



# Infill Plats & Site Plan Lite, Part 2: Overview of Staff Proposal

Codes & Ordinances Joint Committee | April 1, 2024

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# Agenda Items

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







# Infill Plats



# Subdivision Overview

## 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 & 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



Subdivision Construction  
Plan - Build Infrastructure

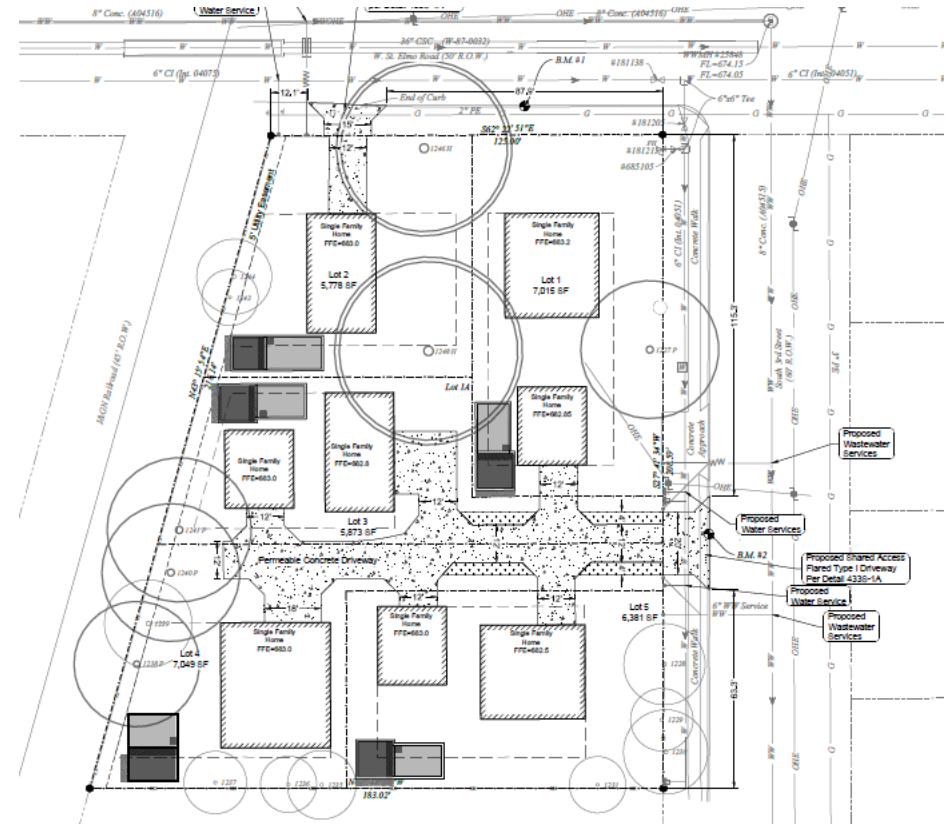


Residential Subdivision



# Infill Plats – Challenges

- In the platting context, “infill” is the re-subdivision of lots in existing single-family subdivisions into new, smaller lots.
- Current regulations, particularly drainage & water quality, are tailored to greenfield subdivisions rather than residential infill.



# 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

## Response to Resolution No. 20230504-023

- Targeted changes to regulations for residential resubs. aimed at:
  - Making the process more efficient and less costly for small-lot developments that are comparable in scale & intensity to development currently permitted under HOME 1.
  - 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 for development that:
  - Does not exceed:
    - (a) 8,000 square feet of impervious cover; or
    - (b) half an acre; and
  - Provides a drainage plan sufficient to show that new impervious cover will not cause water to flow onto neighboring lots.
- Eliminates costly, hard-to-maintain “micro ponds” and is similar to current water quality controls exemption (also capped at 8K IC).





# Infill Plat Proposal (cont'd)

## Summary of Drainage Plan Requirement

- Scope of requirement remains under review.
- Where applicable, drainage plan would be required to demonstrate that all runoff from new impervious cover is discharged to:
  - (a) an existing storm drain system;
  - (b) right-of-way; or
  - (c) a dedicated drainage easement sufficient to convey flows from a 100-year storm consistent with applicable requirements of the Drainage Criteria Manual.



