

Hondo-Planned Development (PD) Check List

Planned Development Exhibits

- All exhibits shall be provided electronically (Metes and Bounds in Word and exhibits in PDF format) and shall include the address of the applicant, the property owner(s) of the subject property. Five (5) copies of each exhibit is required for submittal, with appropriate labels/titles.

Exhibit A

- A legal description with metes and bounds of the total area, as well as any individual tracts within the PD request, with the legal description extending to the centerline of adjacent thoroughfares and creeks. Submit one (1) hard copy (8 ½ x 11) of the legal description, signed and sealed by a Registered Surveyor.
- Traffic Impact Analysis may be required.
- A statement that shows intent to comply with the City's Master Plan and any other relevant plans for the City of Hondo.

Exhibit B

- Title Block with subdivision name, block and lot numbers, survey name and abstract number, and preparation date
- Names, addresses, and phone numbers of owner, applicant and surveyor
- North arrow, scale and location/vicinity map
- Legend, if abbreviations or symbols are used
- Site data summary table may be necessary (see review of City Staff)
- Site boundaries, bearings and dimensions, site acreage and square footage, and approximate distance to the nearest cross street
- Adjacent Property within 200 feet identified by subdivision name, owner's name and address, tax record information, land use, and zoning
- Assignment of use to specific areas within the plan
- Potential dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites
- Delineation of areas for land use, building sites, and other improvements to be developed in independent phases, note the different phases of development.
- Existing and requested zoning boundary lines, including total gross and net acreage
- If proposed zoning for residential districts, provide potential residential density excluding major thoroughfares
- Existing rights-of way, utility easements, maintenance, access and visibility easements
- Planned and existing thoroughfares, streets, or county roads within and adjacent to the property including location and width
- Add note to this exhibit illustrating proposed thoroughfares as follows: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat
- Existing topography with five (5) foot contours or less, natural features, drainage ways, creeks, tree masses
- Existing and proposed FEMA 100-year floodplain areas, or a note that no floodplain exists on the property.
- Additional information requested by the Planning and Zoning Commission, City Council or City staff to clarify the proposed development and compliance with minimum development requirements

Exhibit C: Planned Development Standards

- List of proposed standards for the PD. If different standards will be applied to different tracts within the PD, list proposed standards for each tract separately, label each list of standards, and add these labels to the corresponding tracts on Exhibit A. Provide explanation and justification of need for alternative standards.
- Submit proposed PD standards on separate letter-size sheets

Exhibit D: Plan of Development

- Residential Planned Development: provide PD boundary lines; general land use; existing and proposed streets; alleys and easements; thoroughfares and preliminary lot arrangements
- Non-Residential Planned Development: provide PD boundary lines; types of uses; topography and physical features of the site; screening; existing and proposed streets, alleys, fire lanes, easements; location of future public facilities; proposed ingress and egress; landscaped areas; size, type, height, location of buildings; building sites; density; parking areas with ratios
- Mixed Use Planned Development: provide PD boundary lines; site plan with proposed building complexes showing location of separate buildings, minimum distance between buildings and from buildings to property lines, street lines; alley lines; off-street parking provisions including size, arrangement, and location of ingress and egress to all uses.

Name of Preparer	Staff Initial(s)
Preparer Telephone	
Preparer Email Address	
Date	