

SPECIAL CITY COUNCIL MEETING

Thursday, November 21, 2024 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

City Hall will be open to the public.

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

INVOCATION

PLEDGES OF ALLEGIANCE

ROLL CALL

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

PUBLIC HEARINGS

INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, consideration, and possible action on amending Chapter 14, Article 14.01-1 Overlay District Enacting Clause
2. Discussion, consideration, and possible action on amending Chapter 14, Article 14.02-6 Downtown District Overlay
3. Discussion, consideration, and possible action on amending Chapter 10 Subdivision Regulations to accommodate Commercial Development Language
4. Discussion, consideration, and possible action regarding amending Chapter 10.06.004 Parkland Dedication to accommodate Commercial Development Language
5. Discussion, consideration, and possible action on amending Chapter 14, Appendix A Schedule of Uses
6. Discussion, consideration, and possible action regarding amending Chapter 14.02.102 Specific Use Permits
7. Discussion, consideration, and possible action on amending Chapter 4, Article 4.06 Outside Sales & Storage
8. Discussion, consideration and possible action on amending Chapter 4, Article 4.09 Mobile Food Vendor
9. Discussion, consideration, and possible action regarding changes to the definition of routine maintenance

- [10.](#) Discussion, consideration, and possible action on amending Chapter 14, 14.03.003 Historic Preservation Commission
- [11.](#) Discussion, consideration, and possible action on amending Article 1.06 Convention and Visitors Bureau, 1.06.002 Advisory Board
- [12.](#) Discussion, consideration, and possible action on amending Chapter 14, 14.02.151, Planning and Zoning Commission
- [13.](#) Discussion, consideration, and possible action on appointing commission members whose terms are expiring in December by calling for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003
- [14.](#) Discussion, consideration, and possible action on Trash rates for the City of Glen Rose
- [15.](#) *Discussion, consideration, and possible action regarding traffic control at the square for morning traffic*

ANNOUNCEMENTS/PRESENTATIONS

CONSENT AGENDA*(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

[Consider](#) approval or other action regarding the minutes of the November 12, 2024, Regular City Council Meeting

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

- [16.](#) Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Secretary

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

- [17.](#) Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Secretary

ADJOURN

Note: The Glen Rose City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: Monday, November, 18, 2024, by 05:00 PM, and remained posted for at least two hours after said meeting was convened.

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	November 21, 2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 14, Article 14.01-1 Overlay District Enacting Clause		
PREPARED BY:	Pamela Streeter, Chair P&Z	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: In order to legally create special overlay districts, we need to have a clause stating what overlay districts are and how they can be established as well as defining how conflicts if the base zone has conflicts with the overlay district.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	November 21, 2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 14, Article 14.02-6 Downtown District Overlay		
PREPARED BY:	Pamela Streeter, Chair P&Z	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: This is a new district that will overlay the downtown area – following in many cases the historic district overlay, but what the historic district created under the laws of the State Historic Commission do not have the same authority as the laws that allow for the creation of a Overlay developed under the Zoning regulations. So it is important that we have both.			



CITY COUNCIL AGENDA ACTION FORM

Date:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 10 Subdivision Regulations to accommodate Commercial Development Language		
PREPARED BY:	Veronica Welch, Admin Services Manager	DATE SUBMITTED:	10/30/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$0	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$0	
CITY ADMINISTRATOR APPROVAL:			
Proposed changes discussed at Planning and Zoning Meeting on 10/23/2024			
RECOMMENDED ACTION: discuss and take action on			

CHAPTER 10 SUBDIVISION REGULATION

ARTICLE	10.01	GENERAL	PROVISIONS
ARTICLE	10.02	DECISION MAKER	AUTHORITY
ARTICLE	10.03	APPLICATION SUBMITTAL, PROCESSING, AND	PROCEDURES
ARTICLE	10.04	PLATS AND PLATTING	PROCEDURES
ARTICLE	10.05	CONSTRUCTION PLANS AND	PROCEDURES
ARTICLE	10.06	SUBDIVISION	STANDARDS
ARTICLE	10.07	RELIEF FROM SUBDIVISION DESIGN	STANDARDS
ARTICLE	10.08		DEFINITIONS
ARTICLE	10.09	MISCELLANEOUS	PROVISIONS

ARTICLE 10.01 GENERAL PROVISIONS

10.01.01	Title
10.01.02	Authority
10.01.03	Purpose
10.01.04	Applicability
10.01.05	Compliance Required
10.01.06	Public Improvements Required
10.01.07	Special Provisions For Enforcement
10.01.08	Extraterritorial Jurisdiction (ETJ)
10.01.09	Violations And Fines
10.01.10	Summary Of General Subdivision Procedure

10.01.01 Title

This Ordinance and subsequent regulations of the City of Glen Rose, Texas shall be known as, and may be cited and referred to as, the "Subdivision Ordinance."

10.01.02 Authority

This Subdivision Ordinance and subdivision regulations are adopted pursuant to the authority granted by the U.S. Constitution, the Texas Constitution, and the laws of the State of Texas, specifically including Chapter 212 of the Texas Local Government Code (TLGC). All property subdivided into lots, blocks, or streets, or property to be re-subdivided, within the City Limits or within its Extraterritorial Jurisdiction (ETJ) shall hereafter be laid out subject to the approval of the City as outlined within this Subdivision Ordinance.

10.01.03 Purpose

These regulations shall be administered so as to achieve the following specific purposes:

1. Specific Purposes of the Subdivision Ordinance.
 1. Provide for the orderly, safe and healthful development of the area within the City and its ETJ and provide for adequate public facilities;
 2. Promote the health, safety and general welfare of the community;
 3. Establish orderly policies and procedures to guide development of the City;
 4. Provide for the establishment of minimum specifications for construction and engineering design criteria for public infrastructure reduce inconveniences to residents of the area, and to reduce related unnecessary costs to the City for correction of inadequate facilities that are designed to serve the public;
 5. Ensure that development of land and subdivisions shall be of such nature, shape and location that utilization will not impair the general welfare;
 6. Protect against the dangers of fires, floods, erosion, landslides, or other such menaces;

7. Provide proper utilities and services for adequate drainage, water supply, and disposal of sanitary and industrial waste; to furnish adequate sites, convenient to schools, parks, playgrounds, and other community services, respecting topography and existing vegetation so that the natural beauty of the land shall be preserved;
8. Coordinate new development realistically and harmoniously with existing development;
9. Protect and conserve the value of land throughout the City;
10. Provide the most beneficial circulation of vehicle and pedestrian traffic throughout the City, and to provide for the proper location and width of streets;
11. Establish reasonable standards of design and procedures for the development and redevelopment; provide for the orderly layout and use of land;
12. Ensure proper legal descriptions and documentation of subdivided land;
13. Ensure public facilities with sufficient capacity to serve the proposed subdivision are available for every building site, and to provide public facilities for future development;
14. Ensure the adequacy of drainage facilities; and encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability, and beauty of the community;
15. Preserve the topography of the City and ensure appropriate development with regard to natural features;
16. Ensure that new development adequately and fairly participates in the dedication and construction of Public Improvements and infrastructure that are necessitated by or attributable to the development or that provide value or benefit that makes the development feasible; and
17. Address other needs necessary for ensuring the creation and continuance of a healthy, attractive, safe and efficient community that provides for the conservation, enhancement and protection of its human and natural resources.

10.01.04 Applicability

1. General. It is hereby declared to be the policy of the City to consider the subdivision and development of land, as subject to the control of the City, in order to carry out the purpose of the Comprehensive Plan, and to promote the orderly, planned, efficient and economical development of the City.
2. Subdivision and Development of Land Policies.
 1. Land shall not be subdivided or developed until proper provision has been made for drainage, water, wastewater, transportation and other facilities required by these regulations.
 2. All public and private facilities and improvements shall be of at least the capacity necessary to adequately serve the development and shall conform to and be properly designed in accordance with the Comprehensive Plan of the City.
 3. These regulations shall supplement, and facilitate the enforcement of, provisions and standards found in the City's Zoning Ordinance and building codes.
3. Requirement to Plat. Platting is required for the following purposes:
 1. To create a building site on a single lot or tract;
 2. To construct or enlarge any exterior dimension of any building, structure, or improvement on land without an existing Plat;
 3. To subdivide land to divide a lot or tract into two or more parcels for development of the parcels;
 4. To combine lots or tracts;
 5. To amend a Plat; or
 6. To correct errors on an approved and recorded Plat.
4. Plat Required.

1. Subdivision Plats Required per TLGC 212 Subchapter A (all plats except Development Plats).
 1. In accordance with TLGC Section 212.004, the owner of a tract of land located within the city limits or in the ETJ who divides the tract in two (2) or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a Plat of the subdivision prepared.
 2. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.
 3. A division of land under this subsection does not include a division of land into parts greater than five (5) acres, where each part has access and no Public Improvement is being dedicated.
2. Development Plats Required per TLGC 212 Subchapter B.
 1. Any person who proposes the development (any new construction or the enlargement of any exterior dimension of any building, structure, or improvement) of a tract of land located within the limits or in the ETJ of the City shall have a Development Plat of the tract prepared in accordance with TLGC 212 Subchapter B and this Subdivision Ordinance. (See Sec. 10.04.011 Development Plat for requirements.)
 2. Whenever a property owner proposes to divide land within the City or its ETJ into two (2) or more tracts, and claims exemption from TLGC 212 Subchapter A for the purposes of development, that results in parcels or lots all greater than five (5) acres in size, a Development Plat shall be required.
 3. In the event that development of any tract of land is intended, and where no Public Improvement is proposed to be dedicated, the Applicant shall first obtain approval of a Development Plat.
 4. No Development Plat is required when the land has an approved Final Plat, Minor Plat, Replat, or Amending Plat.
5. Exemptions to the Requirement to Plat. The following are exemptions to the platting requirements found in Section C above:
 1. Use of existing cemeteries complying with all State and local laws and regulations;
 2. Dedication of an easement or Right-of-Way by a separate document recordable in the county records if approved by the City; and
 3. Divisions of land created by order of a court of competent jurisdiction.

10.01.05 Compliance Required

Compliance with the latest version of all City ordinances, policies, and plans pertaining to the subdivision and development of land, as listed below, as well as applicable State and Federal regulations, shall be required prior to the approval of any Application pursuant to this Subdivision Ordinance:

1. Comprehensive Plan, including all associated maps and plans
2. Subdivision Ordinance
3. iSWM Criteria Manual for Site Development and Construction (except for Section 3.2 Water Quality Protection)
4. Zoning Ordinance

5. International Family of Building Codes
6. International Fire Code
7. Thoroughfare Plan
8. Other applicable portions of the City's Code of Ordinances
9. North Central Texas Council of Government's (NCTCOG) Public Works Construction Standards.

10.01.06 Public Improvements Required

1. *Requirements.* The subdivider shall furnish, install and/or construct the Public Improvements (e.g., water and wastewater systems and the street and drainage facilities, including any offsite Public Improvements or private improvements) necessary for the proper development of the subdivision. All such facilities shall be designed and constructed in accordance with the requirements of this Subdivision Ordinance and Section 1001.407 "Construction of Certain Public Works" of the Texas Occupation Code, and any other standards, specifications, and drawings as may be hereafter adopted and approved by the City Council.
2. *Facilities Sizing.* The subdivider may be required to furnish, install, and/or construct public improvements of greater size or capacity than required by this Subdivision Ordinance should the City deem such necessary or advisable to provide for future growth and expansion and agree to pay for all the costs associated with the increase in size or capacity, subject to city council approval.
3. *Development Agreement.*
 1. Cases that Require a Development Agreement.
 1. The Subdivider shall be required to enter into a Development Agreement with the City, subject to City Council approval before execution, that shall govern the Subdivision if there are any public improvements, any cost sharing for City-requested oversized facilities, pro rata payments, escrow deposits or other future considerations, or variances are granted to this Subdivision Ordinance, or if the City participates in the cost of any public improvements, or if there are nonstandard development regulations.
 2. This Development Agreement shall be based upon the requirements of this Subdivision Ordinance, and shall provide the City with specific authority to complete the improvements required in the Development Agreement in the event of failure by the developer, and to recover the full costs of such measures.
 2. The Development Agreement shall be a legally binding agreement between the City and the Subdivider and shall specify the individual and joint responsibilities of both the City and the Subdivider.
 3. The Development Agreement shall contain:
 1. As appropriate, provisions for cost sharing for City-requested oversized facilities, pro rata payments, City participation in community facilities, escrow deposits or other payments for future facilities, variances granted to this chapter, and other particular aspects of the proposed Subdivision;
 2. Authority for the City to withhold building permits, put a hold on construction and inspections in the event of breach by the Subdivider;
 3. Provisions for financial security (see Sec. 10.05.005 Security for Completion of Improvements);
 1. Insurance requirements in accordance with the City's requirements for public works projects; and
 2. An indemnification clause by which the Subdivider shall agree to hold the City harmless against any claim arising out of the proposed Subdivision or any actions taken therein.

10.01.07 Special Provisions For Enforcement

1. Plat Filing Requirement.
 1. A Subdivision Plat shall not be filed or recorded until it has been approved by the City and all Public Improvements have been accepted by the City, and any such actual recording shall be void unless such approval shall be endorsed on the face of the Plat as hereinafter provided.
 2. Sec. 10.01.007(a)(1) above shall not apply to a Minor Plat or an Amending Plat.
 3. No lot shall be sold or transferred until a Plat is approved or recorded.
2. Water and Wastewater (Sanitary Sewer) System Requirement. No building permit shall be issued by the City for any structure on any lot without connection to the City's existing or proposed wastewater facilities or without a City approved water source. See Sections 10.06.001(c) and 10.06.001(d) for exemptions.
3. Final Plat or Development Plat Required for Building Permits. No building permit shall be issued by the City for any structure on a lot in a Subdivision for which a Final Plat or Development Plat has not been approved and filed for record, nor for any structure on a lot within a Subdivision that the standards contained herein or referred to herein have not been complied with in full.
4. Compliance with Standards Required. The City shall not authorize any other person to nor shall the City itself repair, maintain, install or provide any streets or public utility services in any Subdivision for which the standards contained herein or referred to herein have not been complied with in full.
5. Dedications.
 1. Refusal or denial of a Plat by the City Council or the Planning and Zoning Commission shall be deemed a refusal by the City to accept the offered dedications shown thereon.
 2. Approval of a Plat shall not impose any duty upon the City concerning the maintenance or improvement of any such dedicated parts until the proper authorities of the City have actually appropriated the same by final acceptance.
 3. Any such dedication, before or after actual appropriation may be vacated by the Council in any manner provided by law.
6. Services Prohibited to Subdivision. The City shall not authorize any other person to, nor shall the City itself sell or supply any utility service such as water, gas, electricity, telephone, cable, communication or wastewater service within a Subdivision for which a Final Plat has not been approved or filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full.
7. Action in a Court. On behalf of the City, the City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Subdivision Ordinance or the standards referred to herein with respect to any violation thereof which occurs within any area subject to all or a part of the provisions of this Subdivision Ordinance.
8. Abutting Owner or Lessee Action. In addition thereto, any abutting owner or lessee or other person prejudicially affected by the violation of the terms of this Subdivision Ordinance may resort to any court of competent jurisdiction for any writ or writs, or to obtain such relief, either in law or equity, as may be deemed advisable in these premises.
9. Non-Compliant Subdivision or Subdivision without a Final Plat. If any Subdivision exists for which a Final Plat has not been approved or in which the standards contained herein or referred to herein have not been fully complied with, the City Council shall pass a resolution reciting the facts of such non-compliance and failure to secure Final Plat approval, and reciting the fact that the provisions of this Section will apply to the Subdivision and the lots therein.
 1. The City Secretary shall, when directed by the City Council, cause a certified copy of such resolution under the corporate seal of the City to be filed in the Deed of Records of the County.

2. If full compliance and Final Plat approval are secured after the filing of such resolution, the City Secretary shall forthwith file an instrument, in the Deed of Records of the County stating that the provisions of this section no longer apply.

10.01.08 Extraterritorial Jurisdiction (ETJ)

1. *Subdivision Regulations Extend into the ETJ.* Subdivision Regulations as they now exist or may hereafter be amended, are hereby extended to all of the area lying within the ETJ of the City and the rules and regulations within said Subdivision Regulations governing Plats and Subdivision of land shall be applicable to such area within said extraterritorial jurisdiction from and after the date of final passage of this Subdivision Ordinance.
2. *Subdividing.* No person shall subdivide or plat any tract of land into two or more parcels of land within the ETJ of the City except in conformity with the provisions of this Subdivision Ordinance.

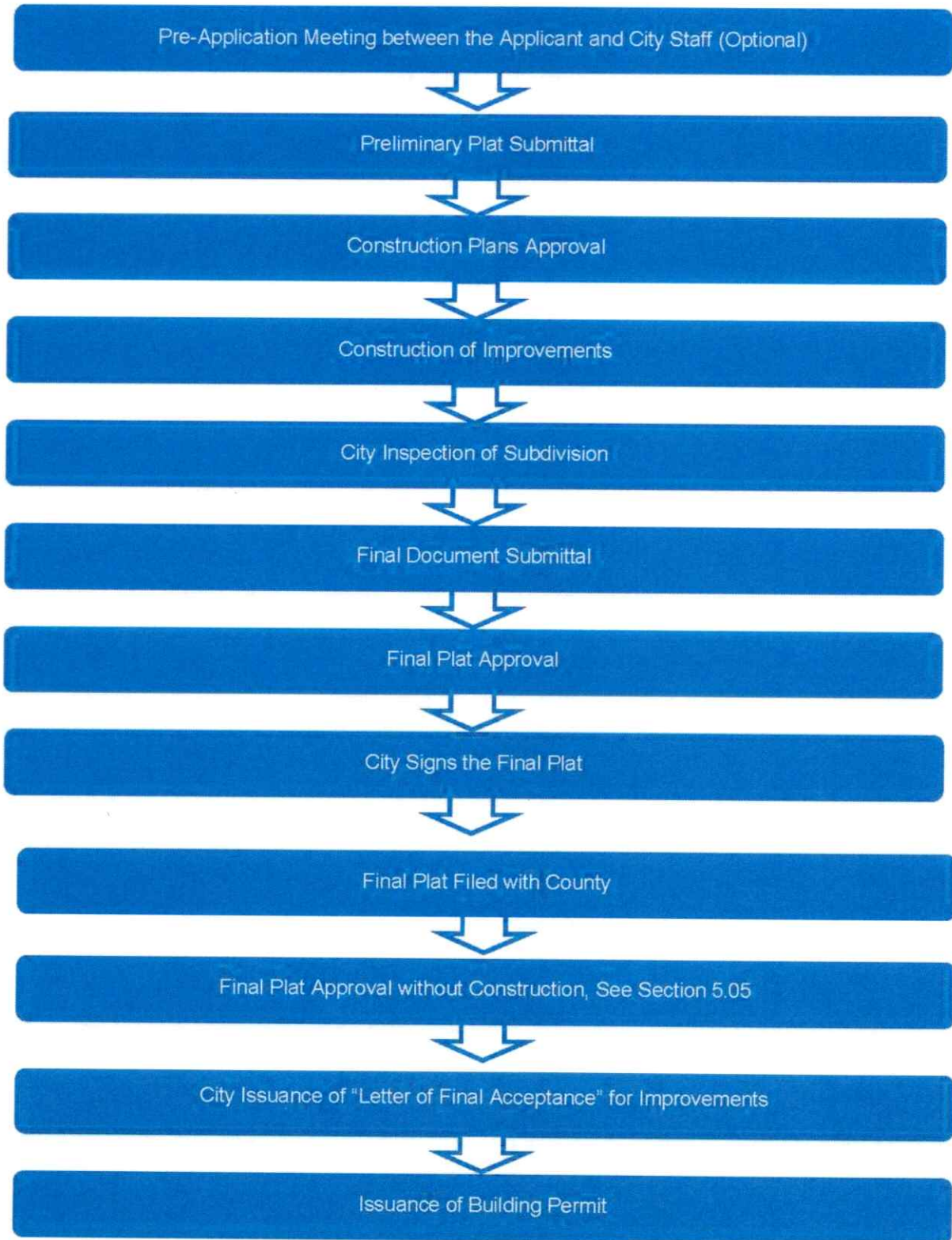
10.01.09 Violations And Fines

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of the Subdivision Ordinance shall be fined not more than five-hundred dollars (\$500.00) for each violation. Each day that a violation is permitted to exist shall constitute a separate offense.

10.01.10 Summary Of General Subdivision Procedure

Any owner or Developer of any lot, tract, or parcel of land located within the corporate limits of the City or within its ETJ who wishes to subdivide such land shall conform to the following procedure.

1. General Overview of the Platting Process.
 1. Pre-Application Meeting between the Applicant and City Staff (Optional).
 2. Preliminary Plat Submittal.
 3. Construction Plans Approval.
 4. Construction of Improvements.
 5. City Inspection of Subdivision.
 6. Final Document Submittal.
 7. Final Plat Approval.
 8. City Signs the Final Plat.
 9. Final Plat Filed with County.
 10. Final Plat Approval without Construction, See Sec. 10.05.005
 11. City Issuance of "Letter of Final Acceptance" for Improvements (if improvements fail to meet City standards, then the City will enforce the developer's guarantees).
 12. Issuance of Building Permit.
2. Detailed Steps. The detailed steps within each phase of the Subdivision development procedure are covered in Articles 3, 4, and 5 of this Ordinance.



ARTICLE 10.02 DECISION MAKER AUTHORITY

10.02.01		City		Council
10.02.02	Planning	And	Zoning	Commission

10.02.03 City Administrative Staff / Responsible Official

State law references—Regulation of subdivision and property development, V.T.C.A., Local Government Code, ch. 212; extraterritorial jurisdiction of municipalities in counties that regulate subdivisions, V.T.C.A., Local Government Code, sec. 242.001; extension of subdivision rules to extraterritorial jurisdiction, V.T.C.A., Local Government Code, sec. 212.003; recording of plats, V.T.C.A., Property Code, sec. 12.002.

10.02.01 City Council

1. Establishment. The City's Code of Ordinances establishes the standards governing the City Council.
2. Responsibilities. Table 1 is a summary of the City Council's responsibilities within the Subdivision Ordinance.

Table 1: City Council Responsibilities

10.04.005(j)(4)	Approving/Denying an Appeal of the Commission's Decision on a Preliminary Plat Extension
10.04.006(o)(4)	Approving/Denying an Appeal of the Commission's Decision on a Final Plat Extension
10.04.010(e)	Approving/Denying a Plat Vacation
10.07.001(c)(1)(B)	Approving/Denying an Appeal of a Minor Subdivision Waiver Decision
10.07.001(c)(2)	Approving/Denying a Major Subdivision Waiver
10.07.002(c)(3)	Approving/Denying a Subdivision Proportionality Appeal
10.07.003(f)(4)	Approving/Denying a Decision by City Council on a Subdivision Vested Rights Petition
10.07.003(f)(5)	Approving/Denying an Appeal to the Council of a Decision on Subdivision Vested Rights Petition

10.02.02 Planning And Zoning Commission

1. Establishment. The City's Code of Ordinances establishes the standards governing the Planning and Zoning Commission.
2. Responsibilities. Table 2 is a summary of the Planning and Zoning Commission's responsibilities within the Subdivision Ordinance.

Table 2: Planning and Zoning Commission Responsibilities

10.04.005(f)	Approving/Denying a Preliminary Plat
10.04.005(j)(4)(A)	Approving/Denying an Appeal of the Building Official's Decision on a Preliminary Plat Extension
10.04.006(o)(4)(A)	Approving/Denying an Appeal of the Building Official's Decision on a Final Plat Extension
10.04.006(h)	Approving/Denying a Final Plat
10.04.007(h)(1)	Approving/Denying a Deferral to the Commission of a Minor Plat Decision
10.04.008(g)	Approving/Denying a Replat
10.04.012	Approving/Denying a Conveyance Plat
10.04.008(g)(2)(B)	Approving/Denying a Deferral to the Commission of a Minor Replat Decision
10.04.009(g)(1)	Approving/Denying a Deferral to the Commission of an Amending Plat Decision
10.04.011(i)	Approving/Denying a Development Plat
10.07.001(c)(1)(B)	Approving/Denying an Appeal of a Minor Subdivision Waiver Decision
10.07.001(c)(2)	Approving/Denying a Major Subdivision Waiver
10.07.002(c)	Approving/Denying a Subdivision Proportionality Appeal
10.07.003(f)(3)	Approving/Denying a Decision by Commission on a Subdivision Vested Rights

10.02.03 City Administrative Staff / Responsible Official

1. Establishment. City Administrative Staff shall consist of the City Administrator, Building Official, City Engineer, Public Works Director and other City Staff or Consultants as designated by the City Administrator.
2. Responsibilities. Table 3 is a summary of the City Administrative Staff responsibilities within the Subdivision Ordinance, with the Building Official taking the lead and being the Responsible Official in most instances.

Table 3: City Administrative Staff Responsibilities

10.04.005(f)	Reviewing a Preliminary Plat
10.04.006(g)	Reviewing a Final Plat
10.04.007(g)	Approving a Minor Plat
10.04.008(g)	Reviewing a Replat
10.04.008(g)(2)(B)	Approving a Minor Replat
10.04.009(f)	Approving an Amending Plat
10.04.010(d)	Recommending a Plat Vacation
10.04.011(i)	Reviewing a Development Plat
10.05.001(c)(1)	Approving Construction Plans
10.05.001(h)(2)	Approving an Extension of Construction Plans beyond Expiration Date
10.05.002	Attending a Pre-Construction Meeting
10.05.003	Approving a Construction Release
10.05.005(c)	Recommending Development Agreements and Security for Completion
10.05.006(a)	Scheduling and Approving Inspection of Public Improvements
10.07.001(c)(1)	Approving a Minor Subdivision Waiver (as applicable)
10.07.002	Reviewing a Subdivision Proportionality Appeal
10.07.003(f)(2)	Approving a Decision by the Responsible Official on a Subdivision Vested Rights Petition

ARTICLE 10.03 APPLICATION SUBMITTAL, PROCESSING, AND PROCEDURES

10.03.01	General	Application	Processing
10.03.02	Official	Submission	Date
10.03.03	Application	Filing	And
10.03.04	Processing,	Action	And
		Notification	Of
			Application
			Decision

10.03.05	Public	Hearings	For	Replat	And	Plat	Vacation	Applications
10.03.06	Amendment	And	Expiration	To	Approved	Subdivision	Applications	

10.03.01 General Application Processing

1. Initiation of Application.
 1. Initiation by Owner or Owner's Agent.
 1. Unless provided by this Subdivision Ordinance, any petition or Application may be initiated only by the property owner, owner of an interest in the land, or by the owner's designated agent.
 2. If the Applicant is a designated agent, the Application shall include a written statement from the property owner authorizing the agent to file the Application on the owner's behalf.
 3. The Building Official may require submission of documents, such as an affidavit from the owner, to provide evidence of ownership or agency.
 2. Initiation by City Building Official. The City Building Official can initiate any Application authorized under this Subdivision Ordinance.
2. Waiver of Application Information. The Building Official may initially waive the submission of any information in the Application and accompanying materials that are not necessary due to the scope and nature of the proposed activity.
3. Universal Application Contents.
 1. Application Forms Generally. The City is hereby authorized to prepare Application Forms that include information requirements, checklists, architectural or engineering drawing sizes, Applicant contact information, and any other information necessary to show compliance with City codes.
 2. Information for All Applications. All Applications shall contain the following information and shall be signed under oath stating that the Applicant believes the information contained therein is true to the best of his or her knowledge:
 1. Identification of property owner and authorized agent;
 2. Description of the property including state plane correlated data and the nature of the development that is the subject of the application;
 3. Identification of all zoning classifications (inside the City only) for the property;
 4. Identification of all pending legislative applications for the property;
 5. Identification of decisions on all quasi-judicial or administrative Applications for the property that remain in effect;
 6. Identification of all accompanying Applications;
 7. Identification of all pending or accompanying requests for relief;
 8. Demonstration of compliance with prior approved permits; and
 9. Application signed by the owner of an interest in the land subject to the Application, or the owner's designated agent.
 3. All Application Forms are available at City Offices or on City's official website.
4. Development Application Handbook. The Building Official may create, manage, and update a Development Application Handbook, which shall be a collection of Application Forms that the Building Official has created per Sec. 10.03.001(c)(1).
5. Universal Application Fees.
 1. Every Application shall be accompanied by the prescribed fees set forth in the adopted Fee Schedule.
 2. The prescribed fee shall not be refundable, except when the City Council waives the Application fee for resubmission of an approval that was denied.
 3. The Fee Schedule may be amended from time to time per procedures established by the City Council.

6. Payment of all Indebtedness Attributable to the Subject Property.
 1. No Application shall be accepted or reviewed for completeness from a person who owes delinquent taxes, assessments, any fees, or is otherwise indebted to the City until the taxes, assessments, debts, or obligations shall have been first fully discharged by payment, or until an arrangement has been made for the payment of such debts or obligations.
 2. It shall be the Applicant's responsibility to provide evidence or proof that all taxes, fees, etc. have been paid, or that other arrangements have been made for payment of said taxes, fees, etc.
7. Modification of Applications. The Applicant may modify any complete Application following its Official Vesting Date and prior to the expiration of the period, if any, during which the City is required to act on the Application.
 1. Modifications Requested by the City. If the modification is for revisions requested by the City, and the modification is received at least five (5) business days prior to the time scheduled for decision on the Application, then the Application shall be decided within the period for decision prescribed by this Subdivision Ordinance.
 2. Modifications not Requested by the City.
 1. In all other instances (e.g., when the Applicant chooses to submit a revised Application of his/her own accord because of a change in development decisions), submittal of a modified Application shall extend the time for deciding the Application for a period equal to the time specified in this Subdivision Ordinance to decide the original Application.
 2. The extension of the time for deciding the Application shall commence on the date the modified Application is submitted.
 1. For Plat Applications, a modified Application shall be accompanied by a properly executed Waiver of Right to 30-Day Action.
8. Action by Responsible Official.
 1. Circulate and Compile Comments. After the determination of completeness has been established, the Building Official shall circulate the Application to all other administrative officials and departments whose review is required for a decision on the Application and shall compile the comments and recommendations of the officials.
 2. Decision Rendered, If Applicable. The Building Official shall render a decision in the time prescribed for the applicable Application, if the official is the Decision-Maker for the Application.
 3. Forward Application and Provide Notification.
 1. In cases where the Building Official is not the Decision-Maker, the Building Official shall forward the Application for review to any advisory board/commission and the final Decision-Maker, and shall prepare a report to such board or commission, or to the City Council, including the compilation of any comments and recommendations by other administrative officials.
 2. The Building Official also shall prepare required notices and schedule the Application for decision within the time and in the manner required by this Subdivision Ordinance.
9. Action by the Decision-Maker.
 1. The Decision-Maker for the Application shall approve, approve with conditions or deny the Application within the time prescribed by this Subdivision Ordinance.
 2. Unless otherwise prescribed by law, where the Decision-Maker is a board, commission or the City Council, the Application shall be decided by majority vote of a quorum of the members of the board, commission or the City Council.
10. Conditions. The initial or final Decision-Maker may attach such conditions to the approval of an application as are reasonably necessary to ensure compliance with applicable requirements of this Subdivision Ordinance.

10.03.02 Official Submission Date And Official Vesting Date

1. Official Submission Date.
 1. A calendar of official submission dates for subdivision related Applications requiring City review and approval pursuant to TLGC Chapter 212 (if applicable) shall be published by the City thirty (30) calendar days prior to the beginning of each calendar year or within six (6) months after the adoption of this Subdivision Ordinance.
 2. This calendar shall specify one "official submittal date" for each month.
 3. All Applications delivered to the City on a date other than a scheduled date shall be dated received on the next Official Submission Date.
2. Official Vesting Date.
 1. Pursuant to TLGC 245.002(a-1), an application or plan for development is considered filed on the date the Applicant delivers the Application or plan to the City or deposits the application or plan with the United States Postal Service by certified mail addressed to the City.
 2. A certified mail receipt obtained by the Applicant at the time of deposit is prima facie evidence of the date the Application or plan was deposited with the United States Postal Service.
 3. Every Application or plan is subject to a determination of completeness by the Responsible Official for processing the Application.

