

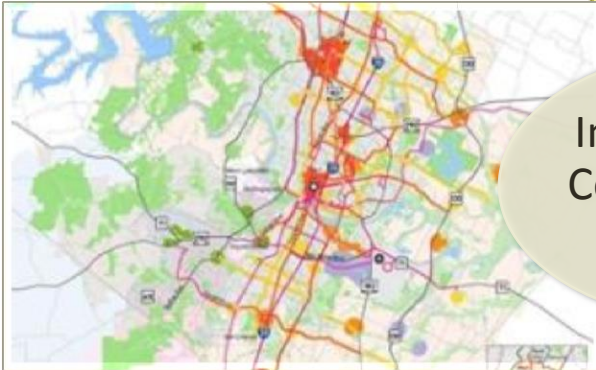


# Land Development Process in Austin

Code Advisory Group

February 22, 2016

# Regulatory Framework



Imagine Austin  
Comprehensive  
Plan



Neighborhood  
Plans

**CITY OF AUSTIN PARKING RATIO REQUIREMENTS**  
(Excerpts from the Land Development Code Sec. 25-4-Appendix A)

Parking requirements for development in the City of Austin are based upon the proposed specific land use as identified in the tables below. For uses not listed below, refer to the Land Development Code, Sec. 25-4-Appendix A or visit the City of Austin website address at [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

**Other Parking Related Provisions:**

- Sites with more than 12 spaces may designate up to 30 percent of the parking for compact vehicles.
- Handicapped parking spaces are required per the LDC, Sec. 25-4-474.
- Special parking provisions apply for sites owned Central Bus District (CBO), Downtown Mission District (DMU), Radicals in Urban Core, Sec. 25-6-478, and CURE districts in accordance with LDC Sec. 25-4-593.
- Loading space and bicycle parking spaces may be required in accordance with LDC Sec. 25-4-593.

Land Use	Parking Ratio	Land Use	Parking Ratio
Single Family Residential	2 spaces/dwelling unit	Medium-Density Residential	1.0 spaces/unit
Duplex or Single Family Attached (Standard)	2 spaces/dwelling unit	Efficiency	1.5 spaces/unit
Duplex or Single Family Attached (Greater than 4,000 sq. ft. or more than 6 bedrooms)	1 space per bedroom	One Bedroom	2.0 spaces/unit
Townhouse Residential	2 spaces/dwelling unit	Two Bedrooms	2.5 spaces per unit
		Three Bedrooms	3.0 spaces per unit
		Each Additional Bedroom	0.5 spaces per bedroom per unit
		General Residential	1.0 spaces/dwelling unit

