

Navigating the City of Austin's Online Development Resources

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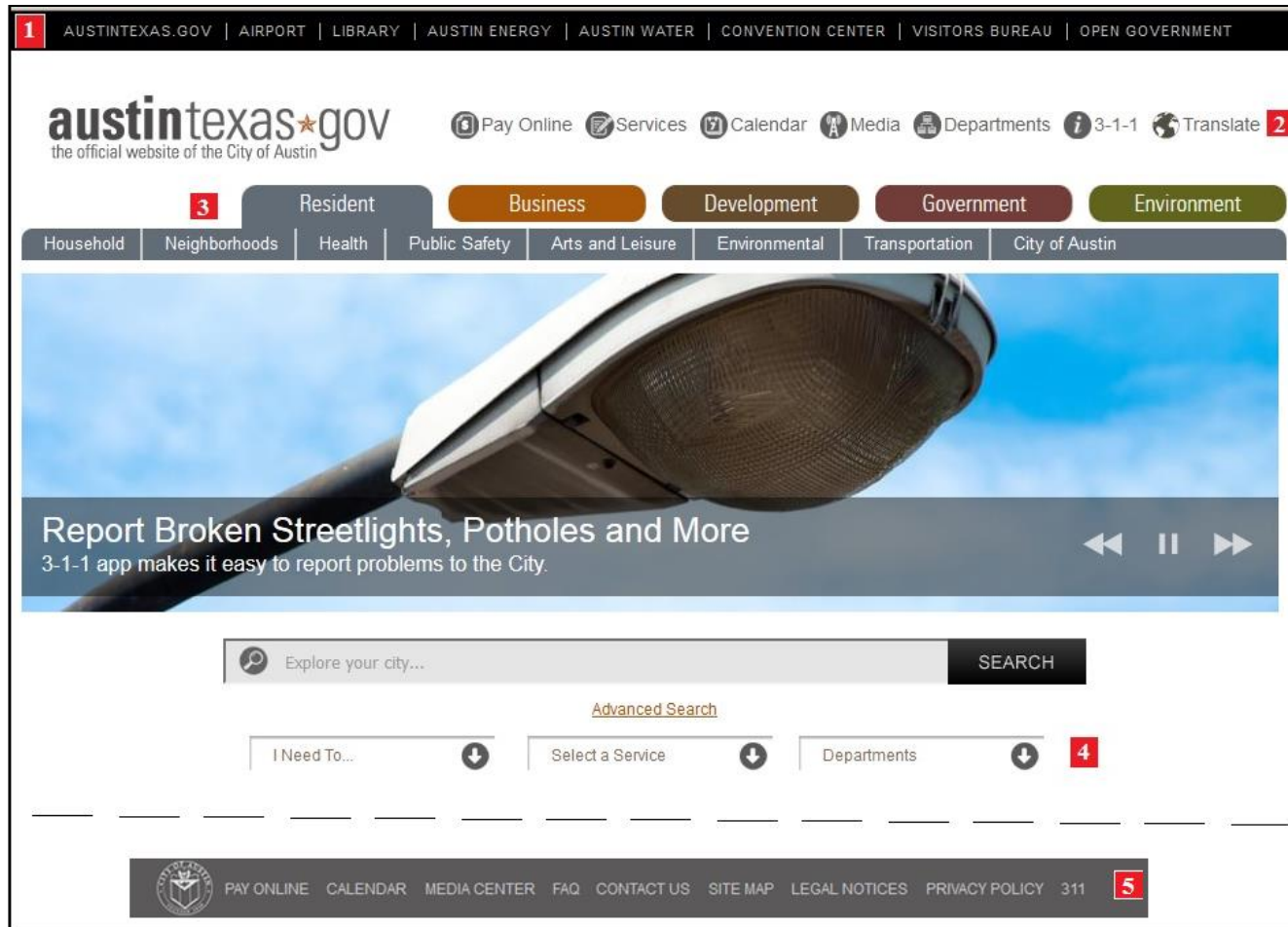
512-974-7219

Navigating the City's Development-Related Websites

(all URLs are on the NEIGHBORHOOD RESOURCES handout)

- City of Austin general website structure
- Online Tools & Resources (Development portal):
 - Development Services Dept.
 - Planning & Zoning Dept.
- “External AMANDA”
- Development Web Map
- Zoning Profile Tool
- Community Registry
- and more....

