

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	32893	Agenda Number	59.
Meeting Date:	5/22/2014	Department:	Planning and Development Review	
Subject				
Approve second and third readings of an ordinance amending City Code Chapters 25-1 and 25-5 relating to vested development rights and continuing use rights under the Texas Local Government Code and amending Chapters 25-4 and 30-2 relating to subdivision plats. (THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON MAY 1, 2014.)				
Amount and Source of Funding				
Fiscal Note				
Purchasing Language:				
Prior Council Action:	May 1, 2014 – Council conducted a public hearing and approved an ordinance on first reading.			
For More Information:	Gregory I. Guernsey, Planning and Development Review, (512) 974-2387			
Boards and Commission Action:	April 8, 2014 – Approved by the Planning Commission on a 7-1 vote with Commissioner Anderson voting against and Commissioner Hernandez off the dais.			
MBE / WBE:				
Related Items:				

Additional Backup Information

This ordinance relates to the review and evaluation of “vested rights” claims, which means, in general terms, a claim by a landowner that permit applications for a development project are subject to regulations other than those in effect on the date the application is submitted.

On March 28, 2013, the City Council adopted Ordinance No. 20130328-019, which repealed portions of the City's vested rights regulations and initiated the development of a new vested rights ordinance. In preparing the ordinance, the Council directed the City Manager to ensure compliance with state law and to consider the procedures and ordinances adopted by other Texas cities.

The recommended ordinance includes review and decision-making procedures for evaluating the distinct types of vested rights provided for under Chapter 245 and Section 43.002 of the Texas Local Government Code. The ordinance also amends the rules applicable to permit expiration for dormant projects and adopts new expiration periods that would apply to projects started after the effective date of the ordinance.