# Infill Plat Proposal (cont'd)

## How Drainage Plan Differs From Current Regulations

- Onsite detention not required, substantially reducing design and construction costs.
- No volumetric analysis or drainage studies required; plan simply has to demonstrate appropriate water flow.
- The harder tier (i.e., dedicating a drainage easement) would be triggered in a minority of cases and would still be substantially more streamlined than onsite detention or 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 10K 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)

## Other Limitations on New Process

- Only applicable to residentially platted subdivisions, where lots are better-suited to infill development.
- Process not available if resubdivision requires a plat vacation or commission-approved variances.



# 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 also support an easier process for creation of flag lots under revised requirements proposed in HOME-2.





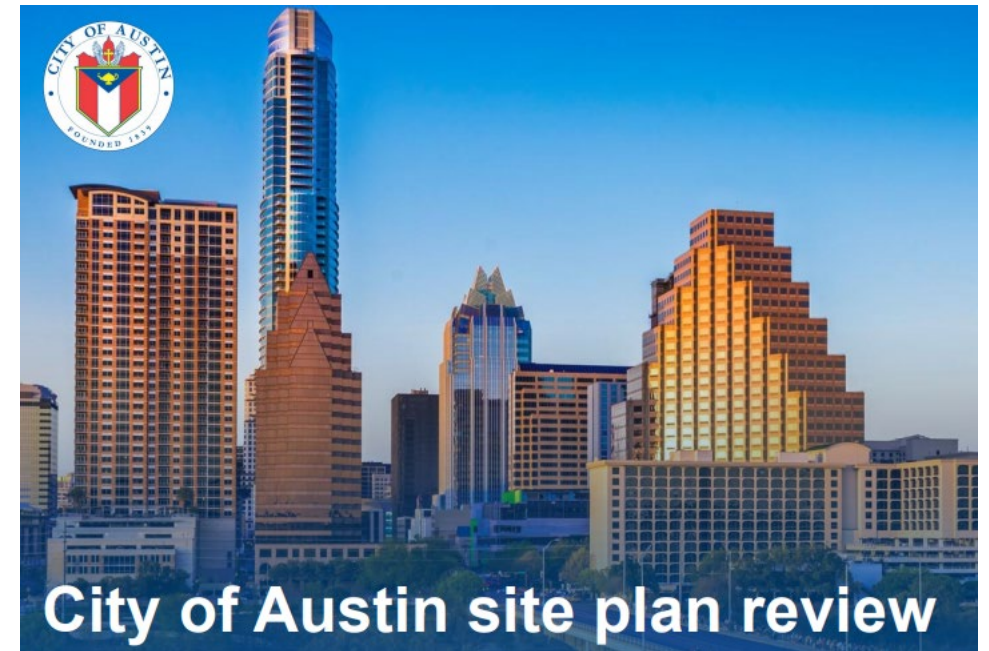


# Site Plan Lite, Part 2



# City of Austin Site Plan

- Required for residential projects of five or more dwelling units, except where an applicable “site plan exemption” applies.
- Triggers review of all applicable Title 25 regulations and corresponding criteria manuals, as well as full interdepartmental review.





# Site Plan Lite – Part 1

- 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

- 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

- Amendments proposed for SP-Lite, Pt. 2 establish an intermediate review path, closer to residential-scale review than to full Site Plan.
- Using the same provisions proposed for the Infill Plat amendments, SP-Lite, Pt. 2 would substantially streamline drainage regulations for projects of up to 8,000 square feet of impervious cover.
- Under current zoning regulations, development of 5-16 units per site is generally limited to MF-zoned properties or development under Affordability Unlocked.





# SP-Lite Pt. 2 (cont'd)

- Proposal would classify 5-16 unit projects as “Small Project Site Plan,” which substantially 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.



# 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.



# 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







# Questions