



Briefing on Timing of Land Development Code Amendments

Housing and Planning
Committee

6/13/2023



Background

- Land Development Code (LDC) Revision
- Ad Hoc Amendments
 - **Underway:** Already scheduled for hearings
 - **Yet to Begin:** Complex amendments involving multiple departments; recently initiated
- Code Cabinet
- LDC Amendment Support and Tracking
- Housing and Planning Committee Prioritization



Methodology: Development of Draft Schedule

- Draft schedule developed by:
 - Code Cabinet departments: Planning, Housing, Development Services, Watershed, Transportation
 - Consultation of Lead Departments
- Timeline factors
 - Items already underway (hearings scheduled)
 - HPC prioritization discussion
 - Staffing and resource availability
 - Dependencies/logical ordering of amendments
 - Grouping/consolidation of related amendments



Methodology: Grouping/Consolidation

- Address through a broader amendment that has already been/will be initiated:
 - Parking
 - Site Plan Lite
 - Compatibility
- Address through more comprehensive analysis or a more comprehensive amendment:
 - Density Bonuses
 - Zoning



Code Amendment Process

- Phases:
 - Initiation
 - Development and Engagement
 - Review and Adoption
- Notification Requirements
- Timeline: 4 month-12+ months (depending on complexity, engagement)



Engagement Examples

- Minimum:
 - Legal Notice
 - Planning Commission Hearing
 - City Council Hearing
 - Example: UNO Sign Correction
- Moderate:
 - Minimum +
 - Outreach to key stakeholders
 - Example: Site Plan Lite Part 1
- Extensive:
 - Moderate +
 - Robust iterative engagement prior to code development
 - Example: ETOD Overlay



Code Amendment Process





Code Amendment Process





Code Amendment Process



Ordinance Draft

- Based on stakeholder, community, and internal feedback, the Law Department, coordinating with the lead department, drafts language for review by Boards and Commissions.

Law Drafts Formal Code Amendment

- Drafting begins during development and engagement and continues until Council adoption.

Codes and Ordinance Joint Committee Recommendation

- Review for recommendation to the Planning Commission
- Opportunity for amendments to staff recommendation

Boards and Commissions

- Includes any briefings held at Boards and Commissions not mandated by the amendment procedure such as the Environmental Commission or Historic Landmark Commission

Notification of Public Hearing

- LDC Amendments must be considered during a Public Hearing
- Mailed notice of Public Hearings is required under § 25-1-132

Planning Commission Recommendation

- Review for recommendation to City Council
- Opportunity for amendments to staff recommendation

Council Committee

- Optional review by Council Committee prior to bringing recommendations to full Council

City Council Adoption

- Consideration for adoption of staff recommendation and Planning Commission amendments
- Opportunity for additional amendments by Council members



