

NOTICE PUBLISHED 12/9/22

NOTICE OF PUBLIC HEARINGS

NOTICE OF TEMPORARY MORATORIUM AND NOTICE OF PUBLIC HEARINGS ON THE IMPOSITION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPER DEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, WALKER COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

Effective Friday, December 16, 2022, a temporary moratorium is in effect on the acceptance, authorization, and approvals necessary for the subdivision, site planning, property development, including residential and commercial property development or construction in the City limits and Extraterritorial Jurisdiction for new projects. During the Temporary Moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy where an exception or waiver has not been approved.

City residents and affected parties are encouraged to provide input on whether a continuing Moratorium shall be imposed prior to the expiration of this Temporary Moratorium. Two Public hearings and a Special City Council Meeting will be held on the following dates and times:

Hearing 1: City Council, Tuesday, December 13, 2022 at 7:00pm

Hearing 2: Planning and Zoning Commission, Thursday, December 15, 2022 at 4:30pm

Council Meeting: City Council, Wednesday, December 21, 2022 at 7:00pm

All public hearings will be conducted in the Council Chambers located at the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd., Magnolia, Texas for all persons interested in the above proposed moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in this moratorium and matters in relation thereto shall take notice of the date and time of said hearings.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Temporary Moratorium is necessary to maintain the status quo and suspend further development during a period while the City receives public input on whether a continuing moratorium should be imposed.

This Temporary Moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing Moratorium in accordance with law, or on December 21, 2022.

This Temporary Moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law. The Temporary Moratorium does not affect Projects that do not impact the City's water capacity.

The City of Magnolia has imposed this Temporary Moratorium and is considering a continuing Moratorium under authority granted by Chapter 212, Subchapter E, of the Texas Local Government Code. Persons with questions, comments and concerns about the Temporary Moratorium may contact the following email: moratorium@cityofmagnolia.com.