



## MEMORANDUM

**TO:** Mayor and Council Members

**FROM:** Rosie Trulove, Director, Housing and Planning Department 

**DATE:** August 25, 2022

**SUBJECT:** Update on City of Austin Code Amendments and Small Area Planning Initiatives

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This memorandum provides updates on code amendments and small area planning initiatives managed by several City of Austin departments, including the Housing and Planning Department (HPD), the Development Services Department (DSD), the Parks and Recreation Department (PARC), the Project Connect Office (PCO), the Watershed Protection Department (WPD), and the Law Department. These code amendments and small area planning initiatives include:

### Code Amendments:

- Urban Renewal Plan for East 11<sup>th</sup> and 12<sup>th</sup> Street
- Compatibility on Corridors
- Residential in Commercial
- South Central Waterfront Regulating Plan
- North Burnet Gateway (NBG) Max Building Height and Max Floor Area Ratio (FAR)
- North Burnet Gateway Plan Updates
- Capitol Dominance / Downtown Density Bonus Program
- East 6<sup>th</sup> / Pecan St. Combining District Regulations
- Accessory Dwelling Unit code amendments
- Parkland Dedication Ordinance
- Project Connect
- Environmental Protections and Water Quality (Functional Green)

### Small Area Planning Initiatives:

- Palm District Planning Initiative
- Equitable Transit Oriented Development (ETOD) Planning
- Northeast Austin District Plan
- District Level Planning Process

Appendix A provides project status updates for the code amendments and small area planning initiatives. Please contact me at [rosie.trulove@austintexas.gov](mailto:rosie.trulove@austintexas.gov) if you have questions regarding this update.

**CC:** Spencer Cronk, City Manager  
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Jorge Morales, Director, Watershed Protection Department

## Appendix A. Housing and Planning Department Planning Initiatives and Code Amendments

Project Name	Council Resolution or Direction Source	Lead Department	Return Date in Resolution	Project Status Update <i>(as of August 3, 2022)</i>
<b>Code Amendments</b>				
<b>Urban Renewal Plan for East 11<sup>th</sup> and 12<sup>th</sup> Streets</b>	Urban Renewal Board	HPD	None	Pending Council action on second and third reading; scheduled for September 1, 2022.
<b>Compatibility on Corridors</b>	<a href="#">Resolution No. 20220609-066</a>	HPD	Sept. 2022	HPD staff is analyzing draft ordinance amendments. Due to recent staffing vacancies, HPD intends to bring this amendment to Council for first reading in November 2022.
<b>Residential in Commercial</b>	<a href="#">Resolution No. 20211209-056</a>	HPD	None	HPD intends to bring this amendment to Council for first reading in November 2022 to coincide with the “Compatibility on Corridors” amendment.
<b>South Central Waterfront Regulating Plan</b>	<a href="#">Resolution No. 20130808-058</a>	HPD	None	HPD intends to bring this amendment to the South Central Waterfront Advisory Board in September 2022, and to Council for first reading in December 2022.
<b>North Burnet Gateway (NFG) Max Building Height and Max Floor Area Ratio (FAR)</b>	<a href="#">Resolution No. 20220519-040</a>	HPD	None	HPD intends to bring this amendment to the Planning Commission for review in September 2022, and to Council for consideration in Fall 2022.
<b>North Burnet Gateway Plan Updates</b>	<a href="#">Resolution No. 20220616-049</a>	HPD	Sept. 2022	HPD staff will not be able to complete the 11 items in the resolution by September 1 <sup>st</sup> .
<b>Capitol Dominance / Downtown Density Bonus Program</b>	<a href="#">Resolution No. 20220519-087</a>	HPD	None	HPD staff is working on the amendment but does not have a return date to Council yet.
<b>East 6<sup>th</sup> / Pecan St. Combining District Regulations</b>	<a href="#">Resolution No. 20220609-124</a>	HPD	None	HPD staff is working on the amendment but does not have a return date to Council yet.
<b>Accessory Dwelling Unit code amendments</b>	<a href="#">Resolution No. 20211209-064</a> <a href="#">Resolution No. 20220609-062</a>	DSD	None for Res 1. Nov 3 for Res 2.	Staff is developing proposed regulations in response to these resolutions. Staff intends to bring these amendments to Planning Commission in October and Council by the end of the year.
<b>Parkland Dedication Ordinance</b>	<a href="#">Resolution No. 20220407-042</a>	PARD	FY23 Budget	On September 1, 2022, Council is scheduled to conduct a public hearing and consider an ordinance amending City Code Chapter 25-1 to require parkland dedication for commercial developments (Item 102).
<b>Project Connect</b>	<a href="#">Resolution No. 20211029-003</a>	PCO	April 2022	Staff intends to bring these amendments to Council in December 2022.

<b>Environmental Protections and Water Quality (Functional Green)</b>	<a href="#">Resolution No. 20220609-061</a>	WPD	Sept. 2022 and Nov. 2022	Staff is developing proposed regulations in response to these resolutions. Staff intends to bring these amendments to Planning Commission in October and Council by the end of the year. The amendments are split into two phases and are scheduled to return to Council in September and November of 2022.
<b>Small Area Planning</b>				
<b>Palm District Planning Initiative</b>	<a href="#">Resolution No. 20190523-029</a>	HPD	2019	HPD intends to conduct a public review of the draft plan in October 2022, and to bring the plan to Council for first reading in December 2022.
<b>Equitable Transit Oriented Development (ETOD) Planning</b>	<a href="#">Resolution No. 20210610-093</a>	HPD	Fiscal Year 2022	HPD intends to conduct a public review of the draft plan in November 2022, and to bring the plan to Council for first reading in December 2022.
<b>Northeast Austin District Plan</b>	<a href="#">Resolution No. 20201112-043</a>	HPD	None	HPD conducted a solicitation for consultants in Summer 2022. No compliant responses were received. Staff is considering other approaches for securing consultants for this project.
<b>District Level Planning</b>	<a href="#">Resolution No. 20220609-069</a>	HPD	Oct. 2022	HPD staff anticipate providing an update to Council in October 2022.