

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY OF PFLUGERVILLE, TEXAS  
OPPOSING PROPOSED HB 4447 LEGISLATION EXPANDING THE 30-DAY  
DEVELOPMENT APPROVAL REQUIREMENTS.**

**WHEREAS**, local elected officials and city leaders, have the knowledge to address their individual community's development needs and understanding of the complexities of development; and

**WHEREAS**, as the governor has often said during the pandemic, Texas is not a "one size fits all" state, and the unique attributes of each locality and region inform sound public policy that sustains development and provides a better quality of life for local communities; and

**WHEREAS**, HB3167 was passed during the 86<sup>th</sup> Legislative Session established "shot clock" requirements that all cities must follow specific review times for some development applications; and

**WHEREAS**, state elected officials have proposed HB4447, which would further restrict cities from working with the development community by mandating review times for all development processes; and

**WHEREAS**, A rigid time frame of approvals does not accommodate complex developments with public/private partnerships, public improvement financing assistance and the federal and state approvals that may be involved; and

**WHEREAS**, HB4447 does not allow the development community the opportunity to work with cities on approval and review processes which will limit economic development in the community; and

**WHEREAS**, City Council has adopted time frames for review within local ordinances that are responsive to the needs of development in Pflugerville; and

**WHEREAS**, if enacted, this legislation would further penalize cities, counties, developers, their consultants and property owners by adding even more limitations to a one-size-fits-all, mandatory time frame for approvals.

**NOW THEREFORE, BE IT RESOLVED** that the City of Pflugerville opposes any legislative attempt to limit or prohibit the authority of a city to guide development within Pflugerville.

Passed and Approved this 27<sup>th</sup> day of April, 2021.

\_\_\_\_\_

Victor Gonzales, Mayor

ATTEST:

---

Karen Thompson  
City Secretary