

AMENDMENT #1: Sec. 2.2. Definitions, in Part II, Language of the Subdivision Ordinance, of Appendix B, Subdivisions, of the Code of Ordinances of the City of Waco shall be amended as follows (Additions / ~~Deletions~~):

PART II IN APPENDIX B, "SUBDIVISION REGULATIONS"

Sec. 2.2. Definitions.

2.219. *Construction plans.* Maps or drawings prepared by a registered professional engineer, showing the specific location and design of public improvements to be installed in accordance with the requirements of the city engineer ~~and the city plan commission.~~

~~2.274. *Subdivision plan.* A subdivision development plan, subdivision plan, subdivision construction plan, land development application, site development plan or site plan required for approval of a plat, which is authorized under Tex. Loc. Gov't Code Ch. 212, Subchapters A or B. A subdivision plan excludes a zoning plan.~~

~~2.274.2.275.~~ *Suburban lot.* Large residential lot located on the outskirts of the City of Waco.

~~2.275.2.276.~~ *Vacated subdivision plat.* A recorded instrument approved by the plan commission nullifying a preceding recorded plat to the preexisting legal description of the property, upon request of the owner.

~~2.276.2.277.~~ *Zoning ordinance.* The official zoning ordinance of the City of Waco together with any and all amendments.

~~2.277.2.278.~~ *Zoning plan.* A concept plan, site plan or similar document required to determine compliance with land use regulations which are authorized under Tex. Loc. Gov't Code, Ch. 211.

AMENDMENT #2: Sec. 2.3. Clarification concerning the term "subdivision plan", in Part II, Language of the Subdivision Ordinance, of Appendix B, Subdivisions, of the Code of Ordinances of the City of Waco shall be amended as follows (Additions / ~~Deletions~~):

~~Sec. 2.3. Clarification concerning the term "subdivision plan."~~

~~As defined in this ordinance and HB 3167, the term "subdivision plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan. The only subdivision plans currently required by this ordinance are plans as set forth in Section 3.303E, subsection 5.209, and Section 5.4.~~

AMENDMENT #3: Sec. 3.3. Required documents, in Part III, General Regulations, of Appendix B, Subdivisions, of the Code of Ordinances of the City of Waco shall be amended as follows (Additions / ~~Deletions~~):

PART III IN APPENDIX B, "SUBDIVISION REGULATIONS"

Sec. 3.3. Required documents.

- E) Plan documents, including plan and profile drawings, drainage maps, and construction

plans, will be reviewed by the City of Waco Public Works and Utilities Services Department prior to the submission of the final plat application. The following plan documents shall be required for final plat approval and shall be prepared by a registered engineer and submitted to the city for review.

- ~~1) — *Plan and profile drawings.* The required number of copies of plan and profile drawings shall be submitted for subdivisions requiring construction of streets and/or alleys. Plan and profile drawings must be submitted with the final plat application. Plan and profile drawings shall be 24" x 36" and shall be plotted to an appropriate scale (usually 1:240 but not smaller than 1:600 horizontally, and 1:24 or 1:60 vertically).~~

~~Plan drawings shall show but are not limited to:~~

- ~~a) — The right-of-way of the proposed street or alley;~~
- ~~b) — The right-of-way of intersecting streets;~~
- ~~c) — Lot and block numbers;~~
- ~~d) — The location of curb and gutter in relation to monuments;~~
- ~~e) — The radii of all returns;~~
- ~~f) — The location of all stormwater structures and pipe;~~
- ~~g) — Location of all water and sewer mains and services; and~~
- ~~h) — Location of all traffic control devices.~~

~~Profile drawings shall show:~~

- ~~a) — The existing grade on both sides of the street;~~
- ~~b) — The proposed grade of the top of the curb on both sides of the street; and~~
- ~~c) — The reference benchmark and its elevation. Elevations shall be consistent with the city's reference datum; and~~
- ~~d) — Standard City of Waco details of all construction items.~~

- ~~2) — *Drainage maps.* Maps showing existing and proposed topography for the watershed affecting the project. These maps must show drainage areas, waterways, proposed streets, proposed storm sewer improvements, and any other improvements which might affect drainage. Appropriate calculations showing runoff and capacity quantities shall be provided for all drainage areas and storm sewer facilities. These maps must be submitted with the final plat application.~~

- ~~3) — *Construction plans.* The required number of copies of construction plans and specifications for all improvements shall be submitted with the final plat application for subdivisions requiring the construction of streets, storm sewers, utilities, or special structures. The construction plans and specifications shall conform to the standards of the City of Waco. Any portion(s) of these plans or specifications which does not meet the requirements of this ordinance or other applicable law as stated in Section 1.8 shall be revised to meet such requirements.~~

- ~~4) — *Record drawing plans.* Upon completion of construction of all improvements, the developer shall furnish record drawing plans to the city department of engineering services as required by subsections 5.209 and 5.402.~~

~~5) Structures drawing. The developer shall submit with the final plat application a separate drawing of the plat showing all existing structures on the property.~~

AMENDMENT #4: Sec. 5.2. Permanent improvements, in Part V, Required Improvements, of Appendix B, Subdivisions, of the Code of Ordinances of the City of Waco shall be amended as follows (Additions / Deletions):

PART V IN APPENDIX B, "SUBDIVISION REGULATIONS"

Sec. 5.2. Permanent improvements.

