Chapter 482.Travis County Development Regulations
(Updates/notes made 11/21/2024)

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
Subchapter C. [Conservation Development]]										
482.221 Conservation Development Agreement										
			482.221 (a)	An owner that that intends to develop property pursuant to this subchapter shall enter into a conservation development agreement with the County. The agreement may be executed before the owner files a preliminary plan or final plat application for the property but shall be executed no later than the earlier of either preliminary plan approval or final plat approval for the property.						
			TC482.221 (b)	The conservation development agreement shall:						
				(1) require the property to be developed only in compliance with this subchapter as it exists at the time the agreement is executed;						
				(2) include a metes and bounds description of the conservation area by a registered public land surveyor;						
				(3) include such other provisions that the County determines are necessary to ensure compliance with this subchapter;						
				(4) constitute a conservation easement and covenant running with the property in favor of the County;						
				(5) include provisions for any conservation development incentive payments under Sections 482.237 through 482.241;						
Subchapter C. [Conservation Development]]										
482.222 Conservation Development Application Process										
			TC 482.222 (b)	The owner shall prepare and submit to the Executive Manager preliminary drafts of an ecological assessment of and a conceptual land plan for the property meeting the requirements of the Conservation Development Design Manual.						
			TC 482.222 (b)	No sooner than fifteen (15) days after submitting the preliminary drafts of the ecological assessment and conceptual land plan, the owner shall meet with the Executive Manager and County staff in a pre-application meeting to acquaint them with the proposed development, including its ecological assessment and conceptual land plan, to obtain preliminary staff comments, and to identify major issues or needs for additional information. The Executive Manager may require the owner to visit the property with County staff.						
			TC 482.222 (c)	At any time after the pre-application meeting, the owner may file a preliminary plan or final plat application meeting the requirements of the Travis County Code and shall provide with it the following materials and information meeting the requirements of the Conservation Development Design Manual.						
				(1) Ecological assessment.						
				(2) Land plan delineating the conservation area and setting out planned development of the remainder of the property.						
				(3) Scenic View preservation plan.						
				(4) If historic structures or sites are located on the property, a historic site preservation plan and/or historic structure or relocation or preservation plan.						

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				(5) Integrated pest management plan.						
				(6) Ecological assets management plan.						
				(7) Any variance, waiver, and exemptions requests.						
				(8) A list and copies of all legal documents necessary for the proposed development, including the following: (A) Draft conservation development agreement, if not yet executed by the owner and the County. (B) Conservation easement for the conservation area, if not yet executed by the owner and the County. (C) Title commitment including copies of all relevant deeds, easements, etc., if not yet provided to the County. (D) Conditions, Covenants and Restrictions. (E) Excess or available creditable acreage or impervious cover transfer documents, with an accompanying narrative explaining the document's general provisions, purpose or justification. (F) Property owners association documents, including charter, bylaws, and any architectural and landscape design standards.						
				(9) Any additional information required by the County Executive to demonstrate compliance with this subchapter.						
			TC 482.222 (d)	To be considered complete, an application filed under this subchapter must indicate that approval under this subchapter is sought and must include the items in Subsection (c). The County Executive shall issue an attachment to Exhibit 482.201(C) adding the items required under this section to the documentation and other information that must be submitted in sufficient detail for technical review of an application to begin.						
482.225 Administrative Variances										
			TC 482.225 (a)	An owner requesting a variance shall submit a written request to the County Executive that specifies the nature of the variance and the justification for the variance.						
482.226 Design Requirements: Conservation Area										
			TC 482.226 (a)	Except as provided in Subsection (b), a development shall include a conservation area:						
				(1) that is at least twenty (20) acres;						
				(2) at least half of which is at least three hundred (300) feet wide;						
				(3) that is at no point less than one hundred and fifty (150) feet wide, except where there are contiguous rural or historic buffers;						
				(4) that includes at least seventy-five percent (75%) of the significant features ranked in the ecological assessment; and						
				(5) that includes creditable acreage equal to at least fifty percent (50%) of the total acreage of the property.						
			TC 482.226 (b)	A commercial development in a preferred commercial development area shall include a conservation area:						

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				(1) that is at least two (2) acres;						
				(2) that is at no point less than one hundred (100) feet wide;						
				(3) that includes at least forty percent (40%) of the ranked significant features identified in the final ecological assessment, provided that if any part of the conservation area is public commons not contiguous to the property, it must include at least seventy-five percent (75%) of such features; and						
				(4) that includes creditable acreage equal to at least thirty percent (30%) of the total acreage of the property.						
			TC 482.226 (c)	Fee simple title to the conservation area and historic or rural buffers must be held by the owner, the property owner's association for the development, or another entity approved by the County. The conservation easement encumbering the conservation area shall be held by the County, either individually or jointly with another entity approved by the County.						
			TC 482.226 (d)	The conservation area shall be managed and maintained by the owner, the property owner's association for the development, or another entity approved by the County according to the final ecological asset management plan meeting the requirements of the Conservation Development Design Manual. Buffers not included in the conservation area shall be controlled and managed by the owner, the property owner's association for the development, or another entity approved by the County.						
			TC 482.226 (e)	Access to all parts of the conservation area must be provided to the County, any other conservation easement holder, and the managing entity and must meet the requirements of the Conservation Development Design Manual.						
482.227 Design Requirements: Creditable Acreage										
			TC 482.227 (a)	(a) All acreage within the conservation area upon which all development activities inconsistent with this subchapter are prohibited and that is outside primary conservation areas and buffer zones required under this subchapter is creditable acreage.						
			TC 482.227 (b)	The conservation area may include or encompass the areas described below, but such areas constitute creditable acreage only to the extent set out below.						
				(1) Primary conservation areas shall be creditable acreage only to the extent they do not exceed fifty percent (50%) of the conservation area.						
				(2) Areas encumbered by rights-of-way, access or utility easements, or other areas where alteration or disturbance of land or vegetation is not prohibited are allowed, provided they do not overly fragment the conservation area and there is a contiguous buffer of at least twenty-five (25) feet from the outermost limit of the area of alteration or disturbance in which development that is incompatible with the conservation area's natural character and planned uses is prohibited. Such areas are not creditable acreage. The County Executive may administratively waive the foregoing buffer requirements for a commercial development where the conservation area is public commons.						

