

ARTICLE IV. - IMPROVEMENTS

DIVISION 1. - GENERALLY

Sec. 126-451. - Payment for required improvements.

The subdivider shall pay all costs for providing the subdivision with streets, water, sanitary sewers, storm sewers, streetlights and street markers, in accordance with the requirements of this chapter and in accordance with plans and specifications for such improvements approved by the appropriate city or county agencies. All improvements required in a subdivision will be installed at the developer's cost unless otherwise provided. The cost of utilities and streets that are required by the city to be larger than would normally be needed to serve the proposed addition may be cost-shared between the developer and the city in accordance with section 114-69.

(Code 1967, § 27-51; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-452. - Construction contracts.

The subdivider may award the contract for the installation of the approved improvements and make payment directly to the contractor. As an alternative a subdivider may present the approved plans and specifications for the approved improvements to the city council, and the city council may advertise for bids and award the contract, and the subdivider shall pay to the city the cost of the contract.

(Code 1967, § 27-52; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-453. - Inspection.

The subdivider or his contractor shall notify the city engineer when installation of all approved improvements commences. The installation of such improvements shall take place under the inspection of the city engineer.

(Code 1967, § 27-53; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-454. - As-built or record plans.

- (a) The subdivider shall present to the city engineer reproducible and complete as-built plans for all paving, drainage structures, water lines and sewer lines prior to final inspection. As-built or record plans shall be prepared by a registered engineer in a form acceptable to the engineering department. The as-built or record plans shall be delivered to the city engineer prior to the filing of the plat or the release of any performance documents.
- (b) Along with the as-built plans specified in subsection (a) and in any event prior to final plat approval, the subdivider shall also submit a fee in the amount prescribed in section 2-595 for GIS development as-built verifications.

(Code 1967, § 27-54; Ord. No. 3655, § 3, 7-28-83; Ord. No. 10,159, § 4, 9-27-05; [Ord. No. 12,986](#), § 13, 10-8-15)

Sec. 126-455. - Final acceptance.

The subdivider shall request, in writing, the final inspection of completed improvements. Upon receipt of this request, the city engineer shall approve in writing all improvements when they are in accordance with approved plans and specifications.

(Code 1967, § 27-55; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-456. - Guarantee.

(a) This section shall be applicable to:

- (1) All subdivisions within the city limits; and
- (2) All subdivisions within the extraterritorial jurisdiction of the city if:
 - a. The property is within an area listed in the city's annexation plan to be annexed during the guarantee period specified in subsection (b) of this section; or
 - b. The property is otherwise scheduled to be annexed within the guarantee period specified in subsection (b) of this section.

(b) The subdivider or developer shall guarantee that all materials and workmanship in connection with the improvements required under this chapter are free of defects for a period of one year after acceptance of the improvements by the city engineer. The subdivider or developer, if using construction contractors for furnishing the materials or installing the improvements required under this chapter, shall require that all contracts include such a guarantee. If the subdivider fails to perform the necessary work to correct defects during the guarantee period, the city will make necessary repairs and bill the subdivider for the total cost of the repair work.

(Code 1967, § 27-56; Ord. No. 3655, § 3, 7-28-83; Ord. No. 9151, § 1, 4-26-01)

Sec. 126-457. - Governmental liens.

When it is determined that a governmental lien is outstanding against any parcel proposed for development, it shall be the responsibility of the applicant to satisfy this lien prior to the filing of the plat. These liens shall include but not be limited to paving, tax, mowing or special assessments.

(Code 1967, § 27-57; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-458. - Traffic control devices.

All pavement marking and signing required under this chapter shall be in conformance with the Texas Manual on Uniform Traffic Control Devices.

(Code 1967, § 27-58; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-459. - Cluster box mail service locations.

U.S. Postal Service policies require that cluster locations to serve developments be provided. These locations shall be within street rights-of-way whenever possible. A commercial location may necessitate an on-site location for this purpose. All slab locations required under this section shall be in conformance with postal service specifications and shall be provided by the developer.

(Code 1967, § 27-59; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-460. - Sidewalks.

Sidewalks conforming to the requirements of chapter 122 of this Code shall be required to be constructed along all roadways abutting property within the platted area.

(Ord. No. 11,980, § 4, 7-26-12; Ord. No. 11,982, § 4, 7-26-12)

Secs. 126-461—126-485. - Reserved.

DIVISION 2. - DESIGN STANDARDS

Subdivision I. - In General

Sec. 126-486. - Survey requirements.

