

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 17, 1997, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of March 10, 1997

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Final Plat of Crystal Lake Subdivision, Section One, being 49.426 acres of land out of the H.T. & B. R.R. Company Survey, Abstract 506, Brazoria County, Texas.**

Variance:

1. Use of a 5 foot side lot setback.

- B. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Cambridge Cove at Silverlake, being a Replat of Cambridge Cove at Silverlake, a subdivision of 35.4545 acres of land out of the J.W. Maxey Survey, A-721 and G.C. Smith Survey, A-548, Brazoria County, Texas, recorded in Volume 19, Pages 651-654, B.C.P.R.**

- C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Weatherford, Phase I at Silverlake, a subdivision of 48.7859 acres of land out of the R.B. Lyle Survey, A-539, Brazoria County, Texas.**

Variance:

1. Use of 20 foot building line setback on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5 foot side lot building line setbacks.
3. Use of a 670 foot long cul-de-sac.

- D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southwyck, Section Nine, Phase Two, a Subdivision of 19.2713 acres of land within the H.T. & B. R.R. Company Survey, Section 21, Abstract 309 in Brazoria County, Texas.**

Variance:

1. Use of 20 foot front building line on cul-de-sac and thumbnail lots.
2. Use of 20 foot front building line on Lots 1 through 16, Block 2 on the north side of Clarestone Drive and the east side of Wyckchester Drive.
3. Use of a 5 foot side lot setback.

- E. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of HKS Ventures Subdivision. A subdivision of 1.534 acres tract of land out of a 5.8891 acre tract of land out of the Thomas J. Green Survey, Abstract 198, Brazoria County, Texas, and being out of the northeasterly part of that certain 25.117 acre tract described by deed dated April 11, 1952 from Marion A. Bailey to Jennie J. Settegast, recorded in Volume 532, Page 506, of the deed records of Brazoria County, Texas.
- F. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Albertson's - Pearland, 20.8406 acres out of Lots 31, 32, 63, and 64 of the Allison - Richey Gulf Coast Home Co. Subdivision of the H.T. & B. R.R. Co. Survey, Section 9, Abstract 234, Brazoria County, Texas.
- G. **CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review proposed changes to the Subdivision Ordinance.

IV. **NEXT MEETING DATE:** Monday, March 31, 1997, 6:15 p.m. Joint Public Hearing

V. **ADJOURNMENT**

Posted: 13th Day of March, A.D., 1997
2:00 A.M./P.M.

Removed: 18th Day of March, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MARCH 10, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 7:11 p.m. with the following present:

Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Mary Starr
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
City Projects Coordinator	Alan Mueller
Secretary	Judy Highburger

Commissioner Randy Patro arrived at 7:15 p.m.

II. APPROVAL OF MINUTES: Minutes of March 3, 1997

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Emil Beltz to approve the Minutes of March 3, 1997.

Motion passed 3 to 1 (Commissioner Mary Starr abstained).

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 110

Request of Fred and Sharon Hernandez, agents, for Jose C. Rodriguez, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to-wit:

Being 6.312 acres of land situated in the Northeast one-quarter (NE 1/4) of Section 17, H.T.& B. R.R. Co. Survey, Abstract 242, Brazoria County, Texas (7408 Broadway St.)

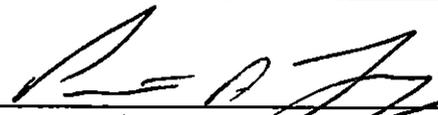
A motion was made by Commissioner Beltz, and seconded by Commissioner Starr to approve Application No. 110.

Motion passed 4 to 0.

IV. NEXT MEETING DATE: Monday, March 17, 1997, 6:00 p.m.

V. ADJOURNED: 7:18 p.m.

Minutes approved as submitted this 17 day of MARCH
A.D., 1997.



Pat Lopez, Vice Chairman

ATTEST:



Judy Highburger, Secretary

City of Pearland

Subdivision Ordinance

Date of Revision

March 13, 1997

TABLE OF CONTENTS

	PAGE
Section 27-1. GENERAL	1
Section 27-2. DEFINITIONS	2
Section 27-3. Procedures for submission of plats PLAT SUBMISSION REQUIREMENTS AND PROCEDURES	5
A. Preapplication Procedure Preliminary Conference	6
1. Preliminary conference	6
2. Special Provisions	6
3. Variances	8
B. Schedule of fees	8
C. B. Preliminary Plat (Plan Plat)	8
D. C. Final Plat (Subdivision Plat)	13
D. Minor Subdivisions.	18
Section 27-4. GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS ..	18
A. Streets and Alleys	18
B. Blocks	22
C. Lots	23
D. Building Setback Lines	25
E. Public Use and Service Areas.	26
Section 27-5. REQUIRED IMPROVEMENTS	28
A. General	28
B. Minimum standards	31
Section 27-6. PRIVATE STREETS	32
A. Definition	32
B. Exceptions to definition	32
C. Submission of plats.	32
D. General requirements and design standards for private streets	34
Section 27-7. EXCEPTION	35
Section 27-8. EXTENSION OF EXTRATERRITORIAL JURISDICTION	35
Section 27-9. ADOPTION OF THOROUGHFARE PLAN	36
Section 27-10. AMENDING PLAT. (Ordinance No. 421-6)	36
Section 27-11. VARIANCES TO SUBDIVISION REGULATIONS	37

Chapter 27
SUBDIVISIONS*

Section 27-1. GENERAL

- A. **Policy.** It has been in the past, and shall be in the future, the policy of the City of Pearland to endeavor to cooperate with subdividers of property in an effort to promote sound planning in the subdivision of land and to prevent expensive errors in platting of property. The rules and regulations as set forth herein have been made after careful study by the commission and the city of existing local conditions and the desirable future of modern subdivision planning principals as recommended by the city staff and consultants and is allowed and is followed by other progressive cities in this state and this general locality. It is not the desire nor the intent of the city or planning commission to regiment the design of subdivisions of property in Pearland and its environs, but rather to recommend the utilization, to the fullest possible extent, of good sound modern subdivision planning principals principles. It is intended that as much freedom as possible be allowed the individual owners and subdividers in the design and ultimate development of new subdivisions so they will contribute to the community new residential neighborhoods with individuality and character, and, at the same time, provide for sufficient and adequate major and secondary traffic thoroughfares, public utilities, parks and playgrounds and other public grounds that may be required, and to otherwise preserve the integrity of the plans for the city which have been formulated, and to meet the provisions of the comprehensive master plan of the city which is designed and intended to stabilize and protect the established pattern of the best land usage of all property within and to be ultimately added to the city.
- (a)B. In order to promote orderly development of the area and to secure adequate provision for transportation, drainage, water, sewer and other sanitary facilities, the city hereby adopts the following rules, regulations and requirements for the subdivision or resubdivision of land lying within the corporate limits of the city or within five (5) miles of the corporate limits.
- (b)C. Before any plan, plat or replat of a subdivision or addition of land in the city or within five (5) miles of the city shall be recorded with the county clerk, it shall first be approved by the planning and zoning commission.
- (c)D. These rules, regulations and requirements and any future additions thereto and changes thereof will be binding on all new subdivisions within the jurisdiction of the city and must be complied with before approval or acceptance of the streets, utility easements, sanitary sewers, storm sewers, drainage ditches and water distribution systems by the city.

*Cross reference - Building, Ch. 7; electricity, Ch. 9; fire prevention and protection, Ch. 10; health and sanitation, Ch. 13, mobile homes, Ch. 17; streets in mobile home parks, § 17-43; plumbing and gas, Ch. 23; streets and sidewalks, Ch. 26; utilities, Ch. 30.
Supp. No. 13

(Ord. No. 58, § I, 4-18-63; Ord. No. 421, §1,3-23-81)

- E. No building, plumbing or electrical permit shall be issued by the city for the installation of septic tanks upon any structure on any lot in a subdivision for which a final plat has not been approved and filed for record. ~~or upon any lot in a subdivision in which the standards contained herein or referred to herein have not been complied with in full.~~
- F. In behalf of the city, the city attorney shall, when directed by the city council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of these regulations or the standards referred to herein with respect to any violation thereof which occurs within the city, within the extraterritorial jurisdiction of the city as such jurisdiction is determined under the municipal annexation act, or within any area subject to all or a part of the provisions of this chapter.
- G. If any subdivision exists for which a final plat has not been approved or in which the standards contained herein or referred to herein have not been complied with in full, and the city council of the city shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat approval, and reciting the fact that the provisions of paragraphs (e) (a), (b), (c) and (d) of subsection 27-31(A) (2) will apply to the subdivision and the lots therein, the city secretary shall, when directed by the city council of the city, cause a certified copy of such resolution under the corporate seal of the city to be filed in the deed records of the county or counties in which such subdivision or part thereof lies. If full compliance and final plat approval are secured after the filing of such resolution, the city secretary shall forthwith file an instrument in the deed records of such county or counties stating that paragraphs (e) (a), (b), (c) and (d) no longer apply applies.
- H. Provided, however, that the provisions of this section shall not be by themselves construed to prohibit the issuance of permits for any lots upon which a residence building exists and was in existence prior to passage of this subdivision chapter, nor to prohibit the repair, maintenance or installation of any street or public utility services for, or to abutting any lot, the last recorded conveyance of which prior to passage of these or other prior regulations was by metes and bounds, and/or any subdivision, or lot therein, recorded or unrecorded, which subdivision was in existence prior to the passage of these or other prior regulations.
- I. Schedule of fees. Subdivision plats submitted to the city for approval must be accompanied by a check made payable to the city for an amount specified in the schedule of fees as determined by the city council from time to time and on file in the office of the city secretary.

Section 27-2 DEFINITIONS

For the purposes of these regulations, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section; in the event such terms are not defined in these regulations, they shall have the meaning ascribed to them in the land use and urban development ordinance of the city.

Addition:

Average Daily Traffic (ADT):

Alley: A minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

Amending plat: A formal drawing representing minor changes and corrections to an existing recorded plat.

Building setback line: A line which marks the setback distance from the property line, and establishes the minimum required front, side or rear yard space of a lot.

City: The term "city" as used in these regulations shall mean the planning and zoning commission, city engineer, city planning department, city building inspector or department of public works, or the City of Pearland, Texas as the case may be. Any office referred to in these regulations by title means the person employed or appointed by the city in that position, or his duly authorized representative.

City engineer: City engineer or a designated representative.

Commission: The planning and zoning commission of the city.

Contractor:

Cul-de-sac: A street having but one outlet to another street and terminated on the opposite end by a vehicular turnaround.

Dead-end street: A street, other than a cul-de-sac, with only one outlet.

Extraterritorial Jurisdiction (ETJ):

Flood: A temporary rise in stream level that results in inundation of an area not ordinarily covered by water.

Floodway: The channel of a watercourse and portions of the adjoining floodplain which are reasonably required to carry and discharge the regulatory flood.

Floodplain: That area inundated by storm water run-off equivalent to that which would occur from a 100-year frequency after a total development of the watershed, storm or other defined frequency. Said area is defined by an elevation plus one foot, below which no development may take place unless consistent with these regulations.

Engineer: A person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering.

Lot: An undivided tract or parcel of land having frontage on a public street and which is, or in the future may be offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed or recorded.

Minor Subdivision: A division of land into four or fewer lots, fronting on an existing street, and not requiring creation of any new street or the extension of municipal facilities.

Pavement width: The portion of a street available for vehicular traffic. ~~where curbs are laid.~~ "Pavement width" is the portion between the face of curbs, or width of running surface in open-ditch sections.

Planning department: Director of Planning and transportation or his appointed representative.

Plat: A formal drawing representing all ownerships and divisions of land within its intended boundaries, including easements and street rights-of-way.