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				(3) Areas where impervious cover is not prohibited if compatible with the conservation area or where impervious cover already exists are allowed, provided they do not overly fragment the conservation area and there is a contiguous undisturbed buffer of at least twenty-five (25) feet from the outermost limit of the impervious cover that in which development that is incompatible with the conservation area's natural character and planned uses is prohibited. Such areas are not creditable acreage. The County Executive may administratively waive the foregoing buffer requirements for a commercial development where the conservation area is public commons.						
				(4) Recreation space is allowed within a secondary conservation area and shall be creditable acreage only to the extent it does not exceed ten percent (10%) of the conservation area.						
				(5) Wastewater disposal is allowed within a secondary conservation area that is either recreation space or a rural buffer and shall be creditable acreage only to the extent such areas, including regulatory setbacks, do not exceed five percent (5%) of the conservation area within a Amendments added through 12/05/2017, Item #19 Page 97 of 327 western watershed and ten percent (10%) of the conservation area within an eastern watershed.						
				(6) Rural or historic buffers contiguous to the conservation area shall be creditable acreage to the extent they have a consistent width of at least one-hundred and fifty (150) feet. For commercial development in preferred commercial development areas, historic buffers contiguous to the conservation area shall be creditable acreage to the extent they have a consistent width of at least fifty (50) feet. Rural or historic buffers with less than the foregoing widths or that are allowed to be noncontiguous to the conservation area shall be creditable acreage only to the extent they do not exceed five percent (5%) of the conservation area.						
				(7) For commercial development in preferred commercial development areas, public commons are allowed and constitute creditable acreage as described in and if they meet the requirements of Section 482.226(b)(3).						
				(8) Trails approved by the Executive Director and meeting the requirements of the Conservation Development Manual may be included in the conservation area and are creditable acreage.						
482.228 Design Requirements: Rural and Historic Buffers										
			TC 482.228 (a)	For single family or duplex residential, a rural buffer at least seventy-five (75) feet wide shall be established:						
				(1) along the entire boundary of the property; and						
				(2) on both sides of any road passing through the property that is identified either in the Capital Area Metropolitan Planning Organization (CAMPO) Transportation Plan or by the County Executive as an existing or potential arterial or collector.						

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			TC 482.228 (b)	(b) Rural buffers shall remain undisturbed except as provided in this subsection and shall be maintained and restored to the maximum natural vegetative state practicable to maintain the general rural or natural appearance of the property and roadways. Restoration may include landscaping with native plants and irrigation to improve screening of development from adjacent property and roadways. No development shall be allowed within a rural buffer except for directional or project entry signs, crossings by underground utilities, trails, drainage facilities, and driveways running generally perpendicular to a road or the property boundary and that are spaced not less than three hundred (300) feet apart.						
			TC 482.228 (c)	A historic buffer at least one hundred (100) feet wide from the edge of the site shall be established around all preserved historic or archeological sites ranked as significant features in the ecological assessment. No development shall be allowed in a historic buffer, except that wastewater disposal and trails may be approved by the County Executive.						
			TC 482.228 (d)	Natural vegetative cover within rural and historic buffers shall be retained and/or restored and enhanced to the maximum extent practicable. Rural buffers may be improved with the addition of native trees or other native vegetation and irrigation systems so as to obscure the property' s buildings and other structures to the maximum extent practicable.						
			TC 482.228 (e)	Rural or historic buffers shall not be included in single-family or duplex residential lots.						
482.229 Design Requirements: Impervious Cover										
			TC 482.229 (a)	Impervious cover shall not exceed fifteen percent (15%) of the property's acreage for single family and duplex residential development and forty-five percent (45%) for commercial development in a preferred commercial development area.						
			TC 482.229 (b)	The following shall not be considered as impervious cover:						
				(1) Trails within a conservation area that meets the requirements of the Conservation Development Design Manual.						
				(2) Historic or archeological sites or structures, including remnants such as stone walls						
			TC 482.229 (c)	Impervious cover requirements may be exceeded through the transfer of impervious cover credits from another development approved under this subchapter that has impervious cover less than the requirements of this section, as provided in Section 482.236. However, for a commercial development in a preferred commercial development area receiving transferred credits, the impervious cover requirements of this section may not be exceeded by more than five percent (5%).						
482.230 Design Requirements: Roads and Driveways, Landscaping, and Recreation Space										
			TC 482.230 (a)	Road and driveway standards in the Conservation Development Design Manual shall apply to applications under this subchapter that are outside of a preferred commercial development area.						
			TC 482.230 (b)	Standards for landscaping and recreation space uses in the Conservation Development Design Manual shall apply to applications under this subchapter.						
482.231 Design Requirements: Energy Conservation										

