

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-03

Amending Chapter 9, Article 9.02, Subdivision Ordinance - Expirations

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES CHAPTER 9, "PLANNING AND DEVELOPMENT REGULATIONS," ARTICLE 9.02, "SUBDIVISION ORDINANCE", SECTION 9.02.004 "PROCEDURE" TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND ESTABLISH THE EXPIRATION FOR FINAL PLATS; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon, Texas (the "City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to amend the provisions pertaining to approved permanent signs; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the City and that the regulations provided herein will promote and provide for the health, safety, and welfare of the City.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 9, "Planning and Development Regulations," Article 9.02, "Subdivision Ordinance," of the City's Code of Ordinances is hereby amended by amending Section 9.02.004, "Procedure" to label (G), reduce construction plan approval from two years to one year, and adding (19) to establish an expiration of final plat approval as follows:

"§9.02.004 Procedure

...

(16) Construction Plans

...

(G) The approval of construction drawings shall be effective for a period of one (1) year after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval

before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

(19) Approval. The approval of a final plat shall remain in effect for five (5) years following the date of approval except that the plat's approval shall remain valid indefinitely as long as consistent progress toward the filing of the final plat is demonstrated. If after the 5-year approval time period, progress toward the filing of the final plat has not been shown for a period of at least 180 days, the plat's approval shall immediately terminate and become void. If the final plat expires and no other final plat has been submitted or filed on the same preliminary plat, the preliminary plat of the property shall also expire concurrently with the expiration of the final plat.

SECTION 3. SAVINGS/REPEALING CLAUSE

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 5. PENALTY

Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the general penalty provision of Section 1.01.009. Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of the amended article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 6. PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 7. OPEN MEETING

That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

ATTEST:

Rae Norton
Rae Norton, City Secretary

Vicki Sanson
Vicki Sanson, Mayor

