

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

Code Talk

Process and Permitting
October 4, 2017



CODENEXT

code diagnosis

SUMMARY OF ADMIN AND PROCESS ISSUES

CODE DIAGNOSIS | 2



Complicated Process

- Lack of Clarity and Consistency in the Decision-Making Process
- Lengthy and Unpredictable Review Process
- Culture of Continuously Amending the LDC

A Complex Code Generates a Complex Entity

CODENEXT

OCTOBER 4, 2017

KEY PUBLIC INPUT ON PROCEDURES

Creating impediments to public participation

Reducing public noticing requirements

Expanding administrative approval

Concerns about the minor use permit

THE LAND DEVELOPMENT CODE ADMINISTRATION | 4

Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)



Infrastructure



Technical Codes



THE LAND DEVELOPMENT CODE ADMINISTRATION | 5

Key Chapters
with Procedures

Title 23

1 Introduction

2 Administration and
Procedures

3 General Planning
Standards for All

4 Zoning Code

5 Subdivision

6 Site Plan

7 Building, Demolition and Relocation
Permits and Special Requirements
for Historic Structures

8 Signage

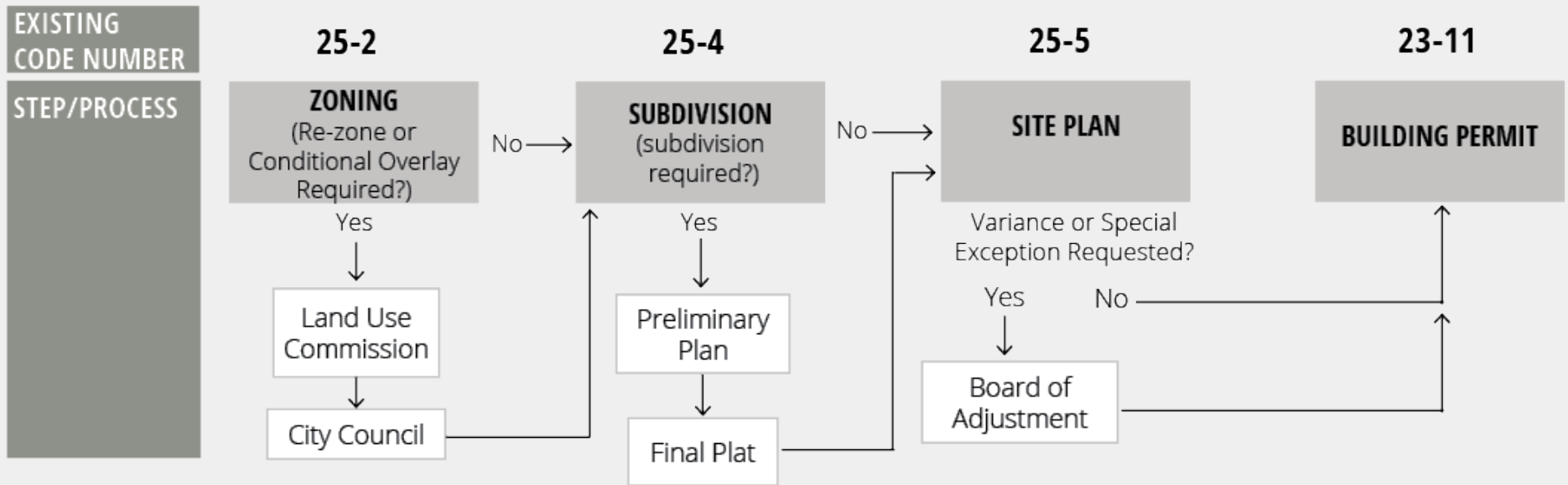
9 Transportation
(Mobility)

