

CITY OF GHOLSON

ORDINANCE NO. 2026-10-15

**BE IT ORDAINED BY THE CITY COUNSEL OF THE CITY OF
GHOLSON AN ORDINANCE MODIFYING THE ORDINANCE
AMENDMENT NO. 2025-08-A FOR SUBDIVISION ORDINANCE
ARTICLE 10.02 SUBVISION SEC. 10.02.009 STANDARDS AND
SPECIFICATIONS**

WHEREAS, the City Council of the City of Gholson ("City Council") made a motion to approve the Amendment change Ordinance Code Section 10.02.009 on August 28, 2025.

WHEREAS, the City Council voted to change the Ordinance requiring (217,800) square foot 5-acre lot size instead of (43,560) square foot.

WHEREAS, the City Council would like to modify this Ordinance to be a requirement of (87,120) square foot (2) acre lot size instead of (217,800).

WHEREAS,

NOW, THEREFORE, BE IT ORDAINED by the City of Gholson:

1. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of this time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 15th day of October 2026, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Gholson, Texas.

CITY OF GHOLSON


Mayor

ATTEST:


City Secretary

Chapter 10

Subdivision Regulation

Article 10.02 Subdivision Ordinance

Sec. 10.02.009 Standards and specifications

(a) General standards.

- (1) Each lot shall front upon a public street and provide for a minimum lot size of ~~forty-three thousand five hundred and sixty (43,560)~~ two hundred and seventeen thousand eight hundred (217,800) square feet. If (a) heirs or beneficiaries jointly owning a piece of land or (b) relatives by affinity or the first degree of consanguinity desire to subdivide a lot into individual lots between themselves, then the lots may have a minimum lot size of one hundred and eight thousand nine hundred (108,900) square feet. The terms "consanguinity" and "affinity" have the meaning, determination, and computation, found in Texas Government Code, Chapter 573, Subchapter B.
- (2) The lot width of the area affronting a public street shall not be less than two hundred (200) feet. The term "Lot Width" means the mean horizontal distance between side lot lines, as measured in a straight line perpendicular to a line parallel to the street line.
- (3) Survey monuments shall be placed at all corners of boundary lines of a subdivision.
- (4) The city shall specify any areas required for the allocation of parks and other public spaces that are essential to the proper development of the area.
- (5) All services for utilities shall be made available for each lot in such a manner that it will not be necessary to disturb any curb, gutter, street pavement, or drainage structures when connections are made.
- (6) The developer shall furnish the city with one (1) set of "as built" plans for all paving, drainage structures, water mains, and sewer mains within sixty (60) days after completion of construction.
- (7) Block lengths and widths shall be provided at such intervals as to best serve traffic adequately and to meet existing streets, or to comply with customary subdivision practices.
- (8) All utility lines that pass under a street or alley shall be installed ~~before the street or alley is~~ paved.

(b) Streets.

- (1) All streets shall have a minimum right-of-way width of fifty (50) feet.
- (2) Existing streets in adjoining areas shall be continued, and shall be at least as wide as such existing streets and in alignment therewith.
- (3) Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provisions for the proper projection of streets into such unsubdivided areas.

