




MEMORANDUM

TO: Mayor and Council Members

FROM: Jesús Garza, Interim City Manager 

DATE: January 22, 2024

SUBJECT: **2024 Code Amendment Work Program**

We want to share with you the code amendments that we will be prioritizing in Spring 2024. From now through the end of May, staff will focus their efforts on code amendments that are critical to support Equitable Transit Oriented Development (ETOD) implementation along the Project Connect Phase 1 Light Rail line, including Priority Extensions, while also continuing to address housing capacity and affordability citywide.

The work program reflected in the attached updated Schedule of Active Code Amendments prioritizes implementation of Equitable Transit Oriented Development, to help ensure that adopted regulations intended to benefit Project Connect Phase 1 Light Rail Transit (LRT) can be considered as part of the preliminary ratings package for federal funding, due in Summer 2024.

Code Amendments that Support the Project Connect Phase I Light Rail

The following code amendments are intended to support Equitable Transit Oriented Development and implementation of the Phase 1 Light Rail Line:

- **Citywide Compatibility (C20-2023-019).** Modifications to our citywide compatibility regulations were initiated by [Resolution No. 20230608-045](#). Modifications would reduce restrictions that currently limit the height of commercial and multi-family development within 540 feet of single-family properties. The proposed amendments will improve the City's ability to deliver increased housing and transit-supportive development in Austin.
- **Density Bonus Zoning District (C20-2023-044).** Modifications to create a new density bonus district would be initiated through a resolution on the February 1 Council agenda. The district is modeled on the provisions that were previously included under "VMU2" regulations. It will allow the development of mixed-use buildings on commercially zoned lots citywide through a re-zoning process and will allow up to 30 feet of additional height in exchange for the provision of affordable housing. This modification would be fast tracked to allow for Council consideration at the end of February.

- **Downtown Parking Requirements (C20-2023-043).** Modifications to our downtown parking regulations to implement a portion of the findings from the Urban Land Institute Technical Advisory Panel Recommendation on downtown parking would be initiated through a resolution on the February 1 Council Agenda. Modifications would allow us to better manage downtown parking to support a more walkable, transit supportive downtown.
- **ETOD Overlay (Phase 1 LRT) (C20-2023-004)**
Modifications to create and apply a new ETOD Overlay district along the Phase 1 Light Rail Line and priority extensions would be initiated through a resolution on the February 1 Council Agenda. Modifications would prohibit certain non-transit supportive uses and would apply a density bonus program that would allow up to 60 feet of additional height in commercial zones and certain multifamily zones within ½ mile of Project Connect Phase 1 Light Rail Line and Priority Extensions in exchange for the provision of affordable housing. Modifications would allow us to deliver increased housing and transit-supportive development along our public transit corridors.¹ The ETOD Overlay may potentially supersede the Neighborhood Conservation Combining Districts (NCCD) regulations for height in commercial and potentially multifamily zones. It will not supersede any NCCD regulations that apply to single-family development.

As part of the resolution on the February 1 Council agenda, we are also requesting the initiation of modifications to the existing East Riverside Corridor Plan to support Project Connect; however, this work would be delivered as part of a future phase.

- **South Central Waterfront Bonus District (C20-2022-003).** Modifications to create and apply a density bonus program to the South Central Waterfront District were previously initiated by [Resolution No. 20220915-090](#). These regulations would allow us to implement some of the goals of the South Central Waterfront Vision Framework Plan and to deliver transit-supportive development to this important district.

Reducing Minimum Lot Sizes for One Residential Unit (Initiated by HOME Resolution)

I have also directed staff to bring back a recommendation in the Spring to reduce the current minimum lot size of 5,750 square feet for one residential unit while also keeping existing impervious cover limitations in place. This modification was previously initiated as part of [Resolution No. 20230720-126](#) (HOME Initiative). The impervious cover limitation is 45% and the Watershed Protection Department staff will evaluate whether any changes are appropriate.

The price of land is one of the major determinants of housing cost in Austin, and this amendment would allow an option for one housing unit on smaller fee-simple lots that could incrementally support more affordable home ownership options while continuing to maintain existing protections related to the environment and stormwater.

Additional Changes to the Timeline

Other specific refinements that have been made to the timeline since the last published version include:

1. Removal of adopted code amendments.
2. Addition of potential review and adoption dates for other previously initiated amendments.
3. Addition of code amendments initiated since October 2023.

¹ ETOD Overlay would not be applied to areas such as the East Riverside Corridor which are already covered by an existing transit supportive special regulating district.

The timing presented is subject to change based on future changes to priorities, resources, commission and community bandwidth, and additional analysis related to the complexity of certain amendments.

If you have any questions, please contact Lauren Middleton-Pratt, Planning Director, at lauren.middleton-pratt@austintexas.gov.

cc: Veronica Briseño, Assistant City Manager
Robert Goode, Assistant City Manager
Lauren Middleton-Pratt, Director, Planning Department
Annick Beaudet, Project Connect Officer

