CITY OF HASLET
ORDINANCE NO. 038-2019

AN ORDINANCE AMENDING EXHIBIT A “SUBDIVISION ORDINANCE” OF CHAPTER 10 “SUBDIVISION REGULATION” BY AMENDING SECTION 2 “ADMINISTRATIVE RULES AND REGULATIONS” PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haslet, Texas is a Type A general-law municipality located in Tarrant and Denton Counties, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council now desires to amend Chapter 10 “Subdivision Regulation” of the Code of Ordinances, City of Haslet, as amended, for the purpose of complying with amendments to Chapter 212, Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission of the City of Haslet, Texas held a public hearing on November 18, 2019 and the City Council of the City of Haslet, Texas held a public hearing on December 9, 2019 with respect to the amendments described herein; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Haslet, Texas to amend said Subdivision Ordinance to better address orderly development within the City of Haslet and in so doing protect the general health, safety, and welfare of the residents of Haslet.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS THAT:

SECTION 1.

Subsection 2.1.B of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“B. DETERMINATION OF COMPLETENESS; EXPIRATION

1. Not later than the tenth business day after the date an application is submitted, City Staff shall make a written determination whether the application constitutes a complete application. This shall include a determination that all information and documents required by the Subdivision Ordinance or other applicable ordinances have been submitted. A determination that the application is incomplete shall be delivered to the applicant within such time period by one, or more, of the following methods at the address listed on the application:
a. United States Mail;
b. Facsimile transmission;
c. Receipted e-mail; or
d. Receipted hand-delivery.

The determination shall specify the documents or other information needed to complete the application and shall state that the application will expire if the documents or other information is not submitted within 45 days after the date the application was submitted.

2. An application for approval of a preliminary or final plat shall be deemed complete on the 11th business day after the application has been received, if the applicant has not otherwise been notified that the application is incomplete. For purposes of this Section, the applicant shall be deemed to have been notified if the City has mailed a copy of the determination as provided in subsection 1. above.

3. The processing of an application by any City employee prior to the time the application is determined to be complete shall not be binding on the City as acceptance of the application as complete.

4. The incompleteness of an application shall be grounds for disapproval of the application by the City Council regardless of whether a determination of incompleteness was mailed to the applicant.

5. An application for preliminary or final plat approval shall be deemed to expire on the 45th day after the application is submitted to City Staff for processing if the applicant fails to provide documents or other information necessary to meet the requirements of the Subdivision Ordinance as specified in the determination provided to the applicant. Upon expiration, the application will be returned to the applicant together with any accompanying documents. Thereafter, a new application for approval of the preliminary plat or final plat must be submitted. All subsequent re-filings will be subject to fees per the City’s fee schedule.

6. No vested rights accrue solely from submitting an application that has expired pursuant to this section, or from submitting a complete application that is subsequently denied.”

SECTION 2.

Subsection 2.1.C. of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“C. NOTICE

Notice of proposals to vacate a street or alley, or proposals to subdivide lands shall be given to the owners of all abutting properties and to such other persons as the City Secretary determines
may be affected by the proposal. Such notice shall be sent to the applicant or his agent and, at the
minimum, to the owners of all properties lying within 200 feet of the property in question as said
ownership appears on the last approved County Tax Roll. Notice shall be given in writing deposited
in the United States Mail, postage prepaid, not less than 10 days prior to the date of Commission
meeting. The notice shall advise that a specific proposal has been submitted for review and that it
will be on display at the City Hall, where additional information will be available.”

SECTION 3.

Subsection 2.1.E. of Section 2 “Administrative Rules and Regulations” of the Subdivision
Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code
of Ordinances is amended to read as follows:

“E. WITHDRAWAL OF PROPOSAL

When an applicant desires to withdraw any plat application or request to vacate right-of-way,
he may do so by filing a written request to that effect with the City Secretary. Such request shall be
effective upon the date of its official receipt, provided however, that no such request shall be valid
after notices of public hearing have been advertised or mailed, except by action of the Commission.
Withdrawal of an application or a proposal at any stage of its processing shall terminate all
consideration of it by the City, and the case file thereon shall be closed. If an applicant withdraws an
application or a proposal at any time, any fees already paid to the City will be forfeited to the City to
cover administrative expenses thereof.”

SECTION 4.

Subsection 2.2.A. of Section 2 “Administrative Rules and Regulations” of the Subdivision
Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code
of Ordinances is amended to read as follows:

“A. STANDARD FORM SUBDIVISION PROCEDURE

The submission and review of all subdivision plats and re-plats shall proceed through the
following steps in the order listed unless herein otherwise provided:

Pre-Application Sketches and Conference, if required by City Staff; Preliminary Engineering
Plan certification; Preliminary Plat consideration by the Commission; Preliminary Plat Approval by
the City Council; Final Engineering Plan certification; Final Plat consideration by the Commission;
Final Plat approval by the City Council.”

SECTION 5.

Subsection 2.3.C. of Section 2 “Administrative Rules and Regulations” of the Subdivision
Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code
of Ordinances is amended to read as follows:

“C. FORMAL APPROVAL OF PRE-APPLICATION SKETCHES NOT REQUIRED

No formal approval of Pre-Application Sketches is required. The applicant may proceed
with formal submission of the Preliminary Plat application at any time following the conclusion of the Pre-Application Conference.”

SECTION 6.

Subsection 2.4 of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“2.4 PRELIMINARY PLAT

A. GENERAL

A Preliminary Plat shall be required when a parcel of land is subdivided into two or more lots or when an extension of City utilities and/or streets is necessary and shall be drawn to show clearly all data. The Preliminary Plat shall include planning for the entire tract that is intended to be subdivided, whether in whole or in part, and shall conform to the City of Haslet Master Plan.

