

1 ~~(14) Front building setback lines on all lots and sites, side yard building setback~~
2 ~~lines at street intersections; and~~

3 **Sec. 105-27. Form and content of preliminary plat for purpose of obtaining a**
4 **building permit for a single-family residential lot.**

5 (a) A preliminary plat under this section shall be prepared by a registered
6 professional engineer, a licensed land surveyor, or a registered public surveyor who
7 is registered, licensed and authorized to practice such profession in the state, and
8 shall consist of the original, drawn reproducible media, and eight blue or black line
9 copies, drawn on sheets 18 inches in vertical dimension and 24 inches in horizontal
10 dimension, with margins of not less than one-half inch on all sides of the sheet.
11 Plats encompassing an area larger than an acre shall be drawn to a scale of 100 feet
12 to one inch or larger. Plats encompassing an area of an acre or less shall be drawn
13 to a scale of 50 feet to one inch or larger. When more than one sheet is required to
14 accommodate the entire subdivision area, an index sheet showing the entire area of
15 the subdivision at an appropriate scale shall be attached to the plat. The plat shall
16 show the following:

17 (13) A number or letter to identify each lot or site and each block; and

18 ~~(14) Front building setback lines on all lots and sites, side yard building setback~~
19 ~~lines at street intersections; and~~

20 **Sec. 105-29. Final plat.**

21 (a) After approval of a preliminary plat by the city council, a final plat shall be
22 filed in the office of the city secretary. Such plat shall have all changes and
23 alterations made on it that were shown on the previously submitted preliminary
24 plat. No final plat will be considered unless a preliminary plat has been first
25 submitted. All final plats encompassing an area larger than an acre shall be drawn
26 to a scale of 100 feet to an inch or larger. All final plats encompassing an area of
27 an acre or less shall be drawn to a scale of 50 feet to one inch or larger. The final
28 plat shall show the following information:

29 (5) Where lots are set aside or planned for business use, adequate off-street
30 parking must be provided ~~and an additional setback building line may be required;~~

31 ~~(6) The location of building lines on both front and side streets must be shown;~~

32
33 **SECTION 3.** All provisions of the ordinances of the City of Rollingwood in conflict with the
34 provisions of this ordinance are hereby repealed to the extent of such conflict, and all other
35 provisions of the ordinances of the City of Rollingwood not in conflict with the provisions of this
36 ordinance shall remain in full force and effect.

37
38 **SECTION 4.** Should any sentence, paragraph, clause, phrase or section of this ordinance be
39 adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of

1 this ordinance as a whole, or any part or provision thereof other than the part so decided to be
2 invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a
3 whole.

4
5 **SECTION 5.** This ordinance shall take effect immediately from and after its passage and the
6 publication of the caption as the law provides.

7
8 **APPROVED, PASSED AND ADOPTED** by the City Council of the City of Rollingwood, Texas,
9 on the ____ day of _____, 2022.

10
11 APPROVED:

12
13
14 _____
15 Gavin Massingill, Mayor

16
17 ATTEST:

18
19
20 _____
21 Desiree Adair, City Secretary

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