Several navigation options on all [AustinTexas.gov](https://austintexas.gov) “portals”



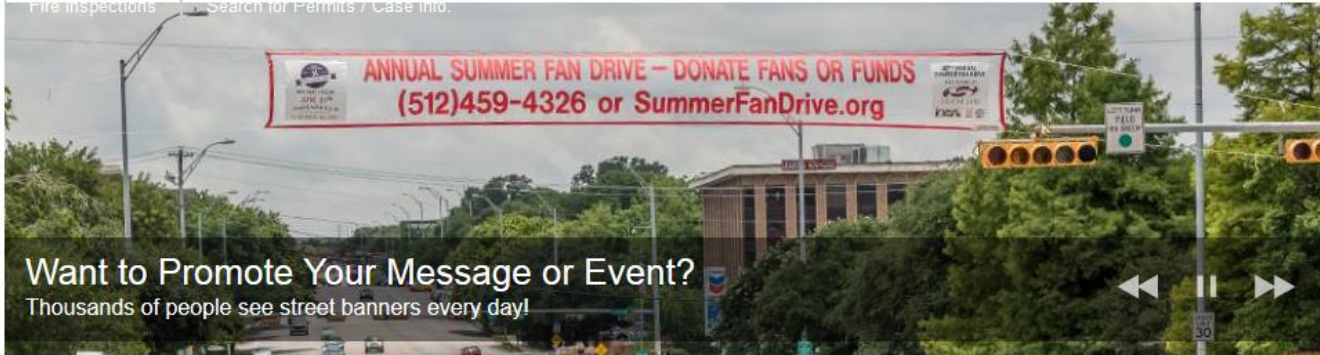
Development Portal

www.austintexas.gov/development

Resident Business **Development** Government Environment

A to Z list of Inspection Information Permits Electrical Inspections Neighborhoods Planning Fees Information Center

Fire Inspections Search for Permits / Case Info.



ANNUAL SUMMER FAN DRIVE – DONATE FANS OR FUNDS
(512)459-4326 or SummerFanDrive.org

Want to Promote Your Message or Event?
Thousands of people see street banners every day!

Explore your city... SEARCH

[Advanced Search](#)

DEVELOPMENT RESOURCES



Online Tools & Resources



Forms & Applications



City Code & Land Development Code



Planning



Zoning



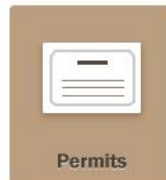
Development Assistance Center



Residential Building Review



Commercial Building Review



Permits



Building Inspections

CITY SERVICES

Services to help you navigate the City's development standards and processes.

Select a Service



I Need To...



Departments



Public Notice Address Label

Case Number

Case Mgr.

Com. Reg. #

SP-2014-0256C

LC

926

LASTNAME, FIRSTNAME

YOUR NEIGHBORHOOD ASSN.

Street Address

AUSTIN TX 787XX

PRIMARY CONTACT
Information, from the
organization's
Community Registry
record, *as it was on the
date this case was
entered* into the Permit
Database.

ZONING – “Early Notice” (no Response Form)



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

Mailing Date: October 15, 2014

Case Number: **C14-2014-0165**

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.



