



## MEMORANDUM

**TO:** Mayor and Council Members

**THROUGH:** Veronica Briseño, Assistant City Manager 

**FROM:** Lauren Middleton-Pratt, Director, Planning Department 

**DATE:** March 28, 2024

**SUBJECT:** Joint City Council and Planning Commission Meeting – Code Amendment Summary

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As we noted in our [January 22 memo](#) regarding the 2024 code amendments work program, staff are focusing their efforts this spring 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.

This memo provides an update regarding the public notices that will begin arriving in mailboxes this week, an overview of the timeline for future information sessions and public meetings, and a summary of communications and outreach efforts underway. Additionally, two attachments provide summaries of the proposed amendments that will be presented during the April 11 Joint City Council and Planning Commission meeting and copies of the notices being sent to the community.

The draft ordinances will be posted as agenda backup tomorrow, March 29, in advance of the April 11 joint meeting. The Land Development Code (LDC) Amendments [SpeakUp Austin website](#) will be updated at 5 p.m. today to provide information about the proposed code amendments, community meetings, staff reports, and other related documents.

**Public Notice.** The following notices are being mailed out and will begin to arrive in mailboxes around March 29:

- **Citywide Postcard (Attachment A).** A purple postcard providing information on the proposed changes related to Citywide Compatibility, HOME Phase 2, and Electric Vehicle Charging is being mailed to every property owner in Austin. Additionally, the City is also sending the notice to individuals within the City of Austin who receive an Austin Energy utility bill.
- **Property Specific ETOD Notice (Attachment B).** A property specific notification related to the proposal to create and apply an ETOD Overlay Combining District and ETOD Density Bonus Combining District is being mailed to every property owner and utility account holder within 500 ft of parcels where the regulations would apply as well as to occupants of impacted properties. This notice includes maps and a description of the proposal and is similar in format to a zoning notice. It will be mailed to about 40,000 addresses.



**Important Dates.** The community can learn more about the proposed amendments and participate at the meetings and events listed below. Staff anticipate providing a briefing to a joint meeting of the City Council's Housing & Planning Committee and the Mobility Committee toward the end of April. Unless otherwise noted, meetings will take place at City Hall, 301 W. 2<sup>nd</sup> Street:

- **March 29:** [Speak Up Austin website](#) launches and public notices begin arriving in mailboxes; one notice issued citywide and another sent to residents in the vicinity where the ETOD Overlay Combining District will apply, generally within a half mile of the Project Connect light rail line. The SpeakUp Austin website will provide up-to-date information about how to participate in community meetings.
- **April 11:** Joint City Council and Planning Commission Meeting at 9 a.m. | HOME Phase 2, Compatibility, Electric Vehicle (EV) Charging, and ETOD Overlay Phase 1 LRT.  
Includes a staff presentation and opportunity for public comment. Austinites must register in advance to speak. More information is available on the SpeakUp Austin website.
- **April 17:** Spring 2024 LDC Amendments In-Person Open House, Central Library, 6 p.m. – 8 p.m.  
Community members will have an opportunity to meet with staff in person to ask questions and learn more about the amendments.
- **April 20:** Spring 2024 LDC Amendments Virtual Open House, 10 a.m. – 12 p.m.  
Community members will have an opportunity to meet virtually with staff to ask questions and learn more about the amendments.
- **April 23:** Planning Commission at 6 p.m. | HOME Phase 2, Compatibility, and EV Charging.  
Austinites must register in advance to speak. Information available on the SpeakUp Austin website.
- **April 30:** Planning Commission at 6 p.m. | ETOD Overlay Phase 1 LRT.  
Austinites must register in advance to speak. Information available on the SpeakUp Austin website.
- **May 16:** City Council at 9 a.m. | HOME Phase 2, Compatibility, EV Charging, and ETOD Overlay.  
Austinites must register in advance to speak. Information available on the SpeakUp Austin website.

**Contact Information.** Austinites interested in learning more about the proposed amendments, have questions about filing a protest, or wish to provide feedback can:

- Visit: <https://speakupaustin.org/LDCupdates>
- Email: [ldcupdates@austintexas.gov](mailto:ldcupdates@austintexas.gov)
- Call: 512-974-7220

If you have any questions, please contact me.

cc: Jesús Garza, Interim City Manager  
Robert Goode, Assistant City Manager  
Annick Beaudet, Project Connect Officer

Attachments:

- *Attachment A: Citywide Postcard - HOME Phase 2, Citywide Compatibility, Electric Vehicle Land Use*
- *Attachment B: Property Specific ETOD Notice - Equitable Transit-Oriented Development (ETOD)*



## **Attachment A: Citywide Postcard**

### **HOME Phase 2, Citywide Compatibility, Electric Vehicle Land Use**

A purple postcard providing information on the proposed changes related to Citywide Compatibility, HOME Phase 2, and Electric Vehicle Charging is being mailed to every property owner in Austin. Additionally, the City is also sending the notice to individuals within the City of Austin who receive an Austin Energy utility bill. A copy of the postcard is provided at the end of this attachment.

#### **Reducing Minimum Lot Sizes for One Residential Unit (HOME Phase 2)**

- **Council Direction.** Land Development Code amendments to reduce the minimum lot size for one residential unit were initiated as part of [Resolution No. 20230720-126](#) (HOME Initiative) with a goal of increasing housing options by providing homeowners with the choice and flexibility to be creative with their space and the property they already own.
- **Proposal.** The proposed code amendments would reduce the lot size required for one home and revise site development rules to allow ownership of one home on a smaller lot, also known as “fee-simple ownership.” Larger lot sizes are still allowed. The proposed changes:
  - Lower the minimum lot size for one unit from 5,750 sq ft to 2,000 sq ft;
  - Adjust development standards for lots under 5,750 sq ft including:
    - Reducing the minimum lot width and setbacks,
    - Adding design standards for driveways, front yards, and garage placement,
    - Allowing for a variety of detached and attached housing types,
    - Removing Residential Design and Compatibility standards (e.g., McMansion or Subchapter F) and;
  - Adjust regulations that apply to “flag lots” to facilitate easier subdivision. Flag lots usually have long, slender driveways (also known as “flag poles”) connecting the buildable area of the lot to the street.
- **Highlights.**
  - As mentioned in the [January 22 memo](#), staff evaluated whether any impervious cover changes were appropriate, and determined that impervious cover limitations should be 45% for all properties using the HOME Phase 2 code amendments. This is consistent with the 45% impervious cover limit established for two- and three-unit development in HOME Phase 1.
  - The decision regarding impervious cover necessitated a change related to how the impervious cover on a flag lot is counted. Under the current code, the flagpole of a flag lot is not included in either the lot area or the impervious cover calculations. Proposed changes include the flagpole in both the lot area and the impervious cover calculations to ensure that sites do not exceed 45% impervious cover.