10.03.03 Application Filing And Determination Of Completeness

1. Applicability. The following procedures shall apply to any subdivision related plan or Application that is required by the City and is submitted in accordance with this Subdivision Ordinance.
2. Determination of Completeness for Subdivision Related Applications. Every required Application shall be subject to a determination of completeness by the Responsible Official for processing the application.
 1. Acceptance Standards. The Application shall only be accepted by the Responsible Official for processing when it is accompanied by all documents required by, and prepared in accordance with, the requirements of this Subdivision Ordinance and required items stated on the Application Form. A typographical error shall not, by itself, constitute an incomplete Application.
 2. Acceptance Procedures. A determination of completeness of an Application shall be conducted in accordance with the following procedures:
 1. A determination of completeness shall be made by the Responsible Official not later than the tenth (10th) business day, unless otherwise specified, after the Official Vesting Date.
 2. If the submitted Application is incomplete, then the Applicant shall be notified in writing not later than the tenth (10th) business day after the Official Vesting Date.
 1. Such notice shall be served by depositing it in the U.S. Postal Service, or by electronic mail transmission, before the tenth (10th) business day following submission of the Application.
 2. The notification shall specify the documents or other information needed to complete the Application, and shall state the date the Application will expire (see Sec. 10.03.003(e) Expiration of a Subdivision Related

- Application—Before Approval Decision) if the documents or other information are not provided to the City.
3. An Application shall be deemed complete on the eleventh (11th) business day after the Application has been received if notice is not served in accordance with Sec. 10.03.003(b)(2)(B).
 4. If the Application is determined to be complete, the Application shall be processed as prescribed by this Subdivision Ordinance.
 3. Acceptance shall not Constitute Compliance. A determination of completeness shall not constitute a determination of compliance with the substantive requirements of this Subdivision Ordinance.
 4. Acceptance shall not Guarantee Approval. There is no implied intent or guarantee that an accepted and completed Application will be approved, if after the Application is deemed complete, it is determined that the Application does not comply with this Subdivision Ordinance.
 3. Re-Submittal after Notification of Incompleteness.
 1. If the Application is re-submitted after a notification of incompleteness, the Application shall be processed upon receipt of the re-submittal.
 2. The statutory 30-day time frame for Plat approvals shall begin on the date of the re-submittal.
 3. To the extent that the information or documents submitted is not sufficient to enable the Decision-Maker to apply the criteria for approval, the Application may be denied on such grounds.
 4. Waiver of Right to 30-Day Action. The Building Official shall be the Responsible Official to approve a Waiver of Right to 30-Day Action.
 1. Request. An Applicant may submit in writing a Waiver of Right to 30-Day Action.
 2. Received.
 1. If the Applicant is requesting a Waiver of Right to 30-Day Action, the Waiver of Right to 30-Day Action must be received by the Building Official on or before the seventh (7th) calendar day prior to the Planning and Zoning Commission meeting at which action would have to be taken (based on the 30-day requirement in State law) on the Application.
 2. Waiver requests that are not received by that day shall not be considered properly submitted, and action shall be taken on the Application at such meeting as scheduled.
 3. Requirements Maintained.
 1. Submission of a Waiver of Right to 30-Day Action, and acceptance of such waiver by the City as part of an Application, shall not be deemed in any way a waiver to any requirement within this Subdivision Ordinance.
 2. A waiver from requirements herein is a separate and distinct process (see 7.01 Petition for Subdivision Waiver).
 5. Expiration of a Subdivision Related Application—Before Approval Decision. Pursuant to TLGC 245.002(e), a subdivision related Application shall automatically expire (ending all vesting claims) at the close of business on the forty-fifth (45th) calendar day after the Application's Official Vesting Date, if:
 1. The Applicant fails to provide documents or other information necessary to comply with the City's technical requirements relating to the form and content of the permit Application;
 2. The City provides to the Applicant, not later than the tenth (10th) business day after the date the Application is filed, written notice that specifies the necessary documents or other information, and the date the Application will expire if the documents or other information is not provided; and

3. The Applicant fails to provide the specified documents or other information necessary to comply with the City's requirements relating to the Application within the time provided in the notification.
6. Vesting Begins on the Official Vesting Date. An Application shall be vested into the standards of the Subdivision Ordinance in effect at the time of the Application's Official Vesting Date.
7. Right to 30-Day Action for Plats Applications Begins on the Official Submission Date. The statutory 30-day time frame for Plat approvals, established by TLGC 212, shall commence on the Official Submission Date.

10.03.04 Processing, Action And Notification Of Application Decision

1. Action by the Responsible Official.
 1. The Responsible Official for an Application shall initiate internal (i.e., City Staff) review and assessment of the Application following the City's development review procedures.
 2. The Responsible Official shall also, to the extent possible, work with the Applicant by advising on and communicating revisions that may be necessary to bring the Application into compliance with City regulations in preparation for consideration by the appropriate Decision-Maker.
2. Decision. The Decision-Maker for the Application shall approve, approve with conditions, or deny the Application within the time period prescribed by this Subdivision Ordinance.
3. Conditions Attached. The Decision-Maker may attach such conditions to the approval of an application as are reasonably necessary to ensure compliance with all applicable requirements of this Subdivision Ordinance, in which case the Application is considered denied until the conditions are satisfied.
4. Notification of Decision. The City shall send written notice within fourteen (14) calendar days following the date of a decision on an Application.
5. Notification of Appeal. Whenever appeal is taken from a final decision on an Application following a public hearing, or whenever the City is to consider revocation of an Application that was obtained following a public hearing, personal notice of the appeal or revocation proceeding shall be provided to the Applicant.

10.03.05 Public Hearings For Replat And Plat Vacation Applications

1. Setting the Hearing.
 1. When the Responsible Official determines that an Application is complete and that a public hearing is required by this Subdivision Ordinance (see Sections 10.04.008(b) [Replat] and 10.04.010(c) [Plat Vacation]) or by State law, the official shall cause notice of such hearing to be prepared and made in accordance with State law.
 2. The time set for the public hearing shall conform to the time periods required by Sections 10.04.008(b) (Replat) and 10.04.010(c) (Plat Vacation) in this Subdivision Ordinance and by State law.
2. Conduct of the Hearing.
 1. The public hearing shall be conducted in accordance with State law.
 2. Any person may appear at the public hearing and submit evidence, either individually or as a representative of an organization.
 3. Each person who appears at a public hearing shall state his or her name and address, and if appearing on behalf of an organization or Applicant, state the name of the organization or Applicant for the record.

3. Record of Proceedings. The board/commission conducting the hearing shall record the proceedings using standard municipal record-keeping procedures.
4. Notice Requirements for Replats.
 1. Published Notice for Replats.
 1. Whenever published notice of a public hearing for a Replat approval before the Council and/or Commission is required under State law, or this Subdivision Ordinance, the Responsible Official shall cause notice to be published in a newspaper of general circulation in the City before the fifteenth (15th) calendar day before the date set for the required hearing.
 2. The notice shall set forth the date, time, place and purpose of the hearing, and identification of the subject property, where the decision concerns an individual tract or parcel of land.
 2. Personal Notice for Replats.
 1. Notification by Mail. Whenever personal notice of a Replat public hearing before the Council and/or Commission, is required by State law or this Subdivision Ordinance, the Building Official shall cause notice to be sent by certified mail before the tenth (10th) calendar day before the hearing date to the following:
 1. Each owner of real property located within the original subdivision and within two hundred feet (200') of the exterior boundary of the property in question, and
 2. The Applicant and/or property owner.
 2. Notification Details. The notice shall set forth the name of the Applicant, the time, place and purpose of the hearing, identification of the subject property.
 1. Notice shall be sent to each owner indicated on the most recently approved municipal tax roll for land inside the City limits, and, when required by State law, on the most recently approved County tax roll for land in the ETJ. For recently annexed land that is not included on the most recently approved City or County tax roll, notice may be given by publication.
 2. Notice shall be considered served by depositing the notice, properly addressed and first class postage prepaid, in the United States mail.
5. Notice Requirements for Plat Vacations.
 1. Published notice of the public hearing on the Plat Vacation Application shall be given in accordance with Sec. 10.03.005 Public Hearings for Replat and Plat Vacation Applications and State law.
 2. The hearing shall be conducted by the City Council.

10.03.06 Amendment And Expiration To Approved Subdivision Applications

1. Amendments/Revisions to an Approved Subdivision Application. Unless another method is expressly provided by this Subdivision Ordinance, any request to amend or revise an approved Application shall be considered a new Application, which must be decided in accordance with the procedures governing the original Application and the standards in effect at the time such new Application is filed with the City.
2. Expiration of an Approved Subdivision Application.
 1. Subdivision Application Expiration—Two (2) Years. Unless otherwise expressly provided by this Subdivision Ordinance, an approved Application shall automatically expire two (2) years following the approval date of the Application (see Sec. 10.05.001(g) Expiration Date for Construction Plans for expiration of Construction Plans), and shall become null and void, and all activities under the Application thereafter shall be deemed in violation of this Subdivision Ordinance, if:

1. The Applicant fails to satisfy any condition that was imposed by this Subdivision Ordinance or as part of the approval of the Application or that was made under the terms of any Development Agreement, within the time limits established for satisfaction of such condition or term; or
 2. The Applicant fails to submit a subsequent complete Application required by this Subdivision Ordinance within the time so required; or
 3. A Development Agreement (Sec. 10.05.005 Development Agreements and Security for Completion) is not approved for the development.
2. Applications with No Time Limit. If no time limit for satisfaction of conditions is specified in the decision on the Application or in the regulations governing, the time shall be presumed to be two (2) years following the date the Application was approved.
 3. Applications with Vested Right. Unless a different date is determined pursuant to and upon review of a vested rights petition, an Application approved prior to the effective date of this Subdivision Ordinance shall expire in accordance with the terms of the regulations in effect at the time the Application was filed.
3. Effect of Expiration.
 1. Upon the expiration of an approved Application, all previously approved Applications for the same land shall also expire on the expiration date if the filing of an Application was required to avoid expiration for the previously approved Application(s).
 2. Thereafter, a new Application must be submitted for consideration and approval subject to regulations in effect at the time the new Application is filed.

ARTICLE 10.04 PLATS AND PLATTING PROCEDURES

10.04.01	Subdivision	Procedure	Summary
10.04.02	General	Plat	Requirements
10.04.03	General Subdivision	And Platting	Procedures
10.04.04	Pre-Application	Conference	(optional)
10.04.05	Preliminary		Plat
10.04.06	Final		Plat
10.04.07	Minor		Plat
10.04.08			Replat
10.04.09	Amending		Plat
10.04.10	Plat		Vacation
10.04.11	Development		Plat
10.04.12	Conveyance		Plat

10.04.01 Subdivision Procedure Summary

Any owner or Developer of any lot, tract, or parcel of land located within the corporate limits of the City or within its ETJ who wishes to subdivide such land shall conform to the following general procedures:

1. Pre-Application Conference (Optional)
2. Preliminary Plat
3. Construction Plans
4. Construction of improvements
5. City acceptance of improvements
6. Final Plat

10.04.02 General Plat Requirements

1. Development Application. All submittals shall conform to the appropriate Application Form Requirements.
2. Application Fees. All Application fees shall be paid according to the Fee Schedule.
3. Phased Development.
 1. All subdivisions shall be designed in accordance with Municipal Master Utility Plans.
 2. The City may establish size limits and requirements for phased development.
 3. A concept development plan for the entire site shall be prepared and shall accompany all submittals for a Preliminary Plat and Final Plat.
 4. Phased Developments shall coordinate with the surrounding land use plan and existing developments.
 5. Each phase shall submit a Preliminary Plat and Final Plat.
4. Drainage. If provisions are necessary for drainage facilities on the unplatted future phases of the development, then the Plat shall include separate instruments for (public or private easements) off-site drainage needs and shall include appropriate notes and descriptions providing the City the appropriate permissions and approvals needed for access and for maintaining and improving the public drainage system.

10.04.03 General Subdivision And Platting Procedures

1. Plats Required for Land Subdivision. A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
2. Replats and Amending Plats.
 1. Replat. A Replat, in accordance with State law, and the provisions of Sec. 10.04.008 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. Amending Plat. In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Sec. 10.04.009.
3. Zoning.
 1. Conformance with Existing Zoning. All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. Request to Rezone First. If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 1. The Applicant may request approval from the Building Official to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the lengthier time frame necessary to advertise and process zoning Applications).
 2. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.
 3. Zoning Ordinance Site Plan Approval. Where Site Plan approval is required by the Zoning Ordinance prior to development, no Application for a Final Plat approval shall be accepted for filing until a Site Plan has been approved for the land subject to the proposed Plat.

10.04.04 Pre-Application Conference (optional)

1. Purpose.

1. The Pre-Application Conference is optional but intended to allow for the exchange of non-binding information between the Applicant and the Design Review Committee to ensure that the Applicant is informed of pertinent City development regulations and processes.
2. The Pre-Application Conference provides an opportunity for the Applicant and the Design Review Committee to discuss major development considerations such as utilities, roadways, drainage concerns, Comprehensive Plan elements, specific neighborhood characteristics, and historic information.
3. This exchange of information is intended to promote an efficient and orderly review process.
2. Pre-Application Conference before the Submission of Plans and Applications.
 1. Prior to formal submittal of any required plan or Application, the Applicant is encouraged to consult with the Design Review Committee in order for the Applicant to become familiar with the City's development regulations and the development process.
 2. At the Pre-Application Conference, the Applicant may be represented by their land planner, engineer, surveyor, or other qualified professional.
 3. Pre-application meetings do not vest a permit, application or other type of development approval, pursuant to Chapter 245, TLGC.

10.04.05 Preliminary Plat

1. Purpose. The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
2. Applicability. No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
3. Exceptions.
 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to Sec. 10.04.007).
 2. A Final Plat in accordance with Sec. 10.04.006 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
4. Accompanying Applications.
 1. Preliminary and Other Types of Plans. An Application for a Preliminary Plat shall be accompanied by the following:
 1. Preliminary Drainage Plan;
 2. Preliminary Storm Water Management Plan;
 3. Preliminary Utility Plan; and
 4. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.
 2. Approval of each shall be separately included with this application.
 3. Current Title Commitments. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
5. Review by the Building Official. The Building Official shall:
 1. Initiate review of the plat and materials submitted.
 2. Include the City Administrator, Public Works Director, City Engineer, and Fire Marshal (if the latter's involvement is deemed appropriate) in the review of the plat and materials submitted.
 3. Make available Plats and reports to the Commission for review.

4. Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.
6. Action by the Planning and Zoning Commission. The Commission shall:
 1. Review the Preliminary Plat Application, the findings of the Building Official, City Administrator, Public Works Director, City Engineer, and/or Fire Marshal and any other information available.
 1. From all such information, the Commission shall determine whether the Preliminary Plat conforms to this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 3. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted, shall be deemed approved by the Commission.
 2. Take one of the following actions:
 1. Approve the Preliminary Plat;
 2. Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Deny the Preliminary Plat.
7. Criteria for Approval. The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:
 1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;
 2. No Plat or Replat may be approved that leaves a structure located on a remainder lot.
 3. The Preliminary Plat is consistent with any approved Development Agreement;
 4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the City's adopted master plans for those facilities;
 5. The Preliminary Plat has been duly reviewed by applicable City staff;
 6. The Preliminary Plat conforms to design requirements and construction standards as set forth in this Subdivision Ordinance and any standards referenced by it;
 7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;
 8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and
 9. The Preliminary Plat conforms to the City's subdivision Application checklists.
8. Effect of Approval.
 1. Approval of a Preliminary Plat shall allow the Applicant to proceed with the development and platting process by submitting Construction Plans and Final Plat.
 2. Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of Construction Plans or a Final Plat.
9. Expiration.
 1. Two-Year Validity.
 1. The approval of a Preliminary Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall

- submit and receive approval for Construction Plans and a Final Plat for the land area shown on the Preliminary Plat.
2. If Construction Plans and a Final Plat Application have not been approved within the two (2) year period, the Preliminary Plat shall expire.
 2. Relationship to Construction Plans. A Preliminary Plat shall remain valid for the period of time in which approved Construction Plans are valid (See Sec. 10.05.001(g)).
 3. Action on Final Plat. Should a Final Plat Application be submitted within the two (2) year period, but not be acted upon by the Commission within the two (2) year period, the Preliminary Plat shall expire unless an extension is granted.
 4. Void If Not Extended. If the Preliminary Plat is not extended as provided in (j) below, it shall expire and shall become null and void.
10. Preliminary Plat Extension. A Preliminary Plat may be extended for a period not to exceed one (1) year beyond the Preliminary Plat's initial expiration date. A request for extension shall be submitted to the Building Official in writing at least thirty (30) calendar days prior to expiration of the Preliminary Plat, and shall include reasons why the Preliminary Plat should be extended.
1. Decision by the Building Official.
 1. The Building Official will review the extension request and shall approve it, approve it with conditions, or deny the extension request within thirty (30) calendar days following the Official Vesting Date of the request.
 2. Should the Building Official fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
 2. Considerations. In considering an extension, the Building Official shall consider whether the following conditions exist:
 1. A Final Plat has been submitted and/or approved for any portion of the property shown on the Preliminary Plat;
 2. Construction Plans have been submitted and/or approved for any portion of the property shown on the Preliminary Plat;
 3. Construction is occurring on the subject property;
 4. The Preliminary Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
 5. If there is a need for a park, school or other public facility or improvement on the property.
 3. Conditions.
 1. In granting an extension, the Building Official may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
 2. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
 4. Appeal of Denial for Extension.
 1. Appeal of the Building Official's Decision on a Preliminary Plat Extension
 1. The denial of an extension by the Building Official may be appealed to the Commission.
 2. A written request for such appeal shall be received by the Building Official within fourteen (14) calendar days following the denial.
 3. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the Building Official.
 2. Appeal of the Commission's Decision on a Preliminary Plat Extension
 1. The denial of an extension by the Commission may be appealed to the City Council.

2. A written request for such appeal shall be received by the Building Official within fourteen (14) calendar days following the denial.
 3. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the Planning and Development Department.
 4. The decision of the City Council is final.
11. Amendments to Preliminary Plats Following Approval.
1. Minor Amendments to Preliminary Plats.
 1. Minor amendments to the design of the subdivision subject to an approved Preliminary Plat may be incorporated in an Application for approval of a Final Plat without the necessity of filing a new Application for re-approval of a Preliminary Plat.
 2. Minor amendments may only include minor adjustments in street or alley alignments, lengths and paving details, and minor adjustments to lot lines that:
 1. Do not result in creation of additional lots or any non-conforming lots (such as to zoning standards), and
 2. Are consistent with approved prior Applications.
 2. Major Amendments to Preliminary Plats. All other proposed changes to the design of the subdivision subject to an approved Preliminary Plat shall be deemed major amendments that require submittal and approval of a new Application for approval of a Preliminary Plat (including new fees, new reviews, new Official Vesting Date, new Official Submission Date, etc.) before approval of Construction Plats and/or a Final Plat.
 3. Determination of Minor or Major Amendment. The Building Official shall decide whether proposed amendments are deemed to be minor or major, thereby requiring new submittal of a Preliminary Plat.

10.04.06 Final Plat

1. Purpose. The purpose of a Final Plat is to ensure:
 1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
 2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made; and
 3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.
2. Applicability. No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.
3. Exceptions. A Final Plat is not required when a Minor Plat is submitted (see Sec. 10.004.007).
4. Ownership.
 1. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Final Plat.
 2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
5. Accompanying Applications.

1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Sec. 10.05.005.
2. Approval of each shall be separate and in accordance with Sec. 10.05.005.
6. Prior Approved Preliminary Plat. The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
7. Review by Building Official. The Building Official shall:
 1. Initiate review of the plat and materials submitted;
 2. Include the City Administrator, Public Works Director, City Engineer, and Fire Marshal (if the latter's involvement is deemed appropriate) in the review of the plat and materials submitted.
 3. Make available Plats and reports to the Commission for review, and
 4. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
8. Action by Planning and Zoning Commission. The Commission shall:
 1. Review the Final Plat Application, the findings of the Building Official, City Administrator, Public Works Director, City Engineer, and or Fire Marshal and any other information available.
 1. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
 2. All Public Improvements have been installed (for exception, see Sec. 10.05.005).
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 1. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
 3. Take one of the following actions:
 1. Approve the Final Plat;
 2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
 3. Deny the Final Plat.
 4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 1. All required fees shall be paid.
 2. All conditions required by ordinances have been reviewed and approved by the City.
 3. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 4. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 5. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
9. Final Plat Criteria for Approval. The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
 1. With Prior Approved Preliminary Plat.

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Sec. 10.04.005(k)(1) and that may be approved without the necessity of revising the approved Preliminary Plat;
 2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 3. The Construction Plans conform to the requirements of Article 10.05 and have been approved by the Building Official.
 4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Public Works Director and Building Official;
 5. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Sec. 10.05.005;
 6. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 7. The Plat conforms to design requirements and construction standards as set forth in this Subdivision Ordinance; and
 8. A plat prepared by a registered public surveyor conforms to the Building Official's subdivision Application checklists and Subdivision Ordinance regulations.
2. Without Prior Approved Preliminary Plat.
1. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 2. The Construction Plans conform to the requirements of Article 10.05 and have been approved by the Building Official;
 3. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 10.05.005;
 4. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 5. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.
10. Procedures for Final Plat Recordation upon Approval. The Applicant shall supply to the Building Official the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.
1. General.
 1. Signatures. After approval of the Final Plat, the Building Official shall procure the appropriate City signatures on the Final Plat.
 2. Recording upon Performance. The Final Plat shall be recorded after:
 1. The Final Plat is approved by the City;
 2. All required Public Improvements have been completed and accepted by the City or a Development Agreement has been executed and appropriate surety provided in accordance with Sec. 10.05.005; and
 3. All County filing requirements are met.
 2. Submittal of Final Plat Where Improvements Installed. Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Sec. 10.04.006(i).
 3. Submittal of Final Plat Where Improvements Have Not Been Installed. Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.

4. Update of Proof of Ownership. If there has been any change in ownership since the time of the Proof of Ownership provided under Sec. 10.04.005(d)(2), the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.
11. Effect of Approval. The approval of a Final Plat:
 1. Supersedes any prior approved Preliminary Plat for the same land.
 2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Development Agreement (refer to Sec. 10.05.005).
 3. Authorizes the Applicant to seek Construction Release and/or issuance of a Building Permit.
12. Revisions Following Recording/Recordation. Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.
13. Signature Blocks. Unless otherwise modified by the Building Official, the following signature blocks shall be used in conjunction with the Final Plat.
 1. Certificate of Surveyor.
 2. Owner's Statement for Fire Lane Easement.
 3. Owner's Acknowledgement and Dedication.
 4. Lienholder's Ratification of Plat Dedication.
 5. Certificate of Final Plat Approval.
 6. Certificate of Completion and Authorization to File.
 7. County Authorization (If Applicable).
14. Expiration of Approved but not Filed Plat.
 1. Two-Year Validity.
 1. The approval of a Final Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall submit and receive approval for Construction Plans for the land area shown on the Final Plat.
 2. If Construction Plans have not been approved within the two (2) year period, the Final Plat shall expire.
 2. Relationship to Construction Plans. A Final Plat shall remain valid for the period of time in which approved Construction Plans are valid (Sec. 10.05.001(g) Expiration Date for Construction Plans).
 3. Void If Not Extended. If the Final Plat is not extended as provided in Sec. 10.04.006(o) Final Plat Extension for Approved but not Filed Plat, it shall expire and shall become null and void.
 4. Approved Final Plat that have been Filed (Recorded with the County). Approved plats that have been filed with the County shall not expire.
15. Final Plat Extension for Approved but not Filed Plat. A Final Plat may be extended for a period not to exceed one (1) year beyond the Final Plat's initial expiration date. A request for extension shall be submitted to the Building Official in writing at least thirty (30) calendar days prior to expiration of the Final Plat, and shall include reasons why the Final Plat should be extended.
 1. Decision by the Building Official.
 1. The Building Official will review the extension request and shall approve or deny the extension request within thirty (30) calendar days following the date of the request.
 2. Should the Building Official fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
 2. Considerations. In considering an extension, the Building Official shall consider whether the following conditions exist:
 1. Construction Plans have been submitted and/or approved for any portion of the property shown on the Final Plat;

2. Construction, including the installation of public improvements, is occurring on the property;
 3. The Final Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
 4. If there is a need for a park, school or other public facility or improvement on the property.
3. Conditions.
1. In granting an extension, the Building Official may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
 2. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
4. Appeal of the Denial of a Final Plat Approval Extension.
1. Appeal of the Building Official's Decision on a Final Plat Extension.
 1. The denial of an extension by the Building Official may be appealed to the Commission.
 2. A written request for such appeal shall be received by the Building Official within fourteen (14) calendar days following the denial.
 3. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the Building Official.
 2. Appeal of the Commission's Decision on a Final Plat Extension.
 1. The denial of an extension by the Commission may be appealed to the City Council.
 2. A written request for such appeal shall be received by the Building Official within fourteen (14) calendar days following the denial.
 3. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the Building Official.
 4. The decision of the City Council is final.

10.04.07 Minor Plat

1. Purpose. The purpose of a Minor Plat is to simplify divisions of land under certain circumstances as outlined in TLGC Sec. 212.0065.
2. Applicability. An Application for approval of a Minor Plat may be filed only in accordance with State law, when all of the following circumstances apply:
 1. The proposed division results in four (4) or fewer lots;
 2. All lots in the proposed Subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of this Subdivision Ordinance; and
 3. Except for Right-of-Way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the Subdivision.
3. Application Requirements. An application for a minor plat shall be submitted to the city's building official consisting of one (1) copy of the minor plat drawn on eleven-inch by seventeen-inch (11" x 17") paper at a scale of one inch (1") to one hundred feet (100') or larger if necessary and one (1) copy of the minor plat on eight-and-one-half-inch by fourteen-inch (8-1/2" x 14") paper not to scale and shall include the following:
 1. The proposed subdivision's name and location, the name and address of the owner(s), and the name of the plat designer.

2. The date, north arrow, graphic scale and the entire subdivision should be tied and oriented to the Texas State Coordinate Systems using NAD 83 in U.S. survey feet, and coordinates given for at least two (2) points on the bound of the said subdivision.
3. A site location map.
4. The location of improvements, existing property lines, streets, buildings, watercourses, sewers, bridges, culverts, drain pipes, water mains, electric transmission lines and appurtenances, wells, visible or known easements, the present and/or proposed zoning classification and for each adjoining unplatted parcel, the deed reference and name of the owner of record or, for each adjoining platted lot, the subdivision name and lot and block reference.
5. Locations of proposed rights-of-way, easements, lot lines, building setback lines, boundary lines and utilities.
6. The total acreage to be subdivided. Projects developed in phases should indicate each phase on the plat.
7. Lot sizes in acres or square feet for those lots smaller than one (1) acre.
8. A metes and bounds description of the lot(s), tract(s), or parcel(s) of land to be subdivided.
9. The boundary of any one hundred (100) year floodplain lying within the subdivision and any other information required by Article 3.07, flood damage prevention.
10. A surveyor's certificate stating accuracy of survey and actually performed on the ground that meets the minimum standards set forth by the Texas Board of Professional Surveyors or its successor, the Texas Board of Professional Engineers and Land Surveyors.
11. An owner's certificate establishing the applicant's relationship to the subject property and establishing that it is intended to subdivide the property essentially as indicated in the plat documents.
12. A building official's certificate.
13. A recording certificate.
4. Additional Requirements. To be considered a Minor Plat it must also meet the following requirements:
 1. The proposed Plat shall be for the Subdivision of one lot into four (4) or fewer lots.
 2. The person, firm or corporation owning the property shall not have more than one Minor Plat approved during any twelve (12) month period.
 3. The person, firm or corporation presenting the proposed Plat shall dedicate all easements and Right-of-Way as required elsewhere in these regulations.
 4. Private wells and private wastewater treatment facilities that meet the current City health standards shall be considered adequate when existing public water and wastewater lines are not within one hundred (100) feet of the proposed Plat.
5. Minor Plat Criteria for Approval. The following criteria shall be used to determine whether the Application for a Minor Plat shall be approved, approved with conditions, or denied:
 1. The Minor Plat is consistent with all zoning requirements for the property (if applicable), any approved Development Agreement (if applicable), and all other requirements of this Subdivision Ordinance that apply to the Plat;
 2. All lots to be created by the plat already are adequately served by improved public street access and by all required City utilities and services and by alleys, if applicable;
 3. The ownership, maintenance and allowed uses of all designated easements have been stated on the Minor Plat; and
 4. Except for Right-of-Way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the subdivision.
6. Review by the Building Official. The Building Official shall:
 1. Initiate review of the plat and materials submitted; and
 2. Distribute to appropriate City Departments for review.
7. Action by the Building Official. The Building Official shall:

1. Determine whether the Minor Plat meets the regulations of this Subdivision Ordinance.
2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 1. If no decision is rendered by the Building Official, or if the Building Official has not deferred the Application to the Planning and Zoning Commission for decision, within the thirty (30) day period described above or such longer period as may have been agreed upon, the Minor Plat, as submitted, shall be deemed to be approved.
3. Take one of the following actions:
 1. Approve the Minor Plat;
 2. Approve the Minor Plat with conditions, which shall mean that the Minor Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Defer the Minor Plat to the Planning and Zoning Commission for consideration prior to expiration of the required 30-day approval period unless a Waiver of Right to 30-Day Action is submitted.
8. Deferral of Decision of a Minor Plat Application.
 1. Deferral to the Commission of a Minor Plat Decision. If the Building Official defers the Minor Plat Application to the Planning and Zoning Commission, the Commission shall consider the Application at a regular meeting no later than thirty (30) calendar days after the date on which the Building Official deferred the Application to the Commission. The Commission shall, upon simple majority vote, take one of the following actions:
 1. Approve the Minor Plat;
 2. Approve the Minor Plat with conditions, which shall mean that the Minor Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Deny the Minor Plat.
9. Procedures for Minor Plat Recordation Following Approval. The procedures for recordation of a Minor Plat shall be the same as the procedures for recordation of a Final Plat, as outlined in Sec. 10.04.006(j).
10. Revisions Following Approval. Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.

10.04.08 Replat

1. Purpose and Applicability.
 1. A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
 1. Is signed and acknowledged by only the owners of the property being replatted;
 2. Is approved after a public hearing; and
 3. Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
 2. A Replat shall be subject to approval by the Commission.
2. General Notice and Public Hearing Requirements.
 1. Published notice of the public hearings on the Replat Application shall be given in accordance with Sec. 10.03.005, if applicable.
 1. See specific notice and hearing requirements for "Certain" Replats in Sec. 10.04.008(f).
 2. A public hearing shall be conducted by the Commission on all Replat Applications.

3. Application. The Application for a Replat of a Subdivision shall meet all Application requirements of a Final Plat. The Applicant shall acknowledge that the Replat will not amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
4. Partial Replat Application. If a Replat is submitted for only a portion of a previously platted subdivision, the Replat must reference the previous Subdivision name and recording information, and must state on the Replat the specific lots which are being changed along with a detailed "Purpose for Replat" statement.
5. Criteria for Approval.
 1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
 2. The Replat document shall be prepared by a Registered Professional Land Surveyor.
6. Additional Requirements for "Certain" Replats.
 1. Applicability of "Certain" Replats. Pursuant to TLGC Sec. 212.015, a Replat without vacation of the preceding Plat must conform to the requirements of this Section if:
 1. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or
 2. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
 2. Notice and Public Hearing Requirements for "Certain" Replats. Notice of the required public hearing shall be given before the fifteenth (15th) calendar day before the date of the hearing by:
 1. Publication in an official newspaper or a newspaper of general circulation in the applicable City or unincorporated area (as applicable) in which the proposed Replat property is located; and
 2. Written notice, with a copy of Sec. 212.015(c) of the TLGC (as amended) attached, forwarded by the City to the owners of lots that are in the original Subdivision and that are within two hundred feet (200') of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a Subdivision within the ETJ, the most recently approved applicable county tax roll of the property upon which the Replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.
 3. Protest.
 1. If the Replat Application is accompanied by a waiver petition (per Sec. 10.07.001) and is protested in accordance with this Section, approval of the Replat shall require the affirmative vote of at least three-fourths of the voting members of the Commission present at the meeting.
 2. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the Replat Application and extending two hundred feet (200') from that area, but within the original Subdivision, must be filed with the Commission prior to the close of the public hearing.
 3. The area of streets and alleys shall be included in the area computations.
7. Replat Review and Approval.
 1. Replat. The review and approval processes for a Replat shall be the same as the review and approval processes for a Final Plat (except for the special public hearing and notice requirements described in Sec. 10.03.005).
 2. Minor Replat.
 1. Pursuant to TLGC 212.0065, a Replat involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities (i.e., a Minor Replat) may be approved by the Building

Official. The review and approval process shall be the same as that followed for a minor plat.

2. Prior to the Building Official or the Planning and Zoning Commission, if the matter has been deferred to that Commission, taking action on a proposed Minor Replat the Planning and Zoning Commission shall hold at least one public hearing thereon.
3. Effect. Upon approval of the Application, the Replat may be recorded and is controlling over the previously recorded Plat for the portion re-platted.

10.04.09 Amending Plat

1. Purpose. The purpose of an Amending Plat shall be to provide an expeditious means of making minor revisions to a recorded Plat consistent with provisions of State law.
2. Applicability. The procedures for an Amending Plat shall apply only if the sole purpose of the Amending Plat is to achieve one or more of the following Purposes:
 1. Error Corrections or Administrative Adjustments.
 1. Correct an error in a course or distance shown on the preceding Plat.
 2. Add a course or distance that was omitted on the preceding Plat.
 3. Correct an error in a real property description shown on the preceding Plat.
 4. Indicate monuments set after the death, disability or retirement from practice of the engineer or surveyor responsible for setting monuments.
 5. Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding Plat.
 6. Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving Plats, including lot numbers, acreage, street names, and identification of adjacent recorded Plats.
 7. Correct an error in courses and distances of lot lines between two adjacent lots if:
 1. Both lot owners join in the Application for amending the Plat;
 2. Neither lot is abolished;
 3. The amendment does not attempt to remove recorded covenants or restrictions; and
 4. The amendment does not have a material adverse effect on the property rights of the other owners in the Plat.
 2. Relocate Lot Lines.
 1. Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.
 2. Relocate one or more lot lines between one or more adjacent lots if:
 1. The owners of all those lots join in the Application for amending the Plat;
 2. The amendment does not attempt to remove recorded covenants or restrictions; and
 3. The amendment does not increase the number of lots.
 3. Replatting
 1. Make necessary changes to the preceding Plat to create six (6) or fewer lots in the Subdivision or a part of the Subdivision covered by the preceding Plat if:
 1. The changes do not affect applicable zoning and other regulations of the municipality;
 2. The changes do not attempt to amend or remove any covenants or restrictions; and

3. The area covered by the changes is located in an area that the City has approved, after a public hearing, as a residential improvement area (per State law, TLGC 212.016).
2. Replat one or more lots fronting on an existing street if:
 1. The owners of all those lots join in the Application for amending the Plat;
 2. The amendment does not attempt to remove recorded covenants or restrictions;
 3. The amendment does not increase the number of lots; and
 4. The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.
3. Certificates of Correction. Certificates of Correction are prohibited.
4. Notice Not Required. The approval and issuance of an Amending Plat shall not require notice, hearing or approval of other lot owners.
5. Review by Building Official. The Building Official shall:
 1. Review the plat and materials submitted.
6. Action by Building Official. The Building Official shall:
 1. Determine whether the Amending Plat meets the regulations of this Subdivision Ordinance.
 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
 3. Take one of the following actions:
 1. Approve the Amending Plat;
 2. Approve the Amending Plat with conditions, which shall mean that the Amending Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Defer the Amending Plat to the Commission for consideration prior to expiration of the required 30-day approval period unless a Waiver of Right to 30-Day Action is submitted.
7. Deferral of Decision on an Amending Plat Application.
 1. Deferral to the Commission of an Amending Plat Decision. If the Building Official defers the Amending Plat Application to the Planning and Zoning Commission, the Commission shall consider the Application at a regular meeting no later than thirty (30) calendar days after the date on which the Building Official deferred the Application to the Commission. The Commission shall, upon simple majority vote, take one of the following actions:
 1. Approve the Amending Plat;
 2. Approve the Amending Plat with conditions, which shall mean that the Amending Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Deny the Amending Plat.

