

Conditions of Approval For Conveyance Plat (Plat2023-0155)

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305F.4 via UDC Section 305B.3	V. Immediately adjacent properties, including lot and street layouts, and the county filing information. Features situated outside the subdivision shall be appropriately distinguished from features situated within the subdivision
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	VIII. The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements;
<input checked="" type="checkbox"/>	UDC Section 305F.4 via UDC Section 305B.3	XIV. The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat
<input checked="" type="checkbox"/>	UDC Section 305F.4 via UDC Section 305B.3	A location map of the proposed subdivision indicating major roadways or platted streets within 1,000 feet of the proposed subdivision shall be included.
<input checked="" type="checkbox"/>	UDC Section 305F.4 via UDC Section 305B.3	The following certificates shall be included: A certificate of ownership and dedication, on a form approved by the director of planning, of all streets, alleys, parks, open spaces and public ways to public use forever, signed and acknowledged before a notary public by the owner and any and all lienholders of the land, and a complete and accurate description of the land subdivided and dedications made

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<input checked="" type="checkbox"/>	UDC Section 305F.4 via UDC Section 305B.3	For lots in the City limits: "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance."
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ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 5.1.G	All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.
<input checked="" type="checkbox"/>	UDC Sec 305.B	Identify the layout, width, and names of all street and/or alley rights-of-way.
<input checked="" type="checkbox"/>	UDC Sec 305.F	Each parcel shall have direct access to all required public improvements (water, sanitary sewer, storm sewer) via dedicated easements or direct adjacency to existing infrastructure.