

Subdivision Design Standards Review Checklist - City of New Braunfels

Planning Case No.		Plat Name:	
--------------------------	--	-------------------	--

Review		Generally (Sec. 118-43)
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Adequate public facilities exist or provision has been made for water, wastewater, drainage, electric and road facilities which are necessary to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	Where the subject property adjoins undeveloped land or required by the city to serve the public good, utilities and drainage systems shall be extended to allow connection.

Yes	N/A	Blocks (Sec. 118-44) – residential only
<input type="checkbox"/>	<input type="checkbox"/>	Block lengths shall not exceed 1,200 feet except along arterial streets.
<input type="checkbox"/>	<input type="checkbox"/>	Maximum block length along an arterial shall be 1,600 feet.

Yes	N/A	Lots (Sec. 118-45)
<input type="checkbox"/>	<input type="checkbox"/>	Conformance to the minimum requirements of the established zoning district (<i>inside city limits</i>). (a) <ul style="list-style-type: none"> • Front, side and rear building setback • Lot width (interior and corner) • Lot depth
<input type="checkbox"/>	<input type="checkbox"/>	Each lot shall front onto a dedicated, improved street unless platted as an approved private street. (b)
<input type="checkbox"/>	<input type="checkbox"/>	In all cases, lots shall have minimum street frontage along a dedicated, improved street. (b) <ul style="list-style-type: none"> • Townhouse: 26 feet • Single-family and two-family: 36 feet • Non-residential: 60 feet
<input type="checkbox"/>	<input type="checkbox"/>	Irregular-shaped lots (c): <ul style="list-style-type: none"> • Shall have sufficient width to meet lot width and frontage requirements of the appropriate zoning district (<i>N/A outside city limits</i>) • Shall provide a reasonable building pad without encroachment into any type of setback or easement • Rear width shall be sufficient to provide access for all necessary utilities, access for driveways and solid waste collection when rear alleys are present (minimum 20-foot alley frontage) • Triangular, severely elongated or tapered, "flag" or "panhandle" lots should be avoided
<input type="checkbox"/>	<input type="checkbox"/>	On-site sewage facilities (OSSF) may be used where public wastewater is not available. (d) Lot must connect if located within 300 feet of existing public wastewater line, for land in the Edwards Aquifer Recharge Zone, as defined under state rules, or within 200 feet of such line for land located elsewhere. Chapter 130-276(c)
<input type="checkbox"/>	<input type="checkbox"/>	On-site sewage facilities (OSSF) may be used where public wastewater is not available. (d) Within the city's limits, minimum lot size shall be as follows: <ul style="list-style-type: none"> • One and two-family lots served by public water: 15,000 square feet • One and two-family lots not served by public water: 1 acre

		<ul style="list-style-type: none"> • One and two-family lots over the Edwards Aquifer Recharge Zone: 1 acre • Multifamily and non-residential lots: As determined by city sanitarian based on study <p>Within the ETJ and Comal County, minimum lot size shall be as follows:</p> <ul style="list-style-type: none"> • Each lot will be served by TCEQ approved public water supply and will utilize individual OSSF: 1 acre • Each lot will not be served by TCEQ approved public water supply and will utilize individual OSSF: 5.01 acre <p>Within the ETJ and Guadalupe County, minimum lot size shall be as follows:</p> <ul style="list-style-type: none"> • Each lot will be served by TCEQ approved public water supply and will utilize individual OSSF: 1 acre • Each lot will not be served by TCEQ approved public water supply and will utilize individual OSSF: 1 acre
<input type="checkbox"/>	<input type="checkbox"/>	Additional lot depth may be required when located adjacent to railroad right-of-way, oil or gas easements, high voltage electric transmission line easement, an arterial street, an industrial area or other land use which may have a depreciating effect on the residential use of the property, and where no marginal access street or other street is provided at the rear of such lot. In no case shall a depth in excess of 140 feet or width in excess of 75 feet be required. (e)
<input type="checkbox"/>	<input type="checkbox"/>	Subdivision of property in a designated floodplain must meet requirements of the adopted ordinances regulating land use and development in the floodplain. (f)
<input type="checkbox"/>	<input type="checkbox"/>	Areas held in common by a homeowners' or property owners' association shall be shown on the plat as a separate lot. (g)(1)
<input type="checkbox"/>	<input type="checkbox"/>	Note on the plat which specifies the maintenance responsibility of the homeowners' or property owners' association for common areas or easements. (g)(2)

