

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

Zoning Review

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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

Site Plan Review

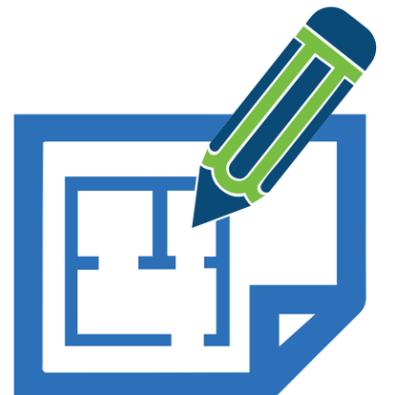
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HOW WE'LL HELP

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

Staff will review building plans for compliance with City Code: Construction (Occupancy, Access, Exiting, Structural, Mechanical, Electrical, Plumbing, Energy, Fire, Zoning Review), Health, Taps, Electric Service, Industrial Waste, Signs, Barricades, and Underground Tanks. DSD approves building plans along with partnering city departments.

WHAT YOU'LL RECEIVE

Building Permit (visit austintexas.gov/abc to manage your permit online)

Inspections

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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

