



Infill Plats & Site Plan Lite: Overview of Staff Proposal

Housing & Planning Committee | Sept. 5, 2024
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Scope of Presentation

- General Background
- Discuss proposed code amendments for:
 1. Infill Plats
 2. Site Plan Lite, Part 2
- Questions & Answers





Infill Plats

Subdivision Basics

Subdivision Plats

- The division of land into one or more lots for the purpose of sale, transfer, development, or extension of utilities.
- Unless an exception applies, only land within an approved subdivision plat may be developed.
- Infrastructure and amenities dedicated at subdivision serve multiple lots, which can then be developed independently.
- Commercial vs. Residential Subdivisions



Subdivision Overview (cont'd)

Subdivision Types and Order of Process

- Preliminary Plan
- Final Plat
- Subdivision Construction Plans
- Re-subdivision

Effect of Subdivision on Residential Development

- “Fee Simple” Ownership vs. “Condominium Regimes”



Greenfield Subdivision



Infill Plat Process - Council Direction

Goals of Resolution No. [20230504-023](#):

- Establish an efficient process to create infill lots within residential subdivisions, thereby facilitating fee-simple ownership and small-lot development form.
- Right-size regulations to the scale and intensity of infill development.
- Explore making waivers and variances administrative.
- Include other changes to facilitate creation of infill lots.



Subdivision-Related Improvements Adopted in 2023

Ordinance No. 20230831-141

- Eliminated commission approvals for plats, which means all applications without variances may be approved by staff.
- Streamlined application submittal requirements.
- Extended application deadlines.
- Modified flag lot regulations.



Summary of Infill Plat Proposal

Code Amendments Proposed in Response to Infill Plat Resolution

- Targeted changes to regulations for residential resubs aimed at:
 - Making the process more efficient and less costly for landowners seeking to resubdivide into smaller lots authorized under HOME 2.
 - Ensuring that drainage requirements are:
 - ✓ Right-sized to infill development
 - ✓ Sufficient to ensure that development does not increase risk of lot-to-lot flooding.



Infill Plat Proposal (cont'd)

Drainage Plan In-Lieu of Onsite Detention & Drainage Studies

- For resubdivisions of platted residential lots, onsite detention & drainage studies would not be required if total land area does not exceed 0.25 acres.
- For resubs of over 0.25, but no greater than one acre, applicants would be required to provide:
 - A drainage plan demonstrating that, without altering natural topography, stormwater runoff will be discharged to: (1) an existing storm drainage system; or (2) into right-of-way.
- For projects that meet these criteria, the amendments eliminate costs associated with “micro ponds” and drainage studies.



Infill Plat Proposal (cont'd)

Revised Impervious Cover Assumptions

- No change proposed to impervious cover limits applicable to construction of units, which is 45% in SF-3 & SF-2 zones.
- “Assumed impervious cover,” per LDC Sec. 25-8-64, is used at subdivision in applying non-zoning regulations calibrated to the anticipated intensity of future development.
- Assumptions are necessary because subdividing land does not result in developed impervious cover, which is deferred to site plan or building permit.



Infill Plat Proposal (cont'd)

Benefits of Revised IC Assumptions

- Current code assumes 2,500 sq. ft. of impervious cover for all lots under 10,000 square feet in size, which is unrealistic for smaller lot infill development.
- For lots below 5,750 square feet, the staff proposal of using zoning impervious cover establishes a more realistic baseline for applying water quality & drainage regulations to infill development.
- Allows resubdivisions to include more land area and a higher number of lots than under current IC assumptions.



Infill Plat Proposal (cont'd)

Limitations on Infill Plat Regs

- Only applicable to tracts within residentially platted subdivisions, where lots are better-suited to infill development.
- Process not available if resubdivision requires a plat vacation.
- Does not waive restrictions on development in the floodplain or erosion hazard zone.



Infill Plat Proposal (cont'd)

Relation to Proposed HOME-2 Amendments

- Infill-plat amendments will enable an easier process for applicants to resubdivide into smaller lot sizes proposed in HOME-2 amendments.
- The amendments will support an easier process for creation of flag lots under revised requirements proposed in HOME-2.

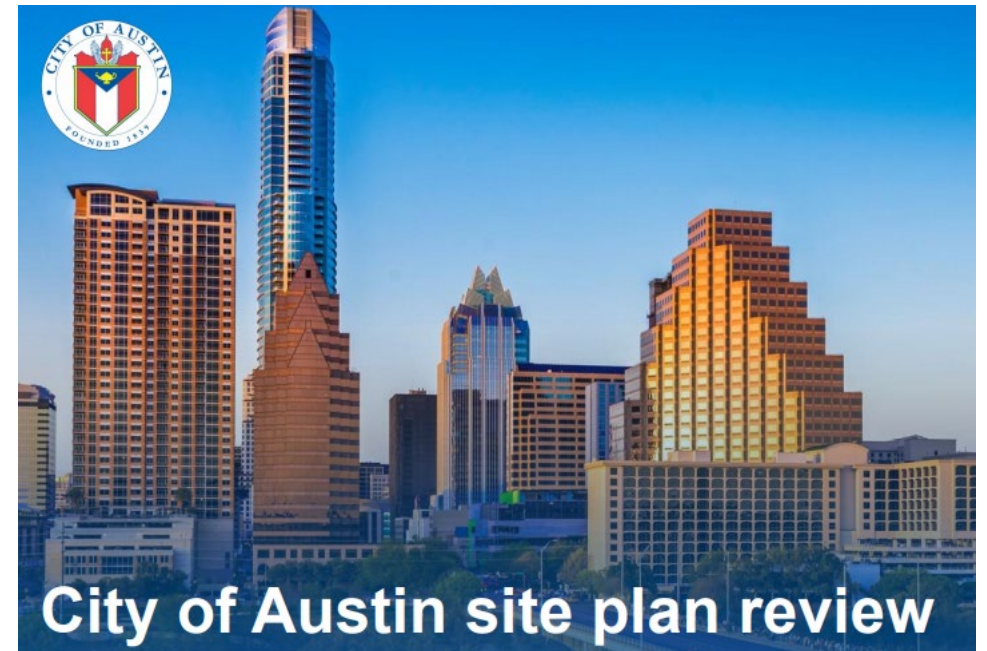




Site Plan Lite, Part 2

Site Plan Review

- Required for residential projects of five or more dwelling units.
- Triggers review of all applicable Title 25 regulations and corresponding criteria manuals, as well as full interdepartmental review.



Site Plan Lite – Council Direction

- With passage of Resolution No. [20221201-048](#), Council provided direction to propose a modified site plan process in two phases.
- The first phase focused on projects of 1 to 4 dwelling units, with the goal of conforming the review process to single-family homes as closely as possible.
- The second phase focuses on development of 5 to 16 units, with the goal of better tailoring regulations to the scale and intensity of these developments.
- Amendments for both phases was limited to non-zoning regulations.



SP-Lite | Part 1 Amendments

- Adopted by Council in 2023, Ordinance No. 20230720-158 created a site plan exemption for development not exceeding four dwelling units per site.
- Development under SP-Lite, Pt. 1 initially required going through the formal exemption process due to additional regulations triggered for development of more than two units.
- Following passage of HOME 1 amendments, which changed the definition of “Multi-Family,” projects of up to three units are now routed directly to Residential Review.



SP-Lite | Proposed Pt. 2 Amendments

- Proposed amendments would establish an intermediate review path, closer to residential-scale review than to full Site Plan.
- For sites that do not exceed 0.50 acre, applicants would be required to provide:
 - A drainage plan demonstrating that, without altering natural topography, stormwater runoff will be discharged to: (1) an existing storm drainage system; or (2) into right-of-way.
- For projects that meet these criteria, the amendments eliminate costs associated with “micro ponds” and drainage studies.



SP-Lite Pt. 2 (cont'd)

- Proposal would classify 5-16 unit projects as “Small Project Site Plan,” which reduces review fees, streamlines review process, and eliminates notification requirements.
- Additional process improvements to be pursued on an ongoing basis with partner departments and future cost-of-service studies used to calibrate fees.
- For both Infill Plats and SP-Lite, Pt. 2, staff proposes a 90-day delayed effective date to ensure adequate time for interdepartmental coordination and changes to review procedures, application forms, criteria manuals, and other items necessary for implementation.





Administrative Improvements Applicable to Infill Development Generally

Storm Drain Connection Requirement

- WPD has proposed to initiate an amendment to the Drainage Criteria Manual that would achieve the following:
 - 1) Require connection to an existing storm drain system only for development located within 300 feet, rather than 550 feet.
 - 2) Eliminate connection requirement altogether, regardless of distance, if:
 - The site does not exceed 0.50 acres; or
 - For sites up to one acre, the applicant demonstrates that street, gutter, and storm drain inlet contains the 100-year fully-developed flow rates for the applicable drainage area.



RSMP Amendment

- WPD has proposed to initiate an amendment to the Drainage Criteria Manual that would allow projects of up to 5-16 units per acre to participate in the "Regional Stormwater Detention Program" if they do not exceed one acre in area.
- This would avoid requirement to provide onsite detention facilities.



Transportation & Public Works

Proposed TCM Changes

- Reducing minimum width for "Minor Driveway" to 10 feet.
- Allowing ribbon (aka "Hollywood") strips as a permitted design element.
- Reducing requirements for Joint Use Access easements.

Process Changes

- Streamlining waiver process for driveway spacing requirements
- Clarifying comment reports related to pedestrian improvements