10.04.10 Plat Vacation

1. Purpose. The purpose of a Plat Vacation is to provide an expeditious means of vacating a recorded Plat in its entirety, consistent with provisions of State law.
2. Initiation of a Plat Vacation.
 1. By Property Owner. The property owner of the tract covered by a Plat may submit an Application to vacate the Plat at any time before any lot in the Plat is sold.
 2. By All Lot Owners. If lots in the Plat have been sold, an Application to vacate the plat must be submitted by all the owners of lots in the Plat.
 3. City Council. If the City Council, on its own motion, determines that the Plat should be vacated in the interest of and to protect the public's health, safety and welfare; and:

1. No lots within the approved Plat have been sold within five (5) years following the date that the Final Plat was approved by the City; or
2. The property owner has breached a Development Agreement, and the City is unable to obtain funds with which to complete construction of Public Improvements, except that the vacation shall apply only to lots owned by the property owner or its successor; or
3. The Plat has been of record for more than five (5) years, and the City Council determines that the further sale of lots within the Subdivision or addition presents a threat to public health, safety and welfare, except that the vacation shall apply only to lots owned by the property owner or its successors.
3. Notice. Published notice of the public hearing shall be given in accordance with Section 10.03.005.
4. Review and Recommendation by the Building Official. The Building Official shall:
 1. Initiate review of the Plat Vacation Application and materials submitted; and
 2. Recommend action on Plat Vacation to the City Council.
5. Action by the City Council. The Building Official shall:
 1. Review the Plat Vacation Application, the findings of the Building Official, and any other information available. From all such information, the Building Official shall make a finding as to whether the plat should be vacated.
 2. Take one of the following actions:
 1. Approve the Plat Vacation;
 2. Approve the Plat Vacation with conditions, which shall mean that the Plat Vacation shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
 3. Deny the Plat Vacation.
 3. The City Council's decision on a Plat Vacation shall be final.
6. Procedures for Recordation Following Approval.
 1. If the City Council adopts a resolution vacating a plat in whole, it shall record a copy of the resolution in the County Clerk's Office.
 2. If the City Council adopts a resolution vacating a plat in part, it shall cause a revised Final Plat to be recorded along with the resolution which shows that portion of the original plat that has been vacated and that portion that has not been vacated.
7. Effect.
 1. On the execution and recording of the vacating instrument, the previously filed plat shall have no effect.
 1. Regardless of the City Council's action on the petition, the property owner(s) or Developer will have no right to a refund of any monies, fees or charges paid to the City nor to the return of any property or consideration dedicated or delivered to the City except as may have previously been agreed to by the City Council.
 2. The Plat is vacated when a signed, acknowledged instrument declaring the Plat vacated is approved and recorded in the manner prescribed for the original Plat.
 3. The City Council, at its discretion, shall have the right to retain all or specific portions of road Right-of-Way or easements shown on the Plat being considered for vacation. However, the City Council shall consider Plat Vacation upon satisfactory conveyance of easements and/or Right-of-Way in a separate legal document using forms provided by the City Attorney's office.

10.04.11 Development Plat

1. Purpose. The purpose of a Development Plat is to ensure the adequacy of public facilities needed to serve the intended development and the overall compliance of such development with applicable requirements of this Subdivision Ordinance.

2. Authority. This Section is adopted pursuant to the TLGC, Chapter 212, Subchapter B, Sections 212.041 through 212.050, as amended.
3. Applicability.
 1. To Whom Development Plat Regulations Apply. Any person who proposes the development of a tract of land located within the limits or in the ETJ of the City must have a Development Plat of the tract prepared in accordance with Sec. 10.01.004(d)(2), unless a Development Plat is not required in accordance with Sec. 10.01.004(d).
 2. The Term "Development." For purposes of this Section, "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement.
 3. Cases Where Development Plat Regulations Apply. Development Plat regulations shall apply to any land lying within the City or within its ETJ in the following circumstances:
 1. The development of any tract of land that has not been platted or re-platted prior to the effective date of this Subdivision 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 requirements, including requirements to replat, which exemption is not expressly provided for in Sec. 10.01.004(e); 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.
4. Exceptions. A Development Plat is not required:
 1. When the land has an approved Final Plat, Minor Plat, Replat, or Amending Plat; or
 2. For bona fide agricultural activities; or
 3. For construction of agricultural accessory structures and related development activities.
5. Prohibition on Development. No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued for any development or land division subject to this Section until a Development Plat has been approved by the Planning and Zoning Commission and submitted to the City for filing at the County. Notwithstanding the provisions of this Section, the City shall not require building permits or otherwise enforce the City's Building Code in the City's ETJ in relation to any Development Plat required by this Subdivision Ordinance.
6. Required Information for all Development Plat Applicants. All Applications shall be submitted with the required information as stated on the Application Form. Information required shall be the same as required for a Final Plat. In addition to this information, a Development Plat shall:
 1. Be prepared by a Registered Professional Land Surveyor as a boundary survey;
 2. Clearly show the boundary of the Development Plat;
 3. Clearly show each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement;
 4. Clearly show each easement and right-of-way within or abutting the boundary of the surveyed property;
 5. Clearly show the dimensions of each street, sidewalk, alley, square, park, or other part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and
 6. Be accompanied by the required number of copies of the Development Plat, a completed Application Form, the required submission fee (per the City's current Fee Schedule), and a certificate or some other form of verification from the County appraisal district showing

that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

7. Accompanying Applications. An Application for a Development Plat may be accompanied by an application for rezoning approval. The rezoning Application shall be decided first. The applicant must execute a Waiver of Right to 30-Day Action that is mandated by the State for general approval of Plats, including Development Plat approval.
8. Development Plat Criteria for Approval. The following criteria shall be used to determine whether the application for a Development Plat shall be approved, approved with conditions, or denied.
 1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvements plans;
 2. The proposed development conforms to the requirements of the Zoning Ordinance (if located within the City's corporate limits) and this Subdivision Ordinance;
 3. The proposed development is adequately served by public facilities and services, in conformance with City regulations;
 4. Appropriate agreements for acceptance and use of public dedications to serve the development have been tendered; and
 5. The proposed development conforms to the design and improvement standards contained in this Subdivision Ordinance, Engineering Standards Manual, and any other applicable codes or ordinances of the City that are related to development of a land parcel.
9. Development Plat Review and Approval. The review and approval procedure for a Development Plat shall be the same as the review and approval processes for a Final Plat.
10. Effect. Upon approval, the Development Plat shall be filed at the County by the City in the same manner as prescribed for a Final Plat.

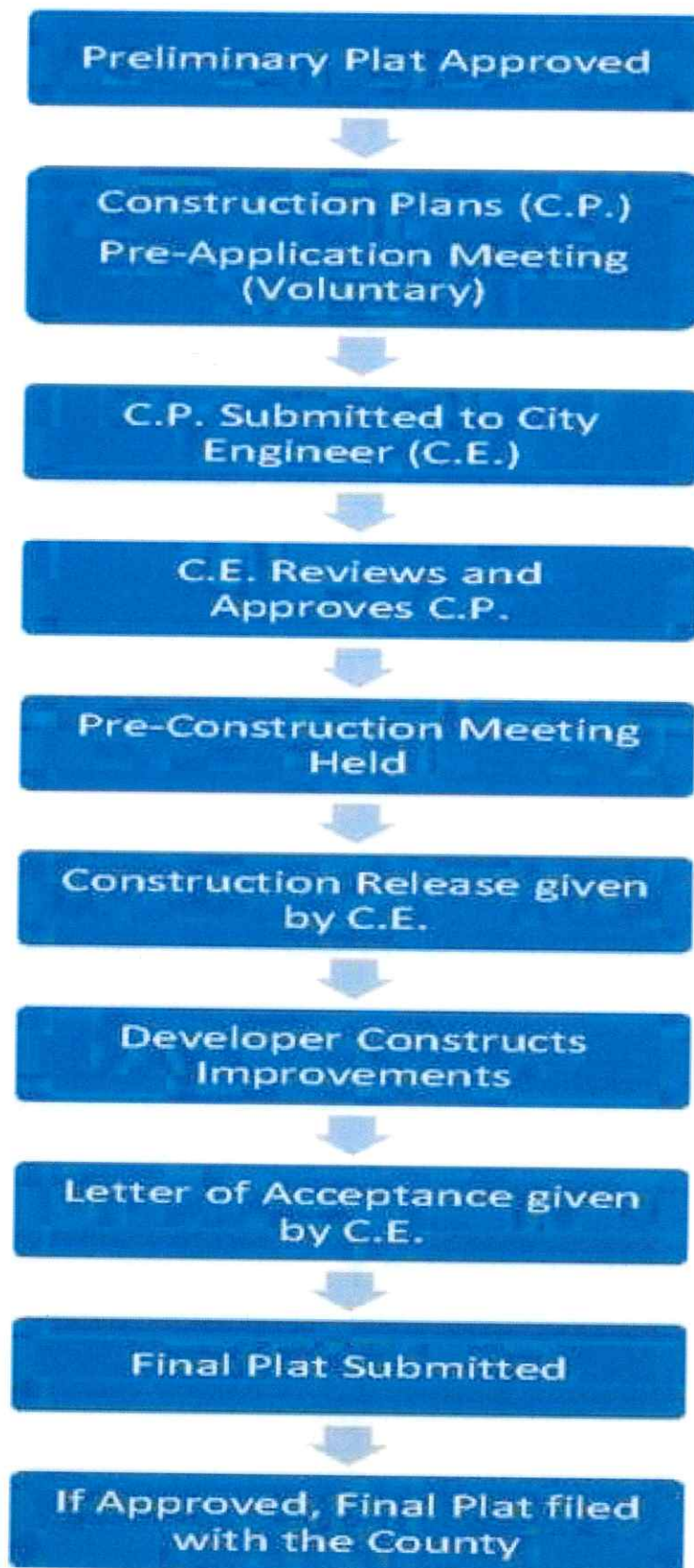
10.04.12 Conveyance Plat

1. Purpose.
 1. The purpose of a Conveyance Plat is to subdivide land and to provide for recordation of same, for the purpose of conveying (i.e., selling) the property without developing it.
 2. A Conveyance Plat may be used to convey the property or interests therein; however, a Conveyance Plat does not constitute approval for any type of development on the property.
2. Applicability. A Conveyance Plat may be used in lieu of a Final Plat to record only the subdivision of property in the following instances:
 1. Remainder Tract.
 1. To record the remainder of a tract that is created by a Final Plat, provided that the remainder is not intended for immediate development; and
 2. The remainder of a tract that was involved in a Final Plat must be larger than five (5) acres.
 2. Inheritance or Holding Tract. To record the subdivision of property into parcels, five (5) acres or smaller in size, that are not intended for immediate development, provided all required Public Improvements exist to the City's current standards prior to approval and minimum frontage requirements are met.
 1. All public Right-of-Way must be dedicated, contingent that alignments have been determined.
 2. Installation of on-site improvements may be delayed if development of other tracts is not affected. All easements shall be dedicated to allow subdivided lot within the conveyance plat access to public infrastructure and/or drainage ways from the parent tract, if applicable.
3. Review and Consideration. Unless otherwise specified within this Sec. 10.04.011 Conveyance Plat for specific requirements for a Conveyance Plat, a Conveyance Plat shall be processed and

- approved using the same timing and procedures, including recordation, as specified for a Final Plat, refer to Sec. 10.04.006 Final Plat.
4. Concurrent or Prior Filing of a Final Plat. No Final Plat processed and approved in association with a Conveyance Plat shall be filed without the concurrent or prior filing of the associated approved Conveyance Plat for the remainder of the subject property.
 5. Conveyance Plat Requirements.
 1. General Requirements.
 1. No building or development permits shall be issued nor permanent utility service provided for land that has only received approval as a Conveyance Plat; a Final Plat must be filed for building and development permits and for utility service.
 2. Notwithstanding the above, the Building Official may authorize temporary building permits, temporary occupancy permits, and temporary utility service.
 3. A Conveyance Plat may be superseded by a revised Conveyance Plat or a Final Plat in total or in part through compliance with the procedures and requirements of these regulations.
 2. Require a Preliminary Site Plan or Sketch Plan per the request of the City to ensure all Conveyance Plat tracts and remainder tracts have adequate access to public utilities and infrastructure.
 6. Standards for Approval.
 1. Access.
 1. All lots created by a Conveyance Plat must have frontage and access to an existing or proposed public street, defined in the Comprehensive Plan, or an existing standard street meeting City construction standards and accessing the existing City street system.
 2. All lots created by a Conveyance Plat must provide points of access as required by this Subdivision Ordinance.
 2. Dedication of Right-of-Way. Dedication of Right-of-Way shall be required in accordance with the City requirements.
 7. Effect of Approval.
 1. Development on the Property Prohibited. The approval of a Conveyance Plat authorizes conveyance of the lot(s) created thereon, but does not authorize any type of development on the property.
 2. Future Development Requires Compliance. The Applicant and future owner(s) of the property remain obligated to comply with all provisions in this Subdivision Ordinance upon future development of the property including, but not limited to, all requirements for platting, required Public Improvements, utility extensions, street improvements or assessments, Right-of-Way and easement dedications, and all other requirements in these regulations.

ARTICLE 10.05 CONSTRUCTION PLANS AND PROCEDURES

<u>CONSTRUCTION PLANS AND PROCEDURES</u>							
10.05.01	Construction					Plans	
10.05.02	Pre-Construction					Meeting	
10.05.03	Construction					Release	
10.05.04	Timing	Of			Public	Improvements	
10.05.05	Development	Agreements	And	Security	For	Completion	
10.05.06	Inspection,	Maintenance,	And	Acceptance	Of	Public	Improvements



10.05.01 Construction Plans

1. Purpose. To require that Public Improvements be installed to serve a development in accordance with all Subdivision Regulations.
2. Submitting Plans.
 1. Plans shall be submitted in accordance with the Building Official's requirements, as required in the City's Application Form. Incomplete Construction Plans shall not be accepted and such plans shall be returned to the Applicant. All Construction Plans shall be prepared by a licensed professional engineer registered with the State of Texas.
 2. In addition to the requisite number of hard copies, Construction Plans shall also be prepared and submitted electronically oriented in Texas State Plane grid coordinates (U.S. Survey Foot), Grid North, NAD 83, at an elevation datum based on NAVD 88. Electronic copies shall be submitted in PDF, AutoCAD, GIS or other City approved formats.
3. Responsible Official and Decision Authority for Construction Plans.
 1. Review and Approval Action. The Building Official shall be the Responsible Official for review and approval of Construction Plans.
 2. Outside Review. If an outside consultant is contracted to review Plans, Construction Plans or other submittals, then the Applicant shall reimburse the City for all review fees after the second review.
 3. Decision-Maker Options. In this capacity, therefore, the Building Official shall approve, approve subject to modifications, or deny the Construction Plans.
4. Approval Required and Timing of Construction. Construction Plans must be approved in accordance with this Article 10.05 Construction Plans and Procedures prior to the approval and/or recordation of the Final Plat, unless otherwise stated within this Subdivision Ordinance.
5. Criteria for Approval. The Building Official shall approve Construction Plans if:
 1. The Construction Plans are consistent with the approved Preliminary Plat, or the proposed Final Plat; and
 2. The Construction Plans conform to the subject property's zoning (if the property is within the City Limits) and any planned development (PD) standards, and to the technical Engineering Standards Manual (ESM) for adequate public facilities, contained in this Subdivision Ordinance and all other applicable City codes and plans.
6. Effect. Approval of Construction Plans authorizes the Applicant to:
 1. Schedule a Pre-Construction Meeting Sec. 10.05.002; and
 2. Apply for Construction Release Sec. 10.05.003.
7. Expiration Date for Construction Plans. The approval of Construction Plans shall remain in effect for a period of one (1) year from the date of approval, or for the duration of construction of the project, provided that progress toward completion of the project continues to be demonstrated, unless the Construction Plans are extended in accordance with Sec. 10.05.001(h) Extension of Construction Plans beyond Expiration Date.
8. Extension of Construction Plans beyond Expiration Date.
 1. General.
 1. Construction Plans may be extended for a period of six (6) additional months beyond the expiration date.
 2. A request must be made in writing to the Building Official for such extension prior to expiration of the plans, and shall include reasons why the plans should be extended.
 2. Decision by the Building Official.
 1. The Building Official will review the extension request, and shall approve, approve with conditions, or deny the extension request within thirty (30) calendar days following the date of the extension request.

2. Should the Building Official fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
3. Consideration. The Building Official shall extend Construction Plans approval for a period of six (6) additional months beyond the expiration date if:
 1. A Final Plat has been submitted, approved or filed of record for any portion of the property shown on the Construction Plans;
 2. The Construction Plans comply with new ordinances (i.e., ordinances that have been adopted after approval of the original Construction Plans) that impact the health, safety and general welfare of the City;
 3. Demonstrable forward progress has been made to proceed with construction or required improvements; and
 4. A Development Agreement (Sec. 10.05.005 Development Agreements and Security for Completion), if applicable, is still valid and in full effect.
4. Conditions. In granting an extension, the Building Official may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
5. Total Extension. A second six (6) month extension may be requested using the same process outlined above.

10.05.02 Pre-Construction Meeting

1. Requirement.
 1. The Applicant(s) shall attend a Pre-Construction Meeting with the Design Review Committee following the approval of Construction Plans and prior to commencement of any construction on the property.
 2. The Building Official shall require three (3) business days to schedule a Pre-Construction Meeting.
2. Purpose.
 1. Discussion of Procedures. The purpose of the Pre-Construction Meeting is to discuss administrative, communication, and operating procedures for project construction prior to Construction Release or issuance of a Building Permit.
 2. Review of Criteria. A list of typical inspection items, procedures, and acceptance criteria for items in public Right-of-Way and easements will also be furnished to the Applicant.
3. Notice. The Applicant shall receive written notice from the Building Official that Construction Plans have been approved and that the project is eligible for a Pre-Construction Meeting.
4. Effect.
 1. Following the Pre-Construction Meeting and upon approval of the Construction Plans and full compliance with all pre-construction requirements, the Building Official shall authorize Construction Release, allowing the Applicant to commence with construction of the project.
 2. The Applicant may also be issued a Building Permit, if appropriate, provided that a Building Permit Application has been submitted and approved and all other Building Permit requirements have also been met.

10.05.03 Construction Release

1. Requirements for a Construction Release.
 1. Upon approval of the Preliminary Plat and/or the Construction Plans, receipt of all documentation (e.g., insurance information, bonds, etc.) and fees, and after the Pre-

Construction Meeting with City staff and a franchise utility representative, the City Building Official shall release the plans for construction if all City requirements pertaining to construction have been met. All construction of public works, including but not limited to water works, sewers, drainage, highways, and streets shall be supervised by a licensed professional engineer.

2. The Construction Release shall remain in effect for a period of one (1) year from the date of issuance, or for the duration of construction of the project, provided that progress toward completion of the project continues to be demonstrated.
2. Construction Release Expiration and Extension. Expiration, and possible extension, of the Construction Release shall be the same as for the Construction Plans (see Sections 10.05.001(g) and 10.05.001(h)).

10.05.04 Timing Of Public Improvements

1. Completion Prior to Final Plat Approval and Recordation.
 1. Completion of all required Public Improvements, in accordance with the approved Preliminary Plat and the approved Construction Plans, shall occur prior to Final Plat approval and recordation.
 2. A Final Plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of such improvements except as provided in Sec. 10.05.004(b).
2. Completion after Final Plat Approval and Recordation.
 1. The Building Official, upon written request by the Applicant, may allow construction of Public Improvements after Final Plat approval and recordation.
 2. Postponement of Public Improvements shall be conditioned on execution of a Development Agreement and provision of security, in accordance with Sec. 10.05.005 Development Agreements and Security for Completion.
 3. It shall be at the Building Official's discretion to determine whether postponing construction of Public Improvements until after Final Plat approval and recordation is appropriate, and therefore, whether financial guarantee is acceptable through a Development Agreement.
 4. All construction of the required Public Improvements shall be completed within two (2) years of construction release; an extension may be granted by the city council for up to one (1) year.
3. Deferral of Obligation. The City Administrator may defer the Developer's obligation to construct Public Improvements to serve a new development upon execution of a Development Agreement and upon provision of adequate security (see Sec. 10.05.005 Development Agreements and Security for Completion).
4. Phased Development. If the development is being platted and constructed in phases, improvements shall be completed as platted areas are approved and phases are constructed.
5. Easements for Utility Providers.
 1. The Applicant is responsible for contacting all utility providers prior to beginning construction, and for securing all necessary easements for same prior to Final Plat approval and recordation.
 2. The Applicant's engineer shall provide the Building Official with written certification that all necessary easements are secured for the various utility providers, and such easements shall be shown on the Final Plat with the recording information for each.
6. Off-Site Easements.
 1. All necessary public and/or private off-site easements required for installation of required off-site improvements to serve the development shall be acquired by the Applicant prior to the Pre-Construction Meeting (see Sec. 10.05.002 Pre-Construction Meeting), or prior to

- approval and recordation of the Final Plat, whichever occurs first. Any off-site private improvements shall be designed by a professional engineer licensed in the State of Texas.
2. Off-site easements shall be conveyed and recorded at the County by an instrument approved by the City.
 3. If the property on which the off-site easement is required has been platted, a separate instrument shall be required to dedicate the easement.
 4. The Applicant shall be responsible for the acquisition of all required off-site easements. If the Applicant is unable to acquire the necessary off-site easements, the Applicant may request assistance from the City. The Applicant shall provide the City with easement or Right-of-Way survey documents and exhibits, documentation, including evidence of a reasonable offer made to the affected property owner. Upon receiving a written request for assistance, the City may secure the services of a Right-of-Way agent, at the developer's cost. The City may secure easements through eminent domain proceedings, should the City deem it appropriate.
 5. The Applicant shall reimburse the City for the costs of acquiring the necessary easements including but not limited to attorney's fees and costs.

10.05.05 Development Agreements And Security For Completion

1. Development Agreements. When any of the required Public Improvements (i.e., water, wastewater, streets, drainage, park improvements etc.) will be postponed and constructed after Final Plat approval and recordation, the Final Plat shall not be accepted for filing, nor shall it be approved, unless and until the Applicant enters into a Development Agreement of standardized format approved by the City by which the
 1. Applicant:
 1. Will complete the improvements;
 2. Warrants the improvements for a period of two (2) years following final and formal acceptance by the City;
 3. Provides a maintenance bond in the amount of one hundred and ten percent (110%) of the costs of the improvements for such period to ensure the repair and replacement of all defects due to faulty materials and workmanship that appear within the two (2) year period following date of acceptance;
 4. Provides provisions (e.g., performance and payment bonds) for securing the obligations of the agreement consistent with Sec. 10.05.005(d) Security for Completion of Improvements; and
 5. Outlines other terms and conditions as are agreed to by the Applicant and the City, or as may be required by this Subdivision Ordinance, including insurance requirements and covenants to comply with other ordinances of the City.
 2. Exception:
 1. If escrow is provided in agreement with Sec. 10.05.005(e) (Escrow Policies and Procedures), then the requirement for a Development Agreement may be waived by the City Administrator.
2. Development Agreements to Run with the Land.
 1. The Development Agreement shall provide that the covenants and other items of agreement contained therein shall run with the land and shall bind all successors, heirs and assignees of the Applicant.
 2. All existing owners shall be required to execute the agreement or provide written consent to the covenants and other items contained in the agreement.
3. Development Agreement Decision by the City Council.
 1. The City Administrator and City Attorney shall review all Development Agreements.

2. The City Administrator shall recommend an action to the City Council for all Development Agreements.
3. The Development Agreement shall require the approval of the City Council. The City Council may approve, approve with conditions, or deny a Development Agreement.
 1. The City Council may authorize the City Administrator to approve specific Development Agreements on behalf of the City Council. In the event of a disagreement between the City staff and the Subdivider concerning stipulations of the Development Agreement, the Subdivider may request City Council approval of alternative provisions.
4. Security for Completion of Improvements.
 1. Type of Security.
 1. When any of the required Public Improvements will be constructed after approval and recordation of the Final Plat, the Applicant shall guarantee proper construction of such postponed improvements and payment of all claimants supplying labor and materials for the construction of the improvements, in accordance with the City's standards and with this Subdivision Ordinance, by a bond executed by a surety company holding a license to do business in the State of Texas, and acceptable to the City, on the form provided by the City.
 2. The performance and payment bonds shall be approved as to form by the City Attorney.
 3. In lieu of security, the City may accept a developer agreement drafted in a form suitable to the City Attorney.
 2. Estimated Cost and Security Approval.
 1. Security shall be issued in the amount of one hundred and ten percent (110%) of the cost to construct and complete all required Public Improvements to the City's standards as estimated by the Applicant's professional engineer licensed in the State of Texas, and as reviewed and approved by the City Engineer and City Administrator.
 2. Security shall be subject to the review and approval of the City Attorney.
 3. The Applicant shall reimburse the City for all related legal costs for review (this reimbursement shall be paid in full prior to filing of the Final Plat).
5. Escrow Policies and Procedures.
 1. Request for Escrow.
 1. The City may require or the Developer may petition the City to defer required improvements in exchange for a deposit of escrow up to an amount not to exceed \$15,000 for a period of two (2) years from acceptance of the project. An example may include a timing issue due to pending street improvements by another agency such as TxDOT.
 2. The City Administrator may require studies and other information to support the Developer's request to escrow.
 2. Escrow Deposit with the City.
 1. When the City Administrator requires or agrees to accept escrow deposits, the Developer shall deposit in escrow with the City, at a financial institution to be approved by the City, an amount equal to one hundred and ten percent (110%) of the total "turnkey" costs including, but not limited to, the design, permitting, acceptance and inflation costs related to the improvement(s). The full amount of escrow shall remain deposited with the City until completion of the project.
 2. The City Administrator shall review and approve the amount, which shall be approved and paid prior to recordation of the Final Plat.

3. City Usage of Escrowed Funds. The City may also use the escrowed funds in participation with another entity (such as TxDOT or the County, etc.) to jointly construct the Public Improvement(s).
4. Termination of Escrow.
 1. Escrows, or portions of escrowed amounts, which remain unused after a period of ten (10) years following the date of such payment shall, upon written request, be returned to the Developer.
 2. Such return of escrowed funds does not remove any obligations of the Developer for construction of the required improvement(s).
5. Refund. If all or a portion of a street or other type of Public Improvement for which escrow is deposited is constructed by a party other than the City, the remaining unused escrowed funds, upon written request shall be refunded to the Developer after completion and City acceptance of the street or Public Improvement. The City shall require thirty (30) days from the request to process the refund.
6. Interest on Escrowed Funds. When escrowed funds are returned or refunded to the escrowing Developer, the City shall retain all of the interest accrued by the funds.
7. Escrow Fee Agreement. The City Administrator, at his/her discretion, may require an escrow fee agreement be executed.
6. Pro-rata Policy for Infrastructure Reimbursement.
 1. The subdivider shall be fully responsible for the construction of utilities necessary for the subdivision and the surrounding area, unless other provisions are approved by the City Council. Provisions for reimbursement of costs required by the City but exceeding those necessary to serve the subdivision, and any other provisions, shall be made a part of a facilities agreement. For any subsequent subdivision utilizing such facilities, any costs due prior subdividers shall be prorated by the use the new subdivision bears to the amount due. Such prorated amounts will be made a part of any subsequent facilities agreement, collected by the City, and repaid to the original developer making such improvements.
 2. All such reimbursements or proration shall be based on the actual cost of the improvements at the time of their construction, subject to comparison with other current unit and/or project costs. The original subdivider shall therefore provide the City with acceptable documentation of actual construction costs from which calculation of reimbursable amounts will be made for inclusion in a facilities agreement.
 3. Non-residential versus residential requirements.
 1. As concerns all non-residential property: In cases that a Subdivision utilizes utilities or infrastructure already constructed through use of city funds, the subdivider shall pay to the City for the use of such facilities an amount equal to that which would be required to serve the subdivision under the requirements of this ordinance, based upon policies developed and approved by the City Council.
 2. As concerns residential property: All provisions that subjected residential property to a reimbursement policy are void and of no affect.
 4. Notwithstanding the foregoing, the adjacent owner shall pay 100 percent of the costs incurred by the subdividers to acquire an easement from the adjacent owner. The pro-rata share paid by the adjacent owner to the City will be forwarded to the subdivider within 60 days of receipt by the City. All pro rata payments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.
7. City Infrastructure Participation.
 1. The City may participate with the subdivider on major items of construction such as lift stations, bridges or streets adjacent to the subdivision, which benefit existing or future development in addition to that being subdivided. The City shall participate in the street construction within and adjacent to new subdivisions on the following basis:

1. All streets not exceeding forty-five (45) feet from curb back to curb back shall be paid for and constructed by the subdivider.
2. If the subdivider's property abuts only one side of a street right-of-way, the subdivider shall provide not less than twenty-four (24) feet of paved width.
3. Streets in excess of forty-five (45) feet in width shall be provided by the subdivider in accordance with the City's transportation plan, or on request of the City Council, but the City shall pay the cost of developing the width of the street in excess of forty-five (45) feet, excluding the cost of curbs or turning lanes.
2. The construction of certain facilities required by the provisions of this ordinance may not be possible or practical at the time the subdivider prepares their plans for public improvements. Such deletion or delay of improvements may be specified in a facilities agreement, together with provisions for escrow deposits or future payments by the City and/or subdivider. The City shall not be responsible for payment until the street is extended into or through property other than that being subdivided, and/or until funds are available, unless otherwise provided in the facilities agreement for the subdivision.

10.05.06 Inspection, Maintenance, And Acceptance Of Public Improvements

1. Inspection of Public Improvements.
 1. Timing and Contact.
 1. The City Administrator, Building Official, Public Works Director, and City Engineer shall inspect the construction of improvements while in progress, as well as upon completion.
 2. The Applicant, or Applicant's contractor, shall maintain contact with the Building Official during construction of improvements.
 2. Conformance with Construction Plans.
 1. Construction shall be in accordance with the approved Construction Plans.
 2. Any significant change in design required during construction shall be made and documented by the Applicant's engineer, and shall be subject to approval by the Building Official.
 3. Corrections to Improvements. If the City Administrator, Building Official, Public Works Director, or City Engineer finds, upon inspection, that any of the required Public Improvements have not been constructed properly and in accordance with the approved Construction Plans, the Applicant shall be responsible for completing and/or correcting the Public Improvements to bring such into compliance.
 4. No building permit shall be issued until completion of all improvements within the subdivision and acceptance by the city. The City Administrator, upon the recommendation of the Building Official and Public Works Director shall have the authority, after reviewing the improvements, to release parts of the subdivision for building permits. The engineer responsible for the design of the proposed improvements shall submit testing reports performed by the engineer of an independent testing laboratory with a verification statement to the Building Official and Public Works Director that the improvements have been constructed in accordance with the plans and specifications as approved by the City Council and in accordance with any other provisions of any other ordinance of the city applicable thereto.
2. Public Works Inspection Fees.
 1. A public works inspection fee of one percent (1%) of the actual contract costs of city-maintained improvements shall be established. The fee shall be based on a percentage of the estimated cost of public improvements including, but not limited to water, sanitary sewer, storm sewer, drainage structures, bridges, culverts, paving, screening walls, etc. The fee shall be due and payable at the time of the preconstruction meeting for residential

developments and at the time of the building permit issuance for industrial and commercial developments.

