

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: August 17, 2022

Submitted By:

Mayor Pro Tem Sara Hutson

Agenda Item:

Discussion and possible action on amending the City's Code of Ordinances regarding information to be included on plats

Description:

A *Plat* is a legalized map or chart governing the division of land described by its metes and bounds and how the land is represented.

Zoning defines what you are allowed to build and where. It includes where 'uses' can locate and the regulations for lot sizes, building height, placement, and other development standards.

For development, a plat must be established and legally recorded so that zoning can overlay on a legal lot. Items established by zoning regulations should not be recorded on a plat.

In recent cases of plat submittal in the city, it has been noted that setback lines, which are established by the city's zoning code, were being placed on plats in error. This has caused confusion, particularly if there was an error in the setbacks recorded on the plat. In cases where this happens, the zoning requirements would still prevail, creating a difference between what is recorded on a plat and the regulations that the development of the lot would need to adhere to.

A best practice would be to not include setback or building lines on a plat to eliminate confusion and allow for the information on plats to stay current even if a zoning regulation is changed.

Action Requested:

To approve the proposed ordinance amending the City's Code of Ordinances regarding information to be included on plats

Fiscal Impacts:

No fiscal impacts at this time.

Attachments:

- Ordinance 2022-08-17-19

