




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

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 11th and 12th 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 6th / 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 if you have questions regarding this update.

CC: Spencer Cronk, City Manager
Anne Morgan, Acting City Manager
J. Rodney Gonzales, Assistant City Manager
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Stephanie Hayden-Howard, Assistant City Manager
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Denise Lucas, Director, Development Services Department
Kimberly McNeeley, Director, Parks and Recreation Department
Annick Beaudet, Mobility Officer, Project Connect Office
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 (as of August 3, 2022)
Code Amendments				
Urban Renewal Plan for East 11th and 12th Streets	Urban Renewal Board	HPD	None	Pending Council action on second and third reading; scheduled for September 1, 2022.
Compatibility on Corridors	Resolution No. 20220609-066	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.
Residential in Commercial	Resolution No. 20211209-056	HPD	None	HPD intends to bring this amendment to Council for first reading in November 2022 to coincide with the "Compatibility on Corridors" amendment.
South Central Waterfront Regulating Plan	Resolution No. 20130808-058	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.
North Burnet Gateway (NFG) Max Building Height and Max Floor Area Ratio (FAR)	Resolution No. 20220519-040	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.
North Burnet Gateway Plan Updates	Resolution No. 20220616-049	HPD	Sept. 2022	HPD staff will not be able to complete the 11 items in the resolution by September 1 st .
Capitol Dominance / Downtown Density Bonus Program	Resolution No. 20220519-087	HPD	None	HPD staff is working on the amendment but does not have a return date to Council yet.
East 6th / Pecan St. Combining District Regulations	Resolution No. 20220609-124	HPD	None	HPD staff is working on the amendment but does not have a return date to Council yet.
Accessory Dwelling Unit code amendments	Resolution No. 20211209-064 Resolution No. 20220609-062	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.
Parkland Dedication Ordinance	Resolution No. 20220407-042	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).
Project Connect	Resolution No. 20211029-003	PCO	April 2022	Staff intends to bring these amendments to Council in December 2022.

Environmental Protections and Water Quality (Functional Green)	Resolution No. 20220609-061	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.
Small Area Planning				
Palm District Planning Initiative	Resolution No. 20190523-029	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.
Equitable Transit Oriented Development (ETOD) Planning	Resolution No. 20210610-093	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.
Northeast Austin District Plan	Resolution No. 20201112-043	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.
District Level Planning	Resolution No. 20220609-069	HPD	Oct. 2022	HPD staff anticipate providing an update to Council in October 2022.