2. Fee Standards.
 1. The subdivider is required to retain a professional engineer to supervise the construction of all public improvements as required in Title 6 of the Texas Occupation Code, §1001.407. The supervision of the construction shall include, but not be limited to construction inspection and verifying the compliance with the construction plans and specifications.
 2. Inspections shall be conducted during normal business hours, 8:00 A.M. to 5:00 P.M., Monday through Friday.
3. Exceptions.
 1. Where excavations are made by a public utility company operating under a franchise agreement issued by City or under the direct supervision of the Public Works Director, a permit may be granted without making the advance permit payment, or waived if the franchise agreement permits waiver and approved by the Public Works Director.
4. Cost for Construction.
 1. The Developer shall submit to the City a cost for construction of the public infrastructure to be dedicated to the City and upon which the maintenance bond and inspection fees will be based.
 2. The cost of construction shall be reviewed and approved by the City Engineer.
5. Inspection During Non-Business Hours.
 1. Public works inspections may be conducted at times other than normal working hours with prior approval.
 2. A minimum forty-eight (48) hour notice must be given to the City by the Developer for any work that, in the City's sole opinion, requires inspection and occurs during non-business hours, and the Developer shall reimburse the City a minimum of four (4) hours at the current overtime rate per hour upon receipt of an invoice.
3. Maintenance during Construction. The Applicant shall maintain all required Public Improvements during construction of the development.
4. Engineer's Certification and Submission of Record Drawings.
 1. Upon completion of the construction of all improvements, a certificate shall be provided, signed by the subdivision's professional engineer, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans
 2. The City shall not accept dedication of required Public Improvements until the Applicant's engineer has certified to the Building Official, through submission of detailed Record Drawings, which have been approved by the City, of the project and filed copies of any off-site easements that the Public Improvements have been built in accordance with the approved Construction Plans.
 3. Each record drawing sheet shall show all changes made in the Construction Plans during construction, and on each sheet, there shall be a "record" stamp bearing the signature of the engineer and date, which shall be maintained by the Building Official.
 4. Digital files of all the Record Drawings shall be submitted by the Applicant in a format acceptable by the City and received by the City.
5. Acceptance or Rejection of Improvements by the City Administrator.
 1. Responsible Official. The City Administrator shall be responsible for inspecting all required Public Improvements shown in the Construction Plans, and for accepting completed subdivision improvements intended for dedication to the City.
 2. Final Inspection. After completion of all improvements, franchise utilities, grading, and erosion control, the City Administrator, Building Official, Public Works Director and City

- Engineer (if the latter's involvement is deemed appropriate) will perform a final inspection before recommending acceptance of the improvements via a Letter of Final Acceptance.
3. Letter of Final Acceptance. If all improvements are completed, inspected, tested (if applicable), and determined by the City to be in conformance with Subdivision Ordinance regulations and with the City's design standards and all inspection fees have been paid, then the City Administrator shall issue a Letter of Final Acceptance to the Applicant, thereby notifying the Applicant of the City's approval of improvements and acceptance or future acceptance subject to approval of a Final Plat.
 1. In cases where a Final Plat has not been approved, the Letter of Final Acceptance will indicate that the City's acceptance of the Public Improvements will occur concurrently with the approval of a Final Plat.
 2. In cases where a Final Plat has already been approved with a Development Agreement, then the Letter of Final Acceptance will indicate that the City's acceptance of the Public Improvements.
 4. Meaning of Acceptance. Acceptance of the Improvements shall mean that the Applicant has transferred all rights to all the Public Improvements to the City for title, use, and maintenance.
 5. Rejection. The City Administrator shall reject those Improvements that fail to comply with the City's standards and specifications. The City shall enforce the guarantee provided by agreement(s).
 6. Disclaimer.
 1. Approval of a Preliminary Plat or Final Plat by the Commission, or Construction Plans by the City Administrator, shall not constitute acceptance of any of the Public Improvements required to serve the Subdivision or development.
 2. No Public Improvements shall be accepted for dedication by the City except in accordance with this Section.
 7. Maintenance Bond.
 1. Per requirements established and maintained by the City Administrator, the Developer shall furnish maintenance bonds to the City for Public Improvements for a period of two (2) years from the date of acceptance by the City (see Sec. 10.05.006(e)(3) Letter of Final Acceptance for acceptance dates).
 2. The maintenance bond shall be a good and sufficient bond executed by a corporate surety approved by the City in an amount equal to the total cost of said improvements and guaranteeing their maintenance for two (2) years from the date of Final Plat approval.
 3. The maintenance bond shall be for a full period of two years from the date of final approval of the contractual project and shall be in the amount of 20% of the contract price for the first year and in the amount of 10% of the contract price for the second year.
 4. A licensed professional engineer shall write and seal an itemized letter verifying the accuracy of the maintenance of the items that were constructed.

ARTICLE 10.06 SUBDIVISION STANDARDS

10.06.01	General				Requirements
10.06.02	Easement				Standards
10.06.03	Drainage		Study		Required
10.06.04	Park	Land	Dedication	And	Park
					Improvements

10.06.01 General Requirements

1. Streets and alleys. In general, streets shall conform to the following standards:
 1. Streets shall be in line and consistent with existing streets in adjoining subdivisions;
 2. Streets shall be named so as to provide continuity with existing streets;

3. Dead-end streets shall be avoided except where planned for future extension;
4. Offset streets shall be avoided, in general, and in no case shall be less than 150 feet centerline to centerline;
5. Blocks shall be platted to allow 2 tiers of lots;
6. The subdivision shall be platted with appropriate regard for all topographical features lending themselves to treatment and layout of utilities;
7. Blocks shall generally not exceed 1,200 feet length without an intersection street;
8. No cul-de-sac shall be developed which exceeds 600 feet in length measured from the centerline of the street it intersects with to the center point of the cul-de-sac;
9. In platting the subdivision, the developer shall provide additional right-of-way required for existing or future streets as shown in the master thoroughfare plan or other plan approved by the city council;
10. When land is subdivided or developed in areas adjacent to existing city streets or county roads that are not improved to city standards, the developer shall include the improvements of these streets in the overall development of the area. Should the city council determine that it is not feasible to develop the street at the time of development of the area, the developer shall put his or her pro rata share for the improvements of the street in escrow until the time that improvement is deemed necessary by the city council.
11. Streets and alleys shall be platted and constructed in accordance with the master thoroughfare plan or other plans approved by the city council, shall be of concrete or HML asphalt construction, and shall conform to the following general requirements and standard specifications:
 1. Thoroughfares shall generally be constructed as required in the master thoroughfare plan. The developer will be responsible for up to a 36-foot pavement width. Pavement shall be in conformance with city standard specifications. Any required width in excess of 36 feet will be reimbursed by the city at the developer's contract price for the additional paving when city funds are available;
 2. Collector streets shall generally be constructed within a 60-foot right-of-way and shall consist of 36-foot roadway, measured from back to back of curb. Pavement shall be in conformance with city standard specifications. The developer shall construct, at his or her own cost, the entire width of the roadway if it is located in the interior of the subdivision;
 3. Residential streets shall generally be constructed within a 50-foot right-of-way and shall consist of a 30-foot wide roadway measured from back to back of curb. Pavement shall be in conformance with city standard specifications. The developer shall construct the entire width of pavement;
 4. Alleys shall be constructed with a 15-foot right-of-way and shall be 10 feet in width. Alley turnouts shall be 12 feet wide to the property line, then narrowing to 10 feet. The pavement shall be in accordance with city standard specifications;
 5. Other street sections may be used if approved by the city council;
 1. Where the plasticity index of the natural soil is equal to or exceeds 15, lime stabilizations shall be required. A minimum of 6% by weight lime to a depth of 6 inches shall be required. Soil samples for determining the plasticity index of the natural soils shall be taken at locations specified by the code enforcement officer, and shall be paid for by the owner. At the owner's option and expense, a lime series test may be made by a qualified testing firm, and lime may then be applied at the optimum rate indicated by the test;
 2. When a property subgrade cannot be constructed in soils having a low plasticity index, cement stabilization may be required when deemed necessary by the code enforcement officer;

6. All construction shall be in accordance with the standard specifications for street construction in the city; and
 1. An option for a "flat" or "flush" curb will be considered if deemed more appropriate in certain applications. Recommendations for such will be accompanied by documentation from a registered professional engineer. Final approval will rest with the code enforcement officer.
 2. Specifications for flat or flush curb: Concrete curb to be at least 6 inches in width and 12 inches deep with reinforcement of 3/8-inch rebar.
2. Drainage and stormwater.
 1. General.
 1. Components of the drainage system. Drainage systems, including all conveyances, inlets, conduits, structures, basins, or outlets used to drain storm water, must be designed and constructed to promote the health, safety, and welfare of the property owner and the public.
 2. Management of stormwater runoff. Adequate provision must be made for the acceptance, collection, conveyance, detention, and discharge of storm water runoff drainage onto, through and originating within the Subdivision.
 3. Criteria Manual. The City of Glen Rose (City) hereby adopts and incorporates herein all of the iSWM Criteria Manual for Site Development and Construction, Revised January 14, 2015 (Criteria Manual), developed by the North Central Texas Council of Governments (NCTCOG), except for Section 3.2 Water Quality Protection. The adoption is the same as if set forth fully herein. The Criteria Manual shall be used for all development within the boundary of the City and within its extraterritorial jurisdiction (ETJ). The digital version of the Criteria Manual can be found on the NCTCOG website or ordered from the respective agency for the cost of reproduction.
 4. Maintenance responsibility.
 1. Detention and retention pond maintenance is the responsibility of the property owner or the Homeowners' or Property Owners' Association.
 2. It is a violation of this Subdivision Ordinance for the pond not to be maintained according to the City's requirements.
 3. It is a violation of this Ordinance for a detention/retention pond or a structural control to be unable to operate for its intended purpose due to lack of maintenance.
 5. Discharge of stormwater runoff. Storm water must be discharged in an acceptable form and at a controlled rate so as not to endanger human life or public or private property.
 6. Drainage Facilities. Drainage facilities shall be provided and constructed by the Developer in accordance with the requirements within this 6.15 Drainage and Storm Water and the Criteria Manual.
 2. Planning and construction.
 1. Plans, profiles, and specifications shall be prepared for storm water improvements to be constructed and shall show the locations, sizes, grades, hydraulic gradients, flow arrows, and other details for the proposed pipe, inlets, channels, manholes, culverts, outlet structures, and other appurtenances.
 1. Each sheet of the plans and profiles shall bear the seal and signature of the Professional Engineer licensed in the State of Texas who prepared them.
 2. The Developer shall incur the cost of all drainage improvements connected with development of the Subdivision and acceptance of current upstream flows necessary to safely and adequately drain the Subdivision, including any

necessary off-site channels or storm sewers and acquisition of any required easements.

1. The 100-year storm must be contained within the street Right-of-Way and/or the drainage easement boundaries.
 2. Any necessary off-site channel or storm sewers which are required to be within easements must have a separate instrument easement filed in the County Real Property Records and a filed copy shall be submitted to the City before Construction Plans will be approved.
3. Residential grading and drainage.
 1. Lot to Lot Drainage Standards.
 1. Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system.
 2. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated City drainage system within a privately-maintained easement. Easements shall be acquired and/or provided by the Developer.
 3. Furthermore, no more than one lot may drain to a second lot before the flow is directed to the street or to a dedicated City drainage system.
 4. Where lot to lot drainage occurs, the lot lines shall be aligned and a minimum of a ten (10') feet wide drainage easement shall be provided.
 2. Detailed Standards. See the Criteria Manual for requirements for detailed standards and policies.
4. Nonresidential grading and drainage.
 1. Lot to Lot Grading and Drainage Standards.
 1. Grading and drainage plans shall strive to ensure that surface runoff from nonresidential individual lots cross no more than one (1) additional lot before being directed toward a private on site system or a dedicated City drainage system.
 2. When the flow reaches the third lot, side lot swales may be utilized to direct the flows to private enclosed systems or to a dedicated City drainage system within a dedicated easement or street Right-of-Way.
 3. No runoff may drain to a fourth lot. The flow must be directed to the street system or to a dedicated City drainage system with a dedicated easement.
 4. Concentrations of storm water shall not be discharged to City Streets through driveways or flumes in a manner that may inundate paved streets with water or ice but shall be collected into an enclosed system, either private or public, prior to reaching the curb line of the roadway.
 5. Specific deviations from these guidelines may be addressed on an individual basis.
 2. Detailed Standards. See the Criteria Manual for detailed standards and policies.
5. Design criteria.
 1. The design of the swales and enclosed systems located within a dedicated drainage easement shall utilize the City's adopted drainage design criteria for channel and pipe systems.
 2. Side yard swales shall have a minimum slope of one (1) percent to ensure adequacy of flow during and after a rain event.
 3. See the Criteria Manual for requirements for detailed standards and policies.
6. Maintenance.

1. All grassed swales should be designed and constructed with 3:1 side slopes that will be gentle enough to allow easy mowing.
 2. Mowing and maintenance responsibility shall be the responsibility of the property owner or Homeowners' or Property Owners' Association.
 3. Periodic cleaning of enclosed systems located within public, dedicated drainage easements shall be the responsibility of the City.
7. Preliminary drainage plan.
1. Applicability and purpose.
 1. A Preliminary Drainage Plan shall be prepared for all developments in accordance with the requirements set forth in the City's application forms.
 2. The Preliminary Drainage Plan shall show the watershed affecting the development and how the runoff from the fully-developed watershed will be conveyed to, through, and from the development.
 3. The Preliminary Drainage Plan must comply with the standards outlined in this Subdivision Ordinance, Criteria Manual, and the Code of Ordinances.
 4. The Preliminary Drainage Plan is a guide for later detailed drainage design.
 5. The review of the Preliminary Drainage Plan does not constitute final drainage plan approval or authorize a waiver to the Subdivision Regulations.
 6. The design engineer may also submit a sealed letter of No Adverse Impact with supporting documentation and calculations if the Preliminary Drainage Plan indicates there will be no adverse impact to downstream properties.
 2. Plan required, previous plans, and waivers.
 1. For any property involved in the development process, a Preliminary Drainage Plan shall be provided, at the Developer's expense, for the area proposed for development.
 2. For property with a previously accepted Preliminary Drainage Plan, the accepted Preliminary Drainage Plan may be submitted and enforced unless a revised Preliminary Drainage Plan is required by the City due to lot reconfiguration or other conditions created by a new Plat.
 3. The City Administrator may waive the requirement for a Preliminary Drainage Plan if the submitted plat is not anticipated to cause any significant change in runoff characteristics from a previously accepted drainage study or for single residential properties where no drainage problems are anticipated.
 4. If the applicant requests a waiver in writing, a copy of any previous drainage plan prepared for the property shall be provided.
 3. Submittal.
 1. The Preliminary Drainage Plan shall be labeled as "Preliminary" or attached to the Preliminary Plat.
 2. The Preliminary Drainage Plan shall be stamped by and dated by the professional engineer.
3. Sanitary sewer. Sanitary sewer facilities shall be provided to adequately service the subdivision. All subdivisions shall be connected to the City's wastewater system if the subdivision is anywhere within the City or its Extraterritorial Jurisdiction (ETJ). If City service isn't available, the City may grant a waiver and allow an on-site sewage disposal system. Such Systems shall follow all standards as required by the Texas Commission on Environmental Quality (TCEQ).

1. Sewer pipe standards. Sewer pipe shall have a minimum internal diameter of 6 inches. Construction and materials shall conform to the standard specifications of the city and shall be vitrified clay tile, SDR-35, or PVC Schedule 60, or greater.
2. Service to lots. Sewer services for each lot shall be carried to the property line at the center of the lot.
3. Pro rata charges. Should the subdivision or addition abut and use a sewer main of the city, the developer shall pay to the city a pro rata charge as prescribed by the pro rata ordinance of the city for the use of the same (see Article 13.04 of the City's Code of Ordinances).
4. Compliance with plans. The developer shall construct all manholes, cleanouts, and other appurtenances as required on the plans.
5. Lift stations.
 1. Should a lift station, either temporary or permanent, be necessary to provide sanitary sewer service to the subdivision, the developer shall construct the station and all appurtenances at his or her own expense. Once the subdivision has been accepted, the City will become responsible for operating the lift station. Once the subdivisions' maintenance bond has expired, the City will become responsible for maintaining the lift station. If and when the lift station is no longer needed, the installation will remain the property of the city for disposal.
 2. Should a grinder pump lift station unit be necessary to provide sewer service to an individual property, the developer or builder shall construct the lift station and all appurtenances at his or her own expense. The lift station shall be owned, operated, and maintained by the property owner.
6. Required line extensions. All laterals and sewer mains installed within a subdivision must extend to the borders of the subdivision as required for future extensions of the collection system, regardless of whether such extensions are required for service within the subdivision. If due to physical constraints, it is believed a new subdivision will not be constructed within the foreseeable future beyond the subdivision under consideration, or if due to capacity constraints with the City's system or topographical constraints, an extension is deemed unfeasible, the City Administrator may approve a Minor Subdivision Waiver from this requirement.
7. Location requirements. All sewer mains and public lift stations shall be constructed within the street Right-of-Way or easements dedicated to the City.
8. Preliminary plan required. When a preliminary plat is submitted, it shall be accompanied by a preliminary plan of the subdivision's wastewater utility requirements.
4. Water. Water systems shall have a sufficient number of outlets and shall be of sufficient size to furnish adequate domestic water supply, and to furnish fire protection to all lots.
 1. General.
 1. Service Requirements. If a subdivision is within the City or its ETJ, said subdivision shall be connected to the City's water system, unless the City authorizes the subdivision to connect to the Somervell County Water District distribution system. If a subdivision is not within 500' of the City or Somervell County Water District system lines, the City may grant a waiver to allow for an alternative method for providing water service to the subdivision. If a water well is used, the City shall require testing of the well in accordance with the Texas Commission on Environmental Quality (TCEQ).
 2. Construction standards. In the absence of specific standards, all water supply, distribution, pumping, and storage improvements shall be designed in accordance with the most current standards of the American Water Works Association and the most current criteria included in the Texas Administrative Code, Chapter 290. Water pipe shall be a minimum of 6-inch nominal internal diameter. Construction

and material shall conform to the standard specifications of the City and shall be PVC Schedule 60, PC 150, AWWA C-900, or greater.

3. Location requirements. All water mains shall be constructed within the street Right-of-Way or easements dedicated to the City.
4. Required line extensions.
 1. All water lines installed within a Subdivision must extend to the borders of the Subdivision as required for future extensions of the distribution system, regardless of whether such extensions are required for service within the Subdivision.
 2. If due to physical constraints, it is believed a new subdivision will not be constructed within the foreseeable future beyond the subdivision under consideration, the City Administrator may approve a Minor Subdivision Waiver for this requirement prior to action on the Construction Plans or prior to action on any Plat.
5. Water services for each lot shall be stubbed out with an angle stop to the location required as shown on the standard details. A meter box conforming to the requirements of the standard specifications shall be installed over the end of each service.
6. Valves and fire hydrants shall be located to satisfy the requirements of the public works department, and spacing shall be 500 feet in residential areas and 300 feet in commercial areas.
7. Should the subdivision or addition abut and use a water main of the city, the developer shall pay to the city a pro rata charge as prescribed by the line extension policy of the city.
2. Preliminary Utility Plan.
 1. General. A Preliminary Utility Plan is regulated as part of Preliminary Plat approval and shall detail both Section 6.13 Water Utility and 6.14 Wastewater Utility requirements.
 2. Illustrate the Location and Size of Water Utility and Wastewater Utility Mains. Concurrent with the submission of a Plat, the Developer shall submit a map or plan showing the location and size of Water Utility and Wastewater Utility mains, which will be required to provide adequate service and fire protection to the lots specified in the proposed plat.
5. Underground electric. Underground electrical service shall be constructed in accordance with city specifications and costs shall be as follows:
 1. Developer to furnish at his or her expense all ditching, conduit (when used), fill material and transformer pads. Use of direct burial cable and conduit size for underground service shall be in compliance with the National Electrical Code.
 2. Developer to furnish all conductors, transformers, assembly, and inspection services.
 3. In areas where underground service is requested by the developer, above-ground transformers may be placed in street right-of-way in front of the lot or in an alley of 15 feet right-of-way width with 10 feet of pavement in accordance with city standard specifications.
6. Streetlights. Developer shall furnish a streetlight at the corner of every intersection within the subdivision and at the entrance of said subdivision.
7. Other utilities. The developer shall furnish all easements and rights-of-way necessary for construction of electrical, gas and telephone service to the subdivision.
8. Sidewalks.
 1. Sidewalks required. Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:

1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
 2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
 3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and,
 4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
2. Sidewalk location and design.
1. Sidewalks shall be constructed on both sides of all streets within the Subdivision.
 2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
 3. Routing to clear poles, trees or other obstacles shall be subject to Building Official approval.
 4. The Plat or Construction Plans shall show the location and engineered design of all proposed sidewalks and shall state at what stage of the project they will be constructed.
 5. All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrier-free ramps should be provided for access to the street.
3. Sidewalk general construction.
1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than four (4) feet and a minimum thickness of four (4) inches and shall meet the Public Works Construction Standards established by the (NCTCOG).
 2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
 3. Sidewalks adjacent to screening and retaining walls shall be five (5') feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
 4. Sidewalks shall be constructed one foot (1') from the property line within the street or Major Arterial/Thoroughfare Street Right-of-Way and shall extend along the full street frontage including both sides of corner lots and block ends.
 5. Water meters, valves, valve boxes and sewer clean-outs shall not be located in a sidewalk or that portion of the driveway approach in the path of a sidewalk.
 6. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.
4. Sidewalks in nonresidential areas. Sidewalks in nonresidential areas shall be a minimum width of five feet (5') or extend from the back of the curb to the building line as required by the City.
9. Retaining walls.
1. Applicability. This section shall apply for retaining walls under private ownership.
 2. Location.
 1. Retaining walls shall be located and constructed on private property only.
 2. Retaining walls shall be located within a private retaining wall easement.
 3. If a retaining wall is designed to traverse three or more lots within a Subdivision, the wall shall be located within a private retaining wall easement dedicated to the Homeowners' or Property Owners' Association of the Subdivision. The easement

shall be shown on the Final Plat and shall be dedicated to the Homeowners' or Property Owners' Association of the Subdivision to maintain the wall in a safe and orderly condition.

3. Maintenance. Retaining walls shall be maintained under private ownership.
4. Design. Any retaining wall four (4) feet tall or higher shall be designed by a professional engineer licensed in the State of Texas and plans submitted to the City for review must be signed and sealed by the design engineer.
5. Building permit required.
 1. Any earth terracing method that supports a structure or vehicle load, or that is over four feet (4') in height (as measured from the bottom of footing to top of wall), shall require a building permit and shall meet the requirements of this section.
 2. A retaining wall shall not be constructed in excess of four (4') feet in height.
 1. If the wall is to be more than four feet high, the retaining wall system shall be terraced, so as to provide a minimum of four (4) feet of flat ground between the faces of the retaining walls for each four-foot section of retaining wall.
 2. The flat terrace shall be sloped to a maximum of two (2) percent to allow drainage.
 3. No building permit, other than for a retaining wall, shall be issued for any lot within a Subdivision until all retaining walls are constructed in accordance with a grading plan for the Subdivision.
 4. A retaining wall shall be constructed in accordance with the grading plan and shall comply with the requirements of the applicable building code and this ordinance.
 5. Any change from the approved grading plan or design for a retaining wall within a Subdivision shall not be permitted unless the Applicant has submitted sealed plans for the entire Subdivision showing the proposed changing in grading and the City Administrator has approved the proposed change(s).
10. Survey monuments and lot markers.
 1. Temporary survey reference markers.
 1. Before the Preliminary Plat is submitted to the City for consideration, a temporary marker and a guard stake with flagging shall be placed by the surveyor on all of the development's perimeter boundary corners which do not have a "found" monument.
 1. Perimeter boundary corners include points of intersection (PI), points of curvature (PC), points of compound curvature (PCC), points of tangency (PT) and any other point along the boundary which is necessary to establish the boundary of the development.
 2. A guard stake with flagging shall be placed on all "found" monuments.
 3. The temporary markers shall be within one foot (1') of the surveyed corner and the guard stake shall be within one foot (1') of the temporary marker or the "found" monument.
 2. Submission of the Preliminary Plat prepared by the licensed surveyor shall be considered evidence that the temporary markers, guard stakes, and flagging have been set, regardless of whether or not the Final Plat has been sealed and signed.
 2. Permanent survey reference monuments.
 1. Before the Final Plat is submitted to the City for consideration, a concrete monument six inches (6") in diameter and twenty-four inches (24") long, shall be placed by the surveyor on each of the development's perimeter boundary corners which do not have a "found" monument.

1. An eighteen inch (18") long steel rod, 5/8 inch in diameter and embedded at least twelve inches (12") into the monument, shall be placed at the boundary intersection point on each monument.
2. These monuments shall be set at such an elevation that they will not be disturbed during construction.
3. The tops of the monuments shall be at least twelve inches (12") below the finished grade.
2. In addition to the requisite number of hard copies, Final Plats shall also be prepared and submitted electronically oriented in Texas State Plane grid coordinates (U.S. Survey Foot), North Central Zone (4202), NAD 83, at an elevation datum based on NAVD 88.
3. Submission of the Final Plat prepared by the licensed surveyor shall be considered evidence that the monuments and benchmarks have been set, regardless of whether or not the Final Plat has been sealed and signed.
3. Public right-of-way markers.
 1. Public rights-of-way and easements for public streets or approved access easement shall be indicated by monuments placed along their centerlines. Monuments shall be placed at PI, PC, PCC, and PT.
 2. Where concrete streets are constructed, the monuments shall be an "X" cut into the concrete pavement.
 3. Each leg of the "X" shall be at least six inches (6") long and 1/4-inch deep.
 4. Where asphalt streets are constructed and in unpaved areas, the monument shall be a 5/8-inch iron bar, eighteen inches (18") long.
4. Survey benchmarks.
 1. All survey monuments and lot markers shall adhere to the adopted survey benchmark documents.
 2. Each Final Plat is required to have at least one permanent benchmark monument set within its boundary based upon NAVD 88. All portions of the perimeter boundary of the development shall be less than 1/2 mile from the benchmark, or additional benchmarks shall be set such that all portions of the perimeter boundary of the development are within 1/2 mile of a benchmark.
 3. Benchmark monuments may be similar to permanent boundary corner monuments set flush with the ground, or may be set on top of visible concrete structures such as headwalls or curb inlets by chiseling a 1-1/2 inch square in the concrete 1/4 inch deep. The location and elevation of the Benchmark(s) (based on NAVD 88) shall be noted on the Final Plat.

(1990 Code, ch. 8; Ordinance 171 Rev. adopted 5/25/04; 2007 Code, sec. 154.18; Ordinance 18.08.13B, secs. 1-2, adopted 8/13/18)

HISTORY

Amended by Ord. [2022.06.14.A](#) Amends 10.02.034(b) - 10.02.034(d); adds 10.02.034(h) - 10.02.034(j) on 6/14/2022

10.06.02 Easement Standards

1. Utility easements shall be provided within the proposed subdivision as may be necessary to assure the proper design, installation and maintenance of either underground or aerial utilities. Easement widths shall be determined by the type of utility; however, an easement shall not normally be required adjacent to a dedicated right-of-way.
2. The minimum width for easements shall be as follows:
 1. Utility easements (along property lines) shall be 8 feet on each side of the property line;

2. Drainage easements shall be the width of the drainage structure plus 5 feet on each side, rounding the total distance down to the nearest foot, or the width of the 50-year floodplain, whichever is greater; and
3. Fire lane access easements shall be 24 feet.
3. When the city engineer finds that easements in areas adjoining proposed subdivisions are necessary to provide adequate passage of stormwater or to serve the subdivisions with utilities, the subdivider shall have the primary responsibility for obtaining the easements.
4. When a proposed subdivision is traversed by a watercourse, drainageway, channel or stream or a proposed stormwater easement, the developer shall make the improvements required in this article and dedicate the required right-of-way or easements.
5. Wherever the subdivision includes land which is covered by a floodway designation under article 3.07, Flood Damage Prevention, a stormwater easement shall be placed on the plat covering the floodway area and the easement shall allow for access, maintenance or alteration of the floodway area by the city. A statement shall be placed on the plat as follows: "Structures, including fences and fill material, are prohibited in the floodway."

(1990 Code, ch. 8; Ordinance 171 Rev. adopted 5/25/04; 2007 Code, sec. 154.19)

10.06.03 Drainage Study Required

1. Preliminary plan and study.
 1. For any property involved in the platting process, the owner shall provide, at his or her expense, a preliminary drainage study of the area proposed for development.
 2. The preliminary drainage study shall be submitted concurrently with the submittal of a preliminary plat or plat revision.
 3. The studies shall be prepared by an engineer experienced in city drainage work. The studies shall include the date and seal and signature of the engineer responsible for the plan.
 4. The study shall include the following:
 1. Existing topography;
 2. Flow arrows for existing contours showing the undeveloped flow rates for the 25-year storm;
 3. Existing and proposed drainage facilities both on-site and on adjacent affected properties;
 4. Proposed contours with flow arrows showing the developed flow rates for the 25-year storm;
 5. The scale shall not be smaller than 1 inch equals 200 feet with contour intervals not greater than 5 feet unless a variation is specifically approved by the city engineer or his or her authorized designee; and
 6. Sufficient design calculations showing preliminary sizes of drainage facilities and easements sizes and locations.
2. Final engineering plans.
 1. The developer shall, at his or her sole expense, provide complete final engineering plans and specifications for the drainage facilities.
 2. The plans and specifications shall be prepared by an engineer, meeting the qualifications outlined in subsection (a)(3) above.
 3. The plans and specifications shall be submitted to the city engineer for review and concurrence prior to any construction. If the plans show any alteration to a regulatory floodway which includes regrading or concrete lining, the developer's engineer shall also submit a study of the hydraulics of the water channel. The study shall contain sufficient information so that the city engineer can forward the study to FEMA for approval and map revision.

4. The owner and his or her engineer shall be responsible for the accuracy of the information furnished in the design of the storm drainage facilities as it pertains to both the development in question and as the drainage facilities affect properties adjacent to the development. Concurrence in the design by the city shall not be construed to relieve the owner or his or her engineer of any responsibility referred to herein or impose any liability upon the city or its agents.
3. Floodplain areas. All development shall conform to this section and the requirements of article 3.07 of this Code of Ordinances.

(1990 Code, ch. 8; Ordinance 171 Rev. adopted 5/25/04; 2007 Code, sec. 154.21)

10.06.04 Park Land Dedication And Park Improvements

Park Land Dedication and Park Improvements Required. A developer of any subdivision subject to this ordinance or a site development permit subject to the Composite Zoning Ordinance which includes residential lots, building sites, or multi-family residential site development within the City limits or the City's extra-territorial jurisdiction, that adds any residential units to any subdivision or multi-family residential site development, shall prepare a park plan to provide for sufficient and suitable park land and park improvements for the purpose of public recreation in accordance with the following provisions:

1. **Park Plan Approval Process.** A residential developer shall prepare a park plan in conformance with the requirements of this Section and obtain approvals from the Appropriate Reviewing Authorities as follows:
 1. If the developer does not propose multi-family development, the developer is required to obtain approval of a park plan in compliance with this Section by the City Council in conjunction with consideration of the Concept Plan application.
 2. If the developer does not propose multi-family development, the developer is required to obtain approval of a park plan in compliance with this Section by the Planning and Zoning Commission in conjunction with consideration of the application
 3. If the developer proposes multi-family development, the developer is required to obtain approval of a park plan in compliance with this Section by the Building and Planning Department in conjunction with consideration of a Site Development Permit application.
2. **Public Park Land Dedication or Payment of Fee In-Lieu Required**
 1. **Formula for Calculating Area of Park Land.** The acreage of park land to be contributed by a developer prior to Final Plat approval of any single-family or two-family residential subdivision, or prior to site development permit approval for multi-family residential development, shall be equal to three and one-half (3.50) acres for each additional one hundred (100) dwelling units projected to occupy the fully developed subdivision or development. A "dwelling unit", when used in this section, shall mean each individual residence, including each individual residential unit in a multi-family residential structure or manufactured home park, designed or intended for habitation by a single family.
3. **Standards for Dedication of Park Land.** The land dedicated by a developer to meet the requirements of this section shall be suitable for public parks and recreation activities and shall comply with the following standards:
 1. The dedicated land shall form a single parcel or tract of land at least three (3) acres in size unless the Appropriate Reviewing Authorities determine that more than one tract or a smaller tract would be in the public interest.
 2. The developer shall provide public access to park land by providing at least fifty percent (50%) of the perimeter boundary of the park with street frontage, or as determined to be satisfactory by the Appropriate Reviewing Authorities. At the time the land abutting the delineated areas is developed, the developer of such abutting land shall dedicate and construct streets along all abutting street frontage and shall provide water and wastewater

utilities to the boundary of one side of the delineated area to meet minimum requirements of this Ordinance.

3. The developer shall dedicate park land reasonably located near the geographic center of the development. However, the Appropriate Reviewing Authorities may require park land to be located at the edge of a development so that additional land may be added at such time as adjacent land is developed or acquired for public use in accordance with this ordinance. In addition, rare, unique, endangered, historic or other significant natural areas shall be given high priority for dedication pursuant to this ordinance. The Appropriate Reviewing Authorities may also require areas providing linkage to parks, schools or public places, or areas that preserve the natural character of the surrounding environment, be included in the park land dedication.
 4. The developer shall restore and stabilize any disturbed soil and establish vegetative cover of a type determined appropriate for the terrain and by the Building and Planning Department on park land.
 5. Developers are responsible for preserving the natural character of the trail corridor and dedicating the required right-of-way. Right-of-way dedication or easement size may vary due to site physical characteristics. If the land exceeds the amount of land required for park land dedication by this section, the remainder of the land not required for dedication shall be shown as a reserve park lot to be purchased by the City, or, the Appropriate Reviewing Authorities may credit the required park improvements fee in an amount equal to the fee in-lieu value (see paragraph 3 below) of the remaining land if such land is dedicated and deeded to the City.
 6. Land within the one hundred (100) year floodplain and land that has greater than 15% slope may constitute, in total, not more than fifty percent (50%) of the land dedication requirement. Lands within an inundation easement falling outside of the one hundred (100) year floodplain may constitute up to one hundred percent (100%) of the land dedication requirement if such land remains undisturbed and in a pre-development condition, and if such land is not utilized for another public purpose. In addition, for every acre of land dedicated for park land within the one hundred (100) year floodplain, or having a slope greater than 15%, only one-half (1/2) acre of park land dedication credit shall be given. [Example: If ten acres of park land is required to be dedicated for park land, at least five acres of such park land must be outside the 100 year floodplain and comprised of slopes less than 15%. For the remaining five acres of park land required, the developer can achieve compliance by dedicating five additional acres outside the 100 year floodplain and comprised of slopes less than 15%, or ten additional acres inside the 100 year floodplain and/or comprised of slopes more than 15%, or some combination thereof.]
 7. The developer shall dedicate all park land as a park lot on the applicable Final Plat. The developer shall deliver to the City a signed warranty deed transferring title to property dedicated as public park land to the City after City acceptance of park improvements and release of fiscal surety. If the developer fails to deliver the warranty deed in a timely manner, the City may withhold Final Plat approvals and/or the issuance of building permits. The developer shall provide park land free and clear of all mortgages and liens at the time of such dedication or conveyance. The developer shall have iron rods or pins set in accordance with the Final Plat or Short Form Plat. If a subdivision Plat is not required based on the standards of this Ordinance, the developer shall have iron rods or pins set at corners identified on a recordable land survey completed by a land surveyor registered in the State of Texas.
4. **Payment of Fee In-Lieu of Park Land Dedication.** In general, the Appropriate Reviewing Authorities shall favor the dedication of park land over the payment of a fee in-lieu of park land dedication for single-family and two-family subdivisions except for multi-family development unless such Plat or multi-family development contains land identified as park land. However, the

Appropriate Reviewing Authority may require a developer to pay a fee in-lieu of park land dedication in accordance with the following:

1. If the amount of park land required to be dedicated is less than three (3) acres, the Appropriate Reviewing Authority may require a fee in-lieu of land dedication.
2. Such fee shall be in the amount of \$1,050 per dwelling unit.
3. The developer shall pay the in-lieu fee to the City prior to approval of the Final Plat, Short Form Plat, or, in the case of multi-family development, prior to site development permit approval.

