

EXPLANATION FOR DISAPPROVAL SUMMARY (PLAT2023-0105)

Planning Department: Explanation for Disapproval Checklist for Preliminary Plat Approval

The conditions listed below shall be satisfied by the applicant, prior to issuance of a development permit:

X	UDC Section 305A.3 (f) Location Map to Show All Major Roads within 1,000' of the Subject Property
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305A.3.o Additional Notes, including I. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY
X	UDC Section 305A.3.o: For lots in the Extraterritorial Jurisdiction, "All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement."

ENGINEERING DEPARTMENT PLAT DISAPPROVAL CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 302-B.1.d.	All public improvements required by this Article must be installed and accepted prior to filing a plat for recordation, unless otherwise specified in an approved facilities agreement or waived by approval of a Variance.
<input checked="" type="checkbox"/>	Sec. 307-B.2.	Easements and rights-of-way for public improvements required by this Article shall be provided as specified by the Engineering Design Manual. Easements for franchise utilities shall be provided as specified by the individual utility company. All utility easements intended for the shared use of franchised utilities shall not be less than 10 feet in width unless located adjacent to a right-of-way.
<input checked="" type="checkbox"/>	Sec. 307-C.5.a.	Sanitary sewer systems shall be provided as referenced in the Engineering Design Manual and the Wastewater Collection System Master Plan. Sanitary sewer systems shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
<input checked="" type="checkbox"/>	Sec. 307-C.5.b.	On-site sewerage facilities (OSSF, more commonly known as septic systems) shall only be allowed on lots of 1.5 acres or larger, if there is no feasible way to provide a sanitary sewer system to the property, and if approved by the Director of Engineering. In no case shall the net developable area of the lot (the total area less any easements) be less than 1 acre. A review must be conducted by the OSSF permitting authority prior to the filing of a plat where an OSSF has been approved.
<input checked="" type="checkbox"/>	Sec. 307-C.6.a.	Water systems shall be provided as referenced in the Engineering Design Manual and the Water Distribution Master Plan. Water systems shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
<input checked="" type="checkbox"/>	Sec. 702.C.1.a.	Public drainage systems designed to convey the design storm runoff shall be contained within a drainage easement or a floodplain easement or property dedicated to the public for that purpose. Drainage easements shall be established such that no parcel will be landlocked as a result of the platting action.
<input checked="" type="checkbox"/>	Sec. 702.C.1.c.	Detention and retention facilities and all associated appurtenances shall be contained within a drainage easement. The record plat shall include language that obligates the property owner to perform all maintenance of stormwater detention and retention facilities consistent with requirements of the Engineering Design Manual and shall hold the City harmless from and against any damages to persons, to the owner's lot, or any other affected lot arising from such maintenance or lack thereof.
<input checked="" type="checkbox"/>	EDM 1.9.D	Any projects requiring permits from agencies other than the City (including, but not limited to, TxDOT, NTTA, or Railroad Commissions) shall submit the required permit documents to the City for initial review. Authorization to submit permit requests to the agencies is contingent upon the City's approval of the initial review. The City may elect to lead coordination and/or submittal of permit requests to the agencies.
<input checked="" type="checkbox"/>	EDM 2.5.B.1.	Right turn lanes shall be provided on arterial roadways at all intersecting streets and driveways. All right turn lanes are 11 feet in width. Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb. Right turn storage lengths shall be sized to store the number of vehicles expected to queue in the lane during an

<input checked="" type="checkbox"/>	EDM 2.6.D.	Properties along arterials and frontage roads are required to provide a minimum 24-foot mutual access easement across the property to adjacent properties with appropriate intersection flares. Mutual access easement may be required for other roadway sections and developments based on area and site circulation patterns.
<input checked="" type="checkbox"/>	EDM 4.1.C.1.	An approved flood study is needed prior to the submission of the pre-final plat.