- (a) *Monuments.* Monuments, consisting of a three-fourths-inch iron rod or larger, 36 inches in length, shall be placed at all corners of the block lines, the point of intersection of curves and tangents of the subdivision, flush with the finished grade.
- (b) *Benchmarks.*
 - (1) *Required.* One benchmark per subdivision section shall be permanently installed in an approved manner at a location designated by the city engineer. The location and elevation of the benchmark shall be shown on the plat. Permanent benchmarks shall be five-foot-long concrete posts six inches in diameter with the top to be no more than three inches below the finished grade. All benchmarks shall be installed to survey-grade accuracy.
 - (2) *Deposit.* The subdivider or developer shall deposit \$500.00 per required benchmark. The deposit shall be:
 - a. Refunded upon submission of a data sheet which satisfies the requirements of subsection (b)(3) below and upon acceptance by the city engineer of the installation of the benchmarks; or
 - b. Shall be forfeited 90 days after the submission of the final plat.
 - (3) *Data sheet.* Unless the deposit is forfeited in accordance with subsection (b)(2)b. above, a reference sketch showing location of all benchmarks on a data sheet shall be submitted to the city engineer. The benchmark data sheet shall be sealed by a registered professional land surveyor licensed to practice in the state and shall contain latitude and longitude based on WGS 84 datum, Texas state plane coordinates south central zone based on NAD 83, ellipsoid height, combined scale factor and orthometric height (Geoid 99 NAVD 88).
 - (4) *Waiver.* If the benchmark required in this subsection (b)(1) falls within such proximity to an existing benchmark that the required benchmark is determined by the director of engineering to be unnecessary to the global positioning satellite network of the city, the city engineer may waive the benchmark required in subsection (b)(1).
- (c) *Lot markers.* Lot markers shall be one-half-inch metal rods, at least 24 inches in length, placed at each corner of all lots, flush with the average ground elevation, or they may be countersunk if necessary to avoid being disturbed.

(Code 1967, § 27-49; Ord. No. 3655, § 3, 7-28-83; Ord. No. 9544, § 2, 4-10-03; Ord. No. 10,079, § 1, 6-9-05)

Sec. 126-487. - Park and playground sites.

- (a) Park and playground sites in a subdivision shall be reserved as indicated on the park plan. The size shall be in accordance with the parks and recreation board's plan for the park system.
- (b) Park sites within the city limits may be purchased, or a contract to purchase may be negotiated by the city prior to the submission of the final plat. If not, the subdivider shall not be required to reserve the land for such purpose, except at his option.
- (c) It is requested, but not required, that park sites outside the city be reserved for two years for purchase at the developer's cost plus prorated cost of improvements.

(Code 1967, § 27-48; Ord. No. 3655, § 3, 7-28-83)

Secs. 126-488—126-505. - Reserved.

Subdivision II. - Streets

Sec. 126-506. - Circulation pattern.

The street pattern of a neighborhood should provide adequate circulation within the subdivision and yet discourage excessive through traffic on local streets.

(Code 1967, § 27-41(a); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-507. - Principal arterials, minor arterials and collectors.

- (a) In a subdivision, principal arterial, minor arterial and collector locations, alignments, widths and cross sections shall be determined by the commission.
- (b) Designated principal arterials, minor arterials and collectors shall be dedicated by the developer in accordance with the current major thoroughfare plan on file in the office of the director of planning and community development. A developer seeking an exception to this requirement must show reasonable evidence that (i) the street will provide no benefit to his development, or (ii) the size or shape of the parcel is such that right-of-way in excess of 60 feet will physically prevent the use proposed for the parcel. The developer shall pave with curb and gutter both sides of a principal arterial and minor arterial along which he retains commercial acreage abutting the right-of-way. Where the developer proposes residential development along the principal arterial and minor arterial, the city may participate to the extent of one-half the paving and drainage cost along the residential section.

Example 1: A developer plats a subdivision containing a portion of principal arterials, minor arterials and collectors, but retains commercial frontage on both sides of the street right-of-way. He would be required to pave both sides of the dual 24-foot pavement.

Example 2: A developer plats a subdivision containing a portion of principal arterials, minor arterials and collectors with residential lots on both sides of the street. The city may participate in the paving and drainage to the extent of one 24-foot pavement and one-half the drainage cost of the lots abutting the principal arterials, minor arterials and collectors.

Example 3: A developer plats a subdivision containing a portion of principal arterials, minor arterials and collectors with one side commercial and one side residential. The city may participate to the

extent of one-half the paving and drainage cost of the street. For example, the city may pay for 12 feet of paving plus one-half of any storm sewer serving the residential side of the street.