Yes	N/A	Streets (Sec. 118-46)
<input type="checkbox"/>	<input type="checkbox"/>	Street layout: Local residential streets should be laid out to discourage their use by through traffic. (n)
<input type="checkbox"/>	<input type="checkbox"/>	Streets on thoroughfare plan: Whenever a tract to be platted borders on or embraces any part of any street on the thoroughfare plan, such part of such proposed street shall be shown on the master plan and plat. (b) City of New Braunfels Thoroughfare Plan Right-of-Way Determination Link: https://www.nbtexas.org/DocumentCenter/View/9569/ROW-Determinations-for-RTP?bidId=
<input type="checkbox"/>	<input type="checkbox"/>	Relation to adjoining street system: Existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment. (c)
<input type="checkbox"/>	<input type="checkbox"/>	Projection of streets: Where adjoining areas are not subdivided, the arrangement of streets shall make provisions for the proper projection of streets in such unsubdivided area. (d)
<input type="checkbox"/>	<input type="checkbox"/>	Street names: Names of new streets shall not duplicate or cause confusion with existing streets unless the street is a continuation of or in alignment with existing streets. (e)
<input type="checkbox"/>	<input type="checkbox"/>	Street jogs: Street jogs with centerline offsets of less than 150 feet shall be prohibited. A street intersecting an existing street shall be tied on centerline. (f)
<input type="checkbox"/>	<input type="checkbox"/>	Street intersections: Street intersections shall be as nearly at right angles as practicable. (h)

<input type="checkbox"/>	<input type="checkbox"/>	Dead-end streets: Permanent dead-end streets shall be prohibited except as short stubs to permit future expansion and shall not exceed the depth of one lot or 250 feet, whichever is less, unless a temporary turnaround is installed in compliance with Sec. 118-46(j). (i)
<input type="checkbox"/>	<input type="checkbox"/>	Temporary turnarounds: Temporary turnarounds shall be required if the stub street is longer than the depth of one lot or 250 feet, whichever is less. (i) Must be recorded by separate instrument if located outside the boundary of the project.
<input type="checkbox"/>	<input type="checkbox"/>	Cul-de-sac street: A cul-de-sac street shall not be more than 1,000 feet unless: (k) <ul style="list-style-type: none"> • A “turnaround bubble” is provided; or (k)(1) • It is recommended by the city engineer and approved by planning commission for reasons of topography or engineering design through a waiver request. Turnaround bubble shall have the same radius and driving surface as a cul-de-sac turnaround. “T” or “hammerhead” turnarounds may be approved if recommended by the city engineer and approved by planning commission through a waiver request. (k)(2)
<input type="checkbox"/>	<input type="checkbox"/>	Cul-de-sac street: Cul-de-sac streets greater than 150 feet from centerline of the cross street to the center of the cul-de-sac shall be designed with a minimum right-of-way radius of 65 feet and minimum driving surface radius of 55 feet. (k)(2)
<input type="checkbox"/>	<input type="checkbox"/>	Cul-de-sac street: Cul-de-sac streets less than or equal to 150 feet from centerline of the cross street to the center of the cul-de-sac shall be designed with a minimum right-of-way radius of 58 feet and minimum driving surface radius of 48 feet. (k)(2)
<input type="checkbox"/>	<input type="checkbox"/>	Medians and traffic calming: Medians and traffic calming are a portion of the roadway and within the right-of-way. (l)
<input type="checkbox"/>	<input type="checkbox"/>	Marginal access street: Marginal access street required where one and two-family lots have frontage on or borders an arterial, highway or freeway unless the adjacent lots back up to, side up to, front with extra depth, or access off an alley, and provide some other means of restricting individual access directly to an arterial, highway or freeway. (m)
<input type="checkbox"/>	<input type="checkbox"/>	Pavement widths and rights-of-way of streets forming part of the subdivision boundary: The subdivider shall dedicate or reserve the needed right-of-way width where the proposed subdivision abuts upon an existing street or half-street. (o)
<input type="checkbox"/>	<input type="checkbox"/>	Reserve strips prohibited: There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use. (p)
<input type="checkbox"/>	<input type="checkbox"/>	Non-access easement: A vehicular non-access easement may be required on a lot or lots for controlling ingress and egress to vehicular traffic. (q)
<input type="checkbox"/>	<input type="checkbox"/>	A subdivider may be required to dedicate or reserve additional right-of-way on any street or thoroughfare within the City or its extraterritorial jurisdiction, if such dedication or reservation does not result in a disproportionate burden on the property owner or his property. Where deemed necessary by the Planning Commission. (r)
<input type="checkbox"/>	<input type="checkbox"/>	Pavement and rights-of-way widths, street grades and horizontal curves for public streets: Meets right-of-way, pavement width, centerline radius, tangent and other design requirements in Sec. 118-46(s).