Project Location:	2712 & 2800 Del Curto Road
Owner:	Jett Abram, LLC, Sarah Lahmers, (512) 750-0447
Applicant:	Thrower Design, A. Ron Thrower, (512) 476-4456

Proposed Zoning Change:

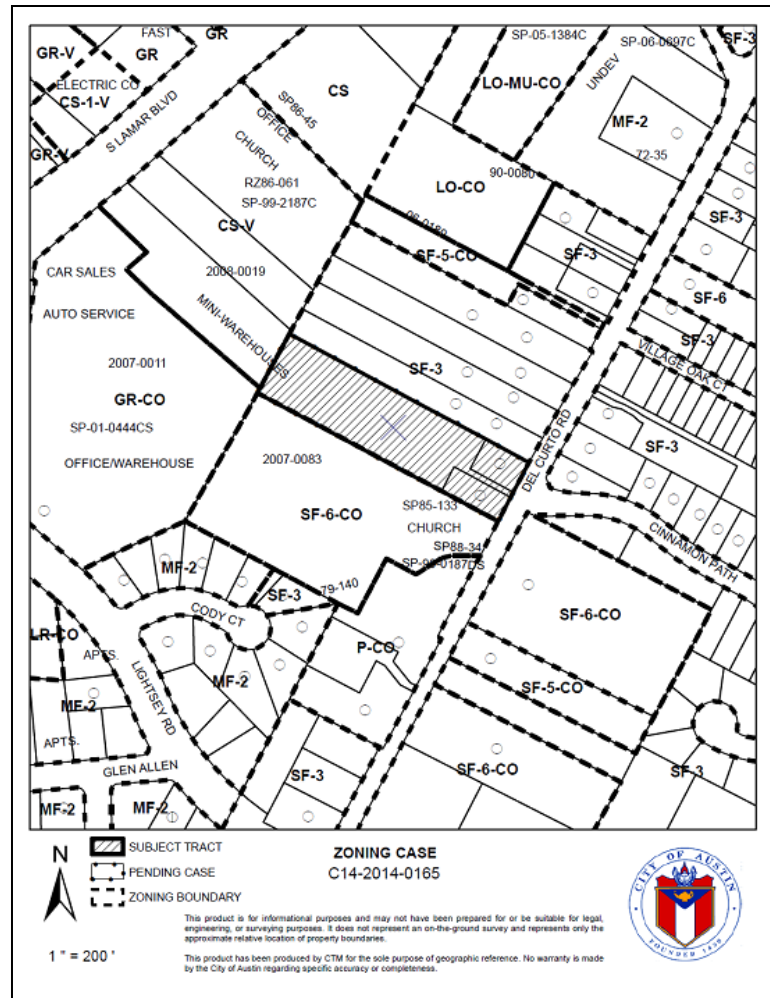
From: SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

To: SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

You can find more information on this application by inserting the case number at the following Web site:
https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp.

If you have any questions concerning the zoning change application, please contact the case manager, Lee Heckman, at 512-974-7604 or via e-mail at lee.heckman@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at:
www.austintexas.gov/development.



Response Form for Zoning Case

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to **speak FOR or AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, **no further notice is required.**

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but **in no case will it grant a more intensive zoning.**

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the **MU Combining District allows the combination** of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0165

Contact: Lee Heckman, 512-974-7604

Public Hearing: Dec 9, 2014, Planning Commission

Jan 29, 2015, City Council

Your Name (please print) _____

☐ I am in favor
☐ I object

Your address(es) affected by this application _____

Signature _____

Date _____

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

Site Plan Notice & Response Form



NOTICE OF FILING OF APPLICATION FOR ADMINISTRATIVE APPROVAL OF A SITE PLAN

Este aviso es para informarle que hemos recibido una aplicación de un plan de sitio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: August 11, 2014

Case Number: **SP-2014-0256C**

The City of Austin has sent this letter to inform you that we have received an application for an administrative approval of a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. An administrative site plan does not require a public hearing but is considered for approval by the Director of the Planning and Development Review Department. A decision will not be made regarding this application before August 25, 2014, which is the fourteenth day following the issuance of this notice (Austin City Code, Section 25-1-133(D)). Below you will find information regarding the application.

