



# Housing and Planning Committee Briefing

March 26, 2024

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# Agenda Items

- Infill Plat Process
- Site Plan Lite - Part 2
- HOME Ordinance – Additional Direction on Trees





# Infill Plat

# Subdivision Overview

## Subdivision

The division of land into one or more lots for the purpose of sale, transfer, development, or extension of utilities.

## Subdivision Types and Order of Process

- Preliminary Plans
- Final Plats
- Subdivision Construction



# Greenfield Subdivision



Preliminary Plan and Plat- Laying out lots, roads, drainage, etc.

# Greenfield Subdivision



Subdivision Construction Plan-  
Build Infrastructure

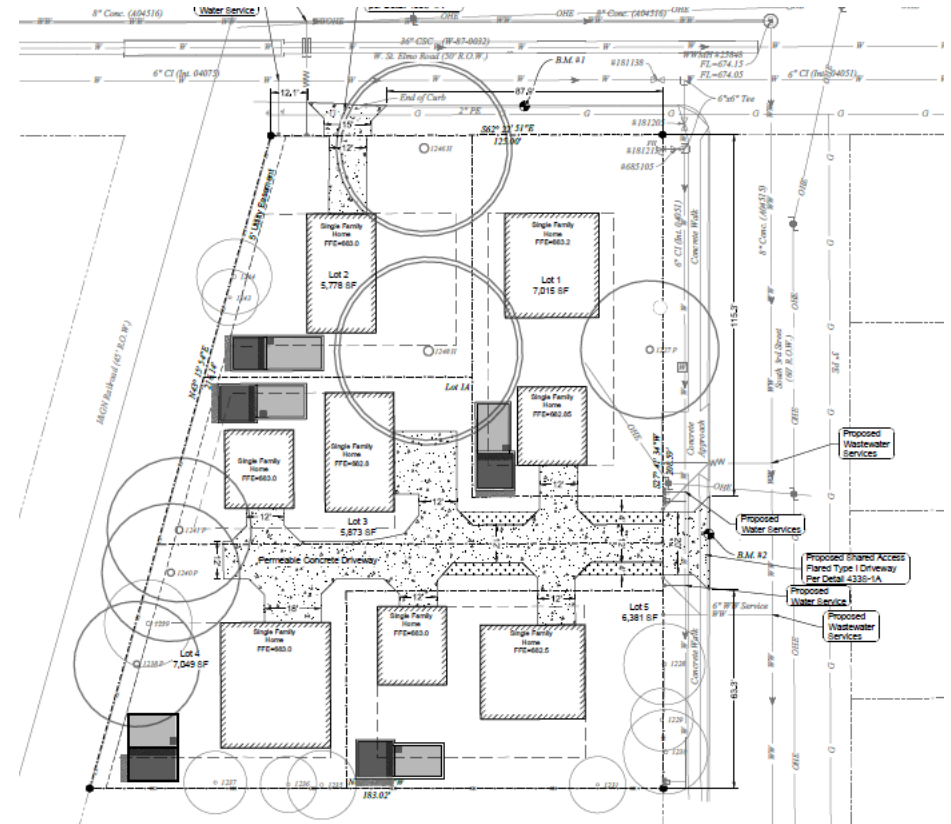


Home Construction

# Infill Plat - Problem Statement

How do you subdivide land when:

- Lots already subdivided.
- Land use regulations agnostic to greenfield or infill.
- Space and capacity for utilities.



# Infill Plat Process - Council Direction

Resolution [20230504-023](#)

1. Create an efficient process for infill lots within residential subdivisions.
2. Right size regulations to infill lots.
3. Explore making waivers and variances administrative.
4. Include other subdivision changes that result in more infill lots.



