



1 Development Assessment



HOW WE'LL HELP

The Development Service Department (DSD) staff at the Land Development Information Services (LDIS) will answer your questions and make sure you know what procedures and requirements apply to your project. LDIS 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, Traic 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

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

Project Assessment recommendations, Preliminary Plan approval, Recorded Plat or Subdivision Infrastructure Plan approval inspections and testing with a 24-hour notice.

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 reviews plans for Occupancy Type (or Classification of Building Use), Access & Exiting, Structural, Mechanical, Electrical, Plumbing, Energy, Fire, and Zoning for technical compliance with City and National Building Codes. DSD reviews and approves building plans along with partnering city departments such as Health (APH), Taps (AW), Electrical Utility Service (AE), Industrial Waste (AW), Signs, Renewable energy components such as Solar and EV charging stations, Temporary Use Permits, Underground Tanks, and most stand-alone Trade Only Permits (TOP) requests.

WHAT YOU'LL RECEIVE

Approval for Construction Plans & Building and Trade Permits (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 DevelopmentATX.com

Additional Information:

- <https://austintexas.gov/departament/development-services/services>
- <https://permittingatx.com/>
- <https://austintexas.gov/departament/development-services/resources>
- <https://abc.austintexas.gov/index>