Regulatory Flood: A flood which is representative of large floods known to have occurred generally in the area and reasonably characteristic of what can be expected to occur on a particular stream. The regulatory flood generally has a flood frequency of approximately one hundred (100) years as determined from an analysis of floods on a particular stream and other streams in the same general region.

Regulatory flood protection elevation: The elevation of the regulatory flood, often plus one foot of freeboard to provide a safety factor.

Replat: A formal drawing representing at least a partial re-design of ownership(s) of an existing recorded plat, especially involving an increase in number of lots, or change in easements or rights-of-way. (See Section 212.014 and 212.015 of Local Government Code.)

Reserve:

Shall, should, may: The word "shall" is always mandatory. The word "should" is advisory. The word "may" is permissive.

Street: A public right-of-way, however designated, which provides vehicular access to adjacent land.

(a) **Arterial street Thoroughfare:** An arterial street primarily provides providing vehicular circulation to various sections of the city.

(b) **Collector street:** A collector street primarily providesing circulation within neighborhoods,

to carry traffic from minor streets to arterial streets thoroughfares, or to carry traffic through or adjacent to multi-family, commercial or industrial areas.

(c) **Marginal access street:** A marginal access street is a street which is parallel to and adjacent to an arterial street thoroughfare, and primarily provides access to abutting properties and protection from through traffic.

(d) **Minor street:** A minor street is one used primarily for access to abutting residential property.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to construct a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision: The term "subdivision" means the division of any lot, tract or parcel of land into two (2) or more parts, lots or sites, for the purpose, whether immediate or future, of the sale or division of ownership. This definition also includes the resubdivision of land or lots which are part of a previously recorded subdivision. An addition is a subdivision as defined herein. The term "subdivision" includes the division of land whether by plat or by metes and bounds description, and when appropriate to the context, shall relate to the process of subdividing or to the land subdivided for the purpose of dividing ownership. A subdivision developed and sold off by metes and bounds description shall meet the minimum lot sizes as set forth in the land use and urban development ordinance of the city. A division of land into parts greater than 5 acres, where each part has public access and no public improvement is dedicated, shall not be considered a subdivision for platting purposes.

Surveyor: A licensed state land surveyor or a registered public professional land surveyor, as authorized by state statute to practice the profession of surveying.

Utility Easement: An interest in land granted to the city, to the public generally, and/or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.

~~Any office referred to in these regulations by title means the person employed or appointed by the city in that position, or his duly authorized representative.~~

Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices. (Ord. No. 58, § II, 4-18-63; Ord. No. 58D, § 1,4-26-76; Ord.-No. 421, § 2, 3-23-81)

Section 27-3. Procedures for submission of plats PLAT SUBMISSION REQUIREMENTS AND PROCEDURES

A. ~~Preapplication Procedure Preliminary Conference~~

1. ~~Preliminary conference.~~ It has been in the past, and shall be in the future, the policy of the City of Pearland to endeavor to cooperate with subdividers of property in an effort to promote sound planning in the subdivision of land and to prevent expensive errors in platting of property. The rules and regulations as set forth herein have been made after careful study by the commission and the city of existing local conditions and the desirable future of modern subdivision planning principals as recommended by the city staff and consultants and is allowed and is followed by other progressive cities in this state and this general locality. It is not the desire nor the intent of the city or planning commission to regiment the design of subdivisions of property in Pearland and its environs, but rather to recommend the utilization, to the fullest possible extent, of good sound modern subdivision planning principals principles. It is intended that as much freedom as possible be allowed the individual owners and subdividers in the design and ultimate development of new subdivisions so they will contribute to the community new residential neighborhoods with individuality and character, and, at the same time, provide for sufficient and adequate major and secondary traffic thoroughfares, public utilities, parks and playgrounds and other public grounds that may be required, and to otherwise preserve the integrity of the plans for the city which have been formulated, and to meet the provisions of the comprehensive master plan of the city which is designed and intended to stabilize and protect the established pattern of the best land usage of all property within and to be ultimately added to the city.

1.a. The owner or subdivider of land shall first confer with the planning department, public works, engineering, and building inspector inspection departments before preparing the preliminary plat of their proposed subdivision and to secure a copy of the rules and regulations governing subdivisions of land so that they may become thoroughly familiar with subdivision requirements and policies of the city, and with the features, provisions and recommendations of the various plans for the city that may relate to and affect the general area in which the proposed subdivision is situated.

2.b. It is also suggested that Each owner or subdivider of land shall review the comprehensive master plan of the city to ensure a subdivision layout that is consistent with this the plan.

2. ~~Special Provisions~~

a. ~~No building, plumbing or electrical permit shall be issued by the city for the installation of septic tanks upon any structure on any lot in a subdivision for which a final plat has not been approved and filed for record. or upon any lot in a subdivision in which the standards contained herein or referred to herein have not been complied with in full.~~

b. ~~No building, repair, plumbing or electrical permit shall be issued by the city for~~

~~any structure on a lot in a subdivision for which a final plat has not been approved and filed for record, nor for any structure on a lot within a subdivision in which the standards contained herein have not been complied with in full.~~

- ~~c. The developer shall not install or provide any streets or public utility services in any subdivision for which a final plat has not been approved and filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full.~~
- ~~d. The city nor other utility shall not sell or supply any water, gas, electricity, telephone or sewage service within a subdivision for which a final plat has not been approved or filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full.~~
- ~~e. b. In behalf of the city, the city attorney shall, when directed by the city council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of these regulations or the standards referred to herein with respect to any violation thereof which occurs within the city, within the extraterritorial jurisdiction of the city as such jurisdiction is determined under the municipal annexation act, or within any area subject to all or a part of the provisions of this chapter.~~
- ~~f. c. If any subdivision exists for which a final plat has not been approved or in which the standards contained herein or referred to herein have not been complied with in full, and the city council of the city shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat approval, and reciting the fact that the provisions of paragraphs (a), (b), © and (d) of subsection 27-3(A) (2) will apply to the subdivision and the lots therein, the city secretary shall, when directed by the city council of the city, cause a certified copy of such resolution under the corporate seal of the city to be filed in the deed records of the county or counties in which such subdivision or part thereof lies. If full compliance and final plat approval are secured after the filing of such resolution, the city secretary shall forthwith file an instrument in the deed records of such county or counties stating that paragraphs (a), (b), © and (d) no longer apply applies.~~
- ~~e. d. Provided, however, that the provisions of this section shall not be by themselves construed to prohibit the issuance of permits for any lots upon which a residence building exists and was in existence prior to passage of this subdivision chapter, nor to prohibit the repair, maintenance or installation of any street or public utility services for, or to abutting any lot, the last recorded conveyance of which prior to passage of these or other prior regulations was by metes and bounds, and/or any subdivision, or lot therein, recorded or unrecorded, which subdivision was in existence prior to the passage of these or other prior regulations.~~

3. ~~Variances~~

~~The commission may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the commission shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings herein below required, the commission shall take into account the nature of the proposed use of land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the commission finds:~~

- ~~a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land; and~~
- ~~b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and~~
- ~~c. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and~~
- ~~d. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations. Such findings of the commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the commission meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of these regulations so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.~~

~~**B. Schedule of fees.** Subdivision plats submitted to the city for approval must be accompanied by a check made payable to the city for an amount specified in the schedule of fees as determined by the city council from time to time and on file in the office of the city secretary.~~

C. B. Preliminary Plat (Plan Plat).

1. Following the preapplication conference all persons desiring to subdivide a tract of land within the area above described shall first prepare or cause to be prepared a preliminary plat which shall be filed with the city, together with other supplementary information as specified below:

- a. ~~Exception. For certain amending plats and replats, the City Engineer may authorize the~~

preliminary plat requirements of Section 27-3(B) to be bypassed. In such cases, a final plat may be considered by the Planning and Zoning Commission without a preliminary plat having first been considered and approved. This exception shall apply only when all of the following conditions are satisfied:

- (1) The replat or amending plat modified an existing, recorded subdivision in the City or ETJ.
- (2) There is no net increase in the number of lots as platted in the preceding subdivision.
- (3) There are no changes in existing rights-of-way and no new rights-of-way created.
- (4) There are no additions to public water, sanitary sewer, storm sewer, or street systems.
- (5) There are no new zoning conditions required to enable the replat or amending plat to conform to the Land Use and Urban Development Ordinance.

2. The preliminary plat shall be 22" x 34" or 24" x 36" ink on film or tracing vellum at a minimum scale of one hundred (100) feet (shown graphically) to the inch unless otherwise approved and shall show the following:

- a. Title block of the plat shall be located in the lower right corner and shall show:
 1. The proposed name of the subdivision (check for duplication) with the name of the city and county in which the subdivision is located.
 2. The legal description of the location of the subdivision.
 3. The total acreage and total number of blocks, lots, dwelling units or spaces.
 4. The name and address of the owner (and address unless given in letter of transmittal). If the owner is a company or corporation, the name of the responsible individual such as the president or vice-president must be given.
 5. The name of the registered professional engineer and registered public professional land surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.
 6. ~~Scale: One inch equals one hundred (100) feet minimum (show graphic scale).~~
 7. 6. North point, (shown as true or magnetic with theoretical deviation), north to be

at the top of the sheet, if possible, or at the left side.

- 8: 7. Date: eEach revision shall bear a new date.
- b. A location sketch, drawn to scale, preferably in the upper right corner of the mapplat, to show the relation of the subdivision to well-known streets, railroads and watercourses in all directions to a distance of at least one mile. The suggested scale is one inch equals one mile.
 - c. Boundaries of ownership: ~~with bearings and overall dimensions:~~
 - 1. Area to be subdivided drawn in heavy lines with overall dimensions and bearings.
 - 2. Lines outside of boundaries to be dashed.
 - 3. An accurate location of the subdivision in reference to the real estate records of this county, showing a tie to a well-established point for plats inside the city limits or to a survey corner if outside city limits. All plats must include at least one corner tied to state plain coordinates and the City of Pearland latitude, longitude, and mean sea level GPS grid.
 - d. Contours, existing and proposed, with intervals of five-tenths (0.5) foot, referred to sea-level ~~(U.S. Coast and Geodetic Survey)~~ (National Geodetic Vertical) datum, as required to show at least two (2) contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control (including year of datum adjustment) and temporary benchmark (with elevation thereon) set within the subdivision.
 - e. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels. ~~of land which is unsubdivided land:~~
 - f. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, pipelines, easements and other important features, such as section lines, political subdivision or corporation lines and school district boundaries, on all sides for a distance of not less than two hundred (200) feet.
 - g. Existing sewers, water mains, culverts, pipelines or other underground structures and other public utilities within the tract and immediately adjacent thereto with pipe sizes, grades and locations indicated. (Proposed sewer, water & storm lines and appurtenances are not required to be shown on the preliminary plat.)

- h. All parcels of land intended to be dedicated for public use or reserved in deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.
- i. The proposed plan of subdivision; shall showing streets, blocks, lots, alleys, easements, building lines, parks, etc., with principal dimensions. The preliminary plat shall cover all of the tract intended to be developed, at any time, even though it is intended by the developer or developers to file plats and install improvements for parts of the tract by sections or units.
- j. The proposed number and location of all streetlights as shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- k. The exact location, dimensions, description and flow line of existing water courses and drainage structures within the subdivision.
- l. Base flood elevations and boundaries of flood-prone areas, including floodways shall meet development permit requirements in accordance with information in Ordinance No. 372, Art. IV, and Art. V, Section C. 532.
- m. A preliminary plan for proposed fills or other structure elevating techniques, levees, channel modifications, seawalls and other methods to overcome flood or erosion-related hazards in compliance with temporary base elevation standards of Ordinance No. 372 532.
- n. If the developer and/or owner wishes to plat only a portion of a larger tract, an overall conceptual development plan will shall be filed to ensure that the development will be consistent with the comprehensive master plan of the City of Pearland.

