

### **Presentation Overview**

- Summarize recently adopted "Infill Development Ordinance"
- Highlight changes for infill project application submittals
- Summarize Council actions calling for staff follow-up
- Question & Answer discussion



## **Policy Rationale**

- City zoning regulations have evolved to allow greater density in residential neighborhoods
- But non-zoning regulations (e.g., drainage, transportation, etc.) are poorly calibrated to small-scale "infill" projects that add density to established neighborhoods
- The "Infill Ordinance" and related efforts seek to better calibrate regulations & review procedures to infill development

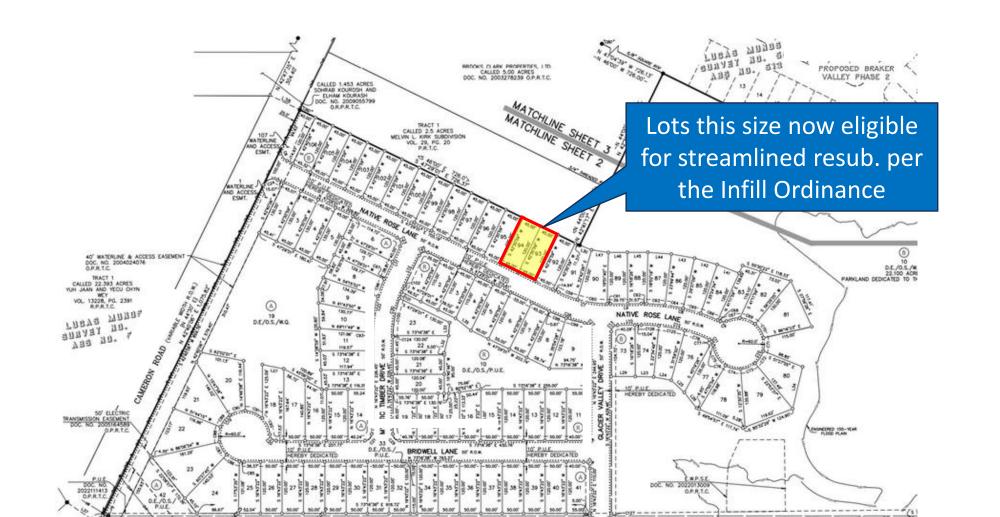


### **Infill Ordinance Overview**

- The ordinance seeks to "right size" regulations for the following small-scale residential "infill" projects of no more than one acre:
  - Residential re-subdivision of existing platted lots in single-family zones
  - Small multifamily projects of 5-16 units (a.k.a. "site plan lite")
- Approved by Council March 6, 2025; takes effect on June 16
- Ordinance focuses on drainage regulations,\* but Council direction extends more broadly to administrative process affecting other regulations