Land  
Development  
Code



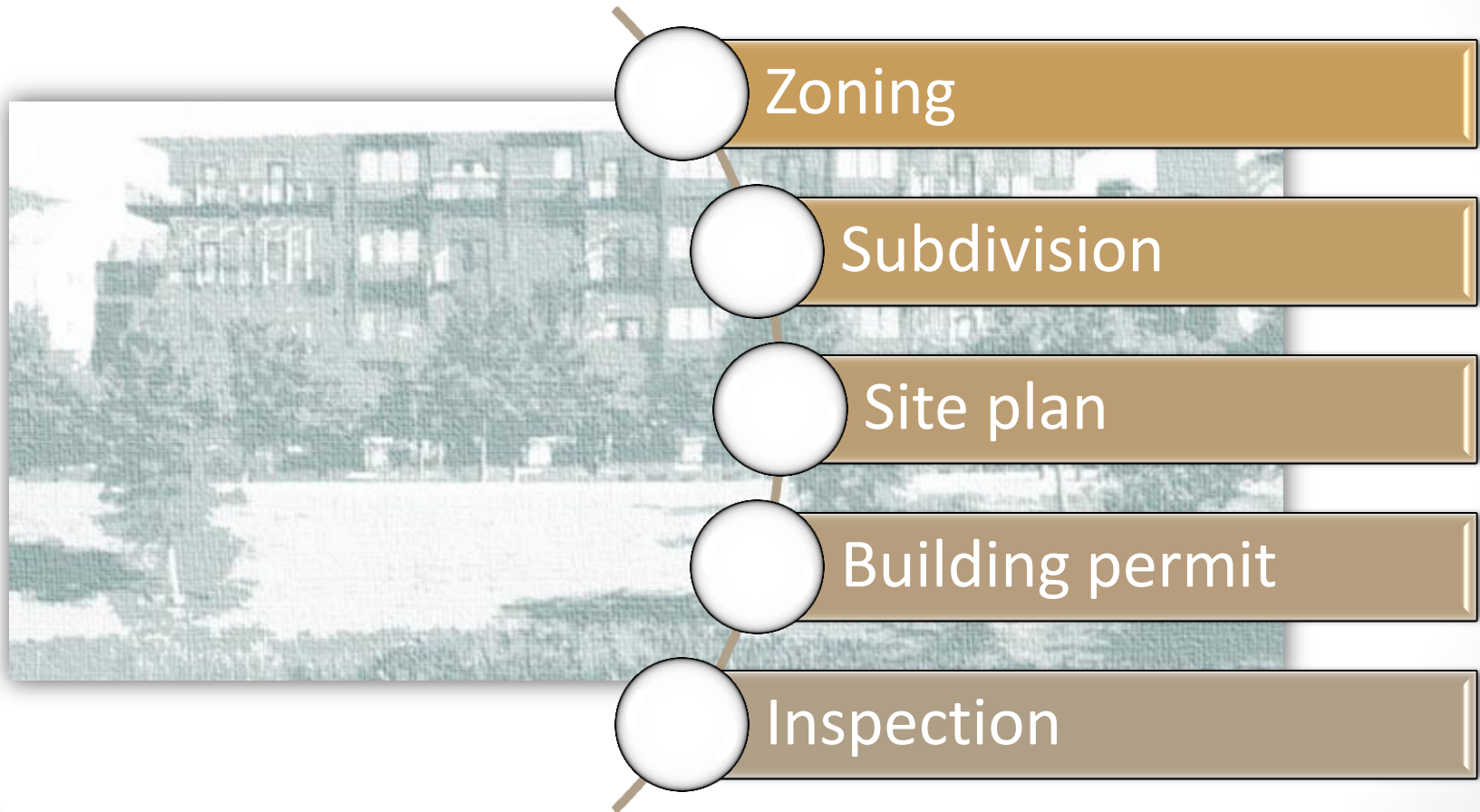
# Land Development Code

- Regulations for using and building on land
  - WHAT can be built
  - WHERE it can be built
  - HOW MUCH can be built
  - HOW it can be used
  - WHEN it can be used

