CITYWIDE DENSITY BONUS:

- PLD C20-2023-007 TOWN ZONING
- PLD C20-2025-002 DB90 FEE-IN-LIEU

ADDRESS BY NEW ZONING DISTRICTS:

- PLD C20-2022-018 NOXIOUS LAND USES
- PLD N/A HOME FUTURE PHASES
- PLD 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

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.