### Citywide Compatibility (C20-2023-019)

- **Council Direction.** Modifications to Austin’s citywide compatibility regulations were initiated by with a goal of improving the City’s ability to deliver increased housing supply in Austin. Modifying Austin’s compatibility regulations will bring them more in line with the regulations of peer cities.
- **Proposal.** Austin’s existing compatibility regulations limit the height of buildings near single-family homes and apply to taller buildings such as apartments, offices, or restaurants. The regulations also regulate screening, noise, and building design. Compatibility regulations gradually allow for taller buildings as the distance from single-family homes increases. The existing regulations limit height within 540 ft (equivalent to about two city blocks) of a single-family home, which far exceeds the distance that most peer cities use to apply compatibility restrictions. The proposed regulations:
  - Simplify citywide compatibility regulations;
  - Limit where compatibility regulations apply;
  - Require compatibility buffer that requires landscaping;
  - Allow additional height and flexibility within 75 ft; and
  - End compatibility regulations at 75 ft.
- **Highlights.** The proposed regulations:
  - Exempt from compatibility regulations certain non-residential uses that are compatible with single-family homes, such as childcare;
  - Create a process that allows Council to modify compatibility requirements on a site-by-site basis; and
  - Do not include a new compatibility-specific bonus program; however, other density bonus programs and special regulating districts (e.g., DB90/DBETOD/ERC) may supersede certain compatibility limitations.

### Electric Vehicle (EV) Charging Land Use (C20-2023-021)


- **Council Direction.** Amendments to City Code Title 25 (Land Development) to create a new land use for “Electric Vehicle Parking” were initiated by [Resolution No. 20230608-082](#). The resolution directed staff to consider options that would prevent the new use from becoming concentrated within activated or residential areas, allow the use through the conditional use permit process, and limit the use to General Commercial Services (CS) or less restrictive zoning districts.
- **Proposal.** The proposed amendments will create an Electric Vehicle Charging Use that would be allowed in General Commercial Services (CS), Commercial Liquor Sales (CS-1), Commercial Highway (CH), Industrial Park (IP), Major Industry (MI), Limited Industrial Services (LI), and Research and Development (R&D) zoning districts, provided the use is:
  - Permitted on sites abutting suburban roadways, highways, hill country roadways, or internal circulation routes;
  - Permitted on sites abutting core-transit corridors, future core-transit corridors, and urban roadways if the nearest Electric Vehicle Charging use is at least 1,000 feet away and the site does not exceed 25,000 square feet in area;
  - Permitted on a site when the base zoning district is commercial or industrial and a service station use is an existing use or was a previous use for the site unless the use was already converted to a residential, restaurant (general), or restaurant (limited) use;



- Conditional on sites abutting core-transit corridors, future core-transit corridors, and urban roadways if the nearest Electric Vehicle Charging use is less than 1,000 feet away or the site exceeds 25,000 square feet in area; and
- Prohibited underground.

## Public Notice Sent Citywide

Mailed to every property owner in Austin and individuals within the City of Austin who receive an Austin Energy utility bill.



### Public Notice

The City of Austin is considering changes to the Land Development Code. These changes could affect how your property or properties near you may be developed or used in the future.

The proposed changes would:

- Revise regulations that apply to lots with one housing unit and regulations that apply to flag lots;
- Create regulations that allow properties to be used for charging electric vehicles; and
- Revise height, building placement, and other related regulations that are in addition to a property's base zoning regulations (also known as Compatibility Standards).


**You are invited to attend open houses to learn more:**

**In-person:** April 17, 6-8 p.m. at Austin Central Library, 710 W Cesar Chavez St  
**Virtual:** April 20, 10 a.m.-noon

Public hearings on the proposed changes will be held at **Austin City Hall, 301 W. 2nd Street** on:

- **April 11 at 9 a.m.** - Joint Planning Commission and City Council Meeting
- **April 23 at 4 p.m.** - Planning Commission Meeting
- **May 16 at 10 a.m.** - City Council Meeting

You must register to speak at these public hearings. Visit [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates) to learn more about the changes and how to: join the virtual open house, register to speak, submit a written protest, and provide feedback.



### Aviso Público

La Ciudad de Austin está considerando modificar el Código de Desarrollo Urbano. Estos cambios podrían afectar a la forma en que su propiedad o las propiedades cercanas pueden ser desarrolladas o utilizadas en el futuro.

Las modificaciones del código propuestas harían lo siguiente:

- Cambiaría las regulaciones que se aplican a los lotes con una unidad de vivienda y a los lotes con pasillo de acceso, también conocidos como lotes de bandera;
- Crearía regulaciones que permiten que las propiedades se utilicen para cargar vehículos eléctricos; y
- Cambiaría la altura, la ubicación del edificio, y otras regulaciones relacionadas que se suman a las regulaciones de zonificación base de una propiedad (también conocidas como Estándares de Compatibilidad).

**Usted está invitado a asistir a las puertas abiertas para aprender más:**

**En persona:** 17 de abril, 6-8 p.m. en la Biblioteca Central, 710 W Cesar Chávez Street  
**Virtual:** 20 de abril, 10 a.m.-mediodía


Las audiencias públicas sobre los cambios propuestos realizarán en la **Alcaldía de la Ciudad de Austin, en 301 W. 2nd Street**, en estas fechas:

- **11 de abril a las 9 a.m.** - Audiencia Pública Conjunta de la Comisión de Planificación y del Concejo Municipal
- **23 de abril a las 4 p.m.** - Reunión de la Comisión de Planificación
- **16 de mayo a las 10 a.m.** - Reunión del Concejo Municipal

Es necesario inscribirse con anticipación para intervenir en estas audiencias públicas. Visite [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates) para informarse más sobre estos cambios y cómo inscribirse para: unirse a la reunión virtual, comentar, presentar una protesta por escrito, o aportar opiniones y comentarios.



**Learn More  
Más información**



City of Austin  
Planning Department  
P.O. Box 1088  
Austin, TX 78767

This is a notice for public hearings about Land Development Code changes. The hearings are an opportunity for you to provide input on proposed revisions. For more information, call Lauren Middleton-Pratt at 512-974-7220, email [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov), or visit [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates).