Engagement

Review and Adoption



Schedule: Hearings Scheduled

DRAFT SCHEDULE FOR ACTIVE CODE AMENDMENTS

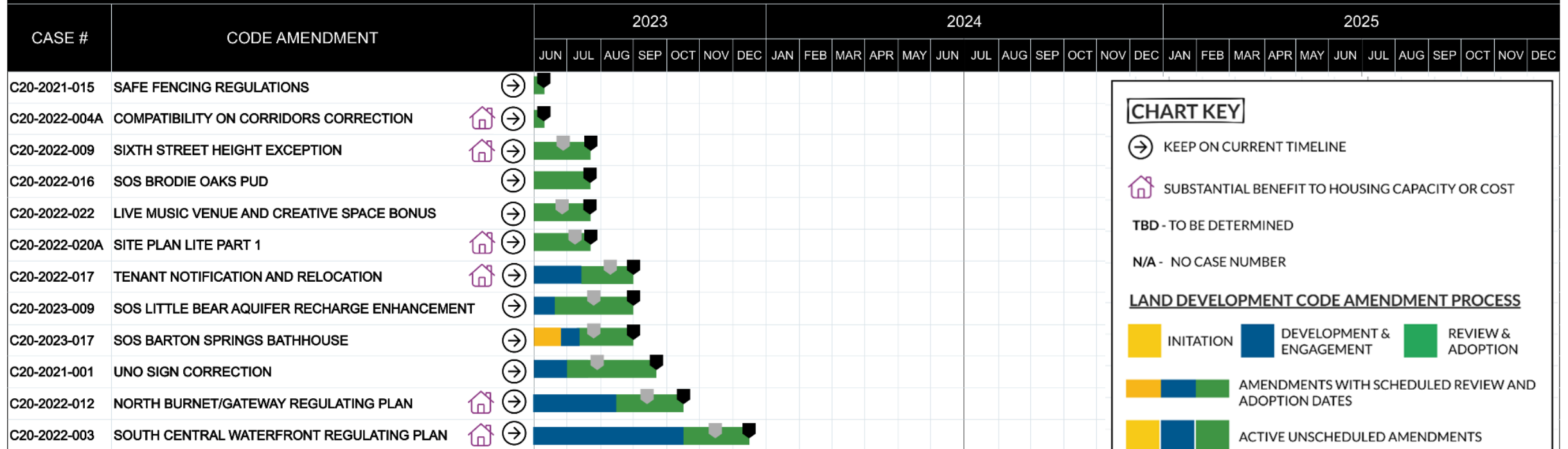


CHART KEY



KEEP ON CURRENT TIMELINE



SUBSTANTIAL BENEFIT TO HOUSING CAPACITY OR COST



TBD - TO BE DETERMINED



N/A - NO CASE NUMBER

LAND DEVELOPMENT CODE AMENDMENT PROCESS



INITIATION



DEVELOPMENT & ENGAGEMENT



REVIEW & ADOPTION



AMENDMENTS WITH SCHEDULED REVIEW AND ADOPTION DATES



ACTIVE UNSCHEDULED AMENDMENTS

DATES FOR REVIEW AND ADOPTION



PLANNING COMMISSION



CITY COUNCIL



Schedule: Hearings Not Yet Scheduled

DRAFT SCHEDULE FOR ACTIVE CODE AMENDMENTS																																		
CASE #	CODE AMENDMENT		2023								2024												2025											
			JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
C20-2023-015	ELIMINATE FLUM AMENDMENT FILING DEADLINES	🏠	🟡	🟢	🟢																													
C20-2023-001A	CHILDCARE SERVICES PART 1			🟢	🟢	🟢	🟢																											
C20-2023-012	ELIMINATE NON-RELATED ADULT OCCUPANCY LIMITS	🏠	🟡	🟢	🟢	🟢	🟢																											
C20-2023-013	BUTLER TRAIL AMENDMENTS			🟢	🟢	🟢	🟢																											
C20-2021-011	ADU EXPANSION	🏠	🟢	🟢	🟢	🟢	🟢	🟢	🟢																									
C20-2022-020B	SITE PLAN LITE PART 2	🏠		🟢	🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢																					
C20-2022-005B	ENVIRONMENTAL & STORMWATER AMENDMENTS PART 1			🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢																				
C20-2023-003	SUBSTANDARD LOTS	🏠					🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢	🟢																		
C20-2023-011	INFILL-LOT PLAT PROCESS	🏠					🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢	🟢																		
C20-2023-019	CITYWIDE COMPATIBILITY	🏠		🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢	🟢																		
C20-2023-010	ELIMINATE PARKING REQUIREMENTS	🏠			🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢	🟢																	
C20-2022-005C	ENVIRONMENTAL & STORMWATER AMENDMENTS PART 2			🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢		🟢	🟢																	
TBD	DENSITY BONUSES (COMPREHENSIVE APPROACH)	🏠	🟡	🟡	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢			
C20-2023-004	ETOD AMENDMENTS	🏠					🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢			
C20-2023-001B	CHILDCARE SERVICES PART 2						🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢			
TBD	ZONING (COMPREHENSIVE APPROACH)	🏠												🟡	🟡	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢	🟢			
C20-2018-004	MIRRORED GLASS																											🟢	🟢	🟢	🟢	🟢	🟢	
C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES																														🟢	🟢		
C20-2023-018	FIRE SAFETY STANDARDS FOR ANIMAL FACILITIES		🟡	TIMELINE TBD																														
TBD	ELECTRIC VEHICLE CHARGING USE		TIMELINE TBD																															

DENSITY BONUSES (COMPREHENSIVE APPROACH)
A COMPREHENSIVE APPROACH THAT STREAMLINES, CALIBRATES, AND COMBINES EXISTING AND PROPOSED PROGRAMS.