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TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
			TC 482.231 (a)	Residential construction, including expansions and reconstruction but excluding purely cosmetic remodeling, shall achieve at least a fifteen percent (15%) energy use savings above the State of Texas Energy Code requirements or shall be in attainment of the minimal standards of the Environmental Protection Agency's Energy Star program.						
			TC 482.231 (b)	Non-residential construction, including expansions and reconstruction but excluding purely cosmetic remodeling, shall achieve at least a twenty percent (20%) energy use savings above the State of Texas Energy Code requirements.						
			TC 482.231 (c)	All construction, including residential and commercial expansions and reconstruction and all remodeling, shall comply with the Dark Sky Lighting Standards in the Conservation Development Design Manual.						
482.232 Design Requirements: Water Conservation										
			TC 482.232 (a)	All new construction, including residential and commercial expansions and reconstruction but excluding cosmetic remodeling, shall achieve at least fifteen percent (15%) indoor water use savings above the Environmental Performance Standards for Plumbing Fixtures, Chapter 372 of the Texas State Health and Safety Code or any applicable plumbing or fire code requirements of cities, counties, river authorities, or other entities authorized to regulate development of the property.						
			TC 482.232 (b)	Plumbing fixtures shall comply with the following, unless otherwise approved by the County Executive.						
				(1) Toilets shall be selected from the City of Austin's Water Conservation Program Rebate Toilets list.						
				(2) Total flow rate for multiple shower heads installed in a shower enclosure shall not exceed 2.75 gallons of water per minute.						
				(3) All newly installed landscape and landscape irrigation systems shall be installed to meet the criteria or requirements in the Conservation Development Design Manual.						
482.233 Design Requirements: Materials Conservation										
			TC 482.233 (a)	All new construction (building envelope, framing and flooring), including expansions and reconstruction but excluding cosmetic remodeling, shall be constructed of at least ten percent (10%) by value of recycled or reclaimed post-consumer content material or materials manufactured from rapidly renewable resources (renewable within ten years). Pre-consumer content material may be used to meet this provision but shall receive half credit for the value of the material used. At least ten percent (10%) by value of all new wood base materials shall be Forest Stewardship Council certified forest products.						
			TC 482.233 (b)	The builder shall employ construction practices to ensure diversion of at least fifty percent (50%) of construction debris from landfills.						
482.234 Design Requirements: Alternative Standards										
			TC 482.234 (a)	In lieu of the requirements of Sections 482.231 through 482.233, new residential construction may comply with the standards established to achieve the conservation levels identified above by any of the following entities or programs.						
				(1) National Association of Home Builders (NAHB) Green Building Guidelines or any one of the NAHB approved Texas programs for Dallas, Houston, or San Antonio.						
				(2) U.S. Green Building Council, LEED Homes Program.						

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				(3) City of Austin, Austin Energy Green Building Program residential one star rating.						
				(4) Green building programs approved by the County Executive as substantially meeting the standards of this subsection.						
			TC 482.234 (b)	In lieu of the requirements of Sections 482.231 through 482.233, new commercial construction may comply with the standards established to achieve the conservation levels identified above by any of the following entities or programs.						
				(1) U.S. Green Building Council, LEED certification.						
				(2) City of Austin, Austin Energy Green Building Program for Commercial Buildings.						
				(3) Green Globes Environmental Assessment and Rating System.						
				(4) Green building programs approved by the County Executive as substantially meeting the standards of this subsection.						
Subchapter H Water Quality Protection										
482.914 Environmental Review										
(b) Development within the Lake Travis Watershed										
			TC 482.914 (b)	Development within the Lake Travis Watershed is subject to the provisions of the Highland Lakes Watershed Ordinance and the Travis County Code. A person who seeks to engage in development in the Lake Travis Watershed must:						
				(1) Submit any development application, including revisions to an application and required supporting information, to the Lower Colorado River Authority at the same time as it is provided to the County Executive; and						
				(2) If additional information is required to be provided to the County Executive as a part of the review process for a development application, submit the same additional information at the same time to the Lower Colorado River Authority.						
482.915 Pre-development Planning										
			TC 482.915	Before submitting an application for a development permit for a subdivision development greater than 20 acres in area or a non-residential development greater than three acres in area, an applicant may request a pre-development/concept plan meeting with the County staff. The meeting will focus on the proposed land plan, slopes, buffers, critical environmental features, and water quality management practices for construction activities and permanent water quality control and may include a site investigation.						
482.916 Other Environmental Authorizations Required										
			TC 482.916 (b)	(b) Each applicant seeking a development permit shall submit documentation that demonstrates that the proposed development complies with the following statutes, rules, and regulations:						
				(1) the LCRA Highland Lakes Watershed Ordinance, if the application includes development in the Lake Travis watershed;						
				(2) the TCEQ Edwards Aquifer requirements at 30 Texas Administrative Code Chapter 213, if the application includes development that overlies the Edwards Aquifer Recharge Zone or Edwards Aquifer Contributing Zone;						
				(3) Section 10 of the federal Endangered Species Act;						

