

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-1 AND 25-5 RELATING TO VESTED DEVELOPMENT RIGHTS AND CONTINUING USE RIGHTS UNDER THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTERS 24-4 AND 30-2 RELATING TO SUBDIVISION PLATS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The city council finds:

A. Local ordinances play a critical role in the implementation of state vested rights laws by: (1) ensuring that determinations of vested rights are based on complete information; (2) establishing clear procedures for review of claims; and (3) providing developers, landowners, and community residents with needed certainty regarding when new construction will be required to meet current regulations.

B. On March 28, 2013, the City Council adopted Ordinance No. 20130328-019, which repealed portions of the City's vested rights regulations and initiated the development of a new vested rights ordinance. In preparing the ordinance, the Council directed the city manager to ensure compliance with state law and to consider the procedures and ordinances adopted by other Texas cities.

C. Based on this review, and on consultation with legal counsel, staff determined that state law does not prohibit a municipality from adopting reasonable expiration periods, to be applied prospectively, that limit how long a project may remain undeveloped before construction will be required to comply with current regulations. Expiration periods under the Land Development Code are within the range of expiration periods used by other Texas municipalities.

D. The requirements and procedures of this ordinance are consistent with state law and draw upon the best practices of other municipalities in implementing state vested rights legislation.

**PART 2.** City Code Chapter 25-1 (*General Requirements and Procedures*) is amended to add a new Article 12 to read as follows:

1 **ARTICLE 12. VESTED RIGHTS.**

2 **DIVISION 1.**  
3 **PETITION SUBMITTAL AND REVIEW PROCEDURES.**

4 **§ 25-1-531 DEFINITIONS.**

5 (1) In this article, "permit," "project," and "regulatory agency" have the meanings  
6 assigned to them by Chapter 245 of the Local Government Code.

7 (2) TYPE 1 (CHAPTER 245) PETITION means a vested rights petition that alleges  
8 rights under Chapter 245 of the Local Government Code to develop property under  
9 ordinances, regulations, or rules other than those in effect on the date the permit  
10 application is submitted.

11 (3) TYPE 2 (CONTINUING USE) PETITION means a vested rights petition that  
12 alleges rights under Section 43.002 of the Local Government Code to continue or begin a  
13 land use that was begun or planned prior to annexation of the land by the City of Austin.

14 (4) VESTING DATE means the date on which a project accrued development  
15 rights under Chapter 245 or use rights under Section 43.002 of the Local Government  
16 Code.

17 (5) VESTED RIGHTS means a right conferred by state law to develop property  
18 under ordinances, regulations, or rules other than those in effect on the date a permit  
19 application is submitted. The term includes development rights under Chapter 245 and  
20 use rights under Section 43.002 of the Local Government Code, but does not include a  
21 right existing under common law.

22 (6) VESTED RIGHTS PETITION or PETITION means a petition requesting a  
23 determination of development rights under Chapter 245 or use rights under Section  
24 43.002 of the Local Government Code.

25  
26 **§ 25-1-532 PURPOSE AND APPLICABILITY.**

27 (A) This article establishes requirements for determining whether a project is  
28 entitled to vested rights under Chapter 245 or Section 43.002 of the Local Government  
29 Code. To the extent a project is entitled to vested rights, as determined under this article,  
30 a permit necessary to initiate, continue, or complete the project may be exempt from  
31 current regulations.

32 (B) The purpose of this article is to:

33 (1) Establish a clear and consistent process for evaluating vested rights  
34 claims;

1 (2) Ensure that vested rights determinations are based on accurate and  
2 complete information, including the nature and scope of the original project for  
3 which vested rights are asserted and actual development, if any, that has  
4 occurred over time; and

5 (3) Recognize legitimate claims of vested rights under state law, while  
6 ensuring that new development complies to the greatest extent possible with  
7 current regulations.

