

All items not recommended for additional analysis at the June 5, 2019 Joint Workshop

Phase & Item #	Topic	Code Section	Proposed Amendment	Staff Notes & Recommendation
Remove-1	Alcohol Conditional Use Permit	2.8.3.5	No renewal of conditional use permit required after 3 years	Proposed amendments reviewed at June 5, 2019 Workshop. City Council and Planning & Zoning Commission recommended no additional analysis. Action to remove proposed with Phase 2.
Remove-2	General Comment	General	Review for typos and inconsistencies on annual basis but perform thorough review and amendments on a three-year basis	
Remove-3	General Comment	General	Keep the Development Code as is and allow time to be implemented. Do not amend at this time.	
Remove-4	General Comment	General	Perform additional analysis and partner with Texas State University to better understand the demand for student housing	
Remove-5	General Comment	General	Protection of trees on private residences	
Remove-6	General Comment	General	Protection of Native American artifacts	
Remove-7	Historic Landmarks	4.5.2.1	Include list of historic sites designated by other	
Remove-8	Infill Development	4.4.6.9	Reduce 3,000 square foot minimum area requirement for courtyard housing	
Remove-9	Infill Development	4.4.6.4	Reduce 3,000 square foot minimum area and 40' setback requirement for cottage court housing	
Remove-10	Occupancy	5.1.4.1.D	Require following disclosure in all real estate contracts: "Property is in a Single Family neighborhood and it is illegal for more than a family plus one other person to occupy the residence"	
Remove-11	Parking	7.1.1.3	Prohibit excessive parking	
Remove-12	Parking	7.1.2.1	Eliminate minimum off-street parking requirements. Allow to be delivered based on demand, cost, and value.	
Remove-13	Parking	7.1.2.1	Eliminate minimum off-street parking requirements for development within ½ mile of transit with frequent service	
Remove-14	Parking	7.1.2.1	Require 1.05 spaces per occupant rather than by bedroom	
Remove-15	Parking	7.1.2.2.B.1	Remove exemption for projects of 10 or fewer units in CD-5 and CD-5D zones	

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Remove-16	Parking	7.1.3.2	Offer 20% reduction to transit adjacent development that offers transit passes to residents/employees or that unbundles parking cost from housing and employer benefit costs	Proposed amendments reviewed at June 5, 2019 Workshop. City Council and Planning & Zoning Commission recommended no additional analysis. Action to remove proposed with Phase 2.
Remove-17	Rental Registration	5.1.4.1.B	Remove mandatory rental registration	
Remove-18	Stormwater Management and Water Quality	6.1.1.1.4	Credit reduced impervious cover against overall 25% increased area calculation	
Remove-19	Stormwater Management and Water Quality	2.6.1.1.D & 6.1.4.1.D	Reduce/limit Watershed Protection Plan requirement(s) for small commercial and multi-family. Offer toolbox of best practice, off the shelf options for meeting water quality and volume standards	
Remove-20	Stormwater Management and Water Quality	Chapter 6	Add enhanced protections section for re-routed creeks	
Remove-21	Streets	3.1.2.1	Revise street sections to include maximum lane width of 11' on all City streets and 10' where 45 mph or less	
Remove-22	Zoning-General	4.1	Convert conventional residential districts to legacy districts. Require neighborhood density or character districts for future rezones	
Remove-23	Zoning-General	4.3	Allow up to 3 dwelling unit by right (subject to compliance with all other lot development standards and preservation of primary structure) in all districts	
Remove-24	Zoning-General	4.5	Maintain Planned Development Districts exclusion from Code	
Remove-25	Durable Building Materials	4.3.5.17	Allow architectural metal panels as a primary durable building material	
Remove-26	Durable Building Materials	4.3.5.17	Allow architectural fiber cement wall panel products as a secondary durable material	
Remove-27	Durable Building Materials	4.3.5.17	Waive/exempt free standing columns of shade structures from durable materials requirement	