5. Park Improvements

1. In addition to the required dedication of land or fees in-lieu of land dedication as set forth above, the developer shall also pay a park improvements fee to the City prior to approval of a Final, or, in the case of multi-family development, prior to site development permit approval. Such park improvements fee shall be sufficient to provide for the development of amenities and improvements on the dedicated land to meet the standards for a neighborhood park to serve the area in which the subdivision is located. The park improvements fee shall be calculated on the basis of \$400 per dwelling unit.
2. In lieu of payment of the park improvements fee, the Appropriate Reviewing Authorities may approve a plan from the developer to construct park improvements. This plan shall meet the following standards:
 1. All plans and specifications for the construction of such amenities and improvements shall be reviewed and approved by the City.
 2. Amenities and improvements shall include one (1) or more children's play areas, picnic areas, game court areas, turf play fields, swimming pools, recreational buildings, trails (sidewalks, walkways, or bike trails), and landscaped sitting areas.
 3. The value of amenities and improvements shall be greater than or equal to \$400 per residential dwelling unit.
 4. All park areas and playground equipment shall be in accordance with the U.S. Consumer Products Safety Commission - Publication 325, as currently amended and in accordance with current provisions of the Americans with Disabilities Act.
 5. These park improvements shall be completed to the satisfaction of the City Building and Planning Department prior to release of fiscal surety or, in the case of a multi-family development, prior to issuance of a certificate of completion or a certificate of occupancy for the project.
3. These park improvements shall be designed, reviewed and permitted in conjunction with a Site Development Permit application and/or subdivision Construction Plans as deemed appropriate by the City Building and Planning Department.

- 6. Privately Owned and Maintained Parks.** The Appropriate Reviewing Authorities may approve a plan from the developer to provide privately owned and maintained park land and park improvements meeting all requirements of this section in-lieu of public park land dedication and public park improvements. However the Appropriate Reviewing Authorities shall not approve a plan for privately owned park land and park improvements if such land is shown in the City Parks, Recreation & Open Space Master Plan as land to meet strategic needs for future parks and/or trails. In addition, such plan shall meet the following:

1. Private ownership and perpetual maintenance of such areas and facilities shall be adequately provided for by recorded written agreement, conveyance, and/or restrictions.
2. The use of such areas and facilities shall be restricted to park and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of property, and which cannot be defeated or eliminated without the consent of the Council.

- 7. Alternative Park Land Dedication and Park Improvements Plan.** The Appropriate Reviewing Authorities may approve a plan from the developer for an alternative park land dedication and park improvements plan meeting the following standards.

1. If all other standards of this section are met, the amount of park land to be dedicated may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of the land dedication is compensated by an equal or larger increase in the value of park improvements. However, in no case shall the amount of park land dedicated, whether private or public, be less than seventy-five percent (75%) of the amount required by this section. The calculation to convert park land value to additional park improvements shall be determined based on how much fee in-lieu would be required to compensate for the park land deficiency and by adding this dollar amount to the required dollar value of park improvements. For example, If twenty acres is required to be dedicated as park land, and the applicant proposes 16.5 acres there would be a park land deficiency of 3.5 acres. 3.5 acres is equivalent to 100 residential units worth of park land dedication and the fee in lieu of park land dedication is equivalent to \$1,050 per unit. Therefore, the amount of park improvements could be increased by \$105,000 (100 units times \$1,050).
2. If all other standards of this section are met, the amount of park improvements may, if approved by the Appropriate Reviewing Authorities, be reduced, if the reduced value of such improvements is compensated by an equal or greater increase in the value of park land to be dedicated. The calculation to convert park improvements value to additional park land shall be determined based on reducing the required park improvements dollar value by not more than the fee in-lieu dollar value of the additional park land to be dedicated. For example: If \$500,000 worth of park improvements is required, and the applicant proposes \$395,000 worth of improvements, this would amount to a \$105,000 deficiency in park land improvements. Dividing this number by the fee in lieu value of park land required per unit (\$1,050) yields 100 units ($\$105,000 / \$1,050 = 100$). The park land requirement for 100 units is 3.5 acres. Therefore, and additional 3.5 acres of land could be dedicated in lieu of \$105,000 of improvements.
8. **Park Fund Established.** The City hereby creates a separate fund to be entitled "Park Fund." Money, and the interest on such money, collected as a fee in-lieu of park land dedication, and park improvements fees, shall be held in said fund in trust to be used by the City solely and exclusively for the purpose of purchasing, improving, and/or renovating public park and recreational land and shall not be used for maintaining or operating public park facilities. Improvements to public park and recreational land includes public art installations. The Park Fund will contain a category entitled "Park Public Art Fund" where fifteen percent (15%) of fee-in-lieu and park improvements fees, and interest on such money, will be held to be used for public art in public parks and recreational land; provided that the City Council may, from time to time, authorize use of the funds for purchasing parkland or non-public art improvements or renovations when determined necessary in relation to a particular public park project. Such fund shall be invested or held in an interest-bearing account and all earnings and interest shall accrue to the Park Fund.
9. **Subdivision Changes.** In the event a developer obtains Council approval to deviate from the approved Preliminary Plat thereby increasing the number of dwelling units projected, or where the use of property is changed from a non-residential use to a residential use, the owner or developer shall be obligated to provide additional land or fees for the park land and amenities required for the additional dwellings in accordance with this section prior to the City approving the Final Plat for recordation.
10. **Phasing Plan.** If a developer proposes a multi-phased residential subdivision or other residential development, the developer shall submit a proposed park phasing plan to indicate a plan for phasing park land dedication and/or park improvements to coincide with the development phasing. This park phasing plan shall be approved in conjunction with the park plan as provided by this section. A park phasing plan shall include provisions for compliance with the standards of this section for all phases of the development. A phasing plan may propose park land, park improvements and/or fee in-lieu in an early phase of development to fulfill requirements of a later phase of development, but in no case shall a phasing plan propose park land, park improvements and/or fee in-lieu in a

later phase of development to fulfill requirements of an earlier phase of development unless the developer provides adequate fiscal surety with the earlier phase of development. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.

11. **Fiscal Surety.** Except for multi-family development, prior to Final Plat or Short Form Plat approval, the developer shall provide fiscal surety for the completion of all park improvements that comply with this subsection), and the fiscal surety shall be in a form acceptable to the City Administrator and the City Attorney. Unless otherwise approved, such fiscal surety shall be in the form of a letter of credit from a major lending institution, or cash held in escrow. Such fiscal surety shall be held by the City until either the City has accepted all public park improvements and title to the public park land, or the City has approved on final inspection all private park improvements. Such fiscal surety shall be in a form that shall not expire unless specifically released by the City.
- PARK LAND DEDICATION AND PARK IMPROVEMENTS OPTION SUMMARY** (The Appropriate Reviewing Authorities shall determine which option is acceptable.) **Option 1. Land Dedication + Park Improvements Fee** 3.50 acres per 100 dwelling units + Park Improvements Fee (\$400 per dwelling unit) **Option 2. Land Dedication + Park Improvements** 3.50 acres per 100 dwelling units + Park Improvements (A minimum of \$400 per dwelling unit must be spent on park improvements that meet City specifications) **Option 3. Fee-in-Lieu of Land Dedication** \$1,050 per dwelling unit + Park Improvements Fee (\$400 per dwelling unit) **Option 4. Privately Owned and Maintained Parks** Private park land and park improvements meeting the standards of this Section. **Option 5. Alternative Park Land Dedication and Park Improvements Plan** A customized plan that may include combinations of all other options.

ARTICLE 10.07 RELIEF FROM SUBDIVISION DESIGN STANDARDS

10.07.01	Petition	For	Subdivision	Waiver
10.07.02	Subdivision		Proportionality	Appeal
10.07.03	Subdivision	Vested	Rights	Petition

10.07.01 Petition For Subdivision Waiver

1. Purpose. The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an application.
2. Definitions. Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
3. Decision-Maker.
 1. Minor Subdivision Waiver.
 1. Decision-Maker Authority.
 1. The City Administrator shall act upon a Minor Subdivision Waiver listed in Table 4.
 2. Appeal of a Minor Subdivision Waiver Decision.
 1. Appeal Review and Recommendation. An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
 2. Appeal Decision. If further appeal is made, the City Council shall then act on such an appeal. (See Sec. 10.07.001(j) Minor Subdivision Waiver Appeal)
 2. Major Subdivision Waiver.
 1. Decision Maker Authority. After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.
3. Waiver from the Requirements for Sidewalks, Curbs, and/or Gutters.

1. The City Administrator is authorized to grant waivers for Sidewalks, Curbs, and/or Gutters if the property was platted prior to June 14, 2022; and
 2. Waivers requested that do not qualify under the conditions outlined in Sec. 10.07.003(a) above must follow the procedure for a Major Subdivision Waiver.
 3. Applicants whose request for waiver is denied by the City Administrator may appeal this decision. Appeals under Sec. 10.07.003 will follow the procedures for appealing a Minor Subdivision Waiver as set forth in Sec. 10.07.001(j).
 4. All approved waivers require the payment of a fee equal to 25% of the total improvement cost as determined by the city's current bid contract for such improvements.
4. Subdivision Waiver Applicability.
1. Waiver of Standard or Requirement.
 1. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
 2. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
 3. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
 4. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with Sec. 10.03.003(d) Waiver of Right to 30-Day Action.
 2. Waiver Petition Acceptance.
 1. A petition for a Subdivision Waiver shall not be accepted in lieu of:
 1. A Subdivision Proportionality Appeal (Sec. 10.07.002); or
 2. A Subdivision Vested Rights Petition (Sec. 10.07.003).
 2. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.
5. Subdivision Waiver Submission Procedures.
1. Written Waiver Request with Application.
 1. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
 2. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.
 2. Grounds for Waiver.
 1. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
 2. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with Sec. 10.03.003(d) Waiver of Right to 30-Day Action.
6. Subdivision Waiver Criteria.
1. Undue Hardship Present. A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
 2. Consideration Factors. The Decision-Maker shall take into account the following factors:
 1. The nature of the proposed land use involved and existing uses of the land in the vicinity;
 2. The number of persons who will reside or work in the proposed development; and

3. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
3. Findings. No Subdivision Waiver shall be granted unless the Decision-Maker finds:
 1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
 2. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
 3. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
4. Intent of Subdivision Regulations.
 1. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
 2. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
5. Minimum Degree of Variation. No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
6. Violations and Conflicts. The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
7. Falsification of Information.
 1. Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
 2. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
7. Burden of Proof. The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
8. Subdivision Waiver Decision.
 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in Sec. 10.07.001(f) Subdivision Waiver Criteria, shall take one of the following actions:
 1. Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
 2. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny or grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
 3. Decision Process for a Major Subdivision Waiver.
 1. Recommendation of the Planning and Zoning Commission.

1. The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
 2. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
2. Decision by City Council.
 1. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 2. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
 3. The decision of the City Council is final.
9. Notification of Decision on Petition—14 Days. The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
10. Minor Subdivision Waiver Appeal.
 1. Initiation of an Appeal.
 1. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
 2. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
 2. Recommendation of the Planning and Zoning Commission.
 1. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
 2. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
 3. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
 3. Appeal to City Council.
 1. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
 2. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
 3. The City Council may affirm, modify or reverse the decision by simple majority vote.
 4. The decision of the City Council is final.
11. Effect of Approval.
 1. Submission and Processing. Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.
 2. Expirations. The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
 3. Extensions. Extension of those Applications shall also result in extension of the Subdivision Waiver.

Minor Subdivision Waiver		
Section	Standard	City Administrator
10.01.005(g)	Thoroughfare Plan	Approve
10.03.001(b)	Waiver of Application Information	Approve
10.06.001(d)(1)(D)(ii)	Water Lines Extended to Subdivision Borders	Approve
10.06.001(c)(6)	Wastewater Lines Extended to Subdivision Borders	Approve

10.07.02 Subdivision Proportionality Appeal

1. Purpose and Applicability.

1. Purpose. The purpose of a petition for relief from a dedication, construction requirement, or a requirement to pay a fee, other than an impact fee authorized by Chapter 395 of the TLGC is to ensure that the imposition of uniform dedication, construction, and fee standards to a proposed development does not result in a disproportionate burden on the property owner, taking into consideration the nature and extent of the demands created by the proposed development on the City's roadways and public facilities systems.

2. Applicability.

1. An Applicant may file a petition for relief under this Sec. 10.07.002 Subdivision Proportionality Appeal to contest any requirement to dedicate land or to construct Public Improvements as required by this Subdivision Ordinance, other ordinance, or attached as a condition to approval of the Application.
2. A petition under this Sec. 10.07.002 Subdivision Proportionality Appeal shall not be used to waive standards on grounds applicable to any Subdivision Waiver Application, as outlined in Sec. 10.07.001 Petition for Subdivision Waiver.

2. Petition Requirements.

1. Form of Petition. The petition for relief from a dedication, construction, or fee requirement shall allege that Application of the standard relating to the requirement is not roughly proportional to the nature and extent of the impacts created by the proposed development on the City's water, wastewater, storm drainage, parks or roadway system or does not reasonably benefit the proposed development.
2. Study Required. The Applicant shall provide a study in support of the petition for relief that includes the following information:
 1. Capacity Utilized.
 1. Total capacity of the City's water, wastewater, storm drainage, parks or roadway system to be utilized by the proposed development, employing standard measures of capacity and equivalency tables relating the type of development proposed to the quantity of system capacity to be consumed by the development.

2. If the proposed development is to be developed in phases, such information also shall be provided for the entire development proposed, including any phases already developed.
2. Capacity Supplied.
 1. Total capacity to be supplied to the City's water, wastewater, storm drainage, parks or roadway system by the proposed dedication of an interest in land or construction of Public Improvements.
 2. If the Application is part of a phased development, the information shall include any capacity supplied by prior dedications or construction of Public Improvements.
3. Capacity Comparison.
 1. Comparison of the capacity of the City's public facilities system(s) to be consumed by the proposed development with the capacity to be supplied to such system(s) by the proposed dedication of an interest in land, construction of Public Improvements, or payment of a fee.
 2. In making this comparison, the impacts on the City's public facilities system(s) from the entire development shall be considered.
4. Oversizing. The effect of any City participation in the costs of oversizing the Public Improvement to be constructed in accordance with the City's requirements.
5. Other Information. Any other information that shows the alleged disproportionality between the impacts created by the proposed development and the dedication or construction requirement imposed by the City.
3. Time for Filing Petition and Study.
 1. A petition for relief from a dedication, construction, or fee requirement shall be filed with the City Administrator within fourteen (14) calendar days following the City Council's decision to conditionally approve or deny an Application.
 2. The study in support of the petition shall be filed within sixty (60) calendar days following the initial decision, unless the Applicant (petitioner for relief) seeks an extension in writing.
 3. The City Administrator may extend the time for submitting the study for a period not to exceed an additional thirty (30) calendar days for good cause shown.
4. Land in ETJ. Where land or facilities to be dedicated are located in the ETJ of the City and are to be dedicated to the County, a petition for relief or study in support of the petition shall be accepted as complete for review by the City Administrator only when such petition or study is accompanied by verification that a copy has been delivered to and accepted by the County, as applicable.
3. Processing of Subdivision Proportionality Appeal Petitions and Decision.
 1. Responsible Official. The City Administrator shall be the Responsible Official for a petition for relief from a dedication or construction requirement.
 2. Review and Recommendation.
 1. The City Administrator shall review the petition and supporting study and shall make a recommendation to:
 1. The Commission, and
 2. The City Council.
 2. In response to a petition for relief from a dedication or construction requirement pursuant to Sec. 10.07.002 Subdivision Proportionality Appeal and to achieve proportionality between the demands created by a proposed development on public facilities and the obligation to provide adequate public facilities, the City may participate in the costs of Public Improvements, credit or offset the obligations against payment of impact fees, or relieve the property owner any of the obligations.

3. Decision-Maker. The City Council shall decide the Subdivision Proportionality Appeal petition, after receiving a recommendation from the Planning and Zoning Commission.
4. Hearing Held within 60 Days after Receipt of Study. The City Council shall conduct a public hearing within sixty (60) calendar days after the study supporting the petition (refer to Sec. 10.07.002(b) is filed with the City Administrator.
5. Burden of Proof. The Applicant bears the burden of proof to demonstrate that the Application of a dedication or construction requirement that is uniformly applied imposes a disproportionate burden on the Applicant.
6. Decision. The City Council shall consider the petition for relief from a dedication or construction requirement based upon the following criteria:
 1. The City Council shall determine whether the Application of the standard or condition is roughly proportional to the nature and extent of the impacts created by the proposed development on the City's water, wastewater, storm drainage, parks or roadway system, and whether the Application of the standard or condition reasonably benefits the development.
 2. In making such determination, the City Council shall consider the evidence submitted by the Applicant, the report and recommendation of the City Administrator and, where the property is located within the City's ETJ, any recommendations from the County, as applicable.
7. Action. Based on the criteria in Sec. 10.07.002(c)(6), the City Council shall take one of the following actions:
 1. Deny the petition for relief, and impose the dedication or construction requirement as required by this Ordinance; or
 2. Grant the petition for relief, and waive any dedication or construction requirement to the extent necessary to achieve proportionality; or
 3. Grant the petition for relief, and direct that the City participate in the costs of acquiring land for or constructing the Public Improvement under standard participation policies.
8. Notification of Decision on Petition. The City Administrator shall notify the Applicant of the decision on the petition for relief within fourteen (14) calendar days following the City Council's decision.
4. Expiration or Failure to File Application. Where an Application was denied based upon the imposition of the standard requiring dedication of land or construction of a required Public Improvement and the City Council's decision is to grant some level of relief, the Applicant shall resubmit the Application within sixty (60) calendar days following the date the petition for relief is granted, in whole or in part, showing conformity with the City Council's decision on the petition.
 1. If the Application is not resubmitted within the sixty (60) day period, the relief granted by the City Council on the petition shall expire.
 2. If the re-submittal of the Application is modified in any other way, a new petition for relief may be required by the City Administrator.
 3. If the Application for which relief was granted is denied on other grounds, a new petition for relief may be required by the City Administrator.
5. Effect of Relief.
 1. The City Administrator may require the Applicant to submit a modified Application or supporting materials consistent with the relief granted by the City Council on the petition.
 2. The relief granted on the petition shall remain in effect for the period the Application is in effect, and shall expire upon expiration of the plat or related Application.

10.07.03 Subdivision Vested Rights Petition

1. Purpose. In accordance with TLGC, Chapter 245 or successor statute, the purpose of a Subdivision Vested Rights Petition is to determine whether an application should be processed under the terms of a previous ordinance, to provide a process for determination of possible vested status, and to determine when certain permits are subject to expiration.
2. Applicability of a Subdivision Vested Rights Petition.
 1. Any Application. A Subdivision Vested Rights Petition may be submitted for any Application authorized by this Subdivision Ordinance.
 2. Prohibit Joint Submission. A Subdivision Vested Rights Petition cannot be submitted by an Applicant along with submission of a request for a text amendment to this Subdivision Ordinance, a Zoning Map amendment, or any other request for a legislative decision by the City Council.
3. Petition Submission.
 1. Filing. A Subdivision Vested Rights Petition shall be submitted to the City's Responsible Official and shall be in accordance with the TLGC, Chapter 245 or successor statute.
 2. Automatic Waiver. Submission of a Subdivision Vested Rights Petition shall require a Waiver of Right to 30-Day Action (see Sec. 10.03.003(d)).
 3. Stay of Further Proceedings. Submission of a Subdivision Vested Rights Petition shall stay further proceedings on the related Application until a final decision is reached on the Subdivision Vested Rights Petition.
4. Time for Filing a Petition and Application.
 1. A Subdivision Vested Rights Petition shall be filed jointly with an Application for which a vested right is claimed.
 2. A Subdivision Vested Rights Petition may be filed without a joint Application if the petition is filed pursuant to Sec. 10.07.003(k) Dormant Projects.
 3. Where more than one Application is authorized to be filed simultaneously by this Subdivision Ordinance, the petition may be filed simultaneously for each Application.
5. Petition Requirements. The Subdivision Vested Rights Petition shall allege in writing that the Applicant has a vested right for some or all of the land subject to the Application under TLGC, Chapter 245 or successor statute, or pursuant to TLGC, Sec. 43.002 or successor statute or other applicable law, that requires the City to review and decide the Application under standards that were in effect prior to the effective date of the currently applicable standards. The petition shall include the following information and documents:
 1. The name, mailing address, phone number and fax number of the property owner (or the property owner's duly authorized agent).
 2. Identification of the property for which the person claims a vested right.
 3. Identification of the project, as that term is defined in TLGC Sec. 245.001(3), and the permit application, permit, or plan for development giving rise to the project.
 4. A narrative description of the grounds for the petition, including a statement as to whether the petition asserts a vested right related to a specific standard or to an entire project;
 5. A copy of each approved or pending Application which is the basis for the contention that the City may not apply current standards to the Application which is the subject of the petition;
 6. The Official Vesting Date of the Application;
 7. The date the subdivision for which the Application was submitted was commenced;
 8. Identification of all standards otherwise applicable to the Application from which relief is sought;
 9. Identification of any current standards which Applicant agrees can be applied to the Application at issue;
 10. A narrative description of how the Application of current standards affect proposed landscaping, Usable Open Space or park dedication, shown on the Application for which the petition is filed;

11. A copy of any prior vested rights determination involving the same land; and
 12. Whenever the Applicant alleges that an Application subject to expiration should not be terminated, a description of the events constituting Progress Towards Completion of the subdivision for which the application was approved.
6. Decision of a Subdivision Vested Rights Petition.
1. Reviewing a Subdivision Vested Rights Petition.
 1. The Responsible Official for a Subdivision Vested Rights Petition is the same as that for reviewing the Application with which the petition is associated.
 2. Where multiple Applications are submitted, and there is more than one Responsible Official, the decision of each Responsible Official shall be coordinated with that of any other Responsible Official on the Subdivision Vested Rights Petition.
 3. The City Attorney shall also be notified of the Subdivision Vested Rights Petition following its filing and acceptance for processing.
 4. The Applicant shall reimburse the City for all related legal costs for review of a Subdivision Vested Rights Petition. This reimbursement shall be paid in full prior to filing of the Final Plat.
 2. Decision by the Responsible Official on a Subdivision Vested Rights Petition.
 1. If the City Administrator or Responsible Official is the Decision-Maker on the original related Application, that official shall determine whether the relief requested in the Subdivision Vested Rights Petition should be granted in whole or in part, and shall formulate a written report summarizing the Decision-Maker's reasoning and recommendation.
 2. The Applicant shall be notified of the decision within fourteen (14) calendar days following the date the Subdivision Vested Rights Petition was filed at the City.
 3. The City Administrator or Responsible Official may defer making a decision on the Subdivision Vested Rights Petition and instead forward the petition to the Commission for a decision, in accordance with the process outlined in Sec. 10.07.003(f)(3).
 3. Decision by Commission on a Subdivision Vested Rights Petition.
 1. If the original related Application is to be decided by the Commission, or if the City Administrator or Responsible Official defers making a decision on a Subdivision Vested Rights Petition pursuant to Sec. 10.07.003(f)(2)(C), the Responsible Official for that type of Application shall submit a report in the form of a recommendation on the petition to the Commission.
 2. The Commission shall render a decision on the petition within thirty (30) calendar days following the date the petition was filed at the City or deferred by the City Administrator or Responsible Official.
 3. The Commission's decision on a petition shall be upon a simple majority vote of the full Commission's voting members.
 4. Decision by City Council on a Subdivision Vested Rights Petition.
 1. Where the City Council is the final Decision-Maker on the related Application, or for any petition submitted pursuant to Paragraph K Dormant Projects, the Responsible Official for that type of Application shall submit a report in the form of a recommendation on the petition to the City Council.
 2. The City Council shall render a decision on the petition within thirty (30) calendar days following the date the petition was filed at the City.
 3. The City Council's decision on a petition shall be upon a simple majority vote of the full City Council's voting members, and shall be final.
 5. Appeal to the Council of a Decision on Subdivision Vested Rights Petition.

1. For an Applicant-Initiated Appeal. The Applicant may appeal the City Administrator or Responsible Official's or Commission's decision on the Subdivision Vested Rights Petition to the City Council by submitting written notice of appeal to the applicable Responsible Official within fourteen (14) calendar days following the date of such decision.
 1. A letter stating the reasons for the appeal, citing the specific applicable section(s) of the Subdivision Ordinance, shall be submitted by the Applicant.
2. For a City Council-Initiated Appeal. No less than four (4) voting members of the City Council may appeal the Responsible Official's or Commission's decision on the Subdivision Vested Rights Petition to the entire City Council by submitting written notice of appeal to the applicable Responsible Official within fourteen (14) calendar days following the date of such decision.
 1. The Council shall consider and act on whether it will appeal the decision at its first regular meeting (for which there is time to include such appeal on its posted agenda, as required by State law) that occurs after the date at which the decision was made.
 2. Written notice of the City Council's vote to appeal shall be submitted to the City Administrator within seven (7) calendar days following the City Council's vote to appeal the decision.
3. The City Council shall hear and decide the appeal within thirty (30) calendar days following receipt of the notice of appeal by the City.
4. Approval of an appeal by the City Council shall only be upon a favorable vote of at least four (4) of the City Council's voting members, and shall be final.
7. Criteria for Subdivision Vested Rights Petition Approval.
 1. Factors. The Decision-Maker shall decide the Subdivision Vested Rights Petition based upon the following factors:
 1. The nature and extent of prior Applications filed for the land subject to the petition;
 2. Whether any prior vested rights determinations have been made with respect to the property subject to the petition;
 3. Whether any prior approved Applications for the property have expired or have been terminated in accordance with State law or local ordinances;
 4. Whether current standards adopted after commencement of the project affect proposed use of the land, landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage or building size based upon the proposed Application;
 5. Whether any statutory exception applies to the standards in the current Subdivision Regulations from which the Applicant seeks relief;
 6. Whether any prior approved Applications relied upon by the Applicant have expired; and
 7. Any other applicable provisions outlined in Chapter 245 or Sec. 43.002 of the TLGC, or successor statutes.
 2. Conditions for a Pending Application. If the claim of vested rights is based upon a pending Application, subject to standards that have been superseded by current standards of this Subdivision Ordinance, the Decision-Maker may condition any relief granted on the Subdivision Vested Rights Petition on the approval of the pending Application.
8. Action and Record of Action on the Subdivision Vested Rights Petition.
 1. Action. The Decision-Maker may take any of the following actions:
 1. Deny the relief requested in the petition, and direct that the Application shall be reviewed and decided under currently applicable standards; or

2. Grant the relief requested in the petition, and direct that the related Application be reviewed and decided in accordance with the standards contained in identified prior regulations; or
 3. Grant the relief requested in part, and direct that certain identified current standards be applied to the related Application, while standards contained in identified prior regulations also shall be applied.
2. Record. The Responsible Official's report and the decision on the Subdivision Vested Rights Petition shall be recorded in writing in an order identifying the following:
1. The nature of the relief granted, if any;
 2. The related Application(s) upon which relief is premised under the petition;
 3. Current standards that shall apply to the related Application for which relief is sought, if applicable;
 4. Prior standards that shall apply to the related Application for which relief is sought, including any procedural standards, if applicable;
 5. The statutory exception or other grounds upon which relief is denied in whole or in part on the petition; and
 6. To the extent feasible, subsequent related Applications that are subject to the same relief granted on the petition.
9. 'Effect of the Final Petition Decision on Related Applications.
1. Petition Decision Required Before Proceeding with Application. A final decision on the Subdivision Vested Rights Petition must be achieved prior to further processing, and prior to any consideration of, or decision on, the related Application.
 2. Revision Made (if necessary) to Related Application After Petition Decision. Following the City's final decision on a petition, the Applicant shall, if necessary, revise the related Application such that it conforms to the City's decision on the petition.
 3. Related Applications with Revisions. After submission of a revised related Application, the Decision-Maker on the related Application shall review and consider the revised Application in accordance with the procedures for deciding that type of Application, as outlined in this Subdivision Ordinance, and in conformity with any relief granted.
 4. Related Applications without Revisions. If the relief granted on the petition is consistent with the related Application on file, no revisions shall be necessary, and the related Application shall be deemed submitted at the time of the final decision on the petition.
10. Expiration and Extension of a Subdivision Vested Rights Petition.
1. Expiration. Relief granted on a Subdivision Vested Rights Petition shall expire on occurrence of one of the following events:
 1. The Applicant fails to submit a revised Application that is consistent with the relief granted, if any, within sixty (60) calendar days following the final decision on the petition;
 2. The Application for which relief was granted on the petition is denied; or
 3. The Application for which relief was granted on the petition expires.
 2. Extension. Extension of the date of expiration for the Application for which relief was granted on a petition shall result in extension of the relief granted on the petition for the same time period.
11. Dormant Projects.
1. Definitions. For purposes of this Sec. 10.07.003(k) only:
 1. Dormant Project. A dormant project shall meet the following criteria:
 1. An Initial Permit does not have an expiration date; and
 2. No Progress Towards Completion has been made within the project over 5 years.
 2. Initial Permit. Initial permit means any of the following types of approvals granted under these Subdivision Regulations, or any predecessor subdivision or

development-related regulation or ordinance that was in effect prior to the adoption of this Subdivision Ordinance:

1. Preliminary Plat
 2. Construction Plans
 3. Construction Release
 4. Subdivision Waivers to any requirement in this Subdivision Ordinance (per Sec. 10.07.001 Petition for Subdivision Waiver) or
 5. Any other Application that was approved subject to a schematic drawing illustrating the location, arrangement, orientation or design of development, lots or improvements on a site intended for development.
3. Final Permit. Final permit means a Final Plat approved under this Subdivision Ordinance, or any predecessor subdivision or development-related regulation or ordinance that was in effect prior to the adoption of this Subdivision Ordinance.
2. Expiration Date Established for an Initial Permit. Any Application for an Initial Permit that was approved or filed two (2) years prior to the adoption date of this Subdivision Ordinance, and was not subject to an expiration date shall expire on the effective date of this Subdivision Ordinance.
3. Reinstatement of an Expired Initial Permit.
1. The property owner of the land subject to an Initial Permit that expires under Sec. 10.07.003(k)(2) (above) may petition the City Council to reinstate such Initial Permit by filing a written petition within one (1) year following the effective date of this Subdivision Ordinance.
 2. The petition shall clearly state the grounds for reinstatement, and shall be accompanied by documentation the following:
 1. of two (2) years prior to the effective date of this Subdivision Ordinance, one of the following events had occurred:
 1. A Final Permit to continue toward completion of the project was submitted to the City for all or part of the land subject to the approved Initial Permit and was approved by the City, or was filed and was subsequently approved by the City;
 2. An Application for a Final Permit to continue toward completion of the project was submitted to the City for all or part of the land subject to the expired Initial Permit, but such Application was rejected on grounds of incompleteness (consistent with TLGC, Sec. 245.005(c)(2));
 3. Costs for development of the land subject to the Initial Permit, including costs associated with roadway, utility and other infrastructure facilities designed to serve the land in whole or in part, but exclusive of land acquisition costs, were incurred in the aggregate amount of five percent (5%) of the most recent appraised market value of the land;
 4. Fiscal security was posted with the City to guarantee performance of obligations required under this Subdivision Ordinance, including the construction of required improvements associated with the proposed development, for all or a part of the land subject to the approved Initial Permit; or
 5. Utility connection fees for all or part of the land subject to the approved Initial Permit were paid to the City.
4. City Council Action on Reinstatement of a Dormant Project's Expired Initial Permit. The City Council may take one of the following actions:

1. Reinstate the expired Initial Permit without an expiration date, if it finds that the Applicant has met any one of the criteria listed in Sec. 10.07.003(k)(3)(B)(i).
2. Reinstate the Initial Permit for all or part of the land subject thereto, if it finds that the Applicant has met any one of the criteria listed in Sec. 10.07.003(k)(3)(B)(i), subject to expiration dates or other conditions that ensure that the remaining land that is not subject to an approved or pending Final Permit Application will be developed in a timely fashion.
 1. In granting relief under this provision, the City Council may require that development of such remaining land is subject to standards enacted after approval of the Initial Permit.
3. Deny the reinstatement petition, if it finds that the Applicant has failed to meet any of the criteria in Sec. 10.07.003(k)(3) Reinstatement of an Expired Initial Permit); or
4. Reinstate the permit for only that part of the land subject to a pending Final Permit Application, if it finds that the Applicant has met the criteria in Sec. 10.07.003(k)(3)(B)(i) and the pending Application subsequently was approved, and deny the reinstatement petition for the remaining land subject to the expired Initial Permit.

