

CITY OF LAVON  
ORDINANCE NO. 2024-02-02

Subdivision Code Amendment – Lot Definition and Plat 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”, DIVISION 1 “GENERALLY,” SECTION 9.02.002 “DEFINITIONS” TO ADD A DEFINITION OF “LOT” AND SECTION 9.02.004 “PROCEDURE” TO REMOVE THE REQUIREMENT TO PROVIDE BUILDING SETBACK LINES ON PLATS; 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 9.02.002. Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance” of the City’s Code of Ordinances is hereby amended to add to:

§ 9.02.002 Definitions

**Lot.** A lot is the smallest physical and undivided tract or portion of land as shown on a duly recorded plat, having frontage on a street.

**Section 3.** Amendment to Section 9.02.004. Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance” of the City’s Code of Ordinances is hereby amended as follows, with the strikeout indicating a deletion and numbering adjusted accordingly:

§ 9.02.004 Procedure.

(c) Preliminary Plat

2.G. The layout, numbers, ~~setback lines~~ and approximate dimensions of proposed lots, blocks, parks, etc.

(d) Final Plat

7. ~~Building setback lines~~

**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 6<sup>th</sup> day of February 2024.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary