

## DEVELOPMENT PROCESS

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

\*Except for Planned Unit Development (PUD)