TITLE 30. - AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS Compliance Summary
Chapters 30-2 Subdivision Requirements, 30-3 Transportation, and 30-4 Drainage
(Online content as of December 9, 2024)

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
CHAPTER 30-2. - SUBDIVISION REQUIREMENTS.												
ARTICLE 1. - SUBDIVISION COMPLIANCE.												
§ 30-2-1 - COMPLIANCE.												
	x		§ 30-2-1	Except as otherwise provided in this article, a subdivision must comply with the requirements of this title.	x	x	N/A	x				
§ 30-2-2 - EXCEPTION FROM CITY PLATTING REQUIREMENTS.												
	x		§ 30-2-2 (A)	The director may except a parcel of land from the city's requirement to plat if the director determines that the parcel existed in its current configuration before becoming subject to the city's jurisdiction over subdivision of land.	x	x	N/A	x				
	x		§ 30-2-2 (B)	The director may except a parcel of land from the city's requirement to plat if the director determines that the parcel: (1) contains a health or safety hazard associated with a private sewage facility or private water well or other conditions that adversely affect public health, safety or welfare; (2) existed in its current configuration on August 8, 1992; (3) was served by a private sewage facility or private water well on August 8, 1992; (4) is located on an existing street; and (5) complies with the requirements of this title for roadway frontage.	x	x	N/A	x				
	x		§ 30-2-2 (C)	The director may except a parcel of land from the city's requirement to plat if the director determines that the parcel: (1) is five acres or less: (2) existed in its current configuration on August 31, 1987; (3) was receiving utility service that was authorized under the rules of the utility provider on August 31, 1987; (4) is located on an existing street; and (5) complies with the requirements of this title for roadway frontage.	x	x	N/A	x				
	x		§ 30-2-2 (D)	An applicant shall demonstrate to the director that a parcel is excepted under this section from the requirement to plat. An applicant shall provide the director with the current deed to the property, an adequate legal description, and proof of ownership.	x	x	N/A	x				
	x		§ 30-2-2 (E)	If the director excepts a parcel from the city's requirement to plat, the director shall certify the parcel's exception.	x	x	N/A	x				
	x		§ 30-2-2 (F)	An approval to extend or change utility service to a parcel is not a certification under this section or an approval of a plat.	x	x	N/A	x				
§ 30-2-3 - TEMPORARY EXEMPTION FROM CITY PLATTING REQUIREMENTS.												
	x		§ 30-2-3 (A)	The director may temporarily exempt a parcel of land from the city's requirement to plat if the director determines that the sole use of the parcel is as a community garden. An applicant shall provide the director with the information and documentation necessary to establish the exemption.	x	x	N/A	x				
	x		§ 30-2-3 (B)	If the sole use of an exempted parcel changes from a community garden, an exemption under this section expires.	x	x	N/A	x				
	x		§ 30-2-3 (C)	A parcel temporarily exempted under this section must be platted before it may be used for a purpose other than as a community garden.	x	x	N/A	x				

§ 30-2-4 - COUNTY EXCEPTIONS TO PLATTING REQUIREMENT.													
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	x		§ 30-2-4 (A)	The county does not require a plat for: (1) a tract of land that existed in its current configuration before September 1, 1983; (2) a manufactured home rental community, as defined by Local Government Code Section 232.007, if the development complies with the minimum infrastructure requirements of County Code Section 82.301(d); (3) a judicial partition under a final judgment; (4) an acquisition by an entity with the power of eminent domain by a condemnation or dedication or by contract and conveyance instead of condemnation; (5) a subdivision that does not lay out a street, alley, square, park, or other area for public use or for the use of a purchaser or owner of a lot adjacent to one of those areas, if all the subdivided land: (a) is primarily for agricultural use, as defined by Texas Constitution Article III, Section 1-d, or primarily for farm, ranch, wildlife management, or timber production use, as defined by Texas Constitution Article III, Section 1-d-1; (b) is divided into four or fewer lots and is to be transferred to a person who is related to the owner within the third degree of consanguinity or affinity, as determined by Government Code Chapter 573; (c) consists of lots of more than 10 acres in area; (d) is sold to veterans through the Veteran's Land Board program; (e) belongs to the state or a state agency, board, or commission, or the permanent school fund or other dedicated state fund; (f) is retained in part by the owner, and transferred in part to a person who will further subdivide the tract in accordance with requirements of this title; or (g) is transferred to a person who owned an undivided interest in the original tract, and a plat is filed before further development of any part of the tract; or (6) property that is owned by a political subdivision of the state and located in a floodplain, and the lots are sold to	x	x	N/A	x				
	x		§ 30-2-4 (B)	If the county executive determines that a division of land is excepted from platting under Subsection (A), the county executive shall, at the request of the land owner, issue a letter to the owner acknowledging the exception. The county executive may require that the owner provide certification or documentation that the requirements of Subsection (A) are satisfied.	x	x	N/A	x				
ARTICLE 2. - SUBDIVISION PROCEDURE.												
Division 1. - Procedure Generally.												
§ 30-2-31 - PLANNING COMMISSION AND ZONING AND PLATTING COMMISSION RULES.												
	x		§ 30-2-31	The planning commission and the zoning and platting commission may each adopt rules of procedure. Adopted rules are effective when filed with the city clerk.	x	x	N/A	x				
§ 30-2-31 - PLANNING COMMISSION AND ZONING AND PLATTING COMMISSION RULES.												
	x		§ 30-2-31	The planning commission and the zoning and platting commission may each adopt rules of procedure. Adopted rules are effective when filed with the city clerk.	x	x	N/A	x				
§ 30-2-32 - CITY ACTION WITHIN 30 DAYS.												
	x		§ 30-2-32	(A) The requirements of this section are mandated by state law and supersede any contrary provisions of this title relating to action by the land use commission or council. (B) The single office shall schedule an application for preliminary plan or plat approval for consideration by the land use commission not later than the 30th day after the application is accepted. (C) The City shall act within the time prescribed in City Code Section 25-4-32 (Action within 30 Days). (D) Except as provided in Subsection (C), the land use commission shall approve, approve with conditions, or disapprove with reasons an application for preliminary plan or plat approval not later than the 30th day after the application is accepted. (E) If the land use commission fails to comply with Subsection (C), or the director fails to comply with Subsection (D) the application for preliminary plan, plat, or subdivision construction plan is approved by operation of law.	x	x	N/A	x				

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§ 30-2-33 - COUNTY ACTION WITHIN 30 DAYS.												

	x		§ 30-2-33	(A) The requirements of this section supersede any contrary provisions of this title relating to action by the single office. (B) The single office shall approve, approve with conditions, or disapprove with reasons an application for preliminary plan or plat not later than the 30th day after the application is filed, unless the single office has approved a written request from the applicant to extend the initial review pursuant to Section 30-1-118 (*Extension of Review Period*). (C) A condition for approval or reason for disapproval must be written and may not be arbitrary. The condition or reason must: (1) be directly related to requirements adopted under Texas Local Government Code Chapter 212 Subchapter A (Regulation of Subdivisions) or Texas Local Government Code Chapter 232 Subchapter A (Subdivision Platting Requirements in General); and (2) include a citation to the law, including a statute or order, that is the basis for the condition for approval or reason for disapproval. (D)If an application for a preliminary plan or plat is not approved, approved with conditions, or disapproved with reasons within a time period prescribed by Subsection (B) the application is approved by operation of law.	x	x	N/A	x				
§ 30-2-34 - ORIGINAL TRACT REQUIREMENT.													
	x		§ 30-2-34 (A)	An original tract is a tract that: (1) is a legal lot or tract; or (2) was a legal lot or tract before being subdivided in violation of ordinance requirements.	x	x	N/A	x				
	x		§ 30-2-34 (B)	An applicant shall include all land in the original tract in an application for preliminary plan or plat approval.	x	x	N/A	x				
	x		§ 30-2-34 (C)	The single office may waive the requirement of Subsection (B) if the single office determines that: (1) subdividing only a portion of the original tract will not substantially impair the orderly planning of roads, utilities, drainage, and other public facilities; (2) the portion of the original tract contiguous to the area to be subdivided has direct access to a public street, or the applicant has provided access to a public street by dedicating right-of-way at least 50 feet wide; (3) a reasonable use of the balance of the original tract is possible; and (4) the applicant has mailed, by certified mail, to all owners of land that is a portion of the original tract and contiguous to the land included in the application a request that each owner provide written confirmation to the director that: (a) the owner's land is not a legal lot or tract; and (b) the owner must plat the land before the city may approve a development permit or a utility company may provide	x	x	N/A	x				
	x		§ 30-2-34 (D)	In making a determination under Subsection (D)(3) that a reasonable use of the balance of the original tract is possible, the single office may require that the applicant provide a schematic land plan of the balance of the original tract. The single office may not require that the applicant provide detailed engineering information.	x	x	N/A	x				
	x		§ 30-2-34 (E)	An applicant who satisfies the requirement of Subsection (D)(2) by dedicating right-of-way to provide access to a public street is not required to construct improvements within the right-of-way.	x	x	N/A	x				
	x		§ 30-2-34 (F)	As a condition of a waiver to Subsection (B), the county may require the subdivider to enter into a phasing agreement to provide for the orderly development of the property. (1) A subdivider must obtain approval of a phasing agreement by the commissioners court not later than the date the first final plat is approved. (2) The single office may make a recommendation on the phasing agreement. (3) The commissioners court may approve a phasing agreement if the commissioners court determines: (a) the phasing agreement accommodates the development and protects the public interest; (b) the dedication of roads, drainage facilities, parkland, and other infrastructure and the posting of construction security is roughly proportional to the impact of the development of the property; and	x	x	N/A	x				
§ 30-2-35 - CITY BOARD AND COMMISSION REVIEW OF REQUESTS ASSOCIATED WITH SUBDIVISION APPLICATION.													
	x		§ 30-2-35 (A)	The director shall determine whether board or commission review of a request associated with an application for preliminary plan or plat approval is required under this section. The director shall schedule an associated request for board or commission review on the earliest available date.	x	x	N/A	x				

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	x		§ 30-2-35 (B)	The following board or commission must review an associated request before the land use commission may consider the application or the associated request: (1) the urban transportation commission and the environmental commission shall review a request for an amendment to the transportation plan; (2) the water and wastewater commission and, if requested by the city council, the environmental board shall review a request for an amendment to the city's water or wastewater service area boundary; and (3) the water and wastewater commission shall review a request for city cost participation in construction of water or wastewater facilities.	x	x	N/A	x				
§ 30-2-36 - VARIANCE FILING AND CONSIDERATION.												
	x		§ 30-2-36 (A)	An applicant shall file an application for a variance from a subdivision requirement when the applicant submits an application for preliminary plan approval, or if a preliminary plan is not required, when the applicant files an application for plat approval. The single office shall accept an application for a variance only if the applicant's Project Assessment includes the required recommendations required for the variance.	x	x	N/A	x				
	x		§ 30-2-36 (B)	The platting board shall concurrently consider an application for a variance over which it has discretionary authority under Section 30-1-92 (Discretionary Authority) and an application for preliminary plan or plat approval.	x	x	N/A	x				

§ 30-2-37 - VARIANCE DETERMINATION.													
	x		§ 30-2-37 (A)	The platting board shall grant a variance from a requirement of Article 3 (Platting Requirements) if the platting board determines that enforcement of the requirement will make subdivision of a tract of land impractical and deny the owner all reasonable use of the land.	x	x	N/A	x				
	x		§ 30-2-37 (B)	For a mass housing project, a planned unit development, or similar neighborhood unit, the platting board may grant a variance from a requirement of Article 3 (Platting Requirements) if the platting board determines that planned development will provide light and air, vehicular and pedestrian circulation, and recreational facilities that are at least equal to the requirements of this title. An applicant must provide the platting board with a written report documenting compliance with this subsection.	x	x	N/A	x				
	x		§ 30-2-37 (C)	The platting board may grant a variance from a requirement of Article 3 (Platting Requirements) if the platting board determines that the variance protects the public interest and complies with sound engineering principles and practices.	x	x	N/A	x				
§ 30-2-38 - INFRASTRUCTURE CONSTRUCTION OR FISCAL SECURITY FOR PLAT APPROVAL.													
	x		§ 30-2-38 (A)	Before the single office may approve a plat, the subdivider shall: (1) obtain final approval of subdivision construction plans; post fiscal as required by the county executive for restoration of disturbed areas, boundary streets, and sidewalks; and construct the streets, utilities, and drainage facilities in compliance with the requirements of this title; or (2) file an application for approval of subdivision construction plans and provide fiscal security under Section 30-1-132 (*Fiscal Security*) for subdivision improvements.	x	x	N/A	x				
	x		§ 30-2-38 (B)	Fiscal security provided under this section may be used by the city or county, as appropriate, to construct the subdivision improvements.	x	x	N/A	x				
§ 30-2-39 - ACCEPTANCE OF OFFERED DEDICATION.													
	x		§ 30-2-39 (A)	Approval of a plat is not an acceptance by the city or county of an offered dedication. Disapproval or denial of a plat is a refusal by the city or county to accept an offered dedication shown on a plat.	x	x	N/A	x				
	x		§ 30-2-39 (B)	The city or county may accept an offered dedication only by the action of an authorized official.	x	x	N/A	x				
	x		§ 30-2-39 (C)	The commissioners court may accept an offered dedication of a street by issuing a certificate of acceptance.	x	x	N/A	x				
	x		§ 30-2-39 (D)	A street may not be accepted unless it is constructed in accordance with the applicable requirements and with the required utilities and drainage facilities installed. Entry, use, or improvement by the city or county, as applicable, under a fiscal security agreement is not an acceptance of an offered dedication.	x	x	N/A	x				
	x		§ 30-2-39 (E)	Except as provided in a fiscal security agreement, an officer or employee of the city or county may not enter, use, or improve a street unless the street has been accepted by the city or county, as applicable.	x	x	N/A	x				
§ 30-2-40 - VACATING PLAT; REPLATTING WITHOUT VACATING PLAT; AMENDING PLAT.													
	x		§ 30-2-40 (A)	The city and the county shall review and approve, disapprove, or deny a plat vacation, replat, or amending plat in accordance with the standards and procedures in Local Government Code Section 212.013 (Vacating Plat), Section 212.014 (Replatting Without Vacating Plat), Section 212.015 (Additional Requirements For Certain Replats), and Section 212.016 (Amending Plat).	x	x	N/A	x				
	x		§ 30-2-40 (B)	The single office shall provide a single joint notice stating the dates of the city and county hearings for a notice required by Local Government Code Section 212.015 (Additional Requirements For Certain Replats) or Section 212.016 (Amending Plat).	x	x	N/A	x				
	x		§ 30-2-40 (C)	An application to vacate a plat expires after one year.	x	x	N/A	x				
§ 30-2-41 - ACTION IN 15 DAYS AFTER APPLICANT RESPONSE.													
	x		§ 30-2-41 (A)	The requirements of this section are mandated by state law and supersede any contrary provisions of the City Code.	x	x	N/A	x				
	x		§ 30-2-41 (B)	In this section, applicant response means the information provided by the applicant to the single office to address the conditions of approval or reasons for disapproval of an application for preliminary plan, plat, or subdivision construction	x	x	N/A	x				
	x		§ 30-2-41 (C)	An applicant response: (1) must adequately address each condition of approval or reason for the disapproval; (2) must include only changes only as necessary to address the condition of approval or reason for disapproval; and (3) may not include substantial changes unrelated to the condition of approval or reason for disapproval.	x	x	N/A	x				
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	x		§ 30-2-41 (D)	Upon receipt of an applicant response to a preliminary plan, plat or replat the single office shall: (1) determine if the applicant response meets the requirements in Subsection (C), and (2) approve, approve with conditions , ordisapprove with reasons, the preliminary plat, plat, or replat not later than 15 days after the applicant response was submitted.	x	x	N/A	x				
	x		§ 30-2-41 (E)	If the applicant response as submitted complies with the provisions of Subsection (C), and the single office fails to comply with the time limits for action in this section, the applicationfor preliminary plan or plat is approved by operation of law.	x	x	N/A	x				
Division 2. - Preliminary Plans.												
§ 30-2-51 - PRELIMINARY PLAN REQUIREMENT.												