~~o. Proposed uses of the land within the subdivision and a copy of restrictive covenants on all residential developments outside the city limits but within Pearland's extraterritorial jurisdiction, a residential density factor will be required based on the computed lots per acre of total development. This section is in direct conflict with Texas Local Government Code, Chapter 212, Subchapter A, Section 212.003.~~

3. Drainage plan. A complete drainage plan showing area discharge rates, pipe and channel flows, basin boundaries, storm intensities used, developed runoff mitigation, if any, and overall proposed grading shall be prepared and submitted whenever a preliminary plat is required. The drainage plan must cover the entire area planned for development and the adjacent land. No preliminary plat will be approved until a drainage plan is completed, and approved by the City Engineer.

3.4. Submittal.

- a. Prior to submittal to the city for approval, 6 folded print copies of the unsigned preliminary plat shall be submitted to the City Engineer for review and comments. No fees are due at this time, and the Preliminary Plat will be returned with comment for correction within 10 working 14 days.
- a. b. ~~Prior to submittal to the city for approval, the preliminary plat shall have the approval of the Brazoria County Drainage District No. 4, if the property is situated in Brazoria County, or approval of the Harris County Flood Control District, if the property is situated in Harris County.~~
- b. c. A minimum of one drainage plan, fifteen (15) twenty two (22) folded prints of the corrected preliminary plat and one reproducible original shall be submitted for approval at least ten (10) working days prior to a meeting of the eCommission without exception.
- c. d. Prints shall be accompanied by the completed form, in triplicate entitled "Application for Preliminary Approval of Subdivision Plat." "Preliminary Plat Check List and Application" (These forms may be obtained from the city upon request).
- d. e. The owner shall, along with the preliminary plat and application fee, submit a certificate or letter from a title guaranty company or a title attorney indicating a current search and certifying to at least the following concerning the title to the land: A statement of records examined and the date of the examination; a description of the property in question, including a metes and bounds description of the tract; the name of the fee owner as of the date of the examination and the date, the file number, the date of filing, and the volume and page of any lienholders; and a general description of any easement or fee strips granted, along with the file number, the date of filing, and the volume and page of recording.
- e. f. The draft of any protective covenants whereby the subdivider proposes to regulate the use of the land in the subdivision shall be submitted; provided, however, that such restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the city under the terms of these regulations.
- f. g. The city planning department shall check the preliminary plat as to its conformity with the master plan, major street thoroughfare plan, land use plan, zoning districts and the standards and specifications set forth herein or referred to herein.
- g. h. Pertinent copies of the preliminary plat data shall be submitted to the city engineer, and he shall check the same for conformity with the standards and specifications contained or referred to herein.
- h. i. The city planning department and city engineer shall return the preliminary plat data to the commission with their suggestions as to modifications, additions or alternations of

such plat area.

- f. j. The ~~city building inspector~~ flood plain administrator shall be responsible for interpretation of base flood elevation information and boundaries of flood hazards as described herein and reflecting the temporary base flood elevation standards for residential construction within the City of Pearland, Texas as set forth in Ordinance No. 372 532 and amendments thereof.
- k. Included with the Preliminary Plat shall be a tree survey performed according to guidelines provided by the City.
- l. Copies of letters of transmittal of preliminary plat to private utility companies (electric, gas, cable and phone).
- m. For all projects outside the City desiring City sewer and/or water, the owner shall prepare and submit a letter to the City requesting annexation into the City.

4. 5. On receipt of the preliminary plat and other information, the commission shall render a decision thereon within thirty (30) days. Such decision may consist of approval, disapproval or conditional approval. Conditional approval shall not be considered to be the approval of a plat or replat subject to conformity with prescribed conditions, but shall be deemed to be a disapproval of such plat or replat until such conditions are complied with. All objections made to the preliminary plat, or conditions imposed, shall be furnished to the subdivider in writing.

5. 6. Preliminary approval will expire ~~six (6)~~ (12) twelve months after the approval by the city Planning & Zoning Commission of the preliminary plat or of final sections of a preliminary general plan, except that if the subdivider shall apply in writing prior to the end of such six (6) month period, stating the reasons for needing the extension, this period may be extended for another six (6) months but not beyond a total of one year.

~~D. C.~~ Final Plat (Subdivision Plat)

1. No final plat shall be considered unless a preliminary plat has been ~~excepted by rules, or has been submitted and approved.~~
2. After the foregoing procedure has been complied with and a preliminary plat approved or conditionally approved by the city, the subdivider shall prepare or cause to be prepared a final plat, or plats, together with other supplementary information as specified herein. The final plat shall conform substantially to the preliminary plat as approved.
3. The subdivider may at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat. The remainder of the preliminary plat shall be deemed as approved or conditionally approved as in Section 27-3 ~~(C)~~(4)

(B)(5) and (5) (6) hereof, provided, however, that such approval or conditional approval of the remainder of the preliminary plat shall be limited to a two (2) year period; provided further, however, that the city may, at its discretion, extend such period of validity.

4. Construction drawings of any proposed street or utility or drainage works must be submitted prior to the approval of the final plat. Final plat will not be approved until the approval of the construction plans. Construction drawing approval shall not extend beyond one year from the date of approval of the final plat by the Planning & Zoning Commission without being formally re-approved.
4. 5. The final plat (subdivision plat) shall be drawn on ~~tracing linen~~ mylar in India permanent ink (or shall be a photographic reproduction ~~on lines~~ which is of equal or greater durability), and shall be one of the following sizes: ~~12" x 18", 18" x 24", 18" x 36", 18" x 48", 24" x 36" or 22" X 34"~~. This original ~~tracing~~ mylar is to be filed in the office of the county clerk as a permanent record. A duplicate ~~ink on linen mylar~~ shall be furnished the city for its records. This plat shall be a minimum scale of one inch equals one hundred (100) feet and shall show the following:
 - a. Title of the plat ~~should~~ shall show:
 1. The name of the subdivision and city and county in which it is located.
 2. The legal description, including description of physical monuments, and identification of the subdivision including the names of the surveys, with abstract numbers, in which it is situated, which description shall be sufficient for the requirements of title examination. ~~The plat shall include a copy of the field notes.~~ The plat shall be a descriptive diagram drawn to scale, and shall show by reference that the subdivision is a particular portion or part of a previously filed plat or recognized grant or partition, which diagram and description shall show as being included in the subdivision, at least all of the smallest unit of the last filed subdivision, plat or grant, out of which the instant subdivision is divided, or so much thereof as is owned by the subdivider.
 3. The total acreage and total number of ~~reserves~~, lots and blocks.
 4. The name and address of the owner (~~and address unless given in letter of transmittal~~). If the owner is a company or corporation, the name of the responsible individual such as the president or vice-president shall be given.
 5. ~~The name of the registered professional engineer and registered and public~~ The seal and signature of the registered professional land surveyor responsible for the plat.
 6. Scale: One inch equals one hundred (100) feet minimum (show graphic scale).

7. Northpoint, (shown as true or magnetic with theoretical deviation), north to be at the top of the sheet, if possible, or at the left side.
 8. Date; eEach revision shall bear a new date.
- b. A location sketch, drawn to scale, in the upper right corner of the plat, to show the relation of the subdivision to well-known streets, railroads and water-courses in all directions to a distance of at least one mile, preferable drawn in the upper right-hand corner of the sheet.
 - c. The boundaries of the subdivision:
 1. Ownership drawn in very heavy lines, with overall dimensions and bearings. Monuments shall be described on the drawing. All plat boundary corners and temporary benchmarks must be in place at the time of plat approval.
 2. Lines outside of boundaries to be dashed.
 3. Provide a tie to a well-established point for plats inside the city or to a survey corner if outside the city. All plats must include at least one corner tied to state plain coordinates and the City of Pearland latitude, longitude and mean sea level GPS grid.
 - d. The name and adjacent boundary location of the subdivision, streets, easement, pipelines, watercourses, railroad rights-of-way, easements and other important features, such as section lines, political subdivision or corporation lines and school district boundaries, on all sides for a distance of not less than two hundred (200) feet; if acreage, show as such.
 - e. Show all streets and alleys with street names, R.O.W. widths measured at right angles or radially (where curved), complete curve data (R, L, P.C., P.R.C. & P.T.), length and bearing of all tangents between curves; bearings, charts, delta, radius, length and tangent. At all corner lots, building lines must match parallel property lines.
 - f. All lot, block and street boundary lines, with blocks, and lots, and reserves numbered or alphabetized consecutively. Building lines and easements shall be shown and shall be defined by dimension. All principal lines shall have the bearing given and deviation from the norm indicated. The plat must provide a note stating that all existing pipelines or pipeline easements through the subdivision have been shown or that there are no existing pipeline easements within the limits of the subdivision or within 100' (See Notes, below).
 - g. Accurate dimensions, both linear and angular, of all items on the plat, the boundary survey on the side shall close within one in ten thousand (1:10,000). Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions may be shown by

bearings, rounded to nearest second. Curved boundaries shall be fully described and all essential information given; circular curves shall be defined by actual length of radius and not by degree of curve. Complete dimensional data shall be given on fractional lots.

- h. The description and location of all lot and block corners and permanent survey reference monuments shall be shown.
- i. Designate any sites for schools, churches, parks, sewage disposal plants, water plants, business, industry or other special land uses. ~~If the proposed use is unknown, designate as unrestricted.~~ The tracts for nonresidential use ~~should~~ shall be labeled. ~~A, B, C, etc., rather than numbered as blocks and lots.~~
- j. Watercourses and ravines, showing high bank and width of existing or proposed easements.
- k. A certificate of ownership in fee of all land embraced in the subdivision, and of the authenticity of the plat and dedication, signed and acknowledged by all owners of any interest in the land. The acknowledgment shall be in the form required in the conveyance of real estate. The approval and acceptance of all lienholders shall be included.
- l. A certificate by the registered professional engineer land surveyor, duly authenticated, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. Also, the certificate should show whether or not the tract is within five (5) miles of the city limits of the city, measured in a straight line from the nearest points on the city limits, unless the information is shown in a suitable manner else where on the face of the plat (i.e., as surveyor's notes).
- m. The final plat submitted to the city and to be filed for record with the county clerk shall not show the construction features such as curblines or public utility lines or other structures not involved in the title covenant.
- n. Plat notes required shall include:

NOTES:

- 1. Pipeline easement buffer zone
- 2. Drainage easement must be kept clear of fences and obstructions.
- 3. Establish & show permanent bench mark with elevation shown (1 for every ten acres, 2 maximum) on plat.
- 4. Flood Plain Information
 - a. Limits of floodway.
 - b. 100-year flood plain contours, if applicable.

- c. Zone designation
- 5. Detention basins will be maintained by the owner (or homeowner's association, if applicable).

5.6. Submittal of final plat requirements will be available at City Hall as "Plat Submittal Requirements." A partial list of requirements follow.

