

ORDINANCE NO. 2014-05

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE SUBDIVISION ORDINANCE TO ELIMINATE THE REQUIREMENT OF PLAT APPROVAL BY A DRAINAGE DISTRICT, EXCEPT AS MAY BE REQUIRED BY AN INTERLOCAL AGREEMENT WITH THE CITY; REPEALING THE FEE SCHEDULE, ENGINEERING STANDARDS, AND STANDARD DETAILS ATTACHED TO THE SUBDIVISION ORDINANCE AND PROVIDING THAT THOSE MATTERS ARE GOVERNED BY THE OTHER FEE SCHEDULE, ENGINEERING DESIGN CRITERIA MANUAL, AND STANDARD CONSTRUCTION DETAILS ADOPTED BY THE CITY COUNCIL; AND PROVIDING A SAVINGS CLAUSE, SEVERANCE CLAUSE, AND EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION ONE. PRELIMINARY PLAT. Section 19(B) (14) of the Iowa Colony Subdivision Ordinance, No. 2002-10, as amended, is hereby amended to read as follows:

“14. A preliminary drainage plan which: (a) has been approved by the City; (b) has been approved by the appropriate Brazoria County Drainage District, but only to the extent, if any, that approval by a drainage district is required by an interlocal agreement with the City; and (c) meets the requirements as set forth in the Brazoria County Drainage Criteria Manual; shall be submitted with each preliminary plat (at the same scale) which shall include the following:

- “(i) Overall layout of lots or parcels;
- “(ii) Contours;
- “(iii) Any defined water ways on or adjacent to the site;
- “(iv) Drainage area map showing on-site and off-site areas draining across or adjacent to the site with preliminary calculations of flows;
- “(v) Flood zones and flood ways as determined by the applicable FEMA maps; and the Base Flood Elevation (BFE) shall be indicated on the preliminary plat as shall the flood zone;
- “(vi) Proposed drainage improvements including detention areas and depths with preliminary calculations; and
- “(vii) Proposed easements which shall include all drainage and maintenance easements.”

SECTION TWO. FINAL PLAT. Section 22(B)(18) of the Iowa Colony Subdivision Ordinance, No. 2002-10, as amended, is hereby amended to read as follows:

“18. Certificate of approval for both Planning Commission and City Council signatures on face of the plat. Additionally, a certificate of approval signed by the applicable

drainage district shall appear on the face of the plat, but only to the extent, if any, that approval of a drainage district is required by an interlocal agreement with the City."

SECTION THREE. FINAL PLAT. Section 22(B)(27) of the Iowa Colony Subdivision Ordinance, No. 2002-10, as amended, is hereby amended to read as follows:

"27. Two (2) original mylar copies of the final plat and supporting data shall be submitted to the City Secretary. To the extent, if any, that approval by a drainage district is required by an interlocal agreement with the City, such approval by the drainage district must be obtained before the final plat is submitted to the City. The plats shall be submitted to the City Engineer at least twenty one (21) days prior to the scheduled meeting date and shall be reviewed by the City Engineer for compliance with State law, this Ordinance, other City Ordinances, policies, rules and regulations. On receipt by City staff of an administratively complete application, staff shall schedule the plat for action by the Planning Commission at its next available and appropriate meeting. At least seven (7) days prior to the scheduled meeting date the subdivider shall provide to the Planning Commission fifteen (15) copies and two (2) original mylar copies of the final plat, prepared in accordance with the Brazoria County Clerk's requirements for plat recording, along with supporting documentation. The Planning Commission shall render a decision within thirty (30) days of the City's receipt of an administratively complete application, provided that the application is not withdrawn prior to Commission review. The decision may consist of a recommendation of approval or disapproval. No final plat shall be processed until final construction plans are approved."

SECTION FOUR. ABBREVIATED PLAT. Section 23(B)(3) of the Iowa Colony Subdivision Ordinance, No. 2002-10, as amended, is hereby amended to read as follows:

"3. A drainage plan covering all land to be improved must be prepared in accordance with the Brazoria County Drainage Criteria Manual and be approved by the City and, to the extent, if any, that approval by a drainage district is required by an interlocal agreement with the City, such drainage plan must also be approved by the applicable drainage district. Construction plans for each improvement must have been approved by the City prior to approval of the plat."

SECTION FIVE. DRAINAGE IMPROVEMENTS. Section 44 of the Iowa Colony Subdivision Ordinance, No. 2002-10, as amended, is hereby amended to read as follows:

"Section 44. Drainage and Drainage Structures.

"The subdivider shall furnish and install all necessary drainage improvements in accordance with the Brazoria County Drainage Criteria Manual and, to the extent, if any, required by an interlocal agreement with the City, in accordance with the appropriate Brazoria County Drainage District's drainage criteria."

SECTION SIX. FEE SCHEDULE, ATTACHMENT "A" OF SUBDIVISION ORDINANCE. Attachment "A," entitled "Fee Schedule," of the Subdivision Ordinance is hereby repealed. Fees

concerning subdivisions shall be governed by the Fee Schedule Ordinance of the City of Iowa Colony, Ordinance No. 2012-14, as it may be amended from time to time.

SECTION SEVEN. ATTACHMENT "B," ENTITLED "ENGINEERING STANDARDS," AND ATTACHMENT "C," ENTITLED "STANDARD DETAILS." Attachment "B," entitled "Engineering Standards," and Attachment "C," entitled "Standard Details," of the Subdivision Ordinance are hereby repealed. Engineering standards and standard details shall be governed by the Iowa Colony Engineering Design Criteria Manual, including the Standard Construction Details therein, adopted by the City Council, as it may be amended from time to time.

SECTION EIGHT. SAVINGS CLAUSE. All other ordinances and portions of ordinances of the city shall remain in full force and effect.

SECTION NINE. SEVERANCE CLAUSE. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.


SECTION TEN. EFFECTIVE DATE. This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED this 21 day of April, 2014.

CITY OF IOWA COLONY, TEXAS

By: 
Robert C. Wall, Mayor

ATTEST:


Geraldine K. Frank, City Secretary