

A stylized graphic in the background consisting of a grey five-pointed star at the top right, with a curved line leading from the bottom left towards the star. The line is composed of several overlapping, semi-transparent grey shapes that create a sense of motion or a path.

ORDINANCE AMENDING
CHAPTER 26 –
PLAT APPROVAL PROCESS

PH-24-035

August 20, 2024

Background

- During the 88th Texas Legislative Regular Session, the Texas Legislature passed, and the Governor signed into law, House Bill 3699, which amended Texas Local Government Code Sec. 212.0065 by expanding the governing body's authority to delegate plat approval authority to “one or more officers or employees of the municipality”.
- This law became effective on September 1, 2023.

Background

- In accordance with Texas Local Government Code Sec. 212.005, plat approval is not discretionary. If a proposed plat meets all City requirements, the municipal authority responsible for approving plats must approve it.
- The proposed ordinance seeks to make plat approval an administrative function.

Background

- Currently, staff has the authority to approve Minor Plats and Amending Plats, but not Preliminary or Final Plats.
- If approved, the proposed ordinance would make “the Executive Director of Development Services or designee” the municipal authority responsible for approving all types of plats. Preliminary Plats and Final Plats will no longer require approval by the Planning and Zoning Commission.

Background

- These proposed changes to Chapter 26 will help to streamline the plat approval process and will shorten the time it takes for to obtain approval of a preliminary plat or final plat.
- Other cities that have made plat approval administrative include Round Rock, Georgetown, and Abilene.

Background

- In addition to changing the municipal authority responsible for approving plats, the proposed ordinance also seeks to alleviate the minor platting requirement for single-family and two-family dwellings within the North Killeen Revitalization Area.
- This change is intended to encourage and incentivize new infill development of single-family and two-family homes in North Killeen.

Background

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- There is no requirement in the City's Code of Ordinances or in State Law for the Planning & Commission to provide a recommendation to the City Council regarding amendments to Chapter 26.
- This item was presented to the Commission on July 15, 2024 for informational purposes, only.

Background

- The Planning and Zoning Commission expressed no objections to the proposed amendments.
- The consensus of the Commission was that the proposed changes will save applicants both time and money.

Staff Recommendation

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- Staff recommends approval of the ordinance as presented.