- a. Prior to submittal for approval, 6 folded prints of the unsigned Final Plat shall be submitted to the City Engineer for review and comments. No fees are due at this time, and the Final Plat will be returned with comment for correction within 10 working 14 days.
- a. b. ~~Prior to submittal for approval to the city, the final plat shall have the approval and signatures of the Brazoria County Drainage District No. 4 Commissioners, if the property is situated in Brazoria County, or approval of the Harris County Flood Control District, if the property is situated in Harris County.~~
- b. c. ~~Four (4) Twenty two (22) folded prints of the corrected final plat and original tracing two (2) black ink on mylar with live signatures shall be submitted for approval with the written application for approval completed "Final Plat Checklist and Application" form at least seven (7) ten (10) days prior to a Planning and Zoning Commission meeting without exception. Fees are to be paid at this time.~~
- c. d. ~~Upon request and immediately prior to filing of submittal of the final plat for approval, the original tax certificate, the and letter or title certificate required in section 27-3(C)(B)(3)(d) (e) shall be brought up to current date by a supplementary report from the title guaranty company or title attorney.~~
- d. e. A copy of the final executed restrictive covenants to govern the nature of the use of the property shall be submitted. The city may, in the public interest, require that the restrictive covenants be filed simultaneously with the plat.
- f. ~~A copy of the final Houston Lighting & Power Company address plat shall be submitted to the city for its records.~~
- g. ~~Computer disc of the plat and construction drawings shall be submitted with the final plat. This plat must include at least one corner tied to state plain coordinates and the City of Pearland latitude, longitude and mean sea level GPS grid.~~

6.7. Upon the filing submittal for approval of the corrected final plat and supplementary material, the city shall render a decision within thirty (30) days of receipt thereof. The decision may consist of the approval, disapproval or conditional approval as defined in section 27-3(C)(B) (4)(5) and (5) (6), hereof.

7. 8. Final approval will expire one year after city action granting approval of any plat unless the plat has been filed for record, except that if the subdivider shall apply in writing prior to the end of such one-year period stating the reasons for needing the extension, this period may at the discretion of the city be extended for another year, but not beyond that period. (Ord. No. 58, § III, 4-18-63; Ord. No. 58C-1, §§ 1, 3, 6-14-71; Ord. No. 421, § 3, 3-3-23-81; Ord. No. 421-1, § 1, 8-22-83)

D. Minor Subdivisions.

Plats for minor subdivisions of land into 4 or fewer lots fronting an existing street, and not requiring creation of any new street or the extension of municipal facilities, may be approved by the City Engineer and City Attorney, without submission to the Planning & Zoning Commission. The City Engineer and City Attorney may, for any reason, elect to send a plat for a minor subdivision to the Commission for approval. Any plat for which approval is withheld by the City Engineer and City Attorney shall be presented to the Commission within thirty (30) days of receipt by the City Engineer.

Section 27-4. GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS.

A. Streets and Alleys

1. General: The street pattern of a neighborhood should provide adequate circulation within the subdivision and yet discourage excessive through traffic on the local streets. This may be accompanied accomplished by providing adequate major thoroughfares spaced at approximately one-mile intervals in accordance with the general plan for the city and secondary through collector streets within the neighborhood spaced at about half-mile intervals to provide reasonable access to all points in the neighborhood.
2. Major street location, alignment, width and cross section shall be determined by the city.
3. Streets
 - a. The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan for the city and shall be considered in their location to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - b. Where such is not shown in the general plan for the city, the arrangement of streets in a subdivision shall either:
 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

2. Conform to a plan for the neighborhood approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.
- c. Curves in major streets are to have a center line radius of two thousand (2,000) feet or more with exceptions to this standard granted only by the city.
- d. Where a subdivision abuts or contains an existing or proposed ~~arterial street~~ thoroughfare, the city may require marginal-access streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- e. Where a subdivision borders on or contains a railroad right-of-way or limited-access highway right-of-way, the city may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts or for commercial or industrial purposes in appropriate locations. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separation.
- f. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city under conditions approved by the city.
- g. Street jogs with centerline offsets of less than one hundred and twenty five (125) feet shall be avoided.
- h. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.
- i. Streets shall be laid out so as to intersect as nearly as possible at right angles, with an allowable variation of ten (10) degrees on minor streets and five (5) degrees on major or secondary collector streets subject to approval of the city.
- j. Property lines at street intersections shall be rounded with a radius of twenty (20) feet or of a greater radius where the city may deem it necessary.
- k. Street right-of-way width shall be as shown in the comprehensive master plan of the city and where not shown therein shall be not less than as follows:

STREET TYPE	MINIMUM RIGHT-OF-WAY WIDTH (Feet)
Major thoroughfare	120
Collector	80
Minor	50
Minimum open ditch section --- (See Exhibit "A" for further detail)	To be determined by City

STREET TYPE	MINIMUM RIGHT-OF-WAY WIDTH (FEET)
Major thoroughfare	100-120
Collector	70-80
Minor, for multifamily	60-50
Marginal access	40
Minimum open ditch section --- to be determined by City (See Exhibit "A" for further detail)	
Minor, for other residences if curb and gutter installed	50
Minor, for other residences with open ditch section	to be determined by the city

1. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the city finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided, the other remaining half of the street shall be platted within such subdivision, in accordance with section 27-6 27-7 of these regulations. Inside the city limits, the partial street may be dedicated, with a one-foot reserve in fee along the property line. Outside the city limits, the following note shall be used on such partial street.

"This one-foot strip is dedicated as an easement for all utility purposes including storm and sanitary sewers and shall automatically become dedicated for street purposes when and insofar as a one-foot strip adjacent to it is so dedicated."

Provisional one-foot reserves shall be used along the side or end of streets that abut acreage tracts, as follows:

"One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors)."

m. Dead-end streets:

1. Culs-de-sac (dead end streets with turnaround) shall not be longer than six hundred (600) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet, and a street property line diameter of at least one hundred (100) feet except where other than curb and gutter development is used the street property line diameter shall be at least one hundred twenty (120) feet.
2. Temporary turnarounds are to be used where curb and gutter is not installed at the end of a street more than ~~four two~~ ~~hundred fifty~~ (400 250) feet long that will be extended in the future and noted thus: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat." Provide copy of temporary easement for turnarounds at time of preliminary plat submittal.

n. Street grades shall be approved by the city. (See Exhibit A).

o. ~~Trees and shrubs cannot~~ shall not be planted in the street rights-of-way except in accordance with a landscape plan approved by the Planning and Zoning Commission. ~~that on residential streets where the distance between the curb and the sidewalk is a minimum of seven (7) feet, trees may be planted provided the lower limbs are trimmed to a height of seven (7) feet.~~

p. Streets on comprehensive Thoroughfare Pplan. Where a subdivision embraces a street as shown on the comprehensive Thoroughfare Pplan of the city, such street shall be platted in the location and of the width indicated by the comprehensive Thoroughfare Pplan.

q. Curbs. Curbs shall be installed by the subdivider on both sides of all interior streets.

- r. Street names. 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.
- s. Streetlights. Streetlights shall be installed by the subdivider at 300 foot intervals and at all street intersections within the subdivision and in cul-de-sacs. Provide for street light easements.
- t. Street and traffic control signs. Street and traffic control signs shall be installed by the subdivider at all intersections within or abutting the subdivision. Such signs shall be provided by the city, and shall be installed in accordance with city standards. ~~of the city with the cost charged to the developer.~~
- u. Stub streets. When required by the city, stub streets or R.O.W. are to be provided for future extension into adjacent developments. Stub streets to be extended in future development shall be so signed and barricaded as a condition for final acceptance by the City.

4. Alleys

- a. Alleys shall be provided in commercial and industrial districts, except that the city may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.
- b. The minimum width of an alley shall be twenty (20) feet.
- c. Alley intersections and sharp changes in alignment shall be avoided, but where necessary corners shall be cut off sufficiently to permit safe vehicular movement.
- d. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the city.

B. Blocks

- 1. The lengths, widths and shapes of blocks shall be determined with due regard to:
 - a. The provisions of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. The requirements as to lot sizes and dimensions.

- c. The needs for convenient access, circulation, control and safety of street traffic.
- d. The limitations and opportunities of topography.

2. Block Lengths

- a. The minimum block length shall not be not less than ~~three hundred (300)~~ two hundred fifty (250) feet.
- b. The maximum block length for residential subdivisions shall be one thousand two hundred (1,200) feet, measured along the center of the block except under special conditions and upon approval by the city.
- c. The maximum block length along a major thoroughfare shall be one thousand six hundred (1,600) feet, except under special conditions and upon approval by the city.
- d. Block lengths are measured from the center line of the intersecting street.

3. Sidewalks shall be provided in all subdivisions. ~~commercial or residential, as set forth in the following performance standards:~~ Sidewalks shall be installed prior to the issuance of a certificate of occupancy for a building or residence constructed upon a platted lot; and shall be constructed in accordance with specifications established by the city and on file with the planning department. No maintenance bonds will be returned by the City unless sidewalks are completed or sufficient funds are provided and deposited with the City for their construction.

- a. ~~On the subdivision side of all arterial streets adjacent to the subdivision; and~~
- b. ~~The commission shall determine sidewalk locations in all commercial, industrial, public and multi-family areas; and~~
- c. ~~On both sides of all residential streets.~~
- d. ~~Specifications for sidewalks: Sidewalks shall be constructed in accordance with specifications established therefor by the city and on file with the planning department.~~

C. Lots

- 1. The lot size, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated: consistent with the Land Use and Urban Development Ordinance.

2. Lot dimensions shall be as follows:
 - a. Residential lots served by a public sewer:
 1. Residential lots fronting on any city street where served by the public sewer shall comply with all regulations as set forth in the Land Use and Urban Development Ordinance of the city.
 2. Residential lots fronting on any city cul-de-sac, where served by the public sewer, shall have a minimum front width of not less than thirty-five (35) feet and shall meet all the regulations of the Land Use and Urban Development Ordinance. of the city.
 - b. Residential lots where not served by the public sewer must meet state health standards: shall be not less than sixty (60) feet in width at the building line nor have an area less than fifteen thousand (15,000) square feet for health and sanitation purposes. Such lots shall be laid out keeping in mind the possibility of resubdivision at such time as sanitary sewers become available.
 - c. Depth and width of properties reserved or laid out for church, club or other semipublic use or for business or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
3. Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets. When such lots side upon a major thoroughfare or collector street, no driveway or garage entrance shall enter on the thoroughfare or collector street. A note to this effect shall be properly entered on the plat to be recorded.
4. The subdividing of the land shall provide, by means of a public street, each lot with satisfactory access to an existing a public street.
5. Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement reserve of at least ten (10) six (6) feet or a fencing reserve of at least two (2) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

Planting screen plans and specifications and fencing plans and specifications shall be submitted with construction plans to be approved by the City Engineer. Easements may cross planting screen reserves and fencing reserves but shall not run with the reserve.

Maintenance of said reserves shall be the responsibility of the developer or the Homeowners Association and so indicated on the final plat.

6. Side lot lines shall be substantially at right angles or radial to street lines.
7. Development adjacent to floodplains. Land platted in the floodplain shall comply with the provisions of Ordinance 372 532 of the city.
8. No access shall be granted to a residential zoned lot from a major thoroughfare. A note to this effect shall be properly entered on the plat to be recorded.

D. Building Setback Lines.

~~(1) Residential:~~

~~(a) A minimum twenty-five (25) feet on the front of all lots and ten (10) feet on the side of corner lots, fifteen (15) feet between houses at sides, minimum seven (7) feet off each lot of interior lots, with aggregate of fifteen (15) feet between houses.~~

~~(b) Lots, adjacent to major thoroughfares, minimum thirty-five-foot front building line when lots are facing or minimum twenty-foot rear building line when lots are backing and minimum twenty-foot building line on side when lots are siding.~~

~~(c) Front building lines may be reduced twenty (20) feet in special cases where lot depths are less than one hundred five (105) feet.~~

~~(2) Apartments: A minimum twenty (20) feet on the front of all lots and ten (10) feet on the side of all corner lots.~~

~~(3) Commercial, industrial or other special uses other than residential:~~

~~(a) When adjacent property has residential lots facing, a minimum twenty-five-foot building line is required.~~

~~(b) Minimum ten-foot building line on the front of all lots and ten (10) feet on the side of corner lots.~~

For lots platted within the city limits, building setback lines shall conform to the Land Use and Urban Development Ordinance. For lots platted within the Extraterritorial Jurisdiction, a minimum twenty-five (25) feet on the front of all lots and ten (10) feet on the side of corner lots shall be required.

