



Land Development Process in Austin

Land Development Code Revision Advisory Group

July 15, 2013

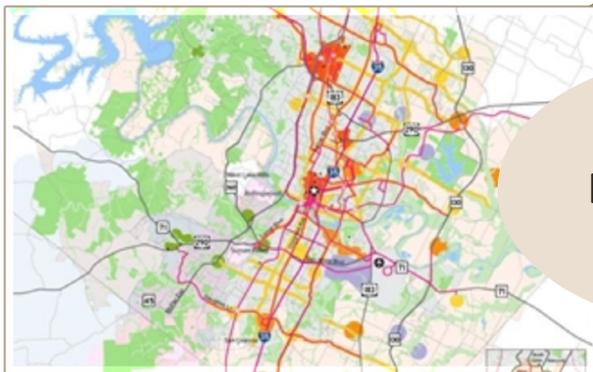
Regulatory Framework



Imagine Austin
Comprehensive
Plan



Neighborhood
Plans



Land
Development
Code



IMAGINEAUSTON Building Blocks

- Land Use and Transportation
- Housing and Neighborhoods
- Economy
- Conservation and Environment
- City Facilities and Services
- Society
- Creativity

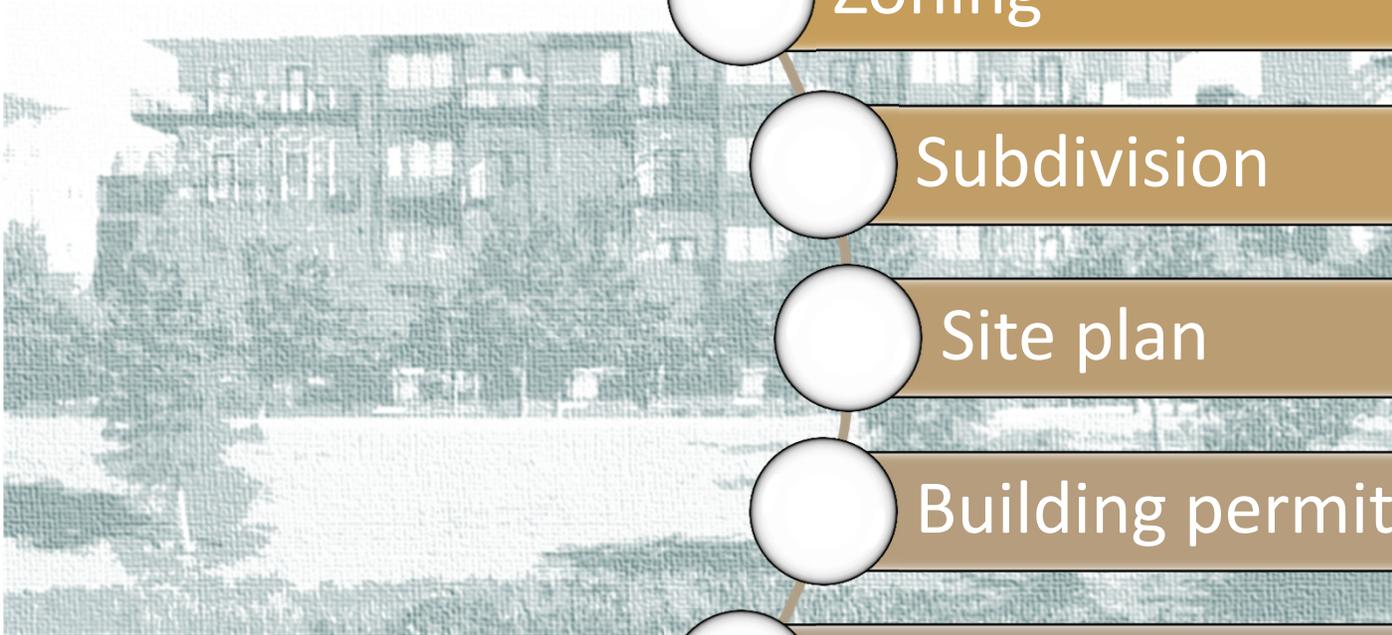
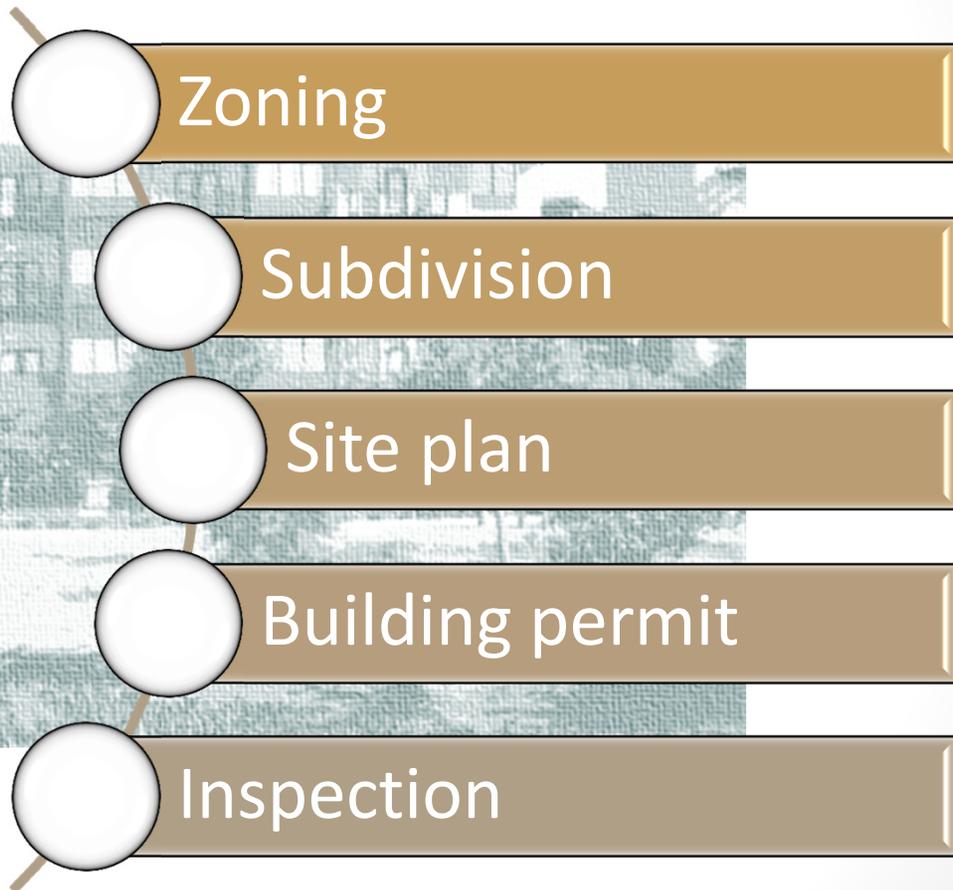