Este es un aviso para las audiencias públicas sobre los cambios al Código de Desarrollo Urbano. Las audiencias son una oportunidad para que usted aporte su opinión sobre los cambios propuestos. Para más información, llame a Lauren Middleton-Pratt al 512-974-7220, escriba a [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov) o visite [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates).


这是一则关于土地开发法规变更的公开听证会的通知。您可以在听证会针对拟议修订提供意见。如需了解更多信息，请致电 512-974-7220 联系 Lauren Middleton-Pratt，发邮件至 [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)，或访问 [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates)。

Xin thông báo về phiên điều trần công khai liên quan đến những thay đổi trong Bộ Luật Phát Triển Đất Đai. Các phiên điều trần là cơ hội để quý vị có thể đóng góp ý kiến về những sửa đổi được đề xuất. Để biết thêm thông tin, hãy gọi cho ông Lauren Middleton-Pratt theo số 512-974-7220, email [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov), hoặc truy cập [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates).

هذا إشعار لجلسات الاستماع العامة حول تغييرات قانون تطوير الأراضي. تعتبر جلسات الاستماع فرصة لك لتقديم مداخلات بشأن المراجعات المقترحة. لمزيد من المعلومات، اتصل على جوردان فليدمان على رقم 512-974-7220، أو أرسل بريدا إلكترونيا إلى [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)، أو تفضل بزيارة [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates).

토지개발법 개정에 관한 공청회의 통지입니다. 공청회는 제안된 개정안에 대한 의견을 제공할 수 있는 기회입니다. 좀 더 자세한 내용은 512-974-7220로 Lauren Middleton-Pratt (조르단 펠드만)에게 전화하시거나 [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)로 이메일을 보내거나 [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates)에 들어가 보세요.

ဤအခင်းသည် မူဝါဒပြုပြင်ရေးသင်္ဂြိုဟ်ရေးကော်မရှင်များအကြောင်းနှင့်ပတ်သက်၍ အများပြည်သူကြားသိရှိမှုများအတွက် သတိပေးချက်တစ်ခုဖြစ်သည်။ ဤကြားသိမှုများသည် အဆိုပြုထားသောဆုံးဖြတ်ချက်များအပေါ် အချက်အလက်ပြည့်ဝစွာမူ ချင့်သည့်အတွက် အခွင့်အလေးတစ်ခုဖြစ်သည်။ ပိုမိုသိရှိလိုပါက Lauren Middleton-Pratt ချိတ် 512-974-7220 သို့မဟုတ် [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov) သို့မဟုတ် [SpeakUpAustin.org/LDCupdates](https://speakupaustin.org/LDCupdates) သို့သွားပါ။



**Learn More  
Más información**



## **Attachment B: Property Specific ETOD Notice Equitable Transit Oriented Development (ETOD)**

A property specific notification related to the proposal to create and apply an Equitable Transit-Oriented Development (ETOD) Overlay Combining District and ETOD Density Bonus Combining District is being mailed to every property owner and utility account holder within 500 ft of parcels where the regulations would apply as well as to occupants of impacted properties. This notice includes maps and a description of the proposal and is similar in format to a zoning notice. It will be mailed to about 40,000 residents. A copy of the notice is included at the end of this attachment.

### **Equitable Transit-Oriented Development (ETOD) Overlay (Phase 1 LRT) (C20-2023-004)**

- **Council Direction.** Amendments to the Land Development Code to create and apply a new ETOD Overlay district along the Phase 1 Light Rail Line and Priority Extensions were initiated through [Resolution 20240201-054](#). The goal is to encourage equitable transit-oriented development along the Light Rail Line by prohibiting certain non-transit supportive uses (included in the notice) and by applying a density bonus program in non-single-family zones that would allow up to 60 feet of additional height in exchange for providing affordable housing.
- **Proposal.** The proposal amends City Code Title 25 (Land Development) to create an ETOD Overlay Combining District and an ETOD Density Bonus Combining District and applies these combining districts to certain non-single-family zoned lots within a half-mile of the Phase I Austin Light Rail Alignment and Priority Extensions.
  - The ETOD Overlay Combining District:
    - Prohibits or makes conditional certain non-transit supportive uses;
  - The ETOD Density Bonus Combining District:
    - Creates a density bonus program that allows residential uses;
    - Modifies development regulations to increase maximum height by up to 60 feet (with a total height of up to 120 feet);
    - Modifies various site development standards;
    - Allows developments to participate in a density bonus program if they provide affordable rental or affordable ownership housing or fees-in-lieu that meet certain requirements; and
    - Provides an incentive to preserve certain existing commercial uses and existing housing that is attainable to households that cannot afford market rate housing.
- **Highlights.**
  - During the May Council meeting, Council will create the ETOD Overlay regulations and apply the regulations to certain parcels as a single step. As a result, the proposed regulations can only be applied to properties that were included in the ETOD Overlay notice.
  - The proposal generally applies the regulations to non-residential properties within a half mile of the Phase 1 Light Rail Transit Corridor and Priority Extensions.



- As directed by the Council resolution, the proposal excludes properties that are already subject to certain transit-supportive regulating districts including the University Neighborhood Overlay District (UNO), East Riverside Corridor District (ERC), the Transit Oriented Development District (TOD), and properties within the Airport Overlay.
- The proposal also excludes properties zoned Planned Unit Development (PUD), Mobile Home Residence (MH), Lake Austin Residence (LA), Rural Residence (RR), Aviation Services (AV), Development Reserve (DR), Public (P), Lake Commercial (L), Planned Development Area Combining District (PDA), and unzoned parcels; geographically separated areas; properties near the East Riverside Corridor that will be addressed through an update of the East Riverside Corridor Plan; and parkland regardless of zoning.
- Due to the need to develop a successful tool within a compressed timeline, the proposed density bonus focuses on affordable housing as the primary community benefit in exchange for additional entitlements. Other community benefits that would support ETOD, including transit-supportive features, would be addressed through a future phase of ETOD Overlay development.
- Council's intent to address affordable commercial space is partially addressed by proposed redevelopment requirements that would require replacement of existing affordable commercial space. Incentivizing new affordable commercial space will be addressed through a future phase of ETOD Overlay development.
- The proposed density bonus does not include any height allowances over 120 ft, but additional heights could be addressed through a future phase of ETOD Overlay development.
- The proposed ETOD Overlay Combining District will prohibit certain uses, which may create nonconforming uses where these uses exist today. The project website will include additional information and links related to nonconforming use requirements for property owners who may have questions about these provisions. The City's Land Development Code regulations governing nonconforming uses can be found [at 25-2, Subchapter C, Article 7](#).