~~(4) 1. Transition building lines having a minimum angle of forty five (45) degrees are to be~~

provided where an offset in building lines is greater than five (5) feet.

- (5) 2. Where residential lots back upon industrial areas or other land uses which may pose a hazardous effect on the residential property, an additional building setback may be required by the city.
- (6) 3. In all cases in which residential lots in a proposed subdivision are crossed by or come within one hundred (100) feet of any existing ~~oil or gas~~ pipeline transporting flammable and/or hazardous materials or pipeline easement, the subdivider shall, prior to and as a condition of city approval of the subdivision, execute the following waiver and hold harmless agreement, which shall be duly acknowledged in the manner provided by law, and which shall thereafter be recorded in the appropriate deed or other permanent county records:

"(Subdivider), by and through its duly undersigned and authorized officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 feet of an existing ~~oil or gas~~ pipeline or pipeline easement, and that the City of Pearland considers building near such pipeline or pipeline easement to have certain inherent dangers, including, but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, (Subdivider) does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors and assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit."

4. ~~At the end of the cul-de-sac, building setback width may be reduced 5' for lots with driveways inside the cul-de-sac arc.~~

E. Public Use and Service Areas.

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas.

1. Public open spaces: Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the city, is located in whole or in part in the applicant's subdivision, the city may require the dedication or reservation of such open space within the subdivision ~~up to a total of ten (10) per cent of the gross area or water frontage of the plot, for park, school or recreation purposes.~~ in accordance with the City's Park Dedication Ordinance in effect at the time of platting.

2. Easements for utilities: Except where alleys are permitted for the purpose, the city may require easements at least ~~ten (10)~~ feet sixteen (16) feet wide, for poles, wires, conduits, storm and sanitary sewers, gas and water or other utility lines, along all rear lot lines, along side lot lines, if necessary, or if, in the opinion of the city advisable. Easements of the same or greater widths may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Water and sewer easements ten (10) feet wide shall be provided on each side of all streets rights-of-way adjacent to the right-of-way line.
3. Drainage easements:
 - a. Where a subdivision is traversed by a watercourse, drainage way, bayou, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith. Location and width of easements shall be determined by ~~Brazoria County Drainage District Number 4;~~ the City Engineer.
 - b. Easements for drainage adjacent to lots, tracts or reserves shall be noted: "This easement shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure."
4. Platting of public streets or easements across private easements or fee strips:
 - a. A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.
 - b. Easement boundaries must be tied by dimensions to all adjacent lot and tract corners. Where the private easements has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines and building setback lines shall be shown at a distance of ten (10) feet from and parallel to the center line of the pipeline.
 - c. Prior to approval of the final plat, the developer or dedicatior of any subdivision plat wherein public streets or easements are shown crossing private easements or fee strips shall, by letter to the city, assume responsibility for seeing that any adjustments and protection of existing pipelines, electrical transmission lines or other facilities shall be planned and provided for to the satisfaction of the holder of the private easements or fee strips and the city prior to the filing of the plat for

record.

d. Prior to filing of the final plat for record, the following requirements shall be met:

1. The developer or dedicator of any plat shall obtain from the holder of any private easement or fee strip within the plat crossed by proposed streets or other public easements an instrument granting to the public the use of the public streets or easements over and across the private easements or fee strips for construction, operation and maintenance of those public facilities normally using the type of public streets and easements indicated. This instrument shall be delivered to the city to be filed for record along with the plat.
2. The developer shall furnish the city with a letter from the holder of the private easements or fee strips in question stating that arrangements for any required adjustments in pipelines, electric transmission lines, or other similar facilities have been made to the satisfaction of the holder of the easement.

5. Community assets: In all subdivisions due regard shall be shown for all natural features, such as large trees, water-courses, historical spots, and similar community assets which, if preserved, will add attractiveness and value to the property. *Need preservation language.*

(Ord. No. 58, § IV, 4-18-63; Ord. No. 58C-1, § 2, 6-14-71; Ord. No. 421, § 4, 3-23-81; Ord. No. 58E, § 1, 7-22-85; Ord. No. 421-3, §§ 1, 2, 8-10-87; Ord. No. 421-5, § 1, 8-8-88)

Section 27-5. REQUIRED IMPROVEMENTS

A. General

1. When a preliminary plat of a subdivision has been approved, the developer shall submit to the city plans and specifications for all improvements pertinent to the subdivision. The city shall within thirty (30) days of receipt of the plans and specifications approve same if they conform to the requirements of these regulations, or disapprove same giving its reasons therefore in writing to the subdivider. Thereafter, when the subdivider has met the objections, if any, the city shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer. Any plans and specifications submitted in connection with a preliminary plat which may have been conditionally approved in Section 27-3(C)(B), Preliminary Plat, are subject to the final determination of the conditions of such approval.

2. Before beginning any construction of the improvements outlined in this section on proposed roadways or public utilities pertaining to any subdivision coming under the provisions of these regulations, ~~three (3)~~ two (2) complete sets of approved plans, specifications and contracts including performance, payment and maintenance bonds covering the construction, in the form of plats, sketches or other satisfactory written specifications shall be filed with the city. These shall show such features as roadways, cross sections, and longitudinal slope for drainage, full description of proposed pavement or street improvement, its grade and slope, overlot grading elevations for all lots in the subdivision and the edges of all lots and easements, dimensions and specifications concerning public utilities to be installed showing the proposed position on the ground, specifications of materials and construction, and profile maps of all sanitary and storm sewers showing both ground surface and flow line and any other pertinent information of similar nature.
3. Improvements shall be installed within all of the area of any subdivision or portion thereof given final approval and filed or to be filed for record.
4. All improvements shall be designated and constructed in conformity with the provisions of these regulations and no construction shall be commenced until these regulations are complied with. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety, and shall so indicate by his formal certification of the completed work, and the submittal of that certification to the City before acceptance by the City Council.
5. Guarantee of performance.
 - a. The City Engineer shall, from time to time, inspect the construction of the improvements while in progress, and he shall, upon request of the developer's engineer, inspect such improvements upon completion of construction. Construction work will not be permitted on Sundays. All City inspector's time inspecting construction work performed on Saturday or designated holidays shall be paid fully by the Contractor or Developer, including overtime premium. After final inspection, he shall notify the city council in writing as to his findings. The city council may reject such construction only if it fails to comply with the standards and specifications contained or referred to herein. If they reject such construction, the city attorney shall proceed to enforce the guarantees provided in this chapter.
 - a b. A certificate by the City Engineer, stating that the construction conforms to the specifications and standards contained or referred to herein, must be presented to the city council prior to for final acceptance of the subdivision. Prior to final acceptance by the city council the subdivider contractor shall file with the city a bond, executed by a surety company holding a license to do business in the State

of Texas, and acceptable to the city, in an amount equal to fifty (50) twenty (20) per cent of the cost of the improvements required, as estimated by the city engineer, conditioned that the subdivider/contractor will keep and maintain such subdivision improvements in good condition for a period of two (2) years after the acceptance of the subdivision by the city. Such bond shall be approved as to form and legality by the city attorney. The subdivider/contractor shall file with the city a complete set of reproducible as-built construction record drawings of the subdivision, which shall include water, sewer, storm drainage, streets and other public utilities.

~~b. The City Engineer shall, from time to time, inspect the construction of the improvements while in progress, and he shall, upon request of the developer's engineer, inspect such improvements upon completion of construction. Construction work will not be permitted on Sundays. All City inspector's time inspecting construction work performed on Saturday or designated holidays shall be paid fully by the Contractor or Developer, including overtime premium. After final inspection, he shall notify the city council in writing as to his findings. The city council may reject such construction only if it fails to comply with the standards and specifications contained or referred to herein. If they reject such construction, the city attorney shall proceed to enforce the guarantees provided in this chapter.~~

6. There will be no participation by the City of Pearland in the cost of any of the underground utility lines within the subdivision except in the event of the requirements for oversize lines to serve land area and improvements beyond the subdivision in question, or to serve other subdivisions unless the same owner/developer owns the adjacent land or subdivision. Each installation of this character in the terms and extent of city participation will be considered individually upon the merits of each facility and the conditions involved. Trunk lines of such systems to serve the subdivision under consideration will be considered upon each facility's individual merits for each subdivision. Off site, along side, and oversize improvements will be subject to participation only upon the city's agreement to participate.
7. Street improvements, curb and gutter, storm sewer and pavement: The subdivider of each tract of land will be required to construct, at his own expense, those improvements required to serve the land platted as determined by the Planning and Zoning commission. Such improvements may include streets, pavement, curbs and gutters, storm sewers, lab testing and any other improvements, all as required by the City Code of Ordinances and city approved specifications. The subdivider shall install, construct or reconstruct the same, all according to current City of Pearland standards and specifications as provided in such ordinances, and shall pay all costs including engineering costs covering design, layout and construction supervision by the city inspection and certification by a professional engineer. The Planning and Zoning commission may require deposit of an

escrow with the city, of an amount sufficient to pay for improvement of one-half of the street and all adjacent improvements. Two copies of the detailed, approved construction plans, including plan and profile for each street, shall be filed with the submission of the final plat ~~in the same number of copies as required of the final subdivision plat~~; and failure to supply the same shall be grounds for a denial of the final plat. Streets shall be built to the standards required for the classification such street carries on the city's thoroughfare plan. For medians required by the city for traffic separation and extra traffic lanes required by the city for turning movements onto public streets, the city may require, but shall not pay for, medians or extra lanes required to provide safe ingress or egress for the subdivider's property.

8. City water and sewer lines within 300' of the platted development boundaries must be connected to provide city water and sewer to all platted lots.

B. Minimum standards:

1. All requirements in this Ordinance notwithstanding, the minimum standards and specifications for all improvements within a subdivision, including but not limited to, storm drainage, street pavement, sidewalks, alley pavement, sanitary sewers and water lines, shall be those minimum standards and specifications as determined and approved by the city council from time to time and on file in the office of the planning department. Full compliance with said standards and specifications in each subdivision shall be a prerequisite for the final approval of a plat by the city.

(Ord. No. 58A, §§ 1, 2, 10-24-68; Ord. No. 58B, § 1, 5-25-70; Ord. No. 58C-1, § 4, 6-14-71; Ord. No. 58B-1, § 1, 2-23-76; Ord. No. 421, § 5, 3-23-81; Ord. No. 421-2, § 1, 5-12-86)

2. Exhibits A and B attached. Until or unless modified by Council, the attached Exhibit A, "Design Standards for Street Construction," and Exhibit B, "Design Standards for Storm Drainage Improvements," shall be met by all development in the City of Pearland jurisdiction.

3. Unless provided otherwise, minimum standards referred to herein shall be interpreted for the City by the City Engineer. Supplemental to specifications and standards existing at the time of the adoption of this Ordinance, the City Engineer shall promulgate or amend rules, regulations, standards and specifications for the construction, installation, planning, design, inspection, location and arrangement of streets, curbs, street lights, street signs, alleys, utility layouts, easements, wastewater collection and treatment systems, drainage systems and other public works improvements. He shall file same with the City Secretary at least thirty (30) days before they shall become effective. None of these promulgations or amendments shall conflict with this or any other Ordinance of the City of Pearland.

Section 27-6 PRIVATE STREETS.

