



Overview of Rezoning Process

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Austin Planning | October 28, 2026

What is Zoning?



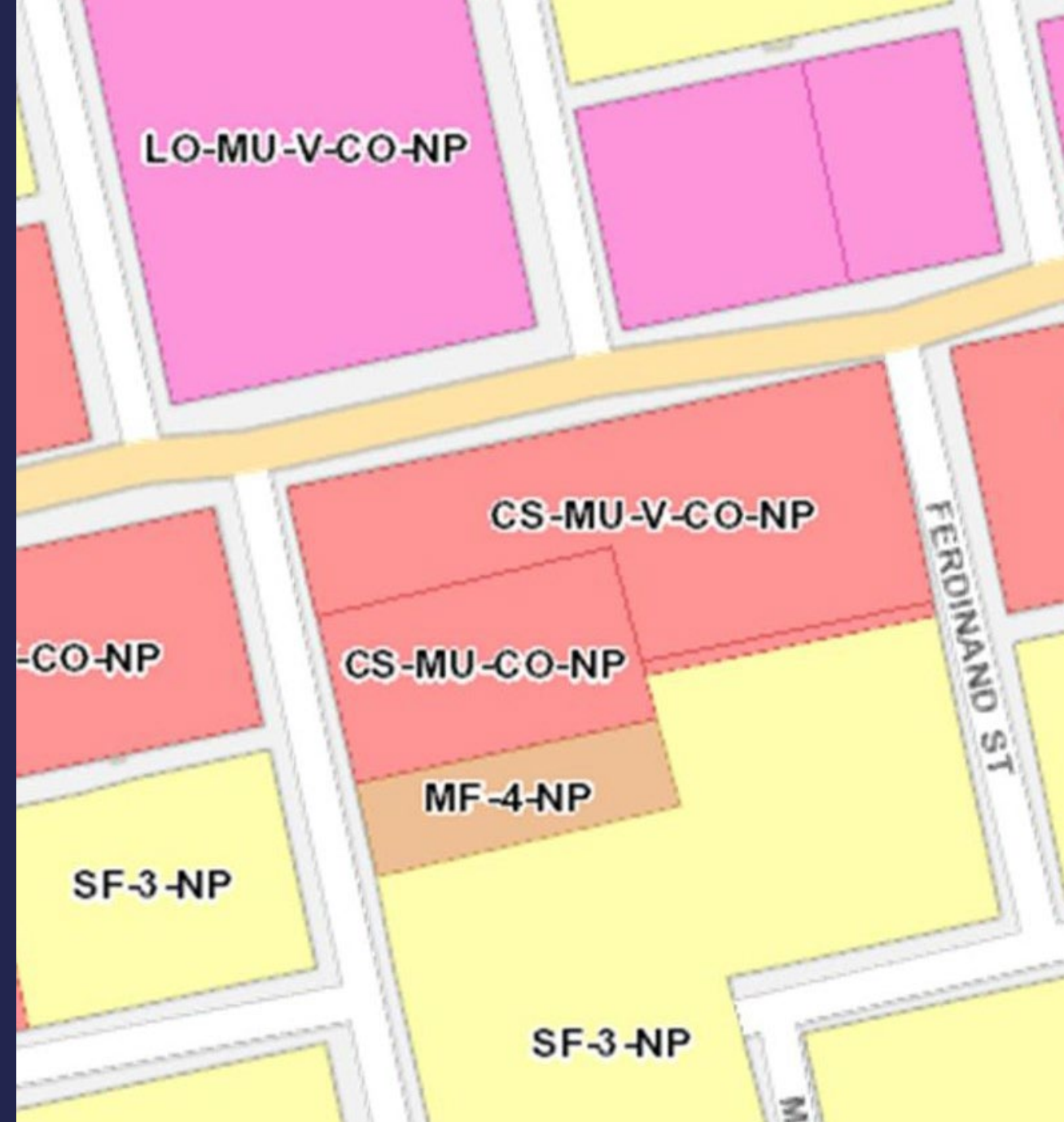
- Applies land use regulations only in full and limited purpose jurisdictions of the City.
- Police power granted by the State.
- Divides land within a jurisdiction into separate districts.
- Establishes where certain land uses are permitted.
- Establishes site development regulations.

Zoning Districts and Land Uses

Credit- Perkins&Will for CapMetro and City of Austin

Zoning District Types

- **Base District:** A zoning district that prescribes basic regulations governing use and site development.
- **Combining Districts:** May be applied to sites in combination with regulations applicable to a base district.
- **Overlay Districts:** Districts that establish specific use or site development standards for a particular area within the City.



