



LDC Amendments Update

Austin Planning | Housing and Planning Committee | April 14, 2026

LDC Amendments Update Agenda

- Adopted Items
- Upcoming Council Items
- Looking Ahead
- Updated Schedule
- Contact Information

Adopted/Completed Items: Feb. – Apr. 2026



- **New Zoning District Study** distributed to Council at the beginning of February
- **Zoning Sign Posting Updates** adopted on March 26, 2026

Upcoming Council Items: Apr. – Jun. 2026



- **Citywide Density Bonus Program** scheduled for Council review and adoption on May 21, 2026
- **Amendments Related to Transit System Projects** scheduled for Council review and adoption on May 21, 2026
- **Downtown Density Bonus Update Phase 1** scheduled for Council review and adoption on May 28, 2026

Looking Ahead: Summer 2026 & Beyond



- Slope Protection for Steep Slopes (June/July 2026)
- East Riverside Corridor Plan Update (October/November 2026)
- Downtown Density Bonus Update Phase 2 (November/December 2026)
- Mixed Use Zoning Districts (November/December 2026)
- Middle Residential Zoning Districts (February/March 2027)

SCHEDULE OF ACTIVE CODE AMENDMENTS				2026												2027											
				APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
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

For More Information



- Website: speakupaustin.org/ldcupdates
- Email: ldcupdates@austintexas.gov
- Phone: 512-974-7220