B. PRELIMINARY ENGINEERING PLANS

Prior to the submission of the Preliminary Plat application, adequate engineering data and drawings shall be submitted for review to the City Engineer. This data shall convey sufficient engineering information and data to determine if the following are adequately sized and appropriately located: street and intersection rights-of-way; easements; storm drain structures; sanitary sewers and water lines. This data must contain adequate information necessary for the reviewing departments to ascertain the adequacy of the proposed Preliminary Plat to accommodate all proposed site improvements. Upon determination that the preliminary engineering plans are in conformance to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, the City Engineer shall certify in writing that the preliminary engineering plans are in conformance.

C. APPLICANT’S DUTIES

The applicant must submit the Preliminary Plat application to City Staff. The Preliminary Plat application shall include a completed application, a Preliminary Plat, all required fees, certified preliminary engineering plans, and all other documents or information required by the Subdivision Ordinance. The City will not accept the Preliminary Plat application for processing unless it is complete.

D. DUTIES OF THE CITY ENGINEER

The City Engineer shall:

1. Review the Preliminary Plat application for compliance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, noting application of design principles and standards giving special attention to the items such as: the relationship of proposed traffic-ways to existing neighborhood circulation patterns and the Master Thoroughfare Plan; the area required for schools, parks and other public facilities including drainage-ways and floodplains.
2. Summarize and provide comments on the Preliminary Plat application to City Staff, noting any noncompliance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law.

E. DUTIES OF CITY STAFF

City Staff shall:

1. Review the Preliminary Plat application for compliance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law.

2. After receiving the review comments of all City departments, City Staff shall make a determination whether the application is in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, except for any variances requested in writing. If the application is not in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, City Staff shall provide review comments to the applicant. It is the applicant’s responsibility to revise the application to conform to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law. When City staff determines that the application conforms to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, City Staff shall notify the applicant in writing of this determination. The official filing date of the Preliminary Plat application pursuant to Chapter 212, Texas Local Government Code, including the preliminary engineering plans and any other documents or information required to be submitted therewith by the Subdivision Ordinance, shall be the date that City Staff determines that the application is in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances, and federal, state and local law, except for variances requested in writing.

F. RECOMMENDATION OF THE COMMISSION

1. The Commission shall recommend approval, conditional approval or disapproval of the Preliminary Plat application within thirty (30) days of the official filing date of the Preliminary Plat application.

2. If the applicant requests an extension in writing, the Commission may extend the deadline for acting on a Preliminary Plat application for a period of up to thirty (30) days.

G. ACTION BY THE CITY COUNCIL

1. The City Council shall consider the Preliminary Plat application within thirty (30) days of the Commission’s recommendation and shall approve, conditionally approve or disapprove the Preliminary Plat application.

2. If the applicant requests an extension in writing, the City Council may extend the deadline for acting on the Preliminary Plat application for a period of up to thirty (30) days.

3. If the City Council conditionally approves or disapproves the Preliminary Plat application, City Staff shall provide the applicant a written statement of the conditions for
the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval, including a citation to the law that is the basis for the conditional approval or disapproval, if applicable.

4. If the City Council conditionally approves or disapproves a Preliminary Plat application, the applicant may submit to the City a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided to the applicant. There is no deadline for when the applicant may submit the response. If the applicant submits a response under this section, the response shall be reviewed by the City Engineer and City Staff and forwarded to the City Council for action within fifteen (15) days of the date the response is submitted. The City Council shall take action to approve or disapprove of the applicant’s previously conditionally approved or disapproved Preliminary Plat application. The City Council shall approve the Preliminary Plat application if the applicant’s response adequately addresses each condition of the conditional approval or each reason for disapproval. The City Council shall disapprove the Preliminary Plat application if the applicant’s response fails to adequately address each condition of the conditional approval or each reason for the disapproval. The City Council may only disapprove the Preliminary Plat application for a specific condition or reason previously provided to the applicant. If the City Council disapproves the Preliminary Plat application, City Staff shall provide the applicant a written statement of the reasons for disapproval that clearly articulates each specific reason for disapproval, including a citation to the law that is the basis for the disapproval, if applicable. If the Preliminary Plat application is disapproved after the applicant files a response under this section, the disapproval is final.

5. The City Council’s action on a Preliminary Plat application shall be also be action on the preliminary engineering plans or other documents submitted as a part of the Preliminary Plat application.

6. An approved Preliminary Plat shall expire two (2) years after the date of the City Council action. If a complete Final Plat application, consistent with the approved Preliminary Plat application, for the property or a portion thereof, is not filed within two (2) years from the date of approval of the Preliminary Plat application, the Preliminary Plat will be void. If a Final Plat application is filed on any portion of the property included in the Preliminary Plat within the two (2) year period, the Preliminary Plat shall continue to be valid for purposes of preparation of a Final Plat application for the remainder of the Property for an additional 180 days from the date of filing of the most recent Final Plat application on a portion of the property.

7. Where no Final Plat application has been filed, the applicant may, prior to the expiration of the two (2) year period, apply to the City for an extension of the Preliminary Plat application approval for an additional period of time not to exceed 180 days. To obtain an extension, the applicant shall prove to the satisfaction of the City Council that the Preliminary Plat is viable, not contrary to the most recent City Plan for the area, and properly related to surrounding development.”

H. WITHDRAWAL OF APPROVAL

The Commission may conduct a public hearing and recommend that the City Council void approval of a Preliminary Plat application at any time after public hearing and a finding that there is
a material change of conditions. If the City Council concurs with the Commission’s recommendation and finds that there has been a material change of conditions, it may void the approval of the Preliminary Plat application.