8 (C) The requirements of this article apply within the planning jurisdiction.  
9

10 **§ 25-1-534 VESTED RIGHTS PETITION REQUIRED.**

11 A petition for vested rights that meets the requirements of Section 25-1-535 (*Contents*  
12 *of Vested Rights Petition*) must be submitted by a landowner or a landowner's agent in  
13 order to request that an application for a permit be reviewed under ordinances,  
14 regulations, or rules other than those in effect on the date the application is filed.  
15

16 **§ 25-1-535 CONTENTS OF VESTED RIGHTS PETITION.**

17 (A) Except as provided in Subsection (B) of this section, a petition for vested rights  
18 required by Section 25-1-534 (*Vested Rights Petition Required*) must be submitted on a  
19 form approved by the director and must include, at a minimum, the following  
20 information:

21 (1) reference to one of the following applications, which must be submitted  
22 concurrent with the vested rights petition:

23 (a) a permit application for development of the property; or

24 (b) a fair notice application submitted under Section 25-1-536(B)  
25 (*Fair Notice Application*);

26 (2) a summary of the basis on which the applicant claims vested rights;

27 (3) the date on which the applicant claims that vested rights accrued and any  
28 permit or fair notice application that was submitted on that date; and

29 (4) a complete chronological history of the project for which vested rights  
30 are claimed, including:

31 (a) a list of permits for development of the property, along with  
32 supporting documents, that were issued or applied for after the date the  
33 applicant claims that vested rights accrued;

1 (b) a description of any permitted or unpermitted development that  
2 occurred on the property after the date the applicant claims that vested  
3 rights accrued;

4 (c) a description of existing development on the property, regardless  
5 of whether the development is permitted or unpermitted;

6 (d) a list of all annexations and zoning changes affecting the property,  
7 if any;

8 (e) any covenants, conditions, or restrictions recorded in the deed  
9 records for the property; and

10 (f) if deemed relevant by the director, evidence regarding progress  
11 towards completion of the project under Section 25-1-554 (*Expiration of*  
12 *Dormant Projects*).

13 (B) The director may allow an applicant to omit information required under this  
14 section if, in the sole judgment of the director, an application is associated with a project  
15 for which vested rights have been conclusively established by a court order, or by a  
16 settlement agreement or project consent agreement approved by the city council.

17  
18 **§ 25-1-536 FAIR NOTICE APPLICATION.**

19 (A) A fair notice application may be used in lieu of a permit application to establish  
20 vested rights for a new project or to support a petition requesting a vested rights  
21 determination for a continuing project under Section 25-1-534 (*Vested Rights Petition*  
22 *Required*).

23 (B) The director shall adopt the following fair notice applications:

24 (1) A Fair Notice Application (Continuing Project), which may be used to  
25 request a vested rights determination under Section 25-1-534 (*Vested Rights*  
26 *Petition Required*) based on a prior application submitted for the project. The  
27 fair notice application must include information deemed necessary by the  
28 director to establish the nature of the permit sought, including the scope and  
29 intensity of development and the type of land use, but need not include  
30 construction-level detail.

31 (2) A Fair Notice Application (New Project), which may be used to establish  
32 a vesting date for a new project that is filed for review under current regulations  
33 and for which no prior permits have been sought. The application must include  
34 a proposed plan for development of the property, including the scope and  
35 intensity of development and the nature of the land use, but need not include  
36 construction-level detail.

1 (C) Acceptance of a fair notice application does not authorize construction or have  
2 any effect other than that prescribed by this article.  
3

4 **§ 25-1-537 COMPLETENESS REVIEW FOR VESTED RIGHTS PETITION.**

5 A vested rights petition and associated permit or fair notice application are treated as a  
6 single application for purposes of completeness review and expiration under Section 25-  
7 1-82 (*Application Requirements and Expiration*).  
8

9 **DIVISION 2.**  
10 **VESTED RIGHTS DETERMINATIONS.**

11 **§ 25-1-541 VESTED RIGHTS DETERMINATION.**

12 (A) Not later than 10 working days after acceptance of a complete vested rights  
13 petition, the director shall review the petition under Section 25-1-542 (*Criteria for*  
14 *Approval*) and render a determination consistent with the requirements of this section.

15 (B) In acting on a petition, the director may:

- 16 (1) approve the petition and require the development applications necessary  
17 to initiate, continue, or complete the project to be reviewed in accordance with  
18 regulations in effect on the vesting date, except for those regulations exempt  
19 from vesting under state law;
- 20 (2) deny the petition and require the development application associated with  
21 the project to be reviewed under current regulations of this title; or
- 22 (3) approve the petition in part, as authorized by Subsection (C) of this  
23 section.

24 (C) The director may approve a petition in part if a project is legally entitled to  
25 some, but not all, of the rights asserted in the petition, or if a change in the scale or  
26 intensity of development is necessary to maintain conformity with the original project. A  
27 vested rights determination may not waive or modify applicable regulations or provide  
28 relief not required by Chapter 245 or Section 43.002 of the Local Government Code.

