




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: December 2, 2025

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 November 2025 Schedule of Active Code Amendments is attached. Since the last update at the Housing and Planning Committee on September 16, 2025, there have been several changes to the schedule, including:

- **Coffee Shop Land Use** – Initiated by City Council on October 9, 2025; timeline dates are to be determined.
- Amendments planned for the beginning of 2026, with review and adoption by February 2026:
 - Tobacco Sales Use
 - SB 840 Related Updates to 25-2 Phase 1
 - Life Science Land Use
 - Relocating Non-Zoning Regulations
 - Park Improvement Permitting
- **UNO Site-Specific Amendment** – Initiated by Planning Commission on October 28, 2025; timeline dates are to be determined.
- **Downtown Parks Overlay District Modification** – Initiated by Planning Commission on October 28, 2025; timeline dates are to be determined.
- **Downtown Density Bonus / Downtown Amendments** has been separated into two phases – Phase 1 proposed for adoption by May 2025 and Phase 2 proposed for adoption by December 2025.

The schedule primarily reflects code amendments that have previously been initiated; however, several 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

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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 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.

Attachment: Schedule of Active Code Amendments (November 2025)

SCHEDULE OF ACTIVE CODE AMENDMENTS

November 2025



Lead	Case #	Code Amendment	2025		2026												2027											
			NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AWP	C20-2025-009	Parkland Drainage Easement	→																									
AP	N/A	New Zoning Districts Study																										
ADS	C20-2024-013	Relocating Non-Zoning Regulations																										
APH	C20-2025-005	Tobacco Sales Use																										
AP	C20-2025-011	SB 840 Related Updates to 25-2 (Ph. 1)																										
AP	C20-2025-004	Life Science Land Use																										
APR	C20-2025-TBD	Park Improvement Permitting																										
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 C20-2024-002 NBG Regulating Plan (Signage)
- AP C20-2024-005 UNO Height Restrictions
- AP C20-2024-010 UNO Update
- AP C20-2024-012 NBG Regulating Plan (Bonus Program)
- AP C20-2024-020 Preservation Bonus Update Ph. 2
- AP C20-2025-012 SB 840 Related Updates to 25-2 (Ph. 2)
- AP C20-2025-015 Coffee Shop Land Use
- AP C20-2025-017 UNO Site-Specific Amendment
- AP C20-2025-018 Downtown Parks Overlay District Modification

Suspended/Indefinitely Postponed

- AP C20-2022-003 South Central Waterfront Comb. Dis. & DB
- ATPW C20-2023-040 Eliminate Min. Parking Requirements Ph. 2
- AP C20-2024-017 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

Address by UNO Update:

- AP C20-2024-005 UNO Height Restrictions

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

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

- 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

- Planning Commission
- City Council
- Codes and Ordinances Joint Committee

Other Icons

- Substantial Benefit to Housing Capacity or Cost
- N/A No Case Number TBD To Be Determined