- A. **Definition.** Any area, parcel, or strip of land whether or not the same to be depicted or shown as such on any plan, map, or drawing, and which is not a duly dedicated and established public street of and in the city which provides access from any public street to any building or buildings and to which buildings there is no other access from such public street than over the area, strip or parcel of land in question. The term "private street" as used in this section shall also include any area, strip, or parcel of land whether or not the same is depicted or shown as such on any map, plan or plat. ~~which provides a connection between any two (2) public streets in the city and which the general public is permitted to use for the purpose of traveling from one of such public streets to the other. Under this definition, the public shall be considered as being permitted to so use such area, strip, or parcel of land if in fact it does so and its use is not obstructed by gates, chains, or watchmen. The mere fact that there may be posted signs prohibiting such use by the public shall not suffice to keep the area from being considered a private street under the terms of this section if in fact the owner thereof does not take and continue to take sufficient steps to actually prevent such use.~~
- B. **Exceptions to definition.** Notwithstanding the foregoing definition, however, the following shall not be considered "private streets" within the purview of this section, namely:
1. Any driveway designed principally to provide access to the outbuildings appurtenant to any principal building, or to provide access to delivery platforms or the entrances of a building appropriate for the delivery thereto of goods or merchandise;
 2. An area appurtenant to a store or a group of stores, offices, a theatre ~~theater~~, a church or any similar establishment, designed primarily to be used as a parking space by customers or patrons of the establishment or group of establishments in question; and
 3. An entrance way or roadway designed to provide entrance to and/or communication or passage between the several units of a single industrial establishment or of a group of such establishments which are under common control or management; provided such industrial entrance way or roadway shall be considered a private street under the terms of this section if it has entrances upon two (2) or more public streets, unless there are at each of such entrances, gates, chains, or watchmen by which all persons are prevented from using the same except those employed by or having business to conduct at such industrial plants or establishments in question.
- C. **Submission of plats.**
1. **Platting.** Every person, firm or corporation desiring or intending to open, lay out, grade or otherwise improve any private street as defined in this section or desiring to erect any building which shall have over any such private streets its access or its principal access to any public street in the city, shall before opening, laying out, grading or otherwise

improving such private street and before applying for a building permit for the erection of any such building, first cause a map or plat to be made of the entire area owned by him or under his control into or across which such private street is to be laid out or opened and shall file the same with the city planning and zoning commission for its approval or disapproval.

2. Specifications. Each plat submitted shall accurately describe the entire tract or area of land giving the dimensions thereof and indicating the location of all public streets touching or crossing the same; and shall show the location and dimensions of all buildings within the area and of all buildings which it is proposed to erect therein, with an indication of the location of the principal entrances of each building, and of how access is intended to be had thereto from the nearest public street. On such map there shall also be shown the proposed location and the dimensions of any private street proposed or intended to be opened, laid out, graded, or improved thereon. If the area is proposed to be used for the erection therein of four (4) or more separate buildings, exclusive of outbuildings, designed primarily for residential purposes, the map shall also show the division of the area into lots in accordance with the sales, use or development intended to be made thereof. Plat submittal shall be in accordance with section 27-3 of the Code of Ordinances.
3. Required Information. The face of plats containing private streets shall also show the following information:
 - a. Number of buildings (containing dwelling units)
 - b. Number of dwelling units
 - c. Location of building entrances
 - d. Number of off-street parking spaces required
 - e. Number of off-street parking spaces provided
 - f. Location and demonstration of access to existing and proposed fire hydrants.

Planned unit development lot or dwelling unit and open space data analysis to include:

- a. Total number of lots or dwelling units
- b. Total area of lots or dwelling units (in square feet and acres)
- c. Average lot or dwelling units area (b÷a in square feet)
- d. Typical lot or dwelling units size (length and width)
- e. Total area of common open space (in square feet and acres)
- f. Average common open space per lot (e÷a)
- g. Lot or dwelling unit plus common open space (c + f)
- h. Total area for: Street rights-of-way (both public and private), unrestricted reserves, drainage easements or other areas in square feet and acres
- i. Dwelling unit density (a÷ total gross area of project, exclusive of unrestricted reserves)

D. General requirements and design standards for private streets.

1. General arrangement and layout. The pattern or layout of the street system in any project should provide for the following basic design concepts:
 - a. Provide a Adequate vehicular access to all buildings and facilities within the plat boundaries;
 - b. Provide adequate Interior traffic circulation and access to all buildings containing dwelling units by fire fighting personnel and equipment.
 - c. Provide a Adequate access to the existing public street system adjacent to the boundaries of the plat, and;
 - d. Be so designed to allow for the smooth flow of vehicular traffic, avoiding such traffic hazards as closely off-set intersections, angular and multiple point intersections, jogs and other design features which would induce a hazard to vehicular traffic and the occupants of the project.
2. Width. Private streets shall have a minimum unobstructed paving width of twenty-eight (28) feet. ~~If parallel parking is proposed along the private street, additional paving width will be required to accommodate such parking.~~
3. Dead ends, Cul-de-sacs, L-type and T-type turnarounds. Dead-end private streets shall be terminated by a circular cul-de-sac having an outside roadway diameter of eighty (80) feet or a T-type turnaround design approved by the city.
4. ~~Names. Street names shall be designated on any private street, driveway, or access easement shown on any plat submitted to the city planning commission for approval.~~
5. 4 Length of dead-end streets. No dead-end private street shall extend further than three hundred (300) feet from the nearest right-of-way line of the intersecting public or private street measured along the center line of said private street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type or L-type turnaround configuration.
6. 5 Intersections. In those instances where a private street intersects with a public street paved with dual roadways and esplanades, the private street should be located at an established esplanade's opening. Private streets shall not be direct (straight line) projections of any public street, except in those instances where such extension is at an intersection with a public street paved with dual roadways and esplanades. Intersections of all streets shall be at right angles with variations not to exceed ten (10) degrees. Right angle intersections of private streets shall have a twenty-foot radius at both corners.
7. 6 Multiple access points to public streets. All projects containing private streets shall have a private street system so designed to provide adequate emergency vehicular access.

Section 27-7. EXCEPTION

- aA. Where any street forms any part of the boundaries of a subdivision and some part of the width of the street has been dedicated or committed to improvement, then the subdivider shall be required to dedicate and/or improve the balance of the width of any such street, but otherwise no improvements shall be required as a prerequisite to the approval of the plat for any existing dedicated street forming a boundary of a subdivision.
- bB. Large tract residential subdivisions: Where a parcel is divided into larger tracts than standard minimum sized residential building lots, such parcels shall be so divided as to allow for the opening of major thoroughfares and the ultimate extension of adjacent minor streets. The city may vary the other requirements of these regulations in such a manner as the general welfare of such area may require to permit such large tracts. Where such large tract subdivision is on the basis of lots of five-eighths acres or larger, the subdivider may develop improvements for storm drainage, street pavement, sidewalks, alley pavement, sanitary sewers, and water lines according to the minimum standards and specifications for large lot subdivisions as determined and approved by the city council from time to time and on file in the office of the planning department. Full compliance with said large lot standards and specifications shall be a prerequisite for the final approval of a plat by the city.
- cC. Where subdivision is unit of a large tract: Where the proposed subdivision constitutes a unit for a larger tract owned by the subdivider, which is intended to be subsequently subdivided as additional units of the same subdivision, the preliminary and final plats shall be accompanied by a conceptual development plan of the entire area. (Ord. No. 421, § 6, 3-23-81; Ord. No. 458, § 1, 7-11-83; Ord. No. 421-1, § 3, 8-22-83)

Section 27-8. EXTENSION OF EXTRATERRITORIAL JURISDICTION.

- aA. Pursuant to Article 970a, Section 4 of the Revised Civil Statutes of the State of Texas, this chapter is hereby extended in its application to include all of the area within the extraterritorial jurisdiction of the city. The provisions of this chapter shall have the same force and effect within the area of extraterritorial jurisdiction as within the corporate limits of the city, except as provided in state statutes and subsections (b) and (c) of this section.
- bB. No violation of any provision of this chapter outside the corporate limits of the city, but within such city's area of extraterritorial jurisdiction, shall constitute a misdemeanor.
- cC. In the event any provision of this chapter is violated within the area of extraterritorial jurisdiction of the city and outside its corporate limits, the city may institute any appropriate action or proceedings in the district court to enjoin such violation. (Ord. No. 189, 2-26-70; Ord. No. 421-1, § 4, 8-22-83)

Section 27-9. ADOPTION OF THOROUGHFARE PLAN

A thoroughfare plan of the City of Pearland, Texas is hereby adopted by the city council and placed on file in the office of the city secretary. Such plan shall be a part of the Comprehensive Plan and bears the legend title "Thoroughfare Plan of the City of Pearland, Texas." Such Thoroughfare pPlan shall be from time to time updated and approved by ordinance of the city council. (Ord. No. 421-1, § 5, 8-22-83)

Section 27-10. AMENDING PLAT. (Ordinance No. 421-6)

aA. The Planning and Zoning Commission may approve and issue an amending plat, which may be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat is signed by the applicants only and is solely for one or more of the following purposes:

1. to correct an error in a course or distance shown on the preceding plat.
2. to add a course or distance that was omitted on the preceding plat.
3. to correct an error in a real property description shown on the preceding plat.
4. to indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments.
5. to show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat.
6. to correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats.
7. to correct an error in courses and distances of lot lines between two adjacent lots if:
 - Aa. both lot owners join in the application for amending the plat.
 - Bb. neither lot is abolished.
 - Cc. the amendment does not attempt to remove recorded covenants or restrictions.
 - Dd. the amendment does not have a material adverse effect on the property rights of the other owners in the plat.
8. to relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.

9. to relocate one or more lot lines between one or more adjacent lots if:
 - Aa. the owners of all those lots join in the application for amending the plat.
 - Bb. the amendment does not attempt to remove recorded covenants or restrictions.
 - Cc. the amendment does not increase the number of lots.

10. to make necessary changes to the preceding plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the preceding plat if:
 - Aa. the changes do not affect applicable zoning and other regulations of the municipality.
 - Bb. the changes do not attempt to amend or remove any covenants or restrictions.
 - Cc. the area covered by the changes is located in an area that the Planning and Zoning Commission has approved, after a public hearing, as a residential improvement area.

- bB. Notice, a hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat.
- cC. An amending plat does not require the approval of the Drainage Commission.
- dD. The provisions of this section shall be applicable only to those areas of the City which are, or may hereafter be, zoned as R-1, R-2, R-3, R-4, or MF.

