

CITY OF LAVON
ORDINANCE NO. 2025-06-05

Subdivision Code Amendment – Block Length Requirements

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ENACTING AN AMENDMENT TO THE CITY OF LAVON CODE OF ORDINANCES, CHAPTER 9 “PLANNING AND DEVELOPMENT REGULATIONS”, ARTICLE 9.02 “SUBDIVISION ORDINANCE”, SECTION 9.02.003 “PURPOSES, AUTHORITY, AND JURISDICTION”, (H) “DESIGN AND IMPROVEMENT REQUIREMENTS”, (2) “STREET ARRANGEMENT” TO AMEND AND EXPAND REGULATIONS RELATING TO THE MAXIMUM BLOCK LENGTH; PROVIDING CONFLICT, SEVERABILITY, AND REPEALING CLAUSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR A PENALTY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (the “City”) is a home rule municipality; and

WHEREAS, Section 51.012 of the Texas Local Government Code authorizes a city to adopt ordinances regulating the subdivision and development of land; and

WHEREAS, the City Council finds that this Ordinance substantially promotes the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

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

Section 1. Incorporation of Recitals. The foregoing recitals hereby are incorporated by reference and made a part hereof as if fully set forth.

Section 2. Amendment to Section 9.02.003 (h) 2. Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance” of the City’s Code of Ordinances is hereby amended as follows (strikethrough indicates deletion and underscore indicates addition of language):

§9.02.003 (h) 2. Street arrangement

...

(C) Block length or street length: The length of any block or street segment, including a looped street, shall be a maximum of ~~750~~ 1,000 feet as measured along the centerline of the street from the intersection centerpoint of one through street to the intersecting centerpoint of another street or to the midpoint of a cul-de-sac. The maximum block length is not applicable to a block that does not include the front of any lot.

(D) Block length or street length modification: The following modification can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 15 feet wide with a sidewalk) when they exceed the 1,000-foot standard:

- (i) Where there is a block along perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;
- (ii) Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;
- (iii) Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access; or
- (iv) Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.

Section 4. Conflict Clause. To the extent any provisions of the City's Subdivision Ordinance, codified as Article 9.02 of the City's Code of Ordinances, are in conflict with this Ordinance, this Ordinance shall control.

Section 5. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

Section 6. Repealing. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent that they conflict with this Ordinance.

Section 7. Penalty. Violations of this Ordinance shall be enforced by penalties in accordance with Section 9.02.009 of the City's Code of Ordinances.

Section 8. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

Section 9. Effective Date. This Ordinance shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 10th day of June 2025.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary

