

BASIC SUBDIVISION ORDINANCE



**CITY OF PASADENA
PLANNING DEPARTMENT
(713) 475-5543**

APPENDIX A

BASIC SUBDIVISION ORDINANCE*

ARTICLE I. GENERAL PROVISIONS

Section 1. Short Title.

This Ordinance shall be known as the Subdivision Ordinance of the City of Pasadena, Texas.

Section 2. Adoption of Legislative Grant of Power.

The Subdivision Ordinance of the City of Pasadena, Texas is adopted under the authority of the constitution and laws of the State of Texas, including particularly Chapter 231, Acts of the 40th Legislature Regular Session, 1927, as heretofore or hereafter amended and compiled as Article 974a, Vernon's Texas Civil Statutes and the provisions of Section 4 of the Municipal Annexation Act as heretofore or hereafter amended and compiled as Article 970a, Vernon's Texas Civil Statutes. This Ordinance is adopted pursuant to the provisions of the Charter of the City of Pasadena, Texas.

Section 3. Interpretation and Purpose.

In their interpretation and application, the provisions of these regulations shall be deemed to be minimal in nature, and whenever the principles, standards, or requirements of any other applicable provision of other ordinances or regulations of the City of Pasadena are higher or more restrictive, the latter shall control. The purpose of these regulations is to achieve orderly development through land subdivision; to promote and develop the utilization of land to assure the best possible community environment in accordance with the Pasadena Comprehensive Plan; to provide for adequate municipal services and safe streets; to allow freedom of creative design on the part of developers; and to protect and promote the public health, safety and general welfare.

Section 4. Definitions.

For the purpose of this Ordinance, the following terms, phrases, words, and their derivations shall have the meaning[s] ascribed to them in this section.

Alley means 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 public street.

Building setback line: The line within a property defining the minimum horizontal distance between a building and the adjacent street line.

Certificate of approval means a written certification issued by the commission to the person applying for the approval of a plan, plat or replat indicating that the plan, plat or replat has been reviewed and approved by the commission.

Certificate of determination means a written certification issued by the commission to an owner of land, a public utility, or governing body of a city, making the determinations as set forth in section 10-1. C. Consideration.

City: The City of Pasadena, Texas.

Commission: The planning commission of the city.

Comprehensive development plan means the Pasadena Comprehensive Plan and includes any element or part of such plan separately adopted and any amendments to such plan or parts thereof.

Crosswalk means a public right-of-way between property lines, which provides pedestrian circulation.

Developer means any subdivider as defined herein, or his agent, constructing or proposing to furnish or construct any public works improvements in a subdivision.

Director of public works means the duly appointed city official whose jurisdiction is applicable to the review approval, specification, or item concerned.

Easement means a right granted for the purpose of limited public or semi-public use across, over, or under private land.

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

Flood plain shall mean an area subject to flooding by tidewater, surface water or running streams or rivers and shall include all areas thirteen (13) feet or less above the mean sea level as established by the latest U.S. Coast and Geodetic Survey or such other component survey as may be approved by the Commission.

Lot means 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 of record.

Major thorofare plan means that part of the comprehensive development plan showing the locations and dimensions of major and secondary thorofares.

Neighborhood means a complete and distinct residential development designated as a neighborhood unit in the comprehensive development plan.

Plat means the map, drawing or chart on which a subdivider's plan of a subdivision is presented, which he submits for approval and a copy of which he intends to record in final form.

Shall, may: The word "shall" is always mandatory. The word "may" is merely directory.

Street means a public right-of-way which provides vehicular circulation and/or access to adjacent land, whether designated as a street, highway, thorofare, parkway, throughway, avenue, lane, boulevard, road, place, drive, or however otherwise designated.

- (1) *Major thorofare* means a principal traffic artery more or less continuous across the city, which is intended to connect parts of the city or areas adjacent thereto, and act as a principal connecting street including each street designated as a major thorofare on the Plans of Pasadena and adjacent metropolitan area or so designated by the Planning Commission.
- (2) *Collector street* means a street which carries traffic from minor streets to the major thorofares or arterial streets and highways, including the principal entrance streets of a residential development and principal streets within a neighborhood.
- (3) *Minor street* means a street which is intended primarily to serve traffic within a neighborhood or limited residential district, and which is not necessarily continuous through several residential districts.
- (4) *Cul-de-sac* means a short minor street having but one vehicular access to another street and terminated by a vehicular turn-around.
- (5) *Dead-end street* means a street, other than a cul-de-sac, with only one vehicular access to another street.
- (6) *Street width* means the shortest horizontal distance between the lines which delineate the right-of-way of a street.
- (7) *Roadway or paving width* means the portion of a street available for vehicular traffic; where curbs are laid, the portion between the face of curbs.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute 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: A division of any tract of land situated within the corporate limits or within the subdivision jurisdiction of the city in two (2) or more parts for the purpose of laying out any subdivision of any tract of land or any addition of any town or city, or for laying out suburban lots or building lots, or any lots, and streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. Subdivision includes resubdivision but does not include the following:

- (1) The division of land in parcels or tracts of five (5) acres or more and not involving any new street, alley or easement of access;
- (2) The division of land within a designated Industrial District;
- (3) The division of land within a previously recorded commercial reserve; or
- (4) The division of land into no more than two (2) parts for nonresidential purposes and not involving any new street, alley or easement of access.

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

Utility easement: A 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 this ordinance 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.

Section 5. Jurisdiction.

No person shall create a subdivision of land within the corporate limits of the City of Pasadena, Texas or within the city's appropriated extraterritorial jurisdiction, without complying with the provisions of this Ordinance.

All plats and subdivisions of any such land shall conform to the rules and regulations herein set forth.

Section 6. Variance.

The Planning 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 hereinbelow required, the Commission shall take into account the nature of the proposed use of the 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 Ordinance 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 injuries [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 this Ordinance. 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 this Ordinance 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.

Section 7. Enforcement.

- A. No permit shall be issued by the City for the installation of septic tanks upon 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 or referred to herein have not been complied with in full.

C. The City shall not repair, maintain, 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; provided, however, such provision shall not apply to residential or commercial districts fully developed for a period of at least 10 years prior to the effective date of this Ordinance.

D. The City shall not sell or supply any water, gas, electricity, or sewerage 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. 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 this Ordinance 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 Ordinance.

F. 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, C, and D of this Section 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, C, and D no longer apply.

G. Provided, however, that the provisions of this Section shall not be 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 Ordinance, nor to prohibit the repair, maintenance, or installation of any street or public utility services for, to or abutting any lot, the last recorded conveyance of which prior to passage of this Ordinance 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 this Ordinance.

Section 8. Severability Clause.

The City Council of Pasadena, Texas does hereby declare that if any section, subsection, paragraph, sentence, clause, phrase, word or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, that, in such event it would have passed and ordained any and all remaining portions of this Ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any other portion thereof, and that all said remaining portions shall continue in full force and effect.

Section 9. Penal Provision.