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				(4) Section 10 of the federal Rivers and Harbors Act or Section 404 of the federal Clean Water Act;						
				(5) Any applicable municipal requirements if the proposed development is located partially or wholly within an extra-territorial jurisdiction of a municipality;						
				(6) The TCEQ industrial or municipal solid waste management requirements under Chapter 361, Texas Health and Safety Code;						
				(7) Texas Pollutant Discharge Elimination System requirements under Section 402 of the federal Clean Water Act, Section 26.027 of the Texas Water Code, or Section 26.040 of the Texas Water Code, including a TCEQ permit for waste discharge into or adjacent to water in the state, a Notice of Intent along with a Storm Water Pollution Prevention Plan for the discharge of storm water associated with an industrial activity; and						
				(8) If the application includes a proposal to construct a dam to impound water, the TCEQ Dam Safety requirements set forth in 30 Texas Administrative Code Chapter 299, and City of Austin Drainage Criteria Manual Dam Safety requirements, if the proposed development is within the City of Austin ETJ.						
			TC 482.916 (c)	Except as specified in subsection (c), if any of the statutes, rules, or regulations listed in Subsection (a) do not apply to the proposed development, an applicant must submit:						
				(1) documentation of that fact from the respective entity with enforcement authority over the statute, rule, or regulation, or						
				(2) if documentation of that fact from the respective entity with enforcement authority over the statute, rule, or regulation is unavailable, bona fide documentation of that fact from a qualified professional along with supporting information.						
			TC 482.916 (d)	In an instance where a development proposal is clearly not subject to one or more of the statutes, rules, or regulations listed in subsection (a), the County Executive may accept a statement from the applicant indicating documentation from a qualified professional is not necessary.						
			TC 482.916 (e)	If a receiving water of discharges associated with the development proposal is on the TCEQ List of Impaired Waters (relating to the CWA section 303(d) or subject to a Total Maximum Daily Load ("TMDL"), the County Executive may request that an Engineer's Report required by Section 482.935(b) to include additional information associated with the pollutant parameter(s) and designated or presumed use that does not meet the water quality standard, and any BMPs included in the construction plans to address these pollutants or TMDL requirements.						
482.921 Variance										
			TC 482.921 (b)	An applicant may file a request for variance at any time before the applicant has complied with the provisions of this chapter. A request for a variance must be in writing, must be accompanied by a completed application, must include all information necessary to allow the Commissioners Court to make the findings specified in subsection (c) of this section, and must also specify:						

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				(1) The particular requirement from which a variance is sought. (2) The nature of the hardship presented by the imposition of the requirement including the estimated cost in dollars of complying with the requirement in comparison to the estimated cost in dollars of construction by the proposed alternative method, procedure, or maintenance. (3) The proposed alternative method, procedure, or maintenance to be utilized in lieu of the required method, procedure, or maintenance that is proposed. (4) How the alternative method or procedure will provide at least an equivalent level of environmental protection; and (5) The size, in acres, of the land area or the number of lots affected by the proposed alternative method or procedure.						
Subchapter I Submittal Requirements and Water Quality Protection Standards										
482.931 Submittal Requirements for Environmental Review										
(a) For a preliminary plan, non-residential site development plan, or a commercial site development plan, the application must include:										
			TC 482.931 (a)(1)	(1) Except for small construction projects (see definition), an environmental resource inventory as specified in Section 482.942 including a survey of critical environmental features (cave, point recharge feature, sink hole, spring, and wetland), waterways (drainage confluences), and proposed setbacks that comply with applicable standards;						
			TC 482.931 (a)(2)	(2) For a preliminary subdivision plan of ten acres or greater, a plan consisting of: (A) Permanent water quality control and a summary that describes how the proposed permanent water quality controls comply with applicable water quality standards and are compatible with drainage plan standards; and (B) A preliminary construction storm water plan, in accordance with Section 482.939, that includes a summary describing how the storm water controls will comply with applicable SWP3 standards for the proposed construction;						
			TC 482.931 (a)(3)	(3) For a preliminary plan, standard subdivision plat notes for a long form final plat that conform to Section 482.945; and						
			TC 482.931 (a)(4)	(4) The submittal requirements of this section do not apply to a commercial site development plan proposing a mine or quarry. An applicant proposing a mine or quarry must submit an application and include the information specified in Subchapter L.						
(b) Short Form Plats										
			TC 482.931 (b)	For a short form final plat, an application must include the information specified in subsection (a), except that the plan set forth in Subsection (a)(2) need only be a general description of the future improvements planned for the site, if no construction improvements are included in the proposal.						
(c) For a long form final plat, the plat must show:										
			TC 482.931 (c)(1)	(1) Subdivision boundaries, configuration, and extent and lot and easement locations and sizes, all of which must comply with all applicable standards, including all applicable setbacks regarding critical environmental features;						