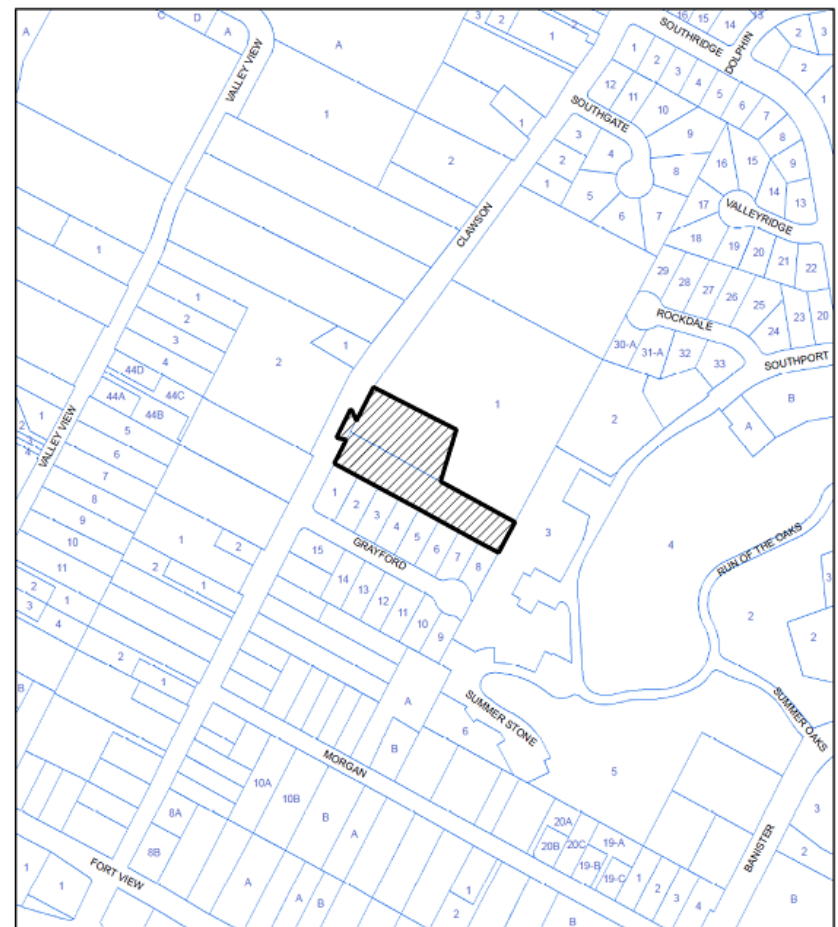


Project Name:	Clawson Townhomes
Project Location:	3905 Clawson Road
Project Description:	The applicant is proposing residential development of 15 units (8 bldgs) and associated improvements.
Applicant:	Bleyl & Associates, Kenneth E Watkins, (512) 328-7878
Owner:	Key Real Estate, Johnny & Claudia Cuchia, (512) 917-0801

You can find more information on this site plan by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. For additional information about the project please contact Kenneth E Watkins, 512-328-7878. For information about the permitting process, please contact the case manager, Lynda Courtney, at 512-974-2810 or via e-mail at lynda.courtney@austintexas.gov or Elsa Garza at 512-974-2308 or via email, elsa.garza@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 4th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the site plan at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

In addition, you may become an interested party to this application if you meet certain City Code requirements (please see the attached page of this notice). As an interested party you will receive notice of the Director's determination on this application. Because it is an administrative site plan, *there is no appeal of an approval of this application in the City Code*. However, you may have the right to appeal some decisions regarding the application. To become an interested party, you must meet certain requirements (please see the attached page of this notice), then contact the case manager in writing or by telephone before August 25, 2014, and provide your name, telephone number, mailing address, and a general description of your issues of concern. If contact is by telephone, you must confirm the request to be an interested party in writing to the case manager by September 1, 2014.

For additional information on the City of Austin's land development process, please visit our web site at: <http://www.austintexas.gov/development>



Subject Tract
Base Map

CASE#: SP-2014-0256C
ADDRESS: 3905 Clawson Road



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.