29 (D) The director shall provide a written determination to the applicant, which must  
30 state:

- 31 (1) Whether the petition is approved or denied, in whole or in part, and the  
32 basis for the decision;
- 33 (2) Findings in support of the decision and information sufficient to identify  
34 the permit or fair notice application on which the petition is based; and
- 35 (3) If the petition is approved:

- 1 (a) a description of the project for which vested rights are recognized;  
2 and  
3 (b) a vesting date.

4 (E) An applicant may request that the director reconsider a vested rights  
5 determination at any time before the application expires under Section 25-1-82  
6 (*Application Requirements and Expiration*). The director's decision on a reconsideration  
7 request is final and not subject to further reconsideration.

8 (F) A vested rights determination under this section does not affect the availability  
9 of a variance or other administrative remedy authorized by this title, but requesting a  
10 variance is not required to exhaust administrative remedies for purposes of challenging a  
11 determination by the director that a project is not entitled to vested rights.

12 (G) The director shall make vested rights determinations issued under this  
13 subsection available on the City of Austin's website.

14  
15 **§ 25-1-542 CRITERIA FOR APPROVAL.**

16 (A) The director shall review a Type 1 (Chapter 245) petition for vested rights  
17 under the criteria described in this subsection.

18 (1) General Standard. A permit application is entitled to development rights  
19 under Chapter 245 of the Local Government Code if the permit is required to  
20 initiate, continue, or complete a project for which a prior application was  
21 submitted to the City of Austin. An application is not entitled to development  
22 rights if it is unrelated to or inconsistent with the original project or if the  
23 original project has been completed, changed, or expired.

24 (2) Review Criteria. In determining whether a petition meets the standard  
25 for approval under this subsection, the director shall consider the following  
26 factors:

- 27 (a) The nature and extent of proposed development shown on the prior  
28 permit or other application that initiated the project for which vested  
29 rights are claimed;
- 30 (b) Whether the permit application submitted in connection with the  
31 vested rights petition is related to and consistent with the original project;
- 32 (c) The nature and extent of prior development of the property,  
33 including any permitting or construction activity that occurred  
34 subsequent to the vesting date requested by the applicant;
- 35 (d) Any prior vested rights determinations made for development of  
36 the property; and

1 (e) Whether the project has expired in accordance with Division 3  
2 (*Expirations*) of this article or other applicable regulations.

3 (B) The director shall review a Type 2 (Continuing Use) petition for vested rights  
4 under the criteria described in this subsection.

5 (1) General Standard. A permit application is entitled to use rights under  
6 Section 43.002 of the Local Government Code to the extent that current  
7 regulations would prohibit:

8 (a) continuing to use the land in the manner in which it was being used  
9 on the date the annexation proceedings were instituted, if the land use  
10 was legal at that time; or

11 (b) beginning to use land in the manner that was planned before the  
12 90th day before the effective date of the annexation if:

13 (i) one or more licenses, certificates, permits, approvals, or  
14 other forms of authorization by a governmental entity were  
15 required by law for the planned land use; and

16 (ii) a completed application for the initial authorization was  
17 filed with the governmental entity before the date the annexation  
18 proceedings were instituted.

19 (2) Review Criteria. In determining whether a petition meets the standard  
20 for approval under this subsection, the director shall consider the nature and  
21 extent of development that:

22 (a) occurred on the property prior to initiation of annexation  
23 proceedings, including photographs or other evidence substantiating the  
24 use; or

25 (b) was proposed in one or more required applications submitted to a  
26 governmental entity.

27 (3) Date of Annexation. For purposes of this subsection, annexation  
28 proceedings are deemed to have been instituted on the date of the first public  
29 hearing before the city council on the annexation ordinance for the property.

30 (C) The criteria in this section are intended to assist the director in reviewing Type  
31 1 (Chapter 245) and Type 2 (Continuing Use) petitions for vested rights, but do not limit  
32 the director from considering other factors relevant to the determination of rights for a  
33 particular project. The director may consider whether a project is entitled to common law  
34 vested rights if the project is not subject to Chapter 245 or Section 43.002 of the Local  
35 Government Code.