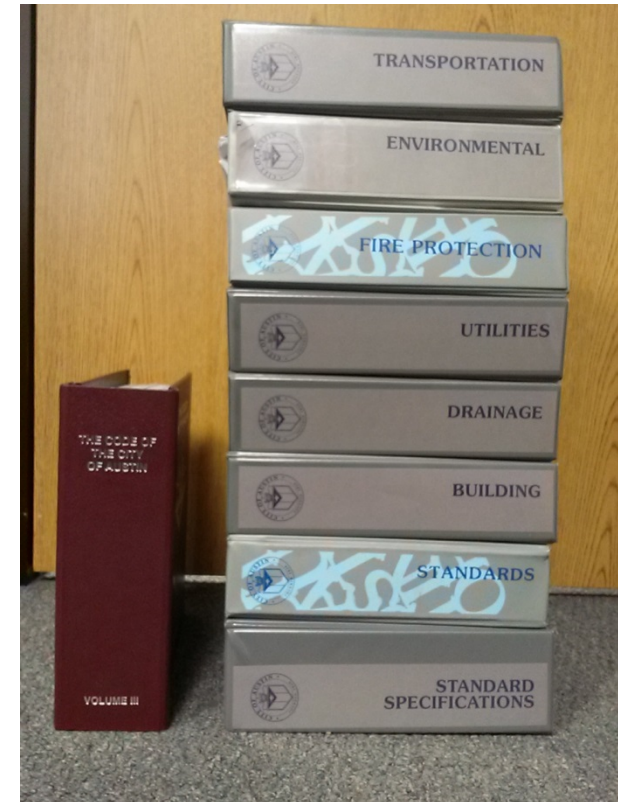
# Improvements - Changes in December 2023

- Streamlined application submittal requirements.
- Extended application deadlines.
- Expanded administrative variances.
- Modified flag lot regulations.
- Administrative approval of preliminary plans and plats.



# Infill Plats - Right Size and Calibrate Code

- Process changes that facilitate fee simple ownership rather than condominium regimes.
- Calibrate key regulatory requirements to smaller scale re-subdivisions within existing plats.
- No changes in impervious cover. But changes to assumptions to calibrate drainage and water quality.

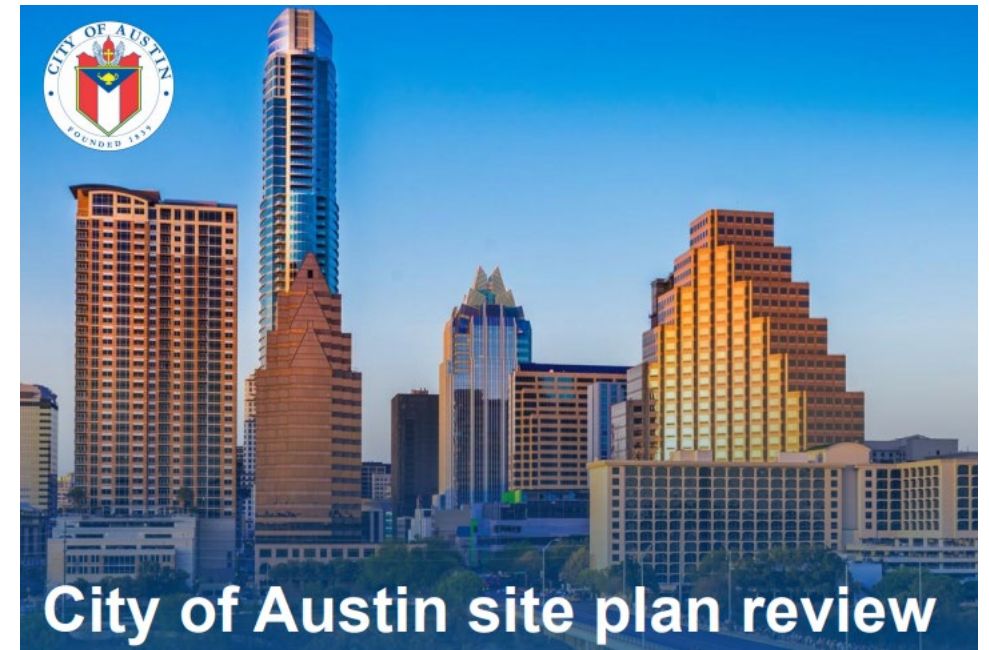




# Site Plan Lite Part II

# City of Austin Site Plan

- Requirement for most projects beyond four units.
- Many chapters of Land Development Code and Criteria Manuals apply.
- Multiple departments part of process.