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:

<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: **SP-2014-0256C**

Contact: Lynda Courtney, 512-974-2810 or
Elsa Garza, 512-974-2308

☐ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Name (please print)

Telephone number

Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

Signature

Date

Comments: _____

Mail comment forms to:
City of Austin
Development Services Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

EMAIL NOTIFICATION : COURTESY, NOT REQUIRED

To: (BLIND-COPIED TO ASSOCIATION's EMAIL ADDRESS IN COMMUNITY REGISTRY)

Subject: New Development Proposed (Site Plan)

This message is to let you know that the City of Austin has received an application for a site plan at **3905 CLAWSON RD**, case number: **SP-2014-0256C**

PROJECT DETAILS:

For project details, including contact information for the Case Manager, click the link below or copy and paste the URL into your web browser: https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11175070

The most detailed case information is often in an attachment found toward the bottom of the page by clicking the 'View Attachment' button. The attachment will be a pdf (viewed with Adobe Acrobat Reader) or tif (viewed with Microsoft Office Document Imaging).

WHAT'S HAPPENING?

A site plan is a drawing that shows everything proposed to be developed on the property. It includes the density, height and setbacks, along with drainage, landscaping, sidewalk, parking and construction details of what they want to build. It also shows how the site is proposed to be used.

Site plans are required for new commercial, industrial and multi-family developments. They may also be required for redevelopment if there is a change of use, such as a former retail store being converted to a restaurant.

WHAT COMES NEXT?

A team of Land Use Review staff will review the site plan to ensure that it meets all applicable City codes and ordinances. The review process often includes several rounds of update and review of updated plans. Most site plans do not require commission approval, and may be approved administratively. Once the site plan demonstrates compliance with all applicable codes and ordinances, staff is required to approve it.

If the applicant seeks a variance that requires commission approval or if the site plan needs overall approval by a land use commission, there will be a public hearing and you will be notified.

MORE INFORMATION:

You can learn more about the City of Austin's development process by visiting the Land Use Review website at <http://www.austintexas.gov/department/land-use-review>

Please do NOT reply to this automatically-generated email. It has been sent from an unattended email account.

City of Austin / Development Services Department / Land Use Review Division / (512) 974-2680

“AMANDA” Permit Database

www.austintexas.gov/devreview/a_queryfolder_permits.jsp

AUSTINTEXAS.GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN GOVERNMENT	
PUBLIC INFORMATION	SEARCH BY PERMIT NUMBER
Public Search	Permit Number: <input type="text"/> <input type="button" value="Submit"/>
Issued Permit Report	Permit numbers should be in '2004-023481 BP' format. Please enter at least 8 characters like '2004-023' for partial search criterion.
REGISTERED USERS	SEARCH BY CASE NUMBER OR OLD PIER PERMIT NUMBER
New Registration	Case Number: <input type="text"/> <input type="button" value="Submit"/>
Update Registration	Case numbers should be in 'C8-2004-0001' format. (Note: Many old PIER permit numbers can be used in this search. Use the same format as your PIER permit.) Click for help on search formats .
Permit Assign and Pay	SEARCH BY PROPERTY/PROJECT NAME/TYPES/DATE RANGE
My Permits/Cases	Number Prefix Street Dir Suite# Zip <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
My Licenses	Please enter at least the first 3 letters of the street name above. Other fields above are optional.
Request / Cancel / View Inspections	Project Name: <input type="text"/>
My Escrow Accounts	Permit/Case Type: <input type="text"/>
Reports	Sub Type: <input type="text"/>
Login	Work Type: <input type="text"/>
HELP	Start Date: <input type="text"/> End Date: <input type="text"/>
Web Help	<input type="button" value="Submit"/>
Permit Assign and Pay Help	
FEEDBACK	
Contact PDR	

Note: Dates should be in form 'Nov 17, 2012' format. By default, the database search is limited to the past 365 days. Due to the size of the database, the date range should be no longer than one year unless at least one additional search criterion is set: Street, Zip Code, Project Name, or Permit/Case Type. The date range does not apply to searches by Permit Number or Case Number.