(Code 1967, § 27-41(b), (c); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-508. - Right-of-way width.

In a subdivision the right-of-way width shall be determined from engineer standards.

(Code 1967, § 27-41(d); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-509. - Curves.

- (a) Curves in major streets of a subdivision are to have a centerline radius of 2,000 feet or more with exceptions to this standard granted only by the commission.
- (b) Reverse curves are to be separated by a minimum tangent of 100 feet.
- (c) Curves in local streets are to have a centerline radius of 300 feet or more unless unusual circumstances prevent it. Under no circumstances shall the radius be less than 150 feet.
- (d) Collector streets are to have a centerline radius of 800 feet or more with exceptions to this standard granted only by the commission.

(Code 1967, § 27-41(e); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-510. - Intersections.

- (a) In a subdivision, all streets, interstates or expressways, collector or local, are to intersect at 90-degree angles. Variations must be approved by the commission.
- (b) Acute angle intersections approved by the commission are to have 25-foot radii at acute corners.
- (c) Street offsets, when approved by the commission, shall be a minimum distance of 125 feet on the centerline.

(Code 1967, § 27-41(f); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-511. - Culs-de-sac.

In a subdivision, culs-de-sac (dead-end streets with turnarounds) shall be subject to the following:

- (1) Turnarounds are to have a minimum right-of-way radius of 50 feet for a single-family use and 60 feet for apartments, commercial or other uses, except that turnarounds where other than curb and gutter development is used shall have a minimum right-of-way radius of 60 feet adjacent to land to be used for single-family residences and 70 feet adjacent to land to be used for other than single-family residences. No islands or planters shall be permitted;
- (2) The maximum length of a dead-end street with a pavement turnaround shall be 800 feet;
- (3) Temporary turnarounds are to be used only where curb and gutter is not installed at the end of a street more than 400 feet long that will be extended in the future. The base of turnarounds shall be composed of six-inch stabilization with asphaltic topping; and
- (4) Temporary turnarounds shall be indicated on a plat as a cross-hatched area. The city shall be given a temporary easement for a turnaround until the street is extended (directional) in a recorded plat.

(Code 1967, § 27-41(g); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-512. - Partial or half-streets.

Partial or half-streets in a subdivision may be provided when the commission feels that a street should be located on a property line. 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 streets:

"This _____ 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 _____ foot strip adjacent to it is so dedicated."

(Code 1967, § 27-41(i); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-513. - Block length.

- (a) In a subdivision, the maximum block length for residential shall be 2,400 feet measured along the center of the block or 1,200 feet from each intersection, except under special conditions and upon approval by the commission.
- (b) The maximum block length along interstates or expressways, principal arterials and minor arterials shall be 3,000 feet or 1,500 feet from each intersection, except under special conditions and upon approval by the commission.

(Code 1967, § 27-41(h); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-514. - Reserves.

In a subdivision, a provisional one-foot reserve 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 rest in the dedicator, his heirs, assigns, or successors)."

(Code 1967, § 27-41(j); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-515. - Temporary right-of-way.

In a subdivision, a temporary right-of-way shall be used to comply with the county road law requiring a minimum street width of 60 feet as follows:

"Cross-hatched strip _____ feet wide to be temporarily dedicated for street purposes and will revert to the adjacent lot owners upon and to the extent of the acquisition of _____ feet for street purposes on the opposite side of the street."

(Code 1967, § 27-41(k); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-516. - Names.

- (a) Proposed new street names shall be submitted to the director of planning and community development for approval prior to the submittal of the final plat of the subdivision.
- (b) Street names shall be continuations of existing street names adjacent to or on line with proposed streets.

(Code 1967, § 27-41(l); Ord. No. 3655, § 3, 7-28-83)

Secs. 126-517—126-545. - Reserved.

Subdivision III. - Lots

Sec. 126-546. - Scope.

In a subdivision, the lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines. Where the commission approves a through lot, access to the rear of the lot shall be prohibited.

(Code 1967, § 27-43(a); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85)

Sec. 126-547. - Designation of purposes.

All lots shown on the subdivision plat will be for residential purposes unless otherwise noted.

(Code 1967, § 27-43(b); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85)

Sec. 126-548. - Side lot lines.

In a subdivision, side lot lines should be perpendicular or radial to the street frontage and the following note may be in lieu of bearings: "All side lot lines are either perpendicular or radial to street frontage unless otherwise noted."

