



Site Plan 101

by

The Site Plan Review Team, Land Use Review Division

Engagement Format



- Presentation followed by question and answer session
- Two ways to participate:
 - Speak by raising your hand on the control panel. You will be asked to unmute. Please mute yourself when finished.
 - Written questions using the Q&A function at the bottom of your screen

Process

- What is a site plan?
 - An overall plan set for a commercial or multifamily construction project
 - The sheets within that plan set that show compliance with zoning
 - The review team that reviews the site plan sheets and overall set



Plan Review & Case Management



The Tools We Use to Review

AMANDA 7



Property Profile

A DEVELOPMENT SERVICES TOOL



Development
CITY OF AUSTIN
SERVICES DEPARTMENT

Case Management



What happens when you are supposed to herd cats ... on your trusty feline steed ... and you are also a cat.

Welcome to Case Management.

Case Management – The Computer Side

We work with every review discipline.

- Coordinate reviews
- Resolve conflicts
- Prepare and send Master Comment Reports.

AMANDA 7



New Folder

Task List
(My Tasks)

7400 South Congr

Folder | Property(1) | People(8) | Info(249) | Fee(18) | **Process(64)** | Document(68)

2021 203329 C 00 SP Site Plan **In Review**

<input type="checkbox"/>	ATD Engineering Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Drainage Engineering Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Environmental Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Fire For Site Plan Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Transportation Engineering	Rejected	Feb 14, 2022
<input type="checkbox"/>	Industrial Waste Review	Approved	Feb 14, 2022
<input type="checkbox"/>	PARD / Planning & Design R...	Rejected	Feb 14, 2022
<input type="checkbox"/>	Planner 1 Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Site Plan Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Site Plan Plumbing	Rejected	Feb 14, 2022
<input type="checkbox"/>	R.O.W. Review	Rejected	Feb 14, 2022
<input type="checkbox"/>	Traffic Control Review	No Review Re...	Feb 14, 2022
<input type="checkbox"/>	AW Utility Development Serv...	Rejected	Feb 14, 2022
<input type="checkbox"/>	Water Quality Review	Rejected	Feb 14, 2022



Development
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Case Management – The People Side

- Keep applicants informed of the process and progress of each case
- Address or refer neighborhood concerns.
- Educate and translate from technical and bureaucratic to human
- Pre-application meetings. Design standards, regulations, waivers and exceptions
- Manage expectations, deadlines, and extensions
- Set Public Hearings (when needed)
- Issue final permits.



Pre-Application – It Begins

Informal meetings:

- May involve many or few disciplines
- Usually to interpret code requirements or explore options
- Early input on design ideas

Pre-Application – It Begins

Concept Site Plans:

- Formal application
- One round of Review by all affected disciplines
- Clarify requirements, respond to questions
- May include formal action on waivers and exceptions needed to make the proposed project function
- Usually involves at least one meeting with each discipline
- One report sent out after meetings, along with approval letters for Alternative Equivalent Compliance, administrative waivers, etc. that are binding for one year

Development Permit Types

A Plan

Defines an allowed use but does not permit construction. Only used for Conditional Use Permits & waivers

B Plan

Permits construction but does not define an allowed use. (often follows an A Plan)

