

SUBMITTED BY: Xenia Gonzalez, Neighborhood Resources & Grants Director

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Advanced Infrastructure Development and Improvement

ORGANIZATIONAL IMPROVEMENTS: Subdivision Ordinance

SUBJECT: **FIRST READING OF ORDINANCE 25-1226**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **ADOPTING** the document filed with the city clerk and entitled “**2025 AMENDMENTS TO SUBDIVISION ORDINANCE**” by reference to amend certain provisions of the City of Douglas Zoning Code **RELATING** to review and approval of preliminary and final plats establishing severability of components of ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

The Planning and Zoning Commission met on November 6, 2025, and recommended that the City Council approve ZCA 2025-03, which includes a proposed text amendment to Appendix A – Subdivision Regulations of the City of Douglas Zoning Ordinance. These amendments are intended to implement the requirements of Arizona Revised Statutes § 9-500.49, directing municipalities to authorize administrative personnel to review and approve qualifying subdivision applications—including preliminary plats, final plats, and amendments—based on objective standards and without a public hearing. The intent is to ensure subdivision processing is consistent with state law and administered through a streamlined, ministerial review process.

BACKGROUND:

House Bill (HB) 2447 was approved by the Governor on March 31, 2025 and becomes effective from and after December 31, 2025. All Arizona cities and towns must be in compliance with the requirements set forth in A.R.S. § 9-500.49.

DISCUSSION:

The proposed text amendment to Appendix A – Subdivision Regulations of the City of Douglas Zoning Ordinance is consistent with the requirements of the Arizona Revised Statutes § 9-500.49. Staff recommend approval.

FISCAL IMPACT:

N/A.

Fiscal Year: 2025/2026

Amount Requested: \$

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 25-1226 BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1226 AND TO PLACE IT ON SECOND READING BY NUMBER AND TITLE ONLY.”