5.205. *Streets*: The developer shall provide the subdivision with adequate streets. The arrangement, character, extent, width, grade and location of proposed streets shall conform to the major street plan of the City of Waco in accordance with Sec. 212.010.(c) of the Texas Local Government Code. All streets shall be designed with consideration for topography, public safety and convenience, the proposed use(s) of the land to be served, and other streets existing and planned. If any part of an arterial street or freeway shown on the major street plan, lies in or adjacent to the proposed subdivision, that part of the street shall be platted and dedicated to the width and at the location shown on the plan in accordance with Sec. 212.010.(c) of the Texas Local Government Code.

- A) *Street names and signs*. New streets shall be named so as to provide continuity with the names of existing, connecting streets. Names identical or similar to names of existing streets shall not be approved. The developer shall confirm all proposed street names with McLennan County Emergency Assistance District (911) so as to avoid duplication. The city plan commission shall have the final authority to designate the name of a proposed street. The developer shall provide and install street name signs at the cost of the developer, in accordance with City standards and specifications. Within the City corporate limits, the City of Waco shall be responsible for the maintenance and replacement of the street name signs upon acceptance of the subdivision by the City of Waco.
- B) *Street layout*. The subdivision street layout shall be designed with consideration for its probable effect on existing neighborhoods and on the future development of adjacent areas. Local streets shall be configured to accommodate traffic within the subdivision, such as with curvilinear streets; collector streets shall accommodate through traffic and provide connections to arterial streets; and, unless otherwise required by the city plan commission, existing arterial streets shall be extended through the subdivision in accordance with Sec. 212.010.(c) of the Texas Local Government Code.

5.209. *Assurance of completion and maintenance of improvements*: Before a plat is approved by the city plan commission and filed with the county clerk, the developer shall be required either to complete all required improvements or to submit a performance guarantee in an amount sufficient to pay for the construction and installation of required improvements.

- A) *Completion of improvements without performance guarantee*. If the developer chooses to complete improvements without submitting a performance guarantee the following requirements must be met before the plat is approved by the city plan commission and filed for record:

- 1) All required improvements shall be completed to City of Waco standards and specifications.
 - 2) A final inspection of completed improvements shall be performed by the city engineer or his representative, and work must be approved and/or accepted by the City of Waco. The developer shall maintain all improvements until improvements have been accepted by the City of Waco.
 - 3) The general contractor shall submit a letter to the city engineer certifying that all construction bills have been paid, and materials and workmanship are guaranteed for one year.
 - 4) Complete record drawing plans of required improvements have been submitted to and approved by the city engineer ~~and approved by the city plan commission.~~
- B) *Performance guarantee.* If the developer wishes to have a subdivision plat approved by the city plan commission and filed for record before required improvements are completed and accepted for maintenance by the City of Waco, the developer shall submit to the city a guarantee of performance to be approved by the city attorney and the city engineer.
- 1) *Types of performance guarantee.* The developer may choose to provide the funds to guarantee construction (cash, cashiers check, cash bond, surety bond or other type of depository agreement), or to contract with an approved financial institution to guarantee satisfactory completion of improvements (letter of credit or subdivision performance bond).
 - 2) *Duration of performance guarantee.* The duration of the performance guarantee shall equal the length of time estimated to be necessary for the completion of all required improvements and shall be agreed upon in writing by the developer, the city engineer, the city attorney, and a legal representative of the financial institution involved (if any).
- If required improvements are not complete by the expiration date of the guarantee, the city may require cash payment by the developer or surety company, or may require an extension of the guarantee for a specific period of time.
- 3) *Amount of performance guarantee.*
 - a) When required improvements are to be constructed by the developer, the amount of the performance guarantee shall be based on an estimate of construction costs provided by a professional engineer registered in the State of Texas. The amount shall be sufficient to insure satisfactory construction and installation of required improvements and shall be approved by the city engineer, director of planning, and the city attorney.
 - b) Where required improvements are to be made by the City of Waco, the city engineer shall determine the construction cost and the amount of the performance guarantee.
 - 4) *Release of performance guarantee.* The performance guarantee shall be unconditionally released by the City of Waco when:
 - a) An inspection fee in the amount designated in Section 5.210, and
 - b) All improvements have been completed, and

- c) A final inspection of completed improvements has been performed by the city engineer or an official representative and the work has been approved and/or accepted for maintenance by the City of Waco, and
- d) A letter has been submitted to the city engineer by the developer's general contractor stating that all construction bills have been paid and all improvements are free of all liens and encumbrances, and
- e) Complete record drawing plans of required improvements have been submitted to and approved by the city engineer ~~and approved by the city plan commission.~~

AMENDMENT #5: Sec. 5.4. Approved construction plans and specifications and record drawing plans, in Part V, Required Improvements, of Appendix B, Subdivisions, of the Code of Ordinances of the City of Waco shall be amended as follows (Additions / ~~Deletions~~):

PART V IN APPENDIX B, "SUBDIVISION REGULATIONS"

Sec. 5.4. Approved construction plans and specifications and record drawing plans.

5.401. *Approved construction plans.* The required number of copies of the approved plans and specifications for each required improvement shall be furnished to the city department of public works before construction begins on that improvement.

5.402. *Record drawing plans.* Upon completion of construction of all improvements, the developer shall furnish record drawing plans in electronic Portable Document Format to the city department of public works for review and approval. ~~Record drawings/plans must be approved by the city plan commission.~~ These plans shall include a statement by the registered professional engineer responsible for their preparation that the plans reflect changes as reported by the entity responsible for inspection. The record drawing plans shall also have final elevations of wastewater systems and stormwater drainage systems including upstream and downstream flowline elevations, elevations of inverts and manholes, and elevations of top of pipe at an increment not to exceed 500 feet with a statement by the registered professional land surveyor responsible for the survey that the elevations provided are correct.