10 Infrastructure

11 Technical Codes



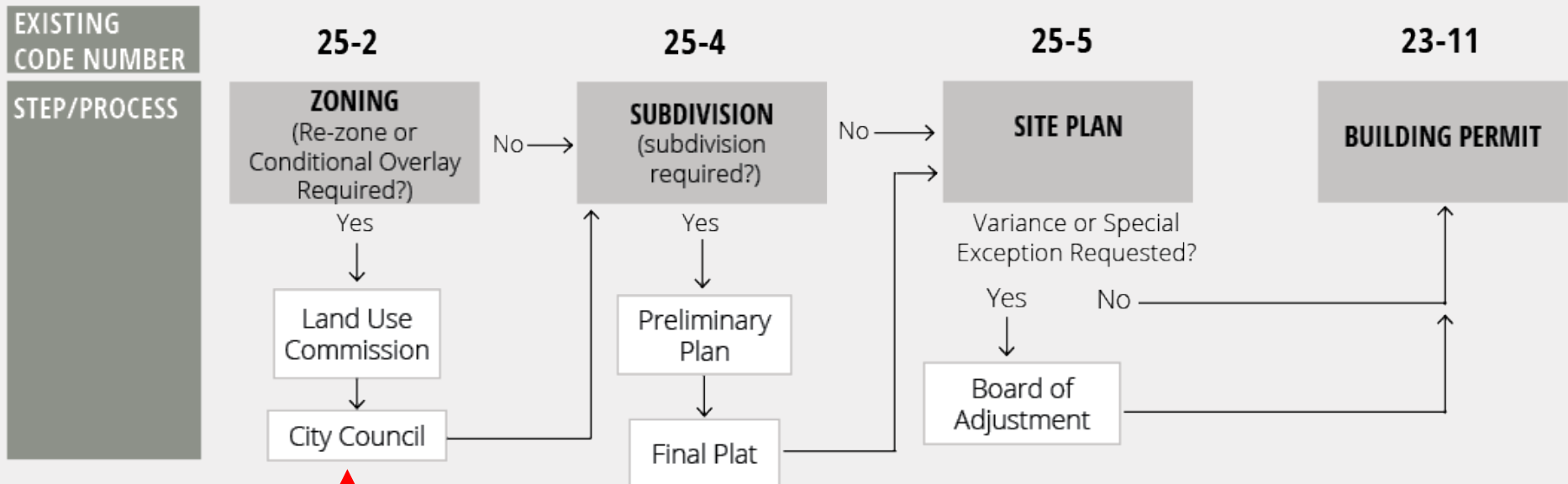
CURRENT PERMITTING PROCESS ADMINISTRATION | 6



Notes:

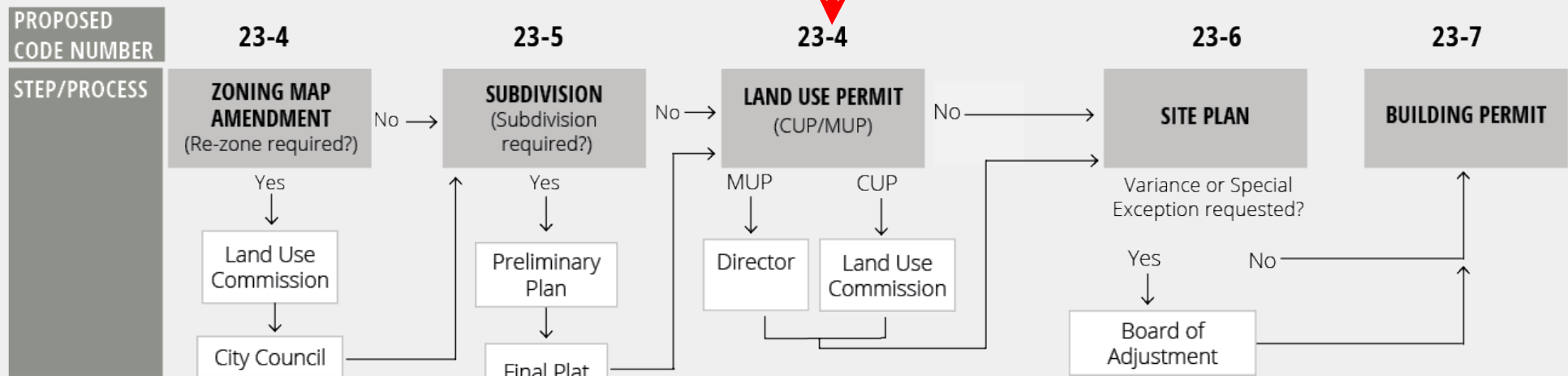
Variations or Special Exceptions can be submitted earlier in the process
 Appeal rights are established in Title 25

CURRENT PERMITTING PROCESS ADMINISTRATION | 7



↑
Conditional Overlay

PROPOSED PERMITTING PROCESS



Notes:

1. Variances or Special Exceptions can be submitted earlier in the process. Appeal rights are established in Article 23-21
2. A Land Use Permit requires a planning element (1st part of the Site Plan requirements)

Chapter 23-1

INTRODUCTION

Chapter 1 provides an introduction for the Land Development Code clarifies provisions for implementation, enforcement, and defense of the City's land use regulations.

- Consolidates information formally located throughout the current Land Development Code
- Clarifies authority for legislative, quasi-judicial, and administrative decisions
- Defines City Department responsibilities
- Enables Council to establish panel to the Board of Adjustment
- Specifies that days means "calendar days"

Chapter 23-2

Administration and Procedures

Chapter 2 establishes common requirements for the review and submittal of applications for land development permits.

- Modified application procedures to align with City practice
- Requires that rules and policy memos be posted online
- Establishes new policy statement for future re-zonings
- New administrative relief options
- Expands applicability of 'Limited Adjustment' process
- Clarifies procedures and deadlines for appeals

Chapter 23-2

Administration and Procedures

Chapter 2 establishes common requirements for the review and submittal of applications for land development permits.

- Consolidates and improves noticing requirements
- Restored notice times to existing Title 25
- Differentiates legally defined 'interested parties' and 'registered parties'
- Provides information in user-friendly table format
- Authorizes use of e-mail for notice when legally allowed

Chapter 23-4

ZONING CODE

ADMINISTRATION | 12

Article 23-4B: Zoning Administration and Procedures

Establishes procedures for land use permits, code interpretations, map amendments and establishes criteria for zoning variances and special exceptions.

- Introduces other procedures (e.g. MUPs) to reduce dependency on Conditional Overlays
- Clarified appeal procedures for Minor Use Permits (MUP) is Planning Commission

DISCUSSION