	x		§ 30-2-51 (A)	A preliminary plan must be approved before a plat may be approved, except as provided in Subsection (B).	x	x	N/A	x			
	x		§ 30-2-51 (B)	A plat may be approved without a preliminary plan if each lot abuts an existing dedicated public street and the single office determines that: (1) a new street or an extension of a street is not necessary to provide adequate traffic circulation; (2) the applicant has dedicated additional right of way necessary to provide adequate street width for an existing street abutting a lot; and (3) drainage facilities are not necessary to prevent flooding, or if necessary, the applicant has arranged for the construction of drainage facilities.	x	x	N/A	x			
§ 30-2-52 - MASTER DEVELOPMENT PLAN.											
	x		§ 30-2-52 (A)	If a preliminary plan is part of an applicant's plan for a larger development, the applicant shall file a master development plan with the single office when the first application for preliminary plan approval is filed	x	x	N/A	x			
	x		§ 30-2-52 (B)	A master development plan may be in schematic form, must include the applicant's entire development, and must provide for the safe, healthful, and orderly extension of roads, utilities, drainage, and other public facilities.	x	x	N/A	x			
§ 30-2-53 - RESERVED.											
§ 30-2-54 - PREVIOUSLY APPROVED PRELIMINARY PLAN.											
	x		§ 30-2-54 (A)	Approval of a preliminary plan supersedes a previously approved preliminary plan for the same land.	x	x	N/A	x			
	x		§ 30-2-54 (B)	An applicant may not include land from a previously approved preliminary plan in a subsequent application for approval of a preliminary plan unless all the land, except land contained in an approved plat, is included in the application.	x	x	N/A	x			
	x		§ 30-2-54 (C)	The single office may waive the requirement of Subsection (B) if the single office determines that including only a portion of the previously approved preliminary plan does not substantially impair the orderly planning of roads, utilities, drainage, or other public facilities.	x	x	N/A	x			
	x		§ 30-2-54 (D)	An interested party may appeal the single office decision under Subsection (C) to the land use commission.	x	x	N/A	x			
§ 30-2-55 - RESERVED.											
§ 30-2-56 - STAFF REVIEW OF APPLICATION FOR PRELIMINARY PLAN APPROVAL.											
	x		§ 30-2-56	(A) The single office shall promptly deliver a copy of an application for preliminary plan approval to each reviewing department or agency after the application is filed. (B) A reviewing department or agency shall prepare and deliver to the single office a written report of comments and recommendations regarding an application for preliminary plan approval before the expiration of the staff review period described in this section. (C) Staff review period for an application for preliminary plan approval is established by the director by administrative rule. (D) An applicant may file with the single office an update to an application for preliminary plan approval before expiration of the application. (E) The staff review period of an update to an application for preliminary plan approval is established by the director by administrative rule.	x	x	N/A	x			
§ 30-2-57 - ACTION ON PRELIMINARY PLAN.											
	x		§ 30-2-57	The single office shall approve an application for preliminary plan approval that complies with the requirements of this title.	x	x	N/A	x			
§ 30-2-58 - RESERVED.											
§ 30-2-59 - EFFECT OF PRELIMINARY PLAN APPROVAL.											
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	x		§ 30-2-59	Approval of a preliminary plan establishes a mutual commitment on behalf of the city or county and the applicant to: (1) the subdivision layout for plat approval, including the location and width of proposed streets, lots, blocks, and easements shown on the preliminary plan; and (2) the availability of utilities to serve the subdivided land to the extent shown on the preliminary plan.	x	x	N/A	x				
§ 30-2-60 - EXPIRATION OF APPROVED PRELIMINARY PLAN.												
	x		§ 30-2-60 (A)	Except as provided in Subsection (B), an approved preliminary plan expires: (1) in the drinking water protection zone, four years after the date of its approval; or (2) in the desired development zone, ten years after the date of its approval.	x	x	N/A	x				
	x		§ 30-2-60 (B)	The appropriate official may extend the expiration date of an approved preliminary plan: (1) twice for periods of not more than two years each, if the appropriate official determines that, since the date of the plan's approval, the plan has not significantly changed, and the applicable regulations have not significantly changed; or (2) for a period determined by the appropriate official if the applicant agrees with the appropriate official to complete the subdivision infrastructure in increments or phases that correspond to the increments or phases of the development.	x	x	N/A	x				
§ 30-2-61 - CHANGES TO AN APPROVED PRELIMINARY PLAN.												
	x		§ 30-2-61 (A)	An applicant can request a change to an approved preliminary plan, on a form provided by the signle office, if: (1) the land affected by the change has not recieved final plat; and (2) all the owners of the land affected by the change support the request.	x	x	N/A	x				

	x		§ 30-2-61 (B)	The single office may approve a minor deviation from an approved preliminary plan if the single office determines that the minor deviation complies with the requirements of this subsection. An applicant shall identify the proposed minor deviation on a copy of the preliminary plan submitted to the single office. A formal application is not required. (1) A minor deviation may not: (a) remove a property restriction or subdivision note; (b)modify a waiver or variance; (c) change an easement, except with the director's approval; (d) increase impervious cover; (e) modify a conservation easement, common area, green space, or other open space shown on the preliminary plan; (f) affect property outside the proposed plat; (g) increase the number of lots; (h) change the use of a lot; or (i)change the basic street layout. (2) A minor deviation may: (a) change lot size or configuration; (b) change street width or alignment; or (c) change a utility or access easement.	x	x	N/A	x				
	x		§ 30-2-61 (C)	If the requested change does not qualify as a minor deviation, the applicant may submit a separate application to the single office requesting the change. The single office may approve the change if the single office determines that the requested change complies with the requirements of this title	x	x	N/A	x				
§ 30-2-62 - APPEAL OF DISAPPROVAL OF A PRELIMINARY PLAN													
	x		§ 30-2-62	(A) An applicant may appeal the director's disapproval of a preliminary plan application to the land use commission or council. (B) An applicant may appeal the county executive's disapproval of a plat application to the commissioners court. (C) The single office shall give notice under Section 30-1-153(A) (*Notice of Public Hearing*) of the land use commission's, council's, or commissioners court's consideration of an appeal. (D) An applicant must receive approval from both the city and county in accordance with Section 30-1-91(A) (*Final Approval*).	x	x	N/A	x				

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Division 3. - Final Plats.												
§ 30-2-81 - LAND INCLUDED IN PLAT.												
	x		§ 30-2-81	An application for approval of a plat may include all or a portion of the land included in an approved preliminary plan.	x	x	N/A	x				
§ 30-2-82 - REVIEW OF APPLICATION FOR PLAT APPROVAL; EXPIRATION.												
	x		§ 30-2-82 (A)	The single office shall promptly deliver a copy of an application for plat approval to each reviewing department or agency after the application has been filed.	x	x	N/A	x				
	x		§ 30-2-82 (B)	After the application is filed, a reviewing department or agency shall prepare and deliver to the single office a written report of comments and recommendations regarding an application for plat approval not later than the deadline established by the single office by administrative rule.	x	x	N/A	x				
	x		§ 30-2-82 (C)	After the application is filed, the single office shall determine whether an application for plat approval complies with the criteria for approval and give notice under Section 30-1-154(B) (*Notice of Applications and Administrative Decisions*) of the determination not later than the deadline established by the single office by administrative rule	x	x	N/A	x				
	x		§ 30-2-82 (D)	An applicant may file with the single office an update to an application for plat approval before the application expires under the expiration period established under Subsection (F).	x	x	N/A	x				
	x		§ 30-2-82 (E)	After an update is filed, the single office shall determine whether an update to an application for plat approval complies with the criteria for approval.	x	x	N/A	x				
	x		§ 30-2-82 (F)	An application: (1) Expires 180 days after the application is filed unless the application has been approved. (2) That has been disapproved with stated reasons may be updated to address those reasons until the application expires.	x	x	N/A	x				
§ 30-2-83 - PLAT ACKNOWLEDGEMENT FOR PLAT APPROVAL												
	x		§ 30-2-83	The applicant must include the following note on the proposed plat: The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin and Travis County regulations. The owner understands that plat vacation or replatting may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations. Approval of this subdivision does not guarantee future approval of variances to the City of Austin and Travis County regulations that may be required at later stages of development.	x	x	N/A	x				
§ 30-2-84 - PLAT APPROVAL AUTHORITY AND CRITERIA.												
	x		§ 30-2-84 (A)	The director has approval authority for the City. The director shall approve a plat that complies with the comprehensive plan and requirements of this title.	x	x	N/A	x				

	x		§ 30-2-84 (B)	The county executive has approval authority for the county. The county executive shall approve a plat that complies with the comprehensive plan and requirements of this title.	x	x	N/A	x				
	x		§ 30-2-84 (C)	Approval of a plat is conditioned on the applicant's posting the fiscal security required by this title in the amount determined by the single office. After the single office certifies on the plat that the applicant has posted the fiscal security: (1) for a city approval: (a) the presiding officer of the land use commission shall endorse the plat to certify the land use commission's approval; (b) the mayor shall endorse the plat to certify the council's approval; or (c)the director shall endorse the plat to certify the director's approval; and (2) for a county approval: (a)the county executive shall endorse the plat to certify the county executive's approval; or (b) the county clerk shall endorse the plat to certify the commissioners court approval.	x	x	N/A	x				
	x		§ 30-2-84 (D)	Approval of a plat expires on the 90th day after the approval date if the single office has not certified that the applicant has posted fiscal security.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
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§ 30-2-85 - RECORDATION.												
	x		§ 30-2-85(A)	The single office shall record an approved plat in each county where land included in the plat is located.	x	x	N/A	x				
	x		§ 30-2-85(B)	The single office may not record a plat unless the city and each county have approved the plat.	x	x	N/A	x				
	x		§ 30-2-85(C)	An applicant must provide all of the items and fees required to record the plat with the county clerk within 80 business days from the date of plat approval.	x	x	N/A	x				
	x		§ 30-2-85(D)	An application for plat approval expires on the 81st business day after such approval unless Subsection (C) of this section is satisfied.	x	x	N/A	x				
§ 30-2-86 - APPEAL OF DISPPROVAL OF PLAT												
	x		§ 30-2-86(A)	An applicant can appeal the director's disapproval of a plat application to the land use commission or council.	x	x	N/A	x				
	x		§ 30-2-86(B)	An applicant can appeal the county executive's disapproval of a plat application to commissioners court.	x	x	N/A	x				
	x		§ 30-2-86(C)	The single office shall give notice under Section 30-1-153(A) (*Notice of Public Hearing*) of the land use commission's, council's, or commissioners court's consideration of an appeal.	x	x	N/A	x				
	x		§ 30-2-86(D)	An applicant must receive approval from both the city and county in accordance with Section 30-1-91(A) (*Final Approval*).	x	x	N/A	x				
§ 30-2-87 - INFORMATION AND NOTICE REQUIRED ON COVER PAGE.												
	x		§ 30-2-87 (A)	A subdivision within the extraterritorial jurisdiction containing lots intended for residential use must include a cover page containing: (1) a location map for the subdivision; (2) the name of the subdivision; and (3) the following notice: CONSUMER PROTECTION NOTICE FOR HOMEBUYERS IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.	x	x	N/A	x				
	x		§ 30-2-87 (B)	The subdivision name and the consumer protection notice required by Subsection (A) of this section must be printed in bolded capital letters one-half inch high.	x	x	N/A	x				
Division 4. - Construction.												
§ 30-2-101 - ACTION ON SUBDICISION CONSTRUCTION PLAN; DEADLINE.												
	x		§ 30-2-101(A)	The single office shall grant or deny an application for a permit or approval required by this title within the timeframe established by state law.	x	x	N/A	x				
	x		§ 30-2-101(B)	Nothing in this section limits any exceptions to the deadlines provided for in state law.	x	x	N/A	x				
§ 30-2-102 - UPDATES PERMITTED AFTER APPLICATION IS DENIED.												
	x		§ 30-2-102 (A)	A subdivision construction plan application that is denied under Section 30-2-101 (*Action on a Subdivision Construction Plan; Deadline*) may be updated and resubmitted for review before the application expires. An applicant may update the application in accordance with the timelines adopted under Section 30-1-116 (*Subdivision Construction Plan Application Requirements and Expiration*).	x	x	N/A	x				

