HOUSING & PLANNING

City of Austin Zoning/Rezoning Process

Start
1. Zoning Application Submitted

Zoning Checklist Provided

Application Fee is paid

Case Manager & Review Team Assigned

2. Notice of Filing

Public notice is mailed to the applicant, owners of property located within 500 feet, utility customers within 500 feet, and registered environmental or neighborhood organizations within 500 feet within 14 days of the filing of an application. A zoning sign is posted on site.

3. Staff Recommendation

A staff recommendation is developed based on a review of staff comments, land use principles, and adopted plans. This recommendation is released as a written report which will be available to the applicant and the public several days before the item is scheduled for review by Planning Commission (PC) or Zoning and Platting Commission (ZAP).

4. Notice of Public Hearing (PC or ZAP)

Public notice is mailed to the applicant, owners of property located within 500 feet, utility customers within 500 feet, and registered environmental and neighborhood organizations within 500 feet no later than 11 days before the date of the public hearing.

5. Public Hearing (PC or ZAP)

Zoning requests are typically heard approximately 6 to 7 weeks following the date of application submittal, and by the City Council approximately one month following the Commission's recommendation.

Commission may make recommendation to Council to approve, deny, approve with conditions, or approve a less intense zoning classification

The application can be forwarded to Council without a recommendation from PC or ZAP

6. Notice of Public Hearing (City Council)

Notice published in newspaper and mailed to the applicant, owners of property located within 500 feet, utility customers within 500 feet, and registered environmental and neighborhood organizations within 500 feet no later than 16 days before the date of the public hearing before council.

7. Public Hearing at City Council

Council may approve, deny, approve with conditions, or approve a less intense zoning classification

City Council approvals or approvals with conditions result in a city ordinance which must be voted on and approved by the City Council in three readings. Multiple readings can be approved by City Council at one meeting.

End

Source: Section 25-2 Subchapter B, Article 1 of the City of Austin Land Development Code (LDC)