



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 1, 2023
SUBJECT: Presentation and discussion regarding amendments to Chapter 110 of the City Code (Subdivision Regulations).
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

In the May 6, 2023, Special Election, Proposition "I" asked voters the following question:

Shall Section 3 of Article VI, Duties of City Council and Section 2 of Article XIV, Planning and Zoning Commission Powers and Duties, of the North Richland Hills Charter be amended to authorize the City Council to approve, or delegate the approval of, plats in accordance with state law and the City's Subdivision Ordinance?

Proposition "I" passed with 78.81% voter approval. This allows the Planning & Zoning Commission and City Council to begin discussions regarding the possible delegation of plat approval authority in North Richland Hills, an option provided by Chapter 212 of the Texas Local Government Code, that would streamline plat approvals. Currently, all plats, regardless of type, size, or complexity, require City Council approval.

Section 110-44 of the Subdivision Regulations also state that the amendment process to Chapter 110 must be initiated by (1) a majority vote of the City Council, (2) a majority vote of the Planning & Zoning Commission, or (3) upon written request by a citizen. On May 17, 2023, City Council approved Resolution 2023-0044 to initiate this process.

At the work session, staff will present background information on the delegation and assignment of plat approvals and seek the Commission's input. The presentation will include practices of other cities. To aid in this discussion, the following documents are attached for reference.

- Chapter 212, Texas Local Government Code. This chapter of the Texas Local Government Code outlines the state laws regarding municipal regulation of subdivisions and property development. This chapter includes procedures for the review and approval of subdivision plats, including delegation of approval responsibility.
- Chapter 110 (Subdivision Regulations). This document is the current version of the North Richland Hills subdivision regulations from the Code of Ordinances.