<input type="checkbox"/>	<input type="checkbox"/>	<p>Responsibility for right-of-way dedication and public street construction: (t)</p> <ul style="list-style-type: none"> • Internal Streets. The developer shall be responsible for the dedication and construction of all local and collector streets within the subdivision. The developer may also be required to construct at least two lanes of an arterial street, if such is supported by a traffic impact analysis (TIA). (t)(1) • Perimeter streets. The developer shall dedicate such right-of-way for approach and perimeter streets. (t)(2) • Adequate access. All subdivisions shall have access to an adequate perimeter or approach street. An adequate perimeter or approach street is a dedicated public street that has an average pavement width of at least 24 feet adjacent to the area being platted. (t)(2)(c)
<input type="checkbox"/>	<input type="checkbox"/>	<p>A developer is required to dedicate or reserve right-of-way and/or construct street improvements to mitigate adverse traffic impacts demonstrated in the approved TIA. (t)(2)(d)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>TxDOT access: TxDOT has notified the city in writing that the proposed access to and proposed right-of-way dedication or reservation to the TxDOT roadway is acceptable. See LOC. (v)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Private streets: (x)</p> <ul style="list-style-type: none"> • The layout for new subdivisions with private streets may be approved at the time of master plan or plat approval. Utilize waiver process for Commission consideration. • All private streets must be designated as a lot or lots on the subdivision plat and must be conveyed by the developer or owner to a homeowners' association or property owners' association. • The subdivision plat shall provide a note that the street is a private street and shall be maintained by the homeowners' or property owners' association and that the city shall have no maintenance or repair responsibilities. • The dimensional, but not structural, standards for private streets shall be designed by a licensed professional engineer, and do not have to meet the standards for public streets contained in this chapter, if a waiver of such standards is approved by the commission in accordance with this chapter. • Signage at entrance to all private streets must state that the streets within the subdivision are private and that they are not maintained nor regularly patrolled by the City. • Waiver of City services. May not include routine law enforcement patrols, enforcement of traffic and parking regulations including preparation of accident reports, and other services.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Gated subdivision streets, Emergency Access: (x)(5)(a) Written authorization from responding Fire Department regarding proposed access. (3) An approved keyed or keyless entry system shall be provided on all gates. This security access system shall include the following for the specified type of gate:</p> <ul style="list-style-type: none"> • Electric-Operated Gates: (1) <ul style="list-style-type: none"> ○ A gate override in case of power failure; ○ Access provided to the school district, law enforcement, and utility providers; and, ○ A fire department lock box for the fire department having jurisdiction. • Non-electric Operated Gates: (2) <ul style="list-style-type: none"> ○ A fire department lock box. If within the ETJ, the key or code of the fire department lock box shall be provided to the appropriate County Office of Emergency Management. ○ Non-electric operated gates shall only be utilized at secondary access points.

