How to Find the City of Austin's Development Viewer on the Web

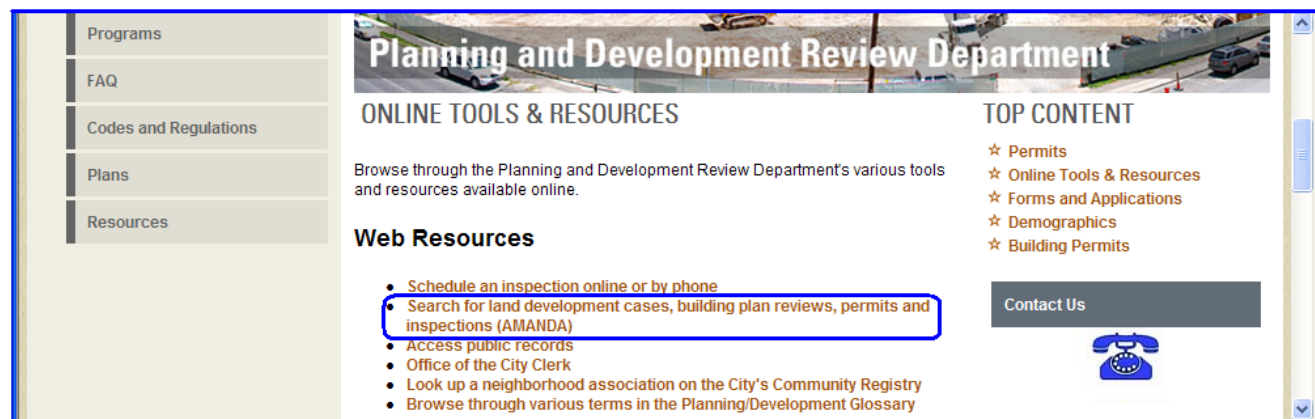

1) Go to http://www.austintexas.gov
2) Click on the Development tab
3) Then click on "Interactive Development/ Permit Review" (see screenshot below)

OR

1) Go to www.austintexas.gov
2) Click on the Development tab
3) Under "**Residents**" section (see screenshot below) click on "**Online Tools & Resources**"
4) Once at www.austintexas.gov/department/online-tools-resources, click on "Search for land development cases, buildings plan reviews, permits and inspections (AMANDA)" under **Web Resources**

When you arrive at www.austintexas.gov/devreview/index.jsp, click **Information Search**, and you will see the page below.

There are several ways to search for a case or a particular collection of cases:
1) **Permit Number** : Enter the Permit Number and click on the Submit button to the right.
2) **Case Number** : If you receive a notice in the mail about a project near you, enter that Case Number here. Click on the Submit button to the right.
3) **Address:** Use drop-downs where available. Use just the street name if exact address is unknown.
4) **Project Name** : Does not have to be exact or complete.
5) **Permit/Case Type** : Click on drop-down arrow and select type.
6) **Expandable Date Range** : Do not search for more than 12 months at one time, unless at least one other variable in the Search by Property/Project Name/Types/Date Range section is specified.

For more detailed explanations of the various functions of this software,
click on the "**Web Help**" link toward the bottom of the left-side green bar on this page.

Guide to Case Types and Codes as they appear in the City of Austin's Online Interactive Development Review / Permitting / Inspection Database
("External AMANDA": www.austintexas.gov/devreview/index.jsp)

