Austin Code Resource Listing

Austin Codes and Ordinance

City of Austin Code (click title)	Volumes I through IV of the Austin, Texas Code of Ordinances.
City of Austin Technical Codes	Approved local amendments to various disciplines in the Building Technical Codes
City of Austin Boards & Commissions	View agendas, approved meeting minutes, membership, by-laws, and other information about City Boards and Commissions
City of Austin Clerk	Search City public records
AMANDA search (Watershed Protection)	Alternative way of researching Amanda
Texas Constitution and Statutes	Search State of Texas laws
Texas Health and Safety Code	Search State of Texas health and safety codes
Texas Local Government Code (Chapter 54)	Research Texas' enforcement of municipal ordinances
Texas Accessibility Standards	Scoping and technical requirements for accessibility to sites, facilities, buildings, and elements by individuals with disabilities
Capital Area Council of Governments	A voluntary association including over 90 member governments, cities and counties as well as school districts, chambers of commerce, non-profit agencies
EPA Mold Remediation in Schools and Commercial	Information about Investigating, Evaluating, and Remediating Moisture and Mold Problems

Property Research

ARR Online Profile	1. Whether the property falls within Full Purpose or the ETJ 2. The “Accounts” tab shows the name and address of the person that holds the utility account for the property 3. The “ARR Routes” tab shows what date the brush and bulky pickup comes to the property 4. The “Annexation History” tab show what date the property was annexed 5. The “Code Compliance” tab shows the APD district that services the property and which code inspector is assigned to the area.
Development Web Map	Viewer containing layers related to development, drainage, and floodplain. 1. Building footprints (1987, 1997, 2003) 2. TCAD Parcel # 3. Zoning 4. Zoning, Subdivision, Site Plan review cases 5. Easements 6. Floodplain 7. Utility Service Areas 8. Jurisdictions (historical) 9. Overlays 10. Aerial Photography (1997, 2000-2009)
FloodPro	Determine if a property is in the floodplain
Historic Aerial Maps	Aerial photography from 1962 to 2009
Jurisdiction Web Map	Look up Jurisdiction of a property
License and Permit Search	Research tool available to the public to research permits and licenses
MOWS Mowable Objects	Determine if a City agency is responsible for mowing a property
Zoning Profile Map	The Zoning Profile Report validates the Zoning, Zoning Cases, Zoning Ordinances, Zoning Overlays, Future Land Use & Regulating Plan information that is associated with a property.
Repeat Offender Web Map	Properties registered with the Repeat Offender Program(ROP).

Neighborhood Research

Council District Map	Identify which City Council district a property is located
Crime Viewer	View crime reports in an area
Impervious Surface, Parking Placement, Garage Placement	Shows the Impervious Cover/Parking Placement, Garage Placement, and Front Porch design tools that are available subdistrict or area-wide.
Neighborhood Groups	Find the community groups and police district in an area
Neighborhood Plans	Locate the Neighborhood plan and contact team
Neighborhood Conservation Combining District (NCCD)	Establishes development regulations for unique neighborhoods in order to preserve their traditional character while allowing for controlled growth to occur. Sets standards for redevelopment that is compatible with the unique character of the neighborhood.
Sanborn Maps	Historical Sanborn Fire Insurance Maps (NOT for legal use)
Watershed	Find out which watershed a property is located in

Ownership and Legal

Travis County Appraisal **Williamson County Appraisal** **Hays County Appraisal**	Identify owner, legal description, Property Roll (Found in AMANDA), taxed improvements
Travis County Clerk **Williamson County Clerk** **Hays County Clerk**	Research Deeds, Death Certificates, Marriage Certificates
Bank-owned foreclosed properties	Contact information when dealing with foreclosed/bank owned properties
Austin Municipal Court - JEMS **Austin Municipal Court - Online**	Look up municipal court cases JEMS-To log on: click link (to the right of this text), click connect, click connect again, click OK, enter your desktop computer user name and password, click OK, enter User Id: LOOK, Passwork: look, click OK. Online- Employee ID, Password(COA E-Access password), Officer ID(5 digit assigned by Municipal Court), Last Name
LexisNexus (See ADM for account)	Ownership research by search public records obtained from Federal, state, and local sources, including civil and criminal courts, bankruptcy courts, public assessor's offices, state property and tax offices, secretary of state offices.
Probate Research	Travis County Clerk search for probate documents from February 2003 to present
Sales of foreclosed properties	Research property sales information on properties that are foreclosed and sold by the tax assessor in Travis County
Secretary of State	Search for business entities (LLCs) and registered agents User ID = 209208344 Password = Enforce123
Taxable Entity Search	Search for company tax information
Texas Department of Motor Vehicles	Search DMV records for ownership. Call 512.465.1468 or email vrt-tsb@txdmb.gov and use account # WA30925 to get password
Title Search	Email Lisa DeRoche to purchase a title search

Utility Information

AWU GIS	Search Austin Water service requests, work orders, perform routing functions, location of water infrastructure
Power Outages	Customer power outages - location and severity across city
IMMPACT	Infrastructure Management, Mapping, Planning And Coordination Tool. This tool displays CIP projects, Right-of-Way and Excavation Permits, Temporary Use Permits, Special Events, and the current Street & Bridge Annual Service Plan.
CC&B-Austin Energy	Austin Energy Customer billing information

Navigating One Texas Center - 505 Barton Springs Rd

First Floor

PDRD One-Stop Shop

Development Assistance Center (DAC)

- Alcoholic Beverage License
- Board of Adjustment
- Fiscal Surety
- Permits – Sign, Sound and Temporary
- Permit Center Cashier

Mapping and Document Sales

Microfiche, card files with historic site plans, plat maps, permits, paper files for zoning cases

Economic Development Department

Small business development program – business plans, educational classes, business coaches

