



SUB-DIVISION

ORDINANCE

NO. 2021-10-2

Amendment Ordinance No. 2023-9-4

Amendment Ordinance No. 2023-10-1

FEE SCHEDULE

SUB-DIVISIONS

Pre-Application	\$200.00
Preliminary Plat	\$400.00 plus \$20.00 per lot and/or \$25.00 each acre not designated as lots, exclusive of streets
Final Plat	\$100.00 plus \$20.00 per lot and/or \$25.00 each acre not designated as lots, exclusive of streets
Amended Plat	\$250.00
Minor Plat	\$200.00
Variance from Subdivision	\$250.00
Regulations Plat Recordation	\$50.00 plus fees charged by Williamson County

ZONING FEES

Re-Zoning	\$125.00
Variance from Zoning Regulations	\$ 50.00 each
Notification Signs	\$ 10.00 each

CONSTRUCTION PLANS

Plan Review and Resubmittal Fees	\$1,000.00 + \$500.00 per acre for 100 acres, \$150 per acre for next 250 acres, and \$125 per acre for all acres over 250 acres + off-site infrastructure - \$2.50 per linear foot per infrastructure item (i.e. streets, drainage, water, wastewater)
	Plan Review Resubmittal (each resubmittal) – \$500 or 10% of Initial Submittal Fee, whichever is greater

Inspection (if required)

\$1,500 per acre for first 100 acres,
\$750 per acre for next 150 acres, \$325
for all acres over 250 + off-site
infrastructure - \$7.50 per linear foot
per infrastructure item (i.e. streets,
drainage, water, wastewater)

As amended by Ordinance No. 2023-10-1

PARKLAND FEE

An amount equal to 8% of the appraised value of the land prior to sub-division, as certification by an independent appraiser, or \$50.00 per residential lot on the final plat.

CITY OF THRALL SUB-DIVISION
ORDINANCE NO. 2021-10-2

AN ORDINANCE PRESCRIBING RULES AND REGULATIONS GOVERNING PLATS, PLANS, AND SUB-DIVISIONS OF LAND WITHIN THE INCORPORATED AREA OF THRALL, TEXAS, AND THE LAND OVER WHICH IT HAS EXTRATERRITORIAL JURISDICTION; CONTAINING DEFINITIONS; PROVIDING FOR A PRELIMINARY PLAT, A FINAL PLAT, AND PROVIDING FOR FINAL APPROVAL OF PLATS; PRESCRIBING REGULATIONS FOR STREETS, LOTS, BLOCKS, BUILDING LINES, ALLEYS, EASEMENTS, SANITARY UTILITIES, AND OTHER IMPROVEMENTS; PROVIDING FOR PROCEDURES FOR SUB-DIVISION APPROVAL, AND FOR VARIANCES AND EXCEPTIONS; PROVIDING THAT THE CITY MAY REFUSE SERVICES TO NON-COMPLYING AREAS AND FOR THE ENFORCEMENT BY LAW; PROVIDING FOR A PENALTY CLAUSE FOR EACH VIOLATION HEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Local Government Code, as heretofore or hereafter amended, hereafter every owner of a tract of land situated within the City of Thrall of the City's extraterritorial jurisdiction who may hereafter divide the same in two (2) or more tracts described by metes and bounds or otherwise for the purpose of laying out any sub-division of such tract of land or any addition to said City, or for laying out suburban, building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers, owners, renters, or other users of such partitions of the tract or lots fronting thereon or adjacent thereto is required to submit a plat of such sub-division or addition for approval by the Planning & Zoning Commission of the City of Thrall, if any, and/or the City Council of the City of Thrall;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF THRALL, TEXAS:

On or after the effective date of this Ordinance, any person, firm, or corporation seeking approval of any plat, plan, or re-plat of any sub-division of land within the City of Thrall, Texas, and its legally established extraterritorial jurisdiction shall be required to comply with the requirements of this Ordinance before such approval may be granted, to-wit:

SECTION 1: CONFORMANCE WITH THE COMPREHENSIVE PLAN

This Ordinance shall conform to the City of Thrall Comprehensive Plan, if any, and shall be used to implement the Future Land Use Plan, which includes the Thoroughfare Plan, and the policies of the Comprehensive Plan. This Ordinance shall govern every person, firm, association or corporation owning any tract of land within the corporate limits and extraterritorial jurisdiction of the City of Thrall who proposes to divide the tract into two or more parts for the purpose of

laying out any sub-division of land or any addition to said City, or for laying out suburban, building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers, owners, renters, or other users of such partitions of the tract or lots fronting thereon or adjacent thereto.

SECTION 2: DEFINITIONS

- 2.1 City or the City shall mean City of Thrall.
- 2.2 Commission shall mean the City Planning & Zoning Commission, if enacted by the City of Thrall.
- 2.3 Sub-division shall mean the division of a tract or parcel of land into two or more parts, each part generally ten acres or less, for laying out urban, suburban, building, or other lots and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers, owners, renters, or other users of such partitions of the tract or lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of sale, lease, or building development.

Neither this definition of sub-division nor this Ordinance need apply to minor boundary adjustments as hereinafter defined.