# Site Plan Lite – Problem Statement

- Site Plan Lite Part 1 addressed 3-4 unit residential.
- How can the Site Plan process and regulations be tailored to “missing middle” residential?
- Site Plan is agnostic to project type and size.



# Site Plan Lite – Council Direction

Resolution [20221201-048](#)

- Add triplexes and fourplexes to residential review
  - Completed and executed.
- Create Site Plan Lite for residential projects of 5-16 units.
  - Less requirements than a full Site Plan.
  - Tailor non-zoning requirements only.
  - Streamline review process.



# Site Plan Lite – Process Improvements



- Simplify and consolidate applications.
- Streamline Site Plan Completeness Check process.
- Dedicate case management for housing Site Plans.
- Improve timeline on last-mile work to issue permit.

# Site Plan Lite - Proposed Code Changes

- Similar to the Infill Plat amendments, these amendments “right size” regulations for 5-16 units on a single lot.
- Subject to limits on impervious cover and site area, the regulations calibrate drainage and water quality regulations to facilitate missing middle projects.
- The result is that projects will have to meet more regulations than currently apply to 1-4 units under “Site Plan Lite, Pt. 1,” but fewer requirements than apply to a full site plan.



# Site Plan Lite – Proposed Code Changes

- Projects classified as “Small Projects” and reviewed under the streamlined process for small-project Site Plans.
- The amendment includes no changes to zoning regulations, so within the city limits, the areas in which 5-16 units are allowed will be limited to multifamily-zoned properties and projects utilizing a density bonus program.



# Next Steps - Infill Plat and Site Plan Lite 2

- Codes and Ordinances Joint Committee | April 1, 2024
- Environmental Commission | May 1, 2024
- Council Set Date | May 2, 2024
- Planning Commission | May 14, 2024
- City Council | May 30, 2024





# HOME | Additional Direction on Trees

# Tree Regulations in Austin



## Levels of Tree Ordinance Protection



### 8" and larger

- Survey required on commercial site plan submittals



### 19" and larger are Protected Trees

- All species are protected
- Tree permit required for removal or impacts (residential and public)