	x		§ 30-2-102 (B)	If the single office cannot approve an updated application because the updated application fails to comply with the requirements of this title, the single office may provide a report to the applicant that specifies the reasons why the updated application does not meet the requirements. A comment included in this report is not a final decision on the updated application.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
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§ 30-2-103 - CONSTRUCTION MANAGEMENT AND CERTIFICATION.												
	x		§ 30-2-103(A)	Construction management for a subdivision is governed by Chapter 30-1, Article 10 (Subdivision Construction).	x	x	N/A	x				
	x		§ 30-2-103(B)	Issuance of a certificate of compliance for a subdivision is governed by Chapter 30-1, Article 11 (Certificates Of Compliance).	x	x	N/A	x				
§ 30-2-104 SUBDIVISION CONSTRUCTION PLAN.												
	x		§ 30-2-104 (A)	The single office may release a subdivision construction plan if: (1)the single office approves the subdivision construction plan; and (2) the applicant posts the required fiscal security with the single office	x	x	N/A	x				
	x		§ 30-2-104(B)	The single office's release of a subdivision construction plan authorizes the applicant to begin development in accordance with the plan.	x	x	N/A	x				
§ 30-2-105 EXPIRATION OF SUBDIVISION CONSTRUCTION PLAN.												
	x		§ 30-2-105 (A)	(A)A subdivision construction plan expires three years after the date of its approval unless: (1) the land use commission and the commissioners court both approve a later expiration date when they approve the plat; (2)before the plan expires, site work is commenced and diligently pursued to completion; or (3)the single office extends the expiration date under Subsection (B)	x	x	N/A	x				
	x		§ 30-2-105 (B)	An applicant may request that the single office extend the expiration date of a subdivision construction plan by filing a written request and justification with the single office before the expiration date. (1) The single office may extend the expiration date of the plan once for a period of one year if the single office determines: (a)there is good cause for the extension; (b) there has not been a significant change in development conditions affecting the plan; and (c) the plan continues to comply with the criteria for its approval and release. (2) An applicant may appeal the single office's decision under this subsection to the land use commission and the commissioners court. (3)The single office shall give notice under Section 30-1-153(A) (Notice of Public Hearing) of the land use commission's consideration of an appeal. (4) The land use commission and the commissioners court shall each conduct a public hearing on an appeal before taking action. (5)An appeal may be granted only by joint action of the land use commission and the commissioners court	x	x	N/A	x				
	x		§ 30-2-105 (C)	If the land use commission and the commissioners court approve different expiration dates, the earlier date controls.	x	x	N/A	x				
ARTICLE 3. - PLATTING REQUIREMENTS.												
Division 1. - Property Markers, Easements, and Alleys.												
§ 30-2-131 - PROPERTY MARKERS.												
	x		§ 30-2-131 (A)	A surveyor shall mark each boundary corner, intermediate property corner, curve point, and angle point of a subdivision with a permanent marker identified in the most recent edition of the Manual of Practice for Land Surveying in Texas, published by the Texas Society of Professional Surveyors.	x	x	N/A	x				
	x		§ 30-2-131 (B)	One boundary corner shall be marked with a concrete monument, unless a concrete monument exists on an adjacent platted subdivision within 1,300 feet of the proposed plat.	x	x	N/A	x				
	x		§ 30-2-131 (C)	Permanent markers along boundary lines may be spaced not more than 1,300 feet apart.	x	x	N/A	x				
	x		§ 30-2-131 (D)	If a subdivision includes or is bounded by a 100-year floodplain or newly dedicated street, a permanent benchmark is required.	x	x	N/A	x				
§ 30-2-132 - EASEMENTS AND ALLEYS.												
	x		§ 30-2-132 (A)	Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.	x	x	N/A	x				
	x		§ 30-2-132 (B)	Off-street loading and unloading facilities shall be provided on all commercial and industrial lots. The subdivider shall note this requirement on a preliminary plan and a plat.	x	x	N/A	x				
	x		§ 30-2-132 (C)	A private alley is permitted if a plat note provides for alley maintenance by the adjoining property owners or a property owners association. (1) Except as provided in Paragraph (2), the minimum alley width is 30 feet, and the minimum pavement width is 20 feet. (2) For a residential alley, the minimum alley width is 20 feet, and the minimum pavement width is 15 feet.	x	x	N/A	x				
§ 30-2-133 - EASEMENTS IN AREAS ADJOINING PROPOSED SUBDIVISION.												

	x		§ 30-2-133	If the single office determines that easements in areas adjoining a proposed subdivision are necessary to provide adequate drainage or utility service, the subdivider shall obtain the easements or make arrangements with the city or county, as appropriate, to obtain them.	x	x	N/A	x				
Division 2. - Streets.													
§ 30-2-151 - STREET ALIGNMENT.													
	x		§ 30-2-151	Streets of a new subdivision shall be aligned with existing streets on adjoining property unless the platting board determines that topography, requirements of traffic circulation, the comprehensive plan in a near-term annexation area, or other considerations make it desirable to vary the alignment.	x	x	N/A	x				
§ 30-2-151 - STREET ALIGNMENT.													
	x		§ 30-2-151	Streets of a new subdivision shall be aligned with existing streets on adjoining property unless the platting board determines that topography, requirements of traffic circulation, the comprehensive plan in a near-term annexation area, or other considerations make it desirable to vary the alignment.	x	x	N/A	x				
§ 30-2-152 - DEAD-END STREETS.													
	x		§ 30-2-152 (A)	A street may terminate in a cul-de-sac if the single office determines that the most desirable plan requires laying out a dead-end street.	x	x	N/A	x				
	x		§ 30-2-152 (B)	A platting board variance is required for a dead-end street more than 2,000 feet long.	x	x	N/A	x				
	x		§ 30-2-152 (C)	The platting official may approve a deviation from the cul-de-sac design described in the Transportation Criteria Manual if the platting official determines that topography, density, adequate traffic circulation, or unusual conditions necessitate a different design.	x	x	N/A	x				
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	x		§ 30-2-152 (D)	This subsection applies to a dead-end street that terminates at the boundary of an undeveloped property with an established right of access across the property being subdivided. The boundary line must form a chord in the cul-de-sac that is equal in length to the right of way width.	x	x	N/A	x				
§ 30-2-153 - BLOCK LENGTH.													
	x		§ 30-2-153 (A)	A block may not exceed 1,200 feet in length, except as provided in this section.	x	x	N/A	x				
§ 30-2-153 - BLOCK LENGTH.													
	x		§ 30-2-153 (A)	A block may not exceed 1,200 feet in length, except as provided in this section.	x	x	N/A	x				
	x		§ 30-2-153 (B)	A residential block that is parallel and adjacent to an arterial street may be up to 1,500 feet in length.	x	x	N/A	x				
	x		§ 30-2-153 (C)	A commercial or industrial block may be up to 2,000 feet in length if the single office determines that there is adequate traffic circulation and utility service.	x	x	N/A	x				
	x		§ 30-2-153 (D)	The single office may approve a longer block length if the single office determines that the proposed block length adequately meets the requirements of traffic circulation, utility service, topography, and the comprehensive plan in a near-term annexation area.	x	x	N/A	x				
	x		§ 30-2-153 (E)	An applicant may appeal a single office determination under Subsection (C) or (D) to the platting board.	x	x	N/A	x				
§ 30-2-154 - STREET DESIGN AND CONSTRUCTION.													
	x		§ 30-2-154	A street or street intersection, whether public or private, shall be designed and constructed in accordance with the Transportation Criteria Manual.	x	x	N/A	x				
§ 30-2-155 - STREET NAMES.													
	x		§ 30-2-155 (A)	New streets in subdivisions shall be named to provide continuity of name with existing streets and to prevent conflict with identical or similarly spelled or pronounced names in other parts of the planning jurisdiction.	x	x	N/A	x				
	x		§ 30-2-155 (B)	An applicant may suggest a street name. Approval of a street name by the city's 911 computer mapping division is required before a final plat may be approved.	x	x	N/A	x				
§ 30-2-156 - STREET SIGNS.													
	x		§ 30-2-156 (A)	The location of a street sign is determined by the most recent version of the Texas Manual On Uniform Control Devices.	x	x	N/A	x				
	x		§ 30-2-156 (B)	The subdivider shall provide street name signs for street intersections with traffic signals.	x	x	N/A	x				
	x		§ 30-2-156 (C)	The subdivider shall provide and install pole mounted street name signs at street intersections without traffic signals.	x	x	N/A	x				
§ 30-2-157 - TRAFFIC CONTROL.													
	x		§ 30-2-157 (A)	Before a plat may be approved, a subdivider shall submit to the single office a traffic control plan for the installation of traffic control signs and devices, pavement striping, and pavement markers. Approval of the traffic control plan by the single office is required.	x	x	N/A	x				
	x		§ 30-2-157 (B)	A subdivider is responsible for installing a traffic control feature described in the traffic control plan. The fabrication and installation of a traffic control feature must be in accordance with the Texas Manual Of Uniform Traffic Control Devices.	x	x	N/A	x				
§ 30-2-158 - SUBDIVISION ACCESS STREETS.													

	x		§ 30-2-158 (A)	In this section: (1) ACCESS STREET means a street that provides access to a subdivision by connecting to an external street. (2) EXTERNAL STREET means a street that is outside the boundaries of a subdivision, and that is: (a) a publicly maintained street; (b) a street that is offered for dedication and for which a construction performance bond is posted pending acceptance of the dedication; or (c) a private street that complies with the requirements of this title and each applicable criteria manual.	x	x	N/A	x				
	x		§ 30-2-158 (B)	Except as otherwise provided in this section: (1) a new subdivision must have at least two access streets; and (2) each of the two access streets must connect to a different external street.	x	x	N/A	x				
	x		§ 30-2-158 (C)	A new subdivision may have one access street if the single office determines that:	x	x	N/A	x				
	x		§ 30-2-158 (C) (1)	(1) the access street: (a) does not cross an area with a high wildland fire protection rating, as determined in accordance with the National Fire Protection Association Bulletin 299, "Protection of Life and Property from Wildfire", published in 1992; (b) is not inundated by more than nine inches of water by a 100-year flood, as determined in accordance with the Drainage Criteria Manual; and (c) has a paved width of at least 36 feet from the intersection of the access street with the external street for a distance of: (i) 100 feet; or (ii) 50 feet if the access street has curb and gutter; and	x	x	N/A	x				
	x		§ 30-2-158 (C) (2)	(2) the access street: (a) is not more than 2,000 feet in length, and provides access to not more than 30 single-family residential dwellings; or (b) is an arterial or collector street, and its intersection with the external street will function at a level of service of "C" or better during construction and after build-out of the subdivision, as determined by an intersection analysis that is: (i) approved by the platting official; and (ii) if the subdivision generates more than 1,000 vehicle trips a day, prepared by a registered professional engineer in accordance with the Transportation Criteria Manual or Transportation Research Board Special Report 209, "Highway Capacity Manual", published in 1994.	x	x	N/A	x				

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	x		§ 30-2-158 (D)	A new subdivision may have one access street if the single office determines that providing more than one access street is undesirable, unnecessary, or impractical after considering: (1) traffic circulation; (2) traffic safety; (3) flood and fire safety; (4) topography; (5) the density of the subdivision and surrounding developed property; (6) whether later development of adjacent property is anticipated to provide additional access; (7) whether traffic through the subdivision should be limited; (8) the environmental effect of a cut or fill, waterway crossing, or other surface disturbance necessary to provide more than one access street; (9) whether the access street is a divided street; (10) whether adverse effects, if any, from permitting one access street are mitigated, including whether secondary pedestrian access is provided; and (11) whether the subdivider: (a) owns adjacent property through which access can be provided; (b) has the right to provide a second access street across another person's property; or (c) is able to develop the subdivision if more than one access street is required	x	x	N/A	x				
§ 30-2-159 - PRIVATE STREETS.												
	x		§ 30-2-159 (A)	The platting board may approve a variance allowing a private street in a subdivision if the requirements of this section are met.	x	x	N/A	x				
	x		§ 30-2-159 (B)	In this section, the meaning of "adjacent property" is limited to a property that is adjacent to the proposed subdivision and that has an established right of access through a proposed private street.	x	x	N/A	x				
	x		§ 30-2-159 (C)	Written approval of the owner of adjacent property is required to establish a private street.	x	x	N/A	x				
	x		§ 30-2-159 (D)	If the only access to adjacent property is through a proposed private street: (1) the owner of the proposed subdivision must prepare and file in the county's official public records a joint access agreement that allows unrestricted access through the private street to the adjacent property; and (2) the owner of the adjacent property must prepare and file in the county's official public records a joint access agreement that requires private streets and street maintenance when the adjacent property is developed.	x	x	N/A	x				
	x		§ 30-2-159 (E)	A property owners association must be responsible for maintenance of the private street.	x	x	N/A	x				

	x		§ 30-2-159 (F)	The subdivider must obtain the approval of the single office of the following documents relating to the property owners association: (1) covenants, conditions, and restrictions that provide for ownership, maintenance, fee assessment, and association dues; and (2) bylaws that provide for membership and voting rights.	x	x	N/A	x				
	x		§ 30-2-159 (G)	A private street must have a direct connection to a dedicated public street or another approved private street.	x	x	N/A	x				
	x		§ 30-2-159 (H)	A private street may not be the only connection between two public streets.	x	x	N/A	x				
	x		§ 30-2-159 (I)	The subdivider must identify a private street on the plat as a separate access, drainage, and public utility easement and as a separate lot.	x	x	N/A	x				
	x		§ 30-2-159 (J)	The subdivider must install standard street names at each intersection.	x	x	N/A	x				
	x		§ 30-2-159 (K)	The subdivider must post a sign indicating "private street" at each intersection of a private street with a public street.	x	x	N/A	x				
	x		§ 30-2-159 (L)	The subdivider must place the following notes on the plat: All private streets shown on this plat [list street names] and any security gates or devices controlling access to the streets will be owned and maintained by the property owners association of this subdivision. The undersigned owner subdivides [number] acres of land out of the [number] acre tract in accordance with this plat, to be known as "[subdivision name]" subdivision, subject to the covenants and restrictions shown on this plat, and dedicates to the owners of the lots in the subdivision, public utilities serving the subdivision, emergency services providers with jurisdiction, and public service agencies, the use of all the private street and other easements shown on this plat, subject to any easements or restrictions previously granted and not released. The maintenance of and payment of real property taxes on the private streets are the responsibility of the owner of the subdivision or property owners association under that certain instrument of record under Document Number [number], of the Official Public Records of Travis County, Texas. An express easement is granted across the private streets and any common areas for the use of all governmental functions, vehicular and nonvehicular, including fire and police protection, solid and other waste material pickup, and any other purpose a governmental entity deems necessary. Owner agrees that all governmental entities and their agents and employees are not responsible or liable for any damage occurring to the	x	x	N/A	x				
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	x		§ 30-2-159 (M)	The subdivider must place the following notes on the plat: All private streets shown on this plat [list street names] and any security gates or devices controlling access to the streets will be owned and maintained by the property owners association of this subdivision. The undersigned owner subdivides [number] acres of land out of the [number] acre tract in accordance with this plat, to be known as "[subdivision name]" subdivision, subject to the covenants and restrictions shown on this plat, and dedicates to the owners of the lots in the subdivision, public utilities serving the subdivision, emergency services providers with jurisdiction, and public service agencies, the use of all the private street and other easements shown on this plat, subject to any easements or restrictions previously granted and not released. The maintenance of and payment of real property taxes on the private streets are the responsibility of the owner of the subdivision or property owners association under that certain instrument of record under Document Number [number], of the Official Public Records of Travis County, Texas. An express easement is granted across the private streets and any common areas for the use of all governmental functions, vehicular and nonvehicular, including fire and police protection, solid and other waste material pickup, and any other purpose a governmental entity deems necessary. Owner agrees that all governmental entities and their agents and employees are not responsible or liable for any damage occurring to the	x	x	N/A	x				
Division 3. - Lots.												
§ 30-2-171 - ACCESS TO LOTS.												
	x		§ 30-2-171 (A)	Except as provided in Section 30-2-159 (Private Streets) and Subsection (B), each lot in a subdivision shall abut a dedicated public street.	x	x	N/A	x				
	x		§ 30-2-171 (B)	The platting board may approve a variance to the requirement of Subsection (A), including approval of a subdivision with private access easements, if development of the subdivision with the variance places a minimal burden on the existing road infrastructure and all other requirements for a variance are met.	x	x	N/A	x				
	x		§ 30-2-171 (C)	Chapter 30-3, Article 3 (Access) governs access to a lot: (1) on a roadway designated as a major arterial, freeway, parkway, expressway, or toll road in the transportation plan; or (2) on a hill country roadway.	x	x	N/A	x				
§ 30-2-172 - THROUGH LOTS IN A SINGLE-FAMILY SUBDIVISION.												
	x		§ 30-2-172	A through lot in a single-family residential subdivision is permitted if access to one of the abutting streets is prohibited. If one of the streets abutting a through lot is an arterial, access to the arterial is prohibited unless the single office determines that topography or property size justify access to the arterial.	x	x	N/A	x				
§ 30-2-173 - LOT ARRANGEMENT.												
	x		§ 30-2-173	The side lines of lots must be approximately at right angles to straight street lines or radial to curved street lines. An arrangement placing adjacent lots at right angles to each other may be disallowed by the single office.	x	x	N/A	x				
§ 30-2-174 - LOT SIZE.												