- 2.4 The word “shall” shall be deemed as mandatory. The word “may” shall be deemed as permissive.
- 2.5 Plat shall mean a map or chart of the sub-division or the act of mapping or charting the sub-division. It shall include plan, plat, or re-plat, in both singular and plural.
 - A. Minor Plat: A plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the provision for the extension of municipal utilities acceptable to the City and no facilities are required for the proper drainage of the property.
 - B. Re-plat: The division of an existing sub-division, together with any change of lot size therein, or with the relocation of any street lines.
- 2.6 The word “sub-divider” “developer” or “applicant” shall mean the owner of the lot, tract or parcel of land to be sub-divided.

SECTION 3: PURPOSE, AUTHORITY, AND JURISDICTION

- 3.1 Authority and Purpose: Under the authority of Chapter 212 of the Local Government Code of the State of Texas, which chapter is hereby made a part of these regulations, the City Council of the City of Thrall does hereby adopt the following regulations to hereafter control the sub-division of land within the corporate limits of the City of Thrall and in the extraterritorial jurisdiction of the City of Thrall for the following purposes:

- A. To implement the City of Thrall Comprehensive Plan, if any are adopted, through the regulation of sub-division development;
 - B. To provide for the orderly development of the city and its extraterritorial jurisdiction;
 - C. To ensure adequate provision for streets, alleys, parks, water and wastewater lines, storm drainage, and other facilities indispensable to the community;
 - D. To ensure adequate fire protection and adequate access and egress for fire and other emergency services;
 - E. To ensure access to adequate amounts of light and air;
 - F. To ensure the overall health, safety and general welfare of the community.
- 3.2 Jurisdiction: No sub-division plat shall be filed or recorded, and no lot in a sub-division inside of the corporate limits or within the extraterritorial jurisdiction of the City of Thrall shall conform to the regulations herein. No sub-division with the extraterritorial jurisdiction of the City of Thrall shall receive any utility services owned by the City unless the owner of that sub-division agrees to annex the entire sub-division to the City of Thrall. Completion of annexation shall be a condition of approval of the final plat and must be completed at or prior to the approval of the final plat by the City Council.
- 3.3 Suburban Sub-divisions, Annexation and Utility Service: Any sub-division within the extraterritorial jurisdiction of the City of Thrall shall conform to the regulations herein. No sub-division within the extraterritorial jurisdiction of the City of Thrall shall receive any utility services owned by the City unless the owner of that sub-division agrees to annex the entire sub-division to the City of Thrall. Completion of annexation shall be a condition of approval of the final plat and must be completed at or prior to the approval of the final plat by the City Council.
- 3.4 Minor Boundary Adjustments: This Ordinance shall not apply to minor boundary adjustments, which may be resolved through private boundary agreements between adjacent property owners. The term “minor boundary adjustments” as used herein shall refer to any one lot, tract or parcel of land.
- 3.5 Divisions of Land into Parcels Greater than Five Acres: This Ordinance may, but need not, apply to divisions of land into parts greater than 5 acres for which no public utilities or other public improvements are required and where each part has sufficient access to a public road. Applicability will be determined based on the pre-application conference as provided below.

SECTION 4: PLATTING REQUIREMENTS

- 4.1 Pre-Application Conference: A pre-application conference with the City Engineer shall be required for all sub-divisions. The sub-divider shall provide a sketch of the proposed layout showing general road patterns and lot configuration at which time the City Engineer shall review the layout for compliance with the general sub-division requirements. The City Engineer shall note special design considerations that might apply to the sub-division as are evident to him at the time of pre-application. The pre- application conference shall be for information purposes and shall not be construed as a formal approval or commitment by the City.
- 4.2 Preliminary Plat: A preliminary plat of any proposed sub-division, prepared by a registered engineer or registered public surveyor and bearing his seal, shall be submitted to the City Engineer for review and certification, and thereafter, approved or denied by the Planning and Zoning Commission, if any, and the City Council, before the sub-divider proceeds with the final plat for record, and shall be drawn to a scale of one hundred (100) feet to the inch. Scale variances may be granted by the City Engineer. The use of AutoCAD or compatible computer aided drafting (CAD) software is preferred.

The preliminary plat shall contain the following information:

A. Existing Features Inside Sub-division

1. The existing boundary lines with accurate distances and bearings of the land to be sub-divided. Boundary lines shall be drawn sufficiently wide to provide easy identification.
2. The location of existing water courses, railroads, other similar drainage and transportation features and utilities installations.
3. The location and dimensions of existing streets, alleys, easement, buildings, structures, residential lots, parks and public areas.
4. Accurate location of land to be sub-divided by reference to the volume and page of the Deed Records of the county or counties in which such land is located, including record access.
5. All zoning designations applicable to the land to be sub-divided and the boundaries of such zoning districts.
6. The City limit line, extraterritorial jurisdiction boundary or other political boundaries that pass through the land to be sub-divided.
7. Topographical information with contour lines at two (2) foot intervals or closer. Such information may be presented by separate plat filed with the sub- division plat if an overlay is also provided.