Any person violating any provision of this Ordinance within the corporate limits of the City of Pasadena, Texas, shall be guilty of a misdemeanor, and, upon conviction shall be fined an amount not exceeding five hundred dollars (\$500.00). Each day that such violation continues shall be a separate offense. Prosecution or conviction under this provision shall never be a bar to any other remedy or relief for violation of this Ordinance.

ARTICLE II. PROCEDURE

Section 10. Preapplication Conference.

A. *General.* Prior to the preparation of the preliminary plat, the subdivider may seek the advice of the Planning Department or the Planning Commission, in order to determine the feasibility of the proposal before substantial expense is incurred, to acquaint him with any plans and requirements for the area and the availability of utilities and sewer extensions, the existence of floodplains within the area and to ascertain that the proposed subdivision meets the primary objective of this Ordinance. A filing fee according to Chapter 28, Article IV. Section 28-46 shall be paid by the developer for review of the project and shall not be refundable, in whole or in part. All fees shall be made payable to the City of Pasadena.

B. *Necessary Information.* Forms or maps needed for such a meeting are described and shown in Exhibit B.

C. Within fifteen (15) days, the Planning Commission shall inform the subdivider that the plans and data as submitted do or do not meet the objectives of this Ordinance. If the plans do not meet these objectives the reasons therefor shall be expressed.

Sec. 10-1. Certificate of Determination.

A. *General.* On the written request of an owner of land, a public utility, or the governing body of the city, the commission shall make the following determinations regarding the owner's land or the land in which the utility or governing body is interested that is located within the jurisdiction of the city:

- (1) Whether a subdivision is required; and
- (2) If a subdivision or resubdivision is required, whether a plat or replat has been prepared and whether it has been reviewed and approved by the commission.

B. *Necessary Information.* The requesting party shall provide to the planning department a copy of the deed conveyance and a legal description of the property.

C. *Consideration.*

- (1) If the commission determines that a subdivision or resubdivision is not required, a written certification of that determination shall be issued to the requesting party.
- (2) If the commission determines that a subdivision or resubdivision is required, but that no plat or replat has been prepared, a written certification of that determination shall be issued to the requesting party.
- (3) If the commission determines that a subdivision or resubdivision is required and that a plat or replat has been prepared, but not reviewed or approved by the commission, a written certification of that determination shall be issued to the requesting party.
- (4) If the commission determines that a subdivision or resubdivision is required and that a plat or replat has been prepared and has been reviewed but not approved by the commission, a written certification of that determination shall be issued to the requesting party.
- (5) If the commission determines that a subdivision or resubdivision is required and that a plat or replat has been prepared and has been reviewed and approved by the commission, a written certification of that determination shall be issued to the requesting party.
- (6) The commission shall make its determination within twenty (20) days after the date it receives the written request and necessary information under this section and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made.

Section 11. Preliminary Plat Conditional Approval.

A. Filing Procedure.

(1) After reaching conclusions informally regarding his program and objectives, as described above in Section 10, the subdivider shall cause to be prepared a preliminary plat, together with other supplementary data as specified and shown in Exhibit B for formal submission to the Planning Commission.

(2) Twenty-four (24) prints of the preliminary plat shall be submitted to the commission. A certificate of filing shall be maintained by the director of planning and a copy of the certificate shall be given to the party filing the plat.

(3) A filing fee according to Chapter 28, Article IV. Section 28-46 shall be paid by the subdivider for review of the subdivision and shall not be refundable, in whole or in part. All fees shall be made payable to the City of Pasadena upon submittal of a preliminary plat.

B. Approval. The Planning Commission shall approve or disapprove any preliminary plat within thirty (30) days from the date it is filed. Approval of the preliminary plat as such shall not constitute final acceptance or approval of the subdivision. When a preliminary plat has been approved by the Planning Commission, the final plat shall be submitted within six (6) months thereafter, otherwise approval of the preliminary plat shall terminate unless the time for filing of the plat is extended by the Planning Commission at the request of the subdivider. If no action to disapprove a preliminary plat is taken within the thirty (30) day period from date of filing, the preliminary plat is deemed to have been approved and a certificate showing said filing date and the failure to take action within thirty (30) days from said filing date shall on demand be issued by the Planning Commission and certificate shall be sufficient in lieu of a written endorsement or other evidence of approval.

C. Disapproval. The preliminary plat may be resubmitted to the Planning Commission with the necessary recommended changes within thirty (30) days without requirement of refiling fee.

(1) In no event shall any filing fee required by this Ordinance be refunded.

Section 12. Master Preliminary Plat and Unit of Plat.

Where the proposed subdivision constitutes a unit of a larger tract owned by the subdivider which he intends to be subsequently subdivided as additional

units of the same subdivision, the subdivision plat shall be accompanied by a layout of the entire area, showing the tentative proposed layout of streets, blocks, drainage and other platting characteristics, including the existence of a flood plain, if any, for such Commission [sic] shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the Planning Commission. Thereafter, fractional final plats of subsequent units of such subdivision may be submitted without additional preliminary plat approval if the flood plain has not been altered by subsidence during the interim, and shall conform to such approved overall layout, unless changed by the Planning Commission. Where the subdivider does not agree to such change, the Planning Commission may change such approved overall layout only when it finds:

- (a) That adherence to the previously approved overall layout will hinder the orderly subdivision of other land in the area in accordance with the provisions of these regulations; or
- (b) That adherence to the previously approved overall layout will be detrimental to the public health, safety or welfare or will be injurious to other property in the area. Each subsequent fractional plat submitted for approval shall be adjacent to a unit previously developed.
- (c) That adherence to the previously approved overall layout will interfere with flood plain management within the area to be subdivided.
- (d) Conditional approval of a master preliminary plat shall expire three (3) years after the date it is filed. Such conditional approval may be reinstated after review of the Planning Commission.

Sec. 13. Final Plat Approval.

A. Filing Procedure.

- (1) After conditional approval of the preliminary plat, the subdivider shall cause to be prepared a final plat conforming substantially to the preliminary plat together with supplementary data as specified in this section and Exhibit B for formal submission to the commission.
- (2) Twenty-four (24) prints of the final plat and a filing fee according to Chapter 28, Article IV. Section 28-46 shall be paid by the subdivider for review of the subdivision and shall not be refundable, in whole or in part. All fees shall be made payable to the City of Pasadena upon submittal of a final plat.
- (3) The subdivider shall submit the following data at the time of filing of the final plat:

- a. Tax certificate from the assessor and collector of the City of Pasadena, Texas, within whose jurisdiction the proposed subdivision lies to the effect that all City of Pasadena ad valorem taxes have been paid on the land included within the subdivision.
 - b. Utility certificate from appropriate director of public works or engineer approving the proposed utilities layout and indicating that adequate service is available to the subdivision.
 - c. Site improvement data. Three (3) prints of the final, sealed engineering drawings for the subdivision which shall contain the following data;
 - (1) Streets, alleys, sidewalks, crosswalks, and monument plans and profiles with data outlined in Exhibit A.
 - (2) Storm drainage data and proposed drainage structures, water lines and other water facilities, sanitary sewers and sewerage facilities including calculation, plans and profile using design data outlined in Exhibit A.
- (4) Prior to final approval of the plat by the commission, the site improvement data shall be submitted and approved by the director of public works or engineer.
 - (5) After consideration by the commission, the plat shall be submitted to the city council for action. Should the city council fail to act on the plat within thirty (30) days thereafter, the plat shall be deemed finally approved by the city council.
 - (6) After the city council is satisfied that the subdivider will comply with all requirements for utilities and street construction, it shall return the plat to the commission indicating such action as the council may have taken in regard to the plat. Then the commission shall enter its order giving final approval of the plat.
 - (7) After a plat has been finally approved, the commission shall cause the plat to be recorded in the plat records of the county and shall issue a certificate of approval stating that the plat has been reviewed and approved by the commission.
 - (8) After final approval and the subdivider or authorized agent shall apply to the public works department for street, water main, storm and sanitary sewer construction permits. As in the case of the city public works

construction contract administration, the same city inspection procedure shall be followed until final completion of the work and acceptance by the city council at a regular city council meeting.

