

## Development Application Approval Process FAQs

<p>Why is the City's development application approval process changing?</p>	<p>During this year's legislative session, House Bill 3167 was passed amending Chapter 212 of the Local Government Code. The bill requires the municipal authority responsible for approving plats (the Planning and Zoning Commission in Cedar Park) to take the following action with regard to the "initial approval" of a plan or plat within 30 days after the date the plan or plat is filed: (1) approve, (2) approve with conditions, or (3) disapprove.</p>
<p>How will this affect my submittal of a subdivision, subdivision construction or site development plan?</p>	<p>The City of Cedar Park now offers two approval processes, a <b>standard approval process</b> and an <b>alternative approval process</b>. Review timeframes will be dependent upon the approval process selected by an applicant.</p>
<p>What is the timeframe for initial review of subdivision, subdivision construction or site development plan under the <b>standard approval process</b> schedule?</p>	<p>The City of Cedar Park will accept subdivision, subdivision construction and site development applications one day per month as designated on the <b>standard approval process</b> submittal schedule. Typically, the submittal day will fall on the third Monday of the month (29 days before the Planning and Zoning Commission meeting), with a noon cutoff time for submittal of applications. Staff recommendations will be placed in the Planning and Zoning Commission packet the Friday prior to the Planning and Zoning Commission meeting.</p>
<p>What happens if the Planning and Zoning Commission disapproves the plat or plan?</p>	<p>After correcting the code deficiencies noted in the motion for disapproval, the applicant may resubmit plats and plans on the designated resubmittal day posted on the <b>standard approval process</b> submittal schedule.</p>
<p>What is the timeframe for review of the resubmittal following disapproval by the Planning and Zoning Commission?</p>	<p>Staff will complete a review of the resubmittal and make a new recommendation of approval, approval with conditions, or disapproval to the Planning and Zoning Commission within 15 days.</p>
<p>What happens if the Planning and Zoning Commission disapproves my resubmittal?</p>	<p>If the Planning and Zoning Commission disapproves the resubmittal, the application is deemed denied and a new application may be submitted on a submittal day designated on the <b>standard approval process</b> submittal schedule, including submittal of new review fees.</p>

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<p>Is there an option that allows me to submit under the City's current development application approval process?</p>	<p>Yes, House Bill 3167 allows a city of offer an <b>alternative approval process</b>. The City of Cedar Park is offering an <b>alternative approval process</b>, which allows applicants an option to continue submitting applications under the review process they are familiar with in Cedar Park.</p>
<p>How do I choose the <b>alternative approval process</b> for my subdivision, subdivision construction or site development plan application?</p>	<p>Staff provides a template to help applicants voluntarily elect to enter the <b>alternative approval process</b>, which allows applicants to submit applications for plats or plans on any Monday of the month by noon.</p>
<p>What is the review timeframe for plat or plan submittal under the <b>alternative approval process</b>?</p>	<p>The City will issue a comment letter to the applicant within 14 calendar days of initial submittal.</p>
<p>After initial review under the <b>alternative approval process</b>, will I be able to resubmit the plat or plan for review any Monday of the month by noon?</p>	<p>Yes, plans may be resubmitted for review any Monday of the month and staff review will be completed within 14 days of resubmittal. This resubmittal process may continue until all comments have been addressed and the plat or plan complies with the Code of Ordinances. Subdivision construction and site development plans will be approved administratively once all staff comments have been addressed.</p> <p>Plats requiring Planning and Zoning Commission approval will be placed on an agenda for consideration once all staff comments have been addressed.</p>
<p>Does this new development review process affect building permits?</p>	<p>No, the approval procedure established by HB 3167 only affects subdivision, subdivision construction and site development plans.</p>