



# City of Pflugerville

## Legislation Text

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**File #:** RES-0868, **Version:** 1

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Approving a resolution opposing proposed HB 4447 legislation expanding the 30-day development approval requirements.

During the 86th Legislative Session, HB3167 placed approval restrictions on cities requiring cities to take action on certain development applications within 30 days of submittal, often referred to as the "shot clock". While this bill proved to be cumbersome to cities and development, it did allow for the opportunity for cities to establish an alternate approval time period as long as it exceeded that prescribed by the legislature. For Pflugerville, the time frames for review were well within the time frames established by HB3167, and since has only created additional paperwork for developers in order for them to choose to follow Pflugerville time periods.

During the current Legislative Session, there is a new proposal, HB4447, that expands on the requirements of HB3167 and, as currently drafted, provides no flexibility to cities to work with land owners and development proposal on the timing for approval of the development. Pflugerville's ability to work closely with the development community aids in the City's economic development and growth. The proposed bill lumps all cities into one category and seeks to address concerns raised about timeliness of development in a few cities by establishing strict limitations on approvals to all cities. Staff recommends opposing this bill in order to continue local controls on the timing of development approval in line with existing state laws.

### **Deadline for City Council Action**

Action is requested on April 27, 2021

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: April 21, 2021

### **Supporting documents attached:**

Resolution

Proposed HB 4447

Legislative Alert from American Planning Association

### **Recommended Action**

Approve resolution as presented.