I. REVISED PRELIMINARY PLAT

The Commission may require the applicant to submit a Revised Preliminary Plat application to the Commission and the City Council when substantial modifications are required by the Commission relative to the street layout, block design or land use patterns of the original Preliminary Plat, or when significant planning or engineering issues are unresolved on the preliminary plat. No Final Plat shall be accepted for processing until the Revised Preliminary Plat has been submitted and checked by the appropriate City staff and approved by the Commission and the City Council.”

SECTION 7.

Subsection 2.5 of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“2.5 FINAL PLAT

A. GENERAL

Approval of a Final Plat shall be required prior to any nonexempt subdivision of land and prior to any site preparation or grading activities, unless a grading permit has been issued in accordance with Section 2.10.

B. FINAL ENGINEERING PLANS

Prior to the submission of the Final Plat application, final engineering data and drawings for all public works improvements shall be submitted for review to the City Engineer. The City Engineer shall review the final engineering plans to determine if the plans are in conformance to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law. Upon determination that the final engineering plans are in conformance to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, the City Engineer shall certify in writing that the final engineering plans are in conformance. Upon approval of the Final Plat application, the approval of the final engineering plans and specifications for the subdivision shall be valid for a period of 24 months whereupon said final engineering plans shall be subject to re-review and approval by the City.

C. APPLICANT’S DUTIES

1. The applicant must submit the Final Plat application to City Staff. The Final Plat application shall conform to the approved Preliminary Plat or approved Revised Preliminary Plat and shall include a completed application, a Final Plat, all required fees, certified final engineering plans, and all other documents or information required by the Subdivision Ordinance. The City will not accept the Final Plat application for processing unless it is complete.
2. Prior to approval of the Final Plat application, applicant must make satisfactory arrangements for the installation of all required community facilities, such as water, sanitary sewer, storm drainage, paving, telephone and electricity, and for the required parkland dedication or payment in lieu of dedication in accordance with Section 3.18.

D. DUTIES OF CITY ENGINEER

The City Engineer shall:

1. Review the Final Plat application for compliance with the requirements of the Subdivision Ordinance, for conformity to the approved Preliminary Plat or Revised Preliminary Plat, and for compliance with federal, state and local law.

2. Summarize and provide comments on the Final Plat application to City Staff, noting any noncompliance with the Subdivision Ordinance, the City of Haslet Code of Ordinances, the approved Preliminary Plat or Revised Preliminary Plat, and federal, state and local law.

E. DUTIES OF CITY STAFF

City Staff shall:

1. Review the Final Plat application for compliance with the requirements of the Subdivision Ordinance, for conformity to the approved Preliminary Plat or Revised Preliminary Plat, and for compliance with federal, state and local law.

2. After receiving the review of the City Engineer and all necessary City departments, City Staff shall make a determination whether the application is in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, except for any variances requested in writing. If the application is not in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, City Staff shall provide review comments to the applicant. It is the applicant’s responsibility to revise the application to conform to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law. When City Staff determines that the application conforms to the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, City Staff shall notify the applicant in writing of this determination. The official filing date of the Final Plat application pursuant to Chapter 212, Texas Local Government Code, including the final engineering plans and any other documents or information required to be submitted therewith by the Subdivision Ordinance, shall be the date that City Staff determines that the application is in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law, except for variances requested in writing.

F. RECOMMENDATION BY THE COMMISSION

1. The Commission shall recommend approval, conditional approval, or disapproval of a Final Plat application within thirty (30) days of the official filing date of the Final Plat application.
2. If the applicant requests an extension in writing, the Commission may extend the
deadline for acting on a Final Plat application for a period of up to thirty (30) days.

G. ACTION BY THE CITY COUNCIL

1. The City Council shall consider the Final Plat application within thirty (30) days of
the Commission’s recommendation and shall approve, conditionally approve or disapprove
the Final Plat application. If the Final Plat application be not approved, conditionally
approved, or disapproved by the City Council within thirty (30) days from the
recommendation by the Commission, it shall be deemed to have been approved by the City
Council, and a certificate showing the date of approval by the Commission and the failure of
the Council to take action thereon within thirty (30) days from said date shall, on demand, be
issued by the City Council, and said certificate shall be sufficient in lieu of the endorsement
hereinafter required.

2. If an applicant requests an extension in writing, the City Council may extend the
deadline for acting on a Final Plat application for a period of up to thirty (30) days.

3. If the City Council conditionally approves or disapproves the Final Plat application,
City Staff shall provide the applicant a written statement of the conditions for the conditional
approval or reasons for disapproval that clearly articulates each specific condition for the
conditional approval or reason for disapproval, including a citation to the law that is the basis
for the conditional approval or disapproval, if applicable.

4. If the City Council conditionally approves or disapproves a Final Plat application, the
applicant may submit to the City a written response that satisfies each condition for the
conditional approval or remedies each reason for disapproval provided to the applicant.
There is no deadline for when the applicant may submit the response. If the applicant
submits a response under this section, the response shall be reviewed by the City Engineer
and City Staff and forwarded to the City Council for action within fifteen (15) days of the
date the response is submitted. The City Council shall take action to approve or disapprove
of the applicant’s previously conditionally approved or disapproved Final Plat application.
The City Council shall approve the Final Plat application if the applicant’s response
adequately addresses each condition of the conditional approval or each reason for
disapproval. The City Council shall disapprove the Final Plat application if the applicant’s
response fails to adequately address each condition of the conditional approval or each
reason for the disapproval. The City Council may only disapprove the Final Plat application
for a specific condition or reason previously provided to the applicant. If the City Council
disapproves the Final Plat application, City Staff shall provide the applicant a written
statement of the reasons for disapproval that clearly articulates each specific reason for
disapproval, including a citation to the law that is the basis for the disapproval, if applicable.
If the Final Plat application is disapproved after the applicant files a response under this
section, the disapproval is final.