1       **§ 25-1-543 EFFECT OF VESTED RIGHTS DETERMINATION.**

2       If the director approves a vested rights petition, any permit required to initiate,  
3 continue, or complete the project shall be entitled to the development or continuing use  
4 rights recognized by the vested rights determination, unless the project expires under  
5 Division 3 (*Project Expiration*) of this article or other applicable regulations.

6  
7       **§ 25-1-544 PROJECT CONSENT AGREEMENTS.**

8       (A) This section provides a voluntary mechanism for determining applicable  
9 regulations where the extent of a project's vested rights are unclear and for incentivizing  
10 projects with clearly established vested rights to achieve greater compliance with current  
11 regulations.

12       (B) An applicant may submit a request for a project consent agreement to the  
13 director, in writing, after the director issues a vested rights determination under Section  
14 25-1-541 (*Vested Rights Determination*) and before the application expires under Section  
15 25-1-82 (*Application Requirements and Expiration*). The request must identify:

- 16           (1) current regulations for which compliance would be required, other than  
17 regulations exempt from vested rights protections under state law;
- 18           (2) additional restrictions on the nature and intensity of the proposed  
19 development; and
- 20           (3) any modifications or waivers requested as a condition to the agreement,  
21 including but not limited to provisions for the transfer or averaging of  
22 impervious cover to include additional property or changes to the original  
23 project that increase compatibility with adjacent land uses.

24       (C) The director may recommend a project consent agreement for approval to the  
25 city council if the director finds that the agreement achieves a greater degree of  
26 environmental protection or compatibility with adjacent land uses than would occur if a  
27 project developed to the full extent of its claimed vested rights.

28       (D) In making a determination under Subsection (C) of this section, the director  
29 shall consider:

- 30           (1) the degree to which vested rights for the project have been established;
- 31           (2) the importance of particular regulations to achieving adopted planning  
32 goals or policies for the area in which the project is located; and
- 33           (3) a recommendation from the environmental officer regarding the  
34 environmental benefits of the proposed agreement, if vested rights from the  
35 regulations of Chapter 25-8 (*Environment*) are asserted for the project.

1 (E) The city council may consider approval of a project consent agreement under  
2 this section only if the agreement is recommended by the director or initiated by the city  
3 council. Before acting on a consent agreement, the council shall hold a public hearing  
4 and the director shall provide notice of the hearing under Section 25-1-132(B) (*Notice of*  
5 *Public Hearing*).

6 (F) In acting on a project consent agreement, the city council may approve, deny, or  
7 modify the agreement based on the standard applicable to the director's review under  
8 Subsections (C) and (D) of this section. A project consent agreement may waive or  
9 modify site development regulations applicable to a project as deemed appropriate by the  
10 city council.

11 (G) A project consent agreement for a project located in the extraterritorial  
12 jurisdiction may include a development agreement as authorized under Section 212.172  
13 of the Local Government Code. The director shall review a proposed development  
14 agreement concurrent with an application for a project consent agreement, but council  
15 may consider the agreements separately or as a single agreement.

16 (H) A project consent agreement is subject to the expiration requirements specified  
17 in this subsection.

18 (1) A project consent agreement approved by the city council expires on the  
19 90<sup>th</sup> day after approval, unless the applicant has submitted a complete site plan  
20 application for review by the director under the terms of the agreement.

21 (2) Following submittal of a site plan application, a project consent  
22 agreement expires if:

23 (a) the site plan application expires under Section 25-1-82  
24 (*Application Requirements and Expiration*); or

25 (b) the site plan expires under Section 25-5-81 (*Site Plan Expiration*).

26 (3) In approving a project consent agreement, the city council may extend  
27 the expiration periods established under this subsection.  
28

29 **§ 25-1-545 ADMINISTRATIVE GUIDELINES.**

30 (A) The director may adopt guidelines to assist in reviewing applications under  
31 Section 25-1-534 (*Vested Rights Petition Required*), Section 25-1-544 (*Project Consent*  
32 *Agreements*), and Section 25-1-553 (*Managed Growth Agreements*).

33 (B) Guidelines adopted under this section for review of vested rights petitions may  
34 be used to help address common questions that arise in determining vested rights,  
35 including but not limited to:

1 (a) whether a permit application is required to continue, complete, or initiate  
2 the project for which vested rights are claimed;

3 (b) whether the project for which vested rights are claimed has been  
4 completed, changed, or expired; and

5 (c) whether progress towards completion of a project has been made under  
6 Section 25-1-554 (*Dormant Projects*).