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				(2) The location of all critical environmental features and waterways with required setbacks and easements in accordance with Section 482.941;						
				(3) The location and dimensions of each easement to be used for placement of required permanent water quality controls, consistency with the drainage plan, and compatibility of the plat with proposed SWP3 controls for construction; and						
				(4) Standard plat notes required for the applicable site features and design as required by Section 482.945.						
(d) For a subdivision construction plan, non-residential site construction plan, or commercial site development construction plan:										
			TC 482.931 (d)(1)	(1) The application must include general construction notes that reference the SWP3, ESC Plan, and permanent WQC for the project in accordance with Section 482.935(g)(1) and (2) and Section 482.945;						
TC 482.931 (d)(2) Except for small construction projects, the application must include:										
			TC 482.931 (d)(2)(A)	(A) A water quality report prepared by the design engineer with the following components in accordance with Section 482.935(a), 482.935(c) – (f), and Section 482.945: (i) a SWP3 component which describes SWP3 and ESC Plan information in a narrative report format, except for a project that will disturb less than one acre;						
				(ii) a permanent WQC component which includes the narrative description and calculations justifying the basis for the design of the proposed permanent WQC required under Section 482.944; and						
				(iii) the water quality report components may be submitted as part of the engineer's drainage plan, project summary report, or submitted as a standalone document.						
			TC 482.931 (d)(2)(B)	(B) ESC Plan, construction plan, and detail sheets, in accordance with Section 482.935(g)(3), including other BMPs as appropriate, and Section 482.945;						
			TC 482.931 (d)(2)(C)	(C) plan sheet(s) showing the design and details of the permanent water quality controls proposed in the water quality report , in accordance with Section 482.935(g)(4), 482.944, and Section 482.945;						
			TC 482.931 (d)(2)(D)	(D) fiscal surety documentation for erosion and sediment controls in accordance with Section 482.401						
			TC 482.931 (d)(4)	For a non-residential site development that will use an OSSF, the application must include documentation that the OSSF construction area will be included in the erosion and sediment controls and SWP3 coverage for the site development project.						
TC 482.931 (e) For residential construction submittal for ENV review										
			TC 482.931 (e)	Residential construction submittal for environmental review. To be eligible for the reduced residential application submittal requirements specified in paragraphs (1) – (4), the applicant must demonstrate the proposed construction plan qualifies as structures or necessary uses for a single family, manufactured home, or duplex dwelling. Additionally, the submittal must include all other necessary Basic Development Permit Application materials necessary for the project's scope (driveway, OSSF, etc.) before an environmental review will be conducted.						

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			TC 482.931 (e)(1)	For residential construction on one lot or land parcel with one or more acres of land disturbance or on less than one acre but as part of a Common Plan of Development (CPOD) an applicant must submit a SWP3 Summary prepared in a format approved by the County Executive that includes: (A) The name, signature, and contact information of the primary operator, the owner, and their authorized representatives. (B) the location, address, and legal description of each parcel or lot where construction disturbance will occur. (C) the location where the SWP3 will be kept for inspection. (D) contact information and qualifications of the person(s) who prepared the SWP3 and who will perform the SWP3 inspections. (E) the estimated start and end dates of the construction activities; and (F) if the applicant is proposing to share coverage using an existing SWP3, the SWP3 Summary must include a statement of eligibility for such coverage from the primary operator and documentation that the authorized representative of the existing SWP3 accepts this arrangement.						
			TC 482.931 (e)(2)	For residential construction on one lot or land parcel with less than one acre of land disturbance and not part of a CPOD, an applicant must show the location of temporary and permanent erosion and sediment controls and permanent stabilization for the site to prevent water quality impacts associated with the land disturbance						
			TC 482.931 (e)(3)	For residential construction on one or multiple lots located in a common plan of development, an applicant must submit the information specified in Section 482.931(e)(1) except that if less than one acre of land will be disturbed and there is a single owner or operator, the applicant may submit a written request for an exemption from the requirements of Section 482.931(e)(1). The County Executive may grant the exemption if the applicant provides adequate documentation of exemption status, and the information specified in Section 482.931(e)(2)						
			TC 482.931 (e)(4)	For residential construction proposing to add 10,000 square feet or greater of impervious cover in an area outside of the City of Austin ETJ, an applicant must also submit a proposal for permanent water quality controls to meet the requirements of Sections 482.944 and 482.917(k)						
TC 482.931 (f) Utility or Construction in Right-of-Way Permit:										
			TC 482.931 (f)(1)	(1) For a project with less than one acre of land disturbance, including a project that constitutes a small construction project, the applicant submits an ESC Plan and use BMPs in the construction process, in conformance with Section 482.934(a) and (b)(3) – (4), 482.935(g), and Sections 482.970 – 482.974.						
			TC 482.931 (f)(2)	(2) For a project with one or more acres of land disturbance, the applicant shall submit information equivalent to that provided with a site development construction plan [as set forth in Subsection (d)], along with a tree assessment, in compliance with Section 482.973.						

