

Sec. 142-99. - Lots.

(a) Lot dimensions shall be determined by the appropriate zoning classification. However, for lots within the extraterritorial jurisdiction of the city, no lot shall be less than 5,000 square feet.

(b) For all lots, the following shall apply:

~~(1)~~ *Lots on drainage easements.*

(1) *Natural areas including creeks, wooded areas and flood plain.*

a. No property shall be subdivided through record platting or "phasing" in a manner which is intended to avoid or circumvent the developer's obligation to construct public improvements and/or dedicate required easements including, but not limited to, rights-of-ways, erosion hazard setbacks, roads, bridges, trails and parks.

b. Minimum usable lot depths for lots backing on natural drainage easements shall not be less than 80 feet measured between front lot line and easement.

c. Property located within any flood plain designation (subsequent to any reclamation) or which is subject to, or required to be designated as, an erosion hazard setback easement or another similarly related easement (hereinafter collectively referred to in this section as "No-Build Areas") shall be designated in a record plat as a common area or included in and platted as a part of a buildable lot. "Buildable lot" shall mean a lot of a size, shape, characteristics and topography which allows for the reasonable construction of improvements and structures allowed in the zoning classification in which it is located.

d. A property owners' association shall be established for the supervision, maintenance and restoration of the No-Build Areas that are included in a Conveyance Plat or which No-Build Areas are identified in a preliminary-final plat/replat or record plat of the entire parcel of property (the "Parent Tract") in accordance with this paragraph. The ownership of any common areas containing such No-Build Areas shall be conveyed to the property owners' association in fee simple. An irrevocable perpetual easement for the supervision, maintenance and restoration of the No-Build Areas that are included in and record platted as a part of an otherwise buildable lot shall be conveyed to the property owners' association. The property owners' association shall be formed and established, in accordance with the City's requirements regarding the establishment of property owners' associations for the maintenance of other common areas, at or before the filing of the first record plat

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of all or a part of the property subject to such preliminary-final plat/replat. The property owners' association shall ultimately be responsible for the supervision, maintenance and restoration of all No-Build Areas within the property subject to such preliminary-final plat/replat, regardless of whether the No-Build Area is contained in a common area or on an otherwise buildable lot.

e. The record plat for common areas and buildable lots containing No-Build Areas described in subparagraph (b)(1)c. of this Section shall be filed of record prior to or concurrent with the filing of Record Plats or Conveyance Plats, containing more than 50 percent of the Parent Tract's developable land area. The "Parent Tract's developable land area" shall mean that area lying outside of existing flood plains and erosion hazard setbacks or no-build areas.

(2) Lot shape. Lots should be rectangular insofar as is practical. Sharp angles between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed 2½ to one.

(3) Lot facing.

a. Each lot shall be provided with adequate access to an existing or proposed street by frontage on such street, or as provided for by an approved ~~access management plan~~ plat reflecting a series of mutual access easements connecting lots with no street frontage to a public street.

b. Wherever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing facing lots at right angles to each other should be avoided.

c. For all single family and two family (duplex) residential lots, the following shall also apply:

1. ~~1.~~ Lots that front to a street shall only back to an alley. No lot shall front and back to a street.

2. ~~2.~~ Lots shall have frontage on a public street.

3. ~~3.~~ No portion of the lot shall have a width of less than 24 feet.

(4) Lot lines. Side lot lines should be perpendicular or radial to street frontage and the following note may be used in lieu of bearings: "All side lot lines are perpendicular or radial to street frontage unless otherwise noted."

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(5) Lot numbering. All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary-final plat or preliminary-final replat.

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(6) Public Improvements. Irrespective of the phasing of development of any Parent Tract, whether by Conveyance Plat, Record Plat or otherwise, all public improvements required to serve the Parent Tract, or otherwise required by this Code, shall be constructed in conjunction with and as a condition of filing a Record Plat or Conveyance Plat with Collin County when the Record Plats or Conveyance Plats submitted to the City for approval contain more than 50 percent of the Parent Tract's gross developable land area, as defined in this Section. In the alternative, the applicant may seek approval of the City Manager to enter into a facilities agreement establishing the timing for the construction of such required public improvements and containing such other provisions as may be required by Section 142-37 of this Code, as amended.

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