

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF COLDSRING, TEXAS, ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT AND SUBDIVISION ADMINISTRATION SYSTEM; CREATING THE DEVELOPMENT SERVICES OFFICE; ADOPTING THE MUNICIPAL ADMINISTRATION SERIES, VOLUME I (LAND DEVELOPMENT AND SUBDIVISION ADMINISTRATION MANUAL); PROVIDING FOR DEVELOPMENT ADMINISTRATION; AUTHORIZING THE ADOPTION OF TECHNICAL DESIGN AND CONSTRUCTION STANDARDS BY SEPARATE ACTION OF THE CITY COUNCIL; PROVIDING FOR FEES; PROVIDING FOR VARIANCES, ENFORCEMENT, SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, the City Council finds that orderly growth and development are essential to protecting the public health, safety, welfare, and quality of life of the citizens of the City of Coldspring;

WHEREAS, the City Council further finds that consistent administrative procedures promote fairness, efficiency, accountability, transparency, and effective municipal government;

WHEREAS, the City desires to establish a coordinated administrative system for the review and administration of land development and subdivision applications;

WHEREAS, the City Council recognizes the value of utilizing proven engineering and construction standards where appropriate while retaining the City's authority to establish administrative procedures and development policies consistent with the City's needs;

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

SECTION 1.

Purpose

The purpose of this Ordinance is to establish a comprehensive administrative framework for the review and administration of land development and subdivision activities within the City of Coldspring.

It is the policy of the City to encourage responsible development while protecting the public health, safety, welfare, municipal infrastructure, and the long-term interests of the citizens of the City.

This Ordinance shall be administered in a manner that promotes consistency, fairness, efficiency, professionalism, cooperation between governmental entities, and excellent public service.

SECTION 2.

Authority

This Ordinance is adopted pursuant to the Constitution and laws of the State of Texas, including, but not limited to, applicable provisions of the Texas Local Government Code and other applicable statutes governing municipal authority over subdivision and land development.

SECTION 3.

Creation of the Development Services Office

The City hereby establishes the **Development Services Office** as the City's administrative office responsible for coordinating land development and subdivision administration.

The Development Services Office shall administer applications, coordinate development review, maintain official development records, coordinate inspections and project administration, perform duties assigned by this Ordinance, and perform such additional responsibilities as may be assigned by the City Council.

SECTION 4.

Adoption of the Municipal Administration Series

The City Council hereby adopts the **Municipal Administration Series, Volume I – Land Development and Subdivision Administration Manual**, as the City's official administrative manual governing the administration of this Ordinance.

The Manual may be revised from time to time as authorized by the City Council.

SECTION 8.

Fees

The City Council may establish application fees, professional review escrow requirements, inspection fees, and other fees necessary to administer this Ordinance by separate ordinance or resolution. (SEE RESOLUTION IN HANDOUT)

SECTION 9.

Administrative Interpretation

The City Attorney may issue written administrative interpretations concerning the implementation of this Ordinance and Volume I, provided such interpretations do not conflict with this Ordinance, applicable law, or official action of the City Council.

SECTION 10.

Variances

The City Council may consider requests for variances in accordance with the procedures established by this Ordinance and Volume I.

SECTION 11.

Enforcement

Violations of this Ordinance may be enforced by any remedy authorized by applicable law.

Nothing contained herein shall limit any legal or equitable remedy available to the City.

SECTION 12.

Severability

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5.

Relationship Between Governing Documents

This Ordinance establishes the City's legislative policy governing land development and subdivision administration.

Volume I establishes the City's administrative procedures for implementing this Ordinance.

Technical Design and Construction Standards adopted by the City Council establish engineering and construction requirements applicable to development within the City.

In the event of any conflict among these documents, this Ordinance shall control unless otherwise required by applicable law.

SECTION 6.

Technical Standards

The City Council may adopt Technical Design and Construction Standards by ordinance or resolution.

Such standards may incorporate, in whole or in part, technical standards utilized by San Jacinto County or other governmental entities, together with such modifications as the City Council determines appropriate to meet the City's needs.

Nothing contained herein shall require the City Council to adopt future amendments to any incorporated standards without separate action of the City Council.

SECTION 7.

Development Administration

Applications for subdivision and land development approval shall be processed in accordance with this Ordinance and the administrative procedures contained in Volume I.

SECTION 13.

Repealer

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 14.

Effective Date

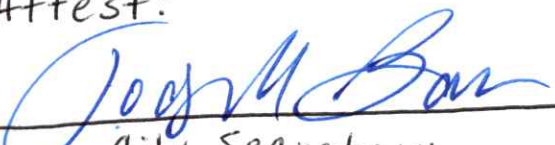
This Ordinance shall become effective immediately upon its adoption as provided by law.

PASSED AND APPROVED this 3rd day of August, 2026.



Mayer

Attest:



City Secretary