### Classic Subdivision with Potential Infill Lots

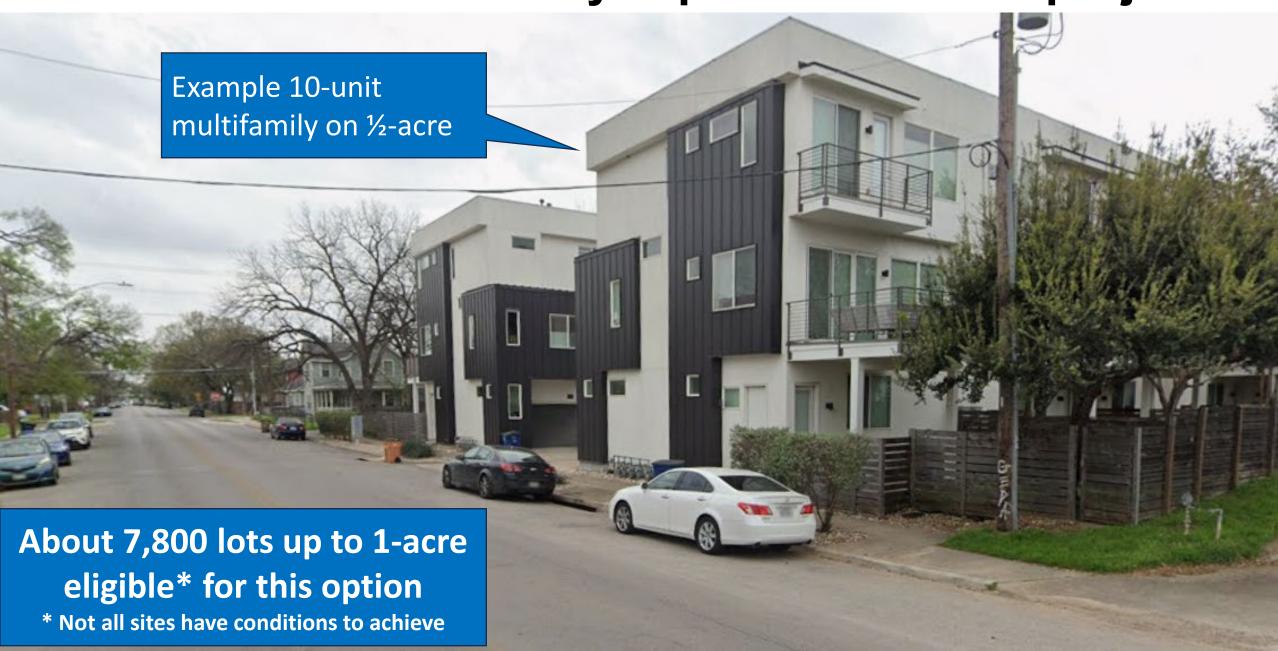




### **HOME-1** and **HOME-2**: Infill Plats



### Site Plan Lite Multifamily: Up to 1-acre infill projects

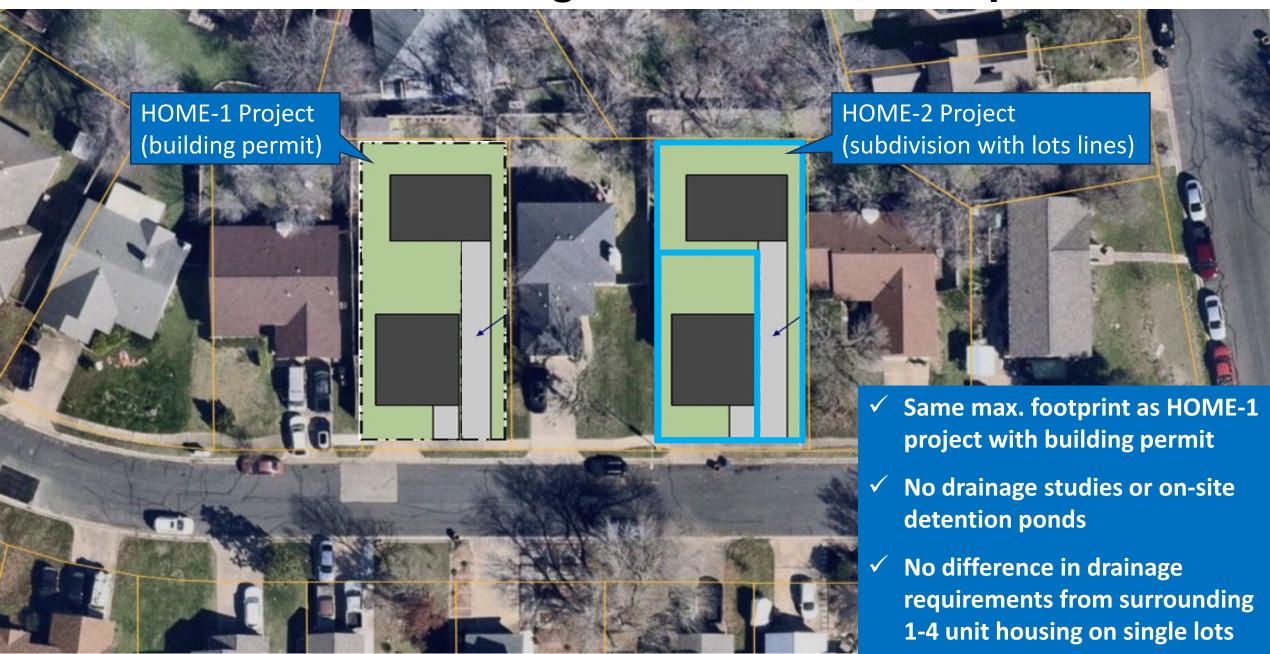


# Implementation Topics

- Site drainage and grading plans
- Flood detention
- Regional Stormwater Management Program (RSMP) participation