5. The City Council’s action on a Final Plat application shall also be action on the final
engineering plans and other documents submitted as a part of the Final Plat application.

H. RECORDING OF FINAL PLAT
After the Final Plat has been duly acknowledged by the owners of the land, or by some duly authorized agent of said owners, in the manner required for the acknowledgment of deeds, and has been approved as herein provided by the Commission and the City Council, the City Secretary shall affix thereto the City Seal with the signatures of the Chairperson of the Commission, Secretary to the Commission, Mayor, and the City Secretary. The City shall cause the Final Plat and all supporting instruments to be recorded with the County Clerk of the county in which the subdivision lies at a date as agreed by both the developer and the City.”

SECTION 8.

Subsection 2.6 of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“2.6 PLAT SPECIFICATIONS AND SUPPORTING INSTRUMENTS

A. PRELIMINARY PLAT

General.

The Preliminary Plat shall be drawn to a scale of one inch to one hundred feet (1" = 100'). If the development contains a large area, the Preliminary Plat may be prepared at a scale of one inch to two hundred feet (1" = 200'). The Preliminary Plat shall generally include all of the tract intended to be developed at one time. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat. Certified preliminary engineering plans and specifications shall be submitted with the Preliminary Plat application. The Preliminary Plat shall contain or have attached thereto:

1. Names and addresses of the subdivider, record owners, land planner, engineer and/or surveyor.

2. Proposed name of the subdivision, which should not have the same spelling or be pronounced similarly to the name of any other subdivision located within the City’s platting jurisdiction.

3. Names and lot patterns of contiguous subdivisions, approved concept plans or preliminary plats or contiguous parcels of land and the owners of contiguous parcels of un-subdivided land as shown by Tax Office records or other public records.

4. Vicinity map showing location of tract by reference to existing streets or highways.

5. Subdivision boundary lines, indicated by heavy lines, and the approximate area expressed in acres.

6. Location of City limit lines and outer border of the City’s extraterritorial jurisdiction if either traverses the subdivision, forms part of the subdivision, or is contiguous to the subdivision boundary as indicated by City records.

7. Dimensions, names and descriptions of all existing or recorded streets, alleys,
reservations, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing records. The distance from the centerline of the roadway of the boundary street to the proposed platted property shall also be shown.

8. The locations, dimensions, names and descriptions of all existing or recorded lots and blocks, parks, public areas and permanent structures within or contiguous to the subdivision which affect the subdivision design.

9. The locations, sizes, and descriptions of existing utilities, to include gas lines, sewer and water mains, water towers and wells, power lines (above and/or below grade), telephone lines, within the subdivision or adjacent thereto as shown by City and utility company records.

10. The approximate location, dimensions, descriptions and names of all existing and proposed streets, alleys, drainage structures, utilities, parks, open spaces, natural features to be preserved, improvements to be installed for beautification, and other public areas; reservations, easements or other rights-of-way; blocks, lots and other sites within the subdivision specifically indicating the connection of improvements to those improvements in adjacent subdivisions.

11. Identification and location of proposed uses within the subdivision to include tracts intended for residential multi-family dwellings, shopping centers, churches, industry or other uses and also indicating existing and proposed zoning classifications for each use.

12. Topographical information extending a minimum of 200 feet beyond the plat boundary based on true datum with 5-foot vertical interval contour maps. United States Geological Survey 7-1/2 Minute Quadrangle maps under certain conditions may be used. Supplemental topographic information may be required if deemed necessary by the City Engineer.

All contours and elevations shall be referenced to vertical control benchmarks approved by the City Engineer. Centerline of water courses, creeks and ravines, existing drainage structures and other pertinent data shall be shown. Areas subject to flooding shall be shown, delineating the floodway and the 100-year fully developed flood limits if applicable. A study will be required to provide information as to the extent of drainage facilities that will be necessary in order to develop the property.

A drainage area map shall be included showing onsite drainage areas and divides and offsite drainage areas contributory to the proposed subdivision, along with drainage calculations related to the proposed subdivision. U.S.G.S. topographic map may be used for the drainage area map if approved by the City Engineer.

13. A number or letter to identify each lot and each block, an indication of the typical lot size, and the area of the smallest lot.

14. Building setback lines on all lots and sites adjacent to streets.

15. Title, date of preparation, scale and north point.
16. Standard Notes per Attachment “A”.

17. Current description of the property to be subdivided that includes survey name and tract numbers from City or County records.

18. The responsible entity for the operation and maintenance of any building, park, equipment, pools, plantings, lawns or other legal interests if it is proposed that they are to be shared by owners of the real property within the subdivision.

Traffic Impact Study

If the proposed preliminary plat generates more than 2,000 trips per day, the developer shall submit a traffic impact study at time of submittal of the preliminary plat. City staff will not accept a preliminary plat unless the traffic impact study is submitted in accordance with the City Standards. It is the responsibility of the applicant to demonstrate that a traffic impact study is not required.

Review time for the traffic impact study is ten (10) working days from the date of submittal to the City. The Commission hearing for the proposed development can be scheduled at the earliest possible date after the ten (10) working days have expired. Staff comment regarding the traffic impact study shall be provided to the applicant and to the Commission. It is not intended that a formal “approval” be given to the traffic impact study; however, the applicant will be encouraged to discuss concerns City staff may have with the study, allowing the applicant the opportunity to obtain staff approval before the public hearing.