Permit/Case Type Search (drop-down list to select type)	Permit/Case SUFFIX	Reference File Name PREFIX	# SubTypes
Board of Adjustment	BA	C15	4
Sign Review Board Variance		C16	
Building Permit	BP	*	39
Concrete License	LC	*	0
Development Assistance Center	DA	DA	3
Driveway / Sidewalks	DS	*	4
Electrical Permit	EP	*	2
Environmental Inspection	EV	SP	3
General Permit	GP	GP	4
Mechanical Permit	MP	*	2
Neighborhood Planning	NP	NP	2
Neighborhood Plan Amendment		NPA	
Operating License	OL	none	0
Plan Review	PR	*	40
Plumbing Permit	PP	*	6
Right of Way Excavation Permit	EX	*	1
Right of Way Use Permit	RW	*	8
Sign / Banner Permit	SB	*	2
Site Plan (Administratively Approved)	SP	SP	4
Site Plan (Commission-Approved)		SPC	
Site Plan Correction	SC	various (SP, C8)	0
Sound Ordinance	SO	SO	6
Subdivision	C8	C8	4
Subdivision Joint City/County	C	C8J	4
TAP (Water) Permit	W	none	2
Trade Registration	TR	TR	7
Tree Permit	TP	none	0
Zoning		C14	
Zoning - Historic	ZC	C14H	9
Zoning - PUD		C814	

* = entire number is the same as Permit/Case number

~

none = No Reference File Name for this Permit/Case Type

 NOTE: These are the Permit Types and Case Types that are available to the public online. There are many more types of Permits and Cases that are issued by the City of Austin.

FOLDER DETAILS

Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date

"External AMANDA" (www.austintexas.gov/devreview/index.jsp)
Deciphering the "Reference File Name"

PLEASE NOTE:
- **Not all Case Types** and **SubTypes** are listed below - only the most commonly searched.
- Formats below apply to the number in the **Reference File Name** column of the online record.
- For **queries**, you may use the **%** symbol as a wild card anywhere in the number, as many times, particularly at the end of the **prefix** and at the very end of the case number. There are too many variations to list here.
- For Descriptions of document images (under **Folder Attachments**): the **~###** refers to Sheet # of the applicant's drawings that have been scanned and posted online. Please read **Sheet ~001** to see the index of sheets. Any (#) notation following the Sheet # refers to a modified sheet, and the highest (#) of any page is the latest revision of that page.
- Case numbers prior to **March 2007** may denote the year in two digits rather than four digits (example, **C14-04-0001** rather than **C14-2004-0001**).
- SMART Housing suffix **.SH** (example C14-2012-0001.SH or SP-2012-0001.SH) may be attached to various types of cases: Zoning, Subdivision, Site Plan, etc.

Board of Adjustment:
- C15-yyyy-#### (example C15-2012-0001)
- Variance from Zoning Regulations
- Interpretation of PDRD Director's determination

Zoning:
- **C14**-yyyy-#### (example C14-2012-0001)
- Historic Designation: **C14H**-yyyy-#### (example C14H-2012-0001)
- Planned Unit Development: **C814**-yyyy-#### (example C814-2012-0001)

Subdivision, Resubdivision:
- Amended Plat or Preliminary Plan: **C8**-yyyy-#### (example C8-2012-0001)
- Preliminary Plan **Revision**: Revision # follows original case #, with a decimal (example C8-2012-0001**.1**)
- Joint City & County Subdivision (subdivisions in Austin's ETJ): prefix **C8J**- (example C8J-2012-0001)

