



City of Austin ETOD Update

Austin Planning | Community Advisory Committee (CAC)
| October 8, 2026

3-Year ETOD Implementation Update



To: Mayor and City Council

Through: Dr. Eric A. Johnson, Assistant City Manager *EAJ*

From: Andrea Bates, Interim Director, Austin Planning *AB*

Date: July 24, 2026

Subject: **Equitable Transit-Oriented Development (ETOD) Implementation Update**

The purpose of this memorandum is to provide an update related to implementing Equitable Transit-Oriented Development (ETOD) in Austin.

Background

On March 9, 2023, the City Council approved [Resolution No. 20230309-016](#) accepting the ETOD Policy Plan and directing the City Manager regarding next steps for implementation. Many significant implementation activities have been completed in the last three years, with additional work underway or planned to reach the Plan's goals.

Read the update [here!](#)

Major Highlights Completed Since 2023



Policy and Regulatory

- Eliminating parking minimums citywide
- HOME Phase 1 & 2
- Imagine Austin amendment adding ETOD Station Area Typologies
- ETOD Overlay
- Compatibility reform
- Downtown parking reform
- North Lamar Transit Center / South Congress Transit Center Station Area Vision Plans
- Citywide Density Bonus Program
- Downtown Density Bonus Program Phase 1

Programmatic and Investment

- Community Initiated Solutions
- Travis County childcare grants
- Place-Based Enhancement Program
- Austin Infrastructure Academy
- Key land acquisition, including the Grove/Riverside and South Congress Avenue sites

Highlighted Activities Currently Underway & Upcoming

Imagine Austin

- The comprehensive plan update will integrate ETOD station areas and concepts.
- In October, a series of open houses will engage the public on different place types:
 - October 20 at Turner Roberts Recreation Center from 5:30 – 8:30pm
 - October 21 at Dove Springs Recreation Center from 5:30 – 8:30pm
 - October 28 at Doss Elementary School from 5:30 – 8:30pm
- City Council consideration is anticipated by early 2028.
- For more information, visit: speakupaustin.org/imagineaustin



Transfer of Development Rights Program

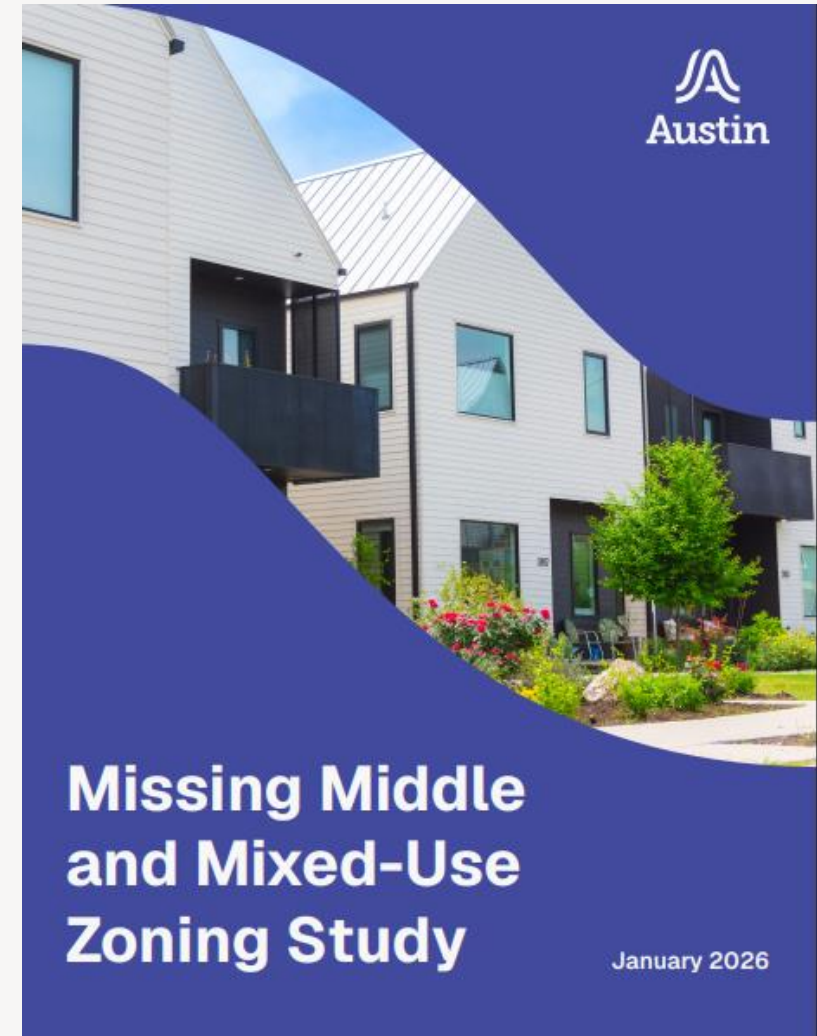
- Transfer of Development Rights (TDR) is a market-based tool that allows a property owner to sell unused development capacity for use on another property.
- A 2026 market analysis explored the possibility of utilizing TDR as a tool for historic preservation, including within ETOD station areas.
- TDR will be evaluated for coordination with density bonus programs and (if they can align well) structured as part of a comprehensive historic incentive package to be developed in 2027.



