

ORDINANCE NO. 2007-02

AN ORDINANCE TO AMEND ORDINANCE NO. 85-46, PASSED ON JULY 9, 1985, SAID ORDINANCE BEING COMMONLY KNOWN AS "THE SUBDIVISION ORDINANCE OF THE CITY OF RICHMOND."

BE IT ORDAINED by the City Commission of the City of Richmond, Texas :

Section 1. Certain portions of Ordinance 85-46, commonly known as "The Subdivision Ordinance of the City of Richmond," as amended, are hereby amended to read as follows:

Section 3A is added to follow Section 3, and shall read in its entirety as follows:

SECTION 3A. MASTER PRELIMINARY PLAT PROCEDURE FOR A LARGE TRACT.

A. Where the proposed subdivision constitutes a large tract consisting of a minimum of 100 acres in size, and which is intended to be subsequently subdivided as additional units of the same subdivision, the subdivider may submit a master preliminary plat showing the proposed layout of the streets, blocks, and drainage of the entire area, as well as any variances from these regulations as may be requested in connection with the tract, along with a fee computed on the same basis as an applicable preliminary plat submission for the entire tract. The over-all layout and master preliminary plat, if approved by the City Commission, shall be filed in the permanent files of the City. Thereafter, fractional final plats of units of such subdivision, with such variances from these regulations specified in the Commission-approved master preliminary plat documentation, may be submitted without additional preliminary plat approval, provided no significant changes are made from the preliminary master plat. The Commission approval may specify which changes are to be considered significant in connection with such approval. Any request for a significant change to the over-all layout as described in the master preliminary plat must be submitted according to the procedures prescribed in Section 3 hereof.

B. Unless a different term is approved by the City Commission at the time of its approval of the master preliminary plat, approval of the master preliminary plat shall expire five years after City Commission approval. Such approval may be reinstated, after review by the City Commission, for a maximum of two single extensions for one year each, with a showing of good cause by the subdivider.

Section 2. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Commission in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 3. The City Secretary shall note the date of introduction and passage of this Ordinance in the minutes of the meeting. This Ordinance shall become effective as of the date of its passage.

PASSED AND APPROVED at a regular meeting of the City Commission of the City of Richmond, at which meeting a quorum was present, on the ~~26th~~ day of *January* 2007.

APPROVED:

Hilmar H. Moore
HILMAR MOORE, Mayor

ATTEST:

Mona Matak
MONA MATAK, City Secretary