Section 27-11. VARIANCES TO SUBDIVISION REGULATIONS

The commission may authorize a variance from these regulations the requirements of this chapter when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the commission shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings herein below required, the commission shall take into account the nature of the proposed use of land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the commission finds:

- A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land; and

- B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- C. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and
- D. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations. Such findings of the commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the commission meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of these regulations so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

EXHIBIT A

CITY OF PEARLAND

DESIGN STANDARDS FOR STREET CONSTRUCTION

- 1.1 **SCOPE.** Unless revised by action of City Council, these standards are to be adhered to in the design of all streets and roads within the City of Pearland or within the City's Extraterritorial Jurisdiction. Unless in a large lot subdivision, all streets within the City Limits and/or Extraterritorial Jurisdiction shall be of reinforced portland cement concrete construction with curbs designed in accordance with current Portland Cement Association practices; shall be of the minimum thicknesses and minimum widths specified in the following sections; ~~shall be constructed on a minimum of 6 inches of lime stabilized subgrade~~ and shall be drained by an adequately designed underground storm sewer system. Minimum gradient of curb & gutter streets shall be 0.35% unless approved otherwise by the City Engineer.
- 1.2 **MINIMUM SECTION FOR MAJOR THOROUGHFARE:** Thoroughfares shall be defined as through streets which carry an anticipated ADT of over 13,000 v.p.d., ~~throughout a length of at least 2 miles,~~ or fit into an arterial pattern and carry an anticipated Average Daily Traffic (ADT) of over 8,000 vehicles per day (v.p.d.), or carry less than 8,000 v.p.d. and are essential to the continuity of existing arterial patterns of streets which are shown in the Comprehensive Thoroughfare Plan as a thoroughfare. ~~Arterial Streets Planned major thoroughfares shall have a minimum paved width of 48 feet back-to-back of curb; and shall have R.O.W. width of 100 120 feet or more. In divided boulevard streets, esplanade openings shall be spaced no less than 350 feet apart. Typical median cuts shall be 50' in width minimum. Additional width shall be designed for left turn bays and intersecting streets wider than 50' R.O.W. The minimum pavement thickness for arterial streets thoroughfares shall be 78 inches of 3,000 psi concrete on a minimum of 8 12" of stabilized subgrade.~~
- 1.3 **MINIMUM SECTIONS FOR PRIMARY COLLECTORS:** Primary Collectors shall be defined as through streets which carry an ADT of 8,000 to 13,000 v.p.d. ~~throughout a length of at least 2 miles,~~ or fit into a collector pattern and carry an ADT of ~~over 5,000 v.p.d.,~~ or carry less than ~~5,000~~ 8,000 v.p.d., and are essential to the continuity of existing Primary Collector patterns as defined in the Comprehensive Thoroughfare Plan. A Primary Collector shall also be placed adjacent to, and/or within, all areas where the residential density consists of 10 units or more per acre or adjacent to or within all multi-family, business, commercial, or industrial developments. Primary Collectors shall have a minimum width of 41 feet back-to-back of curbs and shall have a minimum R.O.W. width of ~~70 feet~~ 80 feet. The minimum pavement thickness for Collectors shall be 7 inches ~~of 3,000 psi concrete on 6 8" of stabilized subgrade.~~
- 1.4 **MINIMUM SECTIONS FOR SECONDARY COLLECTORS:** ~~Secondary Collectors shall be defined as through streets which carry an ADT of 2,000 to 8,000 v.p.d., throughout a length of at least 1 mile or fit into a collector pattern and carry an ADT of over 2,000 v.p.d., or carry~~

~~less than 2,000 v.p.d. and are essential to the continuity of existing Secondary Collector patterns as defined in the Comprehensive Plan. Secondary Collectors shall have a width of 38 feet back-to-back of curb and shall have a minimum R.O.W. width of 60 feet. The minimum undesigned pavement thickness for Secondary Collectors shall be 6 inches.~~

1-5 1.4 MINIMUM SECTIONS FOR RESIDENTIAL STREETS IN STANDARD R-1, R-2, AND R-3, ZONES; RESIDENTIAL STREETS, ETC: Residential Streets shall be defined as non-through-traffic streets which carry an ADT of less than 2,000 v.p.d. and are located in residential areas for the sole purpose of going to and coming from one's home. Residential Streets shall have a minimum width of 28 feet back-of-curb to back-of-curb and shall have a minimum R.O.W. width of 50 feet. The minimum undesigned pavement thickness for Residential Streets shall be 6 inches of 3,000 psi concrete on 6 8" of stabilized subgrade.

1-6 1.5 MINIMUM SECTIONS FOR RESIDENTIAL STREETS IN LARGE LOT SUBDIVISIONS: Residential Streets in large lot subdivisions having lots which measure a minimum of 125 feet in width at the R.O.W. line and have an area of 5/8 (0.625) acres or more as provided for in Section 27-6 (b) of the ~~Subdivision~~ this Ordinance shall conform to the following design standards.

1. Portland Cement Concrete Pavement:

~~A 3,000 psi reinforced portland cement concrete pavement 2524 feet in width without curbs; a minimum of 6 inches in thickness increasing to a minimum of 8 inches in thickness in the outer 4 feet of the pavement width; constructed on a minimum of 6 inches of lime stabilized subgrade; have a compacted limestone shoulder 64 feet in width and 8 inches in thickness, all constructed on a minimum of 6 8 inches of stabilized subgrade and drained by an open ditch section not less than 1.5 foot nor more than 3 feet in depth. The slope from the outer edge of the limestone shoulder to the bottom of the ditch shall be no steeper than 1 foot vertical to 3 feet horizontal; the bottom of the ditch shall be a minimum of 2 feet in width; the slope from the bottom of the ditch to natural ground shall not be steeper than 1 foot vertical to 1.5 feet horizontal and there shall be a minimum of 3 feet between the top of the bank and the property line. The R.O.W. width shall be a minimum of 70 feet.~~

2. Flexible Base Pavement:

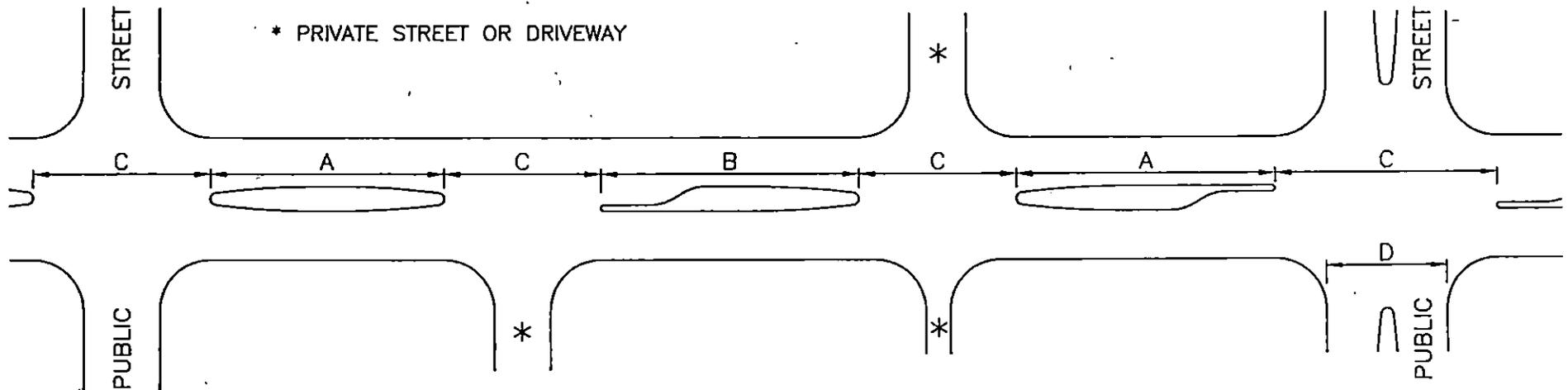
A flexible base pavement structure requirement equal in capacity to a 6 inch reinforced concrete pavement designed by a Registered Professional Engineer in accordance with the design procedures of the ~~T.D.H.P.T. Texas Department of Transportation~~. The surface to be of 2 inch thick Hot Mix Asphaltic Concrete, 24 feet in width; the base to be of crushed limestone conforming to ~~T.D.H.P.T. Texas Department of Transportation~~

specifications with crown width of 36 27 feet and a minimum thickness of 8 inches; subgrade to be lime stabilized a minimum of 6 8 inches in depth for the entire width of the subgrade crown and drained by an open ditch not less than 1.5 feet nor more than 3 feet in depth. The slope from the outer edge of the limestone shoulder to the bottom of the ditch shall be no steeper than 1 foot vertical to 3 feet horizontal; the bottom of the ditch shall be a minimum of 2 feet in width; the slope from the bottom of the ditch to natural ground shall not be steeper than 1 foot vertical to 1.5 feet horizontal and there shall be a minimum of 3 feet between the top of the bank and the property line. The R.O.W. width shall be a minimum of 70 feet.

3. Roadway Ditches:

Open ditches to provide drainage for uncurbed pavements shall be of the minimum and maximum sections described in Section 1.6 1.5 (1) and 1.6 (2) above; shall be designed to provide the drainage capacity imposed by a 25 year frequency storm at a non-erosive velocity and meet or exceed the requirements contained in Exhibit B, City of Pearland Design Standards for Storm Drainage Improvements; in this Ordinance.

TYPICAL LENGTH OF MEDIAN AND MEDIAN OPENING



TYPICAL LENGTH OF MEDIAN OPENING "C"

MEDIAN INTERRUPTION	NO LTB	1 LTB	2 LTB
PRIVATE DRIVE	45'	52.5' ⁽²⁾	60'
UNDIVIDED STREET ≤ 41'	45'	52.5' ⁽²⁾	60'
DIVIDED STREET ALL	D+10'	D+10'	D+10'

NOTES:

- (1) LEFT TURN BAY.
- (2) DISTANCE FROM CENTERLINE OF OPENING TO MEDIAN NOSE WITH LEFT TURN LANE MUST BE 30'.

MINIMUM ACCEPTABLE MEDIAN LENGTH FOR TYPE OF STREET

IF PLANNED DIVIDED STREET IS:	PURPOSE OF MEDIAN INTERRUPTION			
	MAJOR STREET/ THOROUGHFARE (A)	COLLECTOR STREET (A)	RESIDENTIAL STREET (A)	PRIVATE STREET OR DRIVEWAY (B)
MAJOR STREET/ THOROUGHFARE	≥ 350'	≥ 350'	≥ 350'	≥ 350'
COLLECTOR STREET	≥ 350'	≥ 350'	≥ 350'	≥ 350'
RESIDENTIAL STREET	≥ 350'	≥ 350'	≥ 350'	≥ 350'

EXHIBIT B

CITY OF PEARLAND

DESIGN STANDARDS FOR STORM DRAINAGE IMPROVEMENTS

1.1 **GENERAL:** Unless revised by action of City Council, these Storm Drainage Improvements Design Standards shall be effective within the City of Pearland and land within the Extra-territorial Jurisdiction of the City of Pearland. The design of storm drainage improvements in the City of Pearland shall be based on one of the following methods:

- a) For areas of ~~1,000~~ 200 acres or less: The design for areas less than ~~1,000~~ 200 acres shall be based on the Rational Formula. The formula for calculating storm flows in this manner is

$$Q = CIA, \text{ where}$$

Q is the storm flow in cubic feet per second at a given point design point.

C is a runoff coefficient which is the ratio of the maximum rate of runoff to the average rate of rainfall.

I is the average intensity of rainfall in inches per hour for the calculated time of concentration at the design point.

A is the drainage area in acres at the design point.

- b) For areas of more than ~~1,000~~ 200 acres: The unit hydrograph method shall be used in determining the design runoff for watersheds greater than ~~1,000~~ 200 acres. The unit hydrographs may be determined by use of the Corps of Engineers computer program HEC-1 with analysis of the channels to be completed using the Corps of Engineers HEC-2 program. Copies of all computer runs shall be submitted to the City of Pearland for review. Background information may be taken from a Corps of Engineer's report on any major channel for which a report has been published.

Two (2) copies of a map of the total area involved showing individual drainage areas for each inlet, ditch, or point of design shall be submitted with the preliminary plat or design. The plan shall include provision for perimeter grading and drainage next to all Leave Land. The area in acres and volume of flow in CFS shall be indicated at each point of design. Calculations showing percent runoff, time of concentration, rainfall intensity, etc. shall be submitted for the approval of the City Engineer.

