

12/1 Item 48 - Site Plan Lite Review in Missing Middle
CM Vela Amendment 1 DRAFT
Set A Goal For Review Times for Site Plan Lite

Add the Following Be It Further Resolved:

The City Council directs the City Manager to set a goal for “Site-Plan Lite” review to take no more than 90 days on average. If the City Manager determines that a 90-day target is not a feasible goal, the City Manager will develop a goal that is:

- 1) In line with development review times for 5-16 unit projects in peer Texas cities; and-
- 2) Closer to the City’s average time for residential review than average time for full site plan review.

Reasoning:

The greatest burden the site plan review process places on a development is often not the fees or the direct cost to comply with regulations, but the fact that it can take 1-2 years for a project to get through site-plan review. Crafting site-plan lite through the lens of reducing how long it takes to get through the process may have the greatest practical benefit on the ground.

In addition, setting a target goal for review times gives the city staff a tangible goal that they can use to evaluate the proposed site-plan lite review changes against, and may help foster some consistency in how the various review departments scale their regulatory modifications for site-plan lite compared to regular site plan regulations.