- Storm drain connections
- Modified Rational Method for detention pond sizing calculations
- Modular detention
- Deferral to Building Permit
- Payment-in-lieu of water quality controls
- Other fee-in-lieu/payment-in-lieu possibilities



### Infill Plats: Lot no greater than 17,780 sq. feet



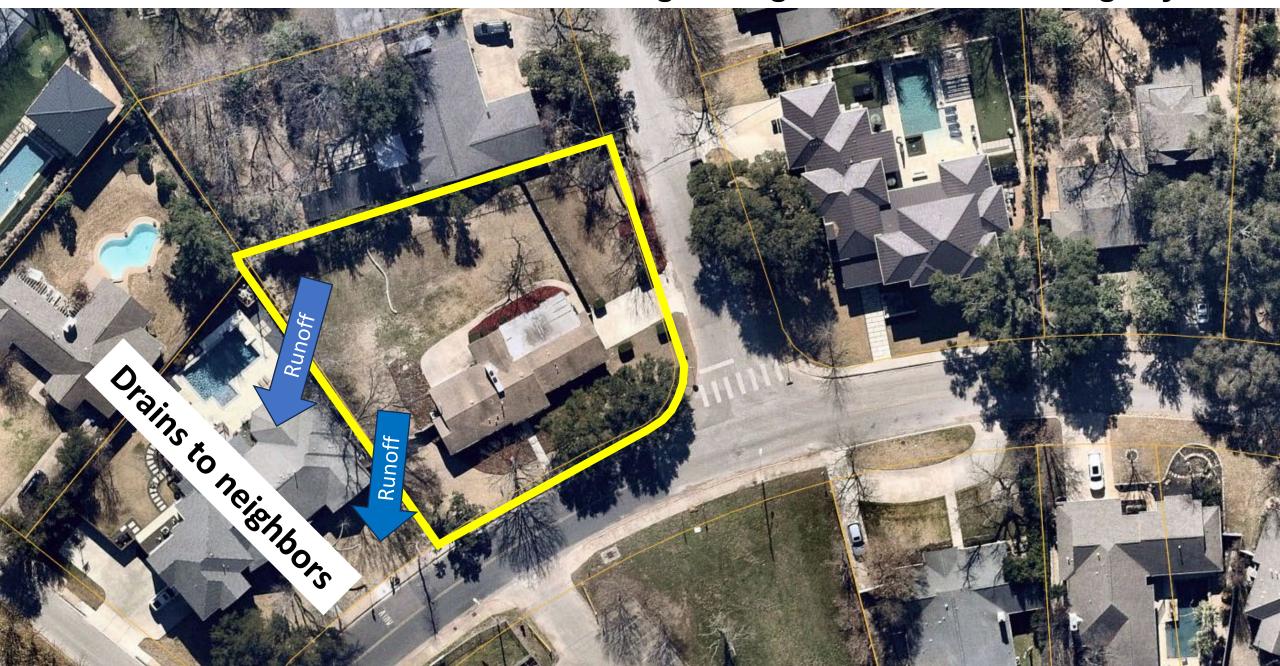
# Infill Plats: 17,780 sq. ft. to 1-acre lot infill projects