Transportation consultants are strongly urged to discuss projects with the City prior to starting the study. The Guidelines provide adequate scope as to the content of the study. The transportation consultant is required to complete the Traffic Impact Study Assumptions Form in consultation with the City Engineer.

B. FINAL PLAT

General.

The Final Plat shall conform to the Preliminary Plat, as approved by the Commission and City Council and shall be drawn to accurately and legibly show all data at a scale not smaller than one inch equals 100 feet and meets City of Haslet platting requirements. Certified final engineering plans and specifications shall be submitted with the Final Plat application. The Final Plat shall contain or have attached thereto:

1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map at a scale of not less than one inch equals 2,000 feet.

2. Location of the subdivision by City, County and State.

3. A description of the subdivision by metes and bounds and the location of the subdivision with reference to a corner in a recorded subdivision or with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part. Whenever practical, the proposed subdivision will be referenced to the Texas Coordinate System, North
Central Zone under the direction of the City Engineer.

4. Tract boundary lines indicated by heavy lines.

5. Sufficient relocation data in order to reproduce the subdivision on the ground.

6. Approved name and right-of-way width of each street.

7. Locations, dimensions and purposes of all public and private easements, streets, alleys, squares, parks or the areas intended to be dedicated to public use or for the use of purchasers or owners of lots in the subdivision or private utilities serving the subdivision.

8. Identification of each lot or site and block by letter or number and building lines of lots.

9. Boundary lines and names of open spaces to be dedicated for public use or granted for use of the owners of lots in the subdivision.

10. The type of objects set or found to mark lot corners.

11. Reference to recorded subdivision plats or adjoining platted land by record names, and deed record volume and page.

12. The designation/name of the entity responsible for the operation and maintenance of any building, park, equipment, pools, plantings, lawns, waste water treatment facilities, sanitary sewers, private streets, emergency access easements, recreation areas, or other legal interests which are to be shared by the owners of real property in the proposed subdivision designated by appropriate articles of incorporation, contracts, restrictions or other methods. The means of securing payment for maintenance and operating expenses and the method of terminating such provisions shall be stated in the creating documents. The following notes shall be included on the face of all plats or with accompanying instruments, where it is the expressed intent of the developer that there will be private maintenance of any common areas or facilities in the subdivision:

"The landowners, and any subsequent owners, of lots in the subdivision, jointly and severally, shall be responsible and liable for the construction, operation, and maintenance of any private common areas or facilities in the subdivision, including but not limited to sanitary sewers, waste water treatment facilities, water facilities, private streets, emergency access easements, recreation areas, perimeter fencing and open space. The Homeowners Association shall operate and/or maintain the above described facilities. The City of Haslet shall have no responsibility or liability for the construction, operation, or maintenance of said common facilities, and said owners agree to indemnify and hold harmless the City of Haslet from all claims, damages and losses resulting from performance of the obligations of said owners set forth in this paragraph."

13. Minimum finished floor elevation requirements 100-year fully developed flood plain elevations and flood plain boundaries.
14. The City shall not record a final plat until:
   a. All of the above requirements have been fulfilled,
   b. The Commission and the City Council have approved the plat,
   c. The plat conforms to all conditions of approval,
   d. All necessary fiscal agreements have been approved and executed, and
   e. All applicable fees, assessments and taxes have been paid.”

SECTION 9.

Subsection 2.9.A. of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“A. DEVELOPMENT PLAT REQUIRED PRIOR TO CONSTRUCTION

Pursuant to the requirements of the Subdivision Ordinance and Subchapter B of Chapter 212 of the Local Government Code, every person who proposes the development or redevelopment of a single tract of land within the corporate limits of the City or within its extraterritorial jurisdiction, shall be required to submit a development plat of said tract and obtain approval of said plat prior to the commencement of construction upon said tract, and no construction shall commence upon said tract prior to the filing of a plat of said property in the County Plat Records. “Development” or “redevelopment” means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement, but does not include the new construction or enlargement of a single-family residence or an accessory building to a single family residence. However, if a person is required under Section 2 of the Subdivision Ordinance or other statute to file a subdivision plat, a development plat under the Subdivision Ordinance is not required in addition to the subdivision plat.”

SECTION 10.

Subsection 2.9.C. of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“C. DEVELOPMENT PLAT PROCEDURES

The preparation, submittal, review, and approval of all development plats shall proceed through the following steps:

1. Pre-submission Conference - meeting between developer and City Staff.

2. Preliminary Development Plat – recommendation from Planning and Zoning Commission and approved by City Council.
3. Final Development Plat—recommendation from Planning and Zoning Commission and approved by City Council.”

SECTION 11.

Subsection 2.9 E. of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“E. PRELIMINARY DEVELOPMENT PLAT REQUIREMENTS

1. Preliminary Development Plat

The preliminary development plat phase of land development includes detailed planning, submittal, review, and approval of the preliminary development plat. To avoid delay in processing the application, the developer’s engineer or surveyor should provide the City Staff with all information essential to determine the character and general acceptability of the proposed development.

2. Zoning

The development should be designed within the requirements for the specific zoning district within which it is located. Any change in zoning required in relation to the preliminary development plat shall have been adopted by the City Council prior to submission of any preliminary development plat application. Requirements of the zoning ordinance do not apply to land in the City’s extraterritorial jurisdiction.

