

12/1 Item 48 - Site Plan Lite Review in Missing Middle  
CM Vela Amendment 1 – V3  
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 average “Site-Plan Lite” review time as follows: In recommending what regulations should apply to missing middle projects, the Manager should ensure that applications can be reviewed within 90 days. If the Manager determines that a 90-day target is not a feasible goal, the Manager will report back to council on why a 90-day goal is not feasible and develop a goal that is:

- 1) In line with development review times for 5-16 unit projects in nearby and 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.