### **ETOD Notice**

The following property specific notice related to the proposal to create and apply an Equitable Transit-Oriented Development (ETOD) Overlay Combining District and ETOD Density Bonus Combining District is being mailed to every property owner and utility account holder within 500 ft of parcels where the regulations would apply as well as to occupants of impacted properties, approximately 40,000 addresses.





## NOTICE OF PUBLIC HEARING FOR AMENDMENT TO LAND DEVELOPMENT CODE AND REZONING

**Mailing Date: March 29, 2024**

**Case Number: C20-2023-004**

**Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al 512-974-7220.**

This notice is to inform you that the City of Austin is holding public hearings to consider proposed amendments to the City of Austin's Land Development Code, and that the City of Austin is proposing to change the zoning (rezoning) on property identified within the "Project Location" section of this notice. You are receiving this notice because you: (1) own one or more parcels of property located within the Project Location or within 500 feet of the area described in the Project Location; (2) are a City utility account holder for property within the Project Location or within 500 feet of the area within the Project Location; or (3) are an occupant of a building located within the Project Location. You must register in order to speak at the public hearing. Visit [SpeakUpAustin.org/LDCupdates](https://SpeakUpAustin.org/LDCupdates) to learn more about the changes and how to: register to speak, submit a written protest on the change to zoning, provide feedback, or participate in an open house about these changes.

The proposed amendment to the Land Development Code is described in the "Proposed Code Amendment" section of this notice, and the proposed zoning change is described in the "Proposed Zoning Change" section of this notice.

<b>Project Location:</b>	<b>Certain non-Single Family zoned properties within ½ mile of the Project Connect Austin Light Rail Phase 1 and Priority Extensions identified as "subject tracts" on attached maps and located generally along North Lamar Blvd., Guadalupe Street, South Congress Avenue, and south of U.S. Hwy 183 and north of Lightsey Rd/Woodward St.</b>
<b>Applicant:</b>	<b>CITY OF AUSTIN PLANNING DEPARTMENT, Lauren Middleton-Pratt, Planning Director, 512-974-7220</b>

On February 1, 2024, City Council initiated amendments to City Code Title 25 (Land Development) to create an Equitable Transit-Oriented Development (ETOD) Overlay and initiated rezoning of properties into the ETOD Overlay that are located within generally a ½ mile of the Project Connect Austin Light Rail Phase 1 project alignment and the Priority Extensions for Light Rail Transit under Resolution No. 20240201-054.

***Note to property owners within the boundaries of the proposed ETOD Overlay***  
**Combining District: THE CITY OF AUSTIN IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.**  
**Single-family uses will continue to be allowed.**

### **Proposed Code Amendment**

Amend City Code Title 25 (Land Development) to create an **ETOD Overlay Combining District (ETOD)** and **ETOD Density Bonus Combining District (DBETOD)**.

- The **ETOD Overlay Combining District (ETOD)** is proposed to: Prohibit or make conditional certain non-transit supportive uses. (See list of uses below that may be prohibited or made conditional under the proposal. Prohibition will not include residential uses.)
- The **ETOD Density Bonus Combining District (DBETOD)** is proposed to: Create a density bonus program that allows residential uses, modifies development regulations to increase maximum height (up to 120 feet), and modifies various site development standards including compatibility standards. It will allow developments to participate in a density bonus program if they provide affordable rental or ownership housing that meets certain requirements.



**Uses that will be restricted under the ETOD Overlay Combining District (ETOD):****INDUSTRIAL uses that will be PROHIBITED:**

Basic Industry  
 General Warehousing and Distribution  
 Limited Warehousing and Distribution  
 Recycling Center  
 Resource Extraction

**COMMERCIAL uses that will be PROHIBITED:**

Automotive Sales  
 Agricultural Sale and Services  
 Automotive Rentals  
 Automotive Repair Services  
 Building Maintenance Services  
 Campground  
 Carriage Stable  
 Convenience Storage  
 Drop-off Recycling Collection Facility  
 Electronic Prototype Assembly  
 Electronic Testing  
 Equipment Repair Services  
 Equipment Sales  
 Exterminating Services  
 Funeral Services  
 Marina  
 Recreational Equipment Maintenance & Storage  
 Recreational Equipment Sales  
 Research Assembly Services  
 Research Testing Services  
 Research Warehousing Services  
 Scrap and Salvage  
 Service Station  
 Stables  
 Vehicle Storage

**AGRICULTURAL uses that will be PROHIBITED:**

Animal Production  
 Crop Production  
 Horticulture  
 Indoor Crop Production

**INDUSTRIAL uses that will be made CONDITIONAL if they are currently allowed by the Base Zone:**

Custom Manufacturing  
 Light Manufacturing

**COMMERCIAL uses that will be made CONDITIONAL if they are currently allowed by the Base Zone:**

Alternative Financial Services  
 Automotive Washing  
 Bail Bond Services  
 Commercial Blood Plasma Center  
 Commercial Off-Street Parking  
 Communications Services  
 Construction Sales and Services  
*Electric Vehicle Charging (New proposed use)*  
 Kennels  
 Monument Retail Sales  
 Off-Site Accessory Parking  
 Pawn Shop Services  
 Pedicab Storage and Dispatch  
 Special Use Historic

**Proposed Zoning Change:**

Under the proposal, properties within the Project Location and identified as “Subject Tracts” on the attached maps will be rezoned to add the ETOD Overlay Combining District (ETOD) and to add the ETOD Density Bonus Combining District (DBETOD). Base zones will not be changed, and the ETOD Overlay Combining District (ETOD) and ETOD Density Bonus Combining District (DBETOD) will apply in addition to other zoning districts or overlays and may modify uses, site development regulations, and site development standards including compatibility standards.