<input type="checkbox"/>	<input type="checkbox"/>	<p>Gated subdivision streets, Queuing: (x)(5)(b)</p> <p>At gated entrances where traffic can queue into public streets, the gate and entrance design must provide for sufficient storage capacity so that no vehicles will queue into the public street. Gated entrance shall be designed as follows:</p> <ul style="list-style-type: none"> • The gated entryway vehicle storage length measured from the call box to the public right-of-way shall meet the following requirements: <ul style="list-style-type: none"> ○ A minimum of 40 feet for up to 100 peak hour trips. ○ For developments over 100 peak hour trips, the traffic impact analysis shall include a queuing analysis to determine the minimum entryway vehicle storage length for the gated entry. • The gated entryway distance from the call box to the entry gate shall be a minimum of 30 feet. • The gated entryway pavement width for each egress and ingress shall be a minimum of 20 feet. • The gated entryway center median shall be a minimum of four feet wide. • The gated entryway area between the entry gate and public right-of-way shall be free from overhead structures, mail boxes or other objects that may limit the safe movement of vehicles or restrict sight distance. • The subdivider shall provide for vehicle turnaround capability based on the single unit design (SU-30) vehicle as provided in the 2011 American Association of State Highway and Transportation Officials A Policy on Geometric Design of Highways and Streets, or latest revision thereof or be able to make a three-point turning movement to prevent a motorist from backing onto the public street.
<input type="checkbox"/>	<input type="checkbox"/>	A private gated street system shall comply with other street standards of this Chapter. (x)(5)(c)
<input type="checkbox"/>	<input type="checkbox"/>	Gates shall be installed and operational prior to completion of construction of required public/subdivision improvements as defined in this Chapter and be accepted by the Fire Marshal and City Engineer. (x)(5)(d)

Yes	N/A	Alleys (Sec. 118-47)
<input type="checkbox"/>	<input type="checkbox"/>	Alleys shall be treated as private alleys and the developer or homeowners' or property owners' association shall be responsible of maintenance. (b)
<input type="checkbox"/>	<input type="checkbox"/>	Alleys may be required in business and industrial areas. (a)
<input type="checkbox"/>	<input type="checkbox"/>	<p>Lots with rear entry garages or access shall have alleys that comply with: (f)</p> <ul style="list-style-type: none"> • A minimum right-of-way width of 25 feet. • A minimum paved surface width of 22 feet. • Constructed in accordance with City standards. • Shall not exceed 900 feet in length without providing access to a public street midway.
<input type="checkbox"/>	<input type="checkbox"/>	<p>All alleys without rear entry garages or access shall comply with: (c)</p> <ul style="list-style-type: none"> • A minimum right-of-way width of 20 feet. • A minimum paving width of: <ul style="list-style-type: none"> ○ 20 feet in business and industrial areas. ○ 12 feet in residential areas. • Paving shall be done in accordance with City standards.
<input type="checkbox"/>	<input type="checkbox"/>	Where two alleys or utility easements intersect or turn at a right angle, a cutoff or corner clip of not less than 10 feet from the normal intersection of the property or easement line shall be provided along each property or easement line. (d)

<input type="checkbox"/>	<input type="checkbox"/>	An easement shall be provided for the placing of guy wires on a lot division line to support utility poles set on alleys that are not straight within each block, or do not connect on a straight course with the alleys in adjoining blocks. (e)
--------------------------	--------------------------	---

Yes	N/A	Utility Easements (Sec. 118-48)
<input type="checkbox"/>	<input type="checkbox"/>	Location and width of water, wastewater, electrical, communication or other such utility shall be determined by NBU or other utility provider. (a)(b)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easements and right-of-way meet requirements of Chapter 143 and the Drainage and Erosion Control Design Manual. (Reviewed with construction plans and depicted on final plat)
		Additional easement shall be provided for the placing of guy wires on a lot division line to support utility poles set on easements that are not straight within each block, or do not connect on a straight course with the alleys in adjoining blocks. (e)
<input type="checkbox"/>	<input type="checkbox"/>	Where two utility easements intersect or turn at a right angle, a cutoff or corner clip of not less than ten feet shall be provided along each property or easement line. (Reviewed with construction plans and depicted on final plat) (f)