### Scenario 1: Natural surface flows to road right-of-way or drainage system



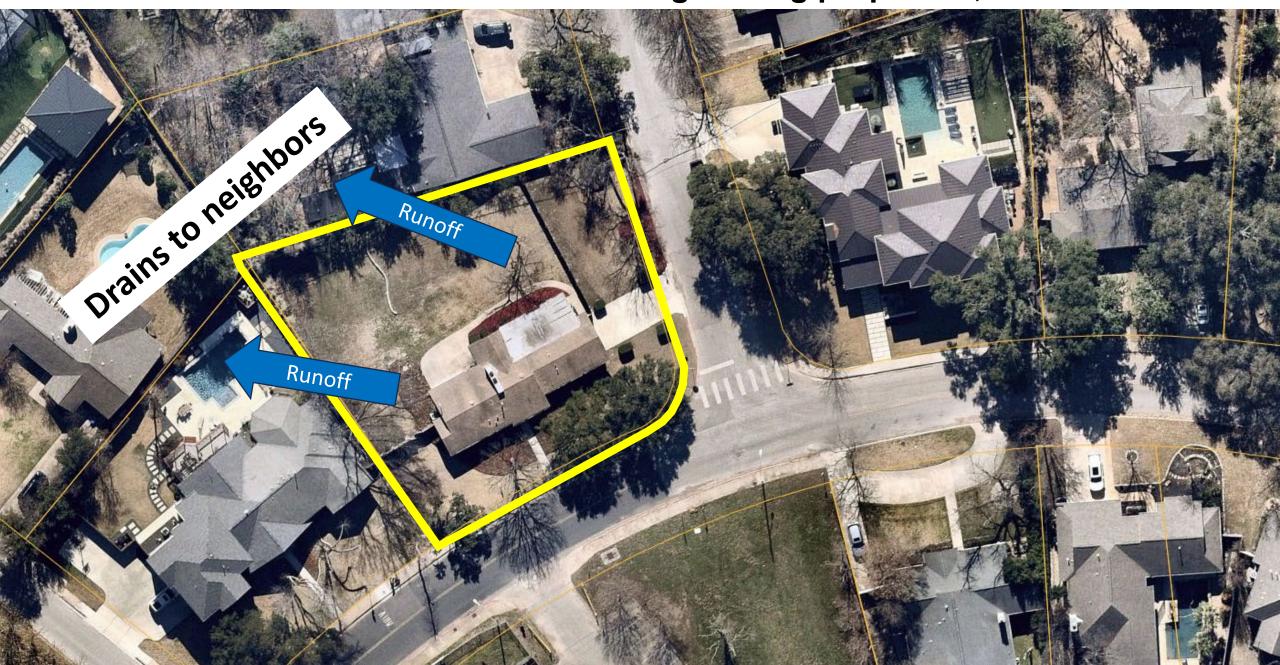
Scenario 2: Lot with surface flows needing to be graded to road/drainage system



#### Scenario 2: Lot with surface flows needing to be graded to road/drainage system



Scenario 3: Lot with surface flows to neighboring properties, build detention



#### Scenario 3: Lot with surface flows to neighboring properties, build detention



# Site Plan Lite Multifamily: Up to 1-acre infill projects

# Similar requirements as Infill Plat re-subdivisions

- Direct runoff to ROW or drainage system, else detention
- 55% to 65% impervious cover raised concentrated runoff concerns
- So, no drainage exception at or below 17,780 ft<sup>2</sup>