From (Existing)	To (Zoning Under the Proposal)
CBD	CBD-ETOD-DBETOD
CBD-CURE	CBD-CURE-ETOD-DBETOD
CBD-H	CBD-H-ETOD-DBETOD
CS	CS-ETOD-DBETOD
CS-1	CS-1-ETOD-DBETOD
CS-1-CO-NP	CS-1-ETOD-DBETOD-CO-NP
CS-1-H-NCCD-NP	CS-1-H-ETOD-DBETOD-NCCD-NP
CS-1-MU-CO-NP	CS-1-MU-ETOD-DBETOD-CO-NP
CS-1-MU-NCCD-NP	CS-1-MU-ETOD-DBETOD-NCCD-NP
CS-1-MU-V-CO-NP	CS-1-MU-V-ETOD-DBETOD-CO-NP
CS-1-MU-V-NCCD-NP	CS-1-MU-V-ETOD-DBETOD-NCCD-NP
CS-1-MU-V-NP	CS-1-MU-V-ETOD-DBETOD-NP

From (Existing)	To (Zoning Under the Proposal)
CS-1-NCCD-NP	CS-1-ETOD-DBETOD-NCCD-NP
CS-1-NP	CS-1-ETOD-DBETOD-NP
CS-1-V	CS-1-V-ETOD-DBETOD
CS-1-V-CO-NCCD-NP	CS-1-V-ETOD-DBETOD-CO-NCCD-NP
CS-1-V-CO-NP	CS-1-V-ETOD-DBETOD-CO-NP
CS-1-V-H-CO-NCCD-NP	CS-1-V-H-ETOD-DBETOD-CO-NCCD-NP
CS-1-V-MU-CO-NP	CS-1-V-MU-ETOD-DBETOD-CO-NP
CS-1-V-NCCD-NP	CS-1-V-ETOD-DBETOD-NCCD-NP
CS-1-V-NP	CS-1-V-ETOD-DBETOD-NP
CS-CO	CS-ETOD-DBETOD-CO
CS-CO-NCCD-NP	CS-ETOD-DBETOD-CO-NCCD-NP



From (Existing)	To (Zoning Under the Proposal)
CS-CO-NP	CS-ETOD-DBETOD-CO-NP
CS-CO-V-NP	CS-V-ETOD-DBETOD-CO-NP
CS-H-CO-NP	CS-H-ETOD-DBETOD-CO-NP
CS-HD-NCCD-NP	CS-HD-ETOD-DBETOD-NCCD-NP
CS-H-HD-NCCD-NP	CS-H-HD-ETOD-DBETOD-NCCD-NP
CS-MU-CO	CS-MU-ETOD-DBETOD-CO
CS-MU-CO-NP	CS-MU-ETOD-DBETOD-CO-NP
CS-MU-H-CO-NP	CS-MU-H-ETOD-DBETOD-CO-NP
CS-MU-NCCD-NP	CS-MU-ETOD-DBETOD-NCCD-NP
CS-MU-NP	CS-MU-ETOD-DBETOD-NP
CS-MU-V-CO-NP	CS-MU-V-ETOD-DBETOD-CO-NP
CS-MU-V-NCCD-NP	CS-MU-V-ETOD-DBETOD-NCCD-NP
CS-MU-V-NP	CS-MU-V-ETOD-DBETOD-NP
CS-NCCD-NP	CS-ETOD-DBETOD-NCCD-NP
CS-NP	CS-ETOD-DBETOD-NP
CS-V	CS-V-ETOD-DBETOD
CS-V-CO-NP	CS-V-ETOD-DBETOD-CO-NP
CS-V-NCCD-NP	CS-V-ETOD-DBETOD-NCCD-NP
CS-V-NP	CS-V-ETOD-DBETOD-NP
DMU	DMU-ETOD-DBETOD
DMU-CO	DMU-ETOD-DBETOD-CO
DMU-H	DMU-H-ETOD-DBETOD
DMU-H-CO	DMU-H-ETOD-DBETOD-CO
GO	GO-ETOD-DBETOD
GO-CO-NP	GO-ETOD-DBETOD-CO-NP
GO-H	GO-H-ETOD-DBETOD
GO-H-NCCD-NP	GO-H-ETOD-DBETOD-NCCD-NP
GO-MU	GO-MU-ETOD-DBETOD
GO-MU-CO	GO-MU-ETOD-DBETOD-CO
GO-MU-CO-NP	GO-MU-ETOD-DBETOD-CO-NP
GO-MU-H	GO-MU-H-ETOD-DBETOD
GO-MU-H-CO	GO-MU-H-ETOD-DBETOD-CO
GO-MU-NP	GO-MU-ETOD-DBETOD-NP
GO-MU-V-NP	GO-MU-V-ETOD-DBETOD-NP
GO-NCCD-NP	GO-ETOD-DBETOD-NCCD-NP
GO-NP	GO-ETOD-DBETOD-NP
GO-V	GO-V-ETOD-DBETOD
GO-V-CO	GO-V-ETOD-DBETOD-CO
GO-V-NP	GO-V-ETOD-DBETOD-NP
GR	GR-ETOD-DBETOD
GR-CO	GR-ETOD-DBETOD-CO
GR-CO-NP	GR-ETOD-DBETOD-CO-NP
GR-HD-H-NCCD-NP	GR-HD-H-ETOD-DBETOD-NCCD-NP
GR-HD-NCCD-NP	GR-HD-ETOD-DBETOD-NCCD-NP
GR-H-NCCD-NP	GR-H-ETOD-DBETOD-NCCD-NP