Yes	N/A	Sidewalks (Sec. 118-49)
<input type="checkbox"/>	<input type="checkbox"/>	Required on the development side of perimeter streets and both sides of internal streets. (a)
<input type="checkbox"/>	<input type="checkbox"/>	Plat note indicating: (d) <ul style="list-style-type: none"> • Width of sidewalk; • Specific street name on which it will be constructed; and, • Who is responsible for said construction.
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk location (Reviewed with construction plans): (e) <ul style="list-style-type: none"> • Sidewalks constructed in the right-of-way or pedestrian access easement • Sidewalks adjacent to one or two-family lots shall be placed in the right-of-way at least three feet from curb or adjacent to the curb • Sidewalks adjacent to collector, arterial or TxDOT highways shall be separated by at least four feet from the curb or edge of the shoulder
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk widths: (g) <ul style="list-style-type: none"> • Along one and two-family lots: Four (4) feet • Along multifamily or non-residential lots: Six (6) feet
<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian and bikeways, 6 feet in width, to provide circulation or access to schools, playgrounds, parks, shopping centers, arterial streets and community facilities, or to provide pedestrian circulation within the subdivision. Example: between lots at the end of culs-de-sac. Located in the right-of-way or in a public access easement, determined at time of plat approval. (f)
<input type="checkbox"/>	<input type="checkbox"/>	Alternate pedestrian access plan in association with a sidewalk waiver showing pedestrian access within and to destinations outside the subdivision such as schools and shopping. (h)

Yes	N/A	Off-Street Bikeway and Trails (Sec. 118-50)
<input type="checkbox"/>	<input type="checkbox"/>	Off-street bikeways or trails shall be provided by the developer as shown on the Hike and Bike Trails Plan if the city agrees to maintain the bikeway or trail. (a)
<input type="checkbox"/>	<input type="checkbox"/>	Easement, right-of-way and trail width shall be determined at the time of plat approval. (b)

Yes	N/A	Water, Sewer and Drainage facilities; Flood Hazards (Sec. 118-51)
<input type="checkbox"/>	<input type="checkbox"/>	<p>Utilities shall be extended to adjacent property wherever the subject property adjoins undeveloped land, or wherever required by the commission to serve the public good. (d)</p> <ul style="list-style-type: none"> • Per Sec. 130-276(c.) (Utilities) requires a structure on an unimproved lot to connect to sewer if the proposed structure is within 200 feet of the line. • Per Sec. 130-276(c.) a proposed structure to be constructed on an unimproved lot, tract, or parcel shall be connected to an NBU wastewater line if the structure is to be located within 300 feet of such line, for land in the Edwards Aquifer Recharge Zone, defined under state rules. • Per Sec. 118-51(c.) requires connection to the sewer except where the Planning Commission, upon recommendation of the Planning Director, determines such connection is an unreasonable expense.
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement or right-of-way conforming substantially to the one percent annual chance floodplain limits for natural watercourse, drainageway, natural channel or stream. (e)(2)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement of 15 feet minimum for existing and proposed enclosed drainage systems. (Reviewed with construction plans) (e)(2)(a)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement or right-of-way for all open channels for 100-year runoff plus maintenance access as required in Chapter 8 of the Drainage and Erosion Control Manual.
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement for retention and detention facilities plus maintenance access as required in Chapter 10 of the Drainage and Erosion Control Manual.
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easements for one and two-family subdivisions shall be placed in separate common area lots. Drainage easements crossing lots and property lines for one and two family lots are prohibited. (d)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement for approved and mapped floodway. (3)(b)
<input type="checkbox"/>	<input type="checkbox"/>	If a proposed subdivision is within an area where flooding may occur, where there is no floodplain shown on a city-approved floodplain map, or where there is located an approved floodplain but no floodway, the developer shall meet the requirements in Sec. 118-51(f)(3)(d). Engineering LOC
<input type="checkbox"/>	<input type="checkbox"/>	<p>New "island" subdivisions, lots or streets that would be surrounded by the floodwater of the one percent annual chance flood shall not be allowed unless: (g)</p> <ul style="list-style-type: none"> • The area is accessible to high ground by a street elevated above the one percent annual chance flood level. (g)(1) • The evidence presented shows that the surface area and elevation of the "island" is sufficient to sustain the residents safely during a .75 percent annual chance flood. (g)(2)