Commercial Zoning String



CS-MU-CO-ETOD-DBETOD-NP

General Commercial Services-Mixed Use-Conditional Overlay-Equitable Transit Oriented
Development-Density Bonus ETOD-Neighborhood Plan

Commercial Zoning String



CS-MU-CO-ETOD-DBETOD-NP

Base district

Combining and Overlay Districts

Residential Zoning String



SF-3-CO-NP

Family Residence-Conditional Overlay-Neighborhood Plan

Land Uses



■ Residential

- Single-family
- Duplex
- Two-unit
- Three-unit
- Townhouse
- Condominium
- Group residential
- Multifamily



■ Commercial

- Medical, professional, administrative office
- General retail
- Pet services
- Restaurant
- Personal services
- Service station
- Automotive sales, rental, repair, washing



■ Industrial

- Light and heavy manufacturing
- General and limited warehousing and distribution
- Recycling center
- Stockyard

Land Uses



- **Civic**

- Public and private schools
- Religious assembly
- Limited and commercial day cares
- Hospital services
- Parks and recreation services
- Telecommunication towers
- Residential treatment



- **Agricultural**

- Animal production
- Crop production
- Urban farm

When is a land use allowed?



- **Permitted Use:** allowed by right within a district.
- **Conditional Use:** allowed on a discretionary basis, requires Land Use Commission approval or City Council approval upon an appeal.
- **Prohibited Use:** not allowed within a district or not recognized under the City Land Development Code (LDC).
- **Non-conforming Use:** a land use that was lawfully established prior to annexation or enactment of the current City LDC.

An architectural rendering of a vibrant urban street scene. The scene features modern, multi-story buildings with large glass windows and dark, horizontal slatted accents. The ground floor of the buildings is filled with shops and businesses, with people walking on the sidewalks. A wide, paved pedestrian walkway runs alongside the street, with people walking, pushing a stroller, and a person on a bicycle. A blue bus is visible on the street. The sky is bright blue with scattered white clouds and a flock of birds flying. The overall atmosphere is one of a lively, walkable neighborhood.

Overview of the Process

Credit- Perkins&Will for CapMetro and City of Austin

Overview of Process



1. Zoning Application Submitted and a Zoning Sign is Posted on the Property
 - You can search for all case materials on [Austin Build+Connect \(AB+C\)](#)
2. Notice of Filing Mailed Out
 - Mailed to All Property Owners, Utility Customers, and Registered Neighborhood Organizations within 500 feet
3. Staff Review and Recommendation
 - Various departments provide comments and develop one staff recommendation
4. Notice of Public Hearing Mailed Out (PC or ZAP)
 - Mailed to All Property Owners within 500 feet
5. Public Hearing (PC or ZAP)
 - You must sign up to speak online in advance of the meeting (in-person or virtually)
6. Notice of Public Hearing Mailed Out (City Council)
 - Mailed to All Property Owners, Utility Customers, and Registered Neighborhood Organizations within 500 feet
7. Public Hearing at City Council (Requires Three Readings)
 - You must sign up to speak online in advance of the meeting (in-person or virtually)

Restrictions and Regulations



- Uses (Prohibited, Conditional, Permitted)
 - Residential
 - Office
 - Commercial
 - Industrial
 - Special Purpose Districts
 - Combining Districts
- Site Development Standards
 - Height
 - Lot size/width
 - Building Coverage
 - Impervious Cover
 - Floor to Area Ratio (FAR)
 - Setbacks

Public Engagement

- Email or Mail Public Comments
 - Anything in writing can be included by the Zoning Case Manager in the case backup materials.
- Public Testimony
 - If a member of the public would like to speak, they can sign up to speak in person or virtually in advance of the Land Use Commission Meeting or City Council Meeting.
 - Time limits and donation of time policies are outlined on the Commission or Council websites and are subject to change at the discretion of these bodies.



Right of Protest



- Per City Code, a property owner or interested party has the right to protest a zoning change.
- Valid Petitions:
 - Are filed to oppose a rezoning request by an affected property owner or by a certain percentage of property owners within 200 feet of the request.
 - May require a super majority (9 of 11) vote of the City Council at Third Ordinance Reading to rezone the property.
- Recent changes to State Law have affected some petition requirements.

