

ORDINANCE NO. 020625-03

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 30 SUBDIVISIONS, ARTICLE III. – GENERAL PLATTING PROCEDURES; SECTION 30-301.- OVERALL DEVELOPMENT CONCEPT.; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 216 of the Vernon’s Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City of La Vernia Code or Ordinances Chapter 30 which constitutes the City’s Subdivision Ordinance requires a property to be developed in accordance with proper designations as defined by this ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission of the City of La Vernia has met and discussed amending the above-mentioned sections of the Subdivision code; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval of the amendments to the Subdivision Regulations discussed in this ordinance and the proposed amendments are uniform and conforms to the plan and design of the City of La Vernia’s Subdivision Ordinance; and

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of the Subdivision Ordinance and are in the best interests of the public safety and the general welfare of the residents of the City of La Vernia;

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

**Section 1.
Subdivision Regulations Amended**

Chapter 30, ARTICLE III. - GENERAL PLATTING PROCEDURES

Sec. 30-301. - Overall development concept of the City of La Vernia’s Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit “A”**.

**Section 2.
Severability**

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

**Section 3
Cumulative**

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

**Section 4.
Effective Date**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED THIS 6TH DAY OF February 2025.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Madison Farrow, City Secretary
City of La Vernia

Exhibit "A"

Sec. 30-301. - Overall development concept.

(a) Prior to the submission of a master plan or plat, all commercial developments, and all residential developments consisting of more than two units, the applicant or representative is required to present their proposal to the city. This presentation will be given at a mandatory scheduled pre-development meeting, at which the City Administrator, building, and code enforcement departments, local first responding fire, EMS, and police personnel, health departments, and any other departments or representatives deemed necessary by the City Administrator will be present. At said meeting, comments and advice on the procedures, specifications, and standards required in the local ordinances will be discussed.

(b) All persons desiring to subdivide land within the area of jurisdiction of this chapter shall first prepare and submit to the commission, not less than ten working days prior to any meeting at which the plat is to be considered, the following information:

(1) Five black line or blue line copies of an overall development concept encompassing all land owned by the subdivider. The overall concept shall be in compliance with all applicable provisions of this chapter.

(2) Two black line or blue line prints of the preliminary plans for the furnishing of water, the installation of sanitary sewer facilities, and provisions for storm sewers and general drainage facilities. Topographic contours with intervals of not more than ten feet shall be shown.

(3) A letter of transmittal giving the name and address of the owner or agent and the person or firm who prepared the plat concept.

(4) A certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the state, certifying the following concerning title to the land:

a. A statement of records examined and date of examination;

b. Description of the property in question by metes and bounds;

c. Name of the fee owner as of the date of examination and the date, file number, and volume and page of the recording of the deed involved;

d. The name of any lien holder together with the date of filing and volume and page of such lien; and

e. A general description of any easements or fee strips granted, along with the file number, date of filing, and volume and page of recording.

(5) A nonrefundable check payable to the city in the amount as specified within the fee schedule.

(6) In cases where public streets, alleys, or easements are proposed to be platted across private easement or fee strips, a copy of the instrument establishing such private easement or fee strip shall be submitted. Where a private easement has no defined location, agreement on a defined easement must be reached before submission of final plat.