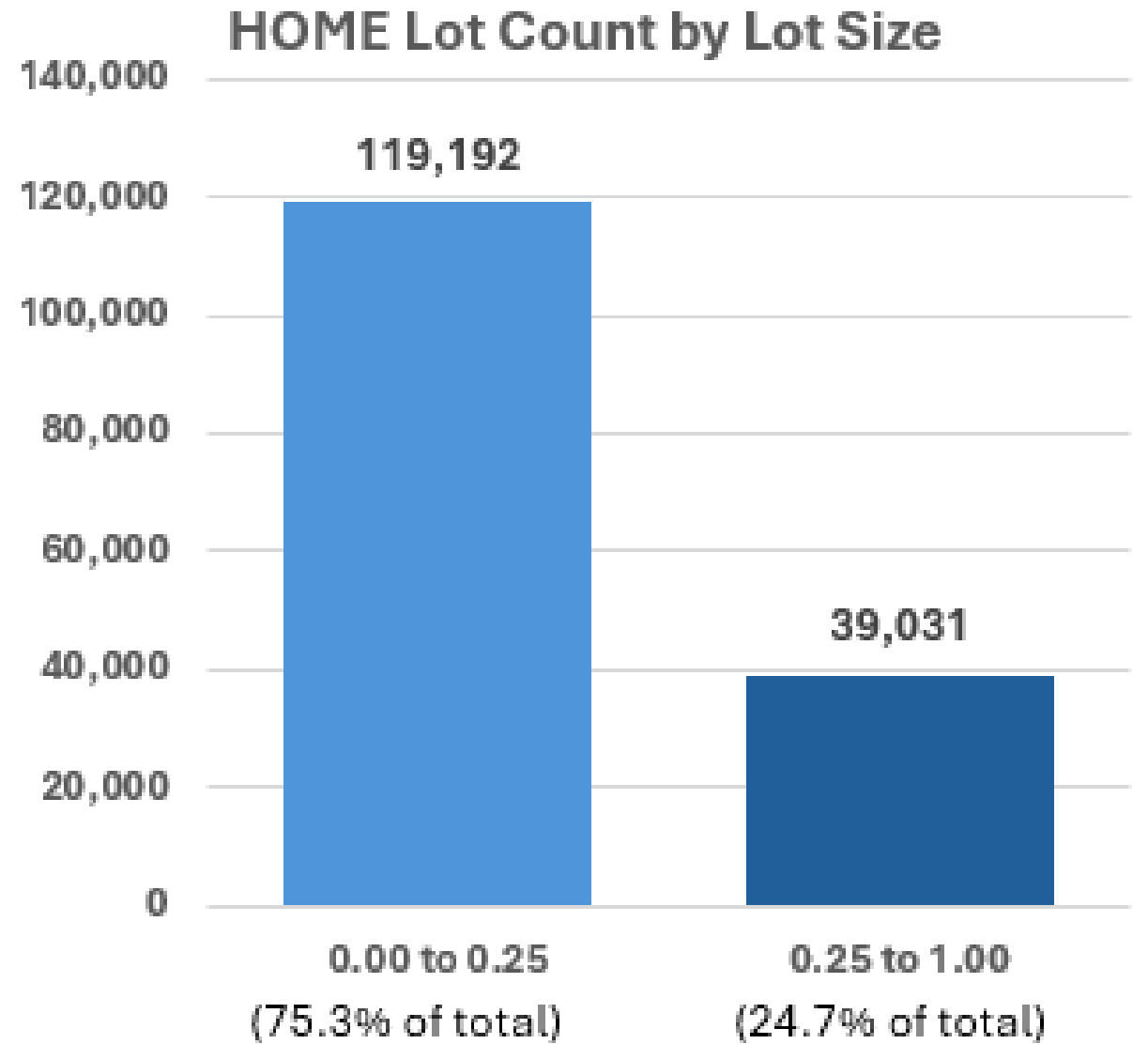
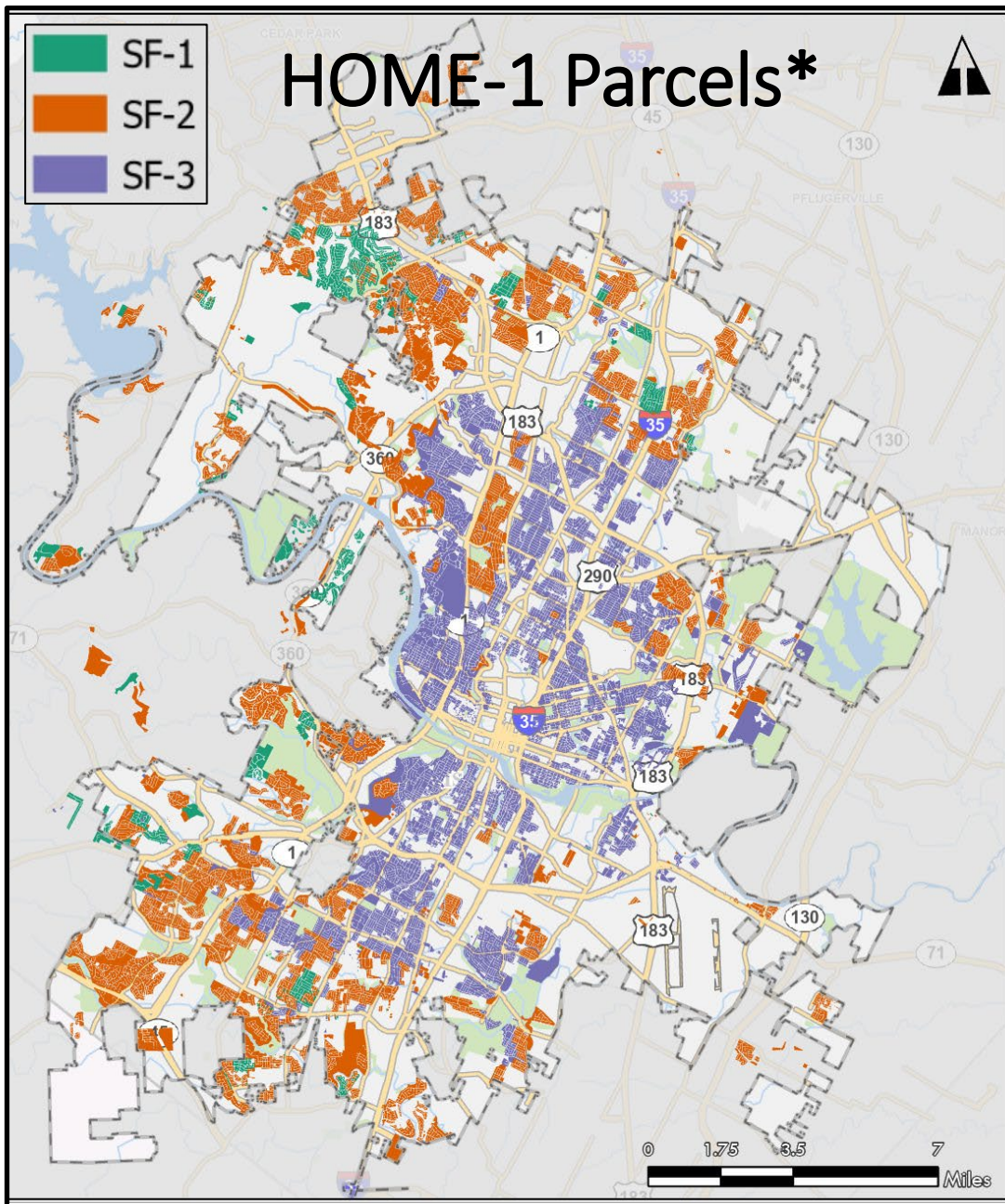