Development Web Map

www.austintexas.gov/GIS/DevelopmentWebMap/Viewer.aspx

The screenshot displays the 'DEVELOPMENT WEB MAP' interface. At the top, there is a search bar with a 'Search Type' dropdown set to 'Address' and a 'GO' button. To the right of the search bar are 'Map Tools' (including 'Map Pan') and 'Map Themes' (including 'Base Map'). A red box highlights the address '1 - 65,536' and navigation controls. Below the search bar, a red box lists search options: 'Address', 'MAPSCO', 'City Grid', 'TCAD Parcel', and 'Review Case'. A green box lists map tools: 'Map Pan', 'Identify', 'Zoning Profile', 'Geo Profile', 'TCAD Profile', 'Community Registry', 'COA Controls', 'Easement Doc-Links', 'X, Y Converter', 'Label', 'Clear Labels', 'Measure', and 'Map Layers'. A blue box lists map themes: 'Base Map', 'Cadastral Map', 'Zoning Map', and 'Aerials'. A red box lists buffer options: 'Address Buffer', 'Case/Permit Number', 'Project Name', 'Location', and 'Folder RSN Number'. A green box lists buffer distances: '1000 ft Buffer', '500 ft Buffer', and '250 ft Buffer'. A blue box lists map styles: '2012 True Color', '2009 True Color', '2008 True Color', '2006 True Color', '2006 Infrared', '2003 True Color', '2000 Infrared', and '1997 Black/White'. On the right, the 'Map Layers' panel shows a legend with categories: 'Neighborhood' (including 'Neighborhood Plan Sta...', 'Future Land Use Map', 'Infill Options', 'Community Registry' (highlighted with a star), 'Neighborhood Restrict...', and 'Mobile Food Vendors') and 'Land Use'.

Zoning Profile Report



Questions? [Click here](#) for help and contact information.

Disclaimer

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

Location:

Grid:

Future Land Use (FLUM):

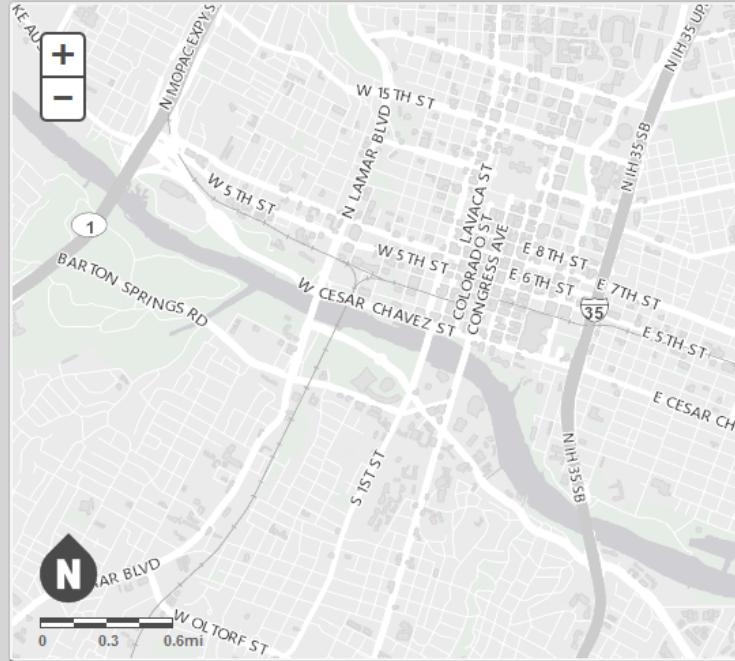
Regulating Plan:

Zoning:

Zoning Case:

Zoning Ordinance
(Mostly after 2000):

Zoning Overlays:



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.