7 (C) Guidelines adopted under this section shall be posted on the department's  
8 website and made available to the public, but need not be adopted by administrative rule  
9 under Section 1-2 (*Adoption of Rules*).

10  
11 ***DIVISION 3.***  
12 ***EXPIRATIONS.***

13 **§ 25-1-551 EXPIRATION REQUIREMENTS GENERALLY.**

14 (A) During the timeframes established under this division, a vested rights  
15 determination for a project approved under Section 25-1-541 (*Vested Rights*  
16 *Determination*) applies to any permit application required to initiate, continue, or  
17 complete the project.

18 (B) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
19 *Determination*) is based on a permit application that is submitted on or after {*insert*  
20 *effective date of ordinance*}, the project is subject to the expiration periods specified in  
21 Section 25-1-552 (*Expiration of Projects Begun On or After {Insert Effective Date}*).

22 (C) If all permits for a project expire, the project expires.

23 (D) A permit application submitted after a project expires constitutes a new project  
24 and is subject to the current regulations of this title.

25 (E) The expiration of a project associated with a preliminary plan or a final plat  
26 does not affect the validity of a platted lot under this title.

27  
28 **§ 25-1-552 EXPIRATION OF PROJECTS BEGUN ON OR AFTER \_\_\_\_\_.**

29 (A) The project expiration period established by this section applies if the vesting  
30 date approved for a project under Section 25-1-541 (*Vested Rights Determination*) is  
31 based on a permit application that is submitted on or after {*insert effective date of*  
32 *ordinance*}.

33 (B) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
34 *Determination*) is based on a preliminary plan, the project expires:

1 (1) on the date the preliminary plan expires under Section 25-4-62  
2 (*Expiration of Approved Preliminary Plan*) or Section 30-2-62 (*Expiration of*  
3 *Approved Preliminary Plan*); or

4 (2) for any lot that is platted before the preliminary plan expires, nine years  
5 after the date the preliminary plan was approved.

6 (C) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
7 *Determination*) is based on a final plat that is not associated with a preliminary plan, the  
8 project expires four years after the date the final plat was approved.

9 (D) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
10 *Determination*) is based on a fair notice application (new project) submitted under  
11 Section 25-1-536 (*Fair Notice Application*), the project expires one year after the date the  
12 application was submitted.

13 (E) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
14 *Determination*) is based on a site plan, the project expires on the date that the site plan  
15 expires under Chapter 25-5, Article 1, Division 4 (*Revision, Extension, and Replacement*)  
16 or other applicable regulation.

17 (F) If the vesting date approved for a project under Section 25-1-541 (*Vested Rights*  
18 *Determination*) is based on a building permit, the project expires on the date that building  
19 permit expires under Section 25-12-267 (*Expiration*) or other applicable regulation.

20 (G) If the vesting date approved for a project under Section 25-1-541 (*Vested*  
21 *Rights Determination*) is based on an application not specifically addressed in this  
22 section, the project expires on the date provided for a final plat under Subsection (C) of  
23 this section.

24 (H) Notwithstanding the expiration periods established in Subsections (B)-(G) of  
25 this section, a project expires nine years after the vesting date approved for the project  
26 under Section 25-1-541 (*Vested Rights Determination*).  
27

### 28 **§ 25-1-553 MANAGED GROWTH AGREEMENTS.**

29 (A) This section provides a voluntary mechanism to request longer project  
30 expiration periods than those established under Section 25-1-552 (*Expiration of Projects*  
31 *Begun On or After {Insert Effective Date}*) for large-scale projects or projects located  
32 within a planned development center.

33 (B) A project may be considered for a managed growth agreement only if the  
34 project:

35 (1) is filed for review under current regulations;

1 (2) is located within the zoning jurisdiction, outside of the Barton Springs  
2 Zone; and

3 (3) does not require a variance, unless the project is limited to residential  
4 uses that do not require a site plan under Section 25-5-2 (*Exemptions*).

5 (C) An application for a managed growth agreement must:

6 (1) contain all information required by the director, including a proposed  
7 project expiration date; and

8 (2) be submitted concurrent with the first application for the project or before  
9 the review period expires.