B. Existing Features Outside Sub-division (All lines outside of sub-division boundaries to be dashed.)

1. The name and property lines of adjoining sub-divisions and property owners, together with the respective plat or deed references.
2. The name and location of adjacent streets, alleys, easements, pipelines and water courses.
3. All zoning designations applicable to the land adjacent to the land to be sub-divided and the boundaries of such zoning districts.
4. The City limit line, extraterritorial jurisdiction boundary or other political boundaries that pass within 200 feet of the land to be sub-divided.

C. New Features Inside of Sub-division

1. The proposed name of the sub-division.
2. The locations, rights-of-way widths, names and classifications of proposed streets.
3. The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.
4. The locations and widths of building lines, alleys and easements.
5. The locations and approximate sizes of sites for schools, churches, parks and other special land uses.
6. The computed acreage of the property to be sub-divided.

D. Drainage

The following drainage conditions shall be observed:

1. All plats shall depict the flow of drainage with arrows sufficient to show predicted path.
2. An explanation and depiction shall be attached to show outflow and inflow availability on high flow areas. Adjoining property where inflow originates, or outflow exists must be attached to ensure compliance with drainage or excessive run-off factors.

3. No plat shall be considered for approval unless these drainage flows are attached.
 - E. **Key Map:** A key map showing the sub-division in relation to major streets in all directions to a distance of at least one (1) mile shall be included on the plat.
 - F. **Other Map Information:** The date, graphic scale, north arrow and title under which the plat is to be recorded and the name of the owner and the registered professional engineer or registered public surveyor platting the tract shall be included on the plat.
 - G. **Restrictions:** A copy of proposed deed restrictions or private covenants, if any, must accompany the preliminary plat and are subject to approval by the City Council.
- 4.2 Engineer Review and Certification: The City Engineer shall review the preliminary plat, certify in writing as to its completeness and accuracy and note the date of certification. The Engineer shall transmit the certification together with any written comments to the City Secretary with a copy to the sub-divider. If the filing is incomplete or inaccurate, it shall be returned to the sub-divider for revision. The date of the City Engineer's certification shall be considered as the date of official filing of the preliminary plat.
 - 4.3 Preliminary Plat Submittal: As soon as possible following receipt of the City Engineer's certification, the sub-divider shall furnish to the City Secretary seven (7) legible prints of the preliminary plat (or as revised, if previously returned by the City Engineer because incomplete or inaccurate), and to the City Engineer two (2) legible prints of the preliminary plat and two (2) copies of a letter of transmittal stating briefly the type of street surfacing, drainage, sanitary facilities and water supply proposed and the name and address of the owner, the sub-divider if different from the owner, and the engineer, ten (10) days or more before the regular Planning Commission meeting, if any.
 - 4.4 Preliminary Plat Approval: The Planning & Zoning Commission, if any, shall review, approve, approve with conditions or disapprove the preliminary plat within thirty (30) days of the official filing date of the preliminary plat. **INCOMPLETE SUBMITTALS ARE GROUNDS FOR DISAPPROVAL.** Within thirty (30) days after action by the Planning & Zoning Commission, if any, or the City Council shall approve, conditionally approve or disapprove such preliminary plat. Approval of the preliminary plat shall not constitute final acceptance of the final plat. Preliminary approval will expire six (6) months after the approval by the City Council, except if the sub-divider applies in writing prior to the end of such six (6) month period, stating reasons for needing an extension, then this period may be extended for successive six (6) month periods.
 - 4.5 Preliminary Plat Review: A fee consistent with the City's current schedule of fees shall be paid to the City at the time of submittal of the preliminary plat. The preliminary plat shall not be considered until such fee has been paid. Such fee shall be required each time a plat is submitted or re-submitted if such plat has previously been disapproved.

4.6 Final Plat: After approval of a preliminary plat by the City Council, a final plat prepared by a registered engineer or registered public surveyor and bearing his seal shall be filed with the City Secretary, together with the construction plans and specifications. Such plat shall have all changes and alterations made on it that were required on the previously submitted preliminary plat. Failure to comply with these alterations will result in the disapproval of the submitted final plat.

4.7 Requirements in Addition to Preliminary Plat Requirements: The final plat shall contain all the information required for the preliminary plat plus the following information or where different from the preliminary plat:

A. **Format:** All final plats shall be drawn on a durable, reproducible medium and to a scale of one (1) inch equals one hundred (100) feet. Where more than one sheet is required, an index sheet shall be filed showing the entire sub-division. Such plat shall comply with all plat-filing requirements of the county in which such land is located. The use of AutoCAD or compatible computer aided drafting (CAD) software is preferred. A copy of a CAD generated final plat on computer disk shall be submitted with the hard copy.

B. **Existing Features Inside Sub-division:**

1. True bearings and distances to the nearest established street lines, official monuments, or sub-division comer, which shall be accurately described on the plat and with at least one bearing and distance to the nearest sub-division comer or original patent survey comer.
2. The destination of which of the existing streets, alleys, easements, right-of-way, buildings, structures, residential lots, parks, and public areas are to be retained.

C. **Existing Features Outside Sub-division:**

1. The name and property lines of adjoining sub-divisions and the adjoining property owners, together with the respective plat or deed references.
2. The names and location of adjacent streets, alleys, easements, water courses, sub-division, etc. All lines outside of sub-division boundaries to be dashed.
3. A survey tie to the comer of an original tract or monumented and recorded point.