Impacts of Proposed Amendments

Proposal: Drainage Review and Onsite Detention

Project Type	Limitations	Drainage Requirements
Infill Re-Subdivision	No greater than 0.25 acres	None
	Over 0.25 acres, but no greater than one acre	Applicant must provide a Drainage Plan demonstrating that, without altering natural topography, stormwater runoff will be discharged to: (1) an existing storm drainage system; or (2) into right-of-way.
Site Plan	Limited to 5-16 dwelling units and may not exceed 0.50 acres	

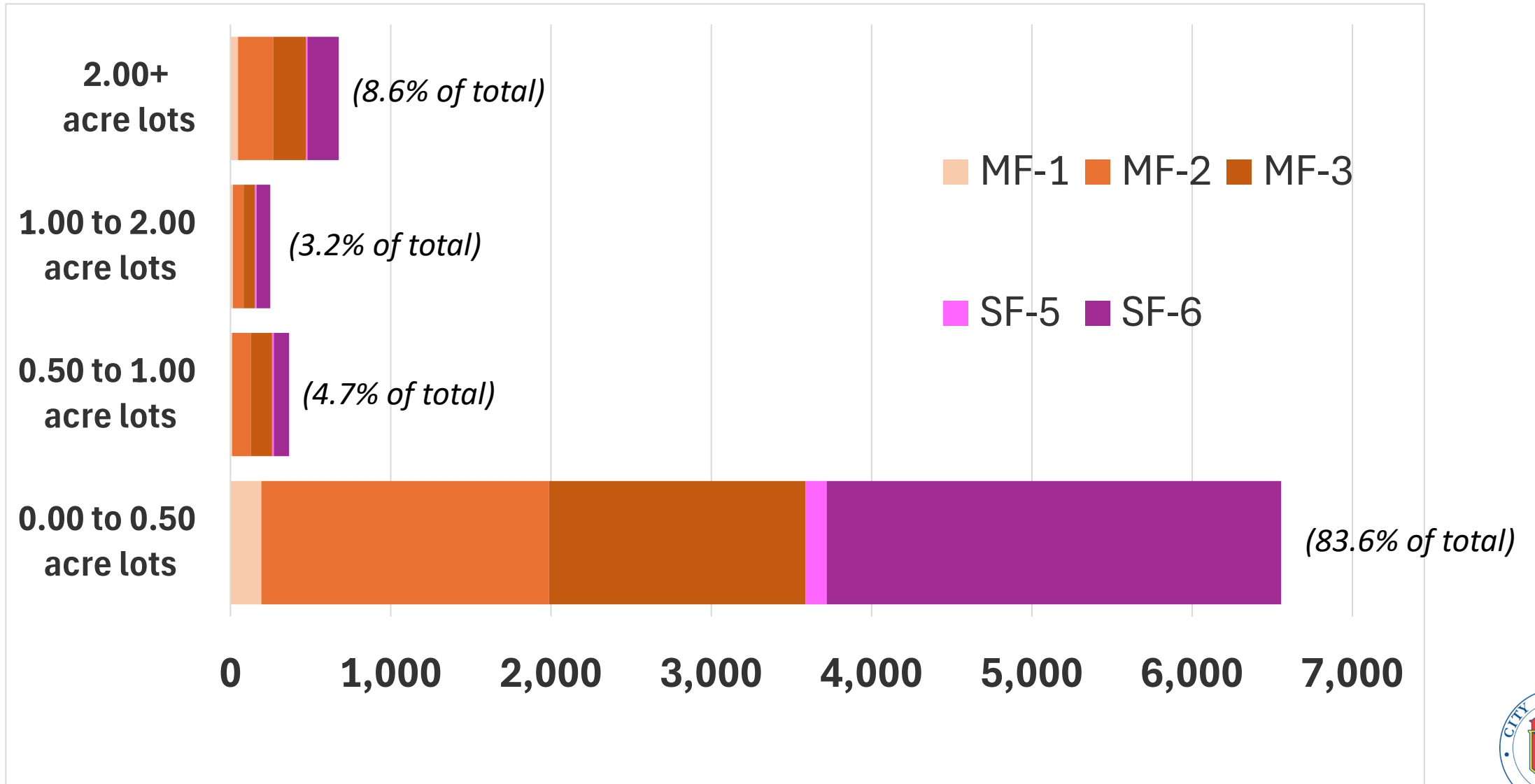




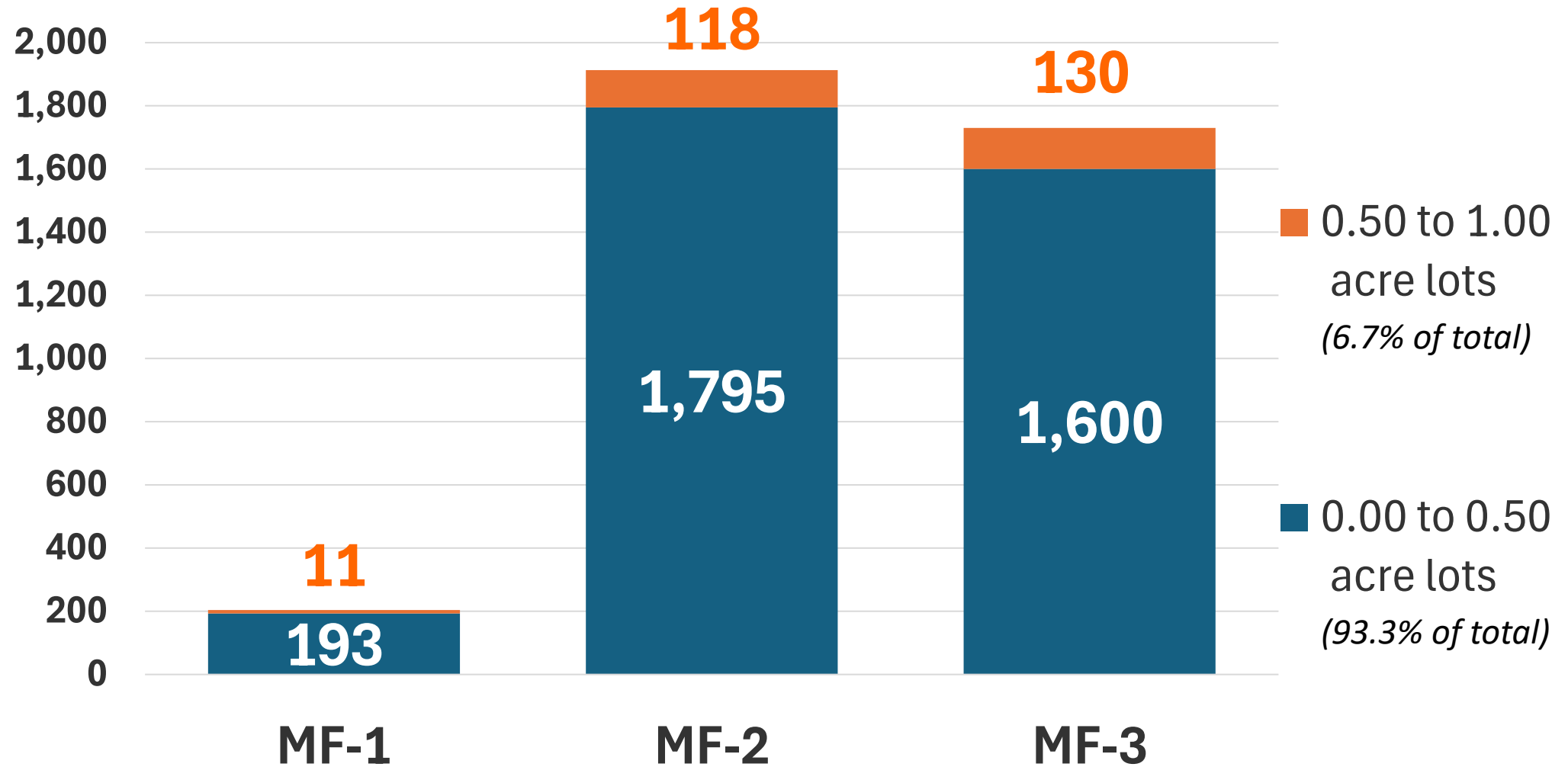
* All parcels under 1-acre zoned SF-1, SF-2, and SF-3