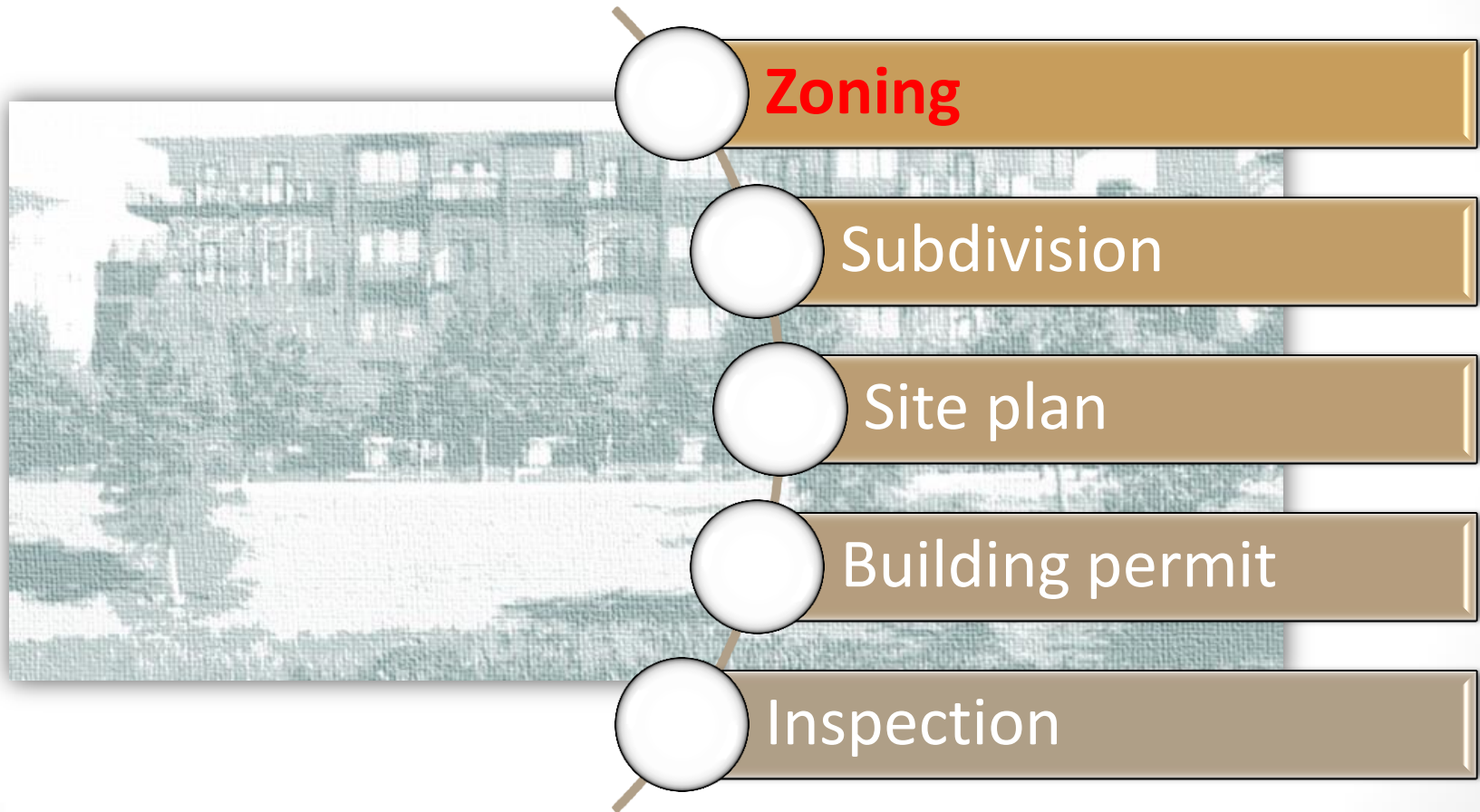
# Code Contents

- Technical Requirements
  - Land Use
  - Transportation
  - Drainage
  - Environment
  - Water and Wastewater
  - Signs
  - Buildings
- Processes