- (9) A filing fee, based on the then current schedule of fees of the county clerk, shall be submitted to the planning department for payment of filing fees for maps and deed restrictions by the city to the Harris County Clerk of Deeds and Records.

Sec. 14. Short Form Procedure.

A. *General.* A short form procedure, omitting the filing of the preliminary plat may be followed when the proposed subdivision or resubdivision meets one of the following requirements:

- (1) The proposed subdivision or resubdivision complies with the requirements of an amending plat as set forth in Section 212.016 of the Local Government Code and any subsequent amendments thereto.
- (2) The proposed subdivision (i) contains lots all fronting on a previously dedicated street or streets of adequate width and is so situated that no additional streets, alleys, easements, or other public property are required in order to meet the requirements of these regulations, (ii) contains utilities and drainage facilities that are required in these regulations which are in place to serve each lot in the proposed subdivision and which require no alterations, or satisfactory arrangements have been made to affect any necessary alterations.

B. *Final Plat Approval.*

- (1) The final plat approval procedures set forth in Section 13 of this ordinance shall apply to a subdivision or resubdivision meeting the requirements outlined in subsection A above with the exception of the following:
 - (1) The submission of site improvement data and the certificate by the director of public works set forth in Exhibit B, Paragraph D. Standard Forms, shall not be required;
 - (2) The final plat shall not be submitted to the city council for action.
- (2) The commission shall approve or disapprove any plat meeting the requirements of this Section 14 within thirty (30) days from the date the plat is filed. If no action to disapprove is taken within the thirty-day period from the date of filing, the plat is deemed to have been approved.

- (3) After approval of any plat meeting the requirements of this Section 14, the commission shall enter its order giving final approval. The commission shall cause the plat to be recorded in the plat records of the county and shall issue a certificate of approval stating that the plat has been reviewed and approved by the commission.
- (4) A filing fee, based on the then current schedule of fees of the county clerk, shall be submitted to the planning department for payment of filing fees for maps and deed restrictions by the city to the Harris County Clerk of Deeds and Records.

C. Administrative Plat Approval. An administrative approval procedure, omitting the filing of the preliminary plat may be followed when the proposed subdivision meets one (1) of the following requirements:

- (1) The proposed subdivision complies with the requirements of an amending plat as set forth in Section 212.016 of the Local Government Code and any subsequent amendments thereto.
- (2) The proposed subdivision (i) contains two or fewer lots fronting on a previously dedicated street or streets of adequate width and is so situated that no additional streets, alleys, easements, or other public property are required in order to meet the requirements of these regulations, (ii) contains utilities and drainage facilities that are required in these regulations which are in place to serve each lot in the proposed subdivision and which require no alterations, or satisfactory arrangements have been made to affect any necessary alterations.

(1) The director of planning may approve a subdivision plat that conforms to the conditions and requirements of Subsection C above, and procedures set forth in Section 13 shall apply to the subdivision with the exception of the following:

- (1) The submission of site improvement data and the certificate by the director of public works set forth in Exhibit B, Paragraph D. Standard Forms, shall not be required;
- (2) The final plat may not be submitted to the planning and zoning commission or the city council for action.

(2) The director shall approve or disapprove any plat meeting the requirements of this section within thirty (30) days from the date the plat is filed. If no action to disapprove is taken within the thirty-day period from the date of filing, the plat is deemed to have been approved.

(3) After approval of any plat meeting the requirements of this section, the director shall enter its order giving final approval. The director shall cause the plat to be recorded in the plat records of the county and shall issue a certificate of approval stating that the plat has been reviewed and approved by the commission.

(4) A filing fee, based on the then current schedule of fees of the county clerk, shall be submitted to the planning department for payment of filing fees for maps and deed restrictions by the city to the Harris County Clerk of Deed and Records. (Ord No. 88-229, §1, 12-6-88)

(5) The director may, for any reason elect to present the plat to the planning and zoning commission or city council, or both, to obtain additional approvals in accordance with procedures of these requirements.

(6) The director shall not disapprove the plat and shall be required to refer any plat which he refuses to approve to the planning and zoning commission or city council, or both, within the time period specified in Section 212.009, Texas Local Government Code.

Section 15. Responsibility for Payment of Site Improvement Costs.

A. The subdivider shall furnish all site improvements required for normal neighborhood development within the subdivision including the dedication of all rights-of-way for minor streets and the permanent improvement thereof including curbs and gutters whereby lots front or side such a facility as well as all utilities, water lines, sanitary sewers and appurtenant drainage facilities required to serve the area within the subdivision in accordance with city standards.

B. Any subdivider who shall propose to plat a subdivision within one hundred (100) feet of a proposed major thoroughfare or collector street corridor as indicated on the current Major Street Plan of the Comprehensive Development Plan for Pasadena, Texas, shall participate as follows:

(1) Proposed major thoroughfare and/or collector street designed to serve an area greater than that of the subdivision and either passing totally within the confines, abutting, or adjoining the proposed subdivision development:

a. Right-of-way:

1. The developer shall cause to be dedicated to the city by plat approval, a maximum of fifty (50) feet right-of-way for a major thoroughfare or a maximum of forty (40) feet for a collector street.

2. Such additional right-of-way as may be indicated in the Comprehensive Development Plan, the Major Street Plan and any subsequent amendments thereto, as well as under Article IV, Required Improvements, Section 28, Schedule of Minimum Street Improvements of the Subdivision Ordinance, as hereby amended, shall be reserved for later purchase by the city. Said total right-of-way, however, shall not be less than one hundred (100) feet for a major thoroughfare or eighty (80) feet for a collector street.
3. In such instances whereby the developer does not own the land so required to be dedicated to the city, the developer shall pay to the city an amount equal to the fair market value of the land required based on the findings of an appraiser who shall be selected by the city. In the event the fair market value of the land so required is contested by the developer, both parties shall agree on the selection of a certified MAI-SRPA professionally affiliated appraiser within Harris County. The findings of the second appraisal shall be conclusive on both parties and the cost for such appraisal shall be equally borne by both parties. Said money to be deposited with the city by the developer shall be placed into an account so specifically designated, and the Legal Department shall initiate such procedures as necessary to acquire the property or institute condemnation proceedings.

b. Paving section:

1. The developer shall permanently improve one-half of the roadway surface of the ultimate proposed major thoroughfare or collector street in accordance with city specifications. In those instances whereby lots either back or side the facility, no direct driveway access shall be provided onto such roadways.
2. The paving section to be required for a major thoroughfare shall be one (1) twenty-four-foot, eight-inch crowned concrete section with continuous concrete curb and gutter along both sides, including appurtenant drainage facilities. The paving section to be required for a collector street shall be one (1) twenty-two-foot, seven-inch concrete section (slope drained) with continuous concrete curb and gutter along one (1) side, including appurtenant drainage facilities.