ARTICLE 10.08 DEFINITIONS

10.08.01	Usage	And	Interpretation
10.08.02	Words	And	Terms Defined

10.08.01 Usage And Interpretation

1. Usage and Interpretation Rules. For the purpose of this Subdivision Ordinance certain terms or words herein shall be interpreted or defined as follows:
 1. Words used in the present tense include the future tense;
 2. The singular includes the plural;
 3. The word "person" includes a corporation as well as an individual;
 4. The term "shall" is always mandatory;
 5. The term "may" is discretionary;
 6. The male gender shall include the female and the neutral.
2. Words and Terms not Expressly Defined. Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of municipal planning and engineering.
3. References. All references to Sections (Sec.) and Articles (Art.) shall be taken as referring to Sections (Sec.) and Articles (Art.) within this Subdivision Ordinance, unless noted otherwise.

10.08.02 Words And Terms Defined

For the purpose of this Subdivision Ordinance, certain terms and words are herewith defined and shall have the meaning here applied; any word not defined herein shall be determined by the City Council; to wit: *Abutting*. Adjacent, adjoining and contiguous to. It may also mean having a lot line in common with a right-of-way or easement, or with a physical improvement such as a street, waterline, park, or open space. *Access*. A means of approaching or entering a property, or the ability to traverse a property (such as in the use of the phrase "pedestrian access easement"). *Alley*. A public Right-of-Way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street. *Amending Plat*. An Amending Plat applies minor

revisions to a recorded plat consistent with provisions of State law, see Sec. 10.04.009 Amending Plat.

Applicant. The person or entity responsible for the submission of an application. The Applicant must be the actual owner of the property for which an Application is submitted, or shall be a duly authorized representative of the property owner. Also see Developer.

Application. The package of materials, including but not limited to an Application Form, Plat, completed checklist, tax certificate, Construction Plans, special drawings or studies, and other informational materials, that is required by the City to initiate City review and approval of a development project.

Application Form. The written form (as provided by and as may be amended by the City Administrator) that is filled out and executed by the Applicant and submitted to the City along with other required materials as a part of an Application.

Approval. a) Approval constitutes a determination by the official, board, commission or City Council responsible for such determination that the Application is in compliance with the minimum provisions of this Subdivision Ordinance. b) Such approval does not constitute approval of the engineering or surveying contained in the plans, as the design engineer or surveyor that sealed the plans is responsible for the adequacy of such plans.

Arterial, Major/Thoroughfare Street. a) A street designated within the Comprehensive Plan. b) A principal traffic way more or less continuous across the City or areas adjacent thereto and shall act as a principal connecting street with highways as indicated in the Comprehensive Plan.

Base Flood. The flood having a one (1) percent chance of being equaled or exceeded in any given year, determined based upon FEMA (Federal Emergency Management Agency) guidelines and as shown in the current effective Flood Insurance Study.

Block. A tract or parcel of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad Right-of-Way, highway, stream, or corporate boundary lines.

Block Face. The portion of a Block that abuts a street.

Block Length. The length of the Block Face between two intersections.

Bond. Any form of security including cash deposit, surety bond, collateral, instrument or credit in an amount and form satisfactory to the city. All bonds shall be approved by the city attorney wherever a bond is required by the subdivision ordinance.

Building. Any structure built for support, shelter or enclosure of persons, animals, personal property, records or other movable property and when separated in a manner sufficient to prevent fire, each portion of such building shall be deemed a separate building.

Building line. A line designated on an approved subdivision plat which is parallel or approximately parallel to a street, beyond which buildings may not be erected.

Building Official. The Building Official of the City or his or her designee.

Building Permit. A permit issued by the City before a building or structure is started, improved, enlarged or altered as proof that such action is in compliance with the City code.

Building Setback Line. The line within a property defining the minimum horizontal distance between a building or other structure and the adjacent street Right-of-Way/property line.

Centerline, street. A point equidistant from opposite right-of-way lines of a street, roadway, thoroughfare or alley.

Certificate of Occupancy. An official certificate issued by the City through the enforcement official which indicates conformance with the City's rules and regulations and which authorizes legal use of the premises.

City. The City of Glen Rose, Texas, together with all its governing and operating bodies.

City Administrator. The officially appointed and authorized City Administrator of the City of Glen Rose, Texas, and may include the City Administrator's duly authorized representative or designee, per the City Administrator's discretion.

City Attorney. The person(s) so designated by the City Council to provide oversight for and have legal responsibility for the City. This term shall also include any designee of the City Attorney.

City Council. The duly elected governing body of the City of Glen Rose, Texas.

City Engineer. The Licensed Professional Engineer or firm of Licensed Professional Consulting Engineers that has been specifically designated or contracted as such by the City Administrator.

City Secretary. The person appointed by the City Council to provide clerical and official services for the City Council. This term shall also include any designee of the City Secretary.

Collector Street. A street which is continuous through several residential districts and is intended as a connecting street between residential districts and Major Arterial/Thoroughfare Streets, highways or business districts.

Commission. The Planning and Zoning Commission of the City.

Comprehensive Plan a) The plan, including all revisions thereto, adopted by the City Council as the official policy regarding the guidance and coordination of the development of land in the City. b) The plan indicates the general location recommended for various land uses, transportation routes, public and private buildings, streets, utilities, parks other public and private developments and improvements and population projections. c) The plan

may consist but is not limited to the following plan elements: Future Land Use Plan, Mobility, Housing, Livability, and Infrastructure. *Construction Details*. A separate and stand-alone document not included within this Subdivision Ordinance that provides technical construction drawings of the City's required Improvements, such as a "Standard Storm Drain Curb Inlet." The Construction Details document is developed and maintained by the City Administrator. *Construction Plans*. A set of drawings and/or specifications, including paving, water, wastewater, drainage, or other required plans, submitted to the City for review in conjunction with a subdivision or a development. *Conveyance Plat*. An interim step in the subdivision and development of land, a Conveyance Plat is a plat designed to subdivide land and to provide for recordation for the purpose of conveying (i.e., selling) the property without developing it. A Conveyance Plat does not constitute approval for any type of development on the property. *Council*. See City Council. *County*. Somervell County. *Criteria Manual*. The iSWM Criteria Manual for Site Development and Construction, Revised January 14, 2015, developed by the North Central Texas Council of Governments (NCTCOG), except for Sec. 3.2 Water Quality Protection. *Crosswalk Way*. A public Right-of-Way, four (4) feet or more in width between property lines, which provides pedestrian circulation. *Cul-de-Sac*. A short, residential street having but one vehicular access to another street, and terminated on the opposite end by a vehicular turnaround. *Curb Level*. a) The level of the established curb in front of the building measured at the center of such front. b) Where no curb has been established, the City Administrator shall establish such curb or its equivalent for the purpose of this Subdivision Ordinance. *Date of Adoption*. The date of adoption of this Subdivision Ordinance shall be the date this ordinance becomes effective. *Dead-End Street*. A street, other than a cul-de-sac, with only one outlet. *Decision-Maker*. The City official or group, such as the City Administrator, Building Official, City Council, or Planning and Zoning Commission, responsible for deciding action on an Application authorized by this Subdivision Ordinance. *Dedication*. An act transmitting property or interest to the city or other entity. *Design review committee*. Representatives from the City, including the City Administrator, Building Official, Public Works Director, City Engineer (if deemed appropriate), and Fire Marshal (if deemed appropriate) and the utility companies (if deemed appropriate), who provide design recommendations and determine the viability of a new subdivision. *Developer*. a) A person or entity, limited to the property owner or duly authorized representative thereof, who proposes to undertake or undertakes the division, developments, or improvement of land and other activities covered by this Subdivision Ordinance. b) The word Developer is intended to include the terms Subdivider, property owner, and, when submitting platting documents, Applicant. *Development*. Any manmade change to improved or unimproved real estate, including but not limited to, buildings and/or other structures, paving, drainage, utilities, storage, and agricultural activities. *Development Agreement*. Agreement between the City and a Subdivider, which includes provisions for construction of Public Improvements, City participation, pro rata agreements, escrow deposits, and other provisions for the development of land. (See Sec. 10.05.005 Development Agreements and Security for Completion for details.) *Development Application*. An Application, developed and updated by the City Administrator, for any type of plan, permit, plat or Construction Plans/drawings authorized or addressed by this Subdivision Ordinance. Also may be referred to as a permit within the TLGC Chapter 245. *Development Application Handbook*. A collection of Application Forms created, updated, and managed by the Building Official. (See Sec. 10.03.001(d).) *Development Plat*. A Plat required prior to development (i.e., any new construction or the enlargement of any exterior dimension of any building, structure, or improvement), in accordance with TLGC 212, Subchapter B (212.045), in lieu of other Subdivision Plats (established in TLGC 212, Subchapter A) required by this Subdivision Ordinance and in accordance with Sec. 10.04.011 Development Plat. *Dwelling, Multi-Family*. Any building, or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments, or which is occupied as a home or place of residence by three or more families living in independent and separate housekeeping units. *Dwelling, Single Family (attached—duplex)*. A building designed for occupancy for two (2) families living independently of each other. A two family attached unit (also known as a duplex) has a lot line dividing the building and separating the building's two (2) dwellings units onto two (2) separate lots. *Dwelling, Single Family (attached—townhouse)*. A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall, and which is designed for occupancy by one

family and is located on a separate lot delineated by front, side and rear lot lines. *Dwelling, Single Family (detached)*. A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family. *Dwelling Unit*. One or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a single family or group of persons living together as a family or by a single person. *Easement*. a) Authorization by a property owner for another to use any designated part of the owner's property for a specified purpose or use and evidenced by an instrument or plat filed with the County Clerk. Among other things, easements may be used to install and maintain utility lines, drainage ditches or channels, or for other City or public services. b) An area established for public purposes on private property upon which the City shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of City systems. c) The City shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time or procuring the permission of anyone. *Easement, Common Access*. An easement to provide shared access to and from commercial, and industrial owned and maintained by the owners of the property upon which the easement is located or as otherwise provided by deed restrictions or the terms of the easement instrument. *Engineer*. A person duly authorized under the provisions of the Texas Engineering Practice Act, as heretofore or hereafter amended, to practice the profession of engineering and who is specifically qualified to design and prepare Construction Plans and specifications for public works improvements. *Engineering Plans*. See Construction Plans. *Extraterritorial Jurisdiction (ETJ)*. The unincorporated area, not a part of any other municipality, which is contiguous to the corporate limits of the City, the outer limits of which are measured from the extremities of the corporate limits of the City outward for the distance as stipulated in Chapter 42 of the TLGC, according to the population of the City, and in which area the City may regulate subdivisions and enjoin violation of provisions of this Subdivision Ordinance. *Fee Schedule*. A listing of fees for various City Applications, which is prepared by the City Administrator and approved by City Council and may be amended periodically. The Fee Schedule is approved separately from this Subdivision Ordinance. *FEMA*. Federal Emergency Management Agency. *Final Acceptance*. The acceptance by the City of all infrastructure improvements constructed by the Developer in conjunction with the development of land. *Final Plat*. a) The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a Surveyor or Engineer with the subdivision location referenced to a survey corner and all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references. b) The Final Plat of any lot, tract, or parcel of land shall be recorded in the Deed Records of Somervell County, Texas. c) A Final Plat may also be referenced as a Record Plat or Final Plat. *Floodplain*. The area subject to be inundated by water from the Base Flood. *Floodway*. A natural drainage area which accommodates the design flood for existing creeks and open drainage ways. *Floor Area*. The habitable area of a building that is served by a conditioned air system, but specifically excluding porches, patios, breeze-ways, automobile storage areas, garages, workshops, attic storage areas and basements. *Frontage*. All the property abutting on one (1) side of the street, or between two (2) intersecting streets, measured along the street line. *Greenbelt*. A linear park, generally in or near a floodplain. *Homeowners' or Property Owners' Association*. A formal nonprofit organization operating under recorded land agreements through which: a) Each lot and/or property owner in a specific area is automatically a member; and b) Each lot or property interest is automatically subject to a charge for a proportionate share of the expense for the organization's activities, such as the maintenance of common property; and c) The charge if unpaid, becomes a lien against the nonpaying member's property. *Improvement*. Any man-made fixed item which becomes part of or placed upon real property, see also Public Improvement. *Infrastructure*. All streets, alleys, sidewalks, storm drainage, water, and wastewater facilities, utilities, lighting, transportation, and other facilities as required by the City. *Land Planner*. A person(s) other than Surveyors or Engineers who also possess and can demonstrate a valid proficiency in the planning of residential, commercial, industrial and other related developments; such proficiency often having been acquired by

education in the field of landscape architecture or other specialized planning curriculum and/or by actual experience and practice in the field of land planning and who is a member of the American Planning Association. *Letter of Final Acceptance*. Notification to an Applicant from the City Administrator that all improvements are completed, inspected, tested (if applicable), and determined by the City to be in conformance with this Subdivision Ordinance and with the City's design/engineering standards and all improvements are accepted by the City or will be accepted contingent to the approval of a Final Plat. *Lot*. Land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as are required under this Subdivision Ordinance, and having its principal frontage upon a street or officially approved place. *Lot, Corner*. a) A lot situated at the junction of two (2) or more streets. b) A corner lot shall be deemed to front on the street on which it has its smallest dimensions, or as otherwise designated by the Planning and Zoning Commission. *Lot, Depth*. The mean horizontal distance from the front street line to the rear line. *Lot, Double*. See Lot, Through. *Lot, Interior*. A lot, the side line of which does not abut on any street. *Lot, Reverse*. See Lot, Through. *Lot, Through*. An interior lot having frontage on two (2) streets. Such through lot shall provide a front yard on each street. Also known as a double or reverse lot. *Lot Lines*. The lines bounding a lot as defined herein. *Lot of Record*. A lot which is part of a subdivision, a map of which has been recorded in the office of the County Clerk. *Lot Width*. The mean horizontal distance between side lines measured at right angles to the depth. *Major Subdivision Waiver*. See Waiver, Major Subdivision. *Manual on Uniform Traffic Control Devices*. The Manual on Uniform Traffic Control Devices, or MUTCD defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways, and private roads open to public traffic. The MUTCD is published by the Federal Highway Administration (FHWA) under 23 Code of Federal Regulations (CFR), Part 655, Subpart F. *Metes and bounds*. A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or in a rural area, a tree or other permanent fixture. *Minor Plat*. A plat dividing land into no more than four (4) lots that meets the submission and approval requirements of Sec. 10.04.007 Minor Plat. Such plat is also considered a Final Plat. *Minor Replat*. Pursuant to TLGC 212.0065, a Minor Replat is a Replat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities. See Sec. for 10.04.008(g)(2) Minor Replat details. *Minor Subdivision Waiver*. See Waiver, Minor Subdivision. *Monument*. A permanent structure set on a line to define the location of property lines, important horizontal subdivision control points and other important features on a plat. *Official Submission Date*. a) A calendar of official submission dates for subdivision related Applications requiring City review and approval pursuant to TLGC Chapter 212. b) See 10.03.002 Official Submission Date and Official Vesting Date for further details and standards. *Official Vesting Date*. a) Pursuant to TLGC Chapter 245, an Application or plan for development is considered filed on the date the Applicant delivers the Application or plan to the City or deposits the application or plan with the United States Postal Service by certified mail addressed to the City. b) See Sec. 10.03.002 Official Submission Date and Official Vesting Date for further details and standards. *Owner*. The fee simple owner(s) of property being platted or their representative(s) when authorized by a power of attorney, corporate resolution or other appropriate document. *Parcel*. See definition of tract. *Parkway*. Within the Right-of-Way, the area between the property line and the nearest curb or edge of the roadway (if no curb exists.) See Figure 10: Example of a Parkway for visual depiction of a parkway.

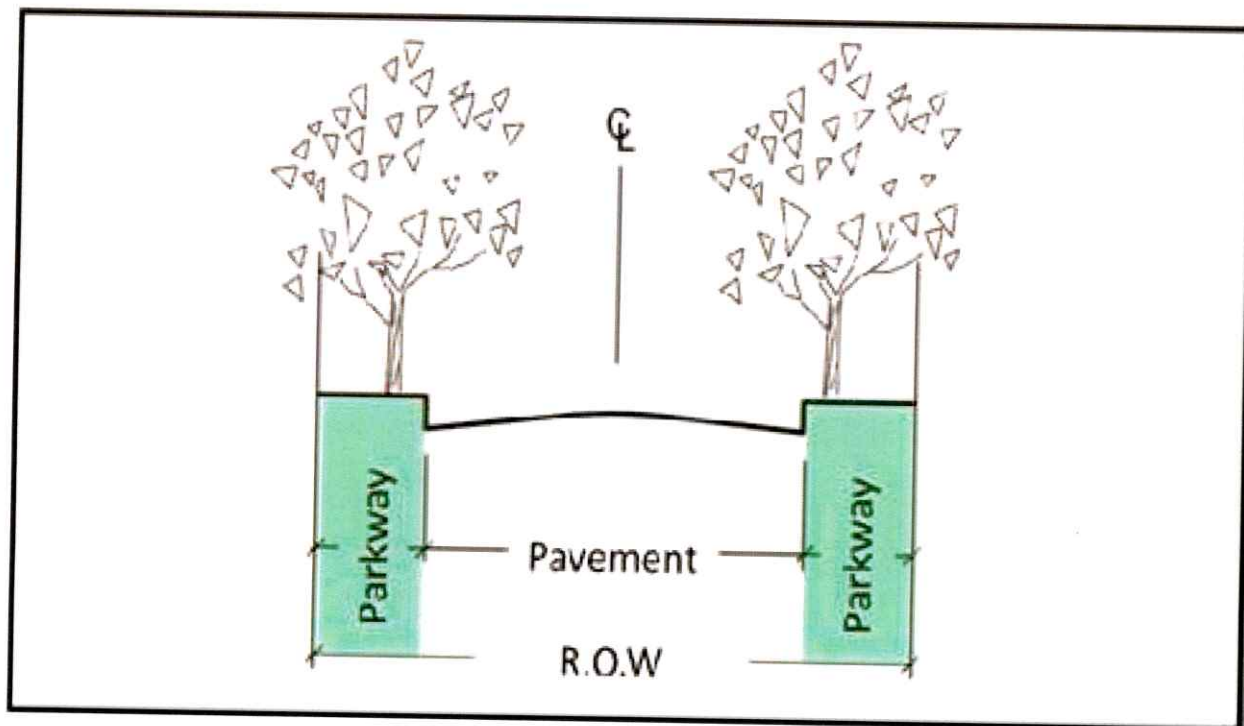


Figure 10: Example of Parkway

Park, Playground, or Community Center, Public. An open recreational facility or park owned and operated by a public agency such as the City or the school district, and available to the general public. *Parking Space.* Open space or garage space reserved exclusively for the parking of a vehicle. *Paved Driveways.* Paved driveways are constructed of brick pavers, concrete pavers, hot mix asphaltic concrete, or portland cement concrete. *Pavement Width.* The portion of a street available for vehicular traffic. Where curbs are laid, it is the portion between the back of the curbs. *Perimeter Street.* A street which abuts a parcel of land to be subdivided on one side. *Person.* Person means an individual, firm, association, organization, partnership, trust, foundation, company or corporation. *Planning and Zoning Commission.* The Planning and Zoning Commission of the City. *Plat.* a) A map or chart of the subdivision, lot or tract of land. b) It shall include the term plan, plat or re-plat, in both singular or plural. *Preliminary Drainage Plan.* This plan shows the watershed affecting the development and how the runoff from the fully-developed watershed will be

conveyed to, through, and from the development. *Preliminary Plat.* a) The graphic expression of the proposed overall plan for subdividing, improving and developing a tract shown by superimposing a scale drawing of the proposed land division on a topographic map and showing in plan view existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of the proposed development. b) The Preliminary Plat shall serve as a means for the City to review and study the proposed division of land and/or improvements. *Preliminary Storm Water Management Plan.* The purpose of the Preliminary SWMP is to identify permanent water quality feature opportunities for Subdivision development. *Preliminary SWMP.* Preliminary SWMP is an abbreviation for the graphic expression of the proposed overall plan for subdividing, improving and developing a tract shown by superimposing a scale drawing of the proposed land division on a topographic map and showing in plan view existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of the proposed development. *Preliminary Utility Plan.* A plan detailing both Water Utility and Wastewater Utility requirements. *Progress Towards Completion.* Progress towards completion of the project shall include any one of the following: a) An Application for a Final Plat or plan for development is submitted; b) A good-faith attempt is made to file with the City or County an Application for a permit necessary to begin or continue towards completion of the project; c) Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located; d) Fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or e) Utility connection fees for the project have been paid to a regulatory agency. *Pro-rata.* Pro-rata means a charge made against an existing lot abutting a utility or other city infrastructure that is the average per foot cost of the improvement, multiplied by the front footage of the land, and that is imposed to reimburse the original subdivider their cost of installing or paying for the improvement. The pro-rata must be approved as part of a subdivider agreement. *Public Improvement.* Any Improvement, facility or service together with its associated public site, Right-of-Way or easement necessary to provide transportation, storm drainage, public or private utilities, parks or recreational, energy or similar essential public services and facilities, for which the City ultimately assumes the responsibility, upon a Letter of Final Acceptance being issued, for maintenance, operation and/or ownership. *Record Drawings.* A group of drawings or plans that depicts the final configuration of the installed or constructed improvements of a development, improvements that have been verified by the contractor as their installation or construction occurs during development. The Record Drawings shall reflect the Construction Plans (or working drawings) used, corrected, and/or clarified in the field. *Record Plat.* See Final Plat. *Replat.* The re-subdivision of any or part or all of any block or blocks of a previously platted subdivision, addition, lot or tract, that is beyond the definition of an Amending Plat and which does not require the vacation of the entire preceding plat. Such plat also conforms to Section 10.04.008 Replat of this Subdivision Ordinance. A Replat can function as a Final Plat for a property. *Residential District.* Residential district means a single family, patio home, duplex, townhouse, multifamily or mobile home zoning district as defined in the zoning ordinance. *Residential Street.* A street which is intended primarily to serve traffic within a neighborhood or limited residential district and which is used primarily for access to abutting properties. *Residential Use.* Residential use means use of a structure as a residence. *Responsible Official.* The City staff person who has been designated by the City Administrator to accept a type of development Application for filing, to review and make recommendations concerning such Applications, and where authorized, to initially decide such Applications, to initiate enforcement actions, and to take all other actions necessary for administration of the provisions of development Applications. Also includes any designee of the designated City staff person. *Retaining Wall.* A non-building, structural wall supporting soil loads and live and dead surcharge loads to the soil, such as additional soil, structures and vehicles. *Right-of-Way:* a) A parcel of land occupied or intended to be occupied by a street or alley. b) A Right-of-Way may be used for other facilities and utilities, such as sidewalks, railroad crossings, electrical communication, oil or gas, water or sanitary or storm sewer

facilities, or for any other use. c) The use of Right-of-Way shall also include parkways and medians outside of pavement. d) For platting purposes, the term "Right-of-Way" shall mean that every Right-of-Way shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such Right-of-Way and not included within the dimensions or areas of such lots or parcels. *Screening wall*. A wall, not less than 6 feet in height measured at the highest finished grade. *Sec*. Abbreviation for section. *Setback Line*. A line within a lot, parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot. *Sidewalk*. A paved travel way intended for pedestrian use. *Single-family lot*. A lot in a single-family zoning district, or a lot in an identifiable single-family component of a planned development district. *Site Plan*. A Site Plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development and is associated with the zoning ordinance. *Sketch Plat*. A sketch or informal plan prepared prior to the preparation of the Preliminary Plat describing the proposed design of the subdivision to be reviewed during the pre-application review process. *Street*. A public Right-of-Way that provides vehicular traffic access to adjacent lands. *Street Width*. The shortest distance between the property or easement lines which delineate the Right-of-Way of a street. *Structure*. Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to advertising signs, billboards and poster panels, but exclusive of customary fences or boundary of retaining walls, sidewalks and curbs. *Subdivider*. a) Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision. b) In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land to be subdivided. *Subdivision*. a) The division of a tract or parcel of land into two or more parts or lots for the purpose, whether immediate or future, of sale or building development or transfer of ownership with the exception of transfer to heirs of an estate, and shall include re-subdivision. b) Any other subdivision or re-subdivision of land contemplated by the provisions of Chapter 212, TLGC. *Subdivision Ordinance*. The adopted Subdivision Ordinance of the City, as may be amended in the future, and may be referred to as "this Ordinance." *Subdivision Plat*. A Plat (e.g., Preliminary Plat, Final Plat, Minor Plat, Replat, or Amending Plat) established in TLGC 212, Subchapter A involving the subdividing of land in two (2) or more parts or the amending of a recorded Plat. *Subdivision Regulations*. Any regulations and standards contained within the Subdivision Ordinance. *Subdivision Waiver*. Either a Minor Subdivision Waiver or Major Subdivision Waiver, see Section 7.01 Petition for Subdivision Waiver. *Surveyor*. A licensed State Land Surveyor or a Registered Public Surveyor, as authorized by the State of Texas to practice the profession of surveying. *TLGC*. Texas Local Government Code. *Temporary*. Used or lasting for only a limited period of time; not a permanent structure or use. For temporary on-site construction offices, administrative offices and batching plants, temporary shall mean the period of time limited to the actual on-site construction of the structure, facility or subdivision, as the case may be. For all other uses, temporary shall mean a period of time not to exceed 90 calendar days from the date of commencement of the use. *Thoroughfare*. See Major Arterial/Thoroughfare Street. *Thoroughfare Plan*. The plan that guides the development of adequate circulation within the City, and connects the City street system to regional traffic carriers. Also, referred to as the Thoroughfare Plan. *Tract*. All contiguous property in common ownership. *Usable Open Space*. An area or recreational facility that is designed and intended to be used for outdoor living and/or recreation. Usable Open Space may include recreational facilities, water features, required perimeter landscape areas, floodplain areas, and decorative objects such as art work or fountains. Usable Open Space shall not include the following: a) Walks b) Rooftops c) Buildings, except those portions or any building designed specifically for recreation purposes d) Parking areas e) Landscaped parking requirements f) Driveways g) Turnarounds h) Rights-of-Way or easements for streets and alleys. *Utilities*. An agency under public franchise or ownership which provides a regulated service to the public, such as electric, gas or communication services. *Utility Easement*. See Easement. *Vested Right*. A right of an Applicant requiring the City to review and decide the Application under standards in effect prior to the effective date of the standards of this Subdivision Ordinance and/or of any subsequent amendments. *Vested Rights Petition*. a) A request for relief from any standard or requirement of the Subdivision Regulations based on an assertion that the Applicant (petitioner for relief) has acquired a Vested Right. b) Such petition is regulated under Sec. 10.07.003 Subdivision Vested Rights Petition. *Vision Clearance*. A space left open

and unobstructed by fences, structures, shrubs, trees or other plant life along streets at the corner in front of the building line of lots contiguous to intersecting streets. *Waiver, Major Subdivision.* a) A significant change to both the standards and intent of the Subdivision Regulations, which involves Planning and Zoning Commission and City Council approval. b) See Sec. 10.07.001 Petition for Subdivision Waiver for details. *Waiver, Minor Subdivision.* a) A minor change to the standards, but not the intent, of these Subdivision Regulations, which involves the City Administrator approval unless otherwise noted. b) See Sec. 10.07.001 Petition for Subdivision Waiver for details. *Wastewater facilities.* An underground piping system that conveys wastewater from a lot or subdivision, and includes pipe, manholes and associated appurtenances. *Water Treatment Facility.* The facility or facilities within the water supply system which can alter the physical, chemical, or bacteriological quality of the water. *Yard.* a) An open space other than a court, on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. b) In measuring to determine the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used. *Yard, Front.* A yard across the full width of a lot extending from the front line of the main building to the front street line of the lot. *Yard, Rear.* A yard extending across the full width of the lot and measured between the rear line of the lot and rear line of the main building, except that area included in the side yard as defined below. *Yard, Side.* A yard between the building and the side line of the lot and extending from the front yard to the required minimum rear yard. *Zoning Ordinance.* The adopted Zoning Ordinance of the City, as may be amended in the future.

ARTICLE 10.09 MISCELLANEOUS PROVISIONS

10.09.001 Model Subdivision Rules Of State Water Development Board

10.09.001 Model Subdivision Rules Of State Water Development Board

The model subdivision rules set forth by the state water development board in accordance with Texas Water Code section 16.343 are hereby adopted as if set out in full herein. Copies are available through the city offices. (Ordinance 499 adopted 3/23/12; 2007 Code, sec. 52.004) State law reference—Minimum state standards and model political subdivision rules, V.T.C.A., Water Code, sec. 16.343.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding amending Chapter 10.06.004 Parkland Dedication to accommodate Commercial Development Language		
PREPARED BY:	Veronica Welch, Administrative Services Manager	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
SUMMARY: Proposed at the Planning and Zoning Meeting on 10/23/2024			
RECOMMENDED ACTION: Take action or no action on items discussed in executive session			

Commercial Parkland Dedication in Comparison Cities

Fewer cities currently have an established parkland dedication requirement for commercial development, compared to those cities with a residential requirement. This Study explores the U.S. landscape for commercial parkland dedication requirements with specific metropolitan examples.

Texas

In Texas, Hutto accounts for the impact of non-residential developments on parkland by assessing a parkland development fee at a rate of \$800/acre for developments consisting of 3 or more acres. 6 El Paso requires non-residential developments to meet parkland dedication requirements through payment of a fee-in-lieu, on-site land dedication, or purchase of park facilities for existing or proposed park space at the subdivision phase. 7 For fees, El Paso uses a rate of \$1,000 per acre of the non-residential subdivision. In the case of land dedication, park space must meet the criteria outlined in the City of El Paso's Open Space Master Plan and have a value equivalent to the fee amount required for the subdivision. The El Paso ordinance also expands on the use of any funds collected through parkland dedication for non-residential subdivisions. The ordinance stipulates that all funds must be used on the acquisition or the development of both public parkland and other recreational facilities, but not for any ongoing maintenance. Additionally, funds must be spent on a neighborhood park within the applicable park planning zone or on a community or regional park within an adjacent park zone. El Paso is in the process of updating their parkland dedication ordinance fee schedule, which has not been updated since it was passed in 2008. Colleyville, within the Dallas-Fort Worth Metropolitan Statistical Area, established a parkland dedication requirement of 1 acre of parkland for every 56 gross acres of non-residential development. 8 Colleyville argues that parkland dedication helps to address the negative environmental and societal impacts of commercial developments. Similar to the El Paso ordinance, developers have the option to satisfy parkland dedication requirements through payment of fee-in-lieu, improvement to existing facilities, or through onsite land dedication. Overall, the requirements for these Texas cities may be based on the acreage of their parklands, rated against the percentage of the cities' gross acreage devoted to

commercial/nonresidential use. This Study focuses more on the actual impact on levels of service, like the Impact Fees observed in California, Denver, and Atlanta, which described in more detail below.

California

In California, several cities charge impact fees for parks, using an established level of service from which a fee is derived. Impact fees are based on a different legal framework than existing parkland dedication ordinances in Texas, and are not allowed in the State. While the proposed commercial parkland dedication ordinance is not an impact fee authorized under Chapter 395 of Texas Local Government Code, the

methods used by other jurisdictions in developing impact fee studies provide guidance in crafting a formula for the amount of parkland dedication required that recognizes the difference in demand for commercial uses. In Sacramento, the park impact fees are derived from a maximum justifiable rate associated with the planned expansion of the city's parks system and established level of service. 9 Similarly, Palo Alto updated its fee schedule for fiscal year 2021 with a rate of \$5,564 per 1,000 sf of new commercial or industrial development based on an established level of service. 10 Belmont, CA, a mid-sized city in the Bay Area, formulated their current park service level and apportions park impact fees to commercial developments based on a service population factor. 11 As described in their nexus report, the demand from employees must be "informed by assumptions about the hours of availability of park facilities and an employee's relative opportunity to access the City's park facilities." Below are the steps outlined in the service population factor calculation:

Service Population Factor = $((\% \text{ Employees Live in the City} \times \text{Park Impact Weight}) + (\% \text{ Employees Live Outside the City} \times \text{Park Impact Weight})) / ((\% \text{ Residents Not in Labor Force} \times \text{Park Impact Weight}) + (\% \text{ Residents Employed in the City} \times \text{Park Impact Weight}) + (\% \text{ Residents Employed Outside the City} \times \text{Park Impact Weight}))$

% Employees and Residents commuting based on U.S. Census Bureau ACS estimates and the U.S. Census On the Map Tool Park Impact Weight based on assumptions of relative opportunity of cohorts to use park facilities

The overall service population is then calculated by adding the total residents in the city to the employees in the city multiplied by the service population factor. Each commercial use is assigned a service population per square foot using an assumed employee density and the service population factor. Employee densities are researched estimates based on industry standards and informed by Institute of Transportation Engineers reports. A current cost per service population is calculated by an estimated cost for new park facilities based on historical acquisition and construction costs in the city. The resulting impact fees for commercial development range from \$1.27 per square foot for industrial space to \$3.16 per square foot of office space. While impact fees for parks are not authorized in Texas, cities like Sacramento, Palo Alto, and Belmont do offer a framework for measuring commercial development's impact on parkland in order to assess proportional requirements.

Denver, Colorado

Denver, Colorado imposes development impact fees for new residential and non-residential development in the Gateway District of the city. As stated in the ordinance, these fees are intended to counteract new development's 'new, increased and excessive demands on city public facilities and services, including, without limitation, fire protection, roads, drainage and parks and recreation.' Subdivision regulations for the District require a 2% parkland dedication for commercial development in the area or a fee-in-lieu of

dedication. The regulations, passed in 2000, established a fee-in-lieu rate of \$403 per acre for non-residential buildings with a 5% increase recalculated every three years. The fee rate is based on a rough proportionality between the cost of facilities that are attributable to new development and the overall public costs of the provision of such facilities, shifting the responsibility for financing new public facilities to entities and property owners creating the increased demand for them. Planners in Denver indicated they are currently exploring an update to their current parkland requirements, as well as applying a parkland dedication requirement citywide.