# Land Development Process



# Land Development Process





# Zoning

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

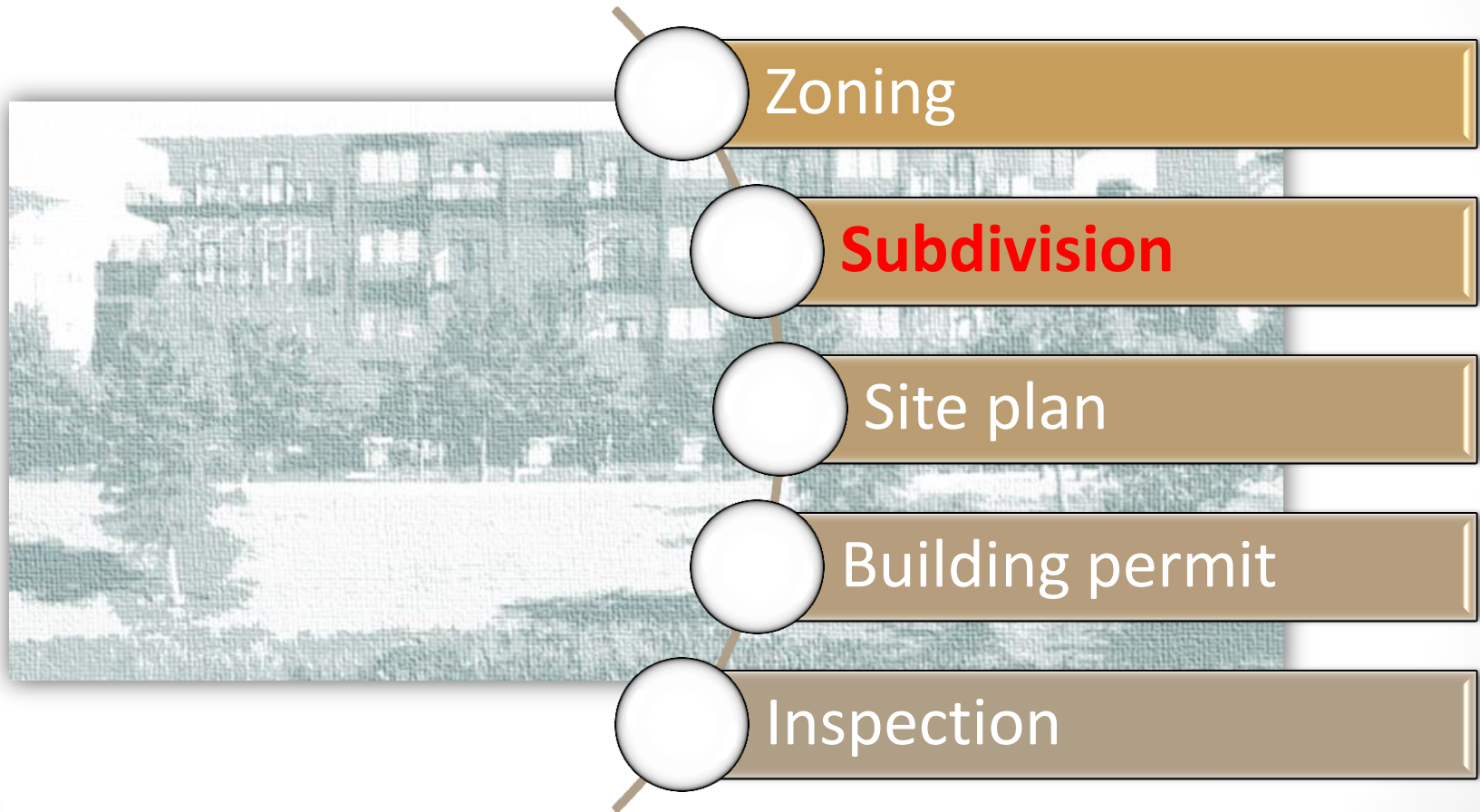


# Zoning Approval

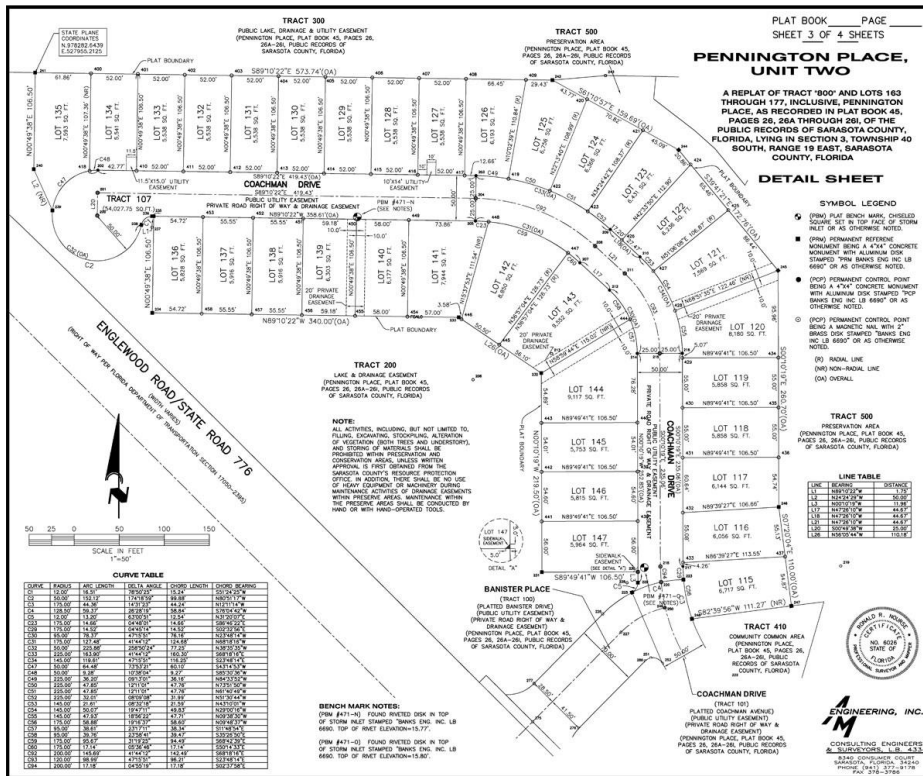
- City Council
- Land Use Commission
- Public hearings
- Discretionary Process