3. Preliminary Development Plat Submission

Upon completion of the required pre-application conference, the developer shall prepare and submit a preliminary development plat application to City Staff with all applicable submittal documents and fees. The following information, certified by a registered professional land surveyor, or registered professional civil engineer, in accordance with the requirements of the Subdivision Ordinance, shall be submitted:

a. Two (2) paper copies of a preliminary development plat showing the general features of the proposed development.

b. This preliminary development plat shall be drawn on a scale of one (1) inch equals one hundred (100) feet or larger and shall show the following:

(1) The outline of the tract that is proposed to be developed, with boundary dimensions, and, if the tract is located in the corporate limits of the City, any zoning prefix designation.

(2) The proposed plan of development, showing streets, sidewalks, alleys, easements, parks, building lines, etc., with principal dimensions. The preliminary development plat shall cover all of the tract intended to be
developed.

(3) The location, width, and name of existing streets and any blocks, lots, alleys, easements, building lines, water courses, flood plain, adjacent tracts, boundary of tree cover, or other natural features in the area affected, with principal dimensions, and any other significant information on all sides for a distance of not less than one hundred (100) feet.

(4) The names of proposed streets.

(5) The location of the nearest existing sewers, water and gas mains, and other public utilities if any. If none near vicinity, so state.

(6) A proposed general plan for drainage to include calculation of pre-development and post-development ten-year and 100-year storm flows for any stream, creek, or channel and the limits of any flood plain either as designated by FEMA mapping or limits as may be determined by the owner's registered professional civil engineer.

(7) The proposed drainage plan shall include: a topographical map in sufficient detail showing all abutting drainage areas contributing to the storm water flows within the proposed development, preliminary plans for drainage improvements and detention facilities for reducing post-development drainage characteristic to pre-development conditions within the proposed development, and all calculations relating to the design of the drainage plan and its impact on the downstream system.

(8) The north point, scale, and date.

(9) The name of the owner or owners and the signature, date, and seal of the registered professional land surveyor, or registered professional civil engineer, who has prepared the preliminary development plat.

(10) A vicinity sketch or key map at a scale of not more than one thousand (1,000) feet to the inch which shall show all existing developments, streets, and tracts of acreage in the area.

(11) The contours shall be intervals of five (5) feet or less.

(12) The proposed plan of improvements and utilities, including any perimeter lines as shown on the City's Master Water and Sewer Plans, to be constructed in the development prepared by a registered professional engineer, shall be shown with indication of street widths and utility line sizes. The accurate location of any existing utilities within the development shall be shown on the preliminary development plat.

(13) The following certificate shall be placed on the preliminary development plat:

"APPROVED PRELIMINARY DEVELOPMENT PLAT"
(14) One copy of the signed plat shall be returned to the developer.

c. City Staff shall distribute copies of the preliminary development plat to all city departments for review.

d. County Engineer and/or school district (when concerned with a specific plat).

e. On receipt of the preliminary development plat, City Staff shall:

Review the preliminary development plat for compliance with public objectives, giving special attention to design principles and standards, to internal circulation streets and Master Thoroughfare Plans, to Master Water and Sewer Plans, and to existing and proposed zoning, if any, and land use of the tract and adjacent tracts. The official filing date for the preliminary development plat pursuant to Chapter 212, Texas Local Government Code, will be the date it is determined to be in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law. The preliminary development plat shall then be presented to the Planning and Zoning Commission for their consideration and recommendation on the preliminary development plat.

4. Preliminary Development Plat Approval

The Planning and Zoning Commission shall make a recommendation that the preliminary development plat be approved, conditionally approved, or disapproved within thirty (30) days of the official filing date of the preliminary development plat. The recommendation of the Planning and Zoning Commission shall be sent to the City Council for their consideration of the preliminary development plat. The City Council shall approve, conditionally approve, or disapprove the preliminary development plat within thirty (30) days after the recommendation of the Planning & Zoning Commission.

a. The approval of a preliminary development plat by the City Council is the authorization to proceed with the preparation of the final development plat and the application to consider the final development plat. Approval of a preliminary development plat does not constitute the acceptance of a development or the improvements placed therein.

b. If the City Council conditionally approves or disapproves the preliminary development plat, City Staff shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for
disapproval, including a citation to the law that is the basis for the conditional approval or disapproval, if applicable.

c. If the City Council conditionally approves or disapproves a preliminary development plat, the applicant may submit to the City a written response that satisfies each condition for the conditional approval or remediates each reason for disapproval provided to the applicant. There is no deadline for when the applicant may submit the response. If the applicant submits a response under this section, the response shall be reviewed by the City Engineer and City Staff and forwarded to the City Council for action within fifteen (15) days of the date the response is submitted. The City Council shall take action to approve or disapprove of the applicant’s previously conditionally approved or disapproved preliminary development plat. The City Council shall approve the preliminary development plat if the applicant’s response adequately addresses each condition of the conditional approval or each reason for disapproval. The City Council shall disapprove the preliminary development plat if the applicant’s response fails to adequately address each condition of the conditional approval or each reason for the disapproval. The City Council may only disapprove the preliminary development plat for a specific condition or reason previously provided to the applicant. If the City Council disapproves the preliminary development plat, City Staff shall provide the applicant a written statement of the reasons for disapproval that clearly articulates each specific reason for disapproval, including a citation to the law that is the basis for the disapproval, if applicable. If the preliminary development plat is disapproved after the applicant files a response under this section, the disapproval is final.

d. City Council approval shall be valid for a period of twelve (12) months from the date of City Council action. If within the twelve (12) month period no application is made for final development plat consideration, the preliminary development plat shall become null and void. The developer may request and the City Council, at its discretion, may grant an extension of the time limit for a specified period of time.

e. Upon City Council approval of the preliminary development plat, the developer shall provide to the City five (5) copies of the plat bearing the following:

“APPROVED PRELIMINARY DEVELOPMENT PLAT”

<table>
<thead>
<tr>
<th>Chairman, Planning and Zoning Commission</th>
<th>Date</th>
<th>Mayor</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Secretary</td>
<td>Date</td>
<td>City Secretary</td>
<td>Date</td>
</tr>
</tbody>
</table>

SECTION 12.

