



AGENDA MEMORANDUM

Public Hearing Item for the Planning Commission Meeting of March 12, 2014

DATE: March 5, 2014

TO: Barney Williams, P.E., Interim Director, Development Services Department

FROM: Annika Gunning, Project Manager, Development Services Department
AnnikaG@cctexas.com
(361) 826-3008

Increasing Time Limit for City Council Final Action

CAPTION:

Ordinance amending the Unified Development Code by revising subsections 3.3.3.C and 3.4.2.D regarding City Council final action on Zoning Map amendments (rezonings) and historic overlay districts or landmark designations; and providing for severance, penalties, and publication.

PURPOSE:

The purpose of this item is to increase flexibility in development review processes by allowing Council up to six months to take final action on an application.

BACKGROUND AND FINDINGS:

For rezonings and historic designations applications, the Unified Development Code (UDC) currently requires Council to take final action on an application within 45 days from the date the advisory board makes a recommendation on it. This time limit has proven itself unachievable in instances where Council wishes to table the application and where public notice timelines and Council workshops limit the number of Council dates available. Increasing the time limit for final Council action from 45 days to six months creates more flexibility in the development review process. For comparison, the former Zoning Ordinance allowed up to six months for final Council action and the UDC allows the Planning Commission up to six months to make a recommendation. Staff finds that six months is a reasonable time limit for final action.

ALTERNATIVES:

Denial or alteration of the proposed UDC amendments.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed text amendments conform to City policy and State law.

DEPARTMENTAL CLEARANCES:

Legal

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

| Fiscal Year: 2013-2014 | Project to Date Expenditures (CIP only) | Current Year | Future Years | TOTALS |
|-------------------------------|--|---------------------|---------------------|---------------|
| Line Item Budget | | | | |
| Encumbered / Expended Amount | | | | |
| This item | | | | |
| BALANCE | | | | |

Fund(s):

Comments: None

RECOMMENDATION:

Staff recommends approval of the proposed UDC amendments.

LIST OF SUPPORTING DOCUMENTS:

Ordinance