# Land Development Process



# Subdivision



# Subdivision Approval

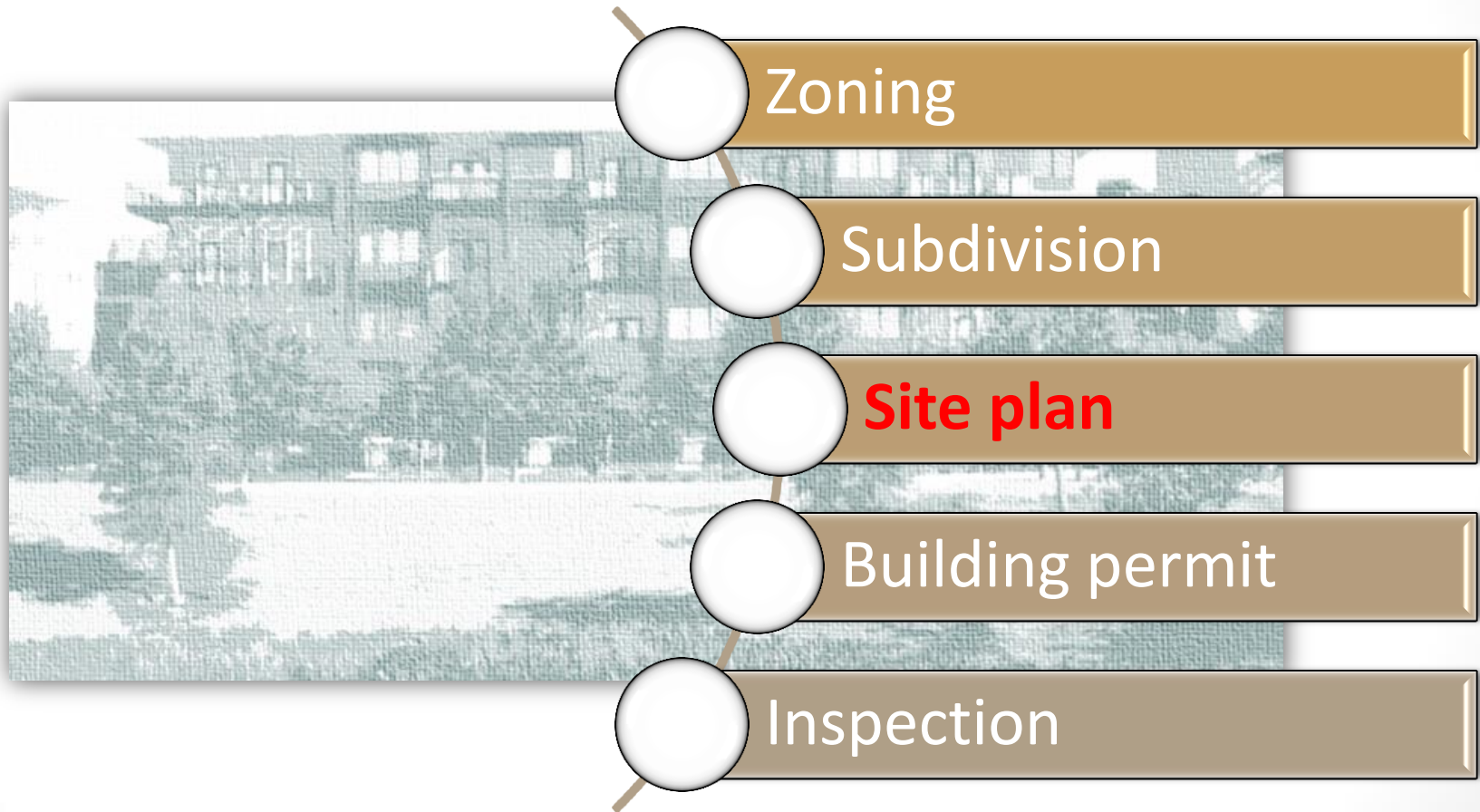
- Land Use Commission
- Director (four lots or less)
- Non-discretionary except for variances
- Recorded in county deed records
- Difficult to modify