D. **New Features Inside Sub-division:**

1. **Streets:** Length and bearings of all tangents, dimensions from all angle points of curve to an adjacent side lot line shall be shown on the centerline or

on each side of streets and showing bearing and distance for chord of all curves.

2. **Water Courses and Easements:** Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement if paralleling the drainage easement of stream. Proposed modifications to drainage flow.
3. **Lots and Blocks:** The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines. All sewered lots shall have an area of 10,000 square feet or more. Unsewered lots in areas where wastewater collection facilities are not available shall meet the minimum lot size requirements of the Texas Natural Resource Conservation Commission (TNRCC) and Williamson County Health Department for on-site wastewater disposal systems.
4. **Reservations:** The use and property dimensions of all special reservations, including sites for schools, churches and parks.

E. **Monuments and Control Points:**

1. The description and location of all permanent survey monuments and control points.
2. Suitable primary control points to which all dimension, bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

F. **Dedications and Certificates:** or as required. Such dedications and certificates as are applicable

G. **Special Restrictions:** Where restrictions of use of land, other than those given in these regulations, are to be imposed by the sub-divider, such restrictions shall be placed on the final plat or on a separate instrument filed with the plat or previously filed in the deed records.

H. **Tax Receipt:** A certificate, showing that all City taxes, if any, have been paid, is to be submitted concurrent with the final plat.

4.8 Engineer Review and Certification: Within ten (10) days after submission, the City Engineer shall review the final plat, certify in writing as to its completeness and accuracy, and note the date of such certification. The City Engineer shall transmit the certification, together with any written comments, to the City Secretary with a copy to the sub-divider. If the submission is incomplete or inaccurate, it shall be returned to the sub-divider for

rev1s10n. The date of the City Engineer's certification shall be considered as the date of the official filing of the final plat.

- 4.9 Final Plat Submission: After certification by the City Engineer, the applicant shall submit to the City Secretary one original reproducible drawing and seven (7) legible prints of the final plat, and simultaneously to the City Engineer two (2) legible prints thereof and the computer file on disk, if applicable. The filing fee in accordance with the fee schedule shall be paid to the City at the time of submission of the final plat as described above. The plat shall not be considered until such fee has been paid. Such fee shall be required each time a plat is submitted or re-submitted if such plat has previously been disapproved.
- 4.10 Actions by Planning & Zoning Commission, if Enacted by the City of Thrall: As soon as possible following receipt of the City Engineer's certification, the City Secretary shall make available copies of the final plat to the Planning & Zoning Commission, if any, (which shall not be more than thirty (30) days from official filing date), such Commission shall consider said plat and shall make a recommendation to the City Council for approval or disapproval of such plat. If the recommendation is for disapproval, there shall be stated the reasons for disapproval; or if recommended for approval with conditions, the nature of the conditions meet with the Planning & Zoning Commission, if any, at the time of consideration of the final plat.
- 4.11 Action by the City Council: Within thirty (30) days after the official filings of the final plat and construction plans, the Council shall consider the plat. The Council need not consider said plat unless the sub-divider or his representative is present at such meeting. The Mayor or Mayor Pro Tem as acting mayor is authorized to call a special council meeting for the consideration of the plat if deemed necessary by such person. If the City Council approves that plat as submitted, it shall be noted on such plat that it has been approved by the Commission and the City Council. In the event said plat is not approved, the City Council shall advise the sub-divider of the reasons for disapproval and the requirements necessary in order for such plat to be approved.
- 4.12 Expiration of Approval: Final approval will expire ninety (90) days after final action by the City Council granting approval of any plat unless the plat has been filed for record, except that if the sub-divider shall apply in writing prior to the end of such ninety (90) day period, stating reasons for needing an extension, this period may, at the discretion of the City Council, be extended for successive periods of ninety (90) days each, not to exceed one year.
- 4.13 Recordation of Final Plat: After approval of final plat and construction plans and receipt of construction guarantee, the City Secretary shall record the final plat in the county courthouse.
- 4.14 Construction Plans and Specifications: The sub-divider shall submit with the final plat to City Secretary the construction plans and specifications (and two copies to the City Engineer), consisting of drawings and two copies of detailed construction plans and specifications including two-foot contours shall accompany submission of the final plat

and shall include costs estimates for all proposed site improvements to be installed by the sub-divider. All plans and engineering calculations shall bear the seal and signature of an engineer, under whose supervision the work was prepared. These shall include, but not limited to, the following site improvements:

- A. Plans and profiles of streets, alleys, sidewalks, crosswalks, and monuments;
- B. Plans, specifications, profiles, location, dimensions, depth, and grade, as applicable, of all proposed sanitary sewer system improvements including, where appropriate, collection lines, manholes, clean-outs, treatment and disposal systems, and lift stations to be provided by the sub-divider;
- C. Plans, specifications, profiles, location, dimensions, depth, and grade, as applicable, of all proposed water system improvements, including, where appropriate, water lines, fire hydrants, wells, reservoirs, storage facilities, treatment facilities, and pumping stations;
- D. Storm drainage data and proposed drainage structures, including calculations of storm water flow, watershed area, percent of runoff, and time of concentration; and
- E. Erosion and sedimentation controls.

