

CITY OF WOODCREEK, TEXAS

RESOLUTION 2023-__-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS, CREATING A CALENDAR DESIGNATING CERTAIN SPECIFIC WEEKS FOR THE AUTHORIZED TIMELY SUBMISSION OF PLANNING, ZONING, PLATTING, SUBDIVISION, DEMOLITION, OR NEW CONSTRUCTION BUILDING PERMIT APPLICATIONS TO THE CITY OF WOODCREEK, TEXAS FOR REVIEW, COMMENT, AND CONSIDERATION OF APPROVAL.

WHEREAS, the City Council of the City of Woodcreek seeks to create a timely and predictable process establishing procedures for the submission of applications for planning, zoning, platting, subdivision, demolition, or new construction building permits to the City; and

WHEREAS, the 86th Texas Legislature passed HB 3167 and enacted amendments to Chapters 212 and 232 of the Local Government Code, taking effect on September 1, 2019; and

WHEREAS, the legislative history of HB 3167 demonstrates the intent of the bill is to address a common and longstanding problem in land development across the state involving piecemeal and seemingly interminable regulatory review processes adopted by local subdivisions that were perceived as being needlessly protracted and consequently too expensive; and

WHEREAS, the “Shot Clock” provisions implemented by HB 3167 remains silent as to whether it applies to the subdivision and platting process *only*, leading to a Request for Attorney General opinion seeking clarification on which development applications or processes other than subdivision and platting does the bill apply; and

WHEREAS, the Request for Attorney General Opinion RQ-0488-KP remains pending as of the effective date of this resolution; and

WHEREAS, the City of Woodcreek, utilizing outside third-party engineers, consultants, and experts necessary for the appropriate and timely analysis of any applications presumed to be under the “Shot Clock” provisions of HB 3167, requiring additional working lead time;

WHEREAS, a designated calendar allowing for regular, predictable, and periodic “submission windows” will allow City staff, third-party engineers, consultants, and experts to be prepared to allocate the necessary time, labor, and attention to any such applications;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WOODCREEK HEREBY ADOPTS THE FOLLOWING CALENDAR AUTHORIZING SUBMISSION OF APPLICATIONS FOR PLANNING, ZONING, PLATTING,

SUBDIVISION, DEMOLITION AND NEW CONSTRUCTION PERMITS ON THE FOLLOWING SPECIFIC DATES:

Section 1: The City Council authorizes City staff, administration and management to accept the described applications herein on the following dates ONLY, and any applications submitted prior to (or after) the proscribed window will not be considered as timely submitted until the next immediate following period.

Section 2: This Resolution shall be made available on the City’s website, and available for review at City Hall, as soon as possible upon its passage.

Section 3: This Resolution is not intended to limit the timely and regular submission, consideration, and response from the City of Woodcreek, Texas as relates to projects entailing proposed “minor” changes, additions, or work upon residential structures, property, or accessories.

Section 4: This Resolution allows for the consideration of up to one (1) subdivision over three-acres in size with new construction per “window” as set forth herein. Any submissions over the maximum of one will be rolled over to the following window in the order in which they are received.

Section 5: This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED this, the ____ day of _____, 2023, on a roll call vote of the City Council of Woodcreek, Texas.

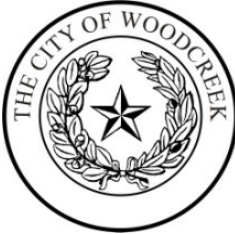
City of Woodcreek, Texas:

By: _____
Jeff Rasco, Mayor

Attest:

By: _____
Suzanne MacKenzie, City Secretary

APPLICATION SUBMISSION WINDOW CALENDAR



Available Application Submission Windows:

All Applications Must Fully Comply with the City of Woodcreek Code of Ordinances

Applications Deemed Incomplete Will Roll-Over to Next Window for Reconsideration

Window One	January 15 th through January 22 nd
Window Two	March 15 th through March 22 nd
Window Three	May 15 th through May 22 nd
Window Four	July 15 th through July 22 nd
Window Five	September 15 th through September 22 nd
Window Six	November 15 th through November 22 nd

Approved as to Form and Contents:

By: _____
 Jeff Rasco, Mayor

 Date

By: _____
 Kevin Rule, City Manager

 Date