Second Floor

PDRD One Stop Shop

Commercial Building Plan Review

- Mechanical
- Plumbing

Residential Plan Review

- Permits
- Technical Review
- Demolitions

Fire Emergency Prevention Divison

Fire Engineering and Inspection Services

Third Floor

PDRD One Stop Shop

Environmental Inspection

Residential and Commercial Building Inspection

Site and Subdivision Inspection

Fourth Floor

PDRD One Stop Shop

General Permit Program (General Utility permits, ROW permits)

Site Plan Exemptions and Corrections (Conditional Use permits, Tree Protection, Subdivision Plats)

Land Use Review Division

Austin Clean Water Program

Barton Springs Zone Permits

Underground Storage / HAZMAT Program

Fifth Floor

Planning and Development Review Department (PDRD)

Zoning

Support Services - Budget, HR, PIO

Assistant Directors

Comprehensive Planning

Small Area Plans

Comprehensive Plan (Imagine Austin)

Current Planning

Code Next

Zoning Case Management

Code Amendment

Annexation

Historic Preservation

Neighborhood Assistance Center

Neighborhood outreach

Liasons for neighborhoods

Demographer

Sixth Floor

Corporate Human Resources Division

Seventh Floor

Public Works Department

Neighborhood Connectivity Division

Operations (utility cuts and concrete, paving)

Engineering Records (File Room with section maps, district maps, strip maps, waste water, as builts)

Capital Area Metropolitan Planning Organization

Office of Real Estate Services

Watershed Protection

Navigating One Texas Center - 505 Barton Springs Rd

Eighth Floor

Austin Transportation Department

- Long Range Planning
- ROW Management
- Traffic Engineering

PDRD Urban Design Division

Austin Fire - Inspection Services

Ninth Floor

Public Works Engineering Services Division

Design services including water utility, changes to water lines, street work, traffic improvements

Public Works Project Management Division

Manage City's capital projects - libraries, waste treatment facilities, street reconstruction, airport

Tenth Floor

Contract Management

Public Works - Street Closures

Austin Center for Events

Management Office

Eleventh Floor

Watershed Protection

- Environmental Resource Management Division
  - Environmental Remediation and Intergovernmental Affairs
  - Pollution Prevention and Reduction
  - Storm Water Treatment and Stream Restoration
  - Water Quality Education
  - Water Quality Monitoring
  - Water Resource Evaluation

Data Management and GIS

Twelfth Floor

Watershed Protection

- Policy and Planning
- Public Information Office
- Field Operation Division
- Watershed Engineering Division
  - Flood Hazard Mitigation
  - Floodplain Management
  - Flood Early Warning System