1.2 **QUANTITY OF STORM WATER:** The quantity of storm water runoff shall be determined

for each inlet, pipe, channel, bridge, culvert, point of discharge or other designated design point by using the following standards as applicable to the above requirements:

1.2.1A. Runoff Coefficient: The runoff coefficients to be used in calculating the amount of drainage anticipated from each drainage area/s will be varied according to the land use existing or proposed and will be as follows:

Runoff Coefficient

Location	Runoff Coefficient "C"
Commercial areas and General Business	0.95
Neighborhood Service, Office and Professional and Multi-Family Areas	0.90
Industrial Areas M1 and M2	0.85
Residential Areas	
1) Lots less than .4 Acre	0.65
2) Lots more than .4 to 1.0 Acre	0.55
3) Lots more than 1.0 Acre	0.50
Park Areas	0.40
Undeveloped Land	0.35

- ~~a) Commercial areas and General Business 0.95~~
- ~~b) Neighborhood Service, Office and Professional and Multi-Family Areas 0.90~~
- ~~c) Industrial Areas M1 and M2 0.85~~
- ~~d) Residential Areas~~
 - ~~1) Lots less than .4 Acre 0.55 0.65~~
 - ~~2) Lots more than .4 to 1.0 Acre 0.40 0.55~~
 - ~~3) Lots more than 1.0 Acre 0.50~~
- ~~e) Park Areas 0.30 0.40~~
- ~~f) Undeveloped Land 0.35~~

Composite runoff coefficients will be determined in direct proportion when more than one land use exists within a drainage area, i.e., Planned Unit Development, Plan Approval.

1.2.2B. Rainfall Intensity: Rainfall Intensity - Duration - Frequency curves have been developed from U.S. Department of Commerce Technical Paper 40 (TP40) for 3, 5, 25, 50, and 100 year frequency storms from data contained in Attached Figure 1. These

curves as presented in Figure 1 have been determined for durations of \pm 15 minutes to 24 hours. The intensity, I, in the Rational Formula shall be determined from the time of concentration and design storm frequency. (NOTE: Brazoria Drainage District No. 4 or Harris County Flood Control District may have different requirements).

- a) **Time of Concentration:** The time of concentration shall be calculated for all inlets and pipe junctions in a proposed storm sewer system or other points of analysis. For undeveloped land, the time of concentration shall consist of inlet time and time of flow in the sewer plus a \pm 15 minute initial concentration time. For developed land, initial concentration time shall be 10 minutes. For drainage areas of one acre or less the time of concentration need not be calculated and a storm duration of \pm 15 minutes may be used as the basis of design.
- b) **Storm Frequency:** Storm frequencies for the storm drainage improvements in the City of Pearland are as follows:

Design Storm Frequency

Type of Facility	Design Frequency (years)
Road Side Ditches & Road Side Culverts	3 years
Storm Sewers/Streets	5 Years
Small Culverts & Channels (Less than 200 Acres)	25 Years
Culverts, Bridges and Channels Creeks	50-100 Years
Detention Ponds	100 Years

<u>Type of Facility</u>	<u>Design Frequency (years)</u>
Road Side Ditches & Road Side Culverts	3 years
Storm Sewers/Streets	3 years 5 Years
Small Culverts & Channels (Less than 200 Acres)	25 Years
Culverts, Bridges and Channels Creeks	50-100 Years

- 1.2.3C. **Area:** The area used in determining flows shall be calculated by subdividing a map into drainage areas within the basin contributing storm water runoff to the system.
- 1.2.4D. **Rate of Discharge:** All developed runoff must be mitigated equivalent to release at no more than the pre-development rate. The minimum design for duration shall provide for the 100-year event, 24-hour rainfall.

1.3 STORM DRAINAGE DESIGN: Before the construction or reconstruction of any street and before the construction of any building or other structure on a site, an engineering investigation shall be made to determine the necessity of on-site or off-site storm drainage facilities to meet the requirements of this ordinance. All storm sewer pipe systems shall provide overflow outlets for rainfall events exceeding design values.

1.3.1A. Surface Drainage on Streets: Storm drainage inlets shall be located and designed so as to limit the depth of water at the face of curb on any Class A curb and gutter street to five inches based on a 5 year frequency storm.

1.3.2B. Surface Drainage on Private Property: ~~On lots or tracts of three acres or more or on all lots zoned other than single family residential;~~ Storm water runoff shall not be permitted or directed to drain onto adjacent property or streets except in existing creeks, channels, or storm sewers provided easements for the creek, channel, or storm sewer have been dedicated to the ~~City of Pearland or the Brazoria County Drainage District No. 4, and/or Harris County Flood Control District public for drainage purposes.~~ In these instances where drainage is to State Highway Department drains or ditches approval by the ~~S.D.H.P.T. Texas Department of Transportation~~ must be shown on the plat or by permit/letter.

1.3.3C. Storm Sewers: Storm water runoff in excess of that permitted to be carried on the surface shall be collected and transported in a storm sewer system. Such storm sewer systems shall be designed using Manning's equation for pipe and channel capacity:

$$Q = A \frac{(1.486)}{n} (R)^{2/3} (S)^{1/2} \qquad \frac{(1.49)}{n} (R)^{2/3} (S)^{1/2}$$

Q = Discharge in cubic feet per second

n = Coefficient of roughness

A = Cross-Sectional area of flow in square feet

R = Hydraulic Radius in feet = A ÷ Wetted Perimeter

S = Slope of hydraulic gradient in feet per foot

The coefficient of roughness shall be determined as follows:

Roughness Coefficient

Sewer Type	n
PVC (Schedule)	0.010
Concrete Pipe	0.013
Corrugated Metal Pipe	0.021
Concrete Lined Channel	0.015
Earth Channel*	0.035 - 0.045

* Earth channels less than 100 square feet in cross-section area shall not be less than 0.045.

Sewer Type	n
PVC (Schedule)	0.010
Concrete Pipe	0.013
Corrugated Metal Pipe	0.021
Concrete Lined Channel	0.015
Earth Channel*	0.035 - 0.045

Storm sewer pipes shall be designed so that the average velocity of flow shall be not less than three (3) feet per second and not more than fifteen (15) feet per second, unless approved by the City Engineer. The outfall shall in all cases be properly protected. Except for inlet leads, the minimum size of storm sewers placed in public right-of-way shall be eighteen (18) twenty four (24) inches in diameter or equivalent cross-sectional area. On-site storm sewers used to drain private property shall be no less than eight (8) twelve (12) inches in diameter. The connection between the private system and the public system shall be no less than fifteen (15) inches in diameter.

All permanent storm sewers shall be bedded in cement-stabilized sand and shall be gasketed PVC

or gasketed reinforced concrete pipe. Temporary or interim storm piping may be CMP or non-gasketed PVC or RCP.

- 1.3.4D. Open Channels:** When the calculated pipe size for a storm sewer system exceeds seventy-two (72) inches in diameter, storm water runoff may be transported in open channels. Open channels may be fully lined, partially lined or unlined. All unlined or partially lined channels shall be bordered by an open space on both sides of the channel, a minimum width of ~~twenty-five (25)~~ twenty (20) feet. Maximum earth slopes for unlined or partially lined channels shall not exceed 2:1 3:1. Partially lined channels shall consist of a concrete paved bottom and either earth slopes or concrete lined slopes to a height not less than one foot above the design depth of water. Fully lined channels shall consist of concrete lined bottom and slopes extending at least one foot above the height of design water depth. Maximum side slopes for fully lined channels shall be 1:1.
- 1.3.5E. Bridges and Culverts:** In addition to satisfying capacity requirements resulting from the application of Manning's formula, bridges constructed to provide crossings of streams and open channels shall have a clear height of one foot above the calculated upstream water depth for the design storm. The side slopes of the channel underneath the bridge shall be protected with concrete riprap or slope paving. Culverts shall be designed using the ~~Texas Highway Department~~ Texas Department of Transportation design criteria. Culverts shall have upstream and down stream slope protection in the form of headwalls, wing walls, or slope paving.
- 1.3.6F. Hydraulic Gradient:** In storm drainage systems flowing full, all losses of energy through resistance of flow in pipes must be accounted for by the accumulative head losses method along the system. These calculations determine the hydraulic grade line along the storm drain system or the water surface elevation which will exist at each structure.

The hydraulic grade line shall be established for all drainage systems. In open channels, the water surface itself is the hydraulic grade line. Calculation of the hydraulic grade line must be related to the downstream water elevation for the particular design storm. For open channels the hydraulic grade line of the design storm sewer system shall be one (1) foot below the lowest top of bank.

For the three-year design storm the hydraulic grade line in a storm sewer system shall remain below the gutter elevation of the street. For the five-year design storm hydraulic grade line wire in a storm sewer system shall remain below 5" above the gutter line. For open channels the hydraulic grade line shall be one (1) foot below the lowest top of bank. Allowances must be made for future extensions of the storm drainage system.

At each point of discharge into a channel, the hydraulic grade line of the channel shall be determined for the 100-year design storm. The hydraulic grade line shall not be raised more than

6 inches due to the increased flow caused by the proposed improvements; provided that the water levels do not exceed the bank of the channel if the original level was confined in the banks or does not cause damage to downstream property.

(Note: "Hydraulic grade line" above means free water surface in open channels, and piezometric gradient in closed pipes.)

1.3.7G. Storm Water Pollution Prevention Plan: The United States Environmental Protection Agency requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared for construction activities.

Construction plans shall show proposed SWPPP measures to control pollutants in storm water discharges during and after construction operations.

A Notice of Intent (NOI) Form (EPA 3510-6) shall be completed and signed by the Contractor and the Owner. This Notice of Intent must be submitted two days before start of construction. Submit the NOI to the following address:

Storm Water Notice of Intent
P.O. Box 1215
Newington, VA 22122

The SWPPP is not to be submitted for EPA review, however the SWPPP shall be kept at the job site for assessment by EPA inspectors.

The EPA requires that regular weekly inspections and inspections after each storm be made of the storm water pollution measures. A record of all inspections shall be kept.

The SWPPP shall be maintained throughout the entire length of the project. Should the pollution preventions not be working, then the Contractor is required to make adjustments in the measures to correct the problems.

SUBDIVISION FEE AND PLATTING SCHEDULE

~~APPROVED BY THE CITY COUNCIL ON JANUARY 27, 1986~~

All applications to the Planning and Zoning Commission for the approval of any proposed plat required to be submitted to the Commission shall be submitted to the ~~Code Enforcement Department~~ Planning Department and shall be accompanied by a filing fee of Three Hundred Dollars (\$300.00). Applicants shall also furnish the Department additional fees as determined by said department in conformance with the following schedule. and The Planning and Zoning Commission shall not act upon any plat submitted to it unless all fees as provided herein have been received and certified by the ~~Code Enforcement Department~~ Planning Department.

The schedule of fees is as follows:

1. **Preliminary Subdivision Plats:**

- a. Five Dollars (\$5.00) per designated lot, tract or building site designed for residential purposes or dwelling units where lots are not designated on the plat.
- b. Twenty-Five Dollars (\$25.00) per acre or any fraction thereof for tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings or unrestricted uses.

2. **Final Subdivision Plat or Replat:**

- a. Three Dollars (\$3.00) per designated lot, tract, or building site designated for residential purposes or dwelling units where lots are not designated on the plat.
- b. Twenty Dollars (\$20.00) per acre or any fraction thereof for tracts, blocks or areas not divided into lots and to be used for commercial, industrial, multiple dwelling or unrestricted uses.

3. **Vacation of Subdivision**

- a. Fifty Dollars (\$50.00) per acre (gross area of whole tract) or any fraction thereof.

4. **General Overall Plans and Street Dedication**

Street dedication plats - Sixty Dollars (\$60.00) per acre (gross area of street right-of-way being dedicated) or any fraction thereof.

5. **Extension of Approval - One Hundred Twenty-Five Dollars (\$125.00) filing fee.**

6. **Change of Name - One Hundred Twenty-Five Dollars (\$125.00) filing fee.**

7. **Conceptual Development Plat Plan - One Hundred Twenty-Five Dollars (\$125.00) filing fee.**

8. **Amending Plat - One Hundred Dollars (\$100.00)**