### 24" and larger may be Heritage Trees

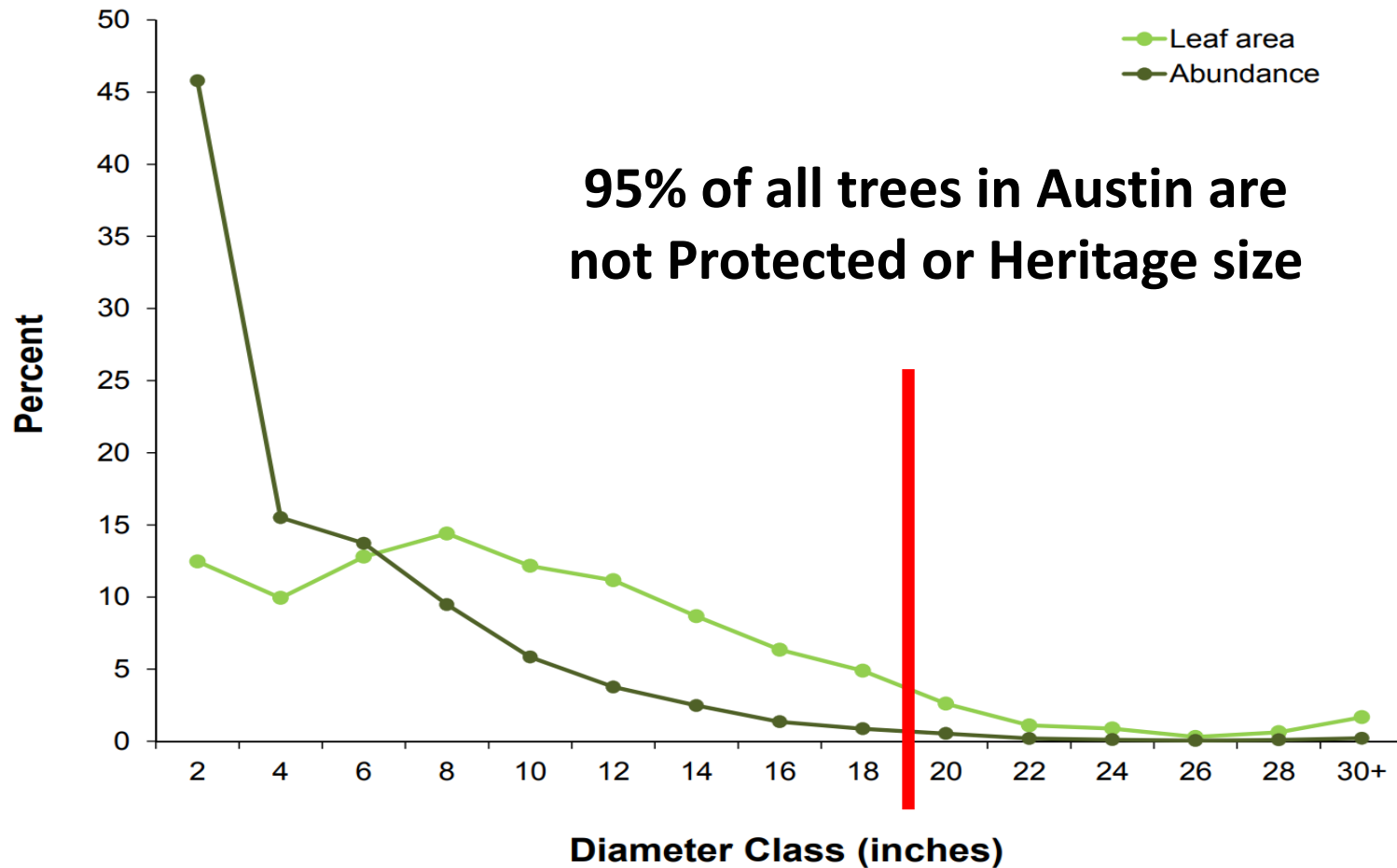
- Only specific species qualify
- Variance required for removal or impacts that exceed code requirements
- Variances can be administrative
- Greater penalties for unpermitted impacts



### 30" and larger Heritage Trees

- Proposed variances must go through public process

# What about Non-Regulated Trees?



# HOME | Council Direction

Ordinance [20231207-001](#)

1. Preserve trees and other natural features through alternative equivalent compliance or administrative modification.
2. Explore gaps in tree planting requirements.
3. Promote additional tree planting.
4. Incentivize the protection non-regulated trees.
5. Incentivize the protection of trees in or near setback areas.



# Code Consistency for Tree Planting

- **Challenge** - Tree planting requirements are in confusing location and unclear when they apply.
- **Solution**- Clarify and reorganize Code so that tree planting requirements are clear.
- **Result**- Equitable and consistent tree planting requirements for all residential development across city.



- **Challenge-** Little incentive to preserve smaller trees even those in setbacks and no-build areas.
- **Solution-** Increase mitigation credit for preservation of non-regulated trees.
- **Result-** Protect more trees and reduce costs.



# Incentivize Tree Planting Diversity

- **Challenge** - Nurseries don't grow enough types of trees for the City to meet species diversity goals. Growers hesitate to invest in new species if they don't know there will be demand.
- **Solution** – Give higher mitigation credit for desirable but uncommon species to facilitate demand.
- **Result** – Incentive will increase planted tree diversity and reduce tree planting costs.



# Proposed Next Steps

- Community and stakeholder feedback | April 2024
- Codes and Ordinances Joint Committee | May 2024
- Environmental Commission | June 2024
- Planning Commission | June 2024
- City Council | July 2024