Source: NYU Furman Center

New Transit-Supportive Mixed-Use & Missing Middle Base Zoning Districts

- The Missing Middle and Mixed-Use Zoning Study was published in February 2026, and code amendments were initiated shortly after.
- New base zones will allow for a mix of residential, commercial, and/or civic uses in a single development, and allow for a range of small housing types such as townhomes, cottage courts, and small-scale multi-unit homes, also known as “missing middle housing.”
- City Council consideration of proposed mixed-use zones is anticipated in early 2027.
- For more information, visit:
speakupaustin.org/missingmiddlemixedusestudy



Parking Studies



- Austin Planning is studying soft parking maximums, especially near transit.
 - Soft parking maximums, or caps, would limit the amount of off-street parking a development can provide, with exceptions for projects to exceed parking maximums in specific cases.
- Austin Transportation and Public Works is studying parking unbundling, in collaboration with the Urban Land Institute.
 - Unbundling parking is the practice of either incentivizing or requiring that parking spaces be leased or sold separately from the cost to rent or purchase a unit.
- The coordinated studies are anticipated to be completed in December 2026.
- Recommendations may result in future Council direction to engage the community, create draft regulations or programs, and bring back relevant items for Council action as needed in future phases of work.

Northeast District Planning

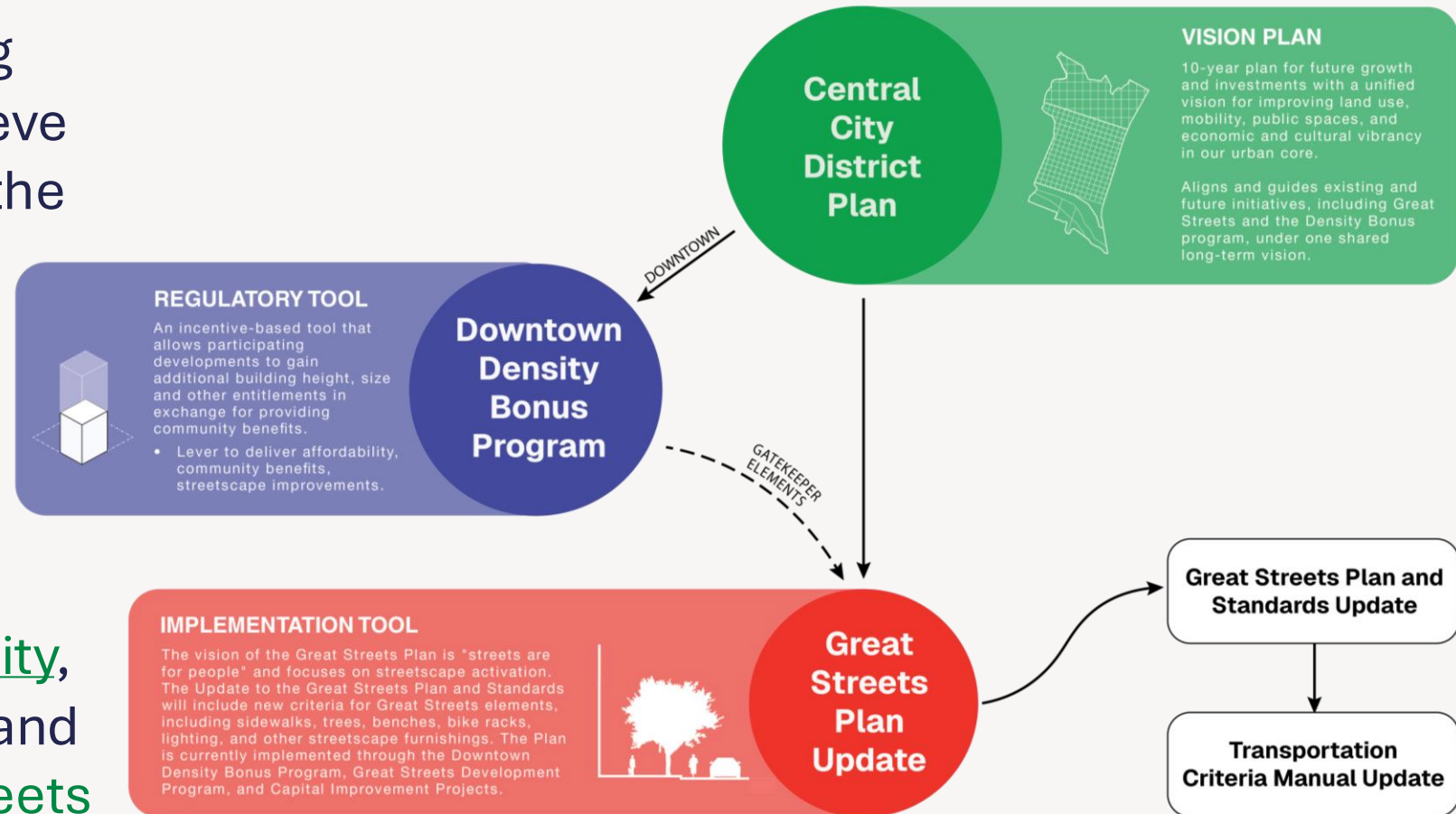


