

## ORDINANCE NO. 2025-01

**AN ORDINANCE OF THE CITY OF SNOOK, TEXAS, AMENDING THE CITY'S SUBDIVISION ORDINANCE NO. 2022-04 BY ADOPTING DEVELOPMENT PLAT REGULATIONS PURSUANT TO SUBCHAPTER B, CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE; PROVIDING SEVERABILITY AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

WHEREAS, pursuant to Chapter 212 of the Local Government Code, as amended, the City of Snook ("City") previously adopted subdivision regulations for the city limits and extraterritorial jurisdiction in Ordinance No. 2022-04; and

WHEREAS, pursuant to Subchapter B of Chapter 212 of the Local Government Code the City has authority to require development plats within the city limits and extraterritorial jurisdiction; and

WHEREAS, the City Council of the City desires to adopt regulations requiring development plats within the city limits and extraterritorial jurisdiction by amending Ordinance No. 2022-04; and

WHEREAS, the City held a public hearing as required by law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SNOOK, TEXAS

### SECTION I: AMENDMENTS TO ORDINANCE

Article II, Procedure for Plat Approval, of the City's Subdivision Ordinance No. 2022-04 is hereby amended by adding Section 7 to read as follows:

#### SECTION 7: Development Plat

(a) This Section is adopted pursuant to Texas Local Government Code, Chapter 212, Subchapter B, Sections 212.041-212.050, as amended.

(b) For purposes of this Section, the term "development" means the construction of any building, structure, or improvement of any nature (residential or nonresidential), or the enlargement of any external dimension thereof. This Section shall apply to any land lying within the city limits of the City or within its extraterritorial jurisdiction in the following circumstances:

1. The development of any tract of land which has not been platted or replatted prior to the effective date of this Ordinance, unless expressly exempted herein; or
2. The development of any tract of land for which the property owner claims an exemption from the City's Subdivision Ordinance, including the requirement to plat, which exemption is not expressly provided for in such regulations; or

3. The development of any tract of land for which the only access is a private easement or street; or
4. The division of any tract of land resulting in parcels or lots each of which is greater than five (5) acres in size, and where no public improvement is proposed to be dedicated or constructed.

(c) No development plat shall be required:

1. Where the land to be developed has received an approved final plat or replat; or
2. For bona fide agricultural activities.

(d) No development shall commence, or any building permit be granted (if located within the city limits) for a development or land division subject to this Section, until a development plat has been approved by the City and submitted for filing at the County.

(e) The development plat shall not be approved until the following standards have been satisfied:

1. The proposed development conforms to all City plans;
2. The proposed development conforms to the requirements of this Subdivision Ordinance;
3. The proposed development is adequately served by public facilities and services, parks and open space in conformance with City regulations;
4. The proposed development will not create a safety hazard on a public street; and
5. Appropriate agreements for acceptance and use of public dedications to serve the development have been received by the City and/or other applicable public entities.

(f) The application for a development plat shall be submitted to the City in the same manner as a final plat and shall be approved, conditionally approved, or denied by the City in a similar manner as a final plat. Upon approval the development plat shall be filed at the County by the City in the same manner as prescribed for a final plat.

(g) In addition to all the information that is required to be shown on a final plat, a development plat shall:

1. Be prepared by a registered professional land surveyor;
2. Clearly show the boundary of the development plat;
3. Be accompanied by a site plan showing each existing or proposed building, structure or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change therein;

4. Show all easements and rights-of-way within or adjacent to the development plat; and
5. Be accompanied by the required number of copies of the plat, a completed application form, the required submission fee, and a certificate or some other form of verification from the Appraisal District showing all taxes have been paid on the land.

## SECTION II: CONFLICT WITH OTHER ORDINANCES

Whenever the standards and specifications in this Ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

## SECTION III: SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion thereof, or provision or regulation contained herein shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, subsection, sentence, clause, phrase, or provision of this Ordinance.


## SECTION IV: EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

## SECTION V: PROPER NOTICE & 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 AND APPROVED THIS THE 24<sup>th</sup> DAY OF FEBRUARY, 2025.**

  
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**HON. FRANK FIELDS, MAYOR**  
**CITY OF SNOOK, TEXAS**

ATTEST:

  
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**DAVID JUNEKE, CITY ADMINISTRATOR/CITY SECRETARY**  
**CITY OF SNOOK, TEXAS**