C. The subdivider shall provide for all street lighting within the proposed subdivision. The number, spacing, location, and style of such lighting fixtures shall be as described on that plat or drawing as prepared by the Houston Lighting

and Power Company, Engineering Division. Rates shall be established on a per-fixture basis using a typical twenty-six-foot metal ornamental standard with a 9,500 lumen high pressure sodium vapor fixture as the norm, and such rates shall be in accordance with those rate schedules as officially published periodically by the Houston Lighting and Power Company.

D. The subdivider shall totally provide for initial street signing of all intersections within the subdivisions, save and except such traffic regulatory devices placed on said standards by the city through warrants of permanency. Rates for the installation of said street signs shall be in accordance with those current materials costs plus labor and shall be billed by the Department of Traffic and Transportation.

E. *Permanent Access Easements.* Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision as a precondition of property purchase, are legally bound together by deed restriction, contract or another constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat:

"THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF PASADENA OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF PASADENA HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."

F. *Restrictions of Access.* A subdivision containing one or more permanent access easements may restrict public access unto lots within said subdivision by erecting gates approved by the City across the permanent access easements. Each individual property owner having frontage on a permanent access easement shall have perpetual access to their respective property, and shall not be denied passage through any gate system installed for the benefit of the subdivision. No gates shall be allowed to restrict access to any publicly accepted right-of-way. Said approved gates shall be permitted, constructed and maintained in accordance with all regulations of Section 13-10, Pasadena Code of Ordinances.

Section 16. Guarantee for Installation of Site Improvements.

A. Prior to issuance of a construction permit, the subdivider shall file with the City Council a bond executed by a surety company holding a license to do business in the State of Texas and acceptable to the Council, in an amount equal to 100 per cent of the cost of all utility equipment installed in the subdivision warranting that the equipment will render satisfactory operations for a period of one (1) year after completion of the installation. Said bond shall be approved as to form and legality by the City Attorney.

Section 17. Dedication and Maintenance of Streets.

Disapproval of a plat shall be deemed a refusal to accept the offered dedications shown thereon. Approval of a plat shall not be deemed an acceptance of the proposed dedications and shall not impose any duty upon the city or county concerning the maintenance of or improvements of any such dedicated parts until the proper authorities have actually appropriated the same by entry, use, or improvement.

ARTICLE III. DESIGN STANDARDS

Section 18. General Principles and Objectives.

A. *Conformity with Comprehensive Development.* All subdivisions shall conform to the Comprehensive Development Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

B. *Achieving Desirable Neighborhood Development.* Residential subdivisions shall be designed to take advantage of the principles and general designs for neighborhood development as established by the Comprehensive Development Plan and the Planning Commission in order to achieve the most advantageous development of the entire neighborhood unit in which the subdivision is located.

C. *Provision for Future Subdivision.* If a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow logical further subdivision and the opening of future streets.

D. *Standards for Site Improvements.* All streets, permanent access easements, alleys, sidewalks, utility installations and other site improvements required to be installed by the subdivider under the provisions of these regulations shall conform to the requirements of this section and to the then current policies, specifications, and regulation(s) of the City of Pasadena, or other approved agencies responsible for design, construction methods and standards, payment, refunds, credits, and other financial arrangements.

E. *Connection of Permanent Access Easements to the City Street Network.* Proposed subdivisions containing permanent access easements shall be designed to allow a sufficient number of ingress locations for emergency vehicles. The planning and zoning commission shall have the discretionary authority to disapprove any plat containing permanent access easements when such plats do not provide for convenient and adequate vehicular access and traffic circulation within the subdivision and as may be necessary for the subregion. Portions of a proposed subdivision may be required to be dedicated with public road systems to accommodate previously platted roadway links or future roadway links as necessary on adjacent properties.

Section 19. Streets.

A. *Street Layout.* The arrangement, extent, character, width, grade and location of all streets shall conform to the Major Thorofare Plan and the Comprehensive Development Plan. Minor residential streets shall provide adequate circulation within the neighborhood and yet discourage excessive through traffic. The street layout shall be arranged to achieve the most desirable development of the entire neighborhood unit with appropriate consideration of creeks, drainage channels, wooded areas and other topographical features which lend themselves to attractive treatment.

B. *Projection of Streets.* When adjoining areas are not yet subdivided, the arrangement of streets shall provide for the proper projection of streets into the adjoining unsubdivided areas as will be required to complete the neighborhood pattern or conform to the Comprehensive Plan.

C. *Private Streets.* Private streets which connect to the public street system and which serve more than one residential lot are allowed to be constructed within a permanent access easement in accordance with "Exhibit A", Specifications and Design Standards for Public Works Improvements of the Basic Subdivision Ordinance number 67-1966 as amended. Private streets may not be constructed within an easement or right-of-way that has been dedicated to the public.

D. *Partial or Half Streets.* In the case of minor streets, no new half-streets shall be platted or constructed. Where the proposed subdivision abuts upon an existing half-street the remaining half of the street shall be platted. In the case of secondary streets and major thorofares, half-streets may be platted, if necessary, in conformance with the Comprehensive Development Plan. One-foot reserves shall be dedicated to the public in fee as a buffer separation, 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. No person or abutting property owner shall be permitted to construct or maintain any improvements upon any adjacent half street as provided herein unless all of such street shall have been paved.

E. *Dead-End Streets and Cul-de-Sacs.*

- (1) Dead-end streets shall be prohibited, except as short stubs projected to be continued in future subdivisions in conformance with Section 19B of this article, or when designed as cul-de-sacs. Temporary turn-arounds shall be provided on projected streets until such time as they are extended.
- (2) Cul-de-sacs shall, generally, not exceed five hundred (500) feet in length and shall have a turn-around of not less than one hundred (100) feet in diameter in single family residential areas, one hundred and twenty (120) feet in multi-family residential areas and not less than two hundred (200) feet in diameter in commercial and industrial areas.

F. *Alignment.* The alignment of all major thorofares and secondary streets shall conform to the Comprehensive Development Plan and the requirements of "Exhibit A" of these regulations. Minor street alignment shall meet the requirements of "Exhibit A" and in no case shall street jogs be offset less than one hundred and twenty-five (125) feet on the centerline.

G. *Intersections.* All intersections on major thorofares and secondary streets shall be at ninety (90) degrees except as shown on the Comprehensive Development Plan or approved by the Planning Commission. The intersections of minor streets shall be as nearly ninety (90) degrees as practicable. The curb radii at street intersections in urban subdivisions shall conform to Table 1 or "Exhibit A".

