

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 25 (*LAND DEVELOPMENT*) OF THE CITY CODE TO MODIFY CURRENT REQUIREMENTS AND ESTABLISH NEW REQUIREMENTS RELATED TO THE POSTING OF SIGNS THAT ARE POSTED TO PROVIDE NOTICE OF PROPOSED ZONING AND REZONING APPLICATIONS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Chapter 25-1 (*General Requirements and Procedures*), Article 6, Division 1 is amended to add a new Section 25-1-136 to read:

**§ 25-1-136 REQUIREMENTS FOR RECORD OWNER-POSTED SIGNS.**

(A) The record owner shall post and maintain a sign required by this section.

(B) A sign must be posted at the earlier of:

(1) 30 days after the date the zoning or rezoning application is filed; or

(2) 11 days before the date of the first occurrence where:

(a) the Historic Landmark Commission holds a hearing on the proposed zoning or rezoning change; or

(b) the Land Use Commission holds a hearing on the proposed zoning change.

(C) The record owner must maintain a sign in compliance with this section until Council makes a final determination on the proposed zoning or rezoning application or until the application is withdrawn.

(D) Each sign must:

(1) state the existing and proposed zoning designation requested in the zoning or rezoning application;

(2) include the case number;

40           (3)   include the name and telephone number of the staff member from  
41           which additional information may be obtained;

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43           (4)   be posted on the property subject to the proposed change;

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45           (5)   be visible from a public street; and

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47           (6)   be at least 24 inches long by 48 inches wide in size.

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49       (E)   The record owner must post:

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51           (1)   one sign every 200 feet along each street frontage; and

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53           (2)   no more than three signs along every street frontage regardless of street  
54           length; and

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56           (3)   no more than 10 signs total on the property regardless of the length or  
57           number of street frontages.

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59       (F)   The record owner must verify the placement of a sign and verify the number  
60       of signs in the manner as prescribed by the director of Planning.

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62       (G)   If the director of Planning finds that a sign is placed incorrectly or is not  
63       maintained in accordance with this section, the record owner must correct the  
64       sign within five business days after receiving notice.

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66       (H)   A zoning application or rezoning application may only be considered if the  
67       record owner complies with this section.

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69       **PART 2.** City Code Section 25-2-261 (*Notice of Application Filing*) is amended to add a  
70       new Subsection (D) and amended to read:

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72       **§ 25-2-261 NOTICE OF APPLICATION FILING.**

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74       (A)   For a zoning or rezoning application filed by the record owner, the director of  
75       Planning [the Neighborhood Planning and Zoning Department] shall:

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77           [(4)]   give notice of the application under Section 25-1-133(A) (*Notice Of*  
78           Applications And Administrative Decisions)[; and]

81 [(2) ~~post signs on the affected property not later than the 14th day after the~~  
82 ~~application is filed~~].  
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84 (B) For a zoning or rezoning initiated by the Historic Landmark Commission or a  
85 rezoning initiated by the Land Use Commission or council, the director of  
86 Planning [the Neighborhood Planning and Zoning Department] shall:

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88 (1) give notice under Section 25-1-133(A) (*Notice Of Applications And*  
89 *Administrative Decisions*); and

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91 (2) mail notice to the record owner of the affected property not later than the  
92 14th day after a motion initiating the zoning or rezoning is passed.

93  
94 (C) For a zoning initiated by the Land Use Commission or council, the director of  
95 Planning [the Neighborhood Planning and Zoning Department] shall give mailed  
96 notice to the notice owner of the property and to neighborhood organizations not  
97 later than the 14th day after the motion initiating the zoning is passed.

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99 (D) For a zoning or rezoning application filed by the record owner, the record  
100 owner shall post and maintain signs as required by Section 25-1-136  
101 (Requirements for Record Owner-Posted Signs).  
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103 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2026.

104  
105 **PASSED AND APPROVED**

106  
107 §  
108 §  
109 \_\_\_\_\_, 2026 § \_\_\_\_\_

110 Kirk Watson  
111 Mayor

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114 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
115 Deborah Thomas Erika Brady  
116 City Attorney City Clerk  
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