



Item Brief

Meeting Date

October 22, 2024

Agenda Item

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

Information

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.

In contrast, 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.

However, some municipalities allow for exceptions to this waiting period. For example, applicants may submit a new rezoning application before the waiting period expires if they can demonstrate substantial changes to the proposal, such as modifications to the land use plan, providing additional studies, or addressing concerns raised during the initial review process.

The chart below lists the waiting periods adopted by other municipalities:

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)

Fiscal Impact

There is no anticipated fiscal impact.

Recommendation

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.