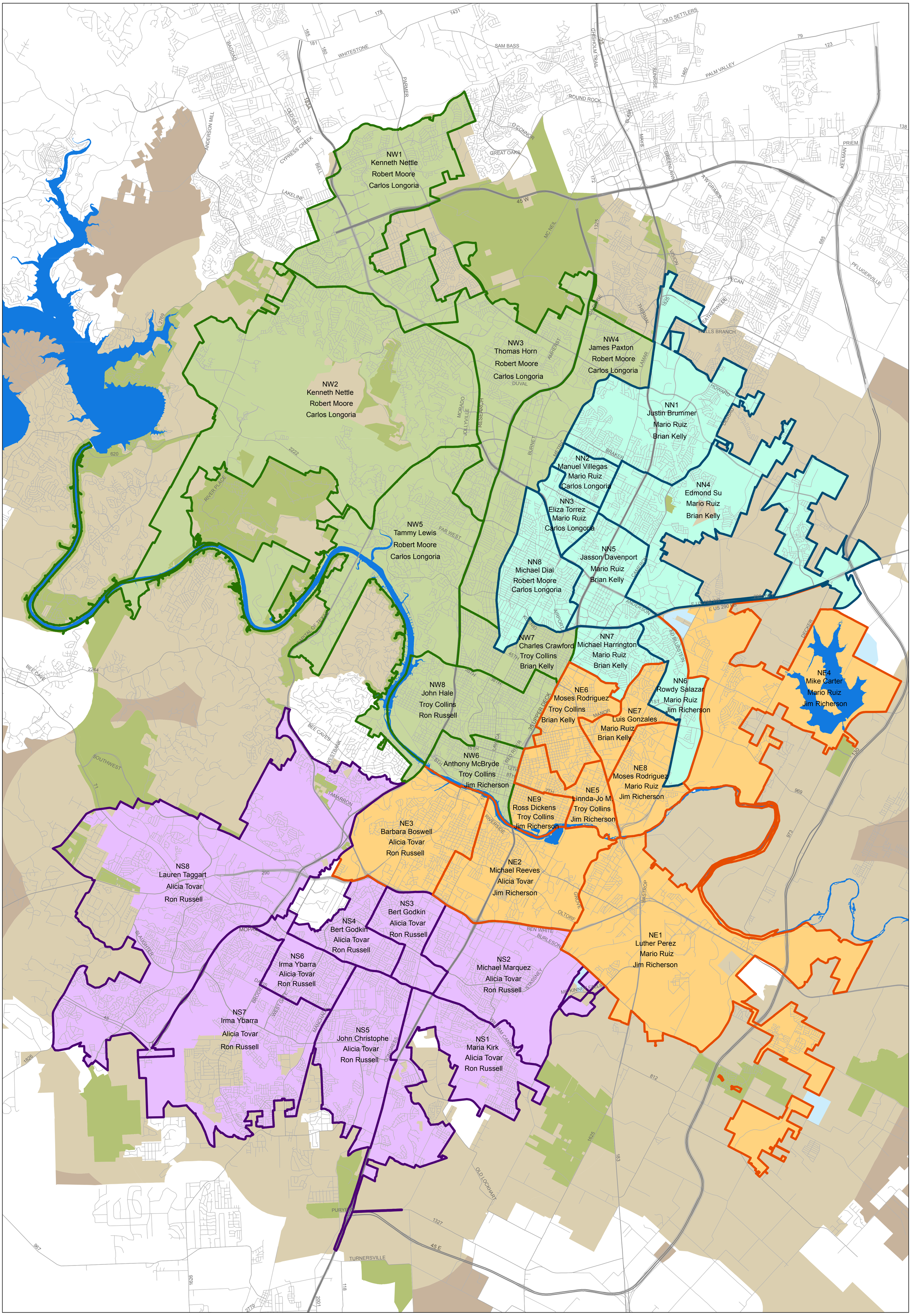
Thirteenth Floor

Public Works Department

Office of Real Estate Services

Economic Development Department

Small Business Development Program



Zone

- East
- North
- South
- West

Jurisdiction

- Austin 2 Mile ETJ
- Austin 5 Mile ETJ
- Austin ETJ Ag Dev
- Austin Ltd Puropose

District Labels are as follows:

Neighborhood District Name
Neighborhood Inspector
Commercial Inspector
Multifamily Inspector

City of Austin Code Compliance Inspector Districts as of 5/8/2014

0 2.5 5 Miles

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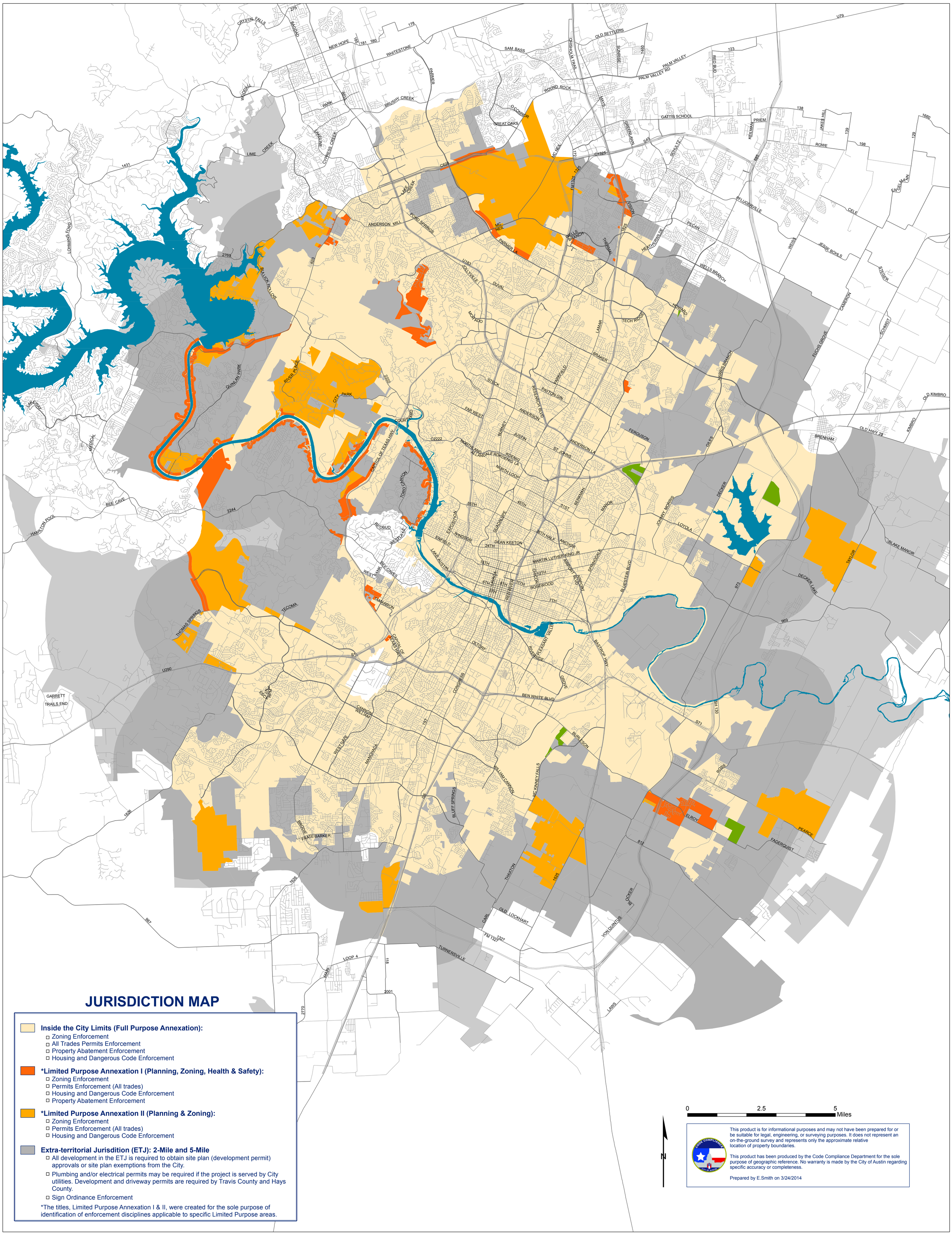
Prepared by E.Smith on 5/8/2014


