

42 **PART 3.** City Code Section 30-1-223 (*Initiating an Appeal*) is amended to read:

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44 **§ 30-1-223 INITIATING AN APPEAL.**

45 A person with standing to appeal may initiate an appeal by filing a notice of appeal
46 with the single office~~[director]~~ not later than:

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48 (1) the 14th day after the date of the decision of a board or commission,
49 including the land use commission;
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51 (2) the 20th day after an administrative decision; or
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53 (3) for an appeal authorized by State law, the date specified by State law.
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55 **PART 4.** Subsection (A) of City Code Section 30-2-38 (*Infrastructure Construction or*
56 *Fiscal Security for Plat Approval*) is amended to read:

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58 (A) Before the single office may approve a plat, the subdivider shall:

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60 (1) obtain final approval of subdivision construction plans; post fiscal
61 security as required by the county executive for restoration of disturbed
62 areas, boundary streets, and sidewalks; and construct the streets, utilities,
63 and drainage facilities in compliance with the requirements of this title;
64 or
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66 (2) file an application for approval of subdivision construction plans and
67 provide fiscal security under Section 30-1-132 (*Fiscal Security*) for
68 subdivision improvements.
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70 **PART 5.** Subsections (B) and (C) of City Code Section 30-2-61 (*Changes to an Approved*
71 *Preliminary Plan*) is amended to read:

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73 (B) The single office may approve a minor deviation from an approved
74 preliminary plan if the single office determines that the minor deviation
75 complies with the requirements of this subsection. An applicant shall identify
76 the proposed minor deviation on a copy of the preliminary plan submitted to
77 the single office. A formal application is not required.

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79 (1) A minor deviation may not:
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81 (a) remove a property restriction or subdivision note;
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- 83 (b) modify a waiver or variance;
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85 (c) change an easement, except with the director's approval;
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87 (d) increase impervious cover;
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89 (e) modify a conservation easement, common area, green space, or
90 other open space shown on the preliminary plan;
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92 (f) affect property outside the proposed plat;
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94 (g) increase the number of lots;
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96 (h) change the use of a lot; or
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98 (i) change the basic street layout.
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100 (2) A minor deviation may:

- 101 (a) change lot size or configuration;
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103 (b) change street width or alignment; or
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105 (c) change a utility or access easement.
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108 (C) If the requested change does not qualify as a minor deviation, the applicant may
109 submit a separate application to the single office requesting the change. The
110 single office may~~can~~ approve the change if the single office determines that
111 the requested change complies with the requirements of this title.
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113 **PART 6.** Chapter 30-2 (*Subdivision Requirements*) is amended to add a new Section 30-2-
114 60 (*Expiration of Approved Preliminary Plan*) to read:

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116 **§ 30-2-60 EXPIRATION OF APPROVED PRELIMINARY PLAN**
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118 (A) Except as provided in Subsection (B), an approved preliminary plan expires:

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120 (1) in the drinking water protection zone, four years after the date of its
121 approval; or
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123 (2) in the desired development zone, ten years after the date of its approval.

124 (B) The appropriate official may extend the expiration date of an approved
125 preliminary plan:

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- 127 (1) twice for periods of not more than two years each, if the appropriate
128 official determines that, since the date of the plan's approval, the plan
129 has not significantly changed, and the applicable regulations have not
130 significantly changed; or
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- 132 (2) for a period determined by the appropriate official if the applicant
133 agrees with the appropriate official to complete the subdivision
134 infrastructure in increments or phases that correspond to the increments
135 or phases of the development.
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137 **PART 7.** Subsection (C) of City Code Section 30-2-62 (*Appeal of Disapproval of a*
138 *Preliminary Plan*) is amended to read:

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- 140 (C) The single office shall give notice under Section 30-1-153(A) (*Notice of*
141 *Public Hearing*) of the land use commission's, ~~the~~ council's, or
142 commissioners court's consideration of an appeal.
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144 **PART 8.** Subsections (B) and (C) of Section 30-2-82 (*Review of Application for Plat*
145 *Approval; Expiration*) are amended to read:

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- 147 (B) After the application is filed, a reviewing department or agency shall prepare
148 and deliver to the single office a written report of comments and
149 recommendations regarding an application for plat approval not later than the
150 deadline established by the single office~~[director]~~ by administrative rule.
- 151
- 152 (C) After the application is filed, the single office shall determine whether an
153 application for plat approval complies with the criteria for approval and give
154 notice under Section 30-1-154(B) (*Notice of Applications and Administrative*
155 *Decisions*) of the determination not later than the deadline established by the
156 single office~~[director]~~ by administrative rule.
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165 **PART 9.** City Code Section 30-2-83 (*Plat Acknowledgement for Plat Approval*) is
166 amended to read:
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168 The applicant must include the following note on the proposed plat: The owner of this
169 subdivision and the owner's successors and assigns are responsible for construction of
170 subdivision improvements that comply with City of Austin and Travis County regulations.
171 The owner understands that plat vacation or replatting may be required, at the owner's
172 expense, if plans to construct this subdivision do not comply with the regulations.
173 Approval of this subdivision does not guarantee future approval of variances to the City of
174 Austin and Travis County regulations that may be required at later stages of development.
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176 **PART 10.** Subsection (C) of City Code Section 30-2-86 (*Appeal of Disapproval of Plat*)
177 is amended to read:
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- 179 (C) The single office shall give notice under Section 30-1-153(A) (*Notice of*
180 *Public Hearing*) of the land use commission's, ~~or~~ council's, or
181 commissioners court's consideration of an appeal.
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183 **PART 11.** Subsection (B) of City Code Section 30-5-121 (*Environmental Resource*
184 *Inventory Requirement*) is amended to read:
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- 186 (B) For a subdivision construction plan application, an applicant shall provide an
187 environmental resource inventory with the single office~~[director]~~ for proposed
188 development located on a tract:
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- 190 (1) within the Edwards Aquifer recharge;
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 - 192 (2) containing a critical water quality zone;
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 - 194 (3) with a gradient of more than 15 percent; or
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 - 196 (4) containing, or within 150 feet of, a potential or verified wetland feature
197 as identified in a map maintained by the Watershed Protection
198 Department and made available for reference online and at the offices
199 of the Development Services Department.
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