4.15 Construction, Inspection, and Guarantees of Performance:

- A. Construction Guarantee: The sub-divider shall file security and the maintenance guarantee if all construction is not completed prior to final plat recordation. The security shall be either money in escrow or a bond, irrevocable for a period of two (2) years from the date of approval of the final plat, in escrow or in a form approved by the City Attorney, in the amount equal to the estimated cost of Constructing and installing all the improvements required by this Ordinance. Such Bond shall guarantee that, in the event of failure of the sub-divider to make such improvements, within two (2) years from the date of approval of the final plat, the sub-divider's bond shall be encumbered so as to cause the improvements to be constructed and installed without cost to the city.
- B. Extension of Time to Complete Construction: Where good cause exists, the Council may extend the period of time for completion under this Section for an additional period of time not to exceed six (6) months if the sub-divider has not completed the required site improvements or completed such improvements in compliance with this Ordinance. No such extension shall be granted unless construction and maintenance guarantees as required herein have been provided by the sub-divider covering the extended period of time.
- C. Construction Inspection and Certification: All plans and actual construction of required improvement shall be inspected by the City Engineer. No plans or completed construction will be considered for approval or acceptance by the

Council without certification from the City Engineer that such plans and calculations and such construction are complete and that they are in accordance with specifications and standards contained or referenced herein, and/or with plans previously approved for the subject sub-division. The City Engineer, or his representative, shall make frequent field inspections during the construction period and arrange for testing in accordance with accepted civil engineering practice. The costs of such tests shall be paid by the sub-divider prior to acceptance of construction of the sub-division improvements. The Engineer shall submit periodic progress reports to the Council during the construction period. The final responsibility for the adequacy and acceptability of all construction shall rest with the sub-divider.

- D. Acceptance of Construction: The City Engineer shall inspect such improvements upon completion of construction and shall notify the sub-divider and the City Attorney in writing as to his acceptance or rejection of the construction. He shall reject such construction if it fails to comply with the City's standards and specifications for construction of sub-division improvements. If he rejects such construction, the City Attorney shall, on direction of the Council, proceed to enforce the guarantees provided in this Ordinance.
- E. Maintenance Guarantee: Prior to acceptance of the sub-division, the sub-divider shall either deposit money in escrow or file with the Council a bond or other such guarantee acceptable to the Council, executed by a bank or a surety company holding a license to do business in the State of Texas, and acceptable to the Council, in an amount equal to ten (10) percent of the estimated construction cost of the improvements required, as estimated by the sub-divider and approved by the City Engineer, conditioned that the sub-divider will maintain such improvements in good condition and without cost to the City for a period of two (2) years after acceptance of the completed construction. Such money in escrow or bond shall be approved as to form and legality by the City Attorney.
- F. Use of Construction and Maintenance Guarantees: Security and/or maintenance guarantees shall not be released by the City until all the requirements for acceptance of improvements have been met. If it becomes apparent that the sub-divider is not going to complete the construction of any or all of the required improvements in accordance with the previously approved plans and Ordinance requirements or to provide the necessary maintenance within the stipulated two (2) year period (or any extension thereof granted under this Section), the City Engineer shall so inform the Council in writing, and the council shall take necessary action against the guarantees and security posted by the sub-divider to complete such construction or maintenance at no cost to the City. The Council may also file appropriate proceedings in District Court against the sub-divider and his or her security as set forth above.

4.16 Minor Plats: A plat that meets the definition of a minor plat may be processed in one step thereby combining the preliminary plat and final plat requirements on the minor plat.

Construction plans may not be required. The City will determine whether the proposed sub-division meets the definition of a minor plat based on the information presented at the pre-application conference.

SECTION 5: GENERAL REQUIREMENTS AND DESIGN STANDARDS

5.1 STREETS:

- A. **Conformity to Thoroughfare Plan:** The width and location of streets, hike and bike and equestrian trails, and bicycle lanes shall conform to the “Streets and Thoroughfares Element” (being the text and maps comprising the “Thoroughfare Plan”) of the City of Thrall Comprehensive Plan as the City Council may have adopted, both as to horizontal and vertical alignment and right-of-way widths.
- B. **Relation to Adjoining Street System:** The proposed street system shall extend all existing major streets and such existing secondary and local-access streets as may be desirable for convenience of circulation. Where possible, the width and the horizontal and vertical alignment of extended streets shall be preserved.
- C. **Street Jogs:** Where off-sets in street alignment are unavoidable, in the opinion of the City Council, such off-sets may be employed, provided the distance between center lines is not less than one hundred and fifty (150) feet.
- D. **Large-Lot Sub-divisions:** If the lots in the proposed sub-division are large enough to suggest re-sub-division in the future, or if part of the tract is not sub-divided, consideration must be given to possible future street openings for access to future lots and future development of adjoining lands.
- E. **Through Traffic:** Local residential streets shall be designed so as to discourage high-speed or through traffic.
- F. **Topography:** The street system shall bear a logical relationship to the natural topography of the ground.
- G. **Street Paving:** Street plans and specifications shall be approved by City Council. Streets shall have a minimum of 8 inches thick of compacted road base and 1-1/2 inches thick of compacted hot mix asphalt cement.
- H. **Street Widths:** Street right-of-way widths shall be measured from front lot line to front lot line of opposite lots, and street pavement widths shall be measured from edge of pavement to edge of pavement not including curb width.
 - 1. **Local Streets:** Local streets shall have a minimum right-of-way width of sixty (60) feet and a pavement width of twenty-four (24) feet.

