

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2025-019 Zoning Sign Posting

Description:

Amend City Code Title 25 (Land Development Code) to modify current requirements and establish new requirements related to the posting of signs that are posted to provide notice of zoning and rezoning applications.

Background:

On June 20, 2025, House Bill 24 (HB 24) was approved in the 89th Texas State Legislative Session. HB 24 made changes to the requirements related to certain zoning and rezoning applications. Staff is proposing a code amendment to bring the Land Development Code into alignment with State Law. The most significant proposed changes are an increase to the minimum sign dimensions and a requirement that the record owner (or their designee) post signs.

Summary of Proposed Code Amendment:

1. Create a new section of the Land Development Code: § 25-1-136 (*Requirements for Owner-Posted Signs*) which describes procedures and requirements related to the posting of zoning signs, including:
 - The record owner (or their designee) shall post zoning signs required by Title 25
 - A sign must:
 - specify the type of action pending, the case number, and the name and telephone number of the staff person to contact for additional information;
 - be posted on the property affected by the proposed change;
 - be visible from the street;
 - be at least 24 inches long by 48 inches wide; and
 - be spaced not more than 200 feet apart from another required sign for the same application.
 - If the street frontage of the subject property is less than 200 feet in length, only one sign is required. Not more than three signs are required per street frontage regardless of the length of the street frontage. Not more than ten signs are required per proposed change regardless of the site area.
 - The sign must be posted by the earlier date of:
 - The 30th day after application filing; or
 - The 11th day before the date that:

- the historic landmark commission holds a hearing on the proposed change, if required; or
 - the land use commission holds a hearing on the proposed change.
- The record owner must maintain the sign until the date of a final determination on the proposed change by the City Council.
 - The record owner must provide verification of the placement of the sign in the manner prescribed by the director of Austin Planning and respond to a complaint not later than five working days after receiving the complaint.
2. Amend Section § 25-2-261 (*Notice of Application Filing*) to reference Section § 25-1-136. Section § 25-1-135 (*Posting of Signs*) will remain to describe procedures and requirements related to the posting of non-zoning signs.

Proposed Text Amendment(s): See attached draft ordinance.

Staff Recommendation: Recommended

Staff supports the proposed amendment to the Land Development Code. The changes will align with State Law, provide clarity relating to sign posting requirements, and promote procedural efficiency.

Board and Commission Action:

February 18, 2026 – Recommended by Codes and Ordinances Joint Committee.

March 10, 2026 – Planning Commission held a public hearing on the proposal and voted to recommend approval.

March 26, 2026 – Scheduled for consideration by City Council.

Council Action:

Sponsor Department: Austin Planning

City Staff:

Eric Thomas, eric.thomas@austintexas.gov, 512-974-7940 (Case Manager)



Affordability Impact Statement

Zoning Sign Posting Update

Code Amendment Case Number: C20-2025-019

Date: 2/26/2026

Proposed Regulation

In response to House Bill 24 (approved in 89th Texas State Legislature in 2025), the process of posting signs for zoning/rezoning cases is proposed to be amended to increase the size of required signs and transfer the responsibility of posting signs from Austin Planning staff to the applicants. Other municipalities across Texas are also considering changes in sign posting procedures to align with HB 24.

General sign posting rules are currently located in section 25-1-135 of the Land Development Code (LDC). A new section, 25-1-136, is proposed which will be specific to zoning signs. 25-2-261 (which requires signs to be posted for zoning cases) will be amended to reference the new code section as opposed to 25-1-135.

Applicants currently pay a fee for the signs, which likely does not fully cover the City's cost of service for the current operations. This fee will be reevaluated should the code amendment be approved.

Under the proposed change, applicants would continue to receive standardized signs from the City. Planning staff will continue to fill out the signs and will provide them to the applicant at the Planning and Development Center (PDC). The applicant will then be required to post the sign themselves and send photo verification of the posted signs to Planning staff. Using the current vendor, each sign costs roughly \$14.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have **neutral** impacts on housing costs.

Impact on Development Cost

The proposed changes would have **neutral** impacts on development cost.

- There will be a minor increase in applicant time burden to post the signs, but no significant financial burden. Planning staff estimates this time burden for the applicant would be between 5 minutes and 1 hour, depending on the site.
- Austin Planning staff estimates that while the financial impact would be minimal, posting the signs on their sites could take the applicant between 5 minutes and one hour per case, depending on the site area.

Impact on Affordable Housing

The proposed changes would have **neutral** impacts on affordable housing.

Overall Impact

The proposed changes would have **neutral** overall impact.

Other Policy Considerations

- In addition to the signage requirements, House Bill 24 also changes the state's protest petition process by both raising the share of neighboring property owners required to file a valid protest and changing zoning decisions to a simple majority council vote. Together, these changes are expected to make it easier for cities to approve new housing, including affordable and multifamily projects that expand overall supply and support affordability.

Manager's Signature