10 (D) If an application for a proposed managed growth agreement meets the  
11 requirements of Subsection (B) of this section, the director shall:

12 (1) schedule a public hearing on the proposed agreement and provide notice  
13 of the hearing under Section 25-1-132(B) (*Notice of Public Hearing*); and

14 (2) make a recommendation to approve or deny the agreement based on  
15 whether the project is likely to:

16 (a) require a longer period of time to construct than the timeframes  
17 established under Section 25-1-552 (*Expiration of Projects Begun On or*  
18 *After {Insert Effective Date}*);

19 (b) substantially further specific goals and policies of the Imagine  
20 Austin Comprehensive Plan; and

21 (c) result in development that is environmentally superior to the  
22 minimum standards applicable to the project under Chapter 25-8  
23 (*Environment*), as determined based on a recommendation from the  
24 environmental officer.

25 (E) The city council may approve or deny a proposed managed growth agreement  
26 based on the criteria in Subsection (D)(2) of this section and may establish whatever  
27 expiration period the council deems appropriate, but may not waive or modify current  
28 regulations applicable to the project.

29 (F) If a managed growth agreement is approved under this section, the director shall  
30 treat the project as vested to the regulations in effect on the date of the first application  
31 until the date the agreement expires.

32  
33 **PART 3.** City Code Chapter 25-1 (*General Requirements and Procedures*) is amended  
34 to repeal Article 13 (*Dormant Projects*) and to add a new Section 25-1-554 to read as  
35 follows:

1       **§ 25-1-554 DORMANT PROJECTS.**

2           (A) This section is adopted under Section 245.005 of the Local Government Code  
3 to provide expiration dates for permits that lack an expiration date under applicable  
4 regulations. This section does not apply to a permit that is subject to an expiration date  
5 under the regulations applicable to the permit. For purposes of this section, a permit that  
6 is not subject to an expiration date is an “unexpired permit.”

7           (B) If an unexpired permit was approved prior to May 11, 2000, then the permit  
8 expired on May 11, 2004, unless the applicant submits evidence sufficient to show that  
9 progress towards completion of the project was made under Subsection (D) of this  
10 section prior to May 11, 2000.

11           (C) If an application for an unexpired permit was submitted after September 5,  
12 2005, then the permit expires five years after the permit was approved unless the  
13 applicant submits evidence sufficient to show that progress towards completion of the  
14 project was made prior to that date under Subsection (D) of this section.

15           (D) For purposes of this section, progress towards completion of a project includes  
16 any one of the following:

- 17                   (1) an application for a final plat or plan is submitted to a regulatory agency;
- 18                   (2) a good-faith attempt is made to file with a regulatory agency an  
19 application for a permit necessary to begin or continue towards completion of  
20 the project;
- 21                   (3) costs have been incurred for developing the project including, without  
22 limitation, costs associated with roadway, utility, and other infrastructure  
23 facilities designed to serve, in whole or in part, the project (but exclusive of  
24 land acquisition) in the aggregate amount of five percent of the most recent  
25 appraised market value of the real property on which the project is located;
- 26                   (4) fiscal security is posted with a regulatory agency to ensure performance  
27 of an obligation required by the regulatory agency; or
- 28                   (5) utility connection fees or impact fees for the project have been paid to a  
29 regulatory agency.

30           (E) If the first permit in a series of permits for a project expires based on dormancy  
31 of the project, then it cannot form the basis of a vested rights petition.

32  
33       **PART 4.** City Code Chapter 25-1 (*General Requirements and Procedures*) is amended  
34 to repeal Article 7, Division 4 (*Special Exceptions*) and to renumber Division 5  
35 (*Adjustments*) accordingly.  
36

1 **PART 5.** Subsection (A) of City Code Section 25-1-2 (*Applicability of Regulations*) is  
2 amended to read:

3 (A) Regulations in this title apply as follows:

4 (1) except as provided in Paragraph (5) and Subsection (B), all regulations  
5 apply to property in the zoning jurisdiction;

6 (2) except as provided in Subsection (B), water quality, utility district, city  
7 utility, and subdivision regulations apply to property in the planning  
8 jurisdiction;

9 (3) Chapter 25-1, Article 12 (*Vested Rights*) applies to projects in the  
10 planning jurisdiction;

11 (4) Chapter 25-12, Article 4 (*Electrical Code*) applies to a structure served  
12 by the City's electric utility;

13 (5)[(4)] Chapter 25-12, Article 6 (*Uniform Plumbing Code*) applies to a  
14 structure served by the City's water utility; and

15 (6)[(5)] Chapter 25-13 (*Airport Hazard and Compatible Land Use*  
16 *Regulations*) applies in the geographic area described in that chapter.  
17

18 **PART 6.** City Code Section 25-1-82 (*Application Requirements*) is amended to read:

19 **§ 25-1-82 APPLICATION REQUIREMENTS AND EXPIRATION.**

20 (A) The responsible director may adopt rules establishing the requirements for an  
21 application.