JURISDICTION MAP
Inside the City Limits (Full Purpose Annexation):
Zoning Enforcement
All Trades Permits Enforcement
Property Abatement Enforcement
Housing and Dangerous Code Enforcement
*Limited Purpose Annexation I (Planning, Zoning, Health & Safety):
Zoning Enforcement
Permits Enforcement (All trades)
Housing and Dangerous Code Enforcement
Property Abatement Enforcement
*Limited Purpose Annexation II (Planning & Zoning):
Zoning Enforcement
Permits Enforcement (All trades)
Housing and Dangerous Code Enforcement
Extra-territorial Jurisdition (ETJ): 2-Mile and 5-Mile
All development in the ETJ is required to obtain site plan (development permit) approvals or site plan exemptions from the City.
Plumbing and/or electrical permits may be required if the project is served by City utilities. Development and driveway permits are required by Travis County and Hays County.
Sign Ordinance Enforcement
*The titles, Limited Purpose Annexation I & II, were created for the sole purpose of identification of enforcement disciplines applicable to specific Limited Purpose areas.
0
2.5
5
Miles
N
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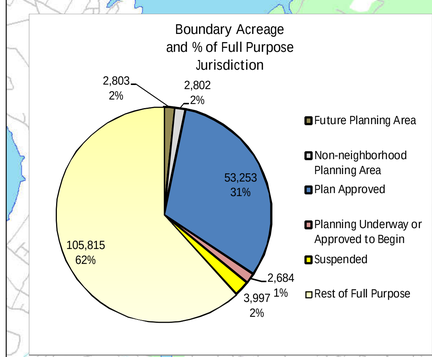
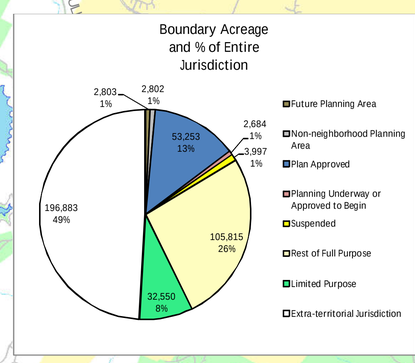
Prepared by E.Smith on 3/24/2014
CODE COMPLIANCE
CITY OF AUSTIN

Neighborhood planning area boundaries are approved by City Council and can not be changed by Staff without Council action. They are drawn to follow logical and efficient boundaries. Neighborhood associations are considered, but are not always a factor in determining boundaries. The graphs below indicate well under half of the City's full purpose and entire jurisdiction are covered by a neighborhood plan.





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filename: npstatus_tab

Gateway
North Burnet
NORTH BURNET GATEWAY
North Austin Civic Association
North Lamar
Windsor Hills
North Shoal Creek
Wooten
NORTH LAMAR
HERITAGE HILLS WINDSOR HILLS
CRESTVIEW WOOTEN
Georgian Acres
Crestview
Heritage Hills
Allandale
Highland
Brentwood
St. Johns
BRENTWOOD HIGHLAND
Coronado Hills
ST. JOHNS CORONADO HILLS
University Hills
Rosedale
North Loop
Windsor Park
UNIVERSITY HILLS AND WINDSOR PARK
Triangle State
Hyde Park
CENTRAL WEST AUSTIN
Windsor Road
West University
Hancock
Upper Boggy Creek
RMMA
Pecan Springs-Springdale
West Austin Neighborhood Group
North University
CENTRAL AUSTIN
Old Enfield
UT
MLK
EAST MLK
Old West Austin
Downtown
Central East Austin
Chestnut
Rosewood
MLK-183
East Cesar Chavez
Holly
Govalle
Johnston Terrace
GOVALLE/JOHNSTON TERRACE
Barton Hills
Zilker
SOUTH LAMAR
Bouldin Creek
South River City
GREATER SOUTH RIVER CITY
Riverside
Pleasant Valley
EAST RIVERSIDE/OLTORF
South Lamar
Galindo
Dawson
St. Edwards
Montopolis
West Oak Hill
OAK HILL
East Oak Hill
Westgate
South Manchaca
SOUTH AUSTIN
Parker Lane
West Congress
East Congress
Garrison Park
SOUTH CONGRESS
Mckinney
Southeast
SOUTHEAST
Sweetbriar
Franklin Park

