

## **Ordinance # 00138**

### **An ordinance amending ordinance 043 relating to Subdivisions.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG RIDGE:

THAT, Ordinance No. 043, as passed and approved by the City Council of Mustang Ridge on February 9, 1988, be and same is hereby amended as follows:

#### **SECTION 5. General Subdivision Design - Standards and Specifications**

No preliminary plat or final plat shall be approved by the City Council unless the subdivision follows good planning practices and proven engineering practices.\* No subdivision or master plan of the proposed subdivision shall be approved unless it is in conformity with the City Plan at such time as said City Plan may be adopted or revised by the City Council. All facilities shall be constructed in accordance with part of these regulations. All streets and alley shall be dedicated to the public in accordance with these requirements. No private streets will be permitted. The Council will review each proposed subdivision on its own merits and reserves the right to refuse any subdivision which is not in conformity or character with existing land use practices in the community. All lots in a proposed subdivision will be a minimum of one acre in size. All lots in a proposed subdivision with an approved sewage facility will be a minimum of one (1) acre in size.

**\*All plats submitted to the City of Mustang Ridge for approval must have the following inscribed: "The Design Engineer who prepared these plans is responsible for their adequacy and compliance with City of Mustang Ridge street and drainage construction requirements. In accepting these plans for construction, The city of mustang Ridge must rely upon the accuracy of the work of the Design Engineer. The Developer and Design Engineer will be responsible for correcting all deficient items discovered by the City Inspector during construction. Neither the City of Mustang Ridge nor its Inspectors shall be responsible for any failure on the part of the Design Engineer or Developer to comply with the minimum City of Mustang Ridge construction requirements."**

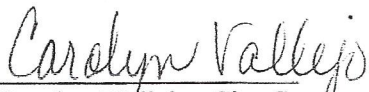
TO the extent of any conflict with any prior ordinance of the City of Mustang Ridge, the terms of the Ordinance shall be controlling.

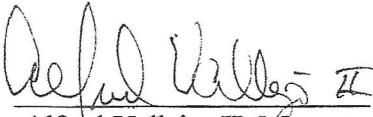
If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid or unenforceable, the unconstitutionality, invalidity, or unenforceability of any such part shall in no way affect, impair or invalidate the remaining parts of this ordinance, but as to such remaining parts, this ordinance shall remain in full effect.

Because prompt action is in the public interest, this ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED this 25th day of August 1997.

Attest:

  
Carolyn Vallejo, City Secretary

  
Alfred Vallejo, II, Mayor