

Possible Waiting Period After a Rezoning Request is Denied

City Council Regular Meeting
October 22, 2024

Discuss and consider: Direction to staff regarding possible revisions to Section 118-19 of the Code of Ordinances including the process and rules for changing zoning classifications: D. Vaughn



Possible Waiting Period After a Rezoning Request is Denied

- Section 118-19 of the Code of Ordinances currently outlines the process for changing zoning classifications and zoning classification rules.
- At present, if the City Council denies an ordinance changing the zoning classification of a property, there are no provisions preventing the property owner from immediately reapplying for the same reclassification.



Possible Waiting Period After a Rezoning Request is Denied

- Many municipalities implement a mandatory waiting period after a rezoning request is denied.
- This waiting period, typically ranging from six months to one year, discourages applicants from resubmitting the same or similar rezoning requests without addressing the reasons for the initial denial.



Possible Waiting Period After a Rezoning Request is Denied

- What waiting periods other cities have:

City	Timeframe
Marble Falls	6 Months Waiting Period
Lago Vista	12 Months Waiting Period
Cedar Park	12 Months Waiting Period
Georgetown	12 Months Waiting Period
Leander	N/A
Jonestown	6 Months Waiting Period (CUP denial only)
Killeen	N/A
Copperas Cove	N/A
Lampasas	6 Months Waiting Period (if voted by CC)



Any Questions?

- Staff recommends a six-month waiting period to be able to re-apply after a rezoning request has been denied and is seeking feedback and direction from the Council.

