1	ORDINANCE NO. 2022-08-17-19	
2 3 4	AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES RELATED TO THE REQUIREMENT THAT	
4 5	SETBACK LINES BE PLACED ON PLATS; REPEALING	
6	PROVISIONS IN CONFLICT WITH THIS ORDINANCE;	
7	PROVIDING FOR SEVERABILITY; AND PROVIDING FOR	
8 9	AN EFFECTIVE DATE	
10	WHEREAS, the City Council of the City of Rollingwood ("City Council") previously	
11	established a Land Use Development Code as codified in its code of ordinances; and	
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13 14	WHEREAS, the City Council finds and determines that the requirement to place setback lines on plats, as required under the Land Use Development Code, has created confusion and is	
15	not best practice; and	
16		
17	WHEREAS, the City Council finds and determines that the City's code of ordinances	
18 19	should amended to eliminate the requirement to placing setback lines on plats.	
20	NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF	
21	ROLLINGWOOD, TEXAS, THAT:	
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23 24	SECTION 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this	
24 25	Ordinance as if copied in their entirety.	
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27	SECTION 2. Part II of the City's Code of Ordinances Chapter 105, Article II, be amended as	
28 29	follows with strikethroughs being deletions and underlines being additions:	
29 30	Sec. 105-26. Form and content of preliminary plat for multi-lot subdivisions.	
31 32	(a) A preliminary plat shall be prepared by a registered professional engineer, a licensed land surveyor, or a registered public surveyor who is registered, licensed	
33	and authorized to practice such profession in the state, and shall consist of the	
34	original, drawn on a reproducible medium, and eight blue or black line copies,	
35	drawn on sheets 18 inches in vertical dimension and 24 inches in horizontal	
36	dimension, with margins of not less than one-half inch on all sides of the sheet.	
37	Plats encompassing an area larger than an acre shall be drawn to a scale of 100 feet	
38	to one inch or larger. Plats encompassing an area of an acre or less shall be drawn	
39 40	to a scale of 50 feet to one inch or larger. When more than one sheet is required to	
40 41	accommodate the entire subdivision area, an index sheet showing the entire area of the subdivision at an appropriate scale shell be attached to the plot. The plot shall	
41 42	the subdivision at an appropriate scale shall be attached to the plat. The plat shall show the following:	
43	(13) A number or letter to identify each lot or site and each block; <u>and</u>	

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

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

- A preliminary plat under this section shall be prepared by a registered 5 (a) professional engineer, a licensed land surveyor, or a registered public surveyor who 6 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 dimension, with margins of not less than one-half inch on all sides of the sheet. 10 Plats encompassing an area larger than an acre shall be drawn to a scale of 100 feet 11 to one inch or larger. Plats encompassing an area of an acre or less shall be drawn 12 13 to a scale of 50 feet to one inch or larger. When more than one sheet is required to accommodate the entire subdivision area, an index sheet showing the entire area of 14 the subdivision at an appropriate scale shall be attached to the plat. The plat shall 15 show the following: 16
- 17 (13) A number or letter to identify each lot or site and each block; <u>and</u>
- 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.

(6)

After approval of a preliminary plat by the city council, a final plat shall be 21 (a) filed in the office of the city secretary. Such plat shall have all changes and 22 alterations made on it that were shown on the previously submitted preliminary 23 plat. No final plat will be considered unless a preliminary plat has been first 24 25 submitted. All final plats encompassing an area larger than an acre shall be drawn to a scale of 100 feet to an inch or larger. All final plats encompassing an area of 26 an acre or less shall be drawn to a scale of 50 feet to one inch or larger. The final 27 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
- 32

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

The location of building lines on both front and side streets must be shown;

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

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

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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.

8	APPROVED, PASSED A	ND ADOPTED by the City Council of the City of Rollingwood, Texas,
9	on the day of	_, 2022.
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11		APPROVED:
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14		
15		Gavin Massingill, Mayor
16		
17	ATTEST:	
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19		
20		

21 Desiree Adair, City Secretary

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