

Appendix A, Subdivision and Development Ordinance Amendment (Case 21-099)

Purpose of Amendments

- August 02, 2021, City Council directed staff to amend the plat approval process to make the Planning and Zoning Commission the approval authority for plats in the ETJ and City Limits.
- The proposed plat approval process will allow applicants and plats that meet the regulations and codes as written to be approved by the Planning and Zoning Commission. This will allow plats to be potentially approved weeks sooner.
- All plats will still go through the DAC review process and be required to comply with all engineering, building, and development standards.

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Summary of Amendments

- Changes approval authority of preliminary plats, final plats, and replats to the Planning and Zoning Commission.
- Written appeals for denied plats will go to City Council for consideration.
- Clarifies language regarding exemption requirements for preliminary plat process.
- Updates combined facilities contract (CFF) to remove references to a contractor and make the revision and participation process between the developer and City more efficient

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	Code Section	Summary of change
Article 2. - Platting Policies Section 2.6 Procedures for approval of subdivisions	Section 2.6 - Procedure for approval of subdivisions (a) Development assistance committee comments.	Clarifies that plats will be forwarded to Planning and Zoning after DAC review
	Section 2.6 - Procedure for approval of subdivisions (b) Schedule	Changes approval to P&Z ,but still allows for City Council if a situation required or P&Z could not meet within 30 day shot clock.
Article 3. - Plat Requirements Section 3.2 - Preliminary Plat	Section 3.2 (5) - Approval of Preliminary Plats	Modifies approval authority of preliminary plats in the ETJ and City Limits to P&Z. Outlines when a preliminary plat would be placed on a City Council agenda (for appeals of P&Z decision)
	Section 3.2 (11) Preliminary plat exemptions	Added section to clarify when a preliminary plat exemption is authorized , with specific regard to subdivision's built in a single phase.
Section 3.3 - Final Plat	Section 3.3 (3) - Approval of Final Plats	Modifies approval authority of final plats in the ETJ and City Limits to P&Z. Clarifies that City Council is approval body for appeals of P&Z decisions.
Section 3.6 - Replats	Section 3.6 (4) - Approval of replats	Modifies approval authority of replats in the ETJ and City Limits to P&Z. Clarifies that City Council is approval body for appeals of P&Z decisions.
	Section 3.6 (5) - Final Action	Clarifies that recording of replats occurs after approval by P&Z or City Council (if approved after an appeal)

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Article 9 – Community facilities contracts

Code Section	Summary of change
Section 9.1 Community facilities contracts	Removes contractors from the equation and allows for more efficient coordination and/or revisions between developers and the City

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P&Z Summary

Vote

Recommended Approval Unanimously.

Discussion

None.

Speakers

Matt Powell spoke about the importance of plats (was not in opposition)

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Council Action Requested

1. Open the Public Hearing;
2. Close the Public Hearing; and
3. Approve an ordinance for text amendments to Section 2.6 of Article 2 - Platting Policies, and Sections 3.2, 3.3, and 3.6 of Article 3- Plat Requirements, and Section 9.1 of Article 9 - Community facilities contract, of Appendix A – Subdivision and Development (Case 21-099).

Questions/Discussion