C Plan

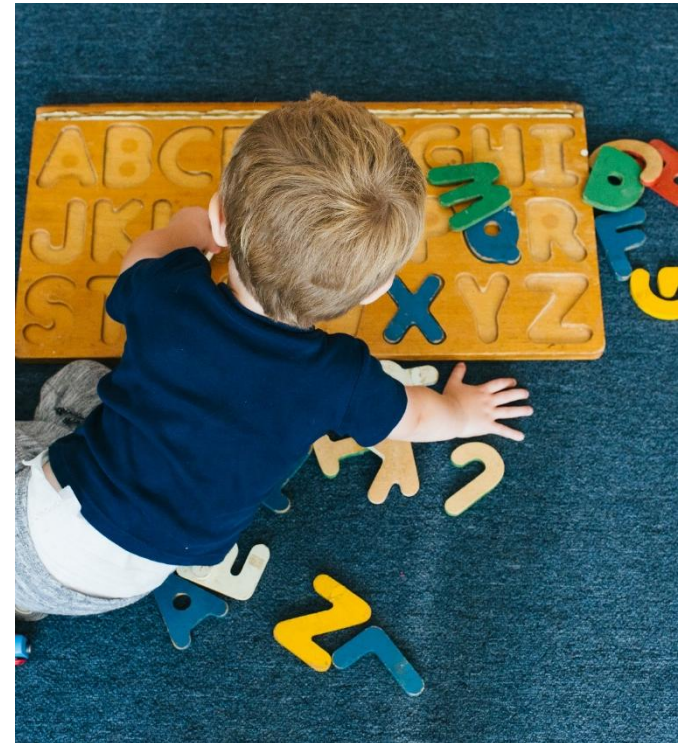
Most Common. Defines an allowed use AND permits construction

D Plan

All development outside the City Limits (ETJ). Projects in the City Limits with no vertical construction (demolition, grading, paving, utilities)

T Plans

For off-site parking



Fast Track Processing

- Designed to get projects STARTED on an accelerated schedule.
- Does NOT offer reduced overall approval time.
- *Projects are reviewed as a whole until the F1 is approved*
- Applicant splits project into two approvals. (F1 and F2)

Fast Track Processing

F1 Approval:

- Project elements with fewer regulatory concerns
- Demolition, Site Prep, Grading, sometimes some utilities (rare)
- As soon as the F1 Portion can be approved, a permit is issued and work can start on ONLY the F1 items.

F2 Approval:

- Continues through the typical process for reviewing projects.
- When the entire project can be approved, a second permit is issued for F1 and F2 construction.

Site Plan Review – The Main Attraction

So: What else do you guys actually ...DO?

- Traditional Zoning Review
 - Is the use allowed?
 - Is the residential density ok?
 - Does the proposal comply with height limits and street setbacks?

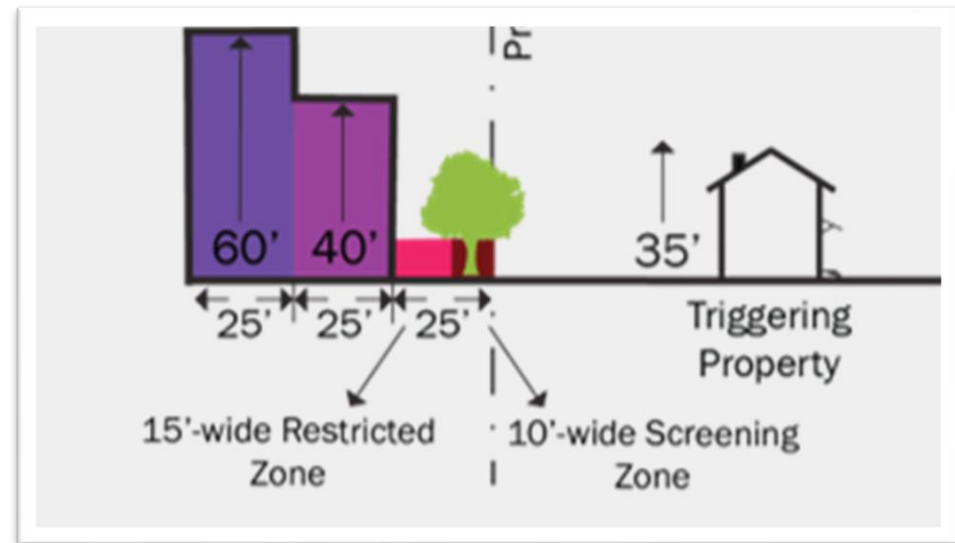
Site Plan Review – The Main Attraction

- Compatibility with neighboring uses (Article 10)
- Urban Form – Subchapter E
- Special Cases (TODs and PUDs and DB90, Oh My!)*

*For more on these special cases, sign up for Site Plan 102!