From (Existing)	To (Zoning Under the Proposal)
GR-MU-CO-NP	GR-MU-ETOD-DBETOD-CO-NP
GR-MU-NP	GR-MU-ETOD-DBETOD-NP
GR-MU-V-CO-NCCD-NP	GR-MU-V-ETOD-DBETOD-CO-NCCD-NP
GR-MU-V-CO-NP	GR-MU-V-ETOD-DBETOD-CO-NP
GR-MU-V-NP	GR-MU-V-ETOD-DBETOD-NP
GR-NCCD-NP	GR-ETOD-DBETOD-NCCD-NP
GR-NP	GR-ETOD-DBETOD-NP
GR-V	GR-V-ETOD-DBETOD
GR-V-CO-NCCD-NP	GR-V-ETOD-DBETOD-CO-NCCD-NP
GR-V-CO-NP	GR-V-ETOD-DBETOD-CO-NP
GR-V-NP	GR-V-ETOD-DBETOD-NP
LI-CO-NP	LI-ETOD-DBETOD-CO-NP
LO	LO-ETOD-DBETOD
LO-CO	LO-ETOD-DBETOD-CO
LO-CO-NP	LO-ETOD-DBETOD-CO-NP
LO-H	LO-H-ETOD-DBETOD
LO-HD-NCCD-NP	LO-HD-ETOD-DBETOD-NCCD-NP
LO-H-HD-NCCD-NP	LO-H-HD-ETOD-DBETOD-NCCD-NP
LO-H-NCCD-NP	LO-H-ETOD-DBETOD-NCCD-NP
LO-H-NP	LO-H-ETOD-DBETOD-NP
LO-MU	LO-MU-ETOD-DBETOD
LO-MU-CO	LO-MU-ETOD-DBETOD-CO
LO-MU-CO-NP	LO-MU-ETOD-DBETOD-CO-NP
LO-MU-NP	LO-MU-ETOD-DBETOD-NP
LO-MU-V-NP	LO-MU-V-ETOD-DBETOD-NP
LO-NCCD-NP	LO-ETOD-DBETOD-NCCD-NP
LO-NP	LO-ETOD-DBETOD-NP
LO-V	LO-V-ETOD-DBETOD
LO-V-CO	LO-V-ETOD-DBETOD-CO
LO-V-HD-NCCD-NP	LO-V-HD-ETOD-DBETOD-NCCD-NP
LO-V-NCCD-NP	LO-V-ETOD-DBETOD-NCCD-NP
LO-V-NP	LO-V-ETOD-DBETOD-NP
LR	LR-ETOD-DBETOD
LR-CO	LR-ETOD-DBETOD-CO
LR-CO-NP	LR-ETOD-DBETOD-CO-NP
LR-H	LR-H-ETOD-DBETOD
LR-H-CO-NP	LR-H-ETOD-DBETOD-CO-NP
LR-HD-NCCD-NP	LR-HD-ETOD-DBETOD-NCCD-NP
LR-MU-CO	LR-MU-ETOD-DBETOD-CO
LR-MU-CO-NP	LR-MU-ETOD-DBETOD-CO-NP
LR-MU-H-CO	LR-MU-H-ETOD-DBETOD-CO
LR-MU-HD-NCCD-NP	LR-MU-HD-ETOD-DBETOD-NCCD-NP
LR-MU-NP	LR-MU-ETOD-DBETOD-NP
LR-MU-V-HD-NCCD-NP	LR-MU-V-HD-ETOD-DBETOD-NCCD-NP
LR-NCCD-NP	LR-ETOD-DBETOD-NCCD-NP



From (Existing)	To (Zoning Under the Proposal)
LR-NP	LR-ETOD-DBETOD-NP
LR-V	LR-V-ETOD-DBETOD
LR-V-CO-NP	LR-V-ETOD-DBETOD-CO-NP
MF-1-CO-NP	MF-1-ETOD-DBETOD-CO-NP
MF-1-H-NCCD-NP	MF-1-H-ETOD-DBETOD-NCCD-NP
MF-1-NCCD	MF-1-ETOD-DBETOD-NCCD
MF-1-NCCD-NP	MF-1-ETOD-DBETOD-NCCD-NP
MF-1-NP	MF-1-ETOD-DBETOD-NP
MF-2	MF-2-ETOD-DBETOD
MF-2-CO-NP	MF-2-ETOD-DBETOD-CO-NP
MF-2-HD-NCCD-NP	MF-2-HD-ETOD-DBETOD-NCCD-NP
MF-2-H-HD-NCCD-NP	MF-2-H-HD-ETOD-DBETOD-NCCD-NP
MF-2-H-NCCD-NP	MF-2-H-ETOD-DBETOD-NCCD-NP
MF-2-NCCD-NP	MF-2-ETOD-DBETOD-NCCD-NP
MF-2-NP	MF-2-ETOD-DBETOD-NP
MF-3	MF-3-ETOD-DBETOD
MF-3-CO-NP	MF-3-ETOD-DBETOD-CO-NP
MF-3-HD-NCCD-NP	MF-3-HD-ETOD-DBETOD-NCCD-NP
MF-3-H-NCCD-NP	MF-3-H-ETOD-DBETOD-NCCD-NP
MF-3-NCCD-NP	MF-3-ETOD-DBETOD-NCCD-NP
MF-3-NP	MF-3-ETOD-DBETOD-NP
MF-4	MF-4-ETOD-DBETOD

From (Existing)	To (Zoning Under the Proposal)
MF-4-CO-NP	MF-4-ETOD-DBETOD-CO-NP
MF-4-H	MF-4-H-ETOD-DBETOD
MF-4-HD-NCCD-NP	MF-4-HD-ETOD-DBETOD-NCCD-NP
MF-4-H-NCCD-NP	MF-4-H-ETOD-DBETOD-NCCD-NP
MF-4-NCCD-NP	MF-4-ETOD-DBETOD-NCCD-NP
MF-4-NP	MF-4-ETOD-DBETOD-NP
MF-5	MF-5-ETOD-DBETOD
MF-5-H	MF-5-H-ETOD-DBETOD
MF-5-NCCD-NP	MF-5-ETOD-DBETOD-NCCD-NP
MF-5-NP	MF-5-ETOD-DBETOD-NP
MF-6-CO	MF-6-ETOD-DBETOD-CO
MF-6-CO-NP	MF-6-ETOD-DBETOD-CO-NP
MF-6-NCCD-NP	MF-6-ETOD-DBETOD-NCCD-NP
NO-H-CO	NO-H-ETOD-DBETOD-CO
NO-H-HD-NCCD-NP	NO-H-HD-ETOD-DBETOD-NCCD-NP
NO-H-NCCD-NP	NO-H-ETOD-DBETOD-NCCD-NP
NO-MU	NO-MU-ETOD-DBETOD
NO-MU-CO-NP	NO-MU-ETOD-DBETOD-CO-NP
NO-MU-NP	NO-MU-ETOD-DBETOD-NP
NO-MU-V-NP	NO-MU-V-ETOD-DBETOD-NP
NO-NCCD-NP	NO-ETOD-DBETOD-NCCD-NP
NO-NP	NO-ETOD-DBETOD-NP
NO-V-NCCD-NP	NO-V-ETOD-DBETOD-NCCD-NP



The proposed amendments and zoning changes are scheduled to be heard at a Joint Public Hearing before the **Planning Commission** and **City Council** on April 11, 2024, beginning at **9 a.m.** The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the joint public hearing. If a specific date and time for postponement or continuation of the Joint Public Hearing is announced during the meeting, no additional notice will be sent. **To speak at this joint public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the following website: [http://www.austintexas.gov/department/city-council/council/council\\_meeting\\_info\\_center.htm](http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm).

The proposed amendments and zoning changes are scheduled to be considered at a Public Hearing before the **Planning Commission** on April 30, 2024, beginning at **4 p.m.** The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the public meeting. If the Planning Commission announces a specific date and time for postponement or continuation, no additional notice will be sent. **To speak at this public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the Planning Commission website and see speaker registration information at the end of each meeting agenda.

