

## SECTION 14

### CREATION OF A BUILDING SITE

- 100 IN ORDER TO MAKE POSSIBLE THE PROVISION OF ADEQUATE ACCESS, AND TO FACILITATE THE PROVISION OF WATER, SEWER, DRAINAGE AND SIMILAR UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC REQUIREMENTS; TO SECURE SAFETY FROM FIRE, PANIC AND OTHER DANGER; TO PROVIDE ADEQUATE LIGHT AND AIR AND TO AVOID UNDUE CONCENTRATION OF THE POPULATION, A BUILDING SITE SHALL BE CREATED AS SET FORTH HEREIN.
- 101 No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract or building lot has been created by compliance with one of the following conditions:
- a. The lot or tract is part of a plat of record, properly approved by the City Plan Commission, and filed in the Plat Records of the county in which the lot or tracts is located and having access to a dedicated public street having well defined and undisputed right-of-way lines.
  - b. The site, plot or tract is all or part of a site plan officially approved by the City Plan Commission, which site plans shows all existing utility and drainage easements, alley, streets and other public improvements necessary to meet the normal requirements for platting and such easements, alleys, streets and building lines, as are required and have been properly dedicated, and the necessary public improvements which have been provided.
  - c. The plot, tract or lot faces upon a dedicated street with well defined and undisputed right-of-way lines and was separately owned prior to (date of adoption), or prior to annexation to the City of Aransas Pass, whichever is applicable in which event a building permit for only one main building may be issued on each such original separately owned parcel without first complying with either 13-101 a or b preceding.
  - d. The tract is not separately platted but is part of a block or tract previously platted as an industrial or commercial subdivision wherein only streets, easements and blocks are delineated and such plat has been approved by the City Plan Commission and filed for record in which case no specific lot delineation shall be required.