



Legislation Text

File #: 2017-4290, **Version:** 2

Consider an ordinance amending Chapter 36, Code of Ordinances (2010 Edition), regarding subdivision platting procedures. (Second Reading)

This code amendment adopts some of the most important policy changes contained within the Round Rock Zoning and Development Code. The purpose of this item is to amend certain subdivision platting procedures and requirements to mirror state law and facilitate the development review process.

Under current Code requirements, minor final plats and amending plats are approved by the Planning and Zoning Commission. Texas Local Government Code permits these plats to be administratively reviewed and approved. The amendment seeks to bring the city procedures in line with the state statute by allowing staff to approve them. Additionally, the amendments will bring the requirements for concept plans and minor plats in line with state law, altering the number of developments needing to utilize these procedures. This will allow fewer projects to have to submit a concept plan, and allow more projects to submit a minor plat instead of a preliminary plat and subsequent final plat. These changes will save days or potentially even weeks of engineering and staff review time. Furthermore, a public hearing will no longer be required for most replats, saving a nominal amount of time and money.

P&Z Recommendation: The Planning and Zoning Commission unanimously recommended approval of these amendments as part of the larger Development Code recommendation at their meeting on December 21, 2016.