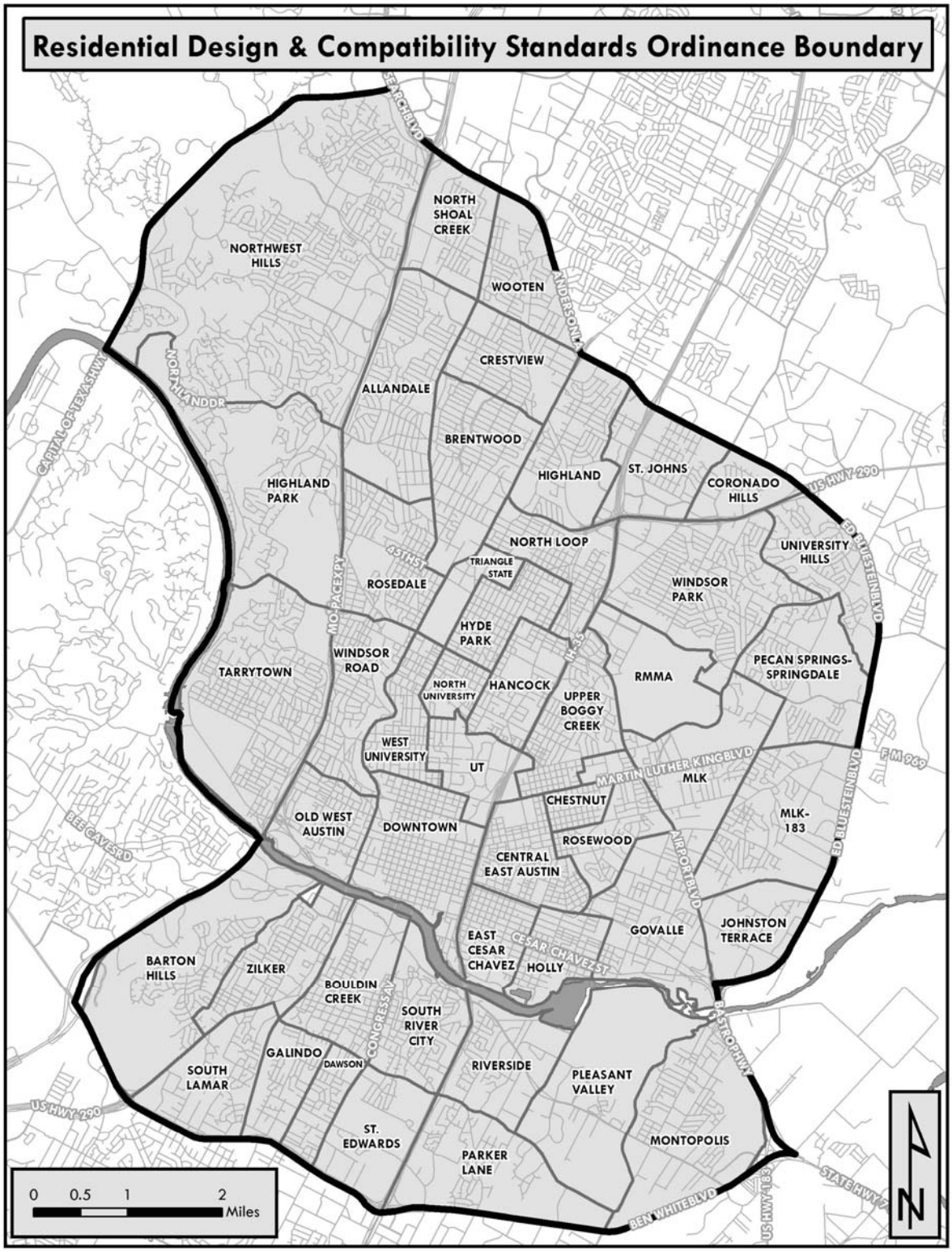
5,000 2,500 0 5,000 10,000 Feet

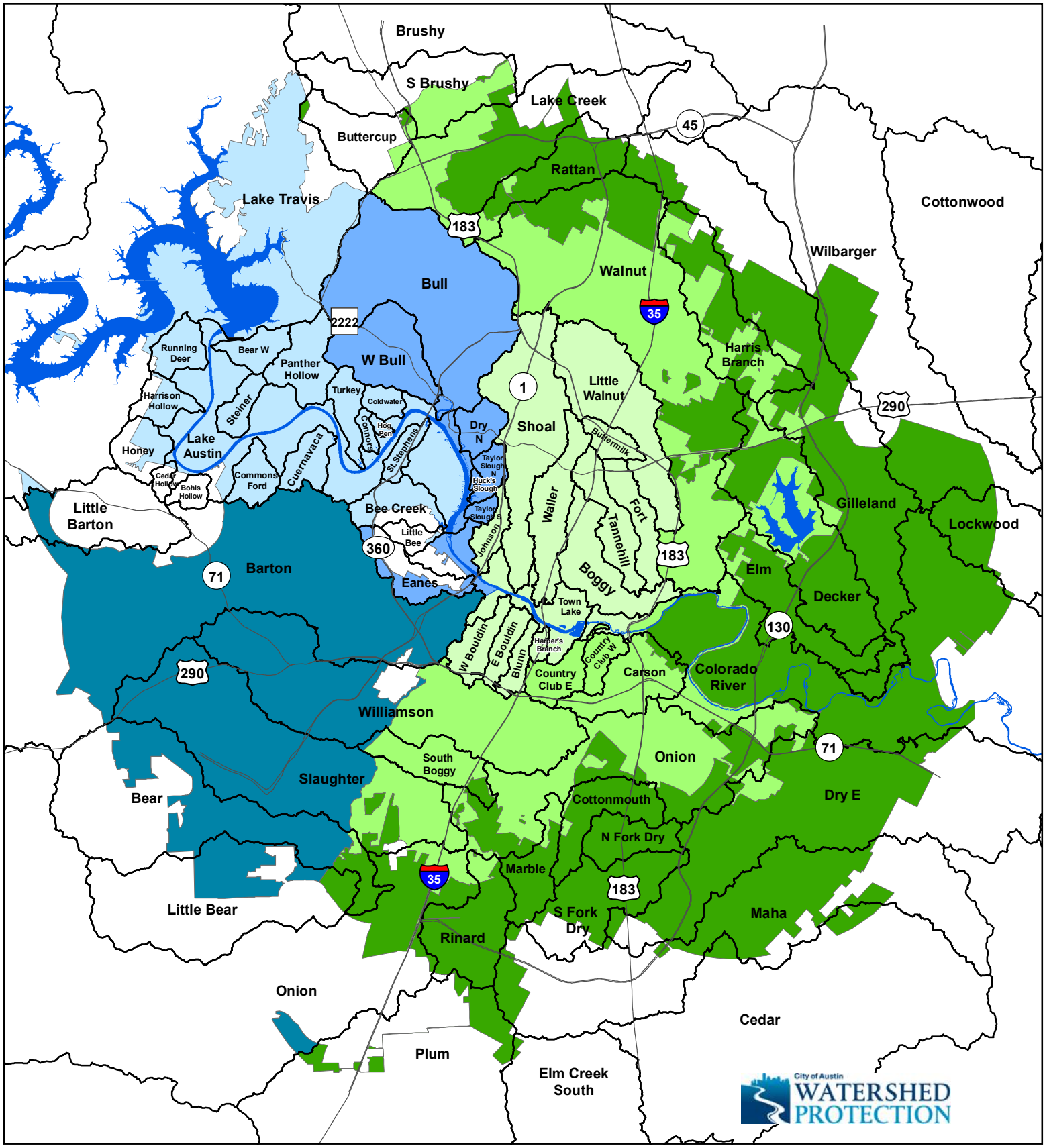
City of Austin Neighborhood Planning Areas

http://www.austintexas.gov/department/neighborhood-planning

- Plan Approved (n=50)
- Planning Underway/Approved to Begin (3)
- Suspended (4)
- Future Planning Areas (3)
- Non-neighborhood Planning Area (5)
- Combined Neighborhood Planning Areas
- Neighborhood Plan Boundary
- City of Austin - Full Purpose
- City of Austin - Limited Purpose