- This ongoing cross-jurisdictional planning effort engages the community to develop a plan for Northeast Austin and Eastern Travis County and will include vision planning for multiple ETOD station areas for commuter rail and rapid bus service.
- From August 24th to September 27th, the City-County Staff Working Group conducted outreach to invite community members and stakeholders to apply for the Northeast Community Advisory Committee.
 - A subset of the Working Group will evaluate all Community Advisory Committee interest forms based on an evaluation rubric.
- Staff anticipates a kickoff meeting of the Community Advisory Committee by December 2026.
- For more information, visit: speakupaustin.org/northeastdistrict

Central City District Plan, Downtown Density Bonus, and Great Streets

- These initiatives are working together to define and achieve our community's vision for the Downtown, South Central Waterfront, and University Areas.

- For more information, visit: speakupaustin.org/centralcity, speakupaustin.org/ddbp2, and speakupaustin.org/greatstreets



Redevelopment Requirements for Density Bonus Programs, AKA Chapter 4-18



- Requirements that apply to certain eligible properties facing redevelopment under certain density bonus programs. These include:
 - Tenant protections
 - Unit replacement requirements
 - Non-residential redevelopment requirements
- In May 2026, City Council passed [Resolution No. 20260521-080](#), directing staff to gather feedback from stakeholders and recommend changes on the implementation of these requirements
- Roundtable with key stakeholders on October 21
- Report findings to Council by end of year
- [Speakupaustin.org/Chapter4-18](https://speakupaustin.org/Chapter4-18)

