



Development CITY OF AUSTIN
SERVICES DEPARTMENT

Development-Related Changes from the 88th Legislative Session

September 28, 2023

Engagement Rules



- Presentation followed by questions/answers
- Participate in two ways:
 - Speak by raising your hand on the control panel. You will be asked to unmute. Please mute yourself when finished.
 - Write questions using the Q&A tool.

Overview

- Development-Related Legislation
- Process Improvements
- Next Steps



Development-Related Legislation



HB 3699 & HB 14

- Cities empowered to make decisions on subdivision applications.
- Requirements streamlined for administrative completeness.
- 3rd party review and inspections authorized in certain instances.
- New appeal rights created.

Process Improvements

- Administrative approval or disapproval of preliminary plans and plats allowed.
 - Land Use Commission or Commissioners Court approval required for certain variances.
- Project Assessments made voluntary.
- Life of applications extended from three to six months.
 - More time for update responses to staff comments.

Process Improvements



Subdivision Applications

- Expiration of preliminary plat and plat applications extended to 180 days.
- Option to extend initial 30-day review period for preliminary plans and plats.
- Toll applications requiring Commission variances will not expire waiting on Commission action.
- Some administrative variances allowed (transportation, subdivision, flag lot).
- Flag lot regulations modified.

Process Improvements



Site Plan and Subdivision Construction Applications

- Completeness check process streamlined.
- Permit signing order improvement pilot.
- Initial comment reports required to be issued within 45 days.
- 3rd party reviews and inspections authorized in some instances.
- New rights of appeal established.

Next Steps



- Publish updates to online materials by Jan. 1st, 2024.
- Streamline application submittal requirements.
- Publish updates to the Building Criteria Manual for review deadlines.
- Update document requirements for preliminary plan and plat applications.
- Check <https://www.austintexas.gov/dsd-regulatory-changes-88th-legislative-session> for continued updates.



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Thank you!