Produced by City of Austin
Planning and Development Review Department
Updates current to July, 2013


Residential Design & Compatibility Standards Ordinance Boundary
NORTH SHOAL CREEK
NORTHWEST HILLS
WOOTEN
CRESTVIEW
ALLANDALE
BRENTWOOD
HIGHLAND PARK
HIGHLAND
ST. JOHNS
CORONADO HILLS
NORTH LOOP
TRIANGLE STATE
UNIVERSITY HILLS
ROSEDALE
WINDSOR PARK
HYDE PARK
WINDSOR ROAD
TARRYTOWN
NORTH UNIVERSITY
HANCOCK
UPPER BOGGY CREEK
RMMA
PECAN SPRINGS-SPRINGDALE
WEST UNIVERSITY
UT
MLK
CHESTNUT
MLK-183
OLD WEST AUSTIN
DOWNTOWN
ROSEWOOD
CENTRAL EAST AUSTIN
GOVALLE
JOHNSTON TERRACE
EAST CESAR CHAVEZ
HOLLY
BARTON HILLS
ZILKER
BOULDIN CREEK
SOUTH RIVER CITY
GALINDO
DAWSON
SOUTH LAMAR
RIVERSIDE
PLEASANT VALLEY
ST. EDWARDS
PARKER LANE
MONTOPOLIS
0 0.5 1 2 Miles
N



City of Austin Watershed Regulation Areas

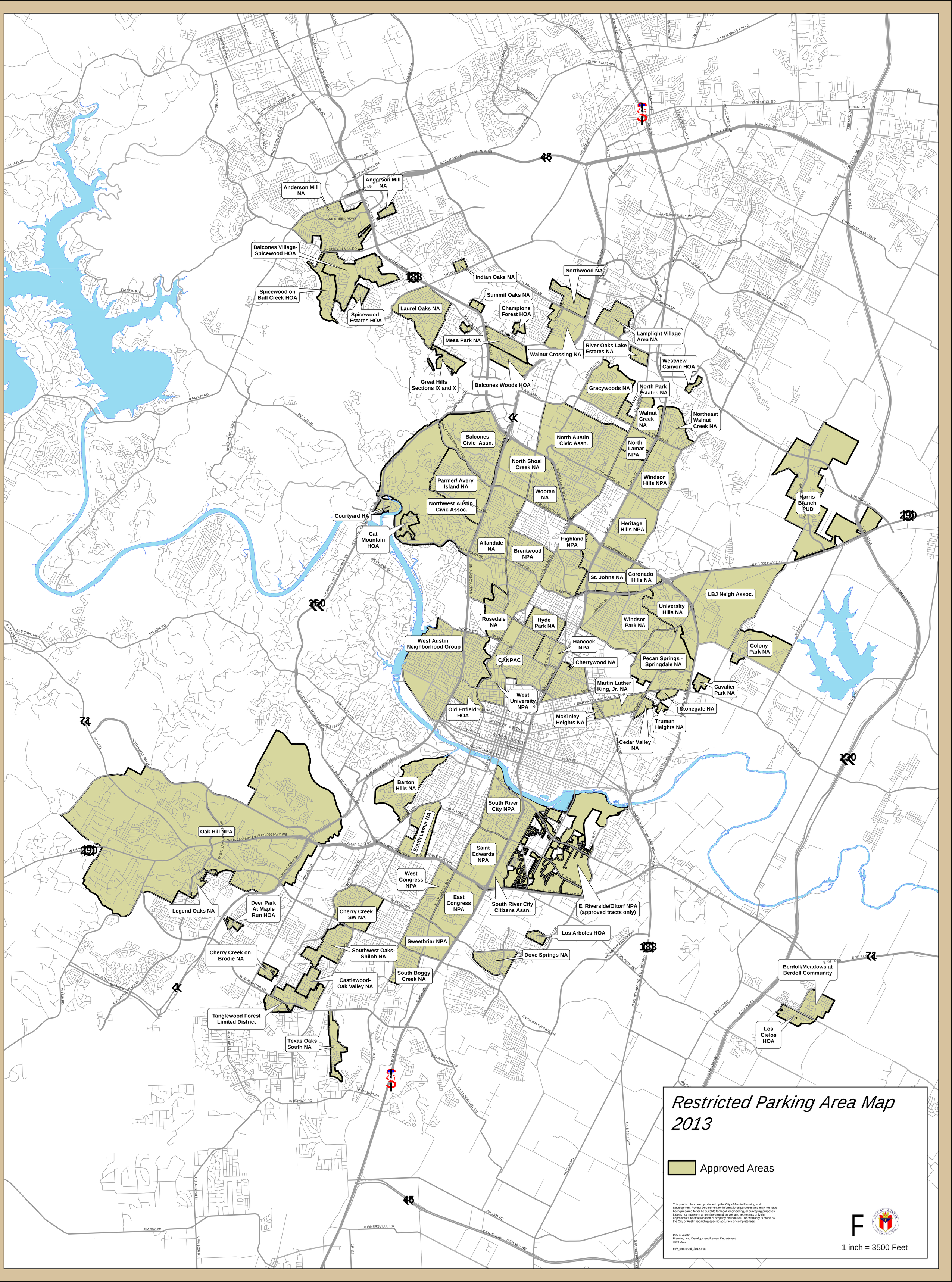
Roads
Watersheds
Lakes & Rivers

Desired Development Zone
- Urban
- Suburban (Inside City Limits)
- Suburban (Outside City Limits)

Drinking Water Protection Zone
- Water Supply Rural
- Water Supply Suburban
- Barton Springs Zone