H. *Right-of-Way and Pavement Widths.* All street and pavement widths shall conform to the Comprehensive Development Plan and the requirements of "Exhibit A", but in no case shall the right-of-way widths be less than the following:

- (1) Major thorofares--One hundred and twenty (120) feet.
- (2) Collector streets--Eighty (80) feet.
- (3) Minor streets--Fifty (50) feet.

I. *Street Names.* Names of new streets shall not duplicate the names of existing streets within the county unless the new street is a continuation of or part of a future continuation of such existing street. Street names shall be chosen to avoid similarity or confusion with existing street names. Names of all new streets shall be subject to approval by the Planning Commission and coordinated on an area-wide basis.

J. *Construction Standards.* All streets shall be constructed with reference to base, surfacing, curbs, grades, horizontal curves and intersection curve radius in

accordance with the standard specifications, City of Pasadena, the standards prescribed in "Exhibit A" of these regulations and the then current policies of the City's Public Works Department.

K. *Temporary Right-of-Way.* When deemed necessary by the Planning Commission, temporary right-of-way may be provided for certain uses or locations, such as the provisions of turn-arounds on projected streets. Such temporary right-of-way shall revert to the abutting property owners when no longer required for its original purpose.

Section 20. Alleys.

A. *Commercial and Industrial Districts.* Paved alleys not less than twenty (20) feet wide shall be provided in all commercial or industrial districts, except that the Planning Commission may elect to give consideration to the waiver of 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. *Residential Areas.* If alleys are provided in residential areas they shall be not less than sixteen (16) feet wide, with at least ten (10) feet of paved surface.

C. *Intersections and Turns.* Alley intersections and sharp changes in alignment shall be avoided, but where two alleys intersect, or an alley turns at an angle sharper than one hundred (100) degrees, a cut-off not less than ten (10) feet from the normal intersection of the property lines shall be provided.

D. *Dead-End Alleys.* Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities as determined by the Planning Commission and have not less than sixteen (16) foot pavement width.

E. *Construction.* All alleys shall be constructed in accordance with the standards prescribed in "Exhibit A" of these regulations.

Section 21. Easements.

A. *Utility Easements.* In residential areas where alleys are not platted, easements shall be provided for installation of utilities. In general, the rear easement shall be sixteen (16) feet wide, centered on the rear lot lines. Additional requirements for public utility easements shall be determined by the Director of Engineering.

B. *Drainage Easements.* Where the subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water

course, and of sufficient width, as determined by the Director of Public Works, to accommodate further width or construction and allow access for maintenance.

Section 22. Pedestrian Circulation.

A. *Sidewalks.* Paved sidewalks shall be provided on both sides of major and collector thoroughfares and at least one side of minor streets as prescribed in "Exhibit A". Sidewalks shall be provided as deemed necessary by the Planning Commission in commercial and industrial areas.

B. *Crosswalks.* Pedestrian crosswalks not less than ten (10) feet wide easement with not less than four (4) feet of paved surface shall be dedicated in subdivisions where deemed necessary by the Planning Commission.

Section 23. Block.

A. *General Layout.* The lengths, widths, and shapes of blocks shall be determined with due regard to:

- (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
- (2) Needs for convenient access, circulation, control and safety of street traffic.
- (3) Limitations and opportunities of topography.

B. *Length.* In general, block lengths along minor or collector streets shall not exceed one thousand four hundred (1,400) feet or be less than five hundred (500) feet, and along major thoroughfares shall not exceed one thousand eight hundred (1,800) feet or be less than nine hundred (900) feet.

C. *Width.* In general, blocks shall be platted of sufficient width to contain two tiers of lots with alley or utility easements between them, except where lots are double-fronted on major thoroughfares, railroads, or drainage channels, or where overall neighborhood design justifies a different layout, or where a single tier of lots is platted to adjoin the rear of existing lots or unplatted tracts.

Section 24. Lots.

A. *General Layout.* The size, width, depth, shape and orientation of lots shall be appropriate for the neighborhood in which the subdivision is located, and for the type of development and use contemplated, to assure provision of proper open space and prevent overcrowding.

B. *Lot Dimensions.*

(1) Residential lots where served by public sewage system shall be at least sixty (60) feet wide, at least one hundred (100) feet deep and shall have an area of at least six thousand (6,000) square feet, unless specifically excepted by the planning commission. Each residential lot shall provide a driveway of such design to accommodate two (2) vehicular off-street parking spaces exclusive of any garage.

(2) Depth and width of properties laid out for commercial 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 shall have sufficient width to permit the required building setback and proper orientation to both streets. Lots abutting on crosswalks shall be treated as corner lots.

(4) Where a residential lot backs up to a railroad right-of-way, high pressure gas line, industrial areas or any other land use which may have a depreciating effect on residential property, and where no marginal access street or other street is provided at the rear of such lot, additional depth shall be required by the Commission. Where a lot sides to any of the above, appropriate additional width shall be required. Where a lot sides to any of the above, a no-access easement of at least ten (10) feet shall be provided along the line of lots abutting such traffic artery or other disadvantageous land use, it being the finding of this City Council that such planted easement to be in low-trunk trees of the Italian Cypress or comparable type materially reduces the noise, unusual glare and child safety hazards normally connected to the proximity of residential lots to major thoroughfares.

(5) No single-family residential lot shall face a major thoroughfare or a collector street.

(6) Radial residential lots shall be at least sixty (60) feet wide at the building line.

C. *Orientation.* Residential lots shall be oriented to take advantage of topography, and the best relationship to the overall design of the neighborhood and to minimize the effects of any surrounding depreciating land uses.

(1) The placing of residential lots facing directly upon a major thoroughfare shall be avoided, unless lots face a marginal access street parallel to such major thoroughfare. Lots should side or back to major thoroughfares and other depreciating land uses.

(2) The placing of lots at right angles to each other (with rear and side lot lines adjacent) shall be avoided.

(3) Side lot lines shall be as nearly perpendicular as practicable to the street the lot faces, or radial to curved streets.

D. *Access.* Every lot shall be provided with adequate access to a public street by direct frontage on such street. Rear and/or side driveways access to major thoroughfares and collector streets shall be prohibited.

E. *Building Lines.* To further promote the health and safety of the residents of the City, minimum front and side building setback lines at streets and crosswalks shall be shown on all plats and shall conform to the restrictions, if any, imposed on the subdivision by the subdivider, but in no event shall such setback lines be less than the following minimum requirements:

(1) Lot Frontage:

a. *Minor Streets:* The front setback to the livable area or a side loaded garage shall be twenty (20) feet from the right-of-way of a public street. Garages front loaded by a driveway shall be no less than twenty-five (25) feet from the right-of-way of a public street.

b. Building lines on all collector streets and major thoroughfares shall be as set forth and defined by Ordinance No. 77-130, and any subsequent amendments thereto, and Article IV, Setback Requirements, Building and Building Regulations of the Pasadena Code of Ordinances.

