

# Amendment to Bryan Code of Ordinances

Consideration of an ordinance to amend the text of Bryan Code of Ordinances Chapter 2 – Administration, Chapter 62 – Land and Site Development, Chapter 110 – Subdivisions and Chapter 130 – Zoning, providing the Site Development Review Committee (SDRC) with subdivision plat approval authority.

# Subdivision Plat Approval Authority

HB 3699, approved in 2023 by the 88<sup>th</sup> Texas State Legislature allows subdivision plat approval delegation to city staff.

Staff informed the P&Z of this option during a workshop meeting on March 7, 2024.

P&Z directed staff to bring forward a text amendment.

H.B. No. 3699

1 ~~applicable regulations~~].

2 (b) This subchapter may not be construed to convey any  
3 authority to a municipality regarding the completeness of an  
4 application or the approval of a plat or replat that is not  
5 explicitly granted by this subchapter.

6 SECTION 6. Sections 212.0065(a) and (c), Local Government  
7 Code, are amended to read as follows:

8 (a) The governing body of a municipality or the municipal  
9 planning commission may delegate to one or more officers or  
10 employees of the municipality or of a utility owned or operated by  
11 the municipality the ability to approve, approve with conditions,  
12 or disapprove a plat [+]

# Subdivision Plat Approval Authority

- State law requires subdivision plats that meet all requirements to be approved.
  - Plats that encompass more than four (4) lots are currently considered by the Planning and Zoning Commission on their Consent Agenda.
  - Plats do not require public hearings – the State legislature and the City Council removed that requirement in 2019.
- Making plat approvals an administrative procedure is similar to existing procedures for site plans, building permits, and preliminary plans.
- The Planning and Zoning Commission stills needs to decide any requests for exceptions to subdivision standards and plats that dedicate public parkland.
- The Commission will still make recommendations to City Council concerning private street subdivision proposals; City Council will still have final approval.



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## Proposed Process Changes

Plan Type	Final Approval	Public Hearing Required?	Required Notification
Master Plan	<del>P&amp;Z</del> <u>SDRC</u>	No	None
Preliminary Plan	SDRC	No	None
Final Plat and Replat (more than four lots)	<del>P&amp;Z</del> <u>SDRC</u>	No	None – unless it is a residential replat, and then a mailed notification must be sent to owners within 200’ of the final plat/replat within 30 days of its approval
Final Plat and Replat (less than four lots)	SDRC	No	None

# Subdivision Plat Approval Authority

- In January 2024, the City of College Station approved a similar text amendment in giving city staff approval authority for subdivision plats
- During their regular meeting on June 20, 2024, the Planning and Zoning Commission **voted to recommend approval** of the proposed text amendment.
- Delegating platting authority to staff has the ability to expedite and streamline the development process, thereby enhancing customer service.
- Delegating platting authority to staff can relieve staff of preparing detailed reports and reduce the number of potential Planning and Zoning Commission meetings.

# Subdivision Plat Approval Authority

A large, stylized logo consisting of the letters 'P' and 'B' in a light blue color. The 'P' is on the left and the 'B' is on the right. A white five-pointed star is positioned in the lower right quadrant of the 'B'. The word 'Questions?' is written in black text across the center of the logo.

Questions?