0 5 10 Miles

N


Anderson Mill NA
Anderson Mill NA
Balcones Village-Spicewood HOA
Spicewood on Bull Creek HOA
Spicewood Estates HOA
Laurel Oaks NA
Indian Oaks NA
Summit Oaks NA
Champions Forest HOA
Northwood NA
Mesa Park NA
Walnut Crossing NA
River Oaks Lake Estates NA
Lamplight Village Area NA
Westview Canyon HOA
Great Hills Sections IX and X
Balcones Woods HOA
Gracywoods NA
North Park Estates NA
Walnut Creek NA
Northeast Walnut Creek NA
Balcones Civic Assn.
North Austin Civic Assn.
North Lamar NPA
North Shoal Creek NA
Windsor Hills NPA
Parmer/ Avery Island NA
Wooten NA
Harris Branch PUD
Northwest Austin Civic Assoc.
Courtyard HA
Cat Mountain HOA
Heritage Hills NPA
Allandale NA
Highland NPA
Brentwood NPA
St. Johns NA
Coronado Hills NA
LBJ Neigh Assoc.
University Hills NA
Rosedale NA
Hyde Park NA
Windsor Park NA
West Austin Neighborhood Group
Hancock NPA
Colony Park NA
CANPAC
Cherrywood NA
Pecan Springs - Springdale NA
Martin Luther King, Jr. NA
Cavalier Park NA
West University NPA
Old Enfield HOA
McKinley Heights NA
Stonegate NA
Truman Heights NA
Cedar Valley NA
Barton Hills NA
South River City NPA
Oak Hill NPA
South Lamar NA
Saint Edwards NPA
West Congress NPA
East Congress NPA
South River City Citizens Assn.
E. Riverside/Oltorf NPA (approved tracts only)
Legend Oaks NA
Deer Park At Maple Run HOA
Cherry Creek SW NA
Los Arboles HOA
Sweetbriar NPA
Cherry Creek on Brodie NA
Southwest Oaks-Shiloh NA
Dove Springs NA
Berdoll/Meadows at Berdoll Community
Castlewood-Oak Valley NA
South Boggy Creek NA
Tanglewood Forest Limited District
Los Cielos HOA
Texas Oaks South NA
Restricted Parking Area Map 2013
Approved Areas
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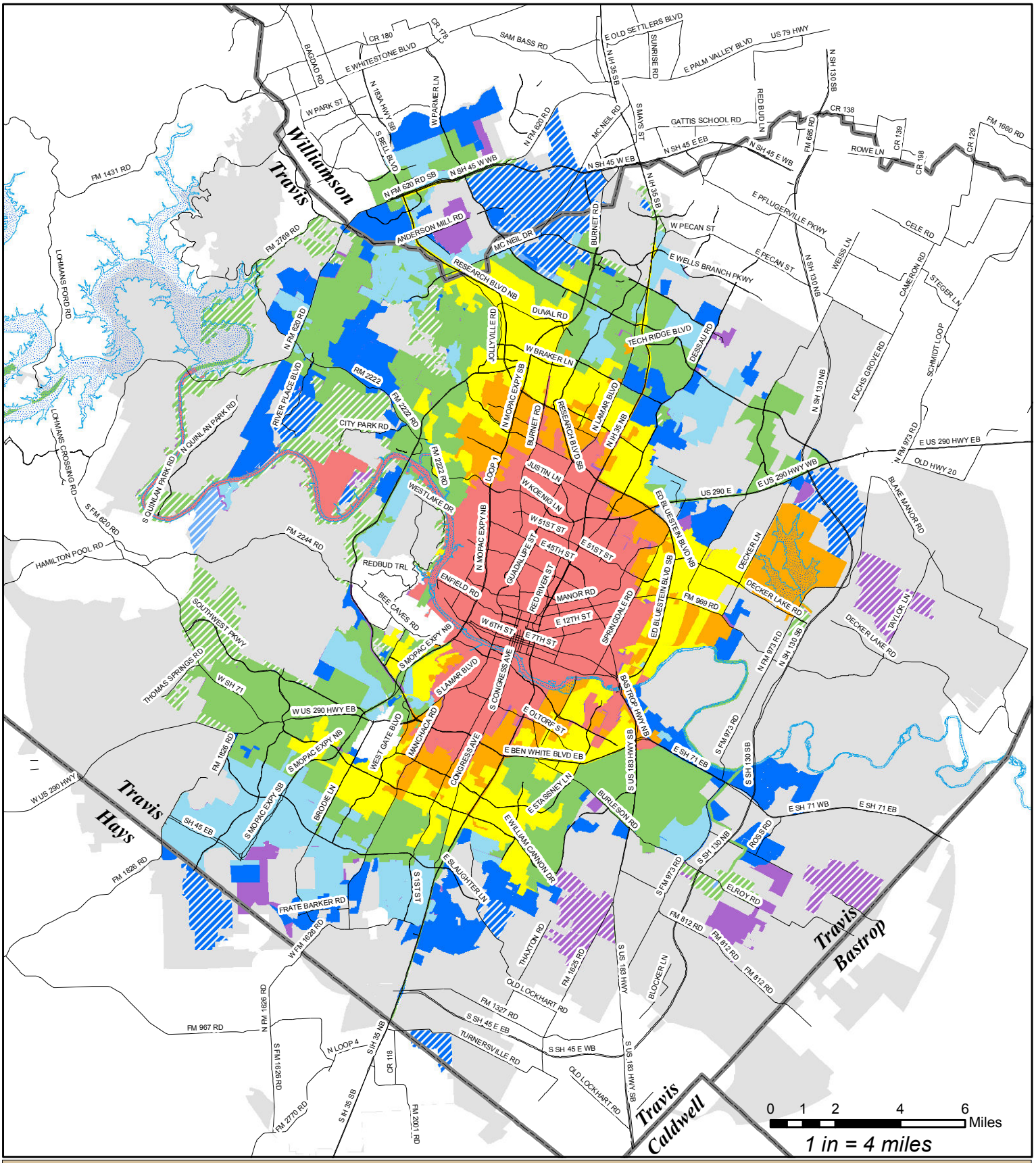
City of Austin
Planning and Development Review Department
April 2012
mfv_proposed_2012.mxd
F
1 inch = 3500 Feet



Austin Full and Limited Purpose City Limits: Annexations by Decade 1960-2012

DISCLAIMER: This map shows the first time territory came into the City's planning jurisdiction. Properties that have been disannexed and remain outside the City's planning jurisdiction are excluded. For information about a specific property or annextion, please contact the Planning and Development Review Department.