(2) Side Yard Requirements:

a. *Corner Lots:* The exterior side yard shall be fifteen (15) feet from the right-of-way of a public street as measured from the foundation of the livable area of the residence or side loaded garage. Garages front loaded by a driveway shall be no less than twenty (20) feet from the right-of-way of a public street.

b. *Interior Lots:* A minimum side yard separation of ten (10) feet shall be maintained between the foundations of residences. If one side yard on a property is less than five (5) feet, the remaining side yard on the property shall be a minimum of ten (10) feet. In any instance whereby a side yard dimension is three (3) feet or less, an easement of five (5) feet onto the adjacent lot shall be required exclusively for maintenance purposes and no openings for access, light, or air shall be directly permitted in the reduced side yard wall of the residence. In no case shall any roof line or gutter system extend over any property line. A consistent side yard setback shall be designated on the plat.

Subdivision plats properly filed in the deed or map records of Harris County prior to final passage of this ordinance shall be in compliance with those building lines as indicated on the plat or Article IV, Setback Requirements, Buildings and Building Regulations, Pasadena Code of Ordinances. In such instances whereby no corner lot side building line is indicated on a plat, a setback of fifteen (15) feet shall be required.

Section 25. Public Sites and Open Spaces.

A. *Conformance with Comprehensive Development Plan.* Where a proposed park, school, playground, or other public facility is shown in the Comprehensive Development Plan or an official neighborhood plan and is located in whole or in part in a subdivision, the subdivider shall dedicate such land to public use, or shall cause such land to be held in reserve for a period of three (3) years from date the plat is recorded for purchase by the appropriate public agency. If detailed plans are not available for the land to be publicly used, the Planning Commission shall cause such determination to be made within reasonable period of time and inform the subdivider of the extent of land area required. Each plat containing forty (40) acres or more shall designate and locate a park preserve thereon of an area calculated on the following formula, based on the National Recreation Association standard of number of acres or parks to be available in ratio to the increment of population added and to be served by the completely developed subdivision, at the rate of four (4) persons per house:

Number of Acres- Area or fraction applicable	Number of Persons
4.0	600
5.3	800
6.6	1000

The appropriate public agency shall, within one hundred and twenty (120) days after final approval of said plat, enter an order for payment to the subdivider of ten (10) per cent of the fair market value of said park preserve as of the date of final plat approval and shall pay the balance of such value within three (3) years thereafter. In the event the appropriate public agency fails to exercise the purchase option (10% payment) within said one hundred and twenty (120) days, or enters an order releasing said park preserve, the subdivider may submit, at no additional charge, a fractional plat for development of the released park preserve.

Where the appropriate public agency chooses to purchase said reserve in installments, it shall pay to the subdivider interest not to exceed five (5) per cent on the agreed purchase price until the land is completely acquired.

Section 26. Projection [Preservation] of Natural Features.

The Planning Commission may decline approval if due regard is not shown for the preservation of natural features such as large trees, water courses, scenic points, historical spots, and similar community assets, which if preserved, will add attractiveness, stability and value to the property.

ARTICLE IV. REQUIRED IMPROVEMENTS

Section 27. Monuments.

Concrete monuments shall be placed at all block corners, angle points, points of curve, and all corners of boundary lines of the subdivision as required by the Director of Public Works. All intermediate property corners shall be marked with iron stakes. Placement, size, length, and type of monuments shall conform to specifications of the Director of Public Works in conformance with the applicable Ordinances of the City of Pasadena, Texas.

Section 28. Streets and Utilities.

All street improvements shall meet the then current requirements of the Comprehensive Development Plan, specifications of the City's Public Works Department, and the requirements of "Exhibit A" of these regulations, but in no case shall be more minimal than the following schedule:

SCHEDULE OF MINIMUM STREET IMPROVEMENTS

Classification	Right-of-way	Pavement Standard	Drainage Standard	Sidewalk Standard
Expressway	As required by Comprehensive Plan, Planning Commission, Director of Public Works, or Highway Department			
Major Thorofare	As required by Comprehensive Plan, Planning Commission, Director of Public Works, or Highway Department			
Collector Thorofare	80'	40'	Curb and Gutter	4' Both Sides*
Minor Street	50'	28'	Curb and Gutter	4' One Side

Frontage Street	40'	24' 32'	No Parking Curb and Gutter	4' One Side*

*Minimum 6' where adjacent to back of curb.				

Section 29. Water Systems.

A. *General.* All water supply, treatment, storage, and distribution facilities shall be furnished and installed in compliance with the requirements of the Standard Specification, City of Pasadena "Exhibit A" of these regulations, the then current policies and specifications of the Director of Public Works and the Texas State Department of Health.

B. *Residential Service.* Every lot in any subdivision shall be provided with an approved supply of water, either by the construction of a distribution system connected to an adequate approved public water system, or if such public source is not available, by construction of a complete water system, including a safe, adequate water source, proper treatment facilities, pumps, storage facilities and distribution system, approved by the State Department of Health.

C. *Fire Hydrants.* Every subdivision shall be provided with standard fire hydrants as part of the water distribution system, in accordance with current specifications, and so that every lot is within five hundred (500) feet of a fire hydrant.

Section 30. Sewerage System.

A. *General.* All facilities for the collection and disposal of sewerage shall be furnished and installed in compliance with the requirements of the Standard Specification, City of Pasadena, "Exhibit A" of these regulations of the City's Public Works Department, and the Texas State Department of Health.

B. *Sanitary Sewers.* Sanitary sewers shall be installed to serve each lot in all subdivisions where connection is to be made immediately to a community disposal system or to a public sewerage system. Where such connection is not to be made immediately, plans shall be prepared for installation of a sewage collecting system to serve each lot, and those parts of such system which will lie in the portion of streets and alleys intended for vehicular traffic shall be installed before such street or alley is paved.

C. *Septic Tank.* In any subdivision in which immediate connection to a sewerage system cannot be made, a septic tank conforming to the provisions of Ordinance Nos. 1706 and 1798 of the Code of Ordinances, City of Pasadena shall be provided.*

Section 31. Drainage.

A. *General.* No lot in any subdivision which is subject to flooding by rainfall shall be approved until drainage facilities adequate to carry off such rainfall have been provided, based on computations as approved by the Public Works Department.

B. *Required Facilities.* All necessary storm drainage facilities including enclosed storm sewers, bridges, culverts, and water course improvements, to carry off storm water within the subdivision and integrate such subdivision drainage with the overall urban drainage system, shall be installed in accordance with the then current requirements of the City's Public Works Department. "Exhibit A" of these regulations, and official urban and county drainage plans.

Section 32.

Where reference is made herein to the Comprehensive Master Plan, such provisions shall not be operative until such Master Plan, or portions thereof, shall have been lawfully adopted by the City Council.

Section 33. Repealing Clause.

All ordinances in force when this Ordinance becomes effective and which ordinances are inconsistent herewith or in conflict with this Ordinance are hereby repealed, insofar as said ordinances are inconsistent or in conflict with this Ordinance.

"EXHIBIT A"

SPECIFICATIONS AND DESIGN STANDARDS FOR PUBLIC WORKS IMPROVEMENTS

A. General Provisions.

Copies, the number determined by the then current policies of the City of Pasadena, of plans and profiles for streets, alleys, sidewalks and drainage easements and water and sewerage improvements including the following information shall be submitted with each subdivision plat.

