

RESOLUTION NO. 20081211-069

WHEREAS, the Land Use and Transportation Committee of the City Council received two public briefings on City of Austin regulations regarding the time period for which approved site plans remain valid; and

WHEREAS, public testimony in these briefings identified problems that could be addressed by extending the time period for which site plans remain valid;

WHEREAS, these problems include reduced ability of development projects in Austin to remain resilient in the face of the difficulties securing credit under the current conditions in the world financial markets, as well as the amount of City staff time required to process site plan extensions; and

WHEREAS, the initiation of Code amendments allows for a thorough public discussion in a variety of settings regarding the strengths and weaknesses of addressing these problems by extending the time period for which approved site plans remain valid; **NOW, THEREFORE**,

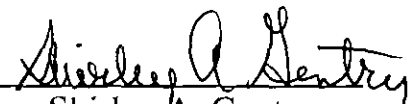
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to begin the process of considering amendments to Title 25 of the City Code to grant a one-time extension of the period of time for which projects and site plans are valid by two additional years from the site plan expiration date (including any extensions previously granted) conditioned on revising the site plan to comply with certain Code

and criteria manual amendments that occurred after the site plan was originally approved, which at a minimum shall include those for floodplain maps, environmental and water quality regulations, and sidewalk regulations. This extension is applicable only to site plans current and approved as of date of passage of this resolution, and does not preclude any additional extensions which an owner is entitled to request under the City Code. Council requests the *Environmental Board* and both the *Planning Commission* and the *Zoning and Platting Commission* to provide recommendations to Council on the proposed amendments, including whether the Code should provide that the extension "may" be administratively granted or "shall" be administratively granted, and directs the City Manager to place this item on the agenda of these three commissions for their deliberation and present a report to Council within 90 days of the passage of this resolution. The City Manager is further directed to draft administrative guidelines for managed growth agreements for site plans that might otherwise expire due to the downturn in the economy.

ADOPTED: December 11, 2008

ATTEST:


Shirley A. Gentry
City Clerk