

ORDINANCE NO. 275

AN ORDINANCE OF THE CITY OF TIOGA TEXAS PROVIDING FOR APPROVAL OF MINOR PLATS FOR SUBDIVISIONS OR REPLATS OF LAND THAT MEET CERTAIN REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tioga currently has established a procedure for approval of plats and replats of property that are defined as subdivisions under existing ordinances; and

WHEREAS, the procedures for submitting and approving plats can be time consuming and expensive; and

WHEREAS, many tracts of land within the city limits or within the extra territorial jurisdiction of the city are situated adjacent to public roads or highways and have utilities available to them; and

WHEREAS, certain tracts of land may qualify for an expedited or shortened process for approval of plats of those tracts; and

WHEREAS, the City Council desires to shorten the plat approval process when possible;

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

Section One. Minor Plats

(A) A minor plat (short form) procedure may be followed for the approval of a subdivision final plat when the land proposed for subdivision meets the following requirements:

1. Such land abuts an existing approved roadway and is so located that no additional streets or roads or other public easements are required to comply with these regulations.
2. The topography of the land being subdivided and adjacent land is such that a drainage plan is deemed unnecessary or where drainage facilities are required arrangements have been made for the construction of such facilities. A topography contour plan drawn per the requirements of a preliminary plat shall be submitted to the City Engineer for review.
3. The perimeter of the tract being subdivided has been surveyed and

marked on the ground by a registered professional land surveyor licensed in the State of Texas and a plat thereof prepared and filed with the City of Tioga.

Section Two. Plat Approval Process

(B) The short plat submittal process will be the same as that for a final plat; however, if no zoning change is required, the short plat may be approved by the City Council of the City of Tioga. Minor plat (short form) plat submittals shall include the following:

1. A completed plat application form and plat review fee.
2. Six (6) copies of the final plat together with three (3) mylar sheets are required. Final plats will be drawn on 18" x 24" sheets at a scale not to exceed 1" = 200".
3. A topography contour plan drawn per the requirements of a preliminary plat.

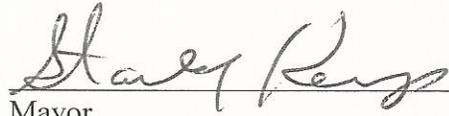
Section Three. Severability

If any portion of this ordinance or any section thereof, in any circumstance is held invalid, the validity of the remainder of the ordinance and the application of any of the other provisions or sections shall not be affected.

Section Four. Effective Date

This ordinance shall take effect immediately from and after its passage and the publication of the caption of such ordinance as the law in such cases provides.

PASSED AND APPROVED this 12th day of January, 2009.



Mayor

ATTEST:



City Secretary