Neighborhood Plans

- Land Use
- Transportation and Infrastructure
- Utilities
- Housing
- Parks, Trails, and Open Space
- Urban Design



Land Development Code



Zoning

- Land use
- Lot size
- Building size (density and intensity)
- Height
- Setbacks
- Building and impervious coverage
- Landscape
- Design Standards



Zoning Approval

- City Council
- Land Use Commission
- Public hearings
- Discretionary Process

Subdivision



- Division of a tract of land into parcels for the purpose of sale, development, or extension of utilities to the property
- May include new streets, lots, blocks, utilities, drainage

Subdivision Approval

- Land Use Commission
- Director (four lots or less)
- Non-discretionary except for variances
- Recorded in county deed records
- Difficult to modify

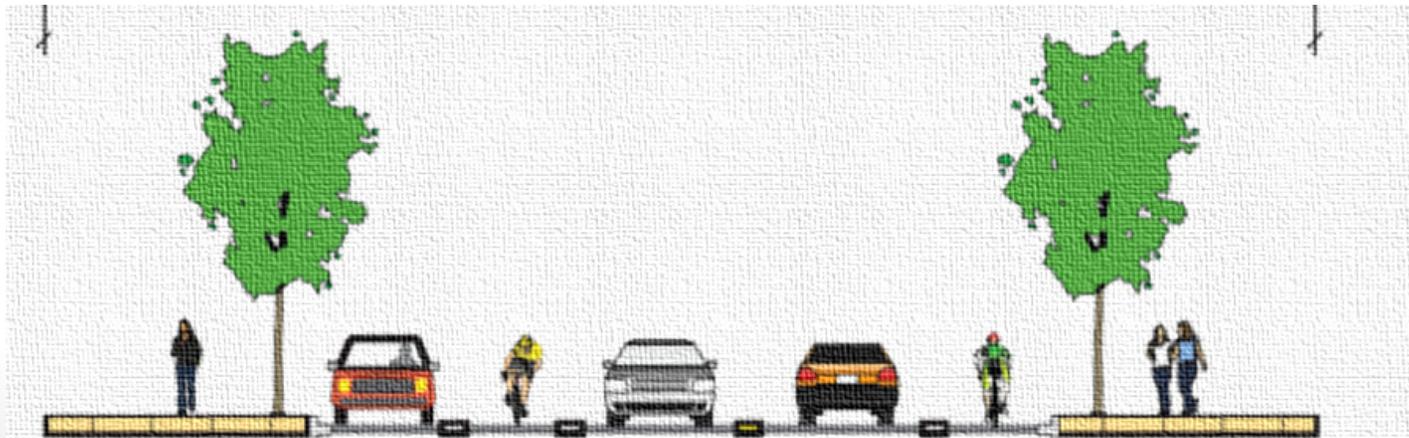
Subdivisions in ETJ

- City jurisdiction extends 5 miles beyond city limits
- City and Travis County have single set of subdivision regulations for ETJ
- Subdivisions in ETJ must be approved by Land Use Commission and Travis County Commissioners Court



Site Plans

- Commercial and Multi-family Development
- Detailed, engineered plan for construction of a site
 - Building size and location
 - Parking and driveways
 - Landscaping
 - Tree and natural area protection
 - Utilities
 - Grading, drainage and water quality



Site Plan Approval

- Mostly administrative
 - Non-discretionary
- Some require Land Use Commission approval
 - Conditional use permits
 - Hill County Roadways
 - Discretionary within limits specified in Code

Building Plans and Permits

- Architectural plans of buildings
- Compliance with technical codes:
 - Building
 - Mechanical
 - Electrical
 - Plumbing
 - Fire
 - Energy



Building Permit Approval

- Administrative
- Non-discretionary

Inspections



Environmental Inspections



Subdivision Inspections



Building Inspections



Certificate of Occupancy



Participating Departments



- Planning & Development Review
- Austin Energy
- Austin Water Utility
- Code Compliance
- Economic Growth & Redevelopment Svcs
- Fire
- Law
- Neighborhood Housing & Community Develop.
- Real Estate Services
- Parks & Recreation
- Public Works
- Transportation
- Watershed Protection