



## MEMORANDUM

**To:** Chair Harper-Madison and Members of the Housing and Planning Committee

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

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

**Date:** February 10, 2026

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

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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 February 2026 Schedule of Active Code Amendments is attached. Since the last update at the Housing and Planning Committee on December 2, 2025, there have been several changes to the schedule, including:

- **Parkland Drainage Easement** – Adopted by City Council on January 22, 2026.
- **Zoning Sign Posting Updates** has been added to the schedule. It is planned for review by Planning Commission on March 10, 2026, and adoption consideration at City Council on March 25, 2026.
- Several amendments that were anticipated to be presented in early 2026 have been moved to 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**
  - **Park Improvement Permitting**

The schedule primarily reflects code amendments that have previously been initiated; however, some items on the list require additional specific initiation action by the City Council or Planning Commission. 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. The schedule reflects an ambitious work program, and as processes move forward, staff will continually adjust to identify specific review and adoption dates

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for the proposed timelines shown on the chart. Additional information about adopted and active code amendments is available at [SpeakUpAustin.org/LDCupdates](https://SpeakUpAustin.org/LDCupdates).

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

Attachment: Schedule of Active Code Amendments (February 2026)

# SCHEDULE OF ACTIVE CODE AMENDMENTS



February 2026

Lead	Case #	Code Amendment	2026												2027											
			FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
AP	N/A	New Zoning Districts Study																								
AP	C20-2025-019	Zoning Sign Posting Updates																								
AP	C20-2024-004	ETOD Overlay (Ph. 2) + Citywide Density Bonus																								
AP	C20-2025-016	DDB/Downtown Amendments Ph. 1																								
AP	C20-2024-003	East Riverside Corridor Plan Update																								
AP	C20-2025-013	New Zoning Districts																								
AP	C20-2024-018	DDB/Downtown Amendments Ph. 2																								
AP	C20-2025-014	TOD Updates/Rezoning																								

Timelines To Be Determined

- AP C20-2018-004 Mirrored Glass
- AWP C20-2022-025 Greenfield Drainage for Redeveloped Sites
- AP C20-2023-023 Notification Modification
- AP C20-2023-031 Front or Side Yard Parking Filing Deadlines
- AP C20-2023-032 Mobile Food Establishment Filing Deadlines
- AP C20-2023-036 Tenant Notification & Relocation Ph. 2
- AP C20-2024-012 NBG Regulating Plan (Bonus Program)
- ADS C20-2024-013 Relocating Non-Zoning Regulations
- AP C20-2024-020 Preservation Bonus Update Ph. 2
- AP C20-2025-004 Life Science Land Use
- AP C20-2025-011 SB 840 Related Updates to 25-2 (Ph. 1)
- APH C20-2025-005 Tobacco Sales Use
- AP C20-2025-012 SB 840 Related Updates to 25-2 (Ph. 2)
- AP C20-2025-017 UNO Site-Specific Amendment
- APR C20-2026-TBD Park Improvement Permitting

Suspended/Indefinitely Postponed

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

Staff Recommends Addressing These Items Through More Comprehensive Code Amendments

Address by Citywide Density Bonus:

- AP C20-2023-007 Town Zoning
- AP C20-2025-002 DB90 Fee-In-Lieu

Address by New Zoning Districts:

- AP C20-2022-018 Noxious Land Uses
- AP N/A HOME Future Phases
- AP C20-2023-016 Single Family Ownership Bonus Program
- AP C20-2025-015 Coffee Shop Land Use

Address by DDB/Downtown Amendments Ph. 1:

- AP C20-2025-018 Downtown Parks Overlay District Modification

Address by DDB/Downtown Amendments Ph. 2:

- AP C20-2024-008 Downtown Parking Modifications Ph. 2

Address by TOD Updates/Rezoning:

- AP N/A Crestview TOD Update

**CHART KEY**

Lead Department

- ADS Austin Development Services
- AP Austin Planning
- APH Austin Public Health
- APR Austin Parks and Recreation
- ATPW Austin Transportation and Public Works
- AWP 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