

Topic: Alternative Dispute Resolution
Resource Type: Regulations
State: Texas
Jurisdiction Type: Municipal
Municipality: City of Austin
Year (*adopted, written, etc.*): Unknown
Community Type – applicable to: Urban; Suburban; Rural
Title: City of Austin Land Development Ordinance
– Alternative Dispute Resolution Provision
Document Last Updated in Database: February 3, 2016

Abstract

Interested parties, as defined in the statute, are provided with a process to meet, discuss, and attempt to resolve issues raised by an appeal of an administrative decision in a “meeting to resolve issues.”

Resource

Title 25. Land Development

§ 25-1-186 MEETING TO RESOLVE ISSUES.

ARTICLE 6. INTERESTED PARTIES, NOTICE, AND PUBLIC HEARING PROCEDURES.

Division 1. Interested Parties and Notice.

§ 25-1-131 Interested Parties (Text Below)
§ 25-1-132 Notice of Public Hearing
§ 25-1-133 Notice of Applications and Administrative Decisions
§ 25-1-134 Procedures and Requirements for Notice
§ 25-1-135 Posting of Signs

§ 25-1-131 INTERESTED PARTIES.

(A) An interested party is a person who has an interest in a matter that is the subject of a public hearing or administrative decision. A person has an interest if the person:

- (1) is the applicant or the record owner of property that is the subject of a public hearing or administrative decision; or
- (2) communicates an interest in a matter; and

(a) occupies a primary residence that is within 500 feet of the site of the proposed development;

(b) is the record owner of property within 500 feet of the site of the proposed development;

(c) is an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development;

(d) has a utility account address located within 500 feet of the site of the proposed development, as shown in the City utility records on the date of the filing of the application.

(B) A person communicates an interest in a matter that is the subject of a public hearing by:

(1) delivering a written statement that generally identifies the issues of concern to the body conducting the hearing, either before or during the public hearing; or

(2) appearing and speaking for the record at the public hearing.

(C) A person communicates an interest in a matter that is the subject of an administrative decision by delivering a written statement to the responsible director or by making telephone contact with the responsible director. The communication must:

(1) generally identify the issues of concern;

(2) include the person's name, telephone phone number, and mailing address;

(3) be delivered before the earliest date on which action on the application may occur; and

(4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Source: Section 13-1-240; Ord. 990225-70; Ord. 010329-18; Ord. 031211-11; Ord. 20080515-033; Ord. 20090521-062.

ARTICLE 7. APPEALS, VARIANCES, SPECIAL EXCEPTIONS, AND ADJUSTMENTS.

Division 1. Appeals.

§ 25-1-181 Standing to Appeal

§ 25-1-182 Initiating an Appeal

§ 25-1-183 Information Required in Notice of Appeal

§ 25-1-184 Notice to Applicant Concerning Interested Party

- § 25-1-185 Notice to Presiding Officer and Applicant
- § 25-1-186 Meeting to Resolve Issues (Text Below)
- § 25-1-187 Development Not Permitted During Appeal
- § 25-1-188 Scheduling of Public Hearing
- § 25-1-189 Notice of Public Hearing
- § 25-1-190 Appellate Burden
- § 25-1-191 Conduct of Public Hearing
- § 25-1-192 Power to Act on Appeal

§ 25-1-186 MEETING TO RESOLVE ISSUES.

If requested by an interested party, the responsible director shall schedule a meeting to discuss and attempt to resolve the issues raised by an appeal of an administrative decision. The responsible director shall notify all interested parties of a meeting scheduled under this section. All interested parties may attend the meeting.

Source: Section 13-1-251(b); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.