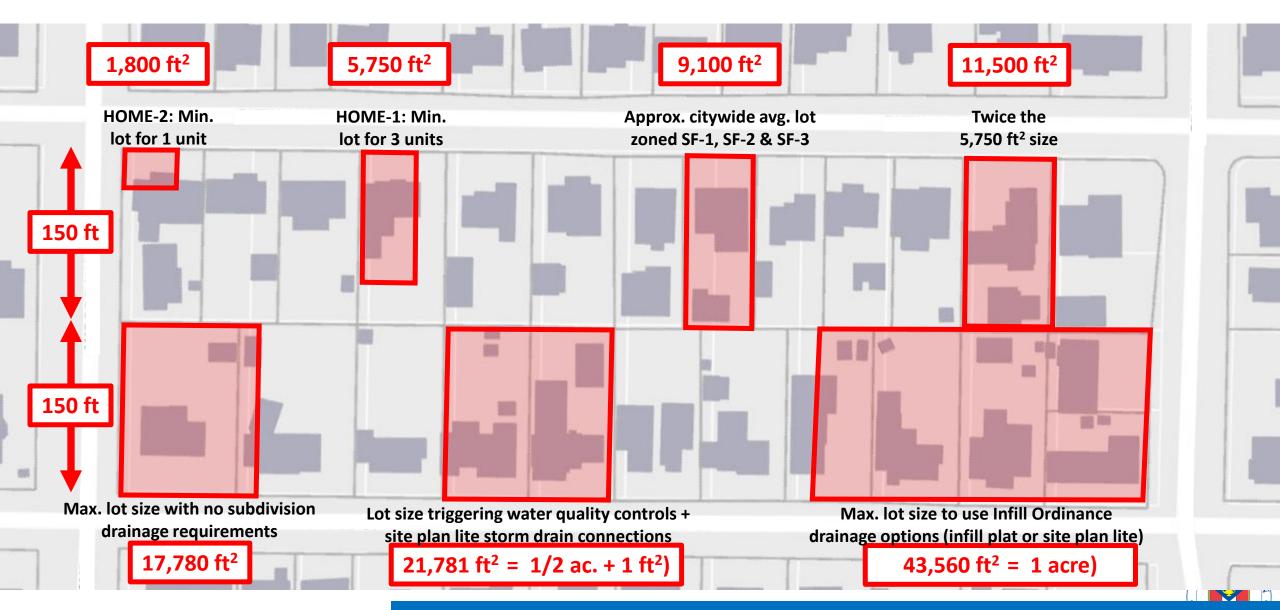
Existing storm drain inlet connects to storm drain pipe in street ROW

# Add (back) Modified Rational Method

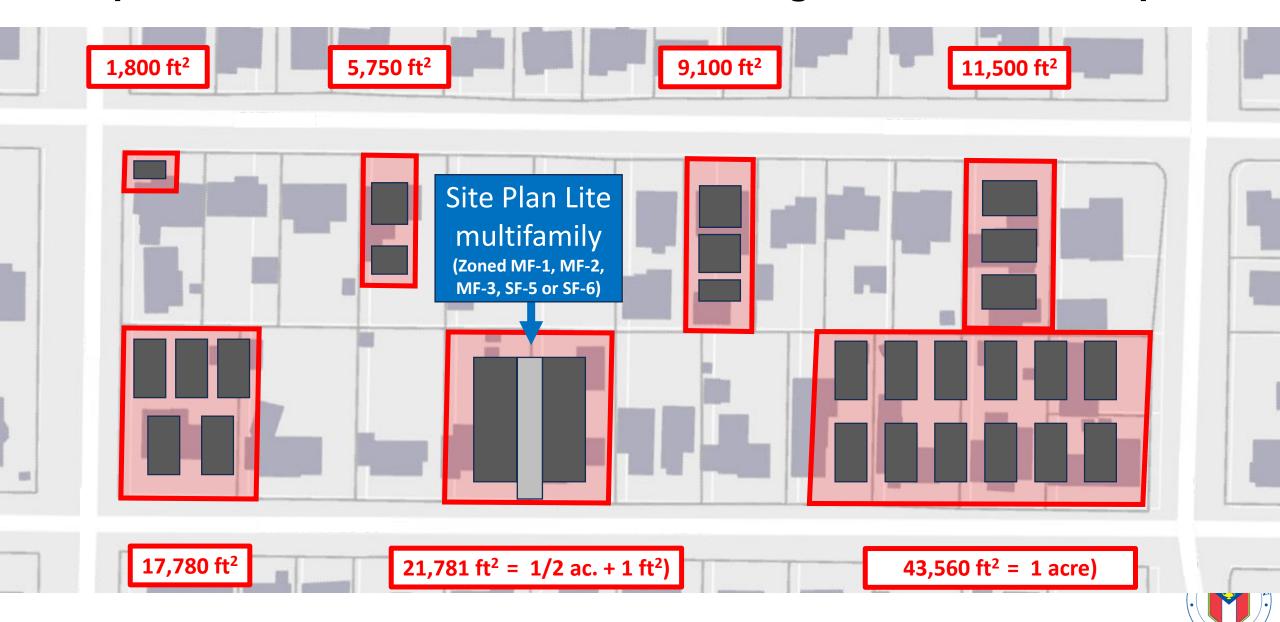
- Update the Drainage Criteria Manual (DCM) to:
  - Add the Modified Rational Method (MRM) as approved for detention pond sizing calculations for residential infill projects up to 1 acre
  - Add the MRM calculation basis/technical information