# Subdivisions in Extraterritorial Jurisdiction (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

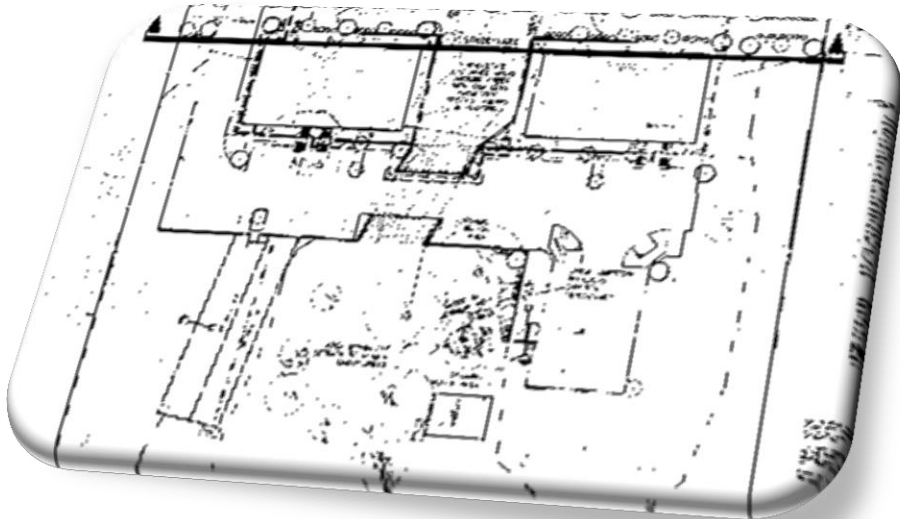


# Land Development Process



# Site Plans

- Commercial and Multi-family Development
- Detailed, engineered plan for construction of a site



