



MAJOR PRELIMINARY APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: _____

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	_____	_____

3. What is existing zoning of the above described property? _____ Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes _____ No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No _____
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. **Improvement Plans submitted?** Yes _____ No _____

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record _____
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer _____
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): _____

REPRESENTATIVE CONTACT (E-MAIL): _____

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.**

REQUIRED DOCUMENTATION FOR MAJOR PRELIMINARY APPLICATION

The purpose of a preliminary plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development and the overall compliance of the land division with applicable requirements of this title. The city will not require non-engineering related significant changes in the final subdivision improvement plans or final plat approval that contradict the preliminary plat approval, except it reserves the right to address life safety or other significant issues that the design engineer should have addressed in the preliminary plat.

REQUIREMENTS:

- APPLICATION** – Each item on this application shall be completed and all documentation required on this form shall be submitted before this application is accepted for processing, to include all signatures. Submittal of an application does not constitute acceptance for processing until the Department reviews the application for accuracy and completeness.
- FIVE-DAY COMMENTS** – All five-day comments have been addressed and the review has not yet expired.
- PRELIMINARY PLAT** – Twenty Five (25) sets required for distribution. Staple if multiple sheets.
- 8 ½ x 11 COPY OF PRELIMINARY PLAT**
- PROOF OF OWNERSHIP** – One (1) copy of a certificate from a title company, warranty deed, or other legal document demonstrating proof of ownership.
- ELECTRONIC FILE** – Electronic file (CD) shall contain PDF copy of preliminary plat.
- CERTIFIED CITY TAX CERTIFICATE** – One (1) is required for each parcel included within the proposed subdivision. Certified city tax certificates may be obtained at the City Tax Office, Wells Fargo Plaza, 221 N. Kansas, 3rd Floor, Suite 300. Certificate shall have a zero balance and must be updated within the year.
- RESTRICTIVE COVENANTS**
- CASHIER'S VALIDATION** – Upon review and acceptance of the application by the Department, the required fee shall be paid at the Cashier, Planning & Inspections Department. After validation of the payment, this application form shall be returned to the Planning, Subdivision Section. Fees are nonrefundable.

Refer to five-day comments on whether any of the following items apply. Items shall be submitted at the time of application submittal when applicable.

- TRAFFIC IMPACT ANALYSIS (TIA)** – A TIA shall be required if the proposed development meets the applicability standards set forth in Title 19. A minimum of two (2) copies are required, three (3) when property abuts TXDOT R.O.W. The TIA must be signed, sealed and dated by a Professional Engineer.
- SUBDIVISION IMPROVEMENT PLANS** – The plans shall be submitted for the entire area covered by the subdivision application, and shall comply with all provisions of Title 19 and the DSC. **Plans shall be submitted to the Planning & Inspections – Land Development division for review.**
- VESTING LETTER** – Required when the applicant requests that the application be subject to standards in effect prior to the effective date of the current applicable standards (No. 11 on application). A vested rights petition in accordance with Section 1.04.070 – *Vesting of projects* shall be submitted.
- WAIVERS, EXCEPTIONS OR MODIFICATIONS** – Required when any development standard deviates from or does not comply with code regulations.