

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO. 23-052-00

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, PROVIDING FOR THE TERMS AND CONDITIONS UNDER WHICH BUILDING PERMITS MAY BE ISSUED BEFORE THE COMPLETION AND ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR A TEMPORARY PERIOD OF TIME TO ADDRESS THE EFFECTS OF SUPPLY CHAIN ISSUES AND DROUGHT CONDITIONS; PROVIDING FOR THE PERIOD OF TIME THAT THIS ORDINANCE WILL BE IN EFFECT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Leander, Texas (the “City”) ordinances, regulations, practices, and policies require that subdivision improvements be completed and accepted by the City before building permits may be issued; and

Whereas, Section 73 of the Subdivision Ordinance provides that no building permit shall be issued for any new structure on any tract of land that is not in compliance with the provisions of the City’s subdivision ordinance and all applicable provisions of the City’s Code of Ordinances, except as may be exempted by the City Council; and

Whereas, due to material shortages and supply issues, delivery of the transformers and other improvements and the installation of electric infrastructure within subdivisions by the Pedernales Electric Cooperative (“PEC”) has been delayed;

Whereas, due to drought conditions and water concerns, it would be in the best interest of the City and developer to delay the installation of landscaping, and

Whereas, the City Council desires to grant a temporary exemption from the requirement that subdivision improvements must be completed and accepted by the City before building permits may be issued under the terms and conditions set forth in this Ordinance;

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

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Issuance of Building Permits Before Acceptance of Subdivision Improvements. A person who wishes to submit a building permit application and receive a building permit for a lot before the City has accepted the subdivision improvements shown on the City-approved construction plans for the subdivision in which the lot is located must comply with the terms and conditions of this Section. The term “improvements” shall have the meaning set