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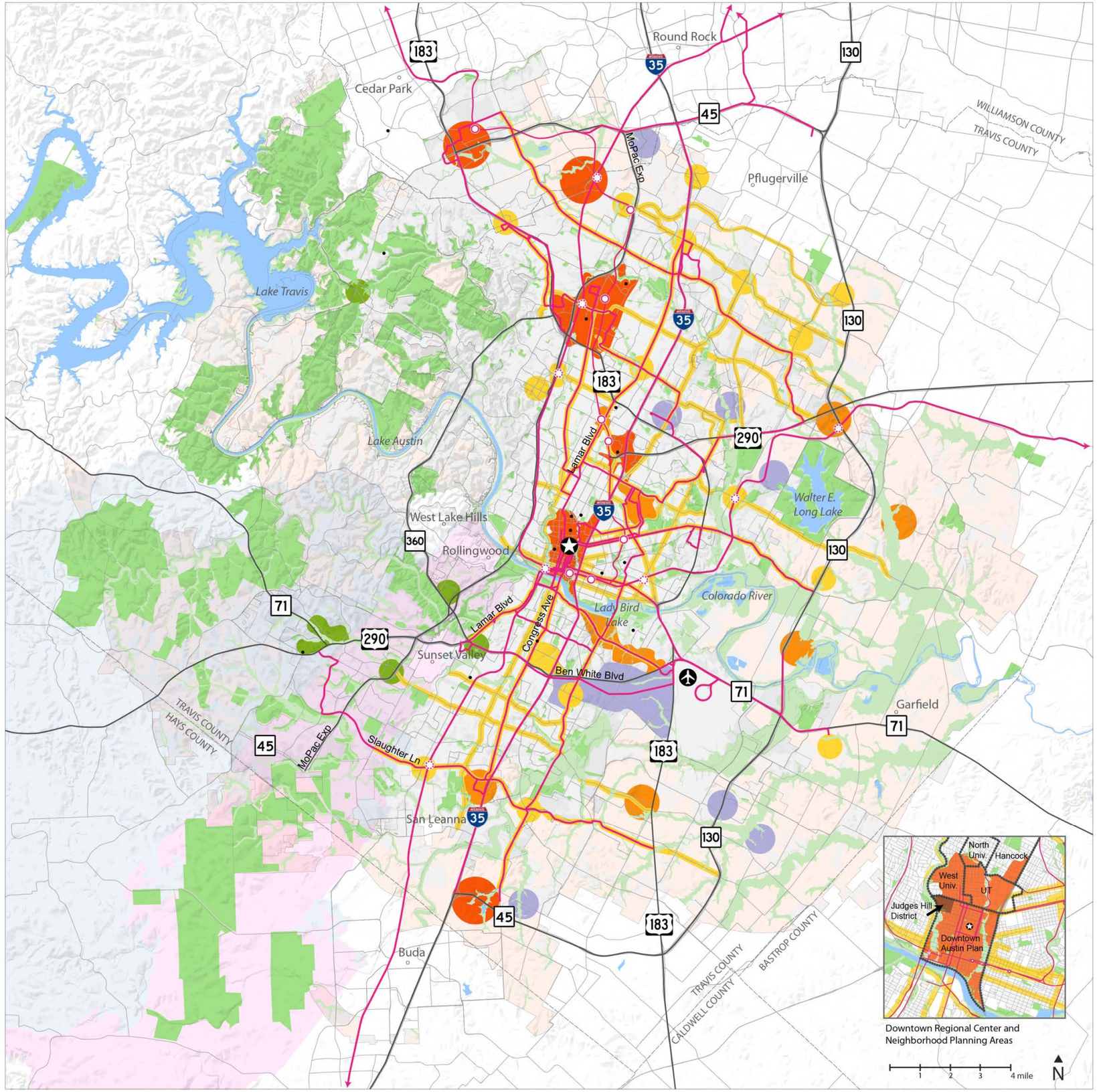
City of Austin PDRD
J. Chuter
July 26, 2013

Legend

- City Limits in 1959
- Annexations 1960-1969
- Annexations 1970-1979
- Annexations 1980-1989
- Annexations 1990-1999
- Annexations 2000-2009
- Annexations 2010-2012
- Current Limited Purpose
- Current ETJ
- County Boundary
- Lake

N



IMAGINEAUSTIN

Vibrant. Livable. Connected.

Growth Concept Map

Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

Transportation

- High Capacity Transit Stop
- Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Boundaries

- City Limits
- ETJ
- County Boundaries

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimers: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Adopted June 15, 2012

projectconnect

CENTRAL TEXAS HIGH-CAPACITY TRANSIT VISION

OPERATING | PLANNED | UNDER CONSTRUCTION

Regional Rail, Commuter Rail
MetroRail (opened 2011), LSTAR (planned)

Bus Rapid Transit
MetroRapid (coming 2014)

Urban Rail
(Planned)

Transit on Express Lanes
MOPAC (coming 2015)

Right-of-Way Preservation
For future transportation corridors

Transit Stations

Park & Ride

Planned corridors, stations, routes and modes of transit for planned lines are conceptual only.

ADOPTED JUNE 2012 Map Revised June 2013

NORTH

schematic map not to scale