

DEVELOPMENT PROCESS

	Development Assessment (Optional*)	→ <u>Zoning</u>	→ Subdivision	→ Site Plan	→ Building Plan →	Inspection
Regulation Review Elements	Pre-Application Review Explanation of Procedures and Requirements for all Processes Fee Estimates Potential Issues Exemptions Corrections Land Status	Land Use Appropriateness Development Intensity Density Height Traffic Impact Environmental Impact	Park Land Design Layout Lot/Tract Size Circulation Street Drainage/Grading Flood Plain Environmental Water Quality Tree/Vegetation Habitat Critical Features Utilities Transmission Distribution Service	Design Intensity Density Height Setbacks Compatibility Transportation Driveways Parking/Circulation Traffic Impact Construction Drainage Grading Flood Plan Environmental Landscaping/Tree Water Quality Utility (Service) Fire (Site)	Health Taps Electric Service Industrial Waste Construction Occupancy Access/Exiting Structural Mechanical Electrical Plumbing Energy Fire Zoning Review Signs Barricades Underground Tanks	Site & Building Plan Compliance Code Enforcement by Austin Code Department of existing structures
Notice		Property Owners and City of Austin Utility Customers within 500', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings <ul style="list-style-type: none"> • Signs Posted • Newspaper Ads 	Property Owners and City of Austin Utility Customers within 500', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings (Preliminary Only)	Property Owners and City of Austin Utility Customers within 500', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings (If any...)		
Approval Authority		City Council	<ul style="list-style-type: none"> • Land Use Commission • Planning and Development Review Final w/o Prelim. < 4 lots Amended Plats 	<ul style="list-style-type: none"> • Planning and Development Review • Land Use Commission Conditional Use Permits, Hill Country Roadway 	Planning and Development Review	Planning and Development Review
Appeal			Watershed Variances to City Council	Waivers to Planning Commission w/Appeals to City Council Zoning & Platting Commission Approval w/Appeal to City Council	Building Official Trade Boards Zoning Variances to Board of Adjustment Sign Variances to SRB McMansion waivers to Res. Design & Comp Commission	Building Official Trade Boards
Product	Assessment Report	Zoning Ordinance	Preliminary Plan Final Plat	Released Site Plan	Building Permit	Certificate of Occupancy

*Except for Planned Unit Development (PUD)