2. Collector Streets: Collector streets shall have a minimum right-of-way width of seventy (70) feet, and a pavement width of thirty-four (34) feet.
3. Arterial Streets and Highways: The right-of-way width of arterial streets and highways shall be determined by the City Council and/or the Texas Department of Transportation but shall not be less than seventy (70) feet.

I. Dead-End Streets and Cul-de-Sacs:

1. Tum-Arounds: Tum-arounds are to have a minimum right-of-way radius of sixty (60) feet with a radius of 40 feet to the edge of the pavement.
2. Maximum Length: The maximum length of a dead-end street with a permanent tum-around shall be six hundred (600) feet, except in conditions of unusual topography.
3. Temporary Tum-Arounds: Temporary tum-arounds are to be provided at the end of streets more than four hundred (400) feet long that will be extended in the future. The following note should be placed on the plat: "Cross-hatched area is temporary easement for tum-around until street is extended (give direction) in a recorded plat."

J. Street Intersections:

1. Angle of Intersection: Except where existing conditions will not permit, all major (highways, arterials, and collectors) and local streets, shall intersect at ninety-degree (90°) angle. Variations of more than ten (10°) degrees on local streets and more than five (5°) degrees on major streets must first be approved by the City Council.
2. Radii at Intersection: At local street intersections, the property line corners shall be rounded by an arc having a radius of twelve (12) feet. At intersections with major streets, the property line corners shall be rounded by an arc of twenty-five (25) feet.
3. Radii at Acute Corners: Acute angle intersections approved by the City Council shall have twenty-five (25) feet or greater radii at acute corners.
4. Center-Line Tie with Existing Streets: Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions bearings to show relationship.

K. Partial or Half Streets: Partial or half streets may be provided where the City Council finds that a major street should be located on a property line. The pavement width for partial or half streets shall be at least twenty-four (24) feet. A

proportionate amount of right-of-way based on the full future street width and the full future right-of-way width shall be dedicated, also. Partial or half street shall not be allowed for local streets or local collectors.

- L. Reserve Strips: Reserve Strips are prohibited.
- M. Street Names: New streets shall be named so as to provide continuity of name with existing streets and do as to prevent conflict with identical or similar names in other parts of the City. All street names are subject to approval of City.
- N. Private Streets: Private streets are prohibited.
- O. Drainage: The applicant/developer shall provide drainage plans, which have been prepared by a Professional Engineer. These plans shall be reviewed by the City Engineer and approved by the City Council. The plans shall conform to the criteria established in the Drainage Manual of the City of Austin and shall demonstrate that no greater rate of runoff is released from the site than the rate prior to development for a 25-year frequency storm event. Fully developed conditions shall be considered. Provisions shall be made to contain flow from a 100-year frequency storm event within drainage easements shown on the final plat.

5.2 Lots:

- A. Conformance with Zoning: On the basis of the district in which they lie and the use to which they are to be put, all lots inside the city limits must conform to the regulations of the Zoning Ordinance, including minimum area, width, and depth.
- B. Minimum Lot Size: All sewered lots shall have an area of 10,000 square feet or more. Unsewered lots in areas where wastewater collection facilities are not available shall meet minimum requirements of the Texas Natural Resource Conservation Commission (TNRCC) and Williamson County Health Department for on-site wastewater disposal systems.
- C. Minimum Lot Width: Sewered lots shall have a minimum width of eighty (80) feet at the building line. Unsewered lots shall have a minimum width of one hundred (100) feet at the building line.
- D. Minimum Depth: All lots shall have a minimum depth of one hundred (100) feet.
- E. Corner Lots: Corner lots shall be construed to have two front yards and corresponding front-yard setbacks and minimum widths and depths of one hundred (100) feet.
- F. Lot Shape: Lots should be rectangular insofar as practicable. Sharp angles between lot lines should be avoided.

- G. Lot Lines: Side lot lines should be perpendicular or radial to street frontage.
- H. Lot Facing:
1. Street Frontage: Each lot shall be provided with adequate access to an existing or proposed public street. Each lot shall also have a minimum of forty-five (45) feet frontage on a public right-of-way.
 2. Double Front: Double front lots are prohibited except when backing on major thoroughfares.
 3. Front Facing: Wherever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing adjacent lots at right angles to each other should be avoided.
 4. Access: All lots shall abut an approved public street.
- I. Lot Numbering: All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the sub-division if the numbering continues from block to block in a uniform manner that has been approved on an over-all preliminary plat.