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TC 482.931 (g) Submittal of Notices. In addition to the submittal requirements of subsections (a) – (f), each applicant must provide the County Executive the following notices when applicable to the project:										
			TC 482.931 (g)(1)	(1) An applicant must submit a Construction Site Notice (CSN) with the application, if construction is to commence within 30 days of permit approval, but in no case shall the CSN be submitted later than two days prior to the start of construction activity;						
			TC 482.931 (g)(2)	(2) An applicant must provide, with the application, a copy of the Notice of Intent (NOI) submitted to the Texas Commission on Environmental Quality if the land disturbance will be five acres or greater and if construction is to commence within 30 days of permit approval, but in no case shall the NOI be submitted later than seven days prior to the start of construction activity;						
			TC 482.931 (g)(3)	(3) In lieu of the submittal requirements set forth in (1) or (2), the CSN or NOI may be provided to the County Executive along with notice of the pre-construction conference required by Section 482.950(d), no later than two business days prior to the pre-construction conference.						
			TC 482.931 (g)(4)	(4) An applicant must provide a copy of the Notice of Termination (NOT) submitted to the TCEQ if the land disturbance will be five acres or greater. For all subdivision, utility, or non-residential land disturbance activities, the Notice of Termination shall be submitted to the Texas Commission on Environmental Quality and to the County Executive only following achievement of final stabilization on all portions of the site that are the responsibility of the operator, the occurrence of a transfer of operational control, or the when the operator has obtained an alternative authorization from the TCEQ and an alternative Travis County Development Permit.						
482.933 Technical Criteria										
(a) In addition to the other requirements of this chapter, the following technical criteria manuals apply, except that any changes to the manuals subsequent to the effective date of this subsection shall not take effect until approved by the County Executive:										
			TC 482.933 (a)(1)	Technical criteria for best management practices and permanent water quality controls in the ETJ of the City of Austin are those set forth in the City of Austin Environmental Criteria Manual as of June 28, 2016.						
			TC 482.933 (a)(2)	Technical criteria for best management practices and permanent water quality controls in a Western Watershed, except within the ETJ of the City of Austin, are those set forth in the LCRA HLWO Water Quality Management Technical Manual (effective July 1, 2007), provided that to the extent of any conflict, in watersheds contributing to the Edwards Aquifer the owner may use any equivalent or more stringent technical criteria in TCEQ's Complying with the Edwards Aquifer Rules: Technical Guidance and Best Management Practices (RG-348).						
			TC 482.933 (a)(3)	Technical criteria for best management practices and Permanent WQCs in an Eastern Watershed not within the ETJ of the City of Austin are those set forth in the City of Austin Environmental Criteria Manual as of June 28, 2016.						
482.935 Storm Water Pollution Prevention Plan										
(g)(3) ESC Plan – The following items, with appropriate plan details and notes, shall be included in ESC Plan Sheets to meet all applicable requirements of Sections 482.301 (c)(3), 482.933, 482.936 – 482.940, and Sections 482.970 – 482.974:										

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
			TC 482.935 (g)(3)(A)	(A) Scale, north arrow, and legend;						
			TC 482.935 (g)(3)(B)	(B) A Limits of Construction (LOC) line, clearly showing the areas where soil disturbance will occur;						
			TC 482.935 (g)(3)(C)	(C) Existing and proposed slope contours before and after final grading and permanent site construction improvements;						
			TC 482.935 (g)(3)(D)	(D) The name and location of each surface water either on, or adjacent to the site that receives storm water discharges from the disturbed areas of the site;						
			TC 482.935 (g)(3)(E)	(E) Each structural erosion source control proposed and its location, a description of the site phasing and implementation schedule, and relevant plan notes and plan details, including drainage diversion and dissipation details. Each non-structural erosion source control proposed in the ESC and BMP sheets shall be included in the plan notes, descriptions, and details.						
			TC 482.935 (g)(3)(F)	(F) Each sediment control proposed and its location, a description of the site phasing and implementation schedule, and relevant plan notes and plan details, including each sediment pond with design information, sediment trap, perimeter controls, and interior control;						
			TC 482.935 (g)(3)(G)	(G) Each permanent erosion and soil stabilization control proposed and its location, a description of the site phasing and implementation schedule, and relevant plan notes and plan details, including temporary stabilization measures, permanent vegetative stabilization measures, and permanent structural erosion control measures;						
			TC 482.935 (g)(3)(H)	(H) Drainage area boundaries, the acreage of each drainage area, and flow arrows from the project's proposed drainage plan must be included on the site plan maps for structural erosion source controls, temporary sediment controls, and permanent erosion and soil stabilization controls;						
			TC 482.935 (g)(3)(I)	(I) Each permanent water quality control, other permanent BMPs, areas of waterway or critical environmental feature setbacks, and permanent site improvement proposed for the project;						
			TC 482.935 (g)(3)(J)	(J) Other controls and pollution prevention measures proposed for which a location on the site plan is necessary and a description of the implementation schedule, plan notes, and plan details as applicable, including each stabilized construction entrance and locations where construction vehicles will enter or exit directly onto a public street, concrete wash out area, vehicle maintenance and washing area, fuel tankage, dewatering controls for any pond, details for any temporary waterway Amendments added through 12/05/2017, Item #19 Page 181 of 327 crossings including protection measures, excavations, and other non-storm water controls;						
			TC 482.935 (g)(3)(K)	(K) If known, depiction of each construction support activity and associated controls on-site or directly adjacent to the site, including each staging and stockpile area, haul road, temporary storage and permanent disposal area for fill and spoil, and asphalt or concrete batching;						
			TC 482.935 (g)(3)(L)	(L) Notes and details depicting excess fill generation areas, any off-site disposal planned for the project, estimated fill quantity, and off-site location (if known), which addresses the requirements of Sections 482.935(c)(5);						