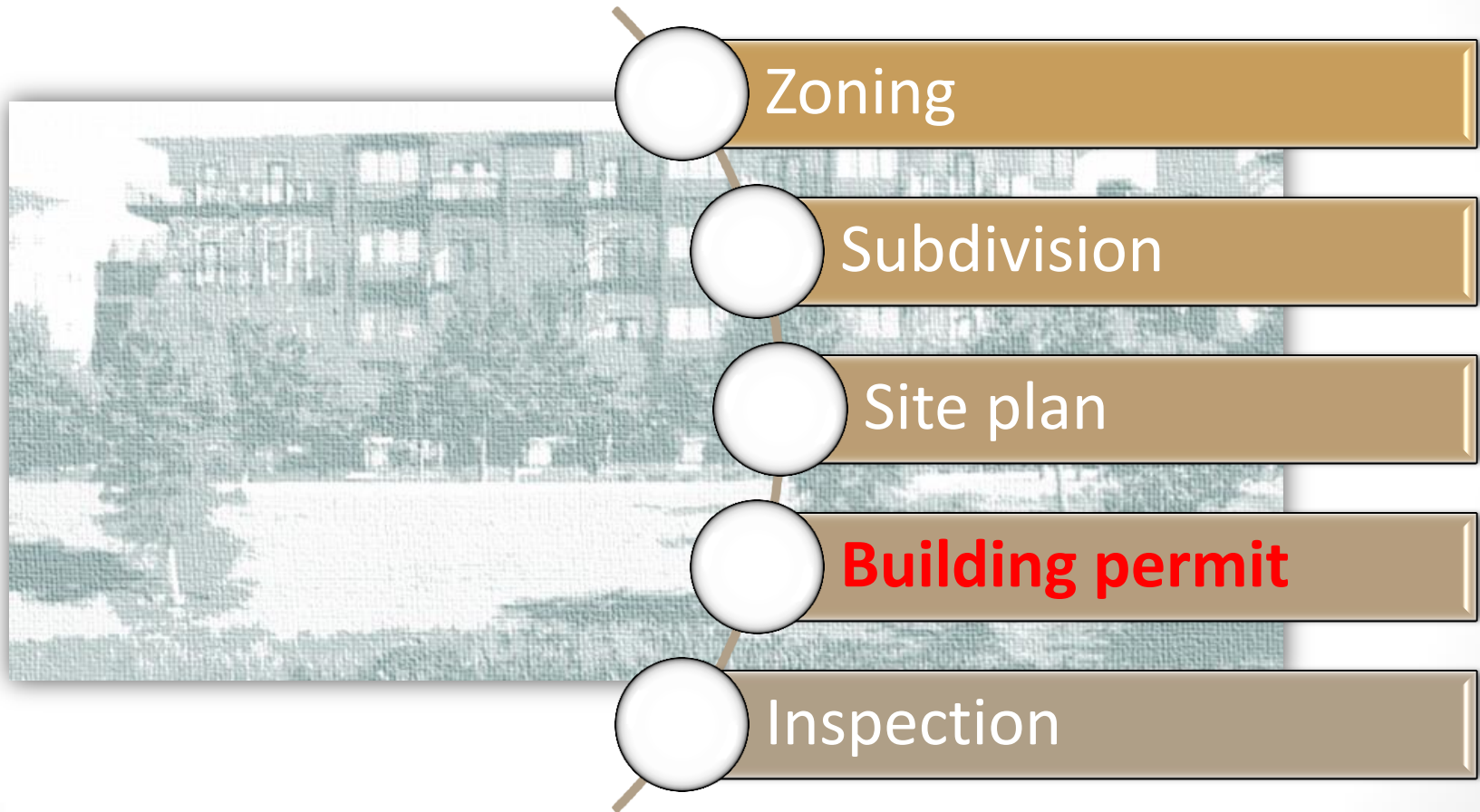
- Building size and location
- Parking and driveways
- Landscaping
- Tree and natural area protection
- Utilities
- Grading, drainage and water quality