(Code 1967, § 27-43(c); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85)

Sec. 126-549. - Double fronts.

Double front lots are prohibited in a subdivision.

(Code 1967, § 27-43(e); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85)

Sec. 126-550. - Rear and side driveway access.

In a subdivision, rear and side driveway access to interstates or expressways, principal arterials and minor arterials shall be prohibited.

(Code 1967, § 27-43(d); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85)

Sec. 126-551. - Minimum sizes.

In a subdivision, the minimum lot sizes shall be as follows:

- (1) The minimum width shall be 50.
- (2) The minimum depth shall be 100 feet.
- (3) Radial lots shall have a minimum width of 40 feet at the building line.
- (4) The lot area shall be a minimum of 5,400 square feet.
- (5) Corner lots are to be five feet wider than the average interior lots in the block.
- (6) Corner lots with a width of less than 80 feet siding on interstates or expressways, principal arterials and minor arterials shall be at least 15 feet wider than the average interior lots in the block.

(Code 1967, § 27-43(f); Ord. No. 3655, § 3, 7-28-83; Ord. No. 4183, § 1, 6-27-85; Ord. No. 8151, § 8, 12-16-97; Ord. No. 9346, § 1, 4-25-02)

Cross reference— Zoning, ch. 130.

Sec. 126-552. - Land to be used for other than residential purposes.

- (a) For a subdivision, reserves shall be labeled A, B and C, rather than numbered as blocks and lots.
- (b) Minimum building lines are to be provided for reserves.

(Code 1967, § 27-44; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-553. - Numbering.

- (a) Subdivision blocks are to be numbered consecutively within the overall plat or sections of an overall plat as recorded.
- (b) All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

(Code 1967, § 27-45; Ord. No. 3655, § 3, 7-28-83)

Sec. 126-554. - Building lines.

- (a) Residential building lines in a subdivision shall be as follows:
 - (1) The minimum building line shall be 15 feet on the front of all lots, ten feet on the side of corner lots, and five feet on the side of interior lots; and
 - (2) Lots adjacent to interstates or expressways, principal arterials and minor arterials shall have a minimum 35-foot front building line when lots are facing or a minimum 20-foot side building line when lots are siding on streets.
- (b) Transitional building lines having a minimum angle of 45 degrees are to be provided where an offset in building lines is greater than five feet.

(Code 1967, § 27-46; Ord. No. 3655, § 3, 7-28-83)

Cross reference— Table of property development standards, § 130-601.

Secs. 126-555—126-580. - Reserved.

Subdivision IV. - Easements

Sec. 126-581. - Drainage easement.

- (a) The location and width of a drainage easement in a subdivision shall be determined by the city engineer for plats within the city limits and by the county flood control engineer for plats outside the city or within the city adjacent to bayous or other major drainage facilities for which flood control is primarily responsible.
- (b) An easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure."
- (c) The dedication of any drainage structure or facility used for the retention or detention of stormwater shall be accepted only at the city's option. Final determination as to the acceptability shall be made by the commission after consideration of the city engineering department's evaluation and recommendation. The evaluation may be based on size, purpose and location of the facility; the need for fencing around the structure or facilities; the ease of access for maintenance crews and personnel, vehicles and equipment needed for maintenance. Consideration should also be given to other types of ownership of the structure or facility and alternative maintenance procedures.

(Code 1967, § 27-47(a); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-582. - Utility easements.

Utility easements shall be in accordance with the utility location standards in section 126-706.

(Code 1967, § 27-47(b); Ord. No. 3655, § 3, 7-28-83)

Sec. 126-583. - Private easements.

In a subdivision, platting of public streets or easements across private easements or fee strips shall be subject to the following:

- (1) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat;
- (2) Easement boundaries must be tied by dimension to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, pipelines, electrical lines or other facilities shall be accurately located and tied to lot lines, and building setback lines shall be shown at a distance of ten feet from and parallel to the centerline of the pipeline;
- (3) 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 engineer, 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 engineer prior to the filing of the plat for record; and

- (4) Prior to filing of the final plat for record, the following requirements shall be met:
 - a. 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 director of planning and community development to be filed for record along with the plat.
 - b. The developer shall furnish the director of planning and community development with a letter from the holder of the private easements or fee strips in question stating that arrangements in pipelines, electric transmission lines or other similar facilities have been made to the satisfaction of the holder of the easement.

(Code 1967, § 27-47(c); Ord. No. 3655, § 3, 7-28-83)

Secs. 126-584—126-610. - Reserved.