

CITY OF DRIPPING SPRINGS

ORDINANCE NO. _____

SUBDIVISION ORDINANCE

ORDINANCE 2021-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS APPROVING THE 2022 UNIFORM SUBMITTAL SCHEDULE FOR PLAT SUBMISSIONS AS EXHIBIT “B” OF CHAPTER 28 OF THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES AS SHOWN AS EXHIBIT A, IN ORDER TO COMPLY WITH TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, WHICH REQUIRES PLATS TO BE REVIEWED WITHIN THIRTY (30) DAYS OF FILING OR DEEMED APPROVED; ESTABLISHING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, House Bill 3167 of the 86th Session of the Texas Legislature requires that a preliminary plat, final plat, and replat be approved, approved with conditions, or disapproved by staff and Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality to adopt rules governing plats and subdivisions of land within the municipality’s jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, City Council will annually adopt a Schedule of Uniform Submittal Dates in order to comply with Texas Local Government Code Chapter 212 for plat applications. The Schedule of Uniform Submittal Dates will include dates when applications will be accepted, when review for completeness checks will occur, and dates when the Planning & Zoning Commission will meet, and/or administrative decisions will be made; and

WHEREAS, the City Council has determined that reasonable rules and regulations governing subdivision plats are necessary to maintain water quality, ensure traffic safety, protect the region’s livability, preserve property values, and reinforce Dripping Springs’ status as the Gateway to the Hill Country; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government,

peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City has determined that amending its ordinance related to subdivisions is required by state law; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance regulating the subdivision and platting of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

A Uniform Submittal Schedule is adopted in accordance with Attachment A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was

also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the _____ day of _____, 2021, by a vote of _____ (*ayes*) to _____ (*nays*) to _____ (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

By: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

UNIFORM SUBMITTAL SCHEDULE-2022

PLAT FILINGS

Administrative Completeness - Submit by:	Filing Date	Review Date
12/17/21	12/27/21	1/25/22
1/14/22	1/24/22	2/22/22
2/18/22	2/28/22	3/29/22
3/18/22	3/28/22	4/26/22
4/15/22	4/25/22	5/24/22
5/20/22	5/30/22	6/28/22
6/17/22	6/27/22	7/26/22
7/15/22	7/25/22	8/23/22
8/19/22	8/29/22	9/27/22
9/16/22	9/26/22	10/25/22
10/21/22	10/31/22	11/29/22
11/18/22	11/28/22	12/27/22

RESPONSE TO DENIAL COMMENTS

A plat application is considered filed on the date at which it has been deemed administratively complete.

An applicant may file comments in response to denial at any time, but the response will not be considered filed until the next Resubmission date.

Submission for Administrative Completeness - Submit by:	Filing Date	Review Date
12/27/21	01/10/22	01/25/22
01/24/22	02/07/22	02/22/22
02/28/22	03/14/22	03/29/22
03/28/22	04/11/22	04/26/22
04/25/22	05/09/22	05/24/22
05/30/22	06/13/22	06/28/22
06/27/22	07/11/22	07/26/22
07/25/22	08/08/22	08/23/22
08/29/22	09/12/22	09/27/22
09/26/22	10/10/22	10/25/22
10/31/22	11/14/22	11/29/22
11/28/22	12/12/22	12/27/22