

SECTION 6: BUILDING SITE

Section 6.01 Creation of Building Site

No permit for the construction of a building 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;

1. The lot or tract is part of a plat of record, properly approved by the City Planning and Zoning Commission and filed in the Plat Records, Cameron County, Texas.
2. The site plot or tract is all or part of a site plan officially approved by the City Planning and Zoning Commission, which site plan provides all utility and drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting including designation of building areas and such easements, alleys and streets have been acquired and property dedicated and the necessary public improvements provided.
3. The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of the subdivision ordinance (October 18, 1978). In this event a building permit for only one main building may be issued on each such original separately owned parcel without first complying with either Subsection 1 or 2 preceding.