B. Streets, Alleys and Sidewalks.

(1) *Plans.*

- a. Typical sections showing the proposed pavement width, type, thickness and crown; the proposed curb or curb and gutter type as required, location in relation to centerline and exposure; the proposed sidewalk dimensions and location in relation to curbs and property lines; the proposed street grading slopes, for each of the different types of streets and alleys in the subdivision.
- b. Alignment of each street, alley, sidewalk and crosswalkway showing a beginning and ending station; each deflection angle of the centerline and the station of the point of intersection; the station of the point of curvature and the point of tangency of each curve; the station and angle of intersection of each intersection with another street, alley or drainage easement; the station and radius of each curb return; the location of adjacent right-of-way lines; the location and limits of sidewalks and curbs of each street; the location of monuments.
- c. Location, description, and elevation of bench marks; the top of curb grade at each curb end, each fifty (50) foot station and each end of each curb return; the centerline grade at each end and at each fifty (50) foot station of alleys; the gradient of each tangent grade and the location and length of each vertical curve; the direction of storm drainage flow at each intersection; the profiles of streets, alleys, and drainage ditches shall show the natural ground at adjacent property lines and the proposed centerline.
- d. All plans shall show scale, north arrow and date. Plan and profile shall be drawn to scale of one inch (1") equals fifty (50) feet horizontally and one inch (1") equals five (5) feet vertically.
- e. All street and alley plans and profiles shall bear the seal of a Registered Professional Engineer.

(2) *Design Standards.*

- a. At each street intersection the curb shall be rounded with a curve of radius "R", varying with the interior angle as specified in Table 1.
- b. At each intersection the property lines at each block corner shall be rounded with a curve of radius "R", varying with the interior angle as specified in Table 1.
- c. Street and alley grades shall, in general, conform to the terrain, and shall not exceed the grades specified in Table 2. No street or alley grade shall be less than three-tenths (0.3) of one (1) per cent unless otherwise specified by the Director of Public Works. Vertical distance between the gutter and natural ground not to exceed 1.5'.
- d. Horizontal curve radii shall not be less than those specified in Table 2.

(3) *Construction Requirements.* All improvements shall be contracted in accordance with the provisions of City of Pasadena Standard Specifications adopted by Resolution 1140 and its then current amendments.

C. Drainage and Drainage Structures.

(1) *Plans.* The required plans shall show the following information:

- a. Construction details of all drainage structures including dimensions, reinforcing, and components such as grates and manhole covers.
- b. Alignment of drainage easements showing a beginning and ending station; each deflection angle of the centerline, and the station of the point of intersection; the station of the point of curvature and the point of tangency of each curve, the station and angle of intersection of each intersection with another drainage easement, the location of each drainage structure, and the location and size of all storm sewers.
- c. The centerline grade at each end and at each fifty foot station of drainage ditches, the direction of storm drainage flow at each intersection, the flow line elevations of each drainage structure, the flow line elevation of each storm sewer, at each point of change, each end, and at the intervening gradients.

(2) *Drainage Computations.*

- a. Run-off rates shall be computed as determined by the Director of Public Works. In all cases run-off rates shall be computed on the basis of ultimate

development of the entire watershed contributing run-off water to the proposed subdivision.

- (3) *Construction Standards.* All improvements shall be contracted in accordance with the provisions of City of Pasadena Standard Specifications as adopted by Resolution 1140 and its then current amendments.

D. Sanitary Sewers.

- (1) All gravity sewers shall be vitrified clay or epoxy lined asbestos cement sewer pipe conforming to A.S.T.M. standards, and installed in conformance with the specifications of the City's Public Works Department.
- (2) The minimum size of lateral sewer mains in residential areas shall be six (6) inches in diameter. Minimum grades shall be sufficient to produce a velocity of one and six-tenths (1.6) feet per second.
- (3) All outfall mains shall be of sufficient size to accommodate the maximum anticipated flow from the entire area tributary to the line as approved by the Director of Public Works.
- (4) Lift stations shall be furnished where necessary, of such size and design as approved by the Director of Public Works.

E. Water Mains.

- (1) All water distribution mains shall be cast iron or asbestos cement pipe, installed in conformance with the specifications of the City's Public Works Department. Other suitable material may be used when authorized by the Director of Public Works.
- (2) The minimum size of lateral water mains shall be six (6) inches in diameter, except that a small main may be used when a looped system designed to serve less than 18 families is approved by the Director of Public Works.
- (3) All principal mains shall be of sufficient size to meet all anticipated requirements of the system as approved by the Director of Public Works.
- (4) The layout of mains shall assure two-way flow at all points in the system, with the exception of extensions on cul-de-sacs and other dead-ends approved by the Director of Public Works.

TABLE 1
CURB AND BLOCK CORNER RETURNS

Interior Angle in Degrees	<i>Intersection of Minor or Secondary Streets</i>		<i>Intersection of Minor or Secondary with Major Thorofare</i>		<i>Intersection of Major Thorofares</i>	
	Curb	Corner	Curb	Corner	Curb	Corner
	*	*	*	*	*	*
150-145	15	12	25	15	25	15
145-140	15	12	25	15	28	18
140-135	15	12	25	15	30	20
135-85	15	12	25	20	35	25
85-75	20	20	30	25	50	40
75-65	25	30	35	40	80	70
65-55	30	40	40	50	90	80
55-45	35	50	45	70	110	100
45-0	35	75	45	90	150	140
*Radius						

**TABLE 2
GRADES AND HORIZONTAL CURVES**

		Center Line Radius	
<i>Street Classification</i>	<i>Minimum Percent Grade</i>	<i>With .05 Super-elevation</i>	<i>With .10 Super-elevation</i>
Major Thorofare	6%	1200'	400'
Secondary Thorofare	7%	700'	285'
		No Superelevation	
Minor Street	10%	100'	
Frontage Street	10%	100'	
Alley	10%		

"EXHIBIT B"

SPECIFICATIONS AND STANDARDS FOR PLATS AND SUBDIVISION DOCUMENTS

A. Pre-Application Plans and Data.

The following information should be furnished by the subdivider at the pre-application conference.

- (1) *General Subdivision Information.* A description of existing conditions of the site and the proposed development, data on land characteristics, available community facilities and utilities, information describing the proposed number and size of lots, price range, business areas, public areas, proposed protective covenants and physical improvements.
- (2) *Location Map.* A sketch map showing the relationship of the proposed subdivision to existing community facilities within one mile radius, including shopping centers, public schools, parks, playgrounds and the development name and location, scale, north arrow, and date.
- (3) *Sketch Plan.* A sketch showing the proposed layout of streets, lots and other features which may be a free hand sketch made directly on a print of the topographic survey, if available.

B. Preliminary Plats and Data for Conditional Approval.

The preliminary plat shall include the following information and other pertinent data as required to support the preliminary design of the proposed development:

- (1) *Topographic Data:*
 - a. Existing boundary lines, bearings and distances, and acreage of the proposed subdivision.
 - b. Present ownership, tract designation and property lines of all adjacent properties as shown by the official records of the County Clerk of Harris County with adequate ties to well established points or league survey corners.
 - c. Location, size and centerline of all existing utilities, drainage structures, water courses, railroads, and other physical features affecting the proposed development.

