

ORDINANCE NO. 20230720-158

AN ORDINANCE AMENDING CITY CODE SECTION 25-5-2 RELATING TO WHEN A SITE PLAN WILL NOT BE REQUIRED FOR DEVELOPMENT OF FOUR OR FEWER RESIDENTIAL UNITS ON A SITE.

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

PART 1. Subsection (B) of City Code Section 25-5-2 (*Site Plan Exemptions*) is amended to read:

(B) A site plan is not required for the following development:


- (1) construction or alteration of four or fewer residential units [~~a single-family residential, single family attached residential, duplex residential, two-family residential, or secondary apartment special use structure, or an accessory structure~~], if:
 - (a) the proposed construction is located on a legal lot or tract that contains four or fewer residential units, including proposed and existing units [~~not more than one principal residential structure is constructed on a legal lot or tract~~]; and
 - (b) a proposed improvement is not located in the 100 year flood plain, or the director determines that the proposed improvement will have an insignificant effect on the waterway;
- (2) removal of a tree not protected by this title;
- (3) interior alteration of an existing building that does not increase the square footage, area, or height of the building;
- (4) construction of a fence that does not obstruct the flow of water;
- (5) clearing an area up to 15 feet wide for surveying and testing, unless a tree more than eight inches in diameter is to be removed;
- (6) restoration of a damaged building that begins within 12 months of the date of the damage;


- (7) relocation or demolition of a structure or foundation covering not more than 10,000 square feet of site area under a City demolition permit, if trees larger than eight inches in diameter are not disturbed and the site is not cleared;
- (8) development in the extraterritorial jurisdiction that is exempt from all water quality requirements of this title; or
- (9) placement of a commercial portable building on existing impervious cover if the building does not impede or divert drainage and the site complies with the landscaping requirements of this title; and
- (10) construction or alteration of a townhouse in the Mueller Planned Unit Development or the area identified in Section 1.2.5.B (*Conflicting Provisions*) of the Regulating Plan for the Lamar Blvd./Justin Lane Transit Oriented Development.

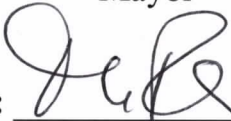
PART 2. This ordinance takes effect on July 31, 2023.

PASSED AND APPROVED

_____ July 20 _____, 2023

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Kirk Watson
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Myrna Rios
City Clerk