Atlanta, Georgia

Atlanta Georgia introduced a commercial parks impact fee in 1993¹² and updated it with a fee impact study in 2021 and 3-phase implementation plan between 2021 to 2025. ¹³ The impact fee reflects the current level of park service (LOS) across three service areas in the city. The LOS considers both land acquisition and park improvements in order to accurately assess the costs associated with maintaining and expanding a park system. The final impact fees were derived by multiplying the functional population for each land use by the net cost per functional population. The land use is broken down into residential uses at different densities (such as multifamily, single family, hotel/motel) and commercial uses broken into several categories including shopping/commercial, warehouse, public/institutional, office, industrial, warehouse and mini warehouse. The functional population of each use was determined by a calculation that considers employees/people per unit, visitors per unit, number of hours per day of occupancy, and average daily trips (ADT) derived from various national standards including the U.S. Department of Transportation, National Household Travel Survey, 2009, ITE, Trip Generation, 10th ed., 2017 and U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2012. The following formula is used to calculate the functional population for non-residential land uses:

Functional population/unit = (employee hours/1000 sf + visitor hours/1000 sf) ÷ 24 hours/day
 Functional population/employee = functional population/unit ÷ employee/unit

Where: Employee hours = employees x 8 hours/day

Visitor hours/1000 sf = visitors/1000 sf x 1 hour/visit

Visitors/1000 sf = weekday ADT/1000 sf x avg. vehicle occupancy – employees/1000 sf
 Weekday ADT/1000 sf = one way average daily trips (total trip ends ÷ 2)

The resulting fee ranges from \$53/1000 sq ft for mini-warehouses to \$1,202/1000 sq feet for shopping centers/commercial uses.

Minneapolis, Minnesota

Minneapolis, Minnesota requires parkland dedication for new residential and commercial development. Minneapolis' requirement for commercial developments is based on $\frac{1}{2}$ the requirement for residential developments, recognizing that employees of commercial developments place demand on the park system at a lower extent than residents. As with similar parkland dedication ordinances seen across the country, fees must be spent in the neighborhood in which they were received. As of April 2022, the fee rate was set at \$240.50 per development employee and the land requirement is set at 100 sf of dedicated parkland per development employee. The formula for calculating the number of development employees is based on data maintained by the City's community planning and economic development department.

Published by City of Austin on August 10, 2022



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	November 21, 2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 14, Appendix A Schedule of Uses		
PREPARED BY:	Pamela Streeter, Chair P&Z	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: Updates based on needs requested: Fairgrounds, Rodeo or Arena are Now SUP in all districts Ranch, Farm, Orchard or Truck Garden will allow for a temporary RV on site in B2 Wine & Malt Beverage Off Premise Only not allowed in B3 Art Gallery was moved from Government Institutions section to Commercial Bowling Alley removed from B3 Recreational Area, Private Removed from B1 & B2 (to prevent RV Parks) Car Wash & Truck Was updated to SUP in all districts RV Sales & Storage removed from B2			

1) Accessory, Utility, Government, Institutional and Incidental Uses					
	B-1	B-2	B-3	I	P&R
Ambulance dispatch station	X	X	X		
Cable TV lines	X	X	X	X	
Electrical generating plant / substations	S	S		S	
Funeral homes and mortuaries		X		X	
Gas line (6 in. or larger)	S	S	S	X	
Gas regulating / gate station	S	S	S	X	
Local utility line or utility distribution line, telephone exchange (no garage or shop)	X	X	X	X	
Microwave tower / telecommunication antenna / telecommunication tower and stealth telecommunication tower	S	S		X	
Non-commercial institutions (non-profit)	X	X			
Public building (shop or yard)		X		X	
Racing: Animal, automotive, other				X	
Radio and/or television tower	S	S	S	S	
Radio transmitting station	S	S		X	
Railroad freight terminal				X	
Railroad team truck				X	
Railroad track or right-of-way				X	
Railroad yard				X	
Recycling collection facility				X	
Refuse transfer station				S	
School (elementary or middle)	X	X		X	
School (high school)	X	X		X	
School (nursery or kindergarten)	X	X		X	
School (trade or business)		X	X	X	
Sewage treatment plant				S	
Telephone exchange, local utility line, or utility distribution lines (no garage or shop)	S	S	S	S	
Telephone poles and/or lines	X	X	X	X	
Temporary construction office	X	X	S	X	
Utility business office	X	X		X	
Utility mains and/or lines	X	X	X	X	
Utility shop or yard		X		X	
Utility substation or regulation station		S		X	
Water pump station	S	S		S	
Water storage tank	X	X		X	
Water treatment plant	S	S		S	
Water well	S	S	S	S	
2) Agricultural and Related Uses					
	B-1	B-2	B3	I	P&R
Community garden	X	X		X	X
Fairgrounds, rodeo, or arena	S	S		S	
Farm implement sales		X		X	
Hatchery (poultry), egg farm, feed lot				X	
Livestock auction				X	
Ranch, farm, orchard, or truck garden	S	X(1)		X	
Stable, commercial				X	
Stable, private				X	
Stockyards or slaughterhouse				X	
Vineyard				X	
Wildlife area	X	X		X	
3) Alcohol Sales (See Article 4.02 for additional information)					
	B-1	B-2	B-3	I	P&R
Distribution - General Class B Distributor				X	
Distribution - General Distributor				X	
Distribution - Wholesaler				X	
Manufacturing - Brewer		S		X	
Manufacturing - Distiller and Rectifier		S		X	

Manufacturing - Winery		S		X	
Other - Bonded Warehouse				X	
Other - Brewpub	X	X	S (5)(9)	X	
Other - Manufacturer's Agent's Warehousing				X	
Private Club	X	X	X (5)(9)	X	
Private Club - Exemption Certificate	X	X	X (5)(9)	X	
Private Club - Malt and Wine	X	X	X (5)(9)	X	
Retail - Mixed Beverage - On Premise	X	X	X (5)(9)	X	
Retail - Package Store		X		X	
Retail - Retail Dealer's Off Premise		X		X	
Retail - Retail Dealer's On Premise	X	X	X (5)(9)	X	
Retail - Wine and Malt Beverage Retailer - Off Premise Only	X	X		X	REMOVED B3 OFF PREMISE SALES ONLY
Retail - Wine and Malt Beverage Retailer - On and Off Premise		X		X	
Retail - Wine Only Package Store		X		X	
4) Commercial Type, Retail, and Service Uses					
	B-1	B-2	B-3	I	P&R
Art gallery	X	X	X (5)	X	MOVE FROM SECTION 1 TO SECTION 4
Animal shelter		X		X	
Auction house		X		X	
Bakery (wholesale or commercial)					
Bakery or confectionary (retail)	X	X	X(5)	X	
Boat sales		X		X	
Boat storage		X		X	
Building material sales, lumber yard, or monument sales					
Business office	X	X	S	X	B3 BUSINESS OFFICE IS SUPPOSED TO BE S
Christmas tree sales	X	X	X(5)	X	
Cigar bar / smoking room	X	X	X	X	
Employment agency		X		X	
Event center / rental hall	S	X		X	
Exterminator		X		X	
Farmers market, produce stand	X	X	X(5)	X	
Feed store (no animal sales)		X		X	
Feed store (with animal sales)		X		X	
Firewood sales	X	X		X	
Flea market - inside		S	S(5)	X	
Flea market - outside		S		S	
Florist shop	X	X	X(5)		
Furrier		X		X	

Game hall		S		X	
Grease trap and drain vacuum service				S	
Gun shooting range - indoor				X	
Gunsmith shop		X		X	
Heating A/C sales and service		X		X	
Heavy equipment sales		X		X	
Heavy machinery sales and storage				X	
Hotel, motel, or inn		X		X	
Landscaping services	X	S		X	
Lawnmower, lawn equipment, small motors sale and service	S	X		X	
Licensed massage therapy	X	X	X	X	
Lithographic shop		X		X	
Locksmith shop		X		X	
Manufactured home sales lot, mobile home sales and display		X		X	
Massage establishment	S	S		S	
Meat market		X	X	X	
Mimeograph or letter shop	X	X		X	
Mobile food vendor	X	X	S	X	
Musical instruction store	X	X			
Musical instrument store	X	X	S(5)		
Newspaper office	X	X	X*		
Nightclub or dance hall	S	X	S	X	
Optical dispensary store	X	X			
Pawnshops		X		X	
Personal services - spa, tanning, massage therapy, permanent makeup, beauty, or barber	X	X	X	X	
Pet grooming shop	X	X		X	
Pet shop	X	X			
Plant nurseries		X		X	
Plumbing sales and service		X		X	
Pool or billiard hall	S	X		X	
Portable building or shed sales lot		X		X	
Print shop	X	X	X	X	
Professional office - field office or real estate sales office	X	X		X	
Professional office - insurance, lawyer, title company, abstract office, business office	X	X			
Professional office - medical, dental, science, clinic	X	X			
Professional office - general	X	X			
Psychic / paranormal readings	S	S		S	
Radio or television broadcast studio	X	X		X	
Recreational vehicle storage				X	
Resort					X
Restaurant - kiosk*	X	X	X(8)	X	
Restaurant or cafe - inside dining	X	X	X(5)	X	
Restaurant or cafeteria - carryout only	X	X	X(5)	X	
Restaurant or cafeteria - drive-in or drive-thru service	X	X		X	
Shop, large retail - Furniture		S		S	
Shop, large retail - Groceries		S		S	
Shop, large retail - Pet store, kennel, animal boarding (outside runs)		S		S	
Shop, large retail - Other - 11,999 gfa or less		X (12)		S	
Shop, large retail - other - 12,000 gfa or greater		S		S	
Shop, small - bait shop	X	X		X	
Shop, small - butcher	X	X	S(5)	X	
Shop, small - hardware - paint, plumbing, and related sales	X		S(5)		
Shop, small - jewelry	X	X	X(5)	X	
Shop, small - laundry or dry cleaning	X	X		X	
Shop, small retail - antiques, art	X	X	X(5)	X	
Shop, small retail - appliance repair		X		X	
Shop, small retail - bicycle sales and repair	X	X	X(5)		

REMOVED FROM B2

Shop, small retail - dry cleaning, laundry, pressing	X	X		X	
Shop, small retail - florist or plant center	X	X	X (5)	X	
Shop, small retail - framing, art	X	X		X	
Shop, small retail - groceries	X (Size Li	X		X	
Shop, small retail - handcrafted furniture	X		X (5)		
Shop, small retail - homegoods rental store	X	X		X	
Shop, small retail - leather goods, tack	X	X	X (5)	X	
Shop, small retail - pet store, kennel, animal boarding (no outside runs)	X	X		X	
Shop, small retail - seamstress, tailor	X	X		X	
Shop, small retail - sign shop	X	X		X	
Shop, small retail - smoke, tobacco, vape	X	X		X	
Shop, small retail - sporting goods	X	X	X (5) (Size	X	
Shop, small retail - thrift store, second-hand, consignment	X	X	X (5)	X	
Shop, small retail - tool or equipment rental		X		X	
Shop, small retail - video	X	X		X	
Shopping center or mall			S		
Snow cone Kiosk	X	X	X(5)		
Store, large retail - all types		S		S	
Store, small retail - appliance		X		X	
Store, small retail - art supply, office supply, newsstand, books, camera	X	X	X(5)	X	
Store, small retail - audio, TV, electronics, computers		X		X	
Store, small retail - carpet, flooring		X		X	
Store, small retail - clothing, apparel, shoes, accessories	X	X	X(5)	X	
Store, small retail - department or discount	X	X	X(5) (Size	X	
Store, small retail - drug store or pharmacy	X	X	X(5) (Size	X	
Store, small retail - general store or convenience store	X	X	S	X	
Store, small retail - gift or novelty shop	X	X	X	X	
Store, small retail - hobby	X	X	X (Size Limi	X	
Store, small retail - other	X	X	S (5)	X	
Studio, small retail - photography, recording, music, art, health, etc.	X	X	S (5)	X	
Tattoo or body piercing parlor		S (6)		S (6)	
Taxidermist		X		X	
Travel agent	X	X		X	
Upholstery shop				X	
Veterinarian (no outside runs)	X	X		X	
Veterinarian (outside runs)		X		X	
Veterinary hospital	X	X		X	
Washeteria	X	X		X	
<i>*Newspaper office - for B-3 must be open to public / community hub</i>					
<i>*Restaurant - kiosk - temporary (2 week limit)</i>					
5) Educational and Institutional Uses					
	B-1	B-2	B-3	I	P&R
Assisted living facility, nursing home, rest home	S	X			
Automated teller machines (ATMs)	X	X	S(5)		
Bank or financial institution	X	X		X	
Cemetery or mausoleum				S	
Child care center or facility	X	X		X	
Church, rectory, or other places of worship, including church operated day-care facilities and preschools	X	X	S (5)	X	
College, university, or professional schools		X		X	
Community center	X	X	S (5)	X	X
Daycare, commercial	X	X		X	

Drug and alcohol rehabilitation center	S (4)	S (4)		S (4)	
Fire station	X	X		X	X
Food bank	S	X	S (5)	X	
Government facilities or offices	X	X	X (5)	X	
Halfway house		S (4)		X (4)	
Hospital		X		X	
Laboratories (medical, dental, science)				X	
Material recycling center				X	
Museum, library, historic sites, art gallery (public), and other similar	X	X	X (5)		
Police Station	X	X	X (5)	X	S
Post office	X	X		X	
Prison, jail, or other correctional institution				S	
Probation or parole office				X	
Religious camp		X			X
6). Industrial and Manufacturing Uses					
	B-1	B-2	B-3	I	P&R
Ammonia manufacturing				S	
Apparel, games, and textile manufacturing				X	
Appliance manufacturing				X	
Artificial limb manufacturing				X	
Asphalt batching plant				S	
Bakery, wholesale or commercial		X		X	
Bleach manufacturing				S	
Bookbinding and publishing		S		X	
Bottling plant		S		X	
Box manufacturing				X	
Brewery				X	
Brick and tile manufacturing				X	
Cabinet shop				S	
Canning operation				X	
Carpentry shop				X	
Carpet manufacturing				X	
Chemical storage or manufacturing				S	
Chlorine manufacturing				S	
Cleaning plant (laundry)				X	
Cold storage plant				X	
Concrete batching plant		S		X	
Concrete product casting plant				X	
Creosote manufacturing				S	
Distillation plant				S	
Distribution center - large				X	
Distribution center - small		X		X	
Dyeing plant				X	
Electrical components manufacturing				X	
Electroplating				X	
Envelope manufacturing				X	
Fertilizer manufacturing				S	
Fiberglass manufacturing				X	
Fireworks manufacturing				S	
Food processing				X	
Foundry				S	
Freight terminal, motor				X	
Freight terminal, train				X	
Furniture manufacturing				X	
Garment manufacturing				X	
Glass manufacturing				X	
Glue manufacturing				S	
Granary or gin				X	
Gypsum manufacturing				S	
Ice or ice cream plant, creamery				X	
Incinerators		S		X	
Insecticide, pesticide processing				S	
Junkyard, salvage yard				S	
Light fabricator plant				X	
Machine shop				X	

Marble manufacturing				X	
Mattress manufacturing				X	
Meat processing plant				S	
Metal casting, foundry, or fabrication plant				X	
Metal stamping, dyeing, shearing, or punching				X	
Mobile collection and redemption center				X	
Newspaper distribution center				X	
Packaging operation				X	
Paint manufacturing				S	
Pallet manufacturing				X	
Paper mill				S	
Paper products manufacturing				S	
Pesticide processing				S	
Petroleum products, wholesale				S	
Petroleum refinery or storage				S	
Pharmaceutical manufacturing				S	
Planing mill				S	
Plastic product manufacturing				S	
Pottery manufacturing				X	
Poultry processing plant				S	
Print center, commercial				X	
Rendering plant				S	
Rental store	X	X		X	
Rock crushing plant				S	
Salvage yard				S	
Sheet metal shop				X	
Smelter plant				S	
Storage, non-accessory, outside				X	
Tanning plant				S	
Television transmitting station	S	S	S (5)	X	
Textile and apparel manufacturing				X	
Tire manufacturing				S	
Underground bulk storage				S	
Vehicle conversion facility				S	
Warehouse		S		X	
Welding shop				X	
Wholesale establishments				X	
7) Recreational and Entertainment					
	B-1	B-2	B-3	I	P&R
	X				
Amusement, commercial (indoor)	Size Limit	X			
Amusement, commercial (outdoor)		X		X	
	X		X (5)		
Arcade	Size Limit	X	Size Limit	X	
Athletic field or stadium	S	X		X	
	X		S		
	Size Limit		Size Limit		
Athletic fitness club		X		X	
			S (5)		
Bowling alley		X	Size Limit		
Carnival or circus	S	S			
Go-cart track		X			S
Golf, driving range		S		X	
Golf, miniature	S	X			S
Golf course, private	S	S			S
Golf course, public	S	S			S
Movie theater, indoor	X	X	S (5)	X	
Movie theater, outdoor		S			
Nature preserves	X	X			X
Park or playground, public	X	X	X (5)		X
Pickleball, racquetball, tennis court (private)	X	X			
Pickleball, racquetball, tennis court (public)	X	X			
Playfield or stadium, public	S	X			
Recreational area, private					X

Removed from B3

Removed from B1 & B2

Recreational area, public	X	X			X
Sexually oriented business				S	
Skating rink		X			
Swimming pool or hot tub, public	X	X			
Swimming pool or hot tub, private	X	X			X
Youth camps		S			
8) Residential					
	B-1	B-2	B-3	I	P&R
Accessory building or use	X	X	S (5)		
Apartment or multi-family building	X	X			
Bed and breakfast accommodations (residential home)	X	X			
Boarding house, rooming house					
Cabins					X
Child day care (home)					
Condominium	X	X			
Dormitories		X			
Four-family dwelling		X			
Group day care home					
Group home, community home					
Guest house or quarters					
Home occupation, home-based business					
Independent living facility, retirement community	S	X			
Industrialized housing					
Manufactured home					
Manufactured home park					
Private street development					X
Retirement center		X			
Shipping containers for residential use					
Short-term rental (AirBnb, VRBO, etc.)					
Single-family dwelling	1	1		1	
Two-family dwelling					
Three-family dwelling					
Townhouse					
Trailer camp or park		X			X
9). Transportation, Automobile, and Related Uses					
	B-1	B-2	B-3	I	P&R
Airport of landing field, heliport, aircraft hangar		S		S	
Auto or motorcycle sales lot		S		X	

Auto inspection station		X		X	
Auto paint and body shop		X		X	
Auto parts sales (indoor)		X			
Auto rental		X		X	
Auto repair garage		X		X	
Automobile, trailer, light truck, tool rental		X		X	
Bus stop	X	X	X	X	
Bus terminal				X	
Bus or truck parking or storage				X	
Car wash	S	S		S	
Garage or lot, parking (commercial)	X	X	S	X	
Garage or lot, parking (private)	X	X	S	X	
Garage or lot, parking (public)	X	X	S	X	
Motor freight terminal				S	
Recreational vehicle sales				X	
Service station or motor vehicle fuel sales	X	X		X	
Taxi or shuttle service business office with parking		X		X	
Tire recapping				X	
Tire sales and repair		X		X	
Truck driving school				X	
Truck fueling station		X		X	
Truck sales, storage or repair				X	
Truck stop		X		X	
Truck wash		S		X	
Notes to schedule of uses:					
1) Ranch, Farm, Orchard or Truck Garden allows for 1 residence on premise for the use of the					
2) Home occupations are permitted when in accordance with section 14.02.103. Home occupations not specifically permitted in section 14.02.103 may be permitted only with a specific use permit. Home occupations do not allow for customer visitations or 2 or more employees working from the home.					
3) Allowed for a period of one year or until the development is sold out, whichever is longer.					
4) Not allowed in the confines of the Glen Rose Historic District or within 500 feet of any historical property, school, park, or day care facility.					
5) Residential living quarters are allowed as a mixed use within the same building as the commercial use provided it represents no more than 50% of the total floor area of the development and must not be storefront or first floor (if a second floor is available). <u>This is for business owners or business managers residence only.</u> No parking of recreational vehicles of any kind will be authorized. Up to two (2) personal transportation vehicles will be allowed in the existing downtown parking.					

Removed from B2

6) Residential living quarters are allowed as mixed use in a different building if the property has more than 3 building on premise and is over 3 acres in total plat. This is for business owner's or business manager's residence only. This residence may not be rented to any persons not affiliated as management in the business.

7) Allowed only within a beauty salon / spa (full service) providing a minimum of two (2) of the service categories listed under its definition, for a minimum total of three (3) services.

8) Kiosk is permitted for a limited time period, not to exceed 30 days, with property owner permission. This is for walk-up traffic only and drive thru is not permitted. All state, city, county health, fire, safety regulations must be met along with all permits required.

9) The sale of alcoholic beverages is prohibited within 300 feet of any church, public or private school, or public hospital (Chapter 4.02.02 Alcoholic Beverages)

10) Recreational Vehicle Storage is permitted on private single family home lots for an unlimited amount of time. This is for storage purposes only and may not be connected to sewer or water lines or in use for housing for any length of time while in storage. It is recommended that the RV be stored on a non-porous surface. Street parking of recreational vehicles is only permitted for loading and unloading for a period not to exceed 48 hours provided that the flow of traffic is not impeded by the vehicle.

11) Private Street Development may occur in community developments that request it with their preliminary and final plats and must be approved by City Council. The development must maintain reserves to provide all utility and street maintenance required, no city funds will be available for street or utility repairs. The city retains the right to provide law enforcement within the community.

12) Any commercial retail business over 12,000 gfa will require a Special Use Permit; commercial retail businesses of any type 11,999 gfa or less are permitted in B-2 without a special use permit.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding amending Chapter 14.02.102 Specific Use Permits		
PREPARED BY:	Veronica Welch, Administrative Services Manager	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
SUMMARY: Proposed at the Planning and Zoning Meeting on 10/23/2024			
RECOMMENDED ACTION:			

14.02.102 Specific Use Permits - CURRENT

1. Standards. No application for a specific use permit shall be granted by the city council unless the council finds all of the following conditions are present:

1. That the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare;
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the use;
3. That the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
6. That the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

2. Conditions and guarantees. Prior to the granting of any specific use permit, the city council may stipulate conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to protect the public health, safety and general welfare of the community and to secure compliance with the standards and requirements specified in subsection (a) above. In all cases in which specific use permits are granted, the city council shall require any evidence and written guarantees as it may deem necessary, as proof that the conditions stipulated in connection therewith are being and will be complied with.

3. Effect of denial of application. No application for a specific use permit which has been denied wholly or in part by the city council shall be resubmitted for a period of 90 days from the date of the denial.

REPLACE 14.02.102 – Specific Use Permits

- 1) Standards: The SUP provides a means for developing certain uses in a way the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.

- 2) SUP is granted to the ownership of each real property. Any change in ownership may result in a SUP no longer being valid. See paragraph 12 for exceptions.
- 3) The use regulations for each use in Division 14.02, Appendix A state whether an SUP is required for a use to be permitted in a zoning district. The SUP requirement for use in a zoning district does not constitute authorization or assurance that the use will be permitted. Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriately. Each SUP must be granted by the city council by a separate ordinance.
 - A. The city council shall not grant an SUP for use except upon a finding that the use will:
 - i) complement or be compatible with the surrounding uses and community facilities.
 - ii) contribute to, enhance, or promote the welfare of the area of request and adjacent properties.
 - iii) not be detrimental to the public health, safety, or general welfare; and
 - iv) conform in all other respects to all zoning regulations and standards.
 - B. The granting of an SUP has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
 - C. The city council may impose reasonable conditions upon the granting of an SUP consistent with the purposes stated in this chapter.
 - D. The applicant shall post the SUP ordinance in a conspicuous place on the property, except where a use has no interior building space (for example, a private street or alley use).
- 4) Specific use permit procedure.
 - A. *An applicant for an SUP shall comply with the zoning amendment procedure for a change in zoning district classification. Each SUP ordinance is incorporated by reference into this chapter.*
 - B. *At the time of applying for an SUP, the applicant shall submit:*
 - i). a site plan that includes:
 - (a) the dimensions, bearings, and street frontage of the property;
 - (b) the location of buildings, structures, and uses;
 - (c) the method of ingress and egress;
 - (d) off-street parking and loading arrangements;
 - (e) screening, lighting, and landscaping, if appropriate;
 - (f) the locations, calipers, and names (both common and scientific) of all trees near proposed construction activity (trees in close proximity that all have a caliper of less than eight inches may be designated as a “group of trees” with only the number noted); and

- (g) any other information deemed necessary for a complete review of the proposed development; and
- ii) a traffic impact analysis if the deemed that the analysis is necessary for a complete review of the impacts of the proposed development.

- 5) alter the basic relationship of the proposed development to adjacent property;
- 6) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- 7) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- 8) increase the height shown on the original site plan;
- 9) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- 10) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.
- 11) For purposes of this paragraph, "original site plan" means the earliest approved site plan that is still in effect, and does not mean a later amended site plan. For example, if a site plan was approved with the specific use permit and then amended through the minor amendment process, the original site plan would be the site plan approved with the specific use permit, not the site plan as amended through the minor amendment process. If, however, the site plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement site plan becomes the original site plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.
- 12) An applicant or owner of real property within the notification area may appeal the decision of the city council to the board of adjustments. An appeal must be requested in writing within 10 days after the decision of the city council. Appeal to the city council is the final administrative remedy available.

A. A time limit may be imposed as a condition upon the granting of an SUP. If a time limit has been imposed, the SUP automatically terminates when the time limit expires. Except as otherwise provided in Subsection (c), the applicant shall go through the procedures outlined above in Paragraphs (1) and (2) to renew an SUP.

12. Automatic Renewals

A. As part of an SUP ordinance or ordinance amendment, the city council may declare that an SUP is eligible for automatic renewal pursuant to this subsection. Automatic renewal is an alternative to the standard method of renewing an SUP by

amending the SUP ordinance. In order for automatic renewal to occur, the property owner or his representative must file a complete application for automatic renewal with the council after the 120th day but before the 180th day before the expiration of the current SUP time period. If a fee is required, the application is not considered “filed” until the fee is paid.

B. Automatic renewal does not result in an amendment to the SUP ordinance. An applicant seeking to change the SUP conditions or to otherwise amend the SUP ordinance must go through the procedures outlined in Subsection 3.

C. An application for automatic renewal must be filed with the council on a form furnished by the city for that purpose. As part of the application, the property owner or his representative shall state that all existing SUP conditions have been complied with, and that no changes to the conditions or other SUP ordinance provisions are being requested.

D. Failure to timely file a complete application required under Paragraph (A) renders the SUP ineligible for automatic renewal. The city council may, however, reinstate an SUP’s eligibility for future automatic renewals as part of a new SUP ordinance or ordinance amendment.

E. Upon the filing of a complete application for automatic renewal, the city shall send written notice to all owners of real property lying within 200 feet of the area governed by the SUP. The notice must state that the SUP is eligible for automatic renewal and may be automatically renewed without further notice.

F. If the owners of 20 percent or more of the land within 200 feet of the area governed by the SUP file a written protest against the automatic renewal in accordance with this paragraph, the city shall forward the application to the city planning and zoning commission and city council for further action. Written protests against an automatic renewal must be filed with the city before 5:00

p. m. of the 21st calendar day after the date the notice is mailed. A protest sent through the mail must be received by the city before the deadline. If the deadline falls on a Saturday, Sunday, or official city holiday, then the protests must be filed before noon of the following working day.

G. After the deadline for filing written protests has passed, the director shall review the conditions of the SUP and determine whether the conditions have been met. If the director determines that the conditions have not been met, he shall forward the application to the city plan commission and city council for further action.

H. Any SUP granted in a residential zone (R1, R2, R2M, R3, R4) may apply for automatic renewals with the following exceptions. SUP are granted to the owner of the property, if the property changes ownership, the new owners must apply for an SUP to continue operating the property with the specific use permit.

I. Any SUP granted in a business or industrial district may apply for automatic renewals with the following exceptions, if the real property is sold and the intended use of the real property is to change, the SUP revoked. However if the real property is sold and the intended use of the real property is to remain AS-IS, then the SUP will be extended to the new ownership with a ownership change application that does not require a hearing before city council. (i.e. a property that currently operates as a retail store that sells clothing under store name XYZ, is sold and the new owners continue to operate the store as XYZ, the SUP in place will remain. If the new owners decide to operate a grocery store instead of the clothing store, the SUP will be cancelled.)

J. "Further action" as that term is used in Paragraphs (F) and (G) means that the city shall schedule the application for public hearings before both the city planning and zoning commission and the city council. Notice of the public hearings must be given as would be required by law for a change in zoning district classification. The city planning and zoning commission shall make a recommendation to the city council regarding the proposed renewal based on staff reports, field inspections, and the evidence presented at its public hearing

K. In connection with an application that has been forwarded to it by the director pursuant to Paragraph (F) or (G), the city council may

(a) pass an amending ordinance to repeal the SUP's eligibility for automatic renewal, or to supplement, remove, or amend any of the conditions or other provisions in the SUP ordinance; or

(b) take no action and thereby allow the SUP to automatically renew as a matter of law.

(c) No renewal or expiration of an SUP may occur while the application is pending before the city plan commission or city council. If the application is pending at the end of the current time period stated in the SUP ordinance, the time period shall be extended as a matter of law until:

L. the day following the next succeeding official agenda meeting of the city council after the council makes its final decision on the application; or

M. if the council votes to pass an amending ordinance, until the effective date of the amending ordinance.

(a) The renewal of an SUP eligible for automatic renewal occurs as a matter of law at the end of the current time period as stated in the SUP ordinance, or as extended pursuant to Paragraph (___). Unless otherwise specified in the SUP ordinance, an automatic renewal is for the same time period as the immediately preceding time period [excluding, if applicable, extensions pursuant to Paragraph (___)].

(b) An SUP that is automatically renewed pursuant to this subsection may continue to be automatically renewed in perpetuity so long as the owner or his representative

continues to timely file the applications for automatic renewal required under Paragraph (1). Failure to timely file this application during any renewal period renders the SUP ineligible for further automatic renewal. The city council may, however, reinstate the SUP's eligibility for future automatic renewals as part of a new SUP ordinance or ordinance amendment.

(c) This subsection does not impair the ability of the city plan commission or city council to call a public hearing on its own motion for the purpose of passing an amending ordinance to repeal an SUP's eligibility for automatic renewal, or to supplement, remove, or amend any of the conditions or other provisions in an SUP ordinance.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	November 21, 2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 4, Article 4.06 Outside Sales & Storage		
PREPARED BY:	Pamela Streeter, Chair P&Z	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: This article prohibits any displays outside of retail stores through-out the city. A recent enforcement of this occurred within the Courthouse Square area and caused business owners to want to find a better balance to allow them to highlight and differentiate their business. After discussion with the P&Z commission and business owners, the suggested changes are being recommended... 1. A display of merchandise may be displayed outside with the following restrictions: 1. No racks of multiple items that cause a consumer to "search" for a single item on display rack may be used. 2. A Single item that showcases the business may be presented outside but cannot be placed more than twenty-four" *24) from the external wall of the building 3. All decorative items including the "Showcase" items may not take up more than 25% of the linear feet of the façade of the building per side. The exception to this is tables and chairs or benches for establishments that sell food and beverage as a primary purpose of their establishment.			
RECOMMENDED ACTION: Pass the updated language and have all retail businesses notified of this update.			



CITY COUNCIL AGENDA ACTION FORM

ARTICLE 4.06 OUTSIDE SALES AND STORAGE

4.06.001 Penalty

4.06.002 Permanent Structure Required

4.06.003 Exceptions

4.06.004 Prohibited On Public Property

4.06.001 Penalty

Any person who violates any provision of this article shall be subject to the terms of section 1.01.009. (Ordinance 520 adopted 8/12/13; 2007 Code, sec. 113.99(A))

4.06.002 Permanent Structure Required

It shall be unlawful for any person to store, display, sell, lease, rent, barter or exchange any goods, wares, merchandise or service on a commercial, retail basis, or to offer to do so, except within a permanent structure complying with all construction codes, ordinances and regulations of the city applicable thereto, including but not limited to parking and fence requirements. (1990 Code, ch. 4, sec. 7; Ordinance 233 adopted 4/10/90; Ordinance 520 adopted 8/12/13; 2007 Code, sec. 113.20)

4.06.003 Exceptions

This article is not applicable to the following:

1. Transient merchants, junk dealers and street vendors as defined and regulated by other provisions of this code;
2. Garage sales, charitable, religious, educational, fraternal, governmental or nonprofit organizations, or similar organizations regulated and/or permitted by other provisions of this code;
3. A display of merchandise may be displayed outside with the following restrictions:
 1. No racks of multiple items that cause a consumer to “search” for a single item on display rack may be used.
 2. A Single item that showcases the business may be presented outside but cannot be placed more than twenty-four” *24) from the external wall of the building
 3. All decorative items including the “Showcase” items may not take up more than 25% of the linear feet of the façade of the building per side. The exception to this is tables and chairs or benches for establishments that sell food and beverage as a primary purpose of their establishment.
4. A “sidewalk” sale held by a business operating out of a permanent structure, provided no such sale shall be held more often than once per month, and that no such sale shall exceed 3 days in duration, and further provided that only new merchandise regularly sold by the business shall be offered for sale outside the permanent structure;
5. Outside sales and storage necessary and incidental to the operation out of permanent structures of automobile dealers and service stations, mobile home and recreational vehicle sales lots, farm machinery dealers, nurseries, drive-in restaurants and building material dealers; or
6. Newsracks and vending machines maintained on the premises of a business operating out of a permanent structure.