	x		§ 30-2-174 (A)	In an area annexed by the city for limited purposes, the site development regulations for the zoning district in which a lot is located determine minimum lot area and minimum lot width.	x	x	N/A	x				
	x		§ 30-2-174 (B)	Outside a limited-purpose area, residential lot requirements are as follows: (1) minimum lot area is: (a) in a subdivision served by a public wastewater system or central wastewater disposal unit: (i) 5,750 square feet; or (ii) 6,900 square feet for a corner lot; or (b) in a subdivision with private on-site sewage facilities, as determined by the authorized agent in accordance with Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities); (2) minimum lot width is: (a) 50 feet for an interior lot; (b) 60 feet for a corner lot; or (c) 33 feet for a lot on a cul-de-sac or curved street; and (3) minimum lot frontage, including a flag lot, is: (a) 15 feet; or (b) if a culvert is required for a driveway approach, 30 feet.	x	x	N/A	x				
			§ 30-2-174 (C)	The single office may reduce the minimum lot frontage prescribed by Subsection (B) if the single office determines that access to the lot is restricted to a joint use driveway.	x	x	N/A	x				
§ 30-2-175 - LOTS ON STREETS WITHOUT CURB AND GUTTER.												
	x		§ 30-2-175 (A)	A lot in a subdivision designed with streets without curb and gutter must be one-half acre or more in size and have 100 feet or more of street frontage.	x	x	N/A	x				
	x		§ 30-2-175 (B)	Land designated in a preliminary plan as dedicated for open space or public right-of-way may not be used to calculate a lot size for a lot described in Subsection (A).	x	x	N/A	x				
§ 30-2-176-FLAG LOTS												
	x		§ 30-2-176 (A)	A flag lot may only be approved in accordance with the requirements of this subsection. (1) Flag lot designs may be used where no more than two dwelling units utilize a shared driveway. (2) For developments proposing more than two dwelling units, the single office may grant a waiver to allow flag lots if: (a) the single office finds that the subdivision: (i) has provided accessibility for emergency responders and associated vehicular traffic; (ii) has adequate room for required utilities; (iii) enhances environmental protection; (iv) is otherwise compatible with the surrounding neighborhood; and (b) the applicant provides a copy of any existing private deed restrictions for informational purposes.	x	x	N/A	x				
	x		§ 30-2-176 (B)	The minimum width of a flag lot is: (1) 20 feet; or (2) 15 feet if: (a) two or more contiguous lots share a common driveway and sufficient area is available outside the drive on each lot for utility installation; or	x	x	N/A	x				
	x		§ 30-2-176 (C)	For a subdivision utilizing a flag lot design, any proposed driveways must be designed with adequate space for all required utilities. A proposed driveway must also: (1) comply with the Utilities Criteria Manual, if applicable; and (2) comply with the Plumbing Code.	x	x	N/A	x				
	x		§ 30-2-176 (D)	All addresses utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders.	x	x	N/A	x				
Division 4. - Utilities.												
§ 30-2-191 - WATER LINES.												
	x		§ 30-2-191 (A)	A subdivision within 100 feet of a public water system must be connected to the public water system. The director may waive this requirement.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-2-191 (B)	If a subdivision is to be served by a public water system: (1) approval of the water system plans by the director of the Water and Wastewater Utility is required; (2) installation of the water system must comply with the requirements of this title and the Utilities Criteria Manual; and (3) water lines to serve each lot must be installed before a lot may be occupied.	x	x	N/A	x				
§ 30-2-192 - WASTEWATER LINES.												

	x		§ 30-2-192 (A)	A subdivision within 100 feet of a public wastewater system must be connected to the public wastewater system. In the extraterritorial jurisdiction, the director may waive this requirement. In the zoning jurisdiction, this requirement may be waived under City Code Section 25-9-4 (Connection To Organized Wastewater System Required).	x	x	N/A	x				
	x		§ 30-2-192 (B)	If a subdivision is to be served by a public wastewater system or community disposal system, wastewater lines to serve each lot must be installed before a lot may be occupied.	x	x	N/A	x				
§ 30-2-193 - GAS LINES.												
	x		§ 30-2-193	If natural gas from a public utility is available within 2,000 feet of a subdivision, the subdivider shall: (1) prepare plans for installation of natural gas lines to serve each lot and install the portions of the lines that are under a street or alley; or (2) place a note on the plat stating that natural gas lines have not been installed.	x	x	N/A	x				
§ 30-2-194 - INSTALLATION OF LINES.												
	x		§ 30-2-194	A subdivider shall arrange with the appropriate utility departments and utility companies for the construction of water, wastewater, and gas utility lines unless the city manager approves the installation of utility lines by another entity.	x	x	N/A	x				
§ 30-2-195 - REQUESTS FOR UTILITY SERVICE.												
	x		§ 30-2-195 (A)	To have municipal water or wastewater service extended to land within the extraterritorial jurisdiction, a landowner shall file with the director of the Water and Wastewater Utility a written request for: (1) extension of service; and (2) if the land is not covered by the utility's certificate of convenience and necessity, annexation by the City.	x	x	N/A	x				
	x		§ 30-2-195 (B)	The city may record an owner's request in the county deed records.	x	x	N/A	x				
§ 30-2-196 - INDEPENDENT UTILITY DISTRICTS AND PRIVATE WATER AND SEWER CORPORATIONS.												
	x		§ 30-2-196 (A)	This section applies to a subdivision that is to receive water or wastewater service from an entity other than the city's Water and Wastewater Utility.	x	x	N/A	x				
	x		§ 30-2-196 (B)	A plat may not be approved unless the subdivider has complied with the requirements of this subsection. (1) The subdivider shall provide the director with a copy of a contract between the subdivider and the utility service provider that provides for installing utility lines and furnishing adequate utility service. (2) Water or wastewater system plans must comply with the requirements of this title and the Utilities Criteria Manual. (3) Approval of water or wastewater system plans by the director of the Water and Wastewater Utility and the Texas Commission on Environmental Quality is required.	x	x	N/A	x				
	x		§ 30-2-196 (C)	Approval of the construction of water or wastewater facilities by the director of the Water and Wastewater Utility is required. A city inspector may inspect the facilities during construction. The director of the Water and Wastewater Utility may require that the subdivider pay an inspection fee.	x	x	N/A	x				
§ 30-2-197 - SUBDIVISIONS WHERE WATER OR WASTEWATER SERVICES ARE NOT AVAILABLE.												
	x		§ 30-2-197 (A)	For a subdivision that is not served by a water utility or sanitary sewer facility, a plat may not be approved unless the subdivider has complied with the requirements of this section.	x	x	N/A	x				
	x		§ 30-2-197 (B)	If a subdivision is not to be served by a water utility, the subdivider shall provide the platting official with evidence that a sufficient supply of water suitable for human consumption may be obtained from surface or subsurface sources in accordance with this subsection. (1) If surface water or a private water supply other than groundwater is proposed as a source of water for the subdivision, the evidence must include the results of tests and statements from local and state health authorities, water engineers, and other competent authorities, and be in compliance with Texas Commission on Environmental Quality rules for public water supply. (2) If groundwater is proposed as a source of water for the subdivision, the subdivider must provide credible evidence that sufficient groundwater is available and will continue to be available to the subdivision, the subdivider must comply with the county's rules regarding the use of groundwater, and the evidence is subject to approval by the county's platting official. (3) Any required plans and specification shall be prepared by a registered professional engineer and are subject to approval by the platting official.	x	x	N/A	x				
	x		§ 30-2-197 (C)	If a subdivision is not to be served by a sanitary sewer utility and the use of private on-site sewage facilities has not been approved by the authorized agent in accordance with Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities), the subdivider shall construct a community sewage collection and treatment system that serves each lot. The system must be designed and located in accordance with the regulations of the Texas Commission on Environmental Quality and the local health authority. Approval by the platting official of the plans for the system is required.	x	x	N/A	x				
§ 30-2-198 - PRIVATE ON-SITE SEWAGE FACILITY.												
	x		§ 30-2-198	A subdivision that is to be served by private on-site sewage facilities must comply with the requirements of the authorized agent adopted in accordance with Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities). The authorized agent shall review a preliminary plan or plat and report its findings to the single office.	x	x	N/A	x				
§ 30-2-199 - STREET LIGHTS.												
	x		§ 30-2-199 (A)	A plat may not be approved unless the subdivider has complied with the requirements of this section, if applicable.	x	x	N/A	x				
	x		§ 30-2-199 (B)	This section applies to the residential portion of a subdivision in the service area of the city's electric utility department if the subdivision is located: (1) at least partially inside the city limits; or (2) outside the city limits, and the subdivider has requested annexation.	x	x	N/A	x				

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
	x		§ 30-2-199 (C)	A subdivider shall pay street lighting charges to the electric utility department. The director may waive this requirement if the director determines that street lighting is not necessary, the requirement imposes an unreasonable hardship on the applicant, or obtaining payment for street lighting is impractical.	x	x	N/A	x				
	x		§ 30-2-199 (D)	The city shall use a payment collected under this section to install street lights in the residential areas of the subdivision for which it was collected.	x	x	N/A	x				
	x		§ 30-2-199 (E)	The city shall refund a payment collected under this section to the subdivider if the city does not install street lights within two years after the date the subdivider makes the payment.	x	x	N/A	x				
	x		§ 30-2-199 (F)	This section does not require the city to install street lights in a subdivision that has not been annexed.	x	x	N/A	x				
Division 5. - Parkland Dedication.												
§ 30-2-211 - DEFINITIONS.												
	x		§ 30-2-211	In this division: (1) DIRECTOR, when used without a qualifier, means: (a) if the city is the park service provider, the director of the city's Parks and Recreation Department; or (b) if the county is the park service provider, the county executive. (2) PARK SERVICE PROVIDER means the city or the county, as determined by Section 30-2-212 (Park Service Provider Determination).	x	x	N/A	x				
§ 30-2-212 - PARK SERVICE PROVIDER DETERMINATION.												
	x		§ 30-2-212 (A)	A determination of whether the city or the county is the park service provider is based on the earlier of: (1) the date an application for preliminary plan approval is filed; or (2) the date an application for final plat approval is filed.	x	x	N/A	x				
	x		§ 30-2-212 (B)	The governmental body that has a park nearest to the proposed subdivision is the park service provider, unless the managing officials agree otherwise.	x	x	N/A	x				
§ 30-2-213 - APPLICABILITY.												
	x		§ 30-2-213 (A)	The parkland dedication requirements of this division apply to all residential subdivisions, except as provided in Subsection (B).	x	x	N/A	x				
§ 30-2-213 - APPLICABILITY.												
	x		§ 30-2-213 (B)	The following are exempt from the requirements of this part: (1) a plat with not more than four single-family lots that may be approved without a preliminary plan; (2) a resubdivision of land that does not increase the number of dwelling units; (3) a subdivision for which a preliminary plan was approved after June 30, 1984 and before July 8, 1985; and (4) if the city is the park service provider, a subdivision of land within a municipal utility district that has a consent agreement and land use plan approved by the city that provides for the dedication of parkland or recreational facilities or the payment of fees instead of dedication of the parkland or facilities.	x	x	N/A	x				
§ 30-2-214 - DEDICATION OF PARKLAND REQUIRED.												
	x		§ 30-2-214 (A)	A subdivider of a residential subdivision shall provide for the parkland needs of the residents by the dedication of suitable land for park and recreational purposes under this division.	x	x	N/A	x				
	x		§ 30-2-214 (B)	The area to be dedicated must be shown on the preliminary plan and the plat and included in the dedication statement. The subdivider shall dedicate to the park service provider all parkland required by this division when a plat is approved.	x	x	N/A	x				
	x		§ 30-2-214 (C)	The amount of parkland required to be dedicated by the subdivider to the park service provider is five acres for every 1,000 residents, as determined by the following formula: $\frac{5 \times (\text{Number Of Units}) \times (\text{Residents Per Unit})}{1000} = \text{Acres of parkland}$	x	x	N/A	x				
	x		§ 30-2-214 (D)	In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows: Dwelling Units Per Acre — Residents In Each Dwelling Unit Not more than 6 — 2.8 More than 6 and not more than 12 More than 12 — 2.2 1.7	x	x	N/A	x				
	x		§ 30-2-214 (E)	In calculating the amount of parkland to be dedicated under this section, density for a multifamily subdivision is assumed to be the highest permitted in the zoning district, or if the property is not zoned, 24 dwelling units per acre. The subdivider may reduce the assumed density by restricting density in a restrictive covenant enforceable by the park service provider and approved by the park service provider's attorney.	x	x	N/A	x				
§ 30-2-215 - STANDARDS FOR DEDICATED PARKLAND.												