Schedule: Other

DRAFT SCHEDULE FOR ACTIVE CODE AMENDMENTS

CASE #	CODE AMENDMENT	2023							2024												2025												
		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
PROGRAMMATIC DIRECTION AND STUDIES																																	
N/A	CITYWIDE COMPTIBILITY ANALYSIS																																
N/A	STUDENT HOUSING RECOMMENDATIONS																																
N/A	RECLAIMED WATER & ONSITE WATER REUSE SYSTEMS																																
N/A	AISD INTERLOCAL AGREEMENT																																
N/A	OFFSET ANALYSIS	Would be addressed through ongoing process improvements to Affordability Impact Statements.																															
STAFF RECOMMENDS ADDRESSING THESE ITEMS THROUGH MORE COMPREHENSIVE CODE AMENDMENTS:																																	
C20-2020-007	DEMOLITION PERMIT CONTRACT REGISTRATION	Would be addressed by a programmatic approach.																															
C20-2021-002	AFFORDABILITY UNLOCKED SITE PLAN CHANGES																																
C20-2022-018	NOXIOUS LAND USES	Would be addressed by zoning (comprehensive approach).																															
C20-2023-005	COMPATIBILITY ON CORRIDORS EXPANSION																																
C20-2023-006	COMPATIBILITY STANDARDS WAIVER																																
C20-2023-007	TOWN ZONING																																
C20-2023-008	COCKTAIL LOUNGE USE PARKING	Would be addressed by C20-2023-010 Eliminate Parking Requirements.																															
C20-2023-016	SINGLE FAMILY OWNERSHIP BONUS PROGRAM																																
C20-2023-017	AFFORDABILITY UNLOCKED EXPANSION																																

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DEVELOPMENT & ENGAGEMENT

REVIEW & ADOPTION

AMENDMENTS WITH SCHEDULED REVIEW AND ADOPTION DATES

ACTIVE UNSCHEDULED AMENDMENTS

DATES FOR REVIEW AND ADOPTION

PLANNING COMMISSION

CITY COUNCIL

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DATES FOR REVIEW AND ADOPTION



June 2, 2023

Note: Schedule presented is subject to change based on future changes to priorities, resources, commission and community bandwidth, and additional analysis related to the complexity of particular amendments.



Questions?



High	Medium	Low	Other	Keep Current Timeline
Infill-Lot Plat Process (Housing A-1)	Substandard Lots (Housing A-2)	Mirrored glass (Non-Housing A-8)	Offset Analysis (Programmatic A-1)	North Burnet/Gateway regulating plan (Housing A-4)
Compatibility (Housing A-5, A-6, A-7)	Childcare Services (Non-Housing A-2)	Demo Permit Contractor Registration (Non-Zoning B-8)	Citywide compatibility study (Programmatic B-1)	Little Bear Recharge (Non-Zoning B-4)
Eliminate minimum parking (Housing B-1)	Butler Trail amendments (Non-Zoning B-1)		Noxious land uses (Non-Housing A-6)	Brodie Oaks PUD (Non-Zoning B-6)
Site Plan lite 2 (Housing B-3)	Underground Electric utilities (Non-Zoning B-2)			Commercial highway
ADU amendments (Housing B-5)	Student Housing (Programmatic B-2)			Site plan lite 1
Bonuses: Non-Housing A-3, other bonus programs) South Central Waterfront regulating plan (Housing B-8)	Reclaimed Water and Onsite Water Reuse Systems (Programmatic B-3)			Slaughter Lane Mobility (Non-Zoning B-5)
ETOD (Housing B-2)	Environmental and stormwater mgmt. (Non-Zoning B-3)			Tenant notification & relocation (Housing A-3)
Modify Occupancy limits (Housing B-6)	AISD Interlocal (Non-Zoning B-7)			Live music venue and creative space bonus
New zoning districts: Town Zoning (Housing B-7)				Sixth St. height exception
				Safe fencing (Non-Housing A-5)
				UNO sign correction (Non-Housing A-7)