East Riverside Corridor Planning Initiative

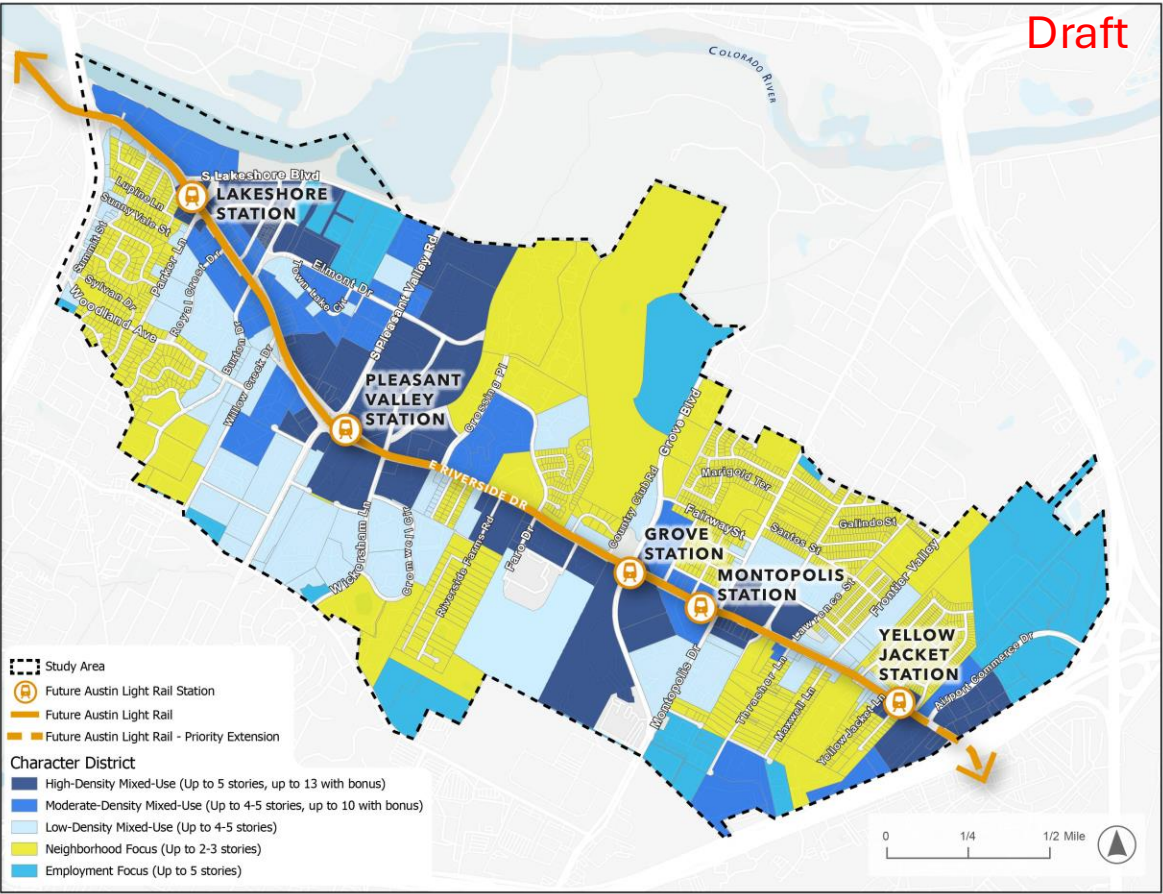
- Update **East Riverside Corridor (ERC) Vision Plan** and **Regulating Plan**
- Integrate **equity** as an actionable goal
- Promote **economic opportunity**
- Support the **Austin Light Rail** investment
- Recalibrate **ERC Density Bonus Program**
- Update the **Future Land Use Map**
- Support a vibrant, connected, and inclusive corridor



Project Timeline



Development Character Districts



Character Districts:

NEIGHBORHOOD FOCUS
(INCLUDES LOW TO HIGH INTENSITY)
(Up to 40' with base zoning)



EMPLOYMENT FOCUS
(Up to 60' with base zoning)



LOW-DENSITY MIXED-USE
(Up to 60' with base zoning)



MODERATE-DENSITY MIXED-USE
(Up to 60' with base zoning, up to 120' with bonus)



HIGH-DENSITY MIXED-USE
(Up to 60' with base zoning, up to 160' with bonus)



ERC Round 2 Engagement Outreach and Events



Community Outreach

Spring & Summer 2026

- Baty Elementary School Resource Fair
- MACC Grand Reopening Event
- Del Valle ISD's Back to School Bash
- Ambassadors outreach with the community



Business Block walking with ATP

Spring 2026

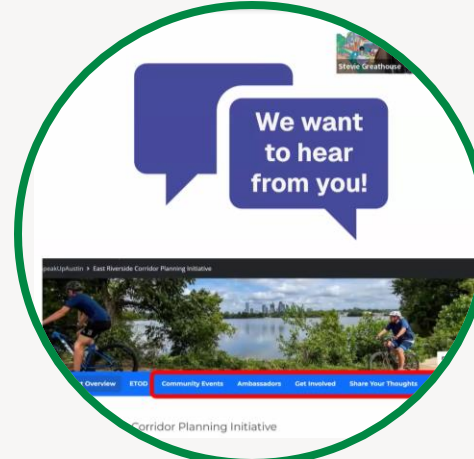
- Reached out to **154 businesses** along the Project Connect alignment on East Riverside Dr.



Renters Engagement

Spring & Summer 2026

- Reached out to **87 apartments** located within the study area



Survey

Summer 2026

- Survey period begins from August 12 to September 7, 2026.



Community Meetings

Summer 2026

Virtual Community Meeting
Wednesday, August 26, 2026, at 6 p.m.