	x		§ 30-2-215 (A)	Land to be dedicated as parkland must comply with the standards in the Administrative Criteria Manual and this section, and if the city is the park service provider, the comprehensive plan and the Park And Recreation Action Plan.	x	x	N/A	x				
	x		§ 30-2-215 (B)	The director shall determine whether land offered for dedication complies with the standards for dedication.	x	x	N/A	x				
	x		§ 30-2-215 (C)	Fifty percent of acreage in the 100-year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this part if the adjoining land within the 25-year floodplain, if any, is also dedicated as parkland. The land within the 25-year floodplain may not be credited toward fulfilling the requirements of this part.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-2-215 (D)	Land identified on the Critical Areas Map maintained by the Watershed Protection and Development Review Department that does not otherwise comply with the standards for parkland dedication may be accepted as dedicated parkland if the director determines that the land will provide recreational or educational opportunities for the surrounding community. In this event, 50 percent of the acreage may be credited toward fulfilling the requirements of this part.	x	x	N/A	x				
§ 30-2-216 - PRIVATE PARKLAND.												
	x		§ 30-2-216 (A)	The director may allow up to a 50 percent credit toward fulfilling the requirements of this part for privately owned and maintained park and recreational facilities that are for use by the residents of a subdivision.	x	x	N/A	x				
	x		§ 30-2-216 (B)	If the city is the park service provider, the director may allow up to a 100 percent credit toward fulfilling the requirements of this part for private parkland in a subdivision located outside the city limits, if the subdivider agrees to dedicate the private parkland to the city when the city annexes the subdivision for all purposes.	x	x	N/A	x				
	x		§ 30-2-216 (C)	Private parkland excludes yards, setback areas, and open spaces required by this title.	x	x	N/A	x				
§ 30-2-217 - PAYMENT INSTEAD OF LAND.												
	x		§ 30-2-217 (A)	The director may require a subdivider to deposit with the park service provider a cash payment or fiscal security instead of the dedication of parkland if: (1) less than six acres is required to be dedicated; or (2) the land available for dedication does not comply with the standards for dedication.	x	x	N/A	x				
	x		§ 30-2-217 (B)	A deposit is calculated by multiplying the number of acres of parkland required to be dedicated by the average value of an acre of land in the subdivision. The average value of an acre of land in the subdivision is calculated by dividing the fair market value of the land in the subdivision by the number of acres in the subdivision. To make this calculation, the subdivider may select one of the following fair market value determinations: (1) the current fair market value of the land as shown on the records of the tax appraisal district; (2) the current fair market value of the land as determined by a qualified real estate appraiser at the subdivider's expense, if the director approves the appraiser and certifies that the appraisal fairly reflects the land value; or (3) the current fair market value of the land as determined by a qualified real estate appraiser employed by the park service provider.	x	x	N/A	x				
	x		§ 30-2-217 (C)	A deposit must be placed in the park service provider's park improvement fund. The deposit must be used for the acquisition or improvement of parks that will benefit the residents of the subdivision and that are located in the service area defined by the park service provider.	x	x	N/A	x				
	x		§ 30-2-217 (D)	The park service provider shall expend a deposit within five years from the date it is received. This period is extended by five years if, at the expiration of the initial five year period, less than 50 percent of the residential units in the subdivision have been constructed.	x	x	N/A	x				
	x		§ 30-2-217 (E)	If the park service provider does not expend a deposit by the deadline described in Subsection (D), and the actual number of residential units constructed is less than the number assumed at the time the deposit was calculated, the owner may request a refund. The request must be in writing and filed with the director not later than 180 days after the expiration of the time period described in Subsection (D). A refund is calculated by multiplying the percentage of the reduction in the number of residential units times the amount of the deposit. A refund may not exceed the unexpended amount of a deposit.	x	x	N/A	x				
§ 30-2-218 - SUBMITTAL REQUIREMENTS.												
	x		§ 30-2-218	The single office may request that the subdivider provide information relating to proposed parkland to determine whether the proposed parkland complies with this division.	x	x	N/A	x				
Division 6. - Special Subdivisions.												
§ 30-2-231 - TOWNHOUSE LOTS.												
	x		§ 30-2-231 (A)	This section applies to a subdivision with townhouse lots.	x	x	N/A	x				
	x		§ 30-2-231 (B)	Common areas must be identified on the plat. An applicant shall provide for maintenance of and payment of taxes on common areas.	x	x	N/A	x				
	x		§ 30-2-231 (C)	An applicant shall submit to the single office a legal opinion that describes the rights and duties of the owners, the legal status of common areas and facilities, and the provisions for taxation and maintenance of the common areas.	x	x	N/A	x				
	x		§ 30-2-231 (D)	An applicant shall submit to the single office a site plan showing the locations and dimensions of buildings, accessory uses, and other improvements.	x	x	N/A	x				

§ 30-2-232 - SMALL LOT SUBDIVISIONS.													
	x		§ 30-2-232 (A)	This section applies to a subdivision with small lots.	x	x	N/A	x				
	x		§ 30-2-232 (B)	A small lot subdivision may not be approved unless service is available to each lot in the subdivision from public water and centralized sewer systems.	x	x	N/A	x				
	x		§ 30-2-232 (C) (1)	Minimum lot area is: (a) 3,600 square feet, except for a corner lot; and (b) 4,500 square feet for a corner lot.	x	x	N/A	x				
	x		§ 30-2-232 (C) (2)	Minimum lot width is: (a) 40 feet for an interior lot; (b) 50 feet for a corner lot; and (c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line.	x	x	N/A	x				
	x		§ 30-2-232 (C) (3)	Minimum front yard setback is 20 feet.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-2-232 (C) (4)	Minimum street side yard setback is ten feet.	x	x	N/A	x				
	x		§ 30-2-232 (C) (5)	A lot may have one zero lot line.	x	x	N/A	x				
	x		§ 30-2-232 (C) (6)	The combined side yard setbacks of a lot may be not less than ten feet.	x	x	N/A	x				
	x		§ 30-2-232 (C) (7)	Except for a patio or patio cover, the minimum distance between structures on adjoining lots is ten feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet.	x	x	N/A	x				
	x		§ 30-2-232 (C) (8)	The wall of a structure built adjacent to a zero lot line or within five feet of a common side lot line must be solid and opaque and may not contain an opening.	x	x	N/A	x				
	x		§ 30-2-232 (C) (9)	Minimum rear yard setback is five feet, excluding drainage easements.	x	x	N/A	x				
	x		§ 30-2-232 (C) (10)	Minimum setback is ten feet between a rear access easement and a building or fence.	x	x	N/A	x				
	x		§ 30-2-232 (C) (11)	Maximum building coverage is 45 percent.	x	x	N/A	x				
	x		§ 30-2-232 (C) (12)	Maximum impervious cover is 55 percent.	x	x	N/A	x				
	x		§ 30-2-232 (C) (13)	Maximum building height is 35 feet.	x	x	N/A	x				
	x		§ 30-2-232 (C) (14)	A lot may have not more than one dwelling unit.	x	x	N/A	x				
	x		§ 30-2-232 (C) (15)	Two off-street parking spaces, are required for each dwelling unit.	x	x	N/A	x				
	x		§ 30-2-232 (C) (16)	A maintenance easement is required in the dominant side yard of a lot.	x	x	N/A	x				
	x		§ 30-2-232 (C) (17)	A use easement is required in the subordinate side yard of a lot.	x	x	N/A	x				
	x		§ 30-2-232 (C) (18)	A lot that is less than 50 feet wide and that fronts on a collector street must have a private access easement along the rear property line.	x	x	N/A	x				
	x		§ 30-2-232 (C) (19)	Minimum pavement width of a private access easement is 25 feet. In the extraterritorial jurisdiction, the minimum pavement width is 25 feet or the width required by the county, whichever is greater.	x	x	N/A	x				
	x		§ 30-2-232 (C) (20)	Underground utility service to all lots is required.	x	x	N/A	x				
	x		§ 30-2-232 (C) (21)	Underground utility service to all lots is required.	x	x	N/A	x				
	x		§ 30-2-232 (C) (22)	Maintenance of a common area or access easement is the responsibility of the adjoining property owner or the homeowners' association, in accordance with the required declaration of covenants, easements, and restrictions.	x	x	N/A	x				
	x		§ 30-2-232 (D)	The single office may not record a plat of a small lot subdivision unless a declaration of covenants, easements, and restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must contain the following:	x	x	N/A	x				
	x		§ 30-2-232 (D) (1)	a statement that the subdivision is developed under this section and incorporating the requirements of this section by reference;	x	x	N/A	x				
	x		§ 30-2-232 (D) (2)	a description of the requirements of Subsections (C)(1) through (14) and an imposition of those requirements as a restriction running with the land; and	x	x	N/A	x				
	x		§ 30-2-232 (D) (3)	a restriction of the use of the property to: (a) one-family dwellings except mobile homes; (b) accessory uses permitted in an SF-3 district; (c) parks, playgrounds, open space, and common areas providing recreational amenities to the subdivision; and (d) growing agricultural crops;	x	x	N/A	x				
	x		§ 30-2-232 (D) (4)	provisions for the maintenance easements and use easements required by this section; and	x	x	N/A	x				
	x		§ 30-2-232 (D) (5)	provisions obligating the adjoining property owner or the homeowners' association to maintain common areas and access easements.	x	x	N/A	x				
§ 30-2-233 - SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.												
	x		§ 30-2-233 (A)	This section applies to a subdivision with single-family attached residential lots.	x	x	N/A	x				

	x		§ 30-2-233 (B)	A subdivision with single-family attached residential lots is permitted on: (1) unplatted land; (2) a platted duplex lot that is vacant; or (3) a platted lot developed with a duplex on or before March 1, 1987, if the duplex complies with current regulations.	x	x	N/A	x				
	x		§ 30-2-233 (C)	Single-family attached residential lots may be created only in multiples of two lots per site, and each lot must be served by public water and sewage systems.	x	x	N/A	x				
	x		§ 30-2-233 (D)	A lot may be subject to, or benefited by, private utility easements.	x	x	N/A	x				
	x		§ 30-2-233 (E)	A lot must comply with the following requirements:	x	x	N/A	x				
	x		§ 30-2-233 (E) (1)	Minimum site area is 7,000 square feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (2)	Minimum lot area is 3,000 square feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (3)	Minimum lot width is: (a) 25 feet, except for a lot on a cul-de-sac or curved street; and (b) 20 feet on a cul-de-sac or curved street.	x	x	N/A	x				
	x		§ 30-2-233 (E) (4)	A lot may have not more than one dwelling unit.	x	x	N/A	x				
	x		§ 30-2-233 (E) (5)	Maximum height is 35 feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (6)	Minimum front yard setback is 25 feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (7)	Minimum street side yard setback is 15 feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (8)	Minimum interior side yard setback is five feet, except between attached units.	x	x	N/A	x				
	x		§ 30-2-233 (E) (9)	Minimum rear yard setback is 10 feet.	x	x	N/A	x				
	x		§ 30-2-233 (E) (10)	Maximum building coverage is 40 percent.	x	x	N/A	x				
	x		§ 30-2-233 (E) (11)	Maximum impervious coverage is 45 percent.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-2-233 (E) (12)	At least two off-street parking spaces are required for a dwelling. The driveway may count as one of the spaces.	x	x	N/A	x				
	x		§ 30-2-233 (F)	A plat of a single family attached subdivision may not be recorded unless a declaration of covenants, easements, and restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must: (1) require that development and use of the lots comply with this title; (2) require that construction of a dwelling unit comply with City Code Chapter 25-12, Article 1 (Uniform Building Code), Article 4 (Electrical Code), Article 5 (Uniform Mechanical Code), Article 6 (Uniform Plumbing Code), and Article 7 (Uniform Fire Code).	x	x	N/A	x				
	x		§ 30-2-233 (G)	This subsection applies to the sale of a single-family attached residential lot.	x	x	N/A	x				
	x		§ 30-2-233 (G) (1)	A seller shall deliver to the purchaser: (a) a copy of the document described in Subsection (F); and (b) a notice stating that the property will be conveyed under the terms of the document, and that the purchaser is advised to consult an attorney concerning the purchaser's rights and obligations under the document.	x	x	N/A	x				
	x		§ 30-2-233 (G) (2)	A purchaser may terminate the sale contract without penalty: (a) within five days of the purchaser's receipt of the document and notice under Subsection (G)(1); or (b) at any time before closing, if the seller does not deliver the document and notice.	x	x	N/A	x				
CHAPTER 30-3. - TRANSPORTATION.												
ARTICLE 1. - RESERVATION AND DEDICATION OF RIGHT-OF-WAY.												
Division 1. - General Provisions.												
§ 30-3-1 - APPLICABILITY.												
	x		§ 30-3-1	This article applies to land for which an owner files an application for preliminary plan or final plat approval.	x	x	N/A	x				
§ 30-3-2 - ESTABLISHING BUILDING LINES.												
	x		§ 30-3-2		x	x	N/A	x				
Division 2. - Reservation and Dedication of Right of Way.												
§ 30-3-21 - RESERVATION OF RIGHT-OF-WAY.												
	x		§ 30-3-21	(A) The city and county reserve right-of-way along a roadway designated: (1) in the transportation plan; (2) in the collector plan approved in accordance with Section 30-3-73 (Collector street plan); or (3) in an established city or county capital improvement project. (B) The extent and location of the right-of-way reserved under Subsection (A) must conform to the transportation plan, approved collector plan, or capital improvement project.	x	x	N/A	x				
§ 30-3-22 - CONSTRUCTING A STRUCTURE OR IMPROVEMENT IN RIGHT-OF-WAY PROHIBITED.												

