THE DEVELOPMENT PROCESS
— from start to finish —

1. Development Assessment

**HOW WE’LL HELP**
The Development Service Department (DSD) staff at the Development Assistance Center (DAC) will answer your questions and make sure you know what procedures and requirements apply to your project. DAC services include: Pre-Application Review, Fee Estimates, Land Status, Potential Issues, Exemptions, and Corrections.

**WHAT YOU’LL RECEIVE**
Assessment Report

2. Zoning Review

**HOW WE’LL HELP**
Staff will determine the land use appropriateness of your project based on: Intensity, Density, Height, Traffic Impact, and Environmental Impact. If rezoning is required, you will be assigned a Case Manager. The Land Use Commission will review the request, and City Council has the final authority to approve an ordinance to amend City Code.

**WHAT YOU’LL RECEIVE**
Zoning Ordinance

3. Subdivision Review

**HOW WE’LL HELP**
Staff will review subdivision plans for compliance with City Code and Texas State Law: Lot Design (Layout, Lot/Tract Size, Circulation, Street, Drainage/Grading, Floodplain), Environmental Impact (Water Quality, Trees/Vegetation, Habitat, Critical Features), Utilities (Transmission, Distribution, Service) and Parkland. DSD, partnering city departments, and the Land Use Commission approve subdivision plans.

**WHAT YOU’LL RECEIVE**
Preliminary Plan approval, Recorded Plat or Subdivision Infrastructure Plan approval

4. Site Plan Review

**HOW WE’LL HELP**
Staff will review site plans for compliance with City Code and Technical Criteria: Design (Intensity, Density, Height, Setbacks, Compatibility, Zoning), Transportation (Driveways, Parking/ Circulation, Traffic Impact) Construction (Drainage, Grading, Floodplain), and Environmental Impact (Landscaping, Trees, Water Quality, Habitat, Critical Environmental Features). DSD, partnering city departments, and the Land Use Commission approve site plans.

**WHAT YOU’LL RECEIVE**
Released Site Plan

5. Building Plan Review

**HOW WE’LL HELP**

**WHAT YOU’LL RECEIVE**
Building Permit (visit austintexas.gov/abc to manage your permit online)

6. Inspections

**REGULATION REVIEW**
As each stage of construction is completed, you must schedule all required inspections: Building, Environmental, Site and Subdivision Inspections. DSD inspections staff will enforce City Code of existing structures along with partnering city departments.

**FINAL PRODUCT**
Certificate of Occupancy

DevelopmentATX.com