



Infill Development Ordinance

City Council Work Session

February 11, 2025

Agenda

- Purpose
- Timeline
- Council Direction
- Staff Recommendation
- Q & A

Briefing Purpose and Timeline

Purpose

- Briefing on staff's recommendation for streamlined land development regulations within neighborhoods scaled for existing lots.

Timeline

- 7 community and stakeholder engagements since 2023.
- Planning Commission briefed in August 2024.
- Planning Commission amended staff recommendation in Dec. 2024.
- Consideration for Council adoption on February 13, 2025.

Council Direction

- [Resolution No. 20230504-023](#) and [Resolution No. 20221201-048](#) focuses on two types of infill development:
 1. Residential Site plan development for 5-16 units.
 2. Re-subdivisions to create new lots within existing residential subdivisions.

Staff Recommendation

Streamlines regulations and lowers costs:

- Proposed Code amendments to drainage regulations may reduce up to 40% of total project costs.
- Also achieves scaled administrative rules for:
 - Storm-drain connection requirements;
 - Regional Stormwater Management Program (RSMP);
 - Right-of-way dedication; and
 - Drainage calculations, deferral of drainage improvements, modular detention, and review by professional engineer.

Development Type and Size	Current Code & Criteria	Original Staff Recommendation	Planning Commission Recommendation	Final Staff Recommendation
Residential Re-subdivision no greater than 11,500 ft ²	Onsite detention or RSMP-lite (with fee payment)	No drainage review.	No drainage review required for sites up to 1.5 acres. Consider drainage affidavit.	No review (Same as original staff recommendation)
Residential Re-subdivision no greater than 1 acre	Onsite detention or RSMP-lite (with payment)	No onsite detention or engineered drainage plan required if site drains to street or other drainage system; if grading required, “RSMP-lite” & payment.	90-day goal plan approval. 1.5-acre plans to be reviewed as Small Projects.	Original staff recommendation plus: No RSMP review or payment required if grading is necessary to drain site to street or drainage system. 90 day turn around on permit.
Site Plan 5-16 Unit no greater than ½ acre	Same as above; capped at ½ acre	Same simplified drainage options as Residential Resubs above, but capped at ½ acre		Same changes from original proposal as those made for Residential Resubs (above)
Site Plan 5-16 Unit no greater than 1 acre	Not allowed (follow full code)	RSMP-lite offered to 1 acre		Same as above; capped at 1 acre; small-project status up to 1.5 ac.

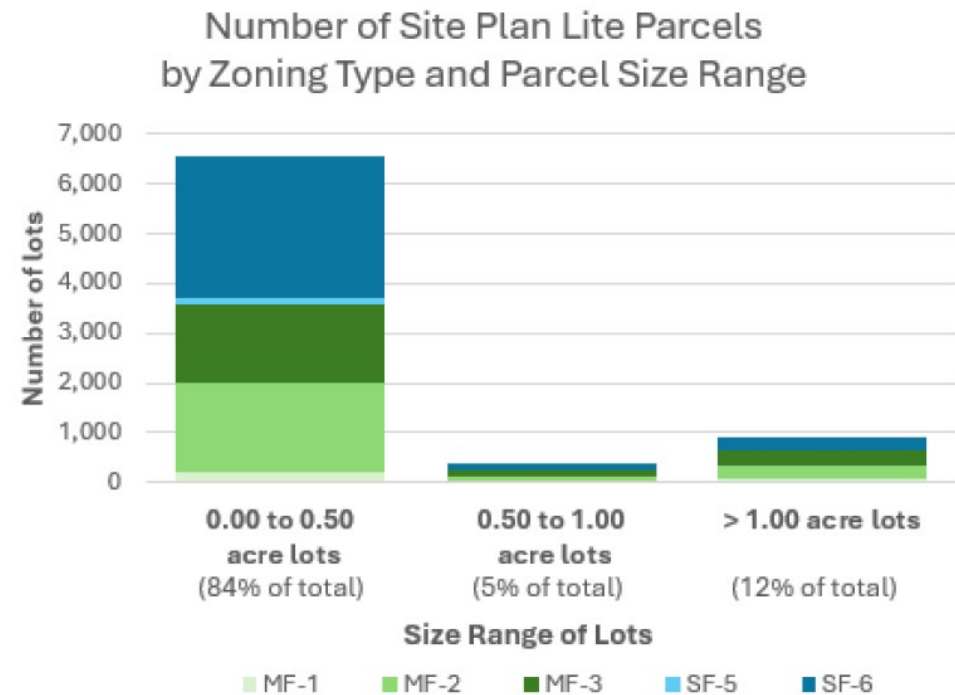
Opportunity for Impact

Opportunity for Re-Subdivision

- ~80% of HOME eligible lots are less than 11,500ft² and all HOME eligible lots less than 1 acre.

Opportunity for 5-16 Unit Site Plan

- ~90% of eligible lots are less than 1 acre.



Outcomes of Proposed Changes

- Scaled Code and administrative rules for development in existing residential neighborhoods.
- Aligns with peer Texas cities.
- Greatly expands opportunity for developers and property owners.
- Goal of 90-day time to permit with a streamlined process accessible to all.



For Further Information:

Keith Mars, Assistant Director

Development Services

512-466-4598 or keith.mars@austintexas.gov