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
			TC 482.935 (g)(3)(M)	(M) Each storm water outfall (existing and planned) and other points, where discharges associated with the construction activities site will occur;						
			TC 482.935 (g)(3)(N)	(N) Survey of all trees or clusters of trees eight inches in diameter or greater which are proposed to remain within the limits of construction in accordance with Section 482.973, including a roadway clear zone or sight distance area, showing locations, diameters, and species;						
			TC 482.935 (g)(3)(O)	(O) All proposed temporary and permanent tree protection measures in accordance with Section 482.973, showing methods to be used to avoid and preserve trees, such as borings, tree wells, or guard rails;						
			TC 482.935 (g)(3)(P)	(P) A complete legend for each symbol used on the plan sheet for the various controls and BMPs, and standard and special specification details and plan notes; and						
			TC 482.935 (g)(3)(Q)	(Q) Legible professional engineer's seal and signature.						
482.942 Environmental Resource Inventory										
(a) An applicant shall submit an environmental resource inventory for any proposed development that proposes disturbance greater than one acre in size.:										
			TC 482.942 (a)(1)	identify critical environmental features (cave, point recharge feature, sink hole, spring, and wetland), and waters of the State on the property to be developed and within 400 feet of the property boundary on adjacent properties, the required setback areas, and propose protection measures for the features						
			TC 482.942 (a)(2)	identify any habitat of a federally listed endangered species or Texas-threatened species within the area to be developed as well as within 500 feet outside the property line						
482.944 Permanent Water Quality Control – Design										
(a) General										
			TC 482.944 (a)	(a) Every proposed development that includes the addition of greater than 10,000 square feet of impervious cover must include permanent water quality controls for storm water in accordance with the standards applicable to its watershed location. Each application for a preliminary plan or development permit must include a water quality report which includes the design basis for proposed permanent structural and non-structural WQCs which will comply with this section and shows their locations and dimensions. Lot development inside a common plan of development with existing permanent WQCs designed to treat the entire common plan of development is not subject to these standards unless the impervious cover proposed on the lot exceeds the original plan design thresholds for the individual lots.						
(d) Recording Protective Easements										
				(1) For a plat application, a Permanent WQC must be shown within a protective easement and, once the plat is approved by the County Executive, must be recorded by the owner in the Official Public Records of Travis County, Texas; or						

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
				(2) For a development proposal that is not a plat application, a Permanent WQC must be shown within a protective easement, and, once the easement document is approved by the County Executive, the protective easement must be recorded by the owner in the Official Public Records of Travis County, Texas.						
482.945 Subdivision Plat Notes										
			TC 482.945 (a)	(a) The following plat notes related to requirements in this Subchapter shall be included on each final subdivision plat. Additional notes may be required to more accurately reflect individual subdivision plat conditions.						
482.973 Tree Preservation										
Development Application Requirements										
			TC 482.973 (c)	(c) Development permit and plat applications of any type that include proposed development activities affecting trees, including development activities that affect the critical root zone of a tree even if the tree trunk is not within the County right-of-way, in an existing or proposed County right-of-way shall follow the standards in this section. The applicant must prepare and submit a tree assessment in accordance with subsection (d), when applicable, as part of the development permit review process.						
(d) Tree Assessment										
			TC 482.973 (d)(1)	(1) The applicant or the applicable Travis County department proposing a development must submit a tree survey and tree assessment that evaluates areas proposed for development on County-owned land, County-leased land, and County road right-of-way. The detailed tree survey area extent in the tree assessment must include the proposed right-of-way and easement areas on the site as a minimum. The assessment must include explanations of any alternate right-of-way corridor options considered to save any particularly valuable trees, and the rationale and feasibility of the corridor selected.						
			TC 482.973 (d)(2)	(2) The tree assessment must be consistent with the guidelines of the City of Austin Environmental Criteria Manual, Section 3 – Tree and Natural Area Preservation as of August 14, 2012. The assessment must include a tree survey, identification of significant trees, proposed measures to preserve significant trees, and mitigation measures for significant trees that would not be preserved.						
			TC 482.973 (d)(3)	(3) A tree survey must be certified by a Texas-registered professional land surveyor and conducted in accordance with the most current land surveying practice pertaining to topographic, easement and boundary surveys. The tree assessment must be prepared by a person qualified in the identification of trees present in Travis County and tree condition.						
			TC 482.973 (d)(4)	(4) When a tree assessment is required, a development permit applicant proposing activities affecting trees in a right-of-way or right-of-way easement shall submit tree assessment information that includes trunk location and diameter, tree species, proximity of the proposed construction activities to a tree(s), proposed pruning or removal activities, and proposed protection measures. Subdivision and non-residential site development construction shall include tree assessment information as part of the engineered, surveyed construction plan submittal.						
Subchapter L. Mine and Quarry Water Quality Protection										

