



Texas City

EST. 1911

ENGINEERING & PLANNING

TO: Planning Board – Regular Meeting November 3, 2025

From: Kim Golden, P.E., City Engineer

DATE: October 25, 2025

RE: Amendment to the Ch 159 Subdivision Ordinance to provide for administrative approval of minor replats.

Background: Texas Local Government Code Section 212.0065 allows cities to delegate to one or more officers or employees of the city the ability to approve (1) amending plats described in section 212.016, (2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

In 2008, the City adopted Ordinance 08-29, which made this delegation for amending plats and for minor plats, but did not include the same delegation for minor replats.

The platting activities of Texas City are vigorous, and applications for minor replats are frequently received. The minor replats follow the same review process as minor plats, amending plats, final plats, preliminary plats, master subdivision plans, development plans, and rezoning applications.

The administrative approval delegated for amending plats and minor plats increases the efficient use of the time and resources of the Planning Board. It also allows a quicker and more efficient response time to the applicants. The delegation of authority specifically excludes the authority to deny a minor plat or an amending plat. This exclusion of authority would also apply to any delegation of authority for a minor replat.

The delegation to allow administrative approval of minor plats and amending plats has been effective since its adoption in 2008. It is unknown why the delegation did not include minor replats at the time. It may have been thought that minor replats could be considered amending plats and handled administratively as such.

Staff recommends amending Chapter 159 to provide for the administrative approval of minor replats as provided for amending plats and minor plats and as allowed by state law.

Kim Golden, P.E.
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