5.3 BLOCKS:

- A. Block Length:
1. Residential: Block length for residential use shall be no more than six hundred (600) feet, measured along the center of the block; provided that blocks up to 1,200 feet may be approved upon request.
 2. On Major Streets: Maximum block length along a major street may be twelve hundred (300) feet, except when prevented by the size of the property or the need to back up to a major thoroughfare.
- B. Block Width: Blocks shall be wide enough to allow two (2) tiers of lots of at least a minimum depth of not greater than three hundred (300) feet, except when prevented by the size of the property or the need to back up to a major thoroughfare.
- C. Block Numbering: Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded.

5.4 BUILDING LINES:

- A. Front: The front building line shall not be less than twenty-five (25) feet from the front property line, unless the Zoning Ordinance specifies differently for properties inside the city limits.
- B. Side: All lots shall have side yards to not less than ten (10) feet from the side property line, unless the Zoning Ordinance specifies.
- C. Rear: All lots shall have a rear yard setback of not less that than ten (10) feet from the rear property line .
- D. Conflict with Zoning: The Zoning Ordinance shall control all building lines; and if there should ever be a conflict between this Ordinance and Zoning Ordinance, the Zoning Ordinance shall control.

5.5 ALLEYS:

- A. Alley Width: Where provided, alleys shall not be less than twenty (20) feet in width.
- B. Cut-offs: In case of intersecting alleys, a cut-off shall be required at each comer. Cut-offs shall be triangles having two (2) equal sides each of which shall be not less than ten (10) feet in length.
- C. Dead-End Alleys: Dead-end alleys will not be permitted. Alleys in sub- divisions shall connect to alleys in adjacent sub-divisions wherever feasible.
- D. Alleys Required: Alleys shall be required in all business areas and in those portions of new residential sub-divisions where partial blocks are needed to complete existing blocks with alleys.

5.6 UTILITY EASEMENTS:

- A. Size: The size of utility easements shall not be less than seven and one-half (7 1/2) feet on each side or rear lot lines. The full width of utility easements shall be not less than fifteen (15) feet.
- B. Use: Where necessary, utility easements shall be retained for poles, wires, conduits, storm sewers, sanitary sewers, water lines, open drains, gas lines, or other utilities. Such easements maybe required across parts of lots (including side lines) other than as described above, if in the opinion of the City Council they are needed.

- C. Underground Utilities: In new sub-divisions, all utilities shall be constructed underground by the sub-divider.

5.7 IMPROVEMENTS:

- A. Monuments: Concrete monuments four (4) inches in diameter and at least fifteen (15) inches long shall be placed at all comers of the boundary lines of a sub-division. The exact intersection point on the monument shall be marked with a metal marker embedded in the concrete monument. When impractical to set marker at exact comer, witness monuments may be used. Intermediate property comers, curve points and angle points shall be marked with a piece of reinforcing rod not less than *Yi*. ” in diameter and not less than twelve (12) inches in length driven flush with the finished ground level or lower if flush with the finished ground level or lower, if necessary, in order to keep same from being disturbed.
- B. Ribbon Curbs and Bar Ditches: All streets shall be curbed with a 1 foot 6 inch wide reinforced concrete ribbon curb on each edge of the road and drained by properly graded ditches. The curb shall be a minimum of 6 inches thick with a minimum of 4 inches thick of base material underneath.
- C. Street Signs: Street signs of a type approved by the City Council shall be installed by the sub-divider at all street intersections within or abutting the sub- division.
- D. Streetlights: Streetlights shall be installed by the sub-divider at all street intersections, or as otherwise approved by the City Council. Streetlights shall be of a design or style consistent with the rest of the City.
- E. Alleys: Alleys serving any business or commercial tracts within the development must be paved.
- F. Water Services: All sub-divisions shall be provided with water supply and water distribution which are approved by the Texas Natural Resource Conservation Commission and the City Council. Fire protection shall also be provided. The minimum line size shall be 6 inches and looped network lines shall be a minimum of 8 inches in size. All pipe material shall meet the requirements of the AWWA and shall be UL Listed.
- G. Wastewater Disposal: All sub-divisions shall have wastewater disposal systems approved by the Texas Natural Resource Conservation Commission and/or the Williamson County Health Department. The City Council shall require connection to the City’s Collection system, when available. The minimum collection main line size shall be 8 inches. Individual on-site disposal systems may be allowed outside of the city limits, provided that the sub-divider conducts percolation tests to determine adequacy of the soil and the lots meet the minimum area requirements of the County.

- H. Other Utilities: All utility lines that pass under a street or alley shall be installed before the street or alley is paved at a point at least twelve (12) inches from the curb.
- I. Drainage Structures: Drainage facilities, as required on the plans approved by the City Council, shall be paid for the sub-divider. Open drainage ditches across lots shall be prohibited. Culvert pipes under driveways shall be reinforced concrete.
- J. Sidewalks (Residential): Sidewalks shall be required for each residential street which shall be shown on the construction plans, noted on the final plat and constructed by the owner, sub-divider or developer. No certificate of occupancy shall be granted until sidewalks are constructed. Sidewalks shall be concrete; a minimum 4 feet wide and 4 inches thick.
- K. Sidewalks (Commercial): Sidewalks shall be required for each street which shall be shown on the construction plans, noted on the final plat and constructed by the owner, sub-divider or developer. No certificate of occupancy shall be granted until sidewalks are constructed. Sidewalks shall be concrete; a minimum of 6 feet wide and 4 inches thick.