Site Plan (Administrative)
- Staff review only; does not involve public hearing at PC or ZAP
- Land Use only: SP-yyyy-####A (example SP-2012-0001A)
- Construction Plan only (associated with Land Use type) SP-yyyy-####B (example SP-2012-0001B)
- Consolidated Plan (land use & construction): SP-yyyy-####C (example SP-2012-0001C)
- Construction only (no land use required): add suffix D SP-yyyy-####D (example SP-2012-0001D)
- Small Project Site Plan: additional suffix of S (example SP-2012-0001CS)
- Site Plan Extension: added suffix of (XT) or (XT2) : SP-yyyy-####(XT)
- Managed Growth Agreement: added suffix of .MGA : SP-yyyy-####.MGA
- Site Plan Revisions: Revision # follows the case number, in parentheses (example SP-2012-0001**(1)**)
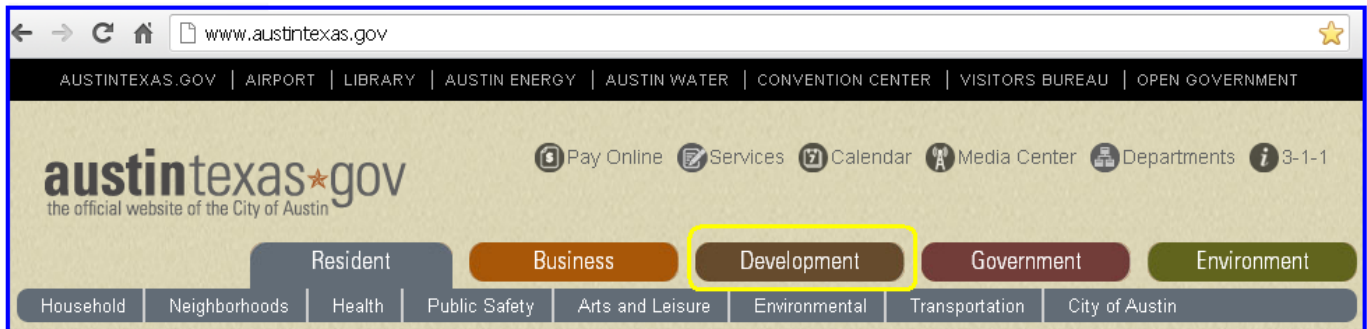
Site Plan (Commission)
- Requires Planning Commission or Zoning & Platting Commission hearing, but not Council)
- Same format as Administrative SP, except for prefix (example **SPC**-2012-0001 instead of **SP**-2012-0001)
- All Change of Use / Conditional Use Permits go to Commission

Building Permit:
- Format: yyyy-####### BP (six digits) (example 2012-012345 BP)
- There are 39 BP Sub Types (Commercial and Residential)
- Examples:
  - Single Family Houses
  - Two Family Buildings
  - Renovations/Remodel
  - Residential Garage/Carport Addition
  - Commercial Nonresidential
  - Demolition

How to Find the online GIS Development Web MAP for the first time

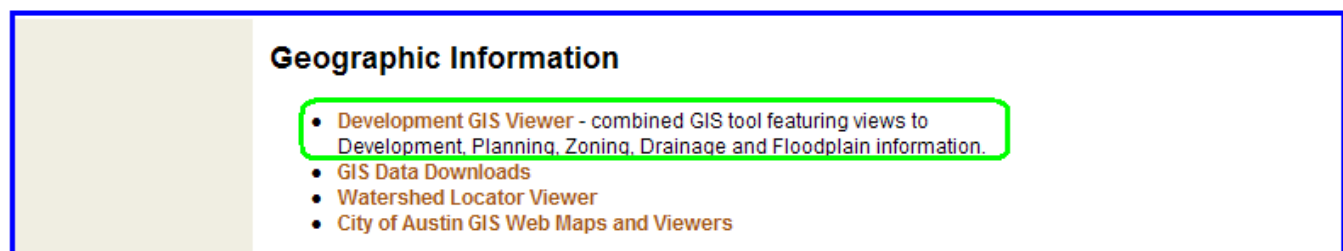1) Go to www.austintexas.gov and click on Development:

THEN:

2) Under "Developers" (below photo) click on "**Development Web Map**"

OR

2) Under "Residents" (below photo) click on "**Online Tools & Resources**"
3) Below **Geographic Information**, click on "**Development GIS Viewer**"

On the Disclaimer screen, check that your browser/version is compatible with the **Microsoft Silverlight Plug-In**, and install it per instructions, if necessary (takes maybe one minute). Click **Acknowledge**.

After your first visit, you can bookmark the map page itself, and skip the Disclaimer page: www.austintexas.gov/GIS/DevelopmentWebMap/Viewer.aspx

Below is a partial representation of the various tools that are available on the Development Web Map Viewer. The map is "connected" to the data in the AMANDA system. It also contains a myriad of "Layers" and "Overlays" that represent regulations that may apply to different parts of town, including Neighborhood Planning Areas, Front Yard Parking, Waterfront Overlay, It also represents FEMA floodplains, topography, transportation details. Also, notice the Help feature where you can view tutorials, and the Print feature.