- (4) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
- (5) Half streets shall be prohibited.
- (6) Street intersections shall be as nearly at right angles as practicable.
- (7) Dead-end streets shall be prohibited except as short stubs to permit future expansion.
- (8) Cul-de-sacs shall not exceed four hundred (400) feet in length, and shall have a minimum of right-of-way radius of fifty (50) feet.
- (9) Curbs shall be installed by the subdivider on both sides of all interior streets and on the subdivision side of all streets forming part of the boundary of the subdivision.
- (10) Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used.
- (11) Streetlights shall be installed by the subdivider at all street intersections and at all adjacent intersections.
- (12) Street name signs shall be installed by the city at the developer's expense at all intersections within or abutting the subdivision.
- (13) All street improvements shall be in accordance with the standard specifications and construction details of the city.
- (14) All street improvements will be accomplished at the expense of and by the developer.
- (c) Alleys. Alleys shall have a minimum width of fifteen (15) feet. Dead-end alleys shall be avoided. Alleys shall be constructed in accordance with standard specifications and construction details of the city.
- (d) Utility easements. Easements at least fifteen (15) feet in width shall be provided wherever necessary for utilities.
- (e) Sidewalks. Sidewalks, when required, shall be concrete and have a width of not less than four (4) feet and thickness of not less than four (4) inches. Sidewalks shall be constructed one (1) foot from the property line within the street right-of-way.
- (f) Parking area. Adequate off-street paved parking areas shall be provided for lots set aside or planned for business uses.
- (g) Lot markers. Lot markers shall be one-half (1/2) inch reinforcing bar, eighteen (18) inches long, or approved equal, and shall be placed at all lot corners flush with the ground, or countersunk if necessary, in order to avoid being disturbed.
- (h) Drainage installations.

- (1) An adequate storm sewer system consisting of inlets, pipes, and other underground and

above-ground drainage structures with approved outlets shall be constructed where the runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. The subdivider shall submit data and plans for drainage facilities as directed by the city and under policies for storm drainage installation for the city.

- (2) Underground storm drains shall be designed to accommodate a five-year frequency storm with adequate overload relief for a twenty-five (25) year storm. Design of all bridges, culverts, and open channels are to be based on a twenty-five (25) year frequency.
- (3) All drainage improvements shall be constructed at developer's expense.

(i) Public water system.

- (1) Water system extensions shall be designed to provide for a domestic supply of at least two hundred fifty (250) gallons per capita per day, delivered at a minimum pressure of forty-two (42) pounds per square inch.
- (2) All mains installed within a subdivision must be as large as those to which connected and must extend to the borders of the subdivision, as required for future extensions of the system, regardless of whether or not such extensions are required for service within the subdivisions.
- (3) Fire hydrants shall be provided at locations such that all areas of development are located within a five hundred (500) foot radius from a fire hydrant and served by a six (6) inch or larger main.
- (4) No more than thirty (30) three-fourths (3/4) inch service connections shall be served from any four (4) inch main.
- (5) Two (2) inch mains shall only be permitted in dead-end locations not subject to future extensions and shall serve no more than six (6) three-fourths (3/4) inch service connections.
- (6) All water system extensions shall be constructed in accordance with the standard specifications and construction details of the city.
- (7) All water system installations shall be constructed at developer's expense unless oversizing of mains is required by the city and the city agrees to participate in the cost of oversizing. The developer shall be responsible for making any arrangements with contiguous property owners for pro rata share in the cost by the developer.

(j) Public sewer system.

- (1) No sewer lateral shall be smaller than six (6) inches in diameter and must be as large as that to which connected. All sewers shall be designed with hydraulic slopes sufficient to give mean velocities when flowing full or half full of not less than two (2) feet per second, nor more than five (5) feet per second. Manholes shall be constructed at all changes in grade, alignment, or size of sewer, and at all intersections of other sewers, except service sewers.
- (2) All sewer mains installed within a subdivision must extend to the borders of the subdivision, as required for future extensions of the collection system, regardless of whether or not such extensions are required for service within the subdivision.

- (3) All sewer system installations shall be constructed according to city design standards.
- (4) All sewer system installations shall be constructed at developer's expense.

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- (2) All sewer mains installed within a subdivision must extend to the borders of the subdivision, as required for future extensions of the collection system, regardless of whether or not such extensions are required for service within the subdivision.
- (3) All sewer system installations shall be constructed according to city design standards.
- (4) All sewer system installations shall be constructed at developer's expense.

Sec. 10.02.010 Liability of city under article

Neither the city nor any authorized agent acting under the terms of this article shall be liable or have any liability by reason of orders issued or work done in compliance with the terms of this article.

Sec. 10.02.011 Conflicting ordinances

Whenever the standards and specifications in this article conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.