

Sec. 4-36. - Short form final plats (combination preliminary and final plat).

The city manager or his designee may allow a final plat without the necessity of a preliminary plat (as required in Section 4-34) for currently platted property or replats if requested by the applicant.

- A. Application fees for short form platting shall be paid at the time of application.
- B. The final plat meets all of the conditions and requirements as outlined under the Texas Local Government Code, as amended, as well as the following:
 - 1. No more than four (4) lots, tracts or reserves are included.
 - 2. The area to be platted lies within an existing public street circulation system already approved by the city council.
 - 3. The plat does not propose to vacate public street rights-of-way or easements.
 - 4. The plat does not propose creation or extension of public rights-of-way.
 - 5. The proposed development does not require any significant drainage improvements and, if contained wholly or partially within the one hundred-year flood plain, conforms to Federal Emergency Management Agency flood plain management rules.
 - 6. The proposed development is consistent with the thoroughfare plan and creates no significant traffic congestion on the existing public street system.
- C. The short form plat shall meet all of the requirements for a final plat in Section 4-35.
- D. Evidence that the proposed subdivision is adequately served by all existing utilities, including gas, water, sewer, electricity, etc., and is acknowledged as acceptable by the City Engineer, Public Works and Utilities Departments at the time the short form final plat is submitted.
- E. If it is a replat, a public hearing is held in accordance with the requirements of law for replats before final approval of the final plat.