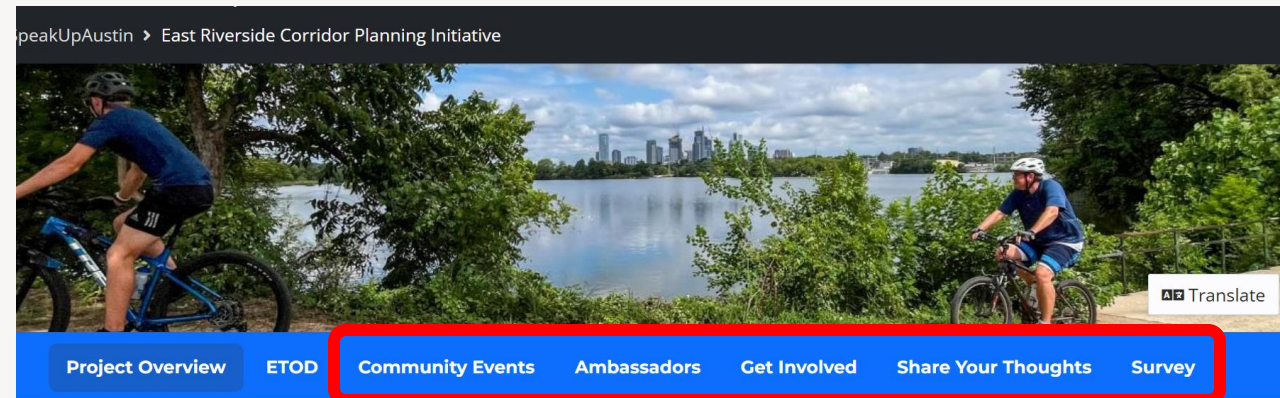
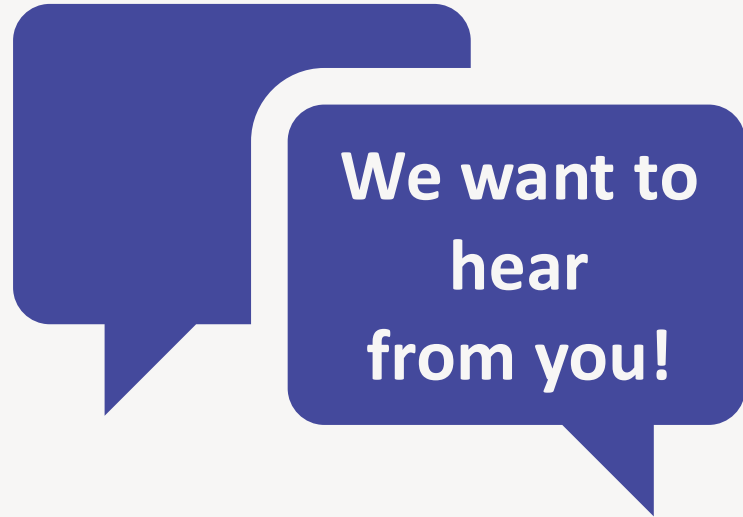
Focus Groups
Friday, August 28, 2026, at Ruiz Branch Library

In-Person Open House
Saturday, August 29, 2026
10 a.m. to 1 p.m. at 2400 Grove Blvd

Get Involved!



- Attend a community event
 - **Batty Elementary Fall Festival**
Friday, October 30, 2026
- Connect with an Ambassador
- Contact us at ETOD@austintexas.gov
- Visit the [East Riverside Corridor Speak Up Austin](#) page to:
 - Review Open House Materials
 - Review Engagement Summaries
 - Learn about upcoming events
 - Subscribe to receive project updates
 - Share your thoughts



East Riverside Corridor Planning Initiative

East Riverside Corridor Vision Plan and Regulating Plan Update/ *Actualización de Plan de Visión y Plan Regulador del Corredor de East Riverside*

Next Steps and Future Plans



- Austin Planning will launch new ETOD station area planning processes for additional transit corridors, based on the prioritization information in the ETOD Policy Plan.
- Staff will begin updating existing Transit-Oriented Development (TOD) plans and initiating associated rezonings.
 - Includes updating the North Lamar/Justin Lane TOD Station Area (commonly referred to as the Crestview Station Area) Vision Plan and Regulating Plan, which Council initiated via Resolution No. 20240321-034.
- We will continue to work with partner departments and agencies to develop and implement policy tools from the ETOD Policy Toolkit.

Thank you!

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www.SpeakUpAustin.org/ETOD

