



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://speakup.austin.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 DEVELOPMENT & ENGAGEMENT REVIEW & ADOPTION
AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES
ACTIVE UNSCHEDULED AMENDMENTS
AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES

DATES FOR REVIEW & ADOPTION

PLANNING COMMISSION CITY COUNCIL
CODES AND ORDINANCES JOINT COMMITTEE
JOINT PLANNING COMMISSION & CITY COUNCIL MEETING
OTHER ICONS
SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST
N/A NO CASE NUMBER

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.) ➡	<div></div>	<div></div>																						
PLD	C20-2022-003	SOUTH CENTRAL WATERFRONT COMBINING DIS. 🏠 ➡	<div></div>	<div></div>	<div></div>	<div></div>																				
PLD	C20-2023-004	ETOD OVERLAY (PH 1 LRT) 🏠 ➡	<div></div>	<div></div>	<div></div>	<div></div>																				
PLD	C20-2023-019	CITYWIDE COMPATIBILITY 🏠 ➡	<div></div>	<div></div>	<div></div>	<div></div>																				
PLD	C20-2023-021	ELECTRIC VEHICLE CHARGING ➡	<div></div>	<div></div>	<div></div>	<div></div>																				
PLD	C20-2023-035	HOME PH 2 🏠 ➡	<div></div>	<div></div>	<div></div>	<div></div>																				
WPD	C20-2022-024	COLORADO RIVER PROTECTIONS ➡	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																			
DSD	C20-2023-011	INFILL-LOT PLAT PROCESS 🏠	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																			
EDD	C20-2023-026	LIVE MUSIC VENUE & CREATIVE SPACE BONUS PH 2 ➡	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																			
TPW	C20-2023-043	DOWNTOWN PARKING REQUIREMENTS ➡	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																			
DSD	C20-2023-045	SITE PLAN LITE PH 2 🏠	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																			
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE 🏠	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
PLD	N/A	DENSITY BONUSES (COMP. APPROACH) 🏠	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
PLD	C20-2024-004	ETOD OVERLAY (PH 2) 🏠				<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
PLD	N/A	NEW ZONING DISTRICTS (COMP. APPROACH) 🏠				<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
PLD	C20-2018-004	MIRRORED GLASS																<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
AE	C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		

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 COMPREHENSIVE APPROACH)

ADDRESS BY DENSITY BONUSES (COMPREHENSIVE APPROACH):

HD C20-2023-016 SINGLE FAMILY OWNERSHIP BONUS PROGRAM
HD C20-2023-017 AFFORDABILITY 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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DEPARTMENT

Thank You