22 (B) The responsible director or building official may permit an applicant to omit  
23 required information from an application that the responsible director or building official  
24 determines is not material to a decision on the application. An applicant who disagrees  
25 with a determination under this subsection may appeal the decision to the city manager.

26 (C) ~~[Except as provided in Subsection (B), the]~~ The responsible director or building  
27 official may not accept an application unless the application is determined to be complete  
28 in accordance with this subsection [and the applicant has paid the required fee].

29 (1) The responsible director or building official shall accept an application as  
30 complete if the applicant has paid the required fee and provided the information  
31 required to be included in the application no later than the 45<sup>th</sup> day after the  
32 application is submitted.

33 (2) If an application is rejected as incomplete, the responsible director or  
34 building official shall provide the applicant a written explanation identifying the

1 deficiencies and the information required to complete the application 10  
2 working days after receipt of the application.

3 (3) An application expires if it is not complete on or before the 45<sup>th</sup> day after  
4 the application is submitted. An applicant may submit an update to provide  
5 additional information and to correct deficiencies at any time before the  
6 application expires.

7  
8 **PART 7.** City Code Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is  
9 amended to read:

10 **§ 25-4-62 EXPIRATION OF APPROVED PRELIMINARY PLAN.**

11 An approved preliminary plan expires five years after the date the application for  
12 approval of the preliminary plan is submitted:

13 ~~(1) in the drinking water protection zone, three years after the date the~~  
14 ~~application for its approval is filed; or~~

15 ~~(2) in the desired development zone, five years after the date the application~~  
16 ~~for its approval is filed].~~

17  
18 **PART 8.** City Code Section 25-5-62 (*Extension of Released Site Plan by Director*) is  
19 amended to add a new Subsection (D) to read as follows and to renumber the remaining  
20 subsections accordingly:

21 (D) If a site plan is associated with a project that has expired for purposes of vested  
22 rights under Chapter 25-1, Article 12, Division 3 (*Expirations*), the director may extend  
23 the expiration date of the site plan one time for a period of one year under the  
24 requirements of this subsection.

25 (1) If the site plan substantially complies with the requirements that would  
26 apply to a new application, the director may grant an extension if the criteria in  
27 Subsection (C) of this section are satisfied.

28 (2) If the site plan does not substantially comply with the requirements that  
29 would apply to a new application, the director may grant an extension if the  
30 there is good cause for the requested extension and:

31 (a) the applicant filed the original application for site plan approval  
32 with the good faith expectation that the site plan would be constructed;  
33 and

34 (b) the requirements for a traffic impact analysis under Subsection  
35 (C)(2) of this section have been met; and

1 (c) the applicant constructed at least one structure shown on the  
2 original site plan that is suitable for permanent occupancy; or

3 (d) the applicant has constructed a significant portion of the  
4 infrastructure required for development of the original site plan.  
5

6 **PART 9.** Subsection (B) of City Code Section 30-2-62 (*Expiration of Approved*  
7 *Preliminary Plan*) is amended to read:

8 (B) Except as provided in Subsection [~~(B)~~] (C), an approved preliminary plan  
9 expires:

10 (1) in the drinking water protection zone, five [~~four~~] years after the date of its  
11 approval; or

12 (2) in the desired development zone, five [~~ten~~] years after the date of its  
13 approval.  
14

15 **PART 10.** Parts 1-8 of this ordinance takes effect on \_\_\_\_\_, 2014. Part 9 of this  
16 ordinance takes effect on the effective date of a Travis County ordinance adopting an  
17 amendment substantially identical to that contained in Part 9.  
18

19 **PASSED AND APPROVED**

20  
21 §  
22 §  
23 \_\_\_\_\_, 2014 § \_\_\_\_\_  
24

25 Lee Leffingwell  
26 Mayor

27  
28 **APPROVED:** \_\_\_\_\_  
29 Karen M. Kennard  
30 City Attorney

27  
28 **ATTEST:** \_\_\_\_\_  
29 Jannette S. Goodall  
30 City Clerk