<input type="checkbox"/>	<input type="checkbox"/>	<p>All storm drainage and flood easements and all base flood elevations shall be shown on the final plat with a plat note stating that no development or building or structure is permitted within the easement and stating who will be responsible for maintaining the easement. (h)</p> <ul style="list-style-type: none"> • Inside Special Flood Hazard Area: All new constructions of substantial improvements in areas of special flood hazards shall be constructed 2 feet above the base flood elevation per Sec. 58-30(1.)(4.). • Outside Special Flood Hazard Area: The elevation of the lowest floor shall be elevated 10 inches above the finished grade of the surrounding ground as prescribed in the building g regulations and Code of Ordinances. Finished grades shall be sloped to direct stormwater away from the structure. • Adjacent to Conveyance Structure: Per Sec. 2.5 of the New Braunfels Drainage and Erosion Control Criteria Manual, developments adjacent to stormwater conveyance structures must be elevated 12 inches above the 100-year water flow elevation (in the conveyance structure) to the same elevation that a development adjacent to a 100-year floodplain would be required to meet.
--------------------------	--------------------------	--

Yes	N/A	Fire Department (Sec. 54-86)
<input type="checkbox"/>	<input type="checkbox"/>	<p>One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.</p> <p><i>Exceptions</i></p> <ol style="list-style-type: none"> 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. 3. Where there are more than 30 but less than 126 dwelling units on a single public or private fire apparatus access road and this access road is at least 40 feet wide, access from two directions shall not be required.

Yes	N/A	ETJ – Comal County (Sec. 118-53)
<input type="checkbox"/>	<input type="checkbox"/>	<p>OSSF minimum lot size: (1)</p> <ul style="list-style-type: none"> • Minimum 1 acre with approved public water system. (a) • Minimum 5 acres with individual water well. (b)
		<p>Individual water well. Water availability. (2)(a, b, b) Comal County LOC</p>
		<p>New public water system utilizing groundwater regulated by Edwards Aquifer Authority: (2)(d)</p> <ul style="list-style-type: none"> • Analysis prepared by a registered engineer determining the projected water use of the final expected number of residences, businesses, or other dwellings in the proposed subdivision. • Edwards Aquifer Authority permit with groundwater rights equal or great to the amount identified in the above engineering analysis. The permit allocation cannot involve leased water rights. • Copy of the final approval letter and all supporting documentation from the executive director of the Texas Commission for Environmental Quality (TCEQ), pursuant to TCEQ Rule 30 TAC Chapter 290.41(c)(3)(A), for each new well and provide a copy of the TCEQ approval

