

ORDINANCE NO. 2024-05

AN ORDINANCE AMENDING ORDINANCE 2023-04 WHICH AMENDS ORDINANCE 2004-04, WHICH AMENDS ORDINANCE 2003-02 CAPTIONED "TO PROVIDE FOR THE ORDERLY, SAFE AND HEALTHFUL DEVELOPMENT OF THE AREA WITHIN THE CITY OF BRAZOS COUNTRY AND WITHIN THE AREA SURROUNDING THE CITY PURSUANT PARTICULARLY TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE PERTAINING TO MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT" BY AMENDING SECTION 5E ENTITLED "EXCEPTION TO PLAT REQUIREMENT" TO OMIT #3 STATING THAT THE PROPERTY MUST BE CONVEYED TO A RELATIVE.

WHEREAS, the City of Brazos Country, herein referred to as "City" is a Type B General Law City; and

WHEREAS, the City council of the City of Brazos Country finds and determines that it has the power to adopt this Ordinance under applicable provisions of the laws of the State of Texas and under the common law as applicable in this State; and

WHEREAS, the City Council realizes that it has the responsibility to promote the health, safety, morals and general welfare of the City; and

WHEREAS, the City Council adopts this Ordinance to purport its regulations regarding subdivision development; and

WHEREAS, the City Council wishes to amend Ordinance 2023-04 by amending Section 5 (E) entitled "Exception to Plat Requirement";

WHEREAS, the City, pursuant to TEX. LOC. GOV'T CODE § 212.0045 hereby determines that specific divisions of land do not require platting,

NOW THEREFORE,

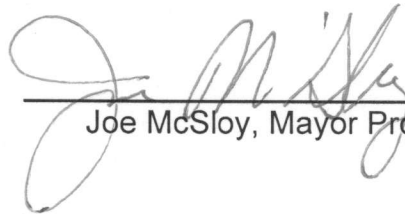
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRAZOS COUNTRY, TEXAS:

1. The City Council of the City of Brazos Country having reviewed the findings of fact and conclusions as herein set out and adopts the same for inclusion in this ordinance if the same had been repeated verbatim herein.
2. Ordinance No. 2023-04 of the City of Brazos Country, Texas is hereby amended by amending Section 5 E to read as follows:

(1) Property must have been previously platted as a lot at least 2 acres in size.

- (2) No more than two lots may be created from the division of the land and each lot shall be at least one acre.
- (3) Each lot, from the resulting division, must have direct access to public streets and roads and utilities and need no other public improvements.
- (4) This exemption is applicable to the owner of a lot on a one-time occurrence with no further exemptions from platting allowed.
- (5) This exemption is limited to a single division of any applicable Property and shall not apply to any Property, lot, track, or plat created as a result of a prior division.
- (6) Nothing herein exempts platting required under the Texas Local Government Code.

PASSED, APPROVED, AND ADOPTED on this 21st day of November, 2024.



Joe McSloy, Mayor Pro Tem

ATTEST:



Janet Shelton
Assistant City Secretary