	x		§ 30-3-22	Except as provided in Section 30-3-26 (Agreement For Temporary Use Of Reserved Right-Of-Way) and Section 30-3-41 (Waiver Request), a person may not erect a structure or make an improvement in a reserved right-of-way.	x	x	N/A	x				
§ 30-3-23 - MEASURING SETBACKS.													
	x		§ 30-3-23	A setback line prescribed under this title is measured from the boundary of the reserved right-of-way adjacent to the property unless waived under Section 30-3-43 (Action On Waiver).	x	x	N/A	x				
§ 30-3-24 - ALIGNMENT.													
	x		§ 30-3-24 (A)	The single office shall determine the alignment of reserved right-of-way during: (1) the review and approval process for a development application; or (2) if an applicant files a waiver request under Section 30-3-41 (Waiver Request), not later than the 60th day after the waiver request is filed.	x	x	N/A	x				
	x		§ 30-3-24 (B)	The alignment of reserved right-of-way is based on: (1) the alignment established in the transportation plan, collector plan, or capital improvement project; and (2) engineering criteria, including grade, curvature, and the existence of a flood plain.	x	x	N/A	x				
	x		§ 30-3-24 (C)	In an area designated for a state roadway project, alignment may be established by the Texas Department of Transportation.	x	x	N/A	x				
	x		§ 30-3-24 (D)	For an existing or platted street, the alignment is based on: (1) the existing centerline established before an additional dedication from the opposite side of the right-of way occurs; or (2) if the centerline of the street is proposed to be shifted from its present alignment, the proposed centerline.	x	x	N/A	x				
	x		§ 30-3-24 (E)	If the alignment for a roadway cannot be determined under Subsection (D), the reserved right-of-way shall be established equally on each side of the centerline of the existing roadway.	x	x	N/A	x				
§ 30-3-25 - DEDICATION OF RIGHT-OF-WAY.													
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-3-25 (A)	If the single office determines that all or a portion of a right-of-way is needed to accommodate the estimated traffic generated by a proposed development, the applicant may be required to dedicate: (1) an amount of land not to exceed 150 feet for a roadway that is subject to reservation of right-of-way under Section 30-3-21 (Reservation Of Right-Of-Way) and that is internal to a proposed subdivision or development project; or (2) an amount of land not to exceed 50 percent of the total right-of-way requirement for an existing or proposed roadway that: (a) is subject to reservation of right-of-way under Section 30-3-21 (Reservation Of Right-Of-Way); and (b) adjoins a proposed subdivision or development project.	x	x	N/A	x				
	x		§ 30-3-25 (B)	An applicant may not be required to dedicate more than 75 feet of land under Subsection (A)(2).	x	x	N/A	x				
	x		§ 30-3-25 (C)	The single office may require the dedication of right-of-way in an amount greater than established in Subsection (A): (1) for a street that is not subject to reserved right-of-way and that does not comply with the standards in the Transportation Criteria Manual; or (2) if the additional right-of-way is necessary to accommodate traffic generated by the proposed development.	x	x	N/A	x				
	x		§ 30-3-25 (D)	The single office may defer the dedication of right-of-way required at one stage of the development process to a later stage. A person must comply with all dedication requirements before the release of the subsequent application.	x	x	N/A	x				
	x		§ 30-3-25 (E)	In addition to the dedication of right-of-way, the single office may require the applicant to construct a roadway improvement or may assess a fee instead of requiring construction of a roadway improvement to offset the traffic effects generated by the proposed development.	x	x	N/A	x				
	x		§ 30-3-25 (F)	Notwithstanding the other requirements of this section, roadway improvements are required only to a degree that is roughly proportional to the nature and extent of the impact of the proposed development. To the extent that the full amount of right-of-way specified in this section is not required to be dedicated, the right-of-way is reserved and subject to Section 30-3-22 (Constructing A Structure Or Improvement In Right-Of-Way Prohibited).	x	x	N/A	x				
§ 30-3-26 - AGREEMENT FOR TEMPORARY USE OF RESERVED RIGHT-OF-WAY.													
	x		§ 30-3-26 (A)	The county or, in a near-term annexation area, the city may by written agreement authorize use of reserved right-of-way for a temporary structure or improvement, including a parking area, detention pond, landscaping, or sign.	x	x	N/A	x				
	x		§ 30-3-26 (B)	The agreement must contain: (1) an expiration date for the use of the right-of-way; (2) the method the city or county, as applicable, will use to notify the property owner that a temporary improvement must be removed; (3) a requirement that the property owner replace the improvements on the remainder of the property when the temporary improvements are removed, if the improvements are required by the City Code or this title; (4) the applicant's address for notification; and (5) a penalty for failure to remove a temporary improvement.	x	x	N/A	x				
Division 3. - Waivers and Variances.													
§ 30-3-41 - WAIVER REQUEST.													

	x		§ 30-3-41 (A)	An applicant who files a development application that proposes to erect a structure or construct an improvement in a reserved right-of-way or in a required setback from reserved right-of-way must: (1) execute an agreement under Section 30-3-26 (Agreement For Temporary Use Of Reserved Right-Of-Way); or (2) submit a request for waiver of the reservation requirements of this article with the development application.	x	x	N/A	x				
	x		§ 30-3-41 (B)	An owner of property reserved for right-of-way who does not have a development application pending with the city or county may apply for a waiver of the reservation requirements of this article if 15 percent or more of the property is or would be subject to the reservation requirements of Section 30-3-21 (Reservation Of Right-Of-Way).	x	x	N/A	x				
			§ 30-3-41 (C)	A waiver granted under Subsection (B) is only effective until the single office determines that acquisition of a reserved right-of-way is feasible.	x	x	N/A	x				
§ 30-3-42 - NOTICE OF WAIVER REQUEST.													
	x		§ 30-3-42 (A)	After receiving a waiver request, the single office shall establish the alignment of a relevant roadway and, if a development application has been filed, shall apply the dedication standards under Section 30-3-25 (Dedication Of Right-Of-Way).	x	x	N/A	x				
	x		§ 30-3-42 (B)	If an application covers an area designated as a state roadway project, the single office shall: (1) notify the Texas Department of Transportation that: (a) a request for a waiver has been filed; and (b) if applicable, that a development application has been filed proposing construction in a reserved right-of- way or setback from reserved right-of-way; and (2) request field notes from the Texas Department of Transportation.	x	x	N/A	x				
	x		§ 30-3-42 (C)	If the proposed structure or improvement is located in reserved right-of-way subject to dedication, the single office shall require that the application be amended to show the land to be dedicated.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-3-42 (D)	The single office shall certify that: (1) the dedication requirements have been applied to the application and that a request for a waiver to erect a structure or construct an improvement in the reserved right-of-way has been filed; or (2) a request for waiver of the reservation requirements of this article has been filed by an applicant who does not have a development application pending before the city or county and that 15 percent or more of the property is or would be subject to the reservation requirements of this article.	x	x	N/A	x				
§ 30-3-43 - ACTION ON WAIVER.													
	x		§ 30-3-43 (A)	Not later than the 90th day after the certification under Section 30-3-42 (Notice Of Waiver Request), the county executive, or in a near-term annexation area the city manager, shall determine whether the city or county, as applicable, is able to acquire the reserved right-of-way that is the subject of a waiver request.	x	x	N/A	x				
	x		§ 30-3-43 (B)	If the city or county is not able acquire the property single office shall: (1) release the application from the requirement to comply with the requirements of this article; or (2) if no application has been filed, grant the waiver request for the period of time that the city or county, as applicable, is unable to acquire the reserved right-of-way.	x	x	N/A	x				
	x		§ 30-3-43 (C)	If the city or county is able acquire the reserved right-of-way, the single office shall deny the waiver. The single office may not approve the development application for a period not to exceed six months, pending acquisition of the property. If the city or county has not acquired the property during the six month period, the single office shall continue to process the application.	x	x	N/A	x				
§ 30-3-44 - APPEAL OF DENIAL OF WAIVER.													
	x		§ 30-3-44		x	x	N/A	x				
§ 30-3-45 - AMENDING DEVELOPMENT APPLICATION.													
	x		§ 30-3-45 (A)	An applicant may amend a development application to exclude an improvement from a reserved right-of-way.	x	x	N/A	x				
	x		§ 30-3-45 (B)	If an applicant amends an application to exclude an improvement from a reserved right-of-way, the city or county may discontinue procedures to acquire the reserved right-of-way.	x	x	N/A	x				
§ 30-3-46 - VARIANCE FROM DEDICATION REQUIREMENTS.													
	x		§ 30-3-46 (A)	The platting official may grant a variance from the dedication requirements of Section 30-3-25 (Dedication Of Right-Of- Way) if the platting official determines that the requirements: (1) place an undue hardship on the property owner because of special circumstances applicable to the property; or (2) render the property unsuitable for an economically feasible use.	x	x	N/A	x				
	x		§ 30-3-46 (B)	An applicant may appeal the denial of a variance to the council or commissioners court, as appropriate.	x	x	N/A	x				
ARTICLE 2. - STREET DESIGN.													
Division 1. - Roadways Generally.													
§ 30-3-71 - STANDARDS FOR DESIGN AND CONSTRUCTION.													

	x		§ 30-3-71 (A)	Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.	x	x	N/A	x				
	x		§ 30-3-71 (B)	The platting official may approve a local street that is less than 50 feet in width if a street of narrower width is warranted by topographical conditions, a drainage channel, proposed limited development on one side of the street, or other special condition.	x	x	N/A	x				
	x		§ 30-3-71 (C)	A roadway, street, or alley may be designed and constructed without curb and gutter if it is located in a subdivision that is more than two miles from the city limits and has a density of less than two and one-half lots or dwelling units for each acre.	x	x	N/A	x				
§ 30-3-72 - ARTERIAL STREETS													
	x		§ 30-3-72	An arterial street must comply with the transportation plan.	x	x	N/A	x				
§ 30-3-73 - COLLECTOR STREET PLAN.													
	x		§ 30-3-73 (A)	The single office shall make recommendations to the planning commission and the commissioners court regarding the designation of collector streets.	x	x	N/A	x				
	x		§ 30-3-73 (B)	The planning commission and the commissioners court, acting jointly, shall designate collector streets after receiving the recommendations required under Subsection (A).	x	x	N/A	x				
§ 30-3-74 - PARTIAL CONSTRUCTION OF BOUNDARY STREETS.													
	x		§ 30-3-74	The county executive, or in a near-term annexation area the city manager, may allow a person to construct one-half of a divided arterial roadway adjoining a subdivision after determining that: (1) the pavement width of the proposed roadway is at least 24 feet; and (2) the roadway can safely be used as a two-way street until construction of the entire divided roadway is completed.	x	x	N/A	x				
Division 2. - Roadways in Water Supply Rural Watersheds or Water Supply Suburban Watersheds.													
§ 30-3-91 - APPLICABILITY.													
	x		§ 30-3-91	This division applies to a subdivision if a part of the subdivision is in a water supply rural watershed or water supply suburban watershed.	x	x	N/A	x				
§ 30-3-92 - STREETS IN A CRITICAL WATER QUALITY ZONE OR WATER QUALITY BUFFER ZONE.													
	x		§ 30-3-92 (A)	The right-of-way and street design for a local or collector street in a residential area located in a critical water quality zone or a water quality buffer zone must comply with the alternative geometric design criteria for streets without curbs and gutters prescribed in the Transportation Criteria Manual.	x	x	N/A	x				

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
	x		§ 30-3-92 (B)	A street in a critical water quality zone or a water quality buffer zone other than a street described in Subsection (A) may comply with the alternative geometric design criteria in the Transportation Criteria Manual if the county executive, or in a near-term annexation area the city manager, determines that the design is consistent with transportation principles.	x	x	N/A	x				
	x		§ 30-3-92 (C)	A street in an upland zone may be designed to comply with the alternative geometric design criteria in the Transportation Criteria Manual if the county executive, or in a near- term annexation area the city manager, determines that the design is consistent with transportation principles.	x	x	N/A	x				
§ 30-3-93 - STREET CROSS-SECTION DESIGN.												
	x		§ 30-3-93	An applicant must designate the type of street cross-section design to be used in a preliminary subdivision at the time that the plan is filed	x	x	N/A	x				
§ 30-3-94 - COLLECTOR AND LOCAL STREETS.												
	x		§ 30-3-94	The county executive, or in a near-term annexation area the city manager, may modify a curb and gutter requirement or the minimum width of a right-of-way prescribed in the Transportation Criteria Manual for a local or collector street after considering: (1) a report from the single office that assesses the adequacy with which a proposed alternative design deals with storm water drainage, traffic safety, and general public welfare; (2) the applicant's written statement in support of the modification; and (3) the applicant's preliminary plan for street construction under the proposed modification.	x	x	N/A	x				
ARTICLE 3. - ACCESS.												
Division 1. - Access to Major Roadway.												
§ 30-3-121 - MINIMUM FRONTAGE FOR ACCESS.												
	x		§ 30-3-121 (A)	In this section, "major roadway" means a roadway that is designated as a major arterial, expressway, parkway, freeway, or toll road in the transportation plan.	x	x	N/A	x				
	x		§ 30-3-121 (B)	Except as provided in Subsections (C) and (D), a subdivision plat may not provide for direct access from a lot to a major roadway unless the lot contains 200 feet or more of frontage on the major roadway and alternative access is not available.	x	x	N/A	x				

	x		§ 30-3-121 (C)	The platting official shall permit access to a major roadway from a property with less than 200 feet of frontage on a major roadway if the property is subject to right-of-way condemnation and if the platting official determines that: (1) the property possessed more than 200 feet of frontage on the roadway before condemnation; (2) the proposed driveway is not located in a controlled access area; (3) the proposed driveway is the lesser of 100 feet or 60 percent of the frontage from the intersection; and (4) the driveway does not create a public safety hazard.	x	x	N/A	x				
	x		§ 30-3-121 (D)	If direct access to a major roadway is not authorized under Subsection (B) and alternative access is not available, the platting official shall permit one driveway approach from the property to a major roadway.	x	x	N/A	x				
	x		§ 30-3-121 (E)	The platting official may require joint access to a major roadway for adjoining lots that have insufficient frontage to allow a driveway approach for each lot under the requirements of the Transportation Criteria Manual.	x	x	N/A	x				
	x		§ 30-3-121 (F)		x	x	N/A	x				
§ 30-3-122 - PROPERTY SUBJECT TO CONDEMNATION.													
	x		§ 30-3-122	On the request of a condemning authority or property owner before acquisition of a right-of-way occurs, the platting official may modify the access requirements of this division and the Transportation Criteria Manual for a property in a major roadway area that is subject to right-of-way condemnation if the modification does not create a public safety hazard or have an adverse effect on traffic operation.	x	x	N/A	x				
Division 2. - Access to Hill Country Roadways.													
§ 30-3-141 - HILL COUNTRY ROADWAYS AND CORRIDORS IDENTIFIED.													
	x		§ 30-3-141 (A)	Except as provided in Subsection (B), a hill country roadway corridor is the land within the city's zoning jurisdiction located within 1,000 feet from each side of the right-of-way of the following hill country roadways: (1) Loop 360, from US 290 West to US 183; (2) RM 620, from SH 71 to Anderson Mill Road; (3) RM 2222, from Highland Hills Drive to RM 620; (4) RM 2244, from Loop 360 to SH 71; and (5) Southwest Parkway.	x	x	N/A	x				
			§ 30-3-141 (B)	A hill country roadway or hill country roadway corridor excludes land within 1,000 feet of the right-of-way of US 183 or US 290 West.	x	x	N/A	x				
§ 30-3-142 - STREET SPACING.													
	x		§ 30-3-142	The minimum distance between local streets that intersect with a hill country roadway must be 600 feet. The minimum distance between collector streets that intersect with a hill country roadway must be 1,320 feet.	x	x	N/A	x				
§ 30-3-143 - ALIGNMENT OF STREETS AND MEDIANS.													
	x		§ 30-3-143 (A)	Except as provided by Subsection (B), the design and construction of a connecting street that intersects with an existing divided hill country roadway must align with an existing median break on a hill country roadway.	x	x	N/A	x				
	x		§ 30-3-143 (B)	The single office may approve the construction of a connecting street that does not align with an existing median break if alignment is not practicable.	x	x	N/A	x				

