

CITY OF HASLET

ORDINANCE NO. 027-2016

AN ORDINANCE AMENDING SECTIONS 3.3 D AND E, AND SECTION 3.10 B OF THE SUBDIVISION ORDINANCE OF THE CITY OF HASLET, TEXAS, AS AMENDED, RELATING TO CUL-DE-SAC AND EMERGENCY ACCESS EASEMENT REQUIREMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; 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, Texas, 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 of Haslet, Texas, previously adopted its subdivision ordinance, which has been codified as Exhibit “A” to Chapter 10 of the Haslet Code of Ordinances; and

WHEREAS, the City Council deems it necessary to revise Sections 3.3 D and E, and Section 3.10B of the subdivision ordinance relating to cul-de-sac and emergency access easement requirements; and

WHEREAS, public hearings were held by the Planning and Zoning Commission on August 29, 2016 and the City Council on September 19, 2016, with respect to the proposed changes in the subdivision regulations.

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

SECTION 1.

That Section 3.3 D and E of Exhibit “A” to Chapter 10 of the Haslet Code of Ordinances, the Subdivision Ordinance, is hereby amended to read as follows:

3.3 GENERAL REQUIREMENTS

...

“D. Streets designated to be dead-ended permanently shall be platted and constructed with a paved cul-de-sac. Any dead-end street of a permanent or a temporary nature, if longer than two hundred (200) feet, shall have a surfaced turning area one hundred (100) feet in diameter for a cul-de-sac. Temporary dead-end streets shall have

provisions for future extension of the street and utilities and, if the temporary cul-de-sac is required, a reversionary right to the land abutting the turn-around for excess right-of-way shall be provided.

E. A street ending permanently in a cul-de-sac shall not be longer than eight hundred (800) feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred (100) feet. In cases where physical constraints, property ownership, different land use, or other circumstances create conditions where it is appropriate that the length of the cul-de-sac street be longer, the Commission may grant a variance to permit the length to be increased to meet existing conditions, having due regard for connecting streets, circulation of traffic, and public safety.”

SECTION 2.

That Section 3.10B of Exhibit “A” to Chapter 10 of the Haslet Code of Ordinances, the Subdivision Ordinance, is hereby amended to read as follows:

3.10 EASEMENTS

...

“B. Emergency access and fire lane easements shall be provided in locations required by the City. These easements shall have a minimum width of twenty-six (26) feet and a minimum height clearance of fourteen (14) feet. Any emergency access and fire lane easement more than one hundred fifty (150) feet in length shall either connect at each end to a dedicated public street or be provided with a cul-de-sac having a minimum diameter of one hundred (100) feet. These easements shall be paved to Design Standards and Specifications recommended by a Registered Professional Engineer.”

SECTION 3.

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

SECTION 4.

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 phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

All rights and remedies of the City of Haslet are expressly saved as to any and all violations of the provisions of the subdivision ordinance of the City of Haslet, Texas, as amended, which 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 6.

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 Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

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

SECTION 8.


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 19TH DAY OF SEPTEMBER, 2016.



Bob Golden, Mayor

Attest:



Dianna Buchanan, City Secretary

