



# City Council Communication

**AGENDA DATE:** October 6, 2025

**LEGISTAR ITEM #:** Ord 2720

**PRESENTER:** Heather Vidlock  
Development

**DEPARTMENT:** Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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## REQUEST

At a regular meeting held on August 18, 2025, City Council directed staff to prepare an ordinance to amend the 2009 Land Development Code (LDC) to implement the preliminary plat process while the 2025 LDC is in the process of implementation. Staff completed the ordinance in accordance with this direction and is now requesting Council adoption.

## BACKGROUND

The current subdivision plat process has been identified as an area of needed improvement since 2023. The development community has provided feedback to Council and staff that they would like to have Council input earlier in the process. The preliminary plat process, originally slated for implementation in the 2025 LCD, allows applicants to gain Council approval of a subdivision plat concept before expending considerable resources to finalize design.

Since the new LDC is going to take time to fully implement, Council directed staff to make this process available to all new subdivision plat applications immediately. Subdivision plat applications currently under review or applied for prior to the effective date of this ordinance will be processed under the existing rules, allowing for Council call-up at the end of the process.

Under the new process, Council and the Planning Commission will see preliminary plats as an initial step through the public hearing process. Council may either approve, deny, or approve the plats with conditions. The applicant will then proceed with a final plat, working out all the technical details, which will be approved administratively. The integrity of Council's

## CITY COUNCIL COMMUNICATION CONTINUED

decision is protected by the following stipulations in the approval of final plats:

- *Number of Lots.* The total number of lots may decrease, but must not exceed the number shown on the approved Preliminary Plat.
- *Access Points.* The total number of access points to external public streets must be the same as shown on the Preliminary Plat. The general alignment of access points must be similar, but may be adjusted as long as the access points are not significantly relocated from the alignment shown on the Preliminary Plat, as may be needed for engineering or design modifications.
- *Open Space and Amenity Areas.* The total acreage of open and amenity space areas may increase, but must not be reduced or significantly relocated from what is shown in the preliminary plat.
- *Approval Conditions.* The Final Plat must be consistent with the intent of Council's approval and any conditions of approval.

On September 2, 2025, the Planning Commission recommended approval of an ordinance to include the preliminary plat process in the 2009 LDC by a 4 – 1 vote.

### JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	Per Council Direction on August 5, 2025.		

### BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	4-1 approval
Date of Recommendation	September 2, 2025

### PUBLIC OUTREACH

During the outreach on the 2025 LDC, staff included the discussion of Preliminary Plats with the development community. There was support

## CITY COUNCIL COMMUNICATION CONTINUED

from the development community to go through the Preliminary Plat process in exchange for Final Plats not being subject to Council call-up.

### **AVAILABLE ACTIONS**

- Available Action #1. Approve Ordinance as submitted
- Available Action #2. Amend and approve the Ordinance
- Available Action #3. Continue action on the Ordinance
- Available Action #4. Do not approve the Ordinance

### **STAFF RECOMMENDATION**

Staff recommends Action #1 to approve the ordinance.