Compatibility – Article 10

- Protects traditional residential neighborhoods from the effects of nearby multi-family, commercial and industrial development
- Reduces permitted heights near houses
- Increased setbacks between higher and lower intensity uses
- Noise, glare, parking and design standards
- Screening requirements (mechanical) in 25-8, site development standards (setbacks and height) in 25-2



Subchapter E – Urban Form

The Big Ideas

- Ensure that new development reflects its location and context
- Support the urban form appropriate for the existing and planned neighborhood
- Cars are fine, but trains, buses, bikes and sneakers are also cool. Let's help make room for all of them.



Commission and Council

- Some projects require additional levels of approval from the Land Use Commission, and, rarely, Council.
 - CUPs
 - Hill Country Roadway Overlay projects
 - Big Box Ordinance
 - anything zoned “P” (Public) that has limits of construction over an acre.
- Commission can also approve waivers to some compatibility and environmental standards. The EV Board advises Commission on EV waivers.

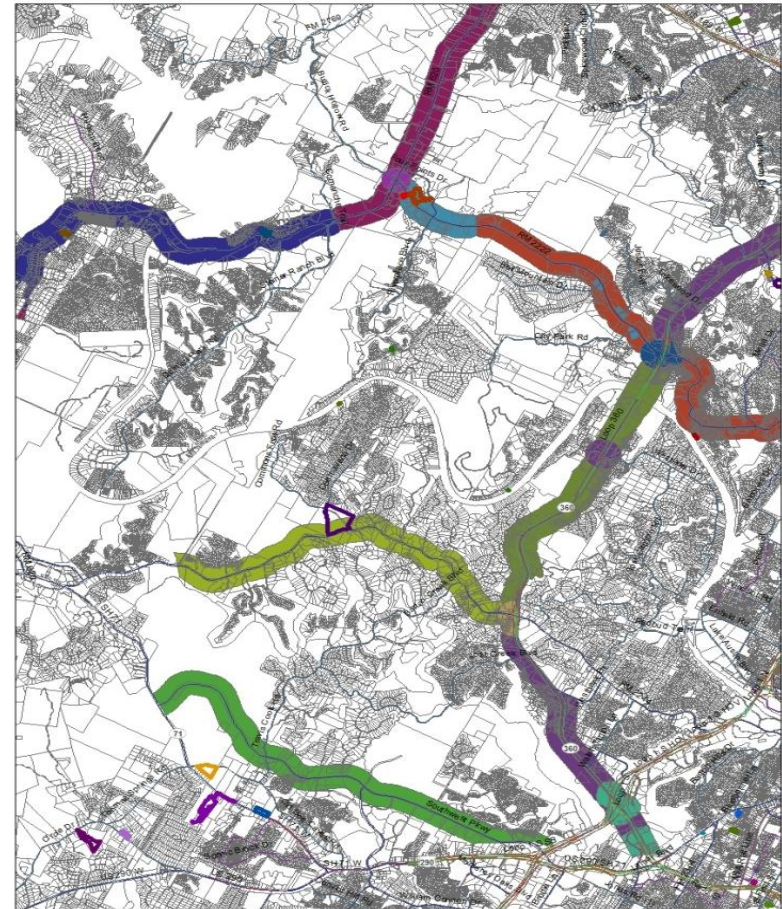
Conditional Uses and their Permits (CUPs)

- A Conditional Use is one that requires additional oversight from the Land Use Commission
- Conditional Uses typically
 - might have a significant impact on neighbors, like daycares, cocktail lounges, and certain types of residential in certain districts.
 - They're also required for late hours cocktails for restaurants.
- The Commission hears the CUP request, and can approve, deny, or approve with conditions.

Hill Country Roadways

- Intended to preserve greenery and open space typical of Hill Country
- Limits impervious cover
- Increases required setback
- Reviewed closely with EV reviewers
- Requires Land Use Commission review and approval – but Commission cannot impose any conditions, only approve, grant waivers, or deny.