The proposed amendments and zoning changes are scheduled to be considered at a Public Hearing before the **City Council** on May 16, 2024, beginning at **10 a.m.** The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the public meeting. If the City Council announces a specific date and time for postponement or continuation, no additional notice will be sent. **To speak at this public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the following website: [http://www.austintexas.gov/department/city-council/council/council\\_meeting\\_info\\_center.htm](http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm).

For additional information about the proposed amendments, and how to: join the virtual open house, register to speak, submit a written protest on the change to zoning, and provide feedback, please visit the Code Amendment website at <https://SpeakUpAustin.org/LDCupdates> or scan the QR Code on this page with your smartphone camera.

If you have any questions concerning the proposed amendments, please contact Lauren Middleton-Pratt, Planning Director, at 512-974-7220 or via email at [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov) and refer to the Case Number at the top right of this notice.

**City staff will also host two upcoming informational open houses where members of the public can find out more about these amendments, as well as several related amendments to the Land Development Code:**

**Open House #1**

April 17, 2024, 6-8 p.m.  
Austin Central Library  
710 W. Cesar Chavez Street

**Open House #2 (Virtual)**

April 20, 2024, 10 a.m.–noon  
Zoom  
Register at [SpeakUpAustin.org/LDCupdates](https://SpeakUpAustin.org/LDCupdates)

Scan QR code below  
for more  
information:



Para más  
información apunta  
la cámara hacia el  
código QR:







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 SUBJECT TRACT

CASE#: C20-2023-004

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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 SUBJECT TRACT

## CODE AMENDMENT AND REZONING

CASE#: C20-2023-004



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 SUBJECT TRACT

**CODE AMENDMENT AND REZONING**  
**CASE#: C20-2023-004**



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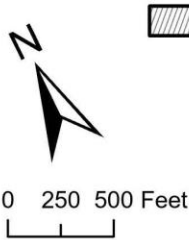
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**SUBJECT TRACT**      **CODE AMENDMENT AND REZONING**  
**CASE#: C20-2023-004**

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SUBJECT TRACT

CODE AMENDMENT AND REZONING  
CASE#: C20-2023-004



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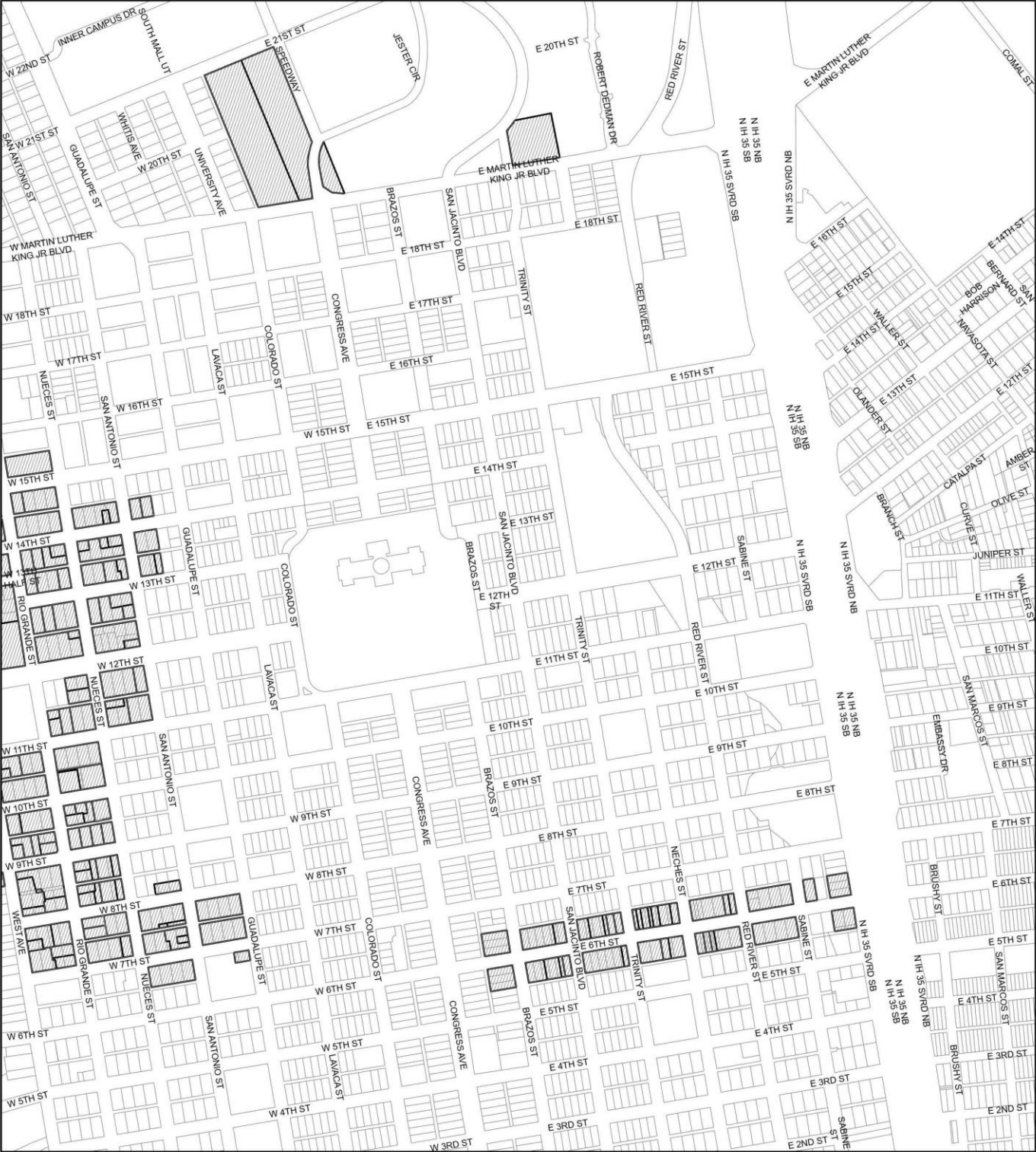
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 SUBJECT TRACT

# CODE AMENDMENT AND REZONING CASE#: C20-2023-004

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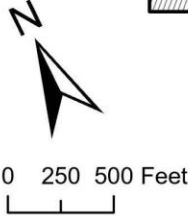




