



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.) ➡	■																							
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
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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