Site Plan Lite Count by Lot Size



Site Plan Lite Count by Lot Size





Questions?

An aerial photograph of a city skyline. In the foreground, a river flows through a park-like area with trees showing autumn foliage. A bridge with graffiti on its side spans the river. In the background, a dense urban skyline features several prominent skyscrapers under a clear blue sky. A semi-transparent white banner is overlaid across the middle of the image, containing the title text.

Overview of Proposed Amendments



Applicability

— Infill Replat

- Re-subdividing a platted residential lot or platting a land status parcel

— Site Plan Lite

- 5-16 residential units on a single lot or land status parcel



Regulatory Caps

Element	Requirements
Max Site Area	1.0 acre
Locational Restriction	Excludes properties in WUI
For Infill Plat Only	Lot or land status tract must be within residentially platted subdivision
	Replats must be without vacation of preceding plat





Drainage Review and Onsite Detention:

Requirements Not Waived

- Floodplain Regulations
- Erosion Hazard Zone Regulations
- Health & safety standards applicable to property under Chapter 25-7, such as prohibition on standing water





Drainage Review and Onsite Detention:

Applicable to Infill Replat Only

— New IC assumptions for small lots:

- Would apply to lots of no greater than 5,750 sq. ft.
- Modified to align with zoning impervious cover
- Designed to facilitate including more small lots within a proposed re-subdivision without exceeding drainage or water quality triggers

— For re-subdivision of lots containing a Two-Unit, Duplex, or Three-Unit use approved prior to effective date:

- No drainage review and streamlined plat review



Administrative Regulations & Practices

- For non-LDC requirements, the following departments will take feedback and report on potential changes under consideration to facilitate residential infill:

Austin Energy

Austin Water

Development Services

Parks & Recreation Dept.

Transportation & Public Works

Watershed Protection





Practical Effects of Baseline Assumptions on Residential Infill

- Number of lots for which “No Drainage Review” or “Drainage Plan Only” would apply
- Additional considerations.





Questions?