

Legislation Text

File #: 21-1288, **Version:** 1

PRESENTER:

Christopher J. Looney, AICP, Planning and Development Services Director

SUBJECT:

Approval of the second and final reading of an ordinance to revise sections of the Code of Ordinances regarding the approval and/or appeals authority in: Chapter 144, Zoning, Section 5.1, Parking, loading, stacking and vehicular circulation, Section 5.22, Nonresidential and Multi-family Design Standards, Section 5.23, Temporary vending operations, and, Section 5.24, Temporary mobile storage units; Chapter 118, Subdivision Platting, Section 118-11, Waiver, Section 118-44, Blocks, and, Section 118-49, Sidewalks; and, amendments to Appendix D, Fee Schedule, Section A schedule of development fees.

DEPARTMENT: Planning and Development Services

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

Case #: ORD21-369

Staff Contact: Maddison O'Kelley
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City Council held a public hearing on November 23, 2021, and unanimously approved the first reading of the ordinance (6-0-0).

At their July 12, 2021 regular meeting, City Council asked staff to research and identify streamlining opportunities where local development-related ordinances require City Council or Planning Commission consideration for a final decision.

ISSUE:

It has been noted that some of these processes do not necessarily rise to a level requiring City Council scrutiny and, with appropriate criteria, could be addressed and finalized at an administrative or board/commission level. The intent of the proposed amendments is to enhance customer service and reduce cycle times for customers and developers by re-evaluating the decision-making hierarchy and which board, commission or Council should decide appeals or waivers.

Staff has examined the currently adopted ordinances and thus far has identified the following processes for amendment:

Zoning Ordinance

- Revise appeal process for Temporary Mobile Storage Units, Off-site Parking Plans, Multi-family and

Non-residential design standards, and Temporary Vendor Permits.

Subdivision Platting Ordinance

- Revise approval and appeal process for Alternative Pedestrian Plans, block length waivers and sidewalk waivers

Fee Schedule

- Reduce sidewalk waiver fee to reflect reduced costs associated with the reduced public hearing notification requirements and reduced administrative steps.

This initiative addresses the following action items from **Envision New Braunfels**:

- **Action 3.6:** Pro actively provide a regulatory environment that remains business and resident friendly.
- **Action 7.4:** Strengthen sidewalk requirements in the City's codes.
- **Action 7.7:** Ensure that local development codes which require sidewalks, trails, lanes or paths include healthy living, safety, and vehicular congestion relief as an intent.
- **Action 7.9:** Enact/enforce maximum block size limitations.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Committee Recommendation:

Planning Commission held a public hearing on November 2, 2021 and unanimously recommended approval of the proposed amendments (8-0-0, with Commissioner Tubb absent).

Staff Recommendation:

Approval. Based on the research conducted approval of the proposed revisions to processes for various appeal and waiver requests will reduce cycle time for customers and improve customer service.

Attachments:

1. Draft Ordinance
2. Excerpt of Minutes of the November 2, 2021 Planning Commission Regular Meeting