Hill Country Roadways



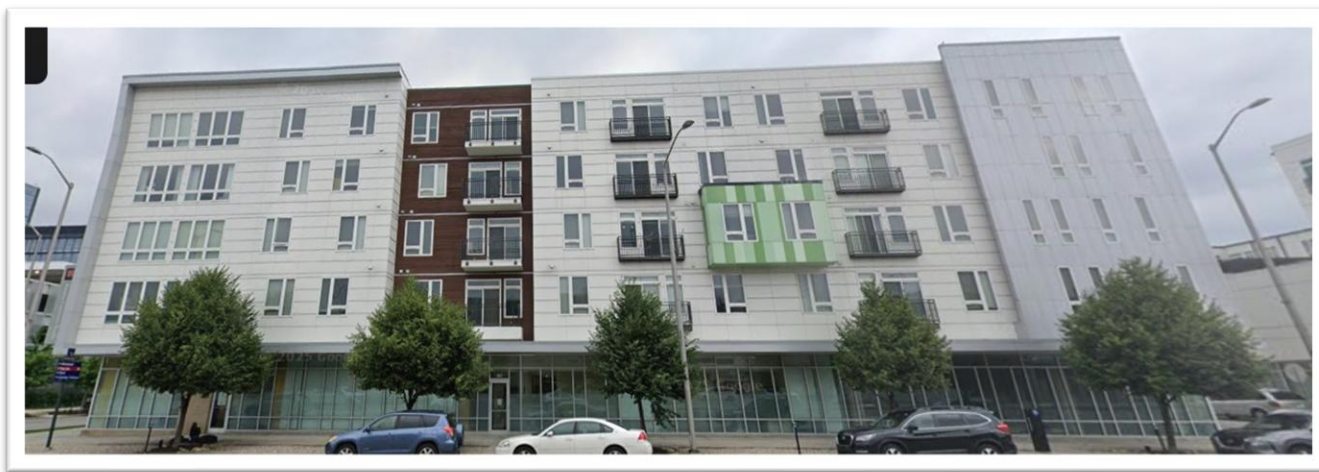
Affordability

- Implement programs to support housing affordability
- Work closely with Housing and Planning Staff who ensure developers meet affordable housing program requirements
- S.M.A.R.T. Housing (and PSH): Shorter review cycles and fee waivers.
- Affordability Unlocked: Design waivers and density allowances. Permits small multi-family developments in single family zones.



Affordability

- Vertical Mixed Use (VMU) and Density Bonuses: Geographically limited. Increased residential density in exchange for affordability and urban design.
- DB90 allows for taller buildings & no compatibility in exchange for affordable housing
- ETODs and DBETODs provide affordable, transit-supportive housing



Infrastructure: Sewers Are Nice

- Infrastructure – roads, water lines, power lines – all gets permitted as well
- It's permitted on its own through D permits or through the General Permit system
- It may also be permitted as part of an overall site plan
- City departments go through the same process as private applicants

But What Else Do You Do?

All site planners have additional projects or specialties:

School Projects	Airport Development
Boat Docks	The Domain
Mueller Neighborhood	Fast Track Process
University Neighborhood Overlay	Tesla
Capitol View Corridors	Samsung
Apple	Infrastructure
Public Projects (CIPs)	Waller Creek
Circuit of the Americas	S.M.A.R.T. Housing

Resources

Resource	Link
Land Development Academy	publicinput.com/landdevelopmentacademy
DSD Public Meetings web page	https://www.austintexas.gov/page/public-meetings
Municode – Chapter 25	https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE
DSD Site Plans, Exemptions, and Corrections web page	https://www.austintexas.gov/siteplans
Permitting and Development Center Appointments	https://www.austintexas.gov/pdc-appointments
Property Profile	https://maps.austintexas.gov/GIS/PropertyProfile/

Questions?

If you have any more questions after this presentation, feel free to email any member of the Site Plan Team.

We're here to help!

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Post-Engagement Survey



Land Development Academy