# 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

# Land Development Process



# Building Plans and Permits

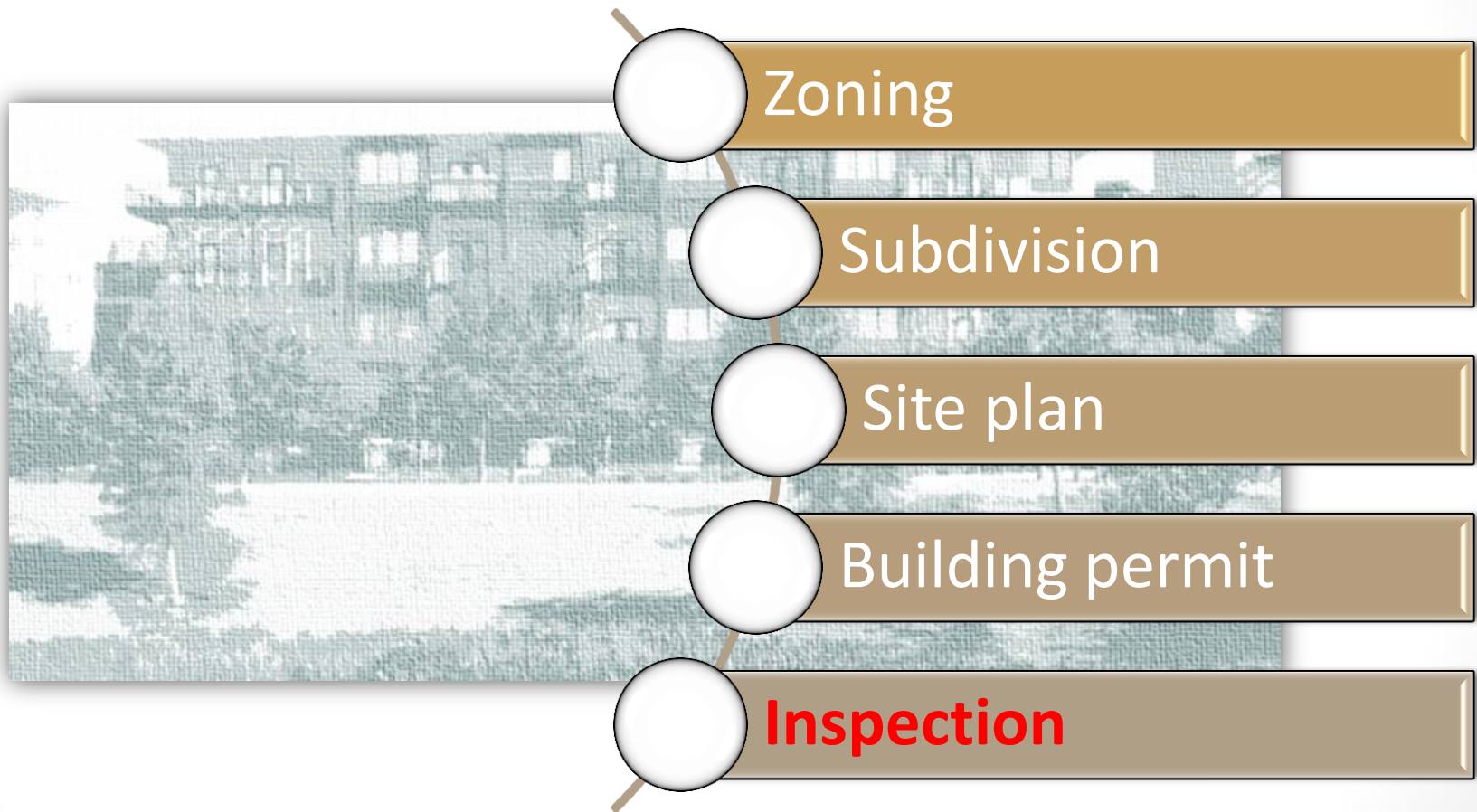
- Architectural plans of buildings
- Compliance with technical codes:
  - Building
  - Mechanical
  - Electrical
  - Plumbing
  - Fire
  - Energy



# Building Permit Approval

- Administrative
- Non-discretionary

# Land Development Process



# Inspections



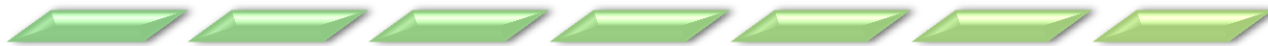
Environmental Inspections



Subdivision Inspections



Building Inspections



Certificate of Occupancy





# Participating Departments



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

# What Rules Apply?

- Base Zoning District
- Conditional Overlay
- Overlay District
- Planned Development Area (PDA)
- Restrictive Covenant
- Combining District
- Neighborhood Plan
- Compatibility Standards
- Hill Country Roadway Corridor
- Commercial and Residential Design Standards



# Land Development Process in Austin

## **QUESTIONS**