

**3/6 Meeting - Item 37 - Site Plan Lite + Subdivision
CM Vela Amendment 1
Change the review threshold to 17,780 Sq Ft**

I move to amend Line 92 in the draft ordinance as follows:

(1) The application is a resubdivision that does not exceed a gross site area of ~~44,500~~**17,780** square feet; or"

Rationale

This amendment increases the minimum threshold for drainage review for resubdivision to 17,780 sq ft. The proposed change is an increase from staff's proposal of 11,500 sq ft but significantly below the Planning Commission's recommendation of 65,340 sq ft (1.5 acres). This amendment does not affect any of the requirements for site plan.

I am proposing 17,780 sq ft because it would align with existing water quality regulations. The threshold for water quality review and water quality control is 8,000 sq ft of impervious cover on a site (25-8-211). 17,780 sq ft of site area allows for 8000 sq ft of impervious cover in single family zoning (45%). Complying with on-site water quality requirements often involves building a water quality pond that can also double as a drainage pond.

The change from 11,500 sq to 17,780 sq would only apply to single family zoning and would include about 23,000 single family lots in Austin. Under current rules these lots can redevelop into 1, 2, or 3 units and max out their 45% of allowed impervious cover without having to go through any drainage review. Subdividing these lots allows for smaller homes on smaller lots that are better for affordability and better for the environment overall. Subdividing the lots also splits up the allowed impervious cover into those lots and makes it less likely that the impervious cover will all be massed in one area, reducing the potential for lot to lot flooding.