		letter and supporting documentation for the engineering plans and specifications for the water production and water distribution facilities.
		<p>New public water system utilizing surface water: (2)(e)</p> <ul style="list-style-type: none"> • Copy of TCEQ approval letter and supporting documentation for the engineering plans and specifications for any required water production and water distribution facilities, pursuant to TCEQ Rule 30 TAC Chapter 290. • Analysis prepared by a registered engineer determining the projected water use of the final expected number of residences, businesses, or other dwellings in the platted area. • Executed contract, agreement, or commitment letter from the TCEQ or the Guadalupe Blanco River Authority stating surface water, in an amount adequate to meet the water needs as identified in the above engineering analysis, has been committed to the platted area for a period of 20 years or greater. Said document shall identify the amount of surface water committed, the point of diversion, and the term of the commitment.
		<p>Existing public water system utilizing groundwater and currently providing service to less than 1,000 connections: (2)(f)</p> <ul style="list-style-type: none"> • Documentation from the existing public water system indicating that the existing system has agreed to provide water service to the platted area. • Copy of the latest TCEQ public water sanitary survey of the existing public water system indicating no alleged violations pertaining to water quality or water production capability. • Engineering analysis of the existing public water system showing that the existing system has an adequate water supply and adequate water production facilities to serve the final expected number of residences, businesses, or other dwellings in the existing service area in addition to the needs of the final expected number of residences, businesses, or other dwellings in the proposed platted area. • Uses groundwater regulated by the Edwards Aquifer authority - documentation from the Edwards Aquifer Authority indicating the permit allocation of groundwater rights equal or great to the amount identified in the above engineering analysis. The permit allocation cannot involve leased water rights. • Expansion of an existing public water system - copy of the TCEQ final approval letter and all supporting documentation from the executive director of the TCEQ, pursuant to TCEQ rule 30 TAC Chapter 290.41(c)(3)(A), for any new well, and provide a copy of the TCEQ approval letter and supporting documentation for the engineering plans and specifications for the required water production and water distribution facilities.
		<p>Existing public water system utilizing surface water or an existing public water system currently providing interconnected water service to 1,000 connections or more: (g)</p> <ul style="list-style-type: none"> • Documentation from the existing public water system (utility) indicating the utility has agreed to provide water service to the platted area. • Documentation indicating the utility has had a water availability report approved by the Comal County Commissioners Court within the last 36 months.

Yes	N/A	ETJ – Guadalupe County (Sec. 118-53(7))
<input type="checkbox"/>	<input type="checkbox"/>	<p>OSSF minimum lot size: (7)</p> <ul style="list-style-type: none"> • Minimum 1 acre with approved public water system. • Minimum 5 acres with individual water well.

Yes	N/A	Park Land (Article V)
<input type="checkbox"/>	<input type="checkbox"/>	Parks proposal letter and worksheet
<input type="checkbox"/>	<input type="checkbox"/>	Letter indicates fees will be paid in lieu of park development.
<input type="checkbox"/>	<input type="checkbox"/>	Letter indicates private HOA park credit, please use checklist below.

Yes	N/A	Park land acceptance criteria (Sec. 118-62)
		General guidelines
<input type="checkbox"/>	<input type="checkbox"/>	Parks should be easy to access and open to public view to benefit area development, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land use
<input type="checkbox"/>	<input type="checkbox"/>	Park land may provide a connection to existing or future city park land; the land available for dedication provides an opportunity to expand an existing or future city park or trail
		Land requirements
<input type="checkbox"/>	<input type="checkbox"/>	Park land requirements will be no less than two acres of contiguous land or the total park land (1 acre per every 168 dwelling units)
<input type="checkbox"/>	<input type="checkbox"/>	Park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
<input type="checkbox"/>	<input type="checkbox"/>	Must be located within one mile from all residences and the distance should be uninterrupted by roads or free from physical barriers that would prohibit walkable access to the park.
<input type="checkbox"/>	<input type="checkbox"/>	Where feasible, park sites should be located adjacent to schools to encourage shared facilities and joint development of new sites, access ways may be required to facilitate access to the park.
<input type="checkbox"/>	<input type="checkbox"/>	Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
<input type="checkbox"/>	<input type="checkbox"/>	Must not exceed a 20 percent grade on more than 50 percent of the land.
<input type="checkbox"/>	<input type="checkbox"/>	Park must be centrally located with connectivity to looped trails and if feasible citywide hike and bike trail.
<input type="checkbox"/>	<input type="checkbox"/>	At least 25 percent, or proportionate to the size of the park, of the perimeter of a park abut a public street.
<input type="checkbox"/>	<input type="checkbox"/>	Park must be adjacent to a street for ease of pedestrian, bike or parking accommodations.
<input type="checkbox"/>	<input type="checkbox"/>	No more than two sides of the park may abut the rear of homes.
<input type="checkbox"/>	<input type="checkbox"/>	Park must include at least visible, attractive and suitable means of ingress and egress proportionate to the size and amenities in the park.
<input type="checkbox"/>	<input type="checkbox"/>	The site should not be encumbered by overhead utility lines or easements of any type which might limit the opportunity for park and recreation development.