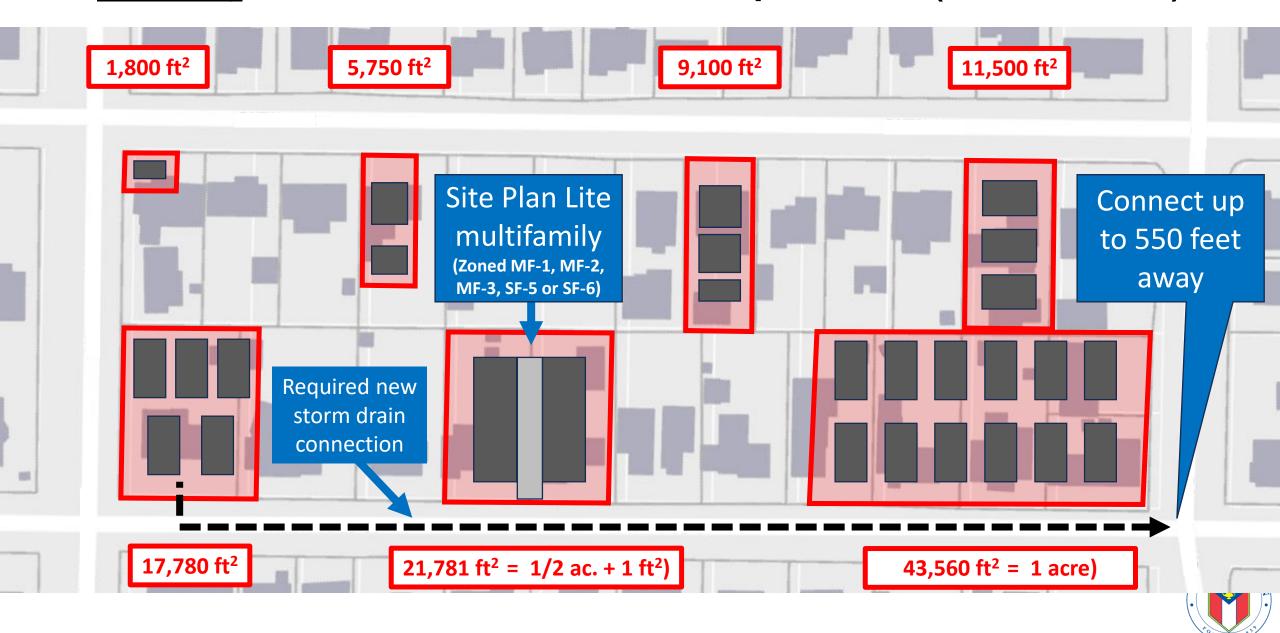
### Comparison of Lot Sizes relevant to HOME and Infill Ordinances