Subsection 2.9.F. of Section 2 “Administrative Rules and Regulations” of the Subdivision Ordinance codified as Exhibit A of Chapter 10 “Subdivision Regulation,” of the City of Haslet Code of Ordinances is amended to read as follows:

“F. FINAL DEVELOPMENT PLAT REQUIREMENTS”
This step includes the final design of the development, engineering of public improvements, and submittal of the final development plat by the developer.

1. Final Development Plat Requirements

   After the preliminary development plat has been approved by the City Council, the developer's registered professional land surveyor or registered professional civil engineer shall prepare and submit to City Staff a final development plat which shall comply with the requirements of the Subdivision Ordinance and shall include the following:

   a. Two (2) paper copies of the final development plat shall be submitted with the final development plat application. The final development plat shall be drawn to a scale of one inch equals one hundred feet (1" = 100') or larger, with all figure and letters legible.

   b. The final development plat shall be proper for filing for record in the Office of the County Clerk of the County where the lot or tract is located with the following information given:

      (1) The name or names of the owner and developer.

      (2) The name of the registered professional land surveyor, or registered professional civil engineer, who prepared the plat.

      (3) The name of the street (to conform whenever possible to existing street names).

      (4) The north point, date, acreage of the lot, and scale.

      (5) An accurate boundary survey of the property, with bearings and distances referenced to the corner of an existing survey of an established development with complete and accurate field notes of said boundaries. The lines with dimensions of all adjacent lands and alleys, and easements in adjacent properties shall be shown in dashed lines.

      (6) Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement.

      (7) Each easement and right-of-way within or abutting the boundary of the surveyed property.

      (8) The dimensions of each street, sidewalk, alley, square, park, or other part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part.

      (9) All necessary dimensions, including linear, angular, and curvilinear,
and other surveying information necessary to reproduce the plat on the
ground with the linear and curvilinear dimensions shown in feet and decimals
of a foot.

(10) The angular dimensions shall be shown by true bearings. The length
of all straight lines, deflection angles, radii, tangents, central angle of curves
shall be shown for the centerline of the street. Dimensions shall be shown
from all angle points and points of curve of lot lines. All lots on curves shall
be shown with curve length dimensions based on arc definitions.

(11) All survey monuments shall be shown on the plat.

(12) Certification by a registered professional land surveyor, or registered
professional civil engineer, licensed by the State of Texas, placed on the plat
as follows:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ________________, do hereby certify that I prepared this
plat from an actual and accurate survey of the land and that the corner
monuments shown thereon shall be properly placed, under my
personal supervision, in accordance with the ordinances and
regulations of the City of Haslet, Texas.

(SEAL)

(13) The following Certificate of Approval by the Planning and Zoning
Commission to be placed on the plat in a manner that will allow the Final
Development Plat to be filed for record:

I hereby certify that the above and foregoing Final Development Plat
of ____________________ was approved this ___ day of
___, 20____, by the Planning and Zoning Commission of
the City of Haslet, Texas.

Chairman _______________ Secretary _______________

Said plat shall be subject to all the requirements of the Subdivision
Ordinance and regulations of the City of Haslet.

Witness my hand this ___ day of _____________, 20____.
__________________________, City Secretary

(14) An instrument of dedication, signed and acknowledged by the owner
or owners and by all other parties who have a mortgage or lien interest in the
property, showing all restrictions, reservations, and/or easements if any, to be
imposed and reserved in connection with the plat. Such restrictions shall
include the following provisions:

No house, dwelling unit, or other structure shall be constructed on this lot by
the owner or any other person until:

(a) Such time as the developer and/or owner has complied with all requirements of the Subdivision Ordinance of the City of Haslet regarding improvements within the area so platted, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, and water and sewer utilities, all according to the specifications of the City of Haslet; or

(b) The developer files with the City Secretary either a corporate surety bond, escrow deposit, or irrevocable letter of credit in a sum equal to the cost of such improvements thereon within the time period established by the City for completion of said improvements. The developer shall execute an agreement authorizing the City to make or complete said improvements in the event the developer fails or refuses to make or complete said improvements within the time so stated for completion thereof. The corporate surety bond, escrow or irrevocable letter of credit shall comply with the following:

(i) The sum equal to the cost of improvements shall include all construction costs, the costs of construction staking, and engineering services related to construction including but not limited to periodic administration, and preparation of as-built plans. The cost estimate for construction and related administration shall be prepared by the developer’s engineer based on currently prevailing private commercial rates and approved by the City Engineer.

(ii) The escrow deposit shall be in the form of a cashier’s check payable to the “City of Haslet” Escrow Account for __________________. The City shall open an interest bearing escrow account bearing the development name with the City’s depository bank or other authorized investment entity. All interest accrued by said account shall be deposited to the account. The City shall have the right to use the principal of the escrow deposit and all accrued interest to make or complete construction of improvements as provided by this Code. The developer may reduce the amount of escrow deposit equal to the cost, less ten (10) percent thereof, of each major phase of improvements as such phases are completed and satisfactorily pass all applicable test inspections. The major phases are: (1) water and sewer utilities and (2) streets and drainage. The release of any portion of the escrow deposit shall not include any accrued interest and shall not constitute final acceptance of the improvements by the City. Upon final completion and final acceptance of all improvements, the City shall release to the developer the remaining balance of escrow deposit for the development along with interest accrued and paid on the
same.

