

**RULE NO.: R161-17.11**

**NOTICE OF RULE ADOPTION**

**ADOPTION DATE: May 16, 2017**

By: Rodney Gonzales, Director  
Development Services Department

The Director of the Development Services Department has adopted the following rule. Notice of the proposed rule was posted on April 5, 2017. Public comment on the proposed rule was solicited in the April 5, 2017 notice. This notice is issued under Chapter 1-2 of the City Code. The adoption of a rule may be appealed to the City Manager in accordance with Section 1-2-10 of the City Code as explained below.

**EFFECTIVE DATE OF ADOPTED RULE**

A rule adopted by this notice is effective on May 16, 2017.

**TEXT OF ADOPTED RULE**

R161-17.11 Revises The Building Criteria Manual, Section 15.7 Review Times. Building permit review time requirements are amended to reflect the time needed to meet required performance measures.

The adopted rule contains no changes from the proposed rule. A copy of the complete text of the adopted rule is available for public inspection and copying at the following locations. Copies may be purchased at the locations at a cost of ten cents per page:

Development Services Department, located at 505 Barton Springs Road, Suite 750;  
and

Office of the City Clerk, City Hall, located at 301 West 2nd Street, Austin, Texas.

An affordability impact statement regarding the proposed rule has been obtained and is available for inspection or copying at the address noted in the preceding paragraph.

**SUMMARY OF COMMENTS**

The Development Services Department did not receive comments regarding the rule adopted in this notice.

## **AUTHORITY FOR ADOPTION OF RULE**

The authority and procedure for adoption of a rule to assist in the implementation, administration, or enforcement of a provision of the City Code is provided in Chapter 1-2 of the City Code. The authority to regulate application and approval requirements is established in Section 25-15-7 of the City Code.

## **APPEAL OF ADOPTED RULE TO CITY MANAGER**

A person may appeal the adoption of a rule to the City Manager. **AN APPEAL MUST BE FILED WITH THE CITY CLERK NOT LATER THAN THE 30TH DAY AFTER THE DATE THIS NOTICE OF RULE ADOPTION IS POSTED. THE POSTING DATE IS NOTED ON THE FIRST PAGE OF THIS NOTICE.** If the 30th day is a Saturday, Sunday, or official city holiday, an appeal may be filed on the next day which is not a Saturday, Sunday, or official city holiday.

An adopted rule may be appealed by filing a written statement with the City Clerk. A person who appeals a rule must (1) provide the person's name, mailing address, and telephone number; (2) identify the rule being appealed; and (3) include a statement of specific reasons why the rule should be modified or withdrawn.

Notice that an appeal was filed will be posted by the City Clerk. A copy of the appeal will be provided to the City Council. An adopted rule will not be enforced pending the City Manager's decision. The City Manager may affirm, modify, or withdraw an adopted rule. If the City Manager does not act on an appeal on or before the 60th day after the date the notice of rule adoption is posted, the rule is withdrawn. Notice of the City Manager's decision on an appeal will be posted by the city clerk and provided to the City Council.

On or before the 16th day after the city clerk posts notice of the City Manager's decision, the City Manager may reconsider the decision on an appeal. Not later than the 31st day after giving written notice of an intent to reconsider, the City manager shall make a decision.

## **CERTIFICATION BY CITY ATTORNEY**

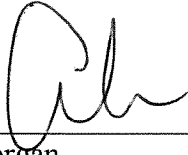
By signing this Notice of Rule Adoption (R161-17.11), the City Attorney certifies that the City Attorney has reviewed the rule and finds that adoption of the rule is a valid exercise of the Director's administrative authority.

## **REVIEWED AND APPROVED**



Rodney Gonzales, Director  
Development Services Department

Date: 5-8-2017



Anne Morgan  
City Attorney

Date: 5/10/17

## 15.7 Review Times

Review Schedule in business days for review processes within the Land Development Code.

Review times for applications and processes		Business days after application
<b>Title 25-1 General Requirements and Procedures</b>		
Development Assessment review (25-1-62)		15
<b>Title 25 Subdivisions</b>		
Preliminary Plan review [25-4-56(C)]		20
Plat review [25-4-82(B)]		18
Notification of plat determination [25-4-82(C)]		20
Notification of plat determination update [25-4-82(E)]		10
<b>Title 25 Site Plans</b>		
Notification of site plan determination [25-5-114(A)(1)]		20
Notification of small project site plan determination [25-5-114(A)(2)]		7
Notification of site plan update determination [25-5-114(A)(3)]		10
Site Plan Review Report 25-5-143(A)		18
Site Plan Review Report Notification 25-5-143(B)		20
Site Plan review of initial update to meet Commission-imposed conditions 25-5-148(B)		10
<b>25-11-63 Building, Demo, and Relocation Permit Review periods</b>		
Type of Permit		
1) Commercial buildings, new construction		<del>15</del> 25
2) Commercial buildings, remodeling and finishouts		<del>5</del> 15
3) Residential, new construction		<del>5</del> 15
4) Residential, remodeling of a complying structure		5
5a) Residential, remodeling of or additions to a noncomplying structure		5
5b) Residential, additions to a noncomplying structure		<del>5</del> 15
6) Sign, other than a nonconforming off-premise sign		10
7) Replacement of nonconforming off-premise sign		10
8) Repair of nonconforming off-premise sign		10
9) Demolition		5
10) Relocation		5