 SUBJECT TRACT

# CODE AMENDMENT AND REZONING

CASE#: C20-2023-004



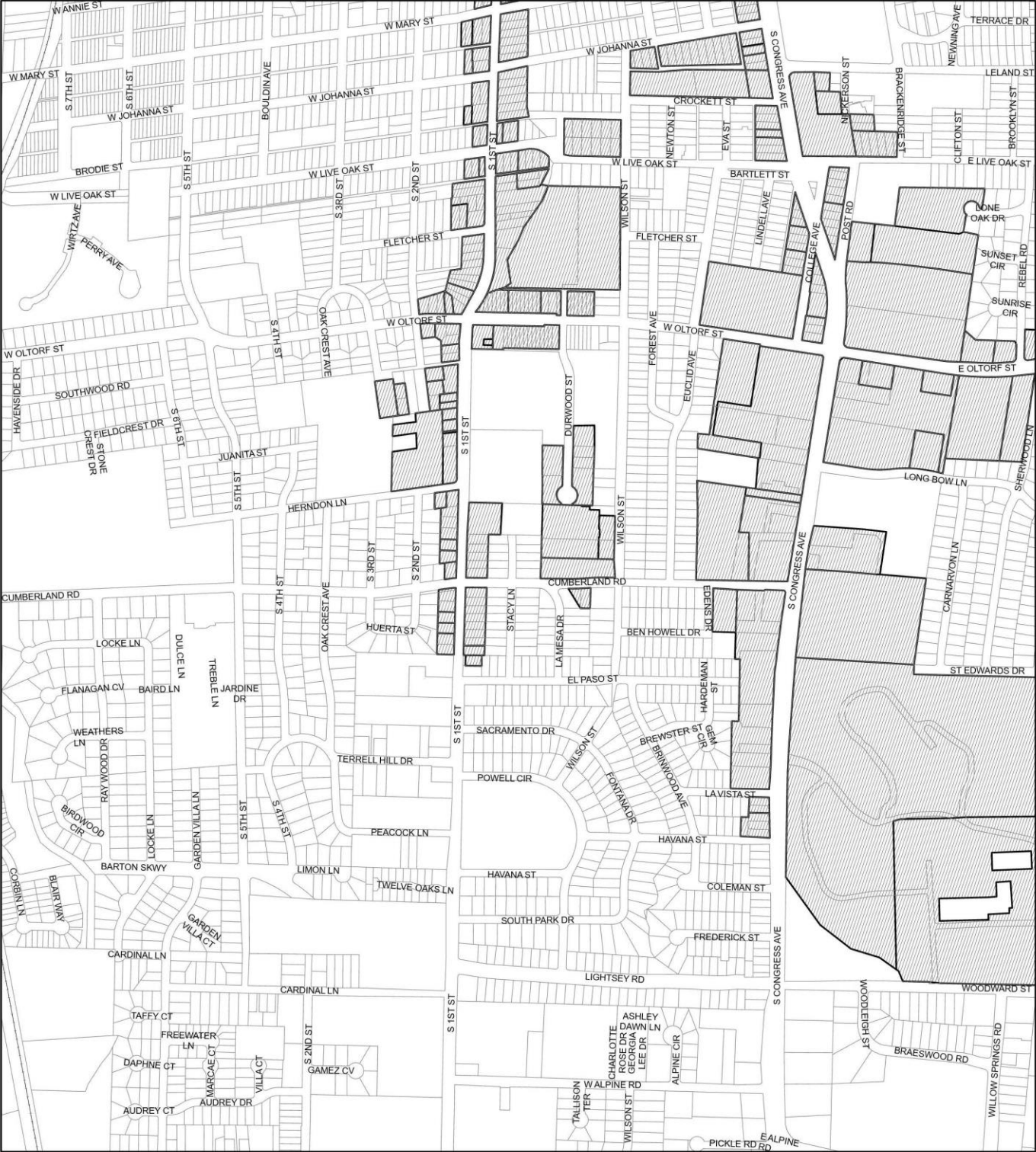
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# CODE AMENDMENT AND REZONING

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## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación/rezonificación será revisada y se tomarán medidas en tres reuniones: una audiencia pública conjunta de la Comisión de Planificación y el Concejo Municipal, una reunión de la Comisión de Usos Urbanos y una reunión del Consejo Municipal. Esta reunión se llevará a cabo tanto en línea a través de internet al igual como en persona. Por estos medios tendrá la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador del caso para obtener más información sobre cómo participar en las audiencias públicas. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Los comentarios pueden proporcionarse electrónicamente en: <https://SpeakUpAustin.org/LDCupdates>.



Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una futura fecha, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al consejo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El consejo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva de lo que es pedido. En ningún caso se otorgará una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el consejo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio. Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: [www.speakupaustin.org/LDCupdates](http://www.speakupaustin.org/LDCupdates).

Comentarios escritos deberán ser entregados a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, el número de caso y la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y serán publicadas en línea.

**Numero de caso: C20-2023-004**

**Persona designada: Lauren Middleton-Pratt, 512-974-7220**

**Audiencia Pública: Abril 11, 2024 Reunión conjunta de Comisión de Planificación y Consejo Municipal**

**Abril 30, 2024 Comisión de Planificación**

**Mayo 16, 2024, Consejo Municipal**

\_\_\_\_\_  
*Su nombre (en letra de molde)*

☐ Estoy A Favor  
☐ Me Opongo

\_\_\_\_\_  
*Su domicilio(s) afectado(s) por esta solicitud (opcional)*

\_\_\_\_\_  
*Firma*

\_\_\_\_\_  
*Fecha*

Número de teléfono durante el día (opcional): \_\_\_\_\_

Comentarios: \_\_\_\_\_

\_\_\_\_\_  
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Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin, Planning Department

**Lauren Middleton-Pratt, Director**

P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:

**LDCUpdates@austintexas.gov**



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at three meetings: a joint public hearing of the Planning Commission and City Council, a meeting of the Planning Commission, and a meeting of City Council. These meetings will be conducted both online and in-person, and you will have the opportunity to speak FOR or AGAINST the proposed changes. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Comments can be provided electronically at:  
<https://SpeakUpAustin.org/LDCupdates>.



During these meetings, the commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.speakupaustin.org/LDCupdates](http://www.speakupaustin.org/LDCupdates).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C20-2023-004**

**Contact: Lauren Middleton-Pratt, 512-974-7220**

**Public Hearing: April 11, 2024, Joint Meeting of Planning Commission and City Council, April 30, 2024, Planning Commission**

**May 16, 2024, City Council**

\_\_\_\_\_  
*Your Name (please print)*

☐ I am in favor  
☐ I object

\_\_\_\_\_  
*Your address(es) affected by this application (optional)*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
 City of Austin Planning Department  
**Lauren Middleton-Pratt, Director**  
 P. O. Box 1088, Austin, TX 78767  
 Or emailed to:  
**LDCupdates@austintexas.gov**