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
§ 30-3-144 - IMPROVEMENTS TO INTERSECTIONS.												
	x		§ 30-3-144 (A)	The single office may require an improvement at the intersection of a hill country roadway with another street if the traffic impact from the proposed development would create safety concerns.	x	x	N/A	x				
	x		§ 30-3-144 (B)	The single office may approve the construction of a grade-separated interchange on a hill country roadway that provides access for a single development if: (1) the interchange is located at the intersection of a hill country roadway and an arterial street; or (2) the location of the interchange provides spacing for weaving maneuvers at ramps	x	x	N/A	x				
§ 30-3-145 - ACCESS FROM A SITE.												
	x		§ 30-3-145 (A)	A maximum of two access points is permitted from any one site to a hill country roadway.	x	x	N/A	x				
	x		§ 30-3-145 (B)	The single office may prohibit access to a hill country roadway from: (1) a tract that has access to a street that intersects with a hill country roadway; or (2) a tract that has frontage on a hill country roadway and that has access to a hill country roadway through an existing joint-use access easement or driveway.	x	x	N/A	x				

	x		§ 30-3-145 (C)	If access to a hill country roadway from a site described in Subsection (B) is permitted, the single office shall limit access to one driveway unless: (1) the estimated daily traffic volume for the single driveway exceeds 5,000 vehicles per day; (2) the traffic using the single driveway would exceed the capacity of an intersection controlled by a stop sign during one peak street traffic hour or the peak site traffic hour; or (3) based on the results of a traffic impact analysis, the single office determines that an additional driveway is necessary because of traffic conditions.	x	x	N/A	x				
§ 30-3-146 - REQUIREMENTS FOR DRIVEWAYS.													
	x		§ 30-3-146 (A)	The maximum practical spacing between driveways along a hill country roadway must be provided.	x	x	N/A	x				
	x		§ 30-3-146 (B)	Unless otherwise approved by the single office, a driveway providing access to a hill country roadway: (1) must be at least 300 feet from the nearest driveway unless the driveway provides the only access available for a tract of land; (2) must have a sight distance of at least 550 feet; (3) may not be on the inside radius of a curve; or (4) may not access a portion of a hill country roadway that has a grade of eight percent or more.	x	x	N/A	x				
§ 30-3-147 - JOINT-USE DRIVEWAY REQUIREMENTS.													
	x		§ 30-3-147 (A)	The single office may require an applicant to provide an easement for a joint-use driveway across the applicant's tract generally parallel with the right-of-way of a hill country roadway for the use of an adjacent property owner that has insufficient frontage for access.	x	x	N/A	x				
	x		§ 30-3-147 (B)	Access to a hill country roadway through a joint-use driveway is not permitted for a tract that does not have frontage on a hill country roadway unless approved by the single office.	x	x	N/A	x				
§ 30-3-148 - COST-SHARING FOR JOINT-USE DRIVEWAY IMPROVEMENTS.													
	x		§ 30-3-148 (A)	If an applicant is required to construct a joint-use driveway, the owner of an adjacent tract benefited by the driveway must participate in the cost of the driveway on a pro rata basis.	x	x	N/A	x				
	x		§ 30-3-148 (B)	If the owner of a tract that benefits from a joint-use driveway is unable to participate in the cost of the driveway at the time the driveway is scheduled for construction, the owner of the tract on which the driveway is to be constructed may elect not to construct the driveway.	x	x	N/A	x				
	x		§ 30-3-148 (C)	An owner electing not to construct a driveway under Subsection (B) must leave sufficient area for the construction of the driveway.	x	x	N/A	x				
	x		§ 30-3-148 (D)	If an owner of a tract on which a driveway is to be constructed elects to construct the driveway before the adjoining tract is developed, the owner of a benefited tract shall share in the cost of the driveway at the time the adjoining tract is developed.	x	x	N/A	x				
§ 30-3-149 - EXCLUDING IMPERVIOUS COVER OF A JOINT-USE DRIVEWAY.													
	x		§ 30-3-149 (A)	A calculation of the allowable impervious cover on a site on which a joint use driveway required under this division is located shall exclude: (1) 110 percent of impervious cover that is required for the sole purpose of providing access from adjoining land to a joint-use driveway located entirely on the site; and (2) 50 percent of impervious cover that is required to provide a joint-use driveway if a portion of the driveway is not located on the adjoining land.	x	x	N/A	x				
	x		§ 30-3-149 (B)	The impervious cover excluded from the calculation of impervious cover on a site under Subsection (A) does not include impervious cover that serves as a parking space or an aisle serving a parking space.	x	x	N/A	x				
Division 3. - Driveways.													
§ 30-3-161 - JOINT USE DRIVEWAY PERMITTED.													
	x		§ 30-3-161 (A)	Vehicular access to a tract of land through a joint use driveway is permitted as an alternative to direct access to an abutting public or private street.	x	x	N/A	x				
	x		§ 30-3-161 (B)	A joint use driveway used as alternative access for a single-family residential use may serve not more than eight dwelling units.	x	x	N/A	x				

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
	x		§ 30-3-161 (C)	A joint use driveway that serves more than three residential units or non-residential lots must: (a) comply with the driveway requirements of the Transportation Criteria Manual adopted under Chapter 25-6 (Transportation); and (b) receive approval from the single office and be included in construction plans submitted with an application for final plat approval.	x	x	N/A	x				
	x		§ 30-3-161 (D)	A joint use driveway that serves no more than three residential units or non-residential lots must: (a) comply with the driveway requirements of the Transportation Criteria Manual adopted under Chapter 25-6 (Transportation); and (b) receive approval from the single office and be included in construction plans submitted with an application for site plan approval.	x	x	N/A	x				

	x		§ 30-3-161 (E)	Construction plans for a joint use driveway must comply with the road access requirements of the Travis County Fire Code and be approved by the Fire Code Official.	x	x	N/A	x				
§ 30-3-162 - DRIVEWAYS ON STREETS WITHOUT CURB AND GUTTER.													
	x		§ 30-3-162	The centerline of a driveway on a street without curb and gutter must be at least 100 feet from the centerline of another driveway on the same side of the street.	x	x	N/A	x				
ARTICLE 4. - SIDEWALKS.													
§ 30-3-191 - SIDEWALK INSTALLATION IN SUBDIVISIONS.													
	x		§ 30-3-191 (A)	A person who subdivides property shall install sidewalks in a subdivision in accordance with state and federal accessibility standards and the Transportation Criteria Manual. A preliminary subdivision plan and a final plat must indicate the location of a proposed sidewalk.	x	x	N/A	x				
	x		§ 30-3-191 (B)	The platting board may waive the requirement to install a sidewalk based on criteria in the Transportation Criteria Manual.	x	x	N/A	x				
	x		§ 30-3-191 (C)	The platting official may approve the construction of a sidewalk on only one side of a street if the platting official determines that the limiting sidewalk construction to one side of the street is necessary to make the street buildable in compliance with state and federal standards for access by disabled persons.	x	x	N/A	x				
	x		§ 30-3-191 (D)	A sidewalk that is indicated on a recorded plat or approved site plan shall be installed in conjunction with the installation of a type 1 or type 2 driveway approach.	x	x	N/A	x				
	x		§ 30-3-191 (E)	Until a sidewalk required under this division is installed: (1) the single office may not issue a certificate of compliance; and (2) the city building official may not issue a certificate of occupancy, if required.	x	x	N/A	x				
	x		§ 30-3-191 (F)	The construction of a sidewalk or driveway approach is not complete until all utility connections are complete and a cut required by the utility installation is restored.	x	x	N/A	x				
CHAPTER 30-4. - DRAINAGE.													
ARTICLE 1. - GENERAL PROVISIONS.													
§ 30-4-1 - DEFINITIONS.													
	x		§ 30-4-1 (1)	ADVERSE FLOODING IMPACT means an increase in flood risk or hazards.	x	x	N/A	x				
	x		§ 30-4-1 (2)	DEVELOPMENT APPLICATION means an application required under Title 25 for development, such as an application for subdivision, site plan, or building permit.	x	x	N/A	x				
	x		§ 30-4-1 (3)	DIRECTOR, when used without a qualifier, means the director of the Watershed Protection Department, or the director's designee.	x	x	N/A	x				
	x		§ 30-4-1 (4)	DRAINAGE EASEMENT means an easement or right-of-way for a drainage facility required by Section 25-7-152 (Dedication of Easements and Rights-of-Way).	x	x	N/A	x				
	x		§ 30-4-1 (5)	EROSION HAZARD ZONE means an area where future stream channel erosion is predicted to result in damage to or loss of property, buildings, infrastructure, utilities, or other valued resources.	x	x	N/A	x				
	x		§ 30-4-1 (6)	FEMA means the Federal Emergency Management Agency.	x	x	N/A	x				
	x		§ 30-4-1 (7)	FEMA FLOODPLAIN means a special flood hazard area delineated on a flood insurance rate map.	x	x	N/A	x				
	x		§ 30-4-1 (8)	FLOOD INSURANCE RATE MAP means an official map of a community on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.	x	x	N/A	x				
	x		§ 30-4-1 (9)	ATLAS 14 means the National Oceanic and Atmospheric Administration's Precipitation-Frequency Atlas 14 of the United States, Volume 11, Version 2.0: Texas.	x	x	N/A	x				
	x		§ 30-4-1 (10)	100-YEAR FLOODPLAIN means an area within a floodplain subject to a one percent or greater chance of flooding in any year as calculated in accordance with Section 30-4-5 (Determination of the 100-Year Floodplain).	x	x	N/A	x				
	x		§ 30-4-1 (11)	25-YEAR FLOODPLAIN means an area within a floodplain subject to a four percent or greater chance of flooding in any year as calculated in accordance with Section 30-4-6 (Determination of the 25-Year Floodplain).	x	x	N/A	x				
	x		§ 30-4-1 (12)	WATERWAY means a watercourse, drainage way, branch, creek, or stream including, but not limited to, the limits of the 100-year and 25-year floodplains	x	x	N/A	x				
§ 30-4-2 - OBSTRUCTION OF WATERWAYS PROHIBITED.													
	x		§ 30-4-2	Unless authorized by a subdivision construction plan approved under County Code Chapter 64 (Regulations for Flood Management and Guidelines for Development Permits), or a development application approved under City Code Title 25, a person may not place, or cause to be placed, an obstruction in a waterway.	x	x	N/A	x				
§ 30-4-3 - DUTY TO MAINTAIN UNOBSTRUCTED WATERWAYS.													
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**		
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**	
	x		§ 30-4-3	The person in control of real property traversed by a waterway shall keep the waterway free from an obstruction that is not authorized by a development application approved under Title 25 or County Code Chapter 64.	x	x	N/A	x					

§ 30-4-4 - STANDING WATER DECLARED A NUISANCE.													
	x		§ 30-4-4	A pool of standing water in a waterway that is caused by an unauthorized obstruction in the waterway is declared to be a nuisance.	x	x	N/A	x				
§ 30-4-5 - DETERMINATION OF THE 100-YEAR FLOODPLAIN.													
	x		§ 30-4-5	For purposes of this chapter, the 100-year floodplain shall be: (A) For areas amended to incorporate Atlas 14 data, the 100-year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual as amended to incorporate Atlas 14 data; (B) For areas not yet amended to incorporate Atlas 14 data, the 500-year floodplain either as depicted on the FEMA Flood Insurance Rate Map as of January 6, 2016, as subsequently revised, or as calculated under existing conditions as prescribed by the Drainage Criteria Manual using data predating Atlas 14; or (C) For the Colorado River, the 100-year floodplain as depicted on the FEMA Flood Insurance Rate Map dates January 6, 2016, or as subsequently revised.	x	x	N/A	x				
§ 30-4-6 - DETERMINATION OF THE 25-YEAR FLOODPLAIN.													
	x		§ 30-4-6	For purposes of this chapter, the 25-year floodplain shall be: (A) For areas amended to incorporate Atlas 14 data, the 25-year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual as amended to incorporate Atlas 14 data; (B) For area not yet amended to consider Atlas 14 data, the 100-year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual using data predating Atlas 14; or (C) For the Colorado River, the 25-year floodplain as calculated under existing conditions as prescribed by the Drainage Criteria Manual using data predating Atlas 14.	x	x	N/A	x				
§ 30-4-7 - COMPUTATION OF STORMWATER RUNOFF													
	x		§ 30-4-7 (A)	Except as provided in Subsection (B), stormwater runoff shall be computed on the basis of a fully developed contributing drainage area or watershed as determined under the Drainage Criteria Manual.	x	x	N/A	x				
	x		§ 30-4-7 (B)	When determining the runoff generated from the 500-year flood for the purpose of determining the 100-year floodplain under Subsection (B) of Section 30-4-5 (Determination of the 100-Year Floodplain), stormwater runoff shall be computed on the basis of an existing developed contributing drainage area or watershed.	x	x	N/A	x				
ARTICLE 2. - DRAINAGE STUDIES; EROSION HAZARD ANALYSIS; FLOODPLAIN DELINEATION.													
§ 30-4-31 -DRAINAGE STUDIES REQUIREMENT													
	x		§ 30-4-31 (A)	For a preliminary plan or plat application to demonstrate that the proposed development would not result in an adverse impact to adjacent properties, the single office may require the owner of real property to provide, at the owner's expense, a drainage study for the total area to be developed to demonstrate compliance with applicable drainage regulations.	x	x	N/A	x				
	x		§ 30-4-31 (B)	For subdivision construction plans, the single office may require the owner of real property to provide, at the owner's expense and as a condition for development application approval, a drainage study for the total area to be ultimately developed.	x	x	N/A	x				
	x		§ 30-4-31 (C)	The drainage study must be in accordance with the Drainage Criteria Manual..	x	x	N/A	x				
	x		§ 30-4-31 (D)	If a drainage study is required under this section, the single office may not accept for review a development application for any portion of the proposed development until the single office has received the required drainage study..	x	x	N/A	x				
§ 30-4-32 - EROSION HAZARD ZONE ANALYSIS REQUIREMENT.													
	x		§ 30-4-32 (A)	For a preliminary plan or plat application to demonstrate that the proposed development does not create negative erosion impacts, the owner of real property may provide, at the owner's expense, an erosion hazard zone analysis if: (1) within 100 feet of the centerline of a waterway with a drainage area of 64 acres or greater; (2) within 100 feet of the ordinary high-water mark of the Colorado River downstream from Longhorn Dam, as defined by Code of Federal Regulations Title 33, Section 328.3 (Definitions); or (3) located where significant erosion is present	x	x	N/A	x				
	x		§ 30-4-32 (B)	For subdivision construction plan applications, the single office may require the owner of real property to provide, at the owner's expense and as a condition for development application approval, an analysis to establish the erosion hazard zone if the proposed development is: (1) within 100 feet of the centerline of a waterway with a drainage area of 64 acres or greater; (2) within 100 feet of the ordinary high water mark of the Colorado River downstream from Longhorn Dam, as defined by Code of Federal Regulations Title 33, Section 328.3 (Definitions); or (3) located where significant erosion is present.	x	x	N/A	x				
	x		§ 30-4-32 (C)	The erosion hazard zone analysis must be in accordance with the Drainage Criteria Manual.	x	x	N/A	x				
	x		§ 30-4-32 (D)	If an erosion hazard zone analysis is required under this section, the single office may not accept for review a development application for any portion of the proposed development until the single office has received the required erosion hazard zone analysis.	x	x	N/A	x				
§ 30-4-33 - FLOODPLAIN MAPS, DELINEATION, AND DEPICTION.													
	x		§ 30-4-33 (A)	The director shall designate and maintain official floodplain maps.	x	x	N/A	x				
	x		§ 30-4-33 (B)	If an official floodplain map is not delineated, the owner of property to be developed shall calculate the boundaries of the 100-year floodplain in accordance with the Drainage Criteria Manual and submit the calculation to the single office for approval.	x	x	N/A	x				