Rezoning Petitions

Recent Changes from HB24



If the proposed change does not allow more residential development than existing zoning **AND** allows additional commercial or industrial uses.

Valid Petition: At Least **20%** of Property Owners within 200 Feet by Area

Required Council Vote: Supermajority (9 of 11)

If the proposed change allows more residential development than existing zoning **AND** does not allow additional commercial or industrial uses **UNLESS** the additional use is limited to the 1st floor of any residential development **AND** does **not exceed 35% of the overall development.**

Valid Petition: At Least **60%** of Property Owners within 200 Feet by Area

Required Council Vote: Simple Majority (6 of 11)

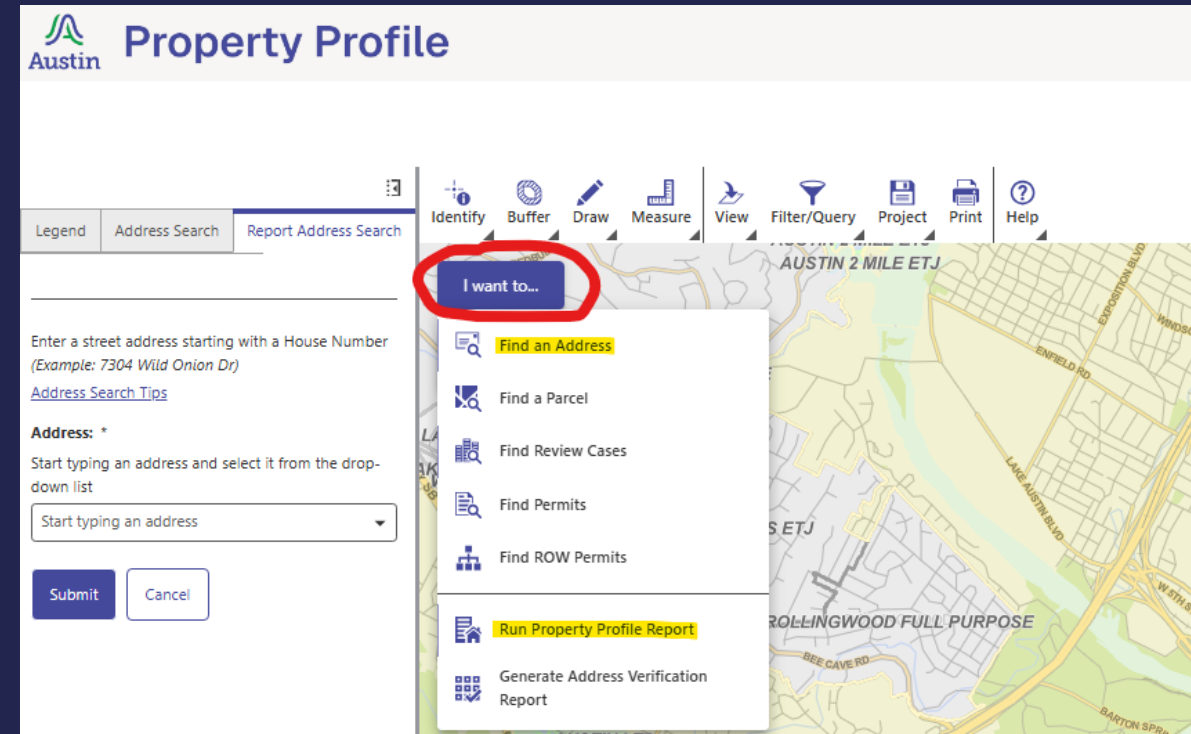
An architectural rendering of a vibrant, modern urban street scene. The scene features multi-story buildings with large windows and balconies, lush green trees, and a wide, paved pedestrian walkway. People are shown walking, pushing a stroller, and riding a bicycle. A blue bus is visible in the background. A green translucent banner is overlaid across the middle of the image, containing the text "Other Resources".

Other Resources

Credit- Perkins&Will for CapMetro and City of Austin

Where Can I Find out More?

- Visit the City's Property Profile website:
<https://maps.austintexas.gov/PropertyProfile/>
- Find an Address/Property Profile Report
- View linked zoning ordinances and other information
- Book a complimentary consultation with City staff: <https://www.austintexas.gov/development-services/schedule-appointment-permitting-and-development-center-pdc>



The background features a repeating pattern of light green wavy lines. A large, white, curved shape, resembling a stylized 'C' or a partial circle, is positioned on the right side of the image, partially overlapping the patterned area.

Thank you!