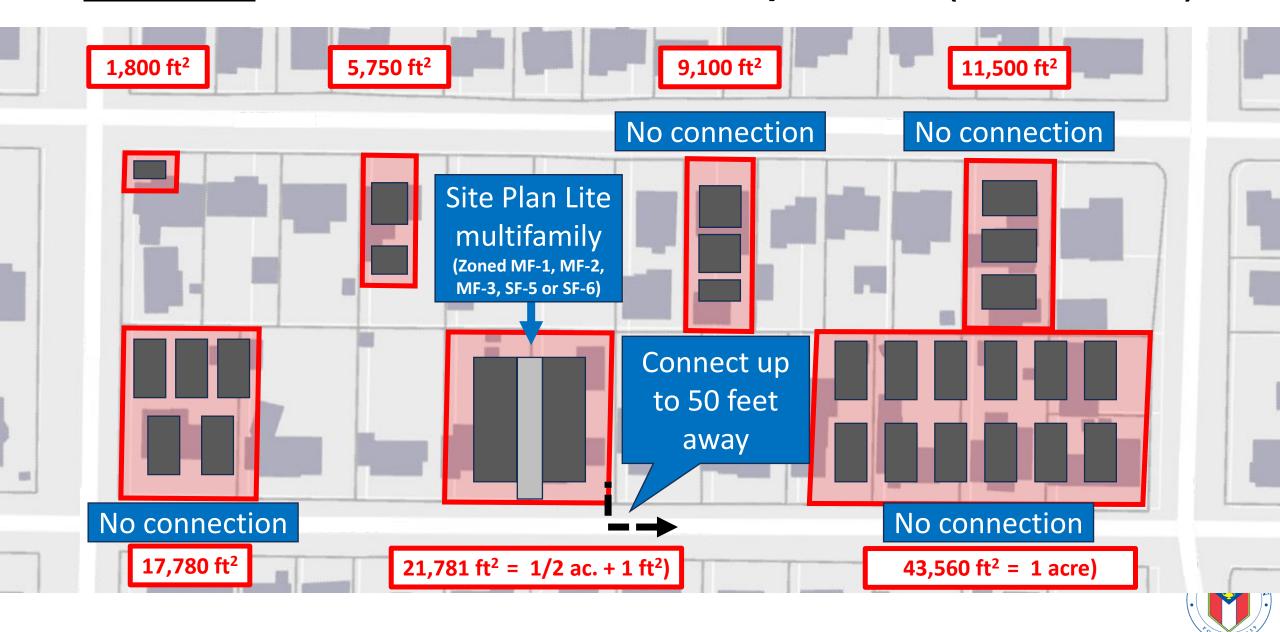
### **Comparison of Lot Sizes Considered during Ordinance Development**



#### **Existing Storm Drain Connection Requirement (DCM 1.2.3.C.)**



### **Proposed Storm Drain Connection Requirement (DCM 1.2.3.C.)**



# Modular Detention/Deferral to Building Permit Possibility



### Modular Detention/Deferral to Building Permit Possibility



- ✓ Multiple items still TBD (To Be Determined) such as:
  - Modified Rational Method sizing (adjusted for Atlas-14)
  - Builder designs? Engineer?
  - Outflow pipe design (size, number of orifices, etc.)?
  - In-ground ponds too?
  - Variable tank sizes available?
  - Catch runoff from roofs only rather than all surfaces?
  - Review, inspection, and maintenance?? (Ensure function)

### Payment-in-lieu of water quality controls

- Existing option for Urban Watersheds
  - Most residential infill projects already eligible
  - O No water quality controls required for projects less than 17,780 ft<sup>2</sup> in size
  - Continue offering this option
- Non-Urban Watersheds
  - Not an option currently; would be Land Development Code change
  - Staff exploring feasibility of these options
  - Won't likely recommend for Barton Springs Zone



### Other payment-in-lieu possibilities

- Flood detention
  - Infill Ordinance allows 97+ percent of SF-1, SF-2, and SF-3 parcels to avoid detention
  - Working on modular detention/deferral to building permitting phase
  - Challenges with offering payment-in-lieu to non-qualifying infill projects
- Water and wastewater lines
- Transportation improvements
- Electrical infrastructure

City staff exploring feasibility of these options