Territory			Reference	Rule	Document Type				How and where the application meets requirement		Travis County Comments	
TC	COA ETJ	O ETJ			PP	FP	SP	CP	How	Where	Comment	Date
	x		§ 30-4-33 (C)	If the single office determines that FEMA regulations require a submission to the agency of a request for a flood insurance rate map revision, the single office may require that the revision request to FEMA be submitted by the owner of property to be developed.	x	x	N/A	x				
	x		§ 30-4-33 (D)	A person who files a development application shall depict, as applicable: (1) on a preliminary plan or subdivision construction plan: (a) a 100-year floodplain; (b) a FEMA floodplain; and (c) a drainage easement or proposed drainage easement; (2) on a final plat: (a) a drainage easement; and (b) a portion of a FEMA floodplain that is outside a drainage easement.	x	x	N/A	x				
	x		§ 30-4-33 (E)	If a portion of a FEMA floodplain is outside a drainage easement, the owner of property to be developed shall, on a final plat: (1) identify the portion of the FEMA floodplain that is outside the drainage easement, including the community and panel number of the flood insurance rate map; and (2) include a note that: (a) refers the reader to federal and local regulations governing development in a FEMA floodplain; (b) states that flood insurance may be required; and (c) describes efforts to revise the flood insurance rate map.	x	x	N/A	x				
ARTICLE 3. - REQUIREMENTS FOR APPROVAL.												
§ 30-4-61 - CRITERIA FOR APPROVAL OF DEVELOPMENT APPLICATIONS.												
	x		§ 30-4-61 (A)	A development application may not be approved unless: (1) the proposed development application demonstrates sufficient capacity for the design flood, as determined under the Drainage Criteria Manual; (2) each proposed improvement is sufficiently strong to resist: (a) external pressure caused by earth or building; and (b) internal pressure or abrasion caused by water or debris; (3) the proposed grades will not permit water to gather in a pool that may become stagnant, excluding variable pools in creek beds as a result of natural channel design; (4) temporary and permanent measures to control erosion are sufficient to minimize siltation of the waterway, as determined under the Environmental Criteria Manual; and (5) the proposed development: (a) will not result in additional adverse flooding impact on other property; (b) except as provided by Subsection (B), to the greatest extent feasible preserves the natural and traditional character of the land and the waterway located within the 100-year floodplain; (c) except as provided by Subsection (C), includes on-site control of the two-year peak flow, as determined under the Drainage Criteria Manual and the Environmental Criteria Manual; (d) will not result in additional erosion impacts on other property; and (e) locates all proposed improvements outside the erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.	x	x	N/A	x				
	x		§ 30-4-61 (B)	A development application that proposes floodplain modification shall comply with Section 30-5-364 (Floodplain Modification).	x	x	N/A	x				
	x		§ 30-4-61 (C)	A proposed development may provide off-site control of the two-year peak flow if the off-site control does not cause: (1) an adverse water quality impact from increased in-stream peak flow; or (2) streambank erosion.	x	x	N/A	x				
§ 30-4-62 - CERTIFICATE OF PROFESSIONAL ENGINEER REQUIRED FOR CERTAIN ALTERATIONS AND IMPROVEMENTS.												
	x		§ 30-4-62 (A)	The single office may not accept a plan or specification for a proposed alteration or improvement of a bed or bank of a waterway unless the plan or specification is accompanied by a certificate bearing the seal of a Texas professional engineer certifying that: (1) the hydraulic and structural design is adequate; and (2) the proposed alteration or improvement complies with the ordinances of the city and county, the Drainage Criteria Manual, and the laws of this state.	x	x	N/A	x				
	x		§ 30-4-62 (B)	Subsection (A) does not prohibit the single office from accepting a plan or specification for a minor alteration or improvement that, in the judgment of the single office, does not require certification by a Texas professional engineer.	x	x	N/A	x				
§ 30-4-63 - APPROVAL BY SINGLE OFFICE OF CERTAIN PERMITS AND CERTIFICATES.												
	x		§ 30-4-63	If a development application requires the completion or partial completion of a drainage improvement before a building may be constructed on a lot, a building permit, certificate of compliance, or development permit may not be issued for the lot unless the single office approves the issuance.	x	x	N/A	x				
§ 30-4-64 - DESIGN AND CONSTRUCTION OF DRAINAGE FACILITIES AND IMPROVEMENTS.												

	x		§ 30-4-64	The design and construction of a drainage facility or improvement must: (1) be in accordance with the Drainage Criteria Manual; and (2) provide for maintenance and protection from erosion in accordance with the Environmental Criteria Manual.	x	x	N/A	x				
§ 30-4-65 - ENCLOSED STORM DRAINS, BRIDGES, AND CULVERTS.													
	x		§ 30-4-65 (A)	The single office must approve the plans and specifications for a storm drain, bridge, or culvert.	x	x	N/A	x				
	x		§ 30-4-65 (B)	The county's Transportation and Natural Resources Department or the City Manager may inspect the construction of each storm drain, bridge, or culvert.	x	x	N/A	x				
ARTICLE 4. - RESPONSIBILITIES OF OWNER OR DEVELOPER.													
§ 30-4-151 - STORMWATER CONVEYANCE AND DRAINAGE FACILITIES.													
	x		§ 30-4-151 (A)	The owner or developer of property to be developed is responsible for the conveyance of all stormwater flowing through the property, including stormwater that: (1) is directed to the property by other developed property; or (2) naturally flows through the property because of the topography.	x	x	N/A	x				
	x		§ 30-4-151 (B)	Future upstream development shall be accounted for as determined under the Drainage Criteria Manual.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-4-151 (C)	If the construction or improvement of a storm drainage facility is required along a property line that is common to more than one property owner, the owner proposing to develop the property is, at the time the property is developed, responsible for each required facility on either side of the common property line.	x	x	N/A	x				
	x		§ 30-4-151 (D)	The responsibility of the owner proposing to develop the property includes the responsibility to dedicate or obtain the dedication of any right-of-way or easement necessary to accommodate the required construction or improvement of the storm drainage facility.	x	x	N/A	x				
	x		§ 30-4-151 (E)	If an owner of property proposes to develop only a portion of that property, a stormwater drainage facility to serve that portion of the property proposed for immediate development or use is required, unless the platting official determines that construction or improvement of a drainage facility outside that portion of the property to be developed is essential to the development or use of the property to be developed.	x	x	N/A	x				
	x		§ 30-4-151 (F)	The owner or developer shall provide adequate off-site drainage improvements to accommodate the full effects of the development. The city or county may assist the owner or developer in the acquisition of an interest in property necessary to provide an off-site improvement, if the owner or developer: (1) by affidavit, certifies that a bona fide attempt to provide the off-site drainage improvements has not been successful; and (2) provides an adequate guarantee that the owner or developer will: (a) finance the entire cost of acquiring the necessary property interest; and (b) retain full responsibility for construction of the required off-site improvement.	x	x	N/A	x				
§ 30-4-152 - DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY.												
	x		§ 30-3-152 (A)	The owner of real property proposed to be developed shall dedicate to the public an easement or right-of way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain, as prescribed in the Drainage Criteria Manual.	x	x	N/A	x				
	x		§ 30-3-152 (B)	An easement or right-of-way required by Subsection (A) must be of sufficient width to provide continuous access for the operation, maintenance, or repair of a drainage facility as prescribed in the Drainage Criteria Manual.	x	x	N/A	x				
	x		§ 30-3-152 (C)	The owner of the property shall dedicate any additional easement or right-of-way that is necessary to allow continuous access for the operation, maintenance, or rehabilitation of a drainage facility.	x	x	N/A	x				
	x		§ 30-3-152 (D)	A part of a lot or tract of land that is located in an easement or right-of-way required by this section may be included as part of the area of the lot or tract of land in the calculation of density or impervious cover.	x	x	N/A	x				
§ 30-4-153 - DETENTION BASIN MAINTENANCE AND INSPECTION.												
	x		§ 30-4-153 (A)	(A) In this section: (1) COMMERCIAL DEVELOPMENT means all development other than Residential Development. (2) COMMERCIAL BASIN means a required detention basin or appurtenance that receives stormwater runoff from a Commercial Development. (3) DCM STANDARDS means the provisions in the Drainage Criteria Manual regarding maintenance of a required detention basin or appurtenance. (4) RESIDENTIAL DEVELOPMENT means development of two dwelling units or less per lot. (5) RESIDENTIAL BASIN means a required detention basin or appurtenance that receives stormwater runoff from a Residential Development.	x	x	N/A	x				
	x		§ 30-4-153 (B)	The record owner of a commercial development shall maintain the commercial basin serving the commercial development in accordance with the DCM standards, whether or not the commercial basin is located on the same property as the commercial development. The record owner shall provide the City proof of the right to access and maintain the commercial basin if it is not located on the same property as the commercial development.	x	x	N/A	x				

	x		§ 30-4-153 (C)	If more than one commercial development is served by a single commercial basin, the record owners of the commercial basin and all commercial developments served by the commercial basin shall be jointly and severally responsible for maintenance of the commercial basin in accordance with the DCM standards.	x	x	N/A	x				
	x		§ 30-4-153 (D)	Alternative maintenance arrangements are authorized as follows: (1) The director may authorize an alternative arrangement for maintenance of a commercial basin in accordance with the DCM standards. If an alternative arrangement is approved by the director, the City Attorney shall determine whether an agreement is necessary; the agreement must be approved by the City Attorney and filed of record. (2) The executive manager of the Travis County Transportation and Natural Resources Department may authorize an alternative arrangement for maintenance of a residential basin in accordance with the DCM standards. If an alternative arrangement is approved by the executive manager, the county attorney shall determine whether an agreement is necessary; the agreement must be approved by the county attorney and filed of record.	x	x	N/A	x				
	x		§ 30-4-153 (E)	The City shall inspect each commercial basin that is not a subsurface basin at least once every three years to ensure that the commercial basin is being maintained in accordance with the DCM standards, but will not inspect basins maintained by the County under Subsection (H). If the commercial basin fails inspection requiring an additional inspection, the director may charge a re-inspection fee.	x	x	N/A	x				
	x		§ 30-4-153 (F)	The record owner of a subsurface commercial basin must provide the Watershed Protection Department with a maintenance plan and an annual report from a registered engineer verifying that the basin is in proper operating condition.	x	x	N/A	x				
Territory			**Reference**	**Rule**	**Document Type**				**How and where the application meets requirement**		**Travis County Comments**	
TC	**COA ETJ**	**O ETJ**			**PP**	**FP**	**SP**	**CP**	**How**	**Where**	**Comment**	**Date**
	x		§ 30-4-153 (G)	The record owner of a residential development shall maintain the residential basin serving the residential development in accordance with the DCM standards, whether or not the residential basin is located on the same property as the residential development. The record owner may assign maintenance responsibility to a duly established Homeowner's Association upon written approval by the executive manager of the Travis County Transportation and Natural Resources Department. The record owner of a subsurface residential basin must provide the Travis County Transportation and Natural Resources Department with a maintenance plan and an annual report from a registered engineer verifying that the basin is in proper operating condition.	x	x	N/A	x				
	x		§ 30-4-153 (H)	The county shall maintain a detention basin or appurtenance that is an integral part of a county road.	x	x	N/A	x				
	x		§ 30-4-153 (I)	Section 30-5-231 (Water Quality Control Maintenance and Inspection) provides for maintenance of water quality controls.	x	x	N/A	x				

Table Legend		
Territory	TC	Travis County
	COA ETJ	City of Austin Extraterritorial Jurisdiction
	O ETJ	ETJ of a municipality other than the City of Austin
Reference	§ 30	Title 30 Austin/Travis County Subdivision Regulations
	TCM	City of Austin Transportation Criteria Manual
	DCM	City of Austin Drainage Criteria Manual
Document Type	PP	Preliminary Plan
	FP	Final Plat
	SP	Site Plan – No Single Office for site plans, apply directly to both Travis County and City of Austin under respective development codes
	CP	Construction Plan