(iii) An irrevocable letter of credit shall be in a form and drawn from a bank satisfactory to the City and in the amount equal to the cost of improvements as defined heretofore. The amount of the irrevocable letter of credit may be reduced by the developer upon completion of each major phase of construction in the same manner applicable to the escrow deposit.

(iv) These restrictions, with respect to improvements, are made to insure the installation of such improvements and to give notice to the owner of the development that no house or other building can be constructed until such improvements are actually made or provided for.

c. A certificate of dedication of all streets, alleys, and other land intended for public use, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public.

d. A waiver of claim for damages against the City occasioned by the establishment of grades or the alternation of the surface of any portion of existing streets and alleys to conform to the grades established in the development.

e. A receipt showing that all taxes and applicable fees are paid. The final development plat submitted to the Planning and Zoning Commission and to be filed for record with the County Clerk shall not show construction or physical features unless so unusual as to be of significance, except that the shoreline of any water areas shall be shown with the date surveyed.

f. Two copies of each of the following:

(1) Certified construction plans and specifications for public improvements.

(2) Report of soil tests and pavement designs.

(3) Executed copies of paving and utility contract before commencing construction including payment, performance and maintenance bonds.

2. Construction Plans and Specifications

Prior to submission of the final development plat, the applicant must submit construction plans and specifications for the construction of public improvements to the City Engineer for review. The City Engineer shall review the construction plans and specifications to determine if they are in conformance with the Subdivision Ordinance, the City of Haslet Code of Ordinances and federal, state and local law. Upon determination that the construction plans and specifications are in conformance with the Subdivision Ordinance,
the City of Haslet Code of Ordinances and federal, state and local law, the City Engineer shall certify in writing that the construction plans and specifications are in conformance.

3. Final Development Plat Review

Upon receipt of the final development plat application, City Staff shall check the final development plat for completeness and conformity to the Subdivision Ordinance and the approved preliminary development plat. When City Staff determines that the final development plat is in conformance with the Subdivision Ordinance, the approved preliminary development plat, and federal, state and local law, City Staff shall notify the applicant in writing of this determination. The official filing date of the final development plat, including the certified construction plans and specifications and any documents submitted therewith, shall be the date of City Staff’s determination.

4. Final Development Plat Approval

a. Upon receipt of the final development plat by City Staff from the developer, the Planning & Zoning Commission shall recommend approval, conditional approval or disapproval of the final development plat within thirty (30) days after the official filing date. The recommendation of the Planning and Zoning Commission shall be sent to the City Council for action on the final development plat. The City Council shall approve, conditionally approve, or disapprove the final development plat within thirty (30) days after the recommendation of the Planning & Zoning Commission.

b. If the City Council conditionally approves or disapproves the final development plat, City Staff shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval, including a citation to the law that is the basis for the conditional approval or disapproval, if applicable.

c. If the City Council conditionally approves or disapproves a final development plat, the applicant may submit to the City a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided to the applicant. There is no deadline for when the applicant may submit the response. If the applicant submits a response under this section, the response shall be reviewed by City Staff and forwarded to the City Council for action within fifteen (15) days of the date the response is submitted. The City Council shall take action to approve or disapprove of the applicant’s previously conditionally approved or disapproved final development plat. The City Council shall approve the final development plat if the applicant’s response adequately addresses each condition of the conditional approval or each reason for disapproval. The City Council shall disapprove the final development plat if the applicant’s response fails to adequately address each condition of the conditional approval or each reason for the disapproval. The City Council may only disapprove the final development plat for a specific condition or reason previously provided to the applicant. If the City Council disapproves the final development plat, City Staff shall provide the applicant a written statement of the reasons for disapproval that clearly articulates each specific reason for disapproval, including a citation to the law that is the basis for the
disapproval, if applicable. If the final development plat is disapproved after the applicant files a response under this section, the disapproval is final.

d. The City Council’s action on the final development plat shall also be action on the certified construction plans and any other documents submitted along with the final development plat.

e. City Council approval shall be valid for a period of twelve (12) months from the date of City Council action. If within the twelve (12) month period construction has not begun, the final development plat shall become null and void. The developer may request and the City Council, at its discretion, may grant an extension of the time limit for a specified period of time.

f. Upon City Council approval of the final development plat, the developer shall provide to the City five (5) copies of the plat bearing the following:

“APPROVED FINAL DEVELOPMENT PLAT”

<table>
<thead>
<tr>
<th>Chairman, Planning and Zoning Commission</th>
<th>Date</th>
<th>Mayor</th>
<th>Date</th>
</tr>
</thead>
</table>

City Secretary | Date | City Secretary | Date |


g. After the final development plat has been approved and has been fully and properly endorsed and all applicable fees have been paid, the City Secretary shall file the plat with the County Clerk of the County where the lot or tract is located.”

SECTION 13.

This Ordinance shall be cumulative of all provisions of all ordinances of the City of Haslet, Texas, and the Haslet Code of Ordinances, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 14.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 15.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not
more than Five Hundred Dollars ($500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 16.

All rights and remedies of the City of Haslet, Texas, are expressly saved as to any and all violations of the provisions of the Code of the City of Haslet, or any other ordinances of the City, that have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance, but may be prosecuted until final disposition by the courts.

SECTION 17.

The City Secretary of the City of Haslet is directed to publish the caption, penalty clause, and effective date of this Ordinance in the official newspaper of the City of Haslet, Texas, as authorized by Section 52.011 of the Texas Local Government Code.

SECTION 18.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 9th DAY OF DECEMBER, 2019.

[Signature]
Mayor Bob Golden

Attest:

[Signature]
Dianna Buchanan, TRMC
City Secretary