



MEMORANDUM

To: City Council Housing and Planning Committee

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

From: Lauren Middleton-Pratt, Director, Austin Planning *lmp*

Date: April 7, 2026

Subject: **Update on the Timing of Land Development Code Amendments**

The purpose of this memorandum is to provide an update on the status and timing of proposed amendments to the Land Development Code through December 2027.

The attached April 2026 Schedule of Active Code Amendments primarily reflects code amendments that have previously been initiated. The schedule has been developed to balance staff workloads, sequence work as appropriate, allow adequate public engagement and review, and recognize the schedules of relevant boards and commissions.

Since the last update at the Housing and Planning Committee on February 10, 2026, there have been several changes to the schedule, including:

- **Zoning Sign Posting Updates** – Adopted by City Council on March 26, 2026.
- **New Zoning Districts** – Initiated by City Council on March 26, 2026. The project has been split into two phases:
 - **Mixed Use Zoning Districts** – Anticipating review by Planning Commission and consideration by City Council in December 2026.
 - **Middle Residential Zoning Districts** – Anticipating review by Planning Commission and consideration by City Council in March 2027.
- **Citywide Density Bonus Program** – Review and adoption dates have been added to the schedule. Anticipating review by Planning Commission on April 28, 2026, and consideration by City Council on May 21, 2026.
- **Amendments Related to Transit System Projects** – Added to the schedule. Anticipating review by the Planning Commission on April 28, 2026, and consideration by City Council on May 21, 2026.

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- **Downtown Density Bonus Update Phase 1** – Review and adoption dates have been added to the schedule. Anticipating review by the Planning Commission on May 12, 2026, and consideration by City Council on May 28, 2026.
- **Slope Protection for Steep Slopes** – Added to the schedule. Anticipating review by the Planning Commission on June 23, 2026, and consideration by City Council on July 23, 2026.

In addition, as described in February, several amendments staff anticipated presenting in early 2026 are listed under timelines to be determined, pending additional coordination with City leadership. Once an appropriate review pathway is identified for these amendments, staff will update the timeline shown for:

- SB 840 Related Updates to 25-2 Phase 1
- Life Science Land Use
- Relocating Non-Zoning Regulations
- Tobacco Sales Use

The schedule reflects an ambitious work program, and as processes move forward, staff will continually adjust to identify specific review and adoption dates for the proposed timelines shown on the chart. Additional information about adopted and active code amendments is available at SpeakUpAustin.org/LDCupdates.

Should you have any questions or concerns, please contact Andrea Bates, Assistant Director of Austin Planning, at andrea.bates@austintexas.gov or 512-974-2291.

cc: T.C. Broadnax, City Manager
Erika Brady, City Clerk
Jason Hadavi, City Auditor
Mary Jane Grubb, Municipal Court Clerk
Judge Sherry Statman, Municipal Court
CMO Executive Team
Department Directors

Attachment: Schedule of Active Code Amendments (April 2026)

SCHEDULE OF ACTIVE CODE AMENDMENTS

April 2026



Lead	Case #	Code Amendment	2026										2027									
			APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
PLAN	C20-2024-004	Citywide Density Bonus Program	█	█	█																	
APC	C20-2026-003	Amendments Related to Transit System Projects	█	█	█																	
PLAN	C20-2025-016	Downtown Density Bonus Update Ph. 1	█	█	█																	
WPD	C20-2026-002	Slope Protection for Steep Slopes	█	█	█	█	█															
PLAN	C20-2024-003	East Riverside Corridor Plan Update	█	█	█	█	█	█	█	█	█	█										
PLAN	C20-2024-018	Downtown Density Bonus Update Ph. 2	█	█	█	█	█	█	█	█	█	█	█									
PLAN	C20-2026-004	Mixed Use Zoning Districts	█	█	█	█	█	█	█	█	█	█	█									
PLAN	C20-2026-005	Middle Residential Zoning Districts				█	█	█	█	█	█	█	█	█	█	█						
PLAN	C20-2025-014	TOD Updates/Rezoning															█	█	█	█	█	█

Timelines To Be Determined

- PLAN C20-2018-004 Mirrored Glass
- WPD C20-2022-025 Greenfield Drainage for Redeveloped Sites
- PLAN C20-2023-023 Notification Modification
- PLAN C20-2023-031 Front or Side Yard Parking Filing Deadlines
- PLAN C20-2023-032 Mobile Food Establishment Filing Deadlines
- PLAN C20-2023-036 Tenant Notification & Relocation Ph. 2
- PLAN C20-2024-012 NBG Regulating Plan (Bonus Program)
- DSD C20-2024-013 Relocating Non-Zoning Regulations
- PLAN C20-2024-020 Preservation Bonus Update Ph. 2
- PLAN C20-2025-004 Life Science Land Use
- APH C20-2025-005 Tobacco Sales Use
- PLAN C20-2025-011 SB 840 Related Updates to 25-2 (Ph. 1)
- PLAN C20-2025-012 SB 840 Related Updates to 25-2 (Ph. 2)
- PLAN C20-2025-017 UNO Site-Specific Amendment

Suspended/Indefinitely Postponed

- PLAN C20-2022-003 South Central Waterfront Comb. Dis. & DB
- TPW C20-2023-040 Eliminate Min. Parking Requirements Ph. 2
- PLAN C20-2024-010 UNO Update
- PLAN C20-2024-005 UNO Height Restrictions
- PLAN C20-2024-017 Planned Development Area 2 (PDA2)
- PLAN C20-2024-022 DB for Commercial Hwy. & Industrial (DB240)

Staff Recommends Addressing These Items Through More Comprehensive Code Amendments

- Address by Citywide Density Bonus:
 - PLAN C20-2023-007 Town Zoning
 - PLAN C20-2025-002 DB90 Fee-In-Lieu
 - Address by Downtown Density Bonus Update Ph. 1:
 - PLAN C20-2025-018 Downtown Parks Overlay District Modif.
 - Address by Downtown Density Bonus Update Ph. 2:
 - PLAN C20-2024-008 Downtown Parking Modifications Ph. 2
 - Address by Middle Residential Zoning Districts:
 - PLAN N/A HOME Future Phases
 - PLAN C20-2023-016 Single Family Ownership Bonus Program
 - PLAN C20-2025-015 Coffee Shop Land Use
 - Address by Mixed Use Zoning Districts:
 - PLAN C20-2022-018 Noxious Land Uses
 - Address by TOD Updates/Rezoning:
 - PLAN N/A Crestview TOD Update
- Note: Schedule presented is subject to change based on future changes to priorities, resources, commission and community bandwidth, and additional analysis related to the complexity of particular amendments.

CHART KEY

- Lead Department**
 - DSD Austin Development Services
 - PLAN Austin Planning
 - APC Austin Project Connect
 - APH Austin Public Health
 - TPW Austin Transportation and Public Works
 - WPD Austin Watershed Protection
- Land Development Code Amendment Process**
 - █ Initiation
 - █ Development and/or Engagement
 - █ Review and/or Adoption
 - ⌚ Amendments with Scheduled Review & Adoption Dates
- Dates for Review and Adoption**
 - █ City Council
 - █ Planning Commission
 - █ Codes and Ordinances Joint Committee
- Other Icons**
 - 🏠 Substantial Benefit to Housing Capacity/Cost
 - N/A No Case Number
 - TBD To Be Determined