Attachment: Schedule of Active Code Amendments January 2024

SCHEDULE OF ACTIVE CODE AMENDMENTS JANUARY 2024

LEAD	CASE NO.	CODE AMENDMENT	2024												2025											
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DSD	C20-2023-025	S.M.A.R.T. HOUSING UPDATES PH 1		█																						
WPD	C20-2023-030	AIROLE WAY SITE SPECIFIC SOS AMENDMENT		█	█																					
TPW	C20-2023-039	MODIFY MINIMUM BICYCLE PARKING REQUIREMENTS		█	█																					
WPD	C20-2023-013	BUTLER TRAIL AMENDMENTS		█	█	█																				
PD	C20-2023-044	DENSITY BONUS ZONING DISTRICT		█	█	█																				
AW	C20-2024-001	ONSITE WATER REUSE		█	█	█																				
PD	C20-2023-041	NBG REG. PLAN PH 4 (RESEARCH & SCIENCES SUBDISTRICTS)		█	█	█																				
PD	C20-2022-003	SOUTH CENTRAL WATERFRONT REGULATING PLAN		█	█	█	█																			
WPD	C20-2023-005D	COLORADO RIVER PROTECTIONS		█	█	█	█	█																		
EDD	C20-2023-026	LIVE MUSIC VENUE AND CREATIVE SPACE BONUS PH 2		█	█	█	█	█																		
PD	C20-2023-004	ETOD OVERLAY (PH 1 LRT)		█	█	█	█	█																		
PD	C20-2023-019	CITYWIDE COMPATIBILITY		█	█	█	█	█																		
PD	C20-2023-021	ELECTRIC VEHICLE CHARGING		█	█	█	█	█																		
PD	C20-2023-035	HOME (ONE-UNIT MINIMUM LOT SIZE)		█	█	█	█	█																		
TPW	C20-2023-043	DOWNTOWN PARKING REQUIREMENTS		█	█	█	█	█																		
DSD	C20-2022-020B	SITE PLAN LITE PH 2		█	█	█	█	█																		
DSD	C20-2023-003	SUBSTANDARD LOTS		█	█	█	█	█																		
DSD	C20-2023-011	INFILL-LOT PLAT PROCESS		█	█	█	█	█																		
PD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE		█	█	█	█	█	█	█	█	█	█	█												
PD	N/A	DENSITY BONUSES (COMPREHENSIVE APPROACH)		█	█	█	█	█	█	█	█	█	█	█	█	█	█									
PD	C20-2024-004	ETOD OVERLAY (PH 2)																								
PD	N/A	NEW ZONING DISTRICTS (COMPREHENSIVE APPROACH)																								
PD	C20-2018-004	MIRRORED GLASS																								
AE	C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES																								
WPD	C20-2022-005	FUNCTIONAL GREEN LANDSCAPE	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-023	NOTIFICATION MODIFICATION	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-028	NBG REG. PLAN PH 2 (ENABLING RESOLUTION ELEMENTS)	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-031	FRONT OR SIDE YARD PARKING FILING DEADLINES	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-032	MOBILE FOOD ESTABLISHMENT DISTANCE FILING DEADLINES	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-034	RESIDENTIAL IN COMMERCIAL UPDATE	TIMELINE TO BE DETERMINED.																							
PD	C20-2023-036	TENANT NOTIFICATION AND RELOCATION PH 2	TIMELINE TO BE DETERMINED.																							
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2	TIMELINE TO BE DETERMINED.																							
TPW	C20-2023-040	ELIMINATE MINIMUM PARKING REQUIREMENTS PH 2	TIMELINE TO BE DETERMINED.																							
WPD	C20-2023-005C	DETENTION FOR REDEVELOPED SITES	TIMELINE TO BE DETERMINED.																							
PD	C20-2024-002	NBG REG. PLAN PH 3 (DENSITY BONUS & PARKING)	TIMELINE TO BE DETERMINED.																							
PD	TBD	HOME (SUBSEQUENT PHASES)	TIMELINE TO BE DETERMINED.																							
STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS																										
DSD	C20-2021-002	AFFORDABILITY UNLOCKED SITE PLAN CHANGES																								
PD	C20-2022-018	NOXIOUS LAND USES																								
PD	C20-2023-005	COMPATIBILITY ON CORRIDORS EXPANSION																								
PD	C20-2023-006	COMPATIBILITY STANDARDS WAIVER																								
PD	C20-2023-007	TOWN ZONING																								
HD	C20-2023-016	SINGLE FAMILY OWNERSHIP BONUS PROGRAM																								
HD	C20-2023-017	AFFORDABILITY UNLOCKED EXPANSION																								
PD	C20-2023-042	PUBLIC SAFETY DENSITY BONUS																								
DSD	C20-2023-033	TINY HOMES AND RVS IN SINGLE FAMILY PH 2																								

DENSITY BONUS (COMPREHENSIVE APPROACH)
 A comprehensive approach that streamlines, calibrates, and combines existing and proposed programs.

CHART KEY

- ➡ AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES
- 🏠 SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST
- TBD TO BE DETERMINED
- N/A NO CASE NUMBER

LAND DEVELOPMENT CODE AMENDMENT PROCESS

- █ INITIATION █ DEVELOPMENT & ENGAGEMENT █ REVIEW & ADOPTION
- █ AMENDMENTS WITH SCHEDULED REVIEW & ADOPTION DATES
- █ ACTIVE UNSCHEDULED AMENDMENTS

DATES FOR REVIEW & ADOPTION

- ▒ PLANNING COMMISSION ▒ CITY COUNCIL
- ▒ CODES AND ORDINANCES JOINT COMMITTEE
- ▒ JOINT PLANNING COMMISSION AND CITY COUNCIL MEETING

LEAD DEPARTMENT

- AE AUSTIN ENERGY
- AW AUSTIN WATER
- DSD DEVELOPMENT SERVICES DEPARTMENT
- EDD ECONOMIC DEVELOPMENT DEPARTMENT
- HD HOUSING DEPARTMENT
- PD PLANNING DEPARTMENT
- TPW TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
- WPD WATERSHED PROTECTION DEPARTMENT
- PARD PARKS AND RECREATION DEPARTMENT