

Sec. 142-4. - Jurisdiction.

- (a) These regulations shall govern any and every person, firm, corporation, or organization owning any tract of land within the corporate limits of the city and within its extraterritorial jurisdiction (ETJ) who may hereafter divide the same into two or more parts for the purpose of laying out any subdivision of any tract of land or any addition to said city or its ETJ, or for laying out suburban lots or building lots, or any lots, and streets, alleys, utilities, drainage, public infrastructure, or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto. These regulations shall also govern any and every person, firm, corporation, or organization dedicating or constructing any utilities, drainage, public infrastructure, street, right-of-way improvement, including any public easements required for the foregoing, or any related roadway improvement, whether or not a subdivision as defined herein is being created.
- (b) By the authority of the Municipal Annexation Act, 1963, V.T.C.A., Local Government Code chs. 42, 43 and V.T.C.A., Local Government Code ch. 212, which are hereby made a part of these regulations, these regulations shall govern the corporate limits of the city and shall further be extended to and shall apply to all of the area outside of the corporate limits of the city, but within the extraterritorial jurisdiction (ETJ) of the city. Such jurisdiction shall extend into and encompass all those areas not within the jurisdiction of some other municipality, as classified in V.T.C.A., Local Government Code chs. 42, 43 and 212, and extend in all directions from the corporate limits of the city, and all of its extensions.

(Ord. No. 2008-08-077, § 1, 8-5-2008)

Sec. 142-5. - Approval required.

- (a) Unless and until any plat, ~~plan~~ or replat shall have been first approved in the manner provided by law, it shall be unlawful for any person, firm, corporation, or organization to construct or cause to be constructed any streets, utilities, drainage, public infrastructure, right-of-way improvement, or any related roadway buildings or other public improvements within or adjacent to any tract of land, except as provided in (b) below; and any official of the city, shall not issue any permit for such improvements or to serve or connect said land, or any part thereof, or for the use of the owners or purchasers of said land, or any part thereof, with any public utilities such as water, sewers, lights, gas, etc., which may be owned, controlled, distributed, franchised, or supplied by such city, except as provided in (b) below.
- (b) From and after September 5, 2017, a plat, ~~plan~~ or replat otherwise required by (a) above shall not be required prior to the constructing, repair, renovating or remodeling of one (1) existing or new single family residential dwelling unit, private utility service lines, or any accessory residential structures, such as a barn, residential storage shed, arbor, gazebo, or swimming pool on a single, undivided tract of land in the ETJ that is not being conveyed or created from a larger tract.
- (c) No building permits will be issued for the construction of any building on any unplatted land within the corporate limits of the city. Minor repair permits may be issued. When building additions, alterations, or repairs within any 12-month period exceed 50 percent of the value of an existing building or structure on previously unplatted property, the land upon which such building or structure is located shall be platted in accordance with the provisions of this chapter.

(Ord. No. 2008-08-077, § 1, 8-5-2008; Ord. No. 2012-11-056, § 2, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2013-06-054, § 1, 6-4-2013; Ord. No. 2017-09-084, § 1, 9-5-2017)

Sec. 142-7. - Zoning.

If ~~the~~ property located within the corporate limits is not zoned as required for the proposed subdivision, permanent zoning shall be requested. Application for zoning includes completion of required forms, payment of

required fees, and performance of other requirements of the zoning ordinance and the rules and regulations of the city, as the same may be passed or amended from time to time.

(Ord. No. 2008-08-077, § 1, 8-5-2008)