(1990 Code, ch. 4, sec. 7; Ordinance 233 adopted 4/10/90; Ordinance 520 adopted 8/12/13; 2007 Code, sec. 113.21)

4.06.004 Prohibited On Public Property

1. It shall be unlawful for any person to store, display, sell, lease, rent, barter or exchange goods, wares, merchandise or services on a commercial retail basis, or to engage in any other

commercial activity, or to offer to do so, from, out of, or upon public property, roadways or rights-of-way.

2. The terms and provisions of this division shall not be applicable to the following:
 1. Permittees or licensees granted permission under other provisions of this code to operate upon that public property; or
 2. Newsracks, provided that:
 1. The racks shall be no larger than 6 feet high by 4 feet wide by 2 feet deep;
 2. The racks shall be kept and maintained in a clean, attractive and good operating condition; and
 3. The racks shall not be placed in a location or in such a way that causes or could cause interference with vehicle traffic or pedestrian walkways or with the ingress or egress of persons to or from a building.

(1990 Code, ch. 4, sec. 7; Ordinance 233 adopted 4/10/90; Ordinance 520 adopted 8/12/13; 2007 Code, sec. 113.22)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	November 21, 2024		
AGENDA SUBJECT:	Discussion, consideration and possible action on amending Chapter 4, Article 4.09 Mobile Food Vendor		
PREPARED BY:	Pamela Streeter, Chair P&Z	DATE SUBMITTED:	11/15/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: To simplify ordinances, we have made two minor changes to help better maintain accurate information within... 1. Remove the actual amount of the Fee for Mobile Food Vendors in the actual ordinance and instead state the actual amount will be listed in the Appendix A Fee Schedule. In this way if the fee changes, it can be changed in one place and no updates have to be made to the actual ordinance. 2. Add the following language: Mobile food vendor must comply with Chapter 228 of the Texas Administrative Code, and Rule 228.221 Mobile Food Units. This ensures that we are guiding potential vendors to the appropriate state laws without having to update the language in our ordinance if the state makes updates.			
RECOMMENDED ACTION: Pass the updated language			

ARTICLE 4.09 MOBILE FOOD VENDOR

4.09.001 Title And Purpose

4.09.002 Definitions

4.09.003 Inspections, Permits And Fee

4.09.004 Permitted Locations

4.09.005 Distance Regulations

4.09.006 Hours Of Operation

4.09.007 Mobile Food Vendor Requirements

4.09.008 Commissary Location

4.09.009 City-Sponsored Events

4.09.010 Variances

4.09.001 Title And Purpose

This article shall be known as the city's mobile food vendor ordinance. This article has been adopted to regulate mobile food vendors within the corporate limits of the city. (Ordinance 18.06.11B adopted 6/11/18)

4.09.002 Definitions

The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Commissary location. An established location where food service providers can prepare and store their food, as well as a location to store a mobile unit while not in use.

Edible goods. All food products designed for human consumption.

Exempt mobile food vendor. Any person that sells edible goods from a mobile unit operating at a stationary location in conjunction with a city event or a community recognized special event sanctioned by any local taxing entity and operating on the premises of any tax supported entity. Exempted mobile food vendors shall be subject to all state requirements for food handling establishments including any requirements or special conditions set by the host entity.

Food service establishment. Any business that sells edible goods from a fixed location and has been inspected and approved by the Texas Department of Health, including commercial kitchens and commissaries, and shall specifically exclude accessory or self serve retail food sales.

Mobile. The state of being in active, but not necessarily continuous, movement; capable of being moved and not permanently fixed or placed.

Mobile food vendor. Any person that sells edible goods from a mobile unit at a stationary location on private property approved for such activity within the city.

Mobile unit. Includes:

1. *Concession cart.* A mobile vending unit that must be moved by non-motorized means from which a mobile food vendor offers for sale or sells edible goods to the public;
2. *Concession trailer.* A vending unit that is pulled by a motorized unit and has no power to move on its own from which a mobile food vendor offers for sale or sells edible goods to the public; or
3. *Mobile food truck.* A self-contained motorized unit from which a mobile food vendor offers for sale or sells edible goods to the public.

Stationary location. The location where the mobile food vendor has obtained written permission from the property owners to sell and dispense edible goods to the public.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.003 Inspections, Permits And Fee

1. A mobile food vendor shall submit a completed application for a mobile food vending permit to the building and planning office and shall complete all required inspections through the fire marshal's office and the Texas State Health Department. A mobile food vending permit shall be required for each individual mobile unit utilized. A mobile food vendor must pay the permit fee established in the City of Glen Rose Fee Schedule at the time of requesting a mobile food vendor permit.
2. A mobile food vendor shall obtain:
 1. A mobile food vending permit issued by the building and planning office;
 2. A food service permit from the Texas Department of Health prior to conducting business in the city;
 3. Inspection from the fire marshal's office must be successfully completed prior to consideration and approval of a mobile food vending permit by the building and planning office;
 4. The mobile food vending permit issued by the building and planning office is not transferable and shall be valid for one (1) year from the date of permit issuance;
 5. A background check for the owner and each employee is also required as part of the permit process. Up to 5 background checks are included in the application fee. Additional background checks will be conducted for an additional \$5.00 per applicant; and
 6. Subsequent renewal shall be subject to all the requirements listed above.
- 3.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.004 Permitted Locations

Subject to the provisions of this article, mobile food vendors shall be permitted to establish a stationary location and conduct business in the following zoning districts: B-1 (restricted commercial), B-2 (general commercial), B-3 (central business district) with an approved specific use permit and I (industrial). (Ordinance 18.06.11B adopted 6/11/18; Ordinance 2020.11.25A adopted 11/30/20)

4.09.005 Distance Regulations

1. A mobile food vendor shall not conduct business within any residential zoning district. A mobile food vendor shall not conduct business within two hundred (200) feet of the boundary line of any residential zoning district.
2. A mobile food vendor shall not conduct business within two hundred (200) feet of the primary entrance of an open and operating food service establishment. This distance may be reduced upon receiving written, notarized permission from the owner of said establishment. Mobile food vendor is a mobile food court will follow requirements listed in the mobile food court article.
3. If a new food service establishment opens within two hundred (200) feet of a mobile food vendor as set forth in subsection (b) above, the mobile food vendor must receive written, notarized permission from the new establishment's owner to continue operating at that location.
4. A mobile food vendor shall not locate closer than nine (9) feet to any front property line (adjacent to any street) or any rear property line (adjacent to any alley). The mobile food vendor shall not locate a mobile unit in such a manner or location that obstructs or causes to be obstructed the passage of any sidewalk, street or alley or any other public place, by causing people to congregate at or near the mobile unit.
5. A mobile food vendor shall not locate on any private property without written permission to do so and if told to leave, must comply and leave the property immediately. A copy of the owner's

written, signed, and notarized permission to operate in a stationary location shall be kept within the mobile unit for documented verification.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.006 Hours Of Operation

Mobile food vendors shall not operate between 11:00 p.m. and 6:00 a.m. During these prohibited hours of operation, the mobile unit shall be removed from the stationary location and properly stored at its commissary location as required by section 4.09.008 of this article. (Ordinance 18.06.11B adopted 6/11/18)

4.09.007 Mobile Food Vendor Requirements

The following regulations shall apply to mobile food vendors:

1. Mobile food vendor must comply with Chapter 228 of the Texas Administrative Code, and Rule 228.221 Mobile Food Units
2. A mobile food vendor shall comply with all regulation established by the Texas Food Establishment Rules, city code and the fire marshal's office and maintain compliance with all requirements noted in section 4.09.003.
3. Each mobile unit shall be equipped with a portable trash receptacle and the mobile food vendor shall be responsible for proper disposal of solid waste and waste water in compliance with this code.
4. Each mobile unit may have permanently attached signage on the mobile unit and one (1) each sandwich board no larger than 36" tall x 24" wide. Signage shall not be placed in the right-of-way. Signage must be removed when mobile unit is not on location.
5. No loud or disruptive music or narrative shall project from the mobile unit.
6. A mobile unit shall be parked on an all-weather surface when at a stationary location.
7. A mobile unit shall not block any fire lane or drive aisle.
8. No mobile unit may park on a lot without a notarized document from the property owner granting permission to the mobile food vendor to utilize the property for that purpose.
9. A mobile food vendor shall register a commissary location with the building and planning office stating where the unit is to be stored when not in operation.
10. No mobile food vendor shall conduct business in the public right-of-way and shall not block access to any parcel or alley.
11. No mobile unit shall locate in such a manner as to cause any visibility obstruction at a street intersection.
12. It shall be unlawful for any person to operate as a mobile food vendor without complying with the Texas Food Establishment Rules.
13. It shall be unlawful for any mobile food vendor to sell or distribute alcoholic beverages, or allow anyone to consume alcoholic beverages on the premises.
14. A mobile unit shall be inspected by the city's fire marshal's office prior to the issuance of a mobile food vending permit. The inspection shall take place at the fire marshal's office and shall include the following:
 1. A valid driver's license and current Texas Department of Public Safety License plates and state inspection sticker, except for a concession cart which is not required to have license plates or an inspection sticker. The mobile unit must be in good working order.
 2. A mobile unit must have a 2A:10B:C sized extinguisher with an annual inspection tag from a state-licensed inspection company or a receipt indicating purchase within the past year. If frying media (grease) is used, a class K extinguisher shall be required in the mobile unit. Any mobile unit equipped with an automatic extinguishing system shall have a current (biannual) inspection tag from a state-licensed inspection company. All mobile units shall maintain ten (10) feet of clearance for access. Mobile units equipped with an automatic

extinguishing system shall maintain ten (10) feet of clearance from combustible structures. Mobile units not equipped with an automatic extinguishing system that produce grease laden vapors shall maintain a fifty (50) foot distance from combustible structures or parked, unattended vehicles.

3. All cooking appliances in the mobile unit shall be of an approved type, commercial grade, listed and labeled, for the use intended. Appliances shall be installed in accordance with the manufacture's instruction. Portable cap stoves or the equivalent shall be prohibited. All cooking appliances shall have an approved, labeled and listed on-off valve.
 4. All propane and natural gas appliances shall be pressure tested annually and have only approved listed parts and no rubber hoses shall be allowed. All piping shall be in accordance with applicable city ordinances and adopted codes and protected from physical damage. Mounting and placement of containers shall comply with all applicable city ordinances, adopted codes and Texas Department of Transportation Regulations. The capacity limit of propane and natural gas containers or cylinders shall be determined by the fire marshal's office after consideration of features that secure and protect the container.
 5. Cooking surfaces in the mobile unit shall be kept clean of grease build-up. Trash containers and debris shall be emptied regularly. Extension cords shall not be utilized for appliances. Appliances shall be plugged directly into electrical outlets.
 6. Each enclosed vehicle must have two outward opening fire exits. Each exit must be properly label "emergency exit." Exits may not be blocked.
 7. The fire marshal's office is herein authorized to conduct all inspections as necessary to determine the extent of compliance at any time.
15. Residing and/or dwelling within a mobile food unit overnight is strictly prohibited.
16. Failure to comply with these standards may result in revocation of vendor permit. If vendor permit is revoked, the vendor must wait 6 months before they can reapply.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.008 Commissary Location

1. Any mobile unit stored on a commercial lot within the city limits shall be entirely enclosed within a building, or hidden from view behind the primary structure, or approved opaque screening.
2. Any mobile unit stored in a residential area within the city limits shall be stored entirely enclosed within a building or hidden from public view. All city residential parking requirements apply.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.009 City-Sponsored Events

1. Any mobile unit/food vendor participating in a city-sponsored event shall be considered an exempt mobile food vendor as described herein and comply with all regulation established by the Texas Food Establishment Rules and city code. Texas Food Establishment licenses (if required) and food handlers license from the state must be submitted to the events director along with the vendor application for each event.
2. The mobile food unit fee will be waived, however all applicable event fees will remain in effect.
3. Inspections by the fire marshal's office may be waived, however on-site inspections may be required.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.010 Variances

If special circumstances prevent a mobile food vendor from complying with or make it too burdensome to comply with all the requirements of this article, an application for a variance may be submitted to the city council as follows:

1. The applicant must identify which specific requirements cannot be or are too burdensome to be met, and why they cannot be or are too burdensome to be met.
2. The applicant must provide payment of the fee established by the city at the time the application is submitted.
3. The city council shall conduct a public hearing concerning the application within 45 days of receipt of the application. City staff must notify property owners within 200' of the location where the mobile food vendor seeking the variance is proposing to operate at least 10 days prior to the date of the public hearing at which the application will be considered.
4. The city council shall consider the application and may approve or deny the variance as presented or may stipulate conditions and restrictions before approving it.
5. Unless the city council provides otherwise, the variance shall be effective for as long as the mobile food vendor continues to do business, at least once a month, at the location identified in the variance application.
6. The variance is not transferable.
7. The city council reserves the right, upon receipt of a written complaint against the mobile food vendor operating under the variance and after providing the applicant with thirty (30) days prior notice, to reconsider the matter and stipulate additional conditions and restrictions or revoke the variance.
8. No application for a variance which has been denied wholly or in part by the city council shall be resubmitted for a period of 90 days from the date of the denial.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/24		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding changes to the definition of routine maintenance		
PREPARED BY:	Troy Hill	DATE SUBMITTED:	11/14/24
EXHIBITS:	Presentation		
BUDGETARY IMPACT:	Required Expenditure:	0	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$0	
CITY ADMINISTRATOR APPROVAL:			
Change ordinance to read: <u>14.03.011 MINOR IN-KIND REPAIR AND ORDINARY MAINTENANCE</u> a) Nothing in this article shall be construed to prevent the minor in-kind repair or ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, or outward appearance. In-kind replacement or repair is included in this definition of ordinary maintenance. b) The Glen Rose Design guidelines should be consulted when performing minor in-kind repairs or ordinary maintenance. The heritage preservation officer is also available as an additional resource and should be consulted concerning questions about minor in-kind repairs and ordinary maintenance. c) Minor in-kind repairs or routine maintenance would include: a. the replacement of roof of the same or an original material that does not include a change in color b. the installation of gutters or downspouts of a color that matches or compliments the dominant trim or roof color c. the repair or replacement of windows or doors with same material and color d. the repair of stonework on exterior building with same material and color including repointing of mortar with same material and color e. the application of paint that is the same as the existing color f. the restoration of original architectural elements with same material g. minor repair using the same material and design as the original h. repair of sidewalks and driveways using the same type and color of material			



CITY COUNCIL AGENDA ACTION FORM

- i. the repair or replacement of awning with same material and style
- j. the process of cleaning (including but not limited to low-pressure water) but excluding sandblasting and high-pressure water blasting
- k. painting, replacing, duplicating, or stabilizing deteriorate or damage architectural features (including but not limited to roofing, windows, columns and siding) to maintain the structure and slow deterioration.

RECOMMENDED ACTION: Approve changes to ordinance



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 14, 14.03.003 Historic Preservation Commission		
PREPARED BY:	Veronica Welch	DATE:	11/21/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: a. Open for applications beginning no later than August 1st to select new members in a Special Meeting in October i. Allows new City Council members to affect the board members ii. Streamlines process for City staff management iii. Reduces meeting/interview process for applicants b. Applicants should only sit on one board unless it cannot be helped c. Boards / Commission will join the City Council for Special Meetings to fill the position i. Council and all board members will receive applications as part of the meeting packet ii. Board to provide opinion on pros/cons of each applicant d. All applicants are required to attend CC meeting in person to interview i. Virtual attendance is permissible on a pre-approved basis e. City Council votes to place board members Any roles expiring between now and October will be extended to expire 9/30/25 a. Interim appointments will be made as needed Meeting minutes from all Board / Commission meetings must be delivered to the City Secretary for inclusion in the following month's City Council Meeting a. City Council packet will be one month in arrears			



CITY COUNCIL AGENDA ACTION FORM

b.Example: August meeting minutes must be provided to the City Secretary in time to be included in the September City Council meeting

All applications to be collected in August to make a selection for board members in a special meeting in October.

RECOMMENDED ACTION:



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Article 1.06 Convention and Visitors Bureau, 1.06.002 Advisory Board		
PREPARED BY:	Veronica Welch	DATE:	11/21/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: a. Open for applications beginning no later than August 1st to select new members in a Special Meeting in October i. Allows new City Council members to affect the board members ii. Streamlines process for City staff management iii. Reduces meeting/interview process for applicants b. Applicants should only sit on one board unless it cannot be helped c. Boards / Commission will join the City Council for Special Meetings to fill the position i. Council and all board members will receive applications as part of the meeting packet ii. Board to provide opinion on pros/cons of each applicant d. All applicants are required to attend CC meeting in person to interview i. Virtual attendance is permissible on a pre-approved basis e. City Council votes to place board members IV. CVB Advisory board will not be broadcast Any roles expiring between now and October will be extended to expire 9/30/25 a. Interim appointments will be made as needed Meeting minutes from all Board / Commission meetings must be delivered to the City Secretary for inclusion in the following month's City Council Meeting			



CITY COUNCIL AGENDA ACTION FORM

- a. City Council packet will be one month in arrears
- b. Example: August meeting minutes must be provided to the City Secretary in time to be included in the September City Council meeting

All applications to be collected in August to make a selection for board members in a special meeting in October.

RECOMMENDED ACTION:



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on amending Chapter 14, 14.02.151, Planning and Zoning Commission		
PREPARED BY:	Veronica Welch	DATE:	11/21/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: a. Open for applications beginning no later than August 1st to select new members in a Special Meeting in October i. Allows new City Council members to affect the board members ii. Streamlines process for City staff management iii. Reduces meeting/interview process for applicants b. Applicants should only sit on one board unless it cannot be helped c. Boards / Commission will join the City Council for Special Meetings to fill the position i. Council and all board members will receive applications as part of the meeting packet ii. Board to provide opinion on pros/cons of each applicant d. All applicants are required to attend CC meeting in person to interview i. Virtual attendance is permissible on a pre-approved basis e. City Council votes to place board members Any roles expiring between now and October will be extended to expire 9/30/25 a. Interim appointments will be made as needed Meeting minutes from all Board / Commission meetings must be delivered to the City Secretary for inclusion in the following month's City Council Meeting a. City Council packet will be one month in arrears			



CITY COUNCIL AGENDA ACTION FORM

b.Example: August meeting minutes must be provided to the City Secretary in time to be included in the September City Council meeting

All applications to be collected in August to make a selection for board members in a special meeting in October.

RECOMMENDED ACTION:



CITY COUNCIL AGENDA ACTION FORM

Date:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on appointing commission members whose terms are expiring in December by calling for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003		
PREPARED BY:	George Freas, Councilman	DATE SUBMITTED:	11/07/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$0	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$0	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION: discuss and take action on			



CITY COUNCIL AGENDA ACTION FORM

Date:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action on Trash rates for the City of Glen Rose		
PREPARED BY:	Veronica Welch, Admin Services Manager	DATE SUBMITTED:	10/30/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$0	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$0	
CITY ADMINISTRATOR APPROVAL:			
RECOMMENDED ACTION: discuss and take action on			

Frontier City Rates 7%

Old Rate

Residetial	9.41					
Extra Cart	7.35					
Size	1X	2X	3X	4X	5X	Extra
Cart	21	37.49	54.97	73.29	NA	12.6
2YD	47.74	79.47	122.76	163.67	204.59	25.2
3YD	66.83	100.11	173.9	231.87	289.84	31.5
4Yd	77.29	127.3	190.95	254.6	318.26	37.8
6YD	109.12	196.41	286.43	381.91	477.38	50.4
8YD	127.3	236.42	343.72	509.21	636.51	67.2

Com Extra Polycart 14.49

New Rate

Residetial	9.87					
Extra Cart	7.71					
Size	1X	2X	3X	4X	5X	Extra
Cart	23.56	42.05	61.66	82.22	NA	14.13
2YD	53.55	89.15	137.71	183.6	229.5	28.27
3YD	74.96	112.3	195.08	260.11	325.14	35.33
4Yd	86.7	142.8	214.19	285.6	357.02	42.4
6YD	122.41	220.33	321.31	428.42	535.52	56.53
8YD	142.8	265.21	385.58	571.23	714.03	75.38

Old Customer billing rate

Residetial	11.96					
Extra Cart	8.45					
Cart	14.49	21.68	34.77	45.36	NA	NA
2YD	57.05	85.58	114..11	142.5	171	26.46
3YD	76.07	114.11	152.15	190	228	33.08
4Yd	88.76	141.11	192.72	244.7	296.69	39.69
6YD	152.15	228.23	300.75	401.01	501.25	52.92
8YD	177.51	281.47	385.43	489.3	593.38	70.56

Com Extra polly cart 14.49

New Customer billing Rate

Residetial	12.8					
Extra Cart	9.04					
Cart	15.5	23.2	37.2	48.54	NA	NA
2YD	61.04	91.57	122.1	152.48	182.97	28.31
3YD	81.39	122.1	162.8	203.3	243.96	33.9
4Yd	94.97	150.96	206.21	261.82	323.42	42.47
6YD	162.8	244.21	300.75	429.08	536.33	56.62
8YD	189.94	301.17	385.43	523.55	634.92	75.5

Com Extra poly cart 15.50

Caster fee		Caster fee	
13.23		14.15	
locking device		locking device	
13.23		14.15	



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/24		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding traffic control at the square for morning traffic.		
PREPARED BY:	Stuart Mann, Councilman	DATE SUBMITTED:	11/13/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$3,300.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
SUMMARY: I would like to continue the use of outside help twice a week until the rest of the school year. There are 22 weeks of school left.			
RECOMMENDED ACTION: Discuss and take action on			

2024-2025 School Calendar



August							January						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			31	1	2	3							4
4	5	6	7	8	9	10	5	6	X 7	8	X 9		11
11	12	13	14	15	16	17	12	13	X 14	15	X 16	17	18
18	19	20	21	22	23	24	19	20	X 21	22	X 23	24	25
25	26	27	28	29	30	31	26	27	X 28	29	X 30	31	
September							February						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	2	3	X 4	5	X 6	7	8
8	9	10	11	12	13	14	9	10	X 11	12	X 13	14	15
15	16	17	18	19	20	21	16	17	X 18	19	X 20	21	22
22	23	24	25	26	27	28	23	24	X 25	26	X 27	28	
29	30												
October							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4	2	3	X 4	5	X 6	7	8
6	7	8	9	10	11	12	9	10	X 11	12	X 13	14	15
13	14	15	16	17	18	19	16	17	X 18	19	X 20	21	22
20	21	22	23	24	25	26	23	24	X 25	26	X 27	28	29
27	28	29	30	31			30	31					
November							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	6	7	X 8	9	X 10	11	12
3	4	5	6	7	8	9	13	14	X 15	16	X 17	18	19
10	11	12	13	14	15	16	20	21	X 22	23	X 24	25	26
17	18	19	20	21	E 22	23	27	28	X 29	30			
24	C 25	C 26	27	28	29	30							
December							May						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	X 3	4	X 5	6	7	4	5	X 6	7	X 8	E 9	10
8	9	X 10	11	X 12	13	14	11	12	X 13	14	X 15	16	17
15	16	X 17	18	X 19	E 20	21	18	19	X 20	21	E 22	G 23	24
22	23	24	25	26	27	28	25	26	27	28	29	30	31
29	30	31											
January							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
							1	2	3	4	5	6	7
							8	9	10	11	12	13	14
							15	16	17	18	19	20	21
							22	23	24	25	26	27	28
							29	30					

First Day of School August 14, 2024

Reporting Periods Days Minutes

1st Six Weeks 27 12,150

2nd Six Weeks 28 12,600

3rd Six Weeks 30 13,210

End of 1st Semester December 20, 2024

1st Semester 85 37,960

4th Six Weeks 27 12,150

5th Six Weeks 29 13,050

6th Six Weeks 32 14,110

Last Day of School May 22, 2025

2nd Semester 88 39,310

Student Instructional Days 173 77,270

Required Minutes 75,600

Surplus Minutes 1,670

Staff Development/Preparation 14

Total Days 187

Holidays

Labor Day September 2, 2024

Columbus Day October 14, 2024

Thanksgiving Break Nov 25-29, 2024

Winter Break Dec 23, 2024-Jan 3, 2025

San Antonio Black Show January 10, 2025

Spring Break March 10-14, 2025

Good Friday April 18, 2025

Easter April 21, 2025

Teacher Prep./Inservice

7 days August 5-13, 2024

1 day October 11, 2024

1 day January 6, 2025

1 day January 20, 2025

1 day February 17, 2025

1 day May 23, 2025

New Staff and Instructional Aids begin

November 25, 26, 2024

Big Event 2025 Early Release

School Holiday

Bad Weather/Illness/Student Holiday

STAAR Testing Only

Beginning/Ending of Six Weeks

Early Release

Graduation May 23, 2025

Homecoming 2024

School Start Times:
Elementary ~7:55am-3:25pm
Intermediate ~7:55am-3:40pm
Junior High School ~7:55am-3:40pm
High School ~7:55am-3:35pm

Early Dismissal Time 1:00pm

173 student days with four (4) early dismissal days

22 weeks left of school

132

REGULAR CITY COUNCIL MEETING

Tuesday, November 12, 2024 at 5:30 PM

Glen Rose City Hall, Council

Chambers, 201 NE Vernon, Glen

Rose, TX 76043



MINUTES

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, November 12, 2024, in the Glen Rose City Hall Council Chambers, 201 NE Vernon, Glen Rose Tex 76043, at 5:30 PM to consider the following items of business:

CALL TO ORDER

Mayor Joe Boles called the meeting to order at 5:30 p.m.

INVOCATION

Mayor Boles led the invocation.

PLEDGES OF ALLEGIANCE

Mayor Boles led the Pledges of Allegiance to the United States and Texas flags.

ROLL CALL

Council Members Present

Joe Boles, Mayor
Demetra Conrad, Mayor Pro Tem
George Freas, Council Member
Candace Scholz, Council Member
Richard Bruning, Council Member
Stuart Mann, Council Member

Staff Present

Troy Hill, City Administrator
Jim Holder, Director of Public Works
Buck Martin, Chief of Police
Rita Smith, CVB Director
Veronica Welch, Administrative Services Manager

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

Scott Gipson, with the Glen Rose Wine & Art Festival, gave an update on money raised during the event and thanked the council and staff for their support.

Karen Moore had a concern about a code enforcement notice she received regarding a brush pile on her property. She was instructed to contact the City Administrator to work out a solution.

Pam Streeter addressed the Council to say that a customer of hers commented on how great the new sidewalk overlays looked and that the City was on the right path.

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation by Glen Rose FFA

Presentation given by the Glen Rose FFA, AG issues team regarding the TX-Dot proposed bi-pass road to help alleviate traffic concerns on HWY 144 South.

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

2. **Section 551.071 Consultation with Attorney – to seek advice from its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter: Interlocal Agreements**
Mayor Boles called the meeting into executive session at 6:00 p.m. The meeting was called back to regular session at 6:24 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

3. **Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements**
NO action was taken.

PUBLIC HEARINGS

4. **Board of Adjustment – Public hearing, discussion and possible action by the Board of Adjustment at the request of Shelby Junge for Somervell Capital LLC, applicant, for a variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm. Variance request from the 110ft minimum lot depth to 100ft lot depth to allow for dividing the lot and replating in the R-1 (Single Family District)**
Shelby Junge briefed the Council on the variance request to move from 110ft minimum lot dept to 100ft lot dept to allow for the division of the lot into two lots that would face Grand Avenue and hoped that will address the parking issues brought up at a previous meeting.

Phillip David addressed the Council about previous parking concerns and having a multi-family unit in an R-1 zoned area. Mr. David stated that this variance would be more in line with the current housing in the area.

INDIVIDUAL ITEMS FOR CONSIDERATION

5. **Board of Adjustment – Discussion and possible action by the Board of Adjustment at the request of Shelby Junge for Somervell Capital LLC, applicant, for a variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm. Variance request from the 110ft minimum lot depth to 100ft lot depth to allow for dividing the lot and replating in the R-1 (Single Family District)**
MOTION by Demetra Conrad, second by Stuart Mann, to grant the variance for Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm to allow a lot dept of 100ft to allow for dividing the lot and replating in the R-1 (Single Family District). MOTION CARRIED by unanimous vote.
6. **Discussion, consideration, and possible action to approve a contract with Perdue Brandon Fielder Collins & Mott, LLP under Article 103.001, Texas Code of Criminal Procedure, said contract is for the collection of court fines and fees owed to the City, and notice of which is provided with the agenda per Section 2254.1036 of the Government Code**
MOTION made by George Freas, second by Richard Bruning, to approve a contract with Perdue Brandon Fielder Collins & Mott, LLP, under Article 103.001, Texas Code of Criminal Procedure for the collection of court fines and fees owed to the City. MOTION CARRIED by unanimous vote.

- 7. Discussion, consideration, and possible action regarding the Lane Building project**
Brian Gaffin, of Gaffin Architects Inc., gave a presentation on the plans for the Lane Building project for the City's Annex and convention space area. MOTION by Demetra Conrad, second by Stuart Mann to move into the next phase of renovation with Gaffin Architects Inc. MOTION CARRIED by unanimous vote.
- 8. Discussion, consideration, and possible action to approve closures of Elm, Vernon, and Walnut Street around Historic Square on November 30th, 2024, for the Christmas Town event**
MOTION by George Freas, second by Richard Bruning, to close streets around Square on November 30th, 2024, at the appropriate time for the Christmas Town event. MOTION CARRIED by unanimous vote.
- 9. Discussion, consideration, and possible action on Signs and Wayfinding Signs**
NO action was taken on this item.
- 10. Discussion, consideration, and possible action on amending Chapter 12, Article 12, Section 4.042, Restricted Parking (2) in the City Ordinance**
MOTION by Demetra Conrad, second by Candace Scholz to amend Chapter 12, Article 12, Section 4.042, Restricted Parking (2) in the City Ordinance to read "In lieu of a sign at the entrance to any city-owned parking lot".
Ayes: Demetra Conrad, Candace Scholz, Stuart Mann, Richard Bruning
Noes: George Freas
MOTION CARRIED by a 4-1 vote.
- 11. Discussion, consideration, and possible action on amending Chapter 7, Article 1, Section 2, Associate Judge (c) Compensation in the City Ordinance**
MOTION by George Freas, second by Demetra Conrad to amend Chapter 7, Article 1, Section 2, Associate Judge (c) Compensation in the City Ordinance to read "The associate judge of the municipal court shall serve without compensations and shall not be eligible for any city reimbursements without the approval of the city administrator up to \$2500". MOTION CARRIED by unanimous vote.
- 12. Discussion, consideration, and possible action to approve a resolution designating the City's Official Newspaper for Fiscal Year 2024-2025**
MOTION by Stuart Mann, second by George Freas to approve resolution NO. 2024-R-09, to designate the City's official Newspaper as the Glen Rose Reporter for fiscal year 2024-2025. MOTION CARRIED by unanimous vote.
- 13. Discussion, consideration, and possible action regarding the creation of a Right Turn only on N/E Mesquite St at Live Oak St**
After a lengthy discussion, the Staff was directed to engage property owners who are affected by the creation of a Right Turn Only or the possible creation of a One-Way Street and contact TX Dot for advice on how to proceed. Staff is to bring the item back to a future meeting. MOTION by Stuart Mann, second by Demetra Conrad to Table item to a future meeting. MOTION CARRIED by unanimous vote.
- 14. Discussion, consideration, and possible action on appointing commission members whose terms are expiring in December by calling for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003**
Discussion was held regarding the appointments of commission members whose terms expire in December. The ordinance was amended to call for applicants to fill three member places on the Historic Preservation Commission per Article 14.03.003 as presented or to amend the ordinance per discussion at a City Council/HPC/PNZ joint workshop.

MOTION by George Freas, second by Stuart Mann to call appointments according to current ordinance.
MOTION FAILED by the following votes:

Ayes: George Freas, Stuart Mann

Noes: Demetra Conrad, Richard Bruning, Candace Scholz

Staff instructed to prepare ordinance changes in accordance with August, 10, 2024 Council/HPC/PNZ Work Session notes.

15. Discussion, consideration, and possible action regarding a proposed amendment to Article 11.04 Hotel Occupancy Tax, specifically, add 11.04.007 add (e) to state: No hotelier or business owner who is required per Article 11.04 to remit Hotel Occupancy Tax may serve on advisory boards, Council appointed special committees or Council appointed standing commissions.

Item was removed from the agenda.

CONSENT AGENDA *(All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

15. Consider approval or other action regarding City Council Minutes for October 7, 2024, Regular City Council Meeting

16. Consider approval or other action regarding the accounts payable report for October 2024

17. Consider approval or other action regarding the financial report for September 2024

MOTION by Demetra Conrad, second by Stuart Mann to approve the consent agenda as presented.
MOTION CARRIED by unanimous vote.

STAFF REPORTS

18. Public Works Director Report
19. Police Chief Report
20. Building and Planning Department Report
21. Code Enforcement and Animal Control Report
22. Convention and Visitors Bureau Director Report
23. City Administrator's Report
24. City Secretary's Report

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

25. Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Administrator
26. Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Secretary

Mayor Boles called the meeting into Executive Session at 9:04 p.m. The meeting was called back to regular session at 9:57 p.m.

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

27. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Administrator
NO action taken.

28. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Secretary
Staff was instructed to invite two candidates for interviews with the City Council at the next meeting on November 21, 2024.

ADJOURN

The Regular City Council meeting was adjourned at 9:58 p.m.

Joe Boles, Mayor

ATTEST:

Veronica Welch, Administrative Services Manager



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Following the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, under 10. Section 551.074 Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Secretary		
PREPARED BY:	Joe Boles, Mayor	DATE:	11/21/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/21/2024		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.074 Personnel Matters- City Secretary		
PREPARED BY:	Joe Boles, Mayor	DATE:	11/21/2024
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			