5.8 **PARKS:** A fee consistent with the City's current schedule of fees shall be paid to the City by the sub-divider to be combined with other funds dedicated for the acquisition of parkland or recreational facilities. At its option, the City Council may accept land dedicated for parkland by the sub-divider in lieu of park fees if such land conforms with the Future Land Use Map, the Parks and Open Space Element, and the policies of the Comprehensive Plan. Minor plats are excluded from park fees. The area of land to be dedicated shall be not less than 8 percent of the total residential area proposed within the sub-division, inclusive of adjoining street rights-of-way. Not more than Fifty (50%) percent of a parkland dedication shall be within the 100-year frequency floodplain.

5.9 **RESERVATIONS:** Reservations of land within a sub-division are not allowed except as future phases of a multiple phase sub-division plat, in which case, separate plats are required for each phase.

5.10 **VARIANCES:**

- A. Considerations by the Board of Adjustments or the City Council in the Event a Board of Adjustments Has Not Been Appointed by the City:
 - 1. The Board of Adjustments may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance.
 - 2. In granting a variance, the Board of Adjustments shall prescribe only conditions that it deems necessary to or desirable in the public interest.

3. In making the findings herein, below required, the Board of Adjustments 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 sub-division, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and general welfare in the vicinity.
4. 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 be done. Pecuniary hardship to the sub-divider, standing alone, shall not be deemed to constitute undue hardship.
5. All references to Board of Adjustments shall mean the City Council in the event a Board of Adjustments has not been appointed.

B. Criteria for Granting a Variance:

No variance shall be granted unless the Board of Adjustments finds that:

1. 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
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and
4. The granting of the variance will not have the effect of preventing the orderly sub-division of other land in the area in accordance with the provisions of this Ordinance.

Such findings of the Board of Adjustments, together with the specific facts upon which such findings are based, shall be incorporated into the official Minutes of the Board of Adjustments meeting at which such variance is granted.

- C. Application Procedure: All requests for variances must be made in writing and should be submitted at the earliest possible date at which the sub-divider identifies the need for a variance. In any case, a request for variances shall be submitted to the City Secretary no later than eight (8) working days prior to the Board of Adjustments meeting at which approval is being sought.
- D. Fees: Each request for variances shall be accompanied by a fee consistent with the City's current schedule of fees.

5.11 SPECIAL PROVISIONS:

- A. Timing: Plans and specifications shall be submitted with final plat. Such plans and specifications shall comply with all City Ordinances, and must be review by the City Engineer with approval or disapproval.
- B. Construction Inspection: All construction of improvements shall be inspected while in progress by the City Engineer and a final approval shall be required.
- C. Services: The City may refuse to issue any building, repair, plumbing, electrical, septic tank permits, and may refuse to provide utility services to any improvement within any sub-division for which a final plat has not been approved and filed for record, or for any structure on a lot within any sub-division in which the standards required by this Ordinance or any other City requirement has not been complied with in Fill.
- D. Enforcement: On behalf of the City and City Council may institute legal action in a court of competent jurisdiction to enforce the provisions of this Ordinance or the standards required, within the City or within the extraterritorial jurisdictional of the City. The City may also pass a resolution reciting the fact of non-approval or non-compliance; and, when directed by the City Council, the City Secretary may cause a copy of such resolution, under the corporate seal of the City, to be filed in the Deed Records of the county in which the sub-division land lies. Upon later full compliance and/or final plat approval, the City Secretary shall forthwith file an instrument stating that such sub-division has been approved or has complied with all requirements.
- E. Existing Lots: This Ordinance and the provisions hereof shall not in any way be construed to prohibit the issuance of permits or utility services for any lots upon which improvements were in existence prior to the passage of this Sub-Division Ordinance if such sub-division in which said lot is located was filed for record before the passage hereof.

5.12 **PENALTY**: Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except where a different penalty has been established by state law for such offense in which event the penalty shall be fixed by state law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

5.13 **SEVERABILITY**: If any section, sub-section, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion thereof, or provision or regulation contained herein shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, sub-section, sentence, clause, phrase, or provision of this Ordinance.

SECTION 6: EFFECTIVE DATE

This Ordinance shall become effective upon final passage and publication.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Thrall, Texas, by majority vote on the 20th day of October, 2021, at a public meeting for which notice, as required by law, was posted and the consideration of the Sub-Division Ordinance listed as an item on such notice.

CITY OF THRALL, TEXAS BY:

Troy Marx, Mayor

ATTEST:

Melissa L. Perry, City Secretary

CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

I, **Melissa L. Perry**, being the current City Secretary of the City of Thrall, Texas, do hereby certify that the attached is a true and correct copy of **Ordinance No. 2021-10-2**, passed and approved by the City Council of the City of Thrall, Texas, on the **20th** day of **October, 2021** and such Ordinance was duly adopted at a meeting open to the public and notice of said meeting, giving the date, place, and subject thereof, was posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2021.

Melissa L. Perry, City Secretary