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
482.982 Pre-Proposal Requirements										
			TC 482.982	An applicant must schedule a pre-proposal concept plan meeting with the County regarding any quarry or mine proposal that will disturb five or more acres of land surface.						
482.983 Submittal Requirements for Environmental Review										
(b) Unless waived as specified in paragraph (9), the proposed non-residential site development plan and construction plan application for a quarry or mine must include:										
			TC 482.983(b) (1)	(1) Except for small construction projects, an environmental resource inventory as specified in Section 482.942 including a survey of critical environmental features, waterways, and proposed setbacks that comply with applicable standards;						
			TC 482.983 (2)	(2) Permanent water quality controls for areas of the site specified in Section 482.989 and a summary that describes how the proposed permanent water quality controls comply with applicable water quality standards and are compatible with drainage plan standards;						
			TC 482.983 (5)	(5) General construction notes that reference the SWP3 and storm water management controls for any portion of the site that does not drain to a resource extraction area, in accordance with Section 482.935(g)(1) and (2);						
			TC 482.983 (6)	(6) Except for small construction projects, the application must include for any portion of the site that does not drain to a resource extraction area: (A) SWP3 description information in standard format plan sheets or pages in accordance with Section 482.935(c) - (f) and (h). (B) SWP3 ESC site plan and detail sheets, in accordance with Section 482.935(g)(3), including other BMPs as appropriate; and (C) Permanent BMP Plan Sheet(s) showing the design and details of permanent water quality controls compatible with drainage plan standards, in accordance with Section 482.935(g)(4);						
			TC 482.983 (7)	(7) A stabilization plan and cost estimate to implement the plan in accordance with Section 482.990 and that describes the fiscal security that will be posted to ensure final stabilization of the site, in accordance with applicable provisions of Section 482.991;						
			TC 482.983 (8)	(8) For a quarry or mine site development that will use an OSSF, the application must include documentation by the applicant that the OSSF construction area will be included in the erosion and sediment controls and SWP3 coverage for the site development project; and						
			TC 482.983 (9)	(9) On a case-by-case and limited basis, the County Executive may waive the requirement for an applicant to submit an environmental resource inventory, hydrologic report, or resource extraction plan. The determination will be based upon the significance of the site conditions, planned quarry or mine activities, size of the quarry or mine, and depth of excavation, professional standards for the appropriate submittals, and the project's proximity or potential impacts on surface water quality. Submittals that are waived will be communicated in writing after review of the applicant's written justification for waiver and after the pre-proposal concept plan meeting specified in Section 482.982.						
482.984 Other Local, State, and Federal Regulations										

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
			TC 482.984	An applicant must comply with Section 482.916 relating to other environmental authorizations required for the quarry or mine. In addition, the applicant must provide copies of, or access to all applicable plans, reports, and approvals from other regulatory agencies, for the following:						
				(1) A Spill Prevention Control, Containment, and Countermeasures Plan required by the U.S. Environmental Protection Agency;						
				(2) A Hazard Communications Plan as required by the Mine Safety and Health Administration;						
				(3) A Marl, Sand, and Gravel Mining Permit required by the Texas Parks and Wildlife Department for mining in public water of the State, if applicable; and						
				(4) Documentation of compliance with groundwater conservation district requirements, if applicable.						
482.990 Stabilization Plan										
			TC 482.990 (a)	Each application for a Travis County development permit must include a stabilization plan.						
			TC 482.990 (b)(1)	Each stabilization plan shall describe: (1) the overall plan for the mine or quarry stabilization activities including methods (such as concurrent stabilization), proposed phases of stabilization for each particular area of the site, and a time schedule, including interim milestones and final completion;						
			TC 482.990 (b)(2)	(2) proposed stabilization for each area of the site such as protected riparian corridor areas, restoration of disturbed areas, areas of re-vegetation, and areas where future development is planned						
			TC 482.990 (b)(3)	3) specific methods to establish vegetative cover within two-years of completion of each phase of excavation, except as required by paragraph (8), to restore areas to conditions compatible with what existed prior to the excavation, except on quarry walls, flooded areas, and areas that are designed to be flooded over time, including within two-years of final completion of all resource extraction at the permitted Amendments added through 8/29/2023 Item 40 Page 230 of 314 site, unless the site has been entered into an alternative post-mining us						
			TC 482.990 (b)(4)	(4) those structures, temporary haul roads, and storage areas that will be removed within one-year of completion of each phase of excavation and within one-year of final completion of all resource extraction at the permitted site						
			TC 482.990 (b)(5)	(5) the stabilization measures that will be used, such as re-seeding or placement of erosion blankets, temporary irrigation, and other soil stabilization practices						

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where
			TC 482.990 (b)(6)	(6) if applicable, the procedures to be used in accepting off-site material for backfill, in accordance with TCEQ guidance from TCEQ's Rule Interpretation Summary Form 330-4.001 and as described in Section 482.943(d)						
			TC 482.990 (b)(7)	(7) a detailed cost estimate for the construction that is necessary to completely implement the mine or quarry stabilization plan and that is consistent with the requirements of Section 482.991						
			TC 482.990 (b)(8)	(8) for each area of the site with disturbed land cover that drains to a waterway, the schedule and requirements for final stabilization must comply with Section 482.936(d)(3)						
			TC 482.990 (c)	The stabilization plan must be approved by Travis County and fiscal security shall be posted in accordance with Section 482.991 prior to issuance of the Travis County development permit for the site						

Territory			Reference	Rule	Document Type				How and where the application meets requirement	
TC	COA ETJ	TC ETJ			PP	FP	SP	CP	How	Where

Table Legend		
Territory	TC	Travis County
	COA ETJ	City of Austin Extraterritorial Jurisdiction
	TC ETJ	Travis County Extraterritorial Jurisdiction - others
Reference	TC 482	Chapter 482.Travis County Development Regulations
	TC 464	Chapter 464. Regulations for Floodplain Management and Guidelines and Procedures for Development Permits
	COA TCM	City of Austin Transportation Criteria Manual
	COA DCM	City of Austin Drainage Criteria Manual
Document Type	PP	Preliminary Plan
	FP	Final Plat
	SP	Site Plan
	CP	Construction Plan