



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Laura Mueller, City Attorney

Council Meeting Date: September 8, 2020

Agenda Item Wording: **Discuss and consider approval of an Ordinance Amending Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances, Amending the Dripping Springs Fee Schedule Section 3: Site Development; Section 4: Subdivisions; and Section 17: Dripping Springs Ranch Park.**

Agenda Item Requestor:

Summary/Background: This report is related to the Site Development and Subdivision changes. A separate staff report is being filed on the DSRP changes. After the adoption of House Bill 3167 last session, the City had to change our process for approving and disapproving plats and site plans. Part of the process now is that the City denies the plat and plan applications if the developer does not respond to the City's comments in an adequate way after meeting with staff, submitting the application, given unlimited time to address city comments, and resubmitting an inadequate response. At that point the developer has to refile. When we made the changes we did not adopt a refiling fee instead a refiling would pay the full fee again. I am recommending a refiling fee of 25 % of the original fee to reflect that the refiling will take less staff time than the original filing, but still takes time for staff to review. The applicant has to refile the same plat or plan application and it has to be filed within the 12 months of the disapproval to get this rate. Consultant fees would continue as normal.

As background, the fees cover: (1) Planning Staff including intake, administrative completeness review, ordinance compliance review, communications, public comment response, and meetings; (2) Parks review; (3) City Administration review; (4) City Attorney review; (5) some inspections by staff; (6) City Secretary documentation; and (7) the technology and overhead to support the reviews. Also, once the plat or plan is approved there are additional reviews through the Building, Planning, and Code Enforcement Departments. These same reviews have to be redone if the item has to be refiled after a failure to comply with city comments after being given an unlimited amount of time to respond and comply with city comments.

I also recommend that Planning staff track the time refilings take in the future to ensure that 25% fee is enough to cover City time and expenses.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approve site development and site plan fees.

Attachments:

Ordinance and Fee Schedule.

Next Steps/Schedule:

Publish in newspaper. Implement and publicize fee amendment.