- d. Location, name, type and width of surfacing of all streets and alleys on or adjoining the proposed development.
- e. Location, size and purpose of all easements and public areas on or adjoining the proposed development.
- f. Topographic information including existing and proposed contours at intervals of 0.5 feet based on the latest city standard datum, which shall be specified on the plat.
- g. Information concerning other conditions on the site such as marshes, wooded areas, buildings and other significant features may be required by the Planning Commission when deemed necessary.
- h. Information concerning other conditions on adjacent land, such as direction and gradient of ground slope, buildings, railroads, power lines, towers and other nonresidential land uses of adverse nature may be required by the Planning Commission when deemed necessary.

(2) *Title and Certificate:*

- a. Present tract designation of record at office of the County Clerk, Harris County.
- b. New City or County Block number, if any.
- c. Title under which new subdivision is to be recorded.
- d. Notation stating acreage, scale, north arrow, datum, bench marks, and date of survey.
- e. Certification of registered professional land surveyor.

(3) *Draft of Protective Covenants*, if any, whereby the subdivider proposes to regulate land use and otherwise protect the proposed development.

(4) *Drawings*. The preliminary plat shall be drawn on sheets measuring twenty-four (24) inches by thirty (30) inches, at a scale of one hundred (100) feet to the inch or larger and shall show the following:

- a. Existing conditions required in B(1), "Topographic Data."
- b. Proposed streets with names, right-of-way widths, roadway widths, and types, central angles of street intersections, approximate grades and gradients; and similar information for alleys and other right-of-way easements.
- c. Lot lines, lot numbers, and block numbers.
- d. Any sites to be reserved or dedicated for parks, playgrounds, utility facilities or other public uses.
- e. Any sites for multi-family dwellings, shopping centers, industry, churches, or other non-public uses exclusive of single-family dwellings.

- f. Building setback lines.
- g. Title, north arrow, scale and date.
- h. Key map, drawn at a satisfactory scale to show the relation of the property to adjacent existing streets and identifying features for a distance of at least a half-mile.
- i. Index sheet if plat is drawn on more than one sheet, showing the entire subdivision at a suitable scale.

C. Final Plats.

The final plat shall include the following information:

(1) *Data:*

- a. Primary control points, approved by the Director of Public Works or descriptions and "ties" to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred.
- b. Tract boundary lines, right-of-way lines of streets, easements and all other rights-of-way and property lines of residential lots and other sites; with accurate dimensions, bearing or deflection angles and radii, arcs, and central angles of all curves.
- c. Name and right-of-way width of each street or other right-of-way.
- d. Location, dimensions and purpose of all easements.
- e. Number to identify each lot, site, and block.
- f. Purpose for which all sites other than residential lots are dedicated or reserved.
- g. Minimum building setback lines on all lots and other sites.
- h. Location and description of monuments.
- i. Reference to recorded subdivision plats or adjoining public land by recorded name, date and number.
- j. Present ownership, tract designation and property lines of all adjacent unplatted land.
- k. Title, scale, north arrow, and date.

(2) *Titles and Certificates:*

- a. Certification of registered professional land surveyor certifying to accuracy of survey and plat.
- b. Certification of title showing that subdivider is land owner.
- c. Statement by owner dedicating streets, right-of-way and all sites for public uses as required by these regulations.
- d. Certificate by the Director of Public Works certifying compliance to the appropriate codes and ordinances of the City of Pasadena.

(3) *Protective Covenants in Form for Recording.*

(4) *Drawings.* Final plat shall be drawn in ink on tracing cloth sheets measuring twenty-four (24) inches by thirty (30) inches, at a scale or [of] one hundred (100) feet to the inch or larger. If more than one sheet is necessary, the plat shall be accompanied by an index sheet showing the entire subdivision. In the case of large subdivisions the final plat shall be accompanied by an index sheet showing the entire subdivision. In the case of large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission. In addition to the foregoing requirements the following shall also apply.

- (i) For any subdivision containing twenty (20) lots or less, a list of Cartesian Coordinates for all lot corners, points of curvatures, points of tangency, block corners and subdivision boundaries shall be submitted on electronic media in a format established by and acceptable to the director of public works.
- (ii) For any subdivision containing twenty-one (21) or more lots, a complete plat shall be submitted on electronic media in a format established by and acceptable to the director of public works.

D. Standard Forms.

(1) *Form of Dedication*

THE STATE OF TEXAS
COUNTY OF

I (or We), (Name of owner or names of owners), owner (or owners) of the property subdivided in the above and foregoing map of the (Name of Subdivision), do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as (Name of Subdivision) in the _____ Survey, _____ County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

The following paragraph is not required but is necessary for overhead lines in easements:

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements shown hereon."

The following paragraph is to be used for all subdivisions:

I (or We) hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

WITNESS my (or our) hand in Pasadena, Harris County, Texas this _____ day of _____, 19_____.

(Signature of Owner)

(Or Signatures of Owners)

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared (Name of Owner or names of Owners), known to me to be the person (or persons) whose name (or names) is (or are) subscribed to the foregoing instrument and acknowledged to me that he (or they) executed the same for the purposes and consideration therein set forth. (If a husband and wife join in the dedication, the following form should be added:) and the same said (Name of wife), having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19_____.

Notary Public in and for
_____ County, Texas (SEAL)

(2) Certificate of the Surveyor

This is to certify that I, (name of registered professional land surveyor), a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, that all block corners, angle points, and points of curve are properly marked, and that this plat correctly represents that survey made by me.

Surveyor
Texas Registration No. _____
(Seal)

(3) Approval of Planning Commission

This is to certify that the Planning Commission of the City of Pasadena, Texas, has approved this plat and subdivision of (Name of subdivision) as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the Planning Commission of the City of Pasadena, Texas, this _____ day of _____, 19_____.

Secretary

Chairman

(4) Certificate By the Director of Public Works

I, the undersigned, Director of Public Works of the City of _____ hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

(5) County Clerk's Certificate

I, _____, Clerk of the County Court of _____ County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19_____, at _____ o'clock _____m., and duly recorded on _____, 19_____, at _____ o'clock _____m., and at Film Code No. _____ of the Map Records of _____ County for said County.

Witness my hand and seal of office, at _____, the day and date last above written.

(Name of County Clerk)

Clerk of the County Court
_____ County, Texas
By: _____
Deputy

(6) Dedication for Short Form Subdivision

THE STATE OF TEXAS
COUNTY OF _____

I, (or We) (Name of Owner) (or Owners) of the property subdivided in the above and foregoing map of (Name of subdivision), do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as (Name of Subdivision), located in the _____ Survey, _____ County, Texas, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

(7) Form for Restricted Lots (Section 14A)

I (or We), (Name of Owner or Names of Owners), do hereby covenant and agree that this amending plat does not attempt to remove any recorded covenants or restrictions as filed in Harris County Clerk's file _____ for _____ subdivision.