



CITY OF WICHITA FALLS PLANNING DIVISION
PRELIMINARY PLAT APPLICATION AND SUBMITTAL CHECKLIST

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address _____ Zoning Designation _____

Subdivision Name _____

Lot, Block, Section Information (new legal description) _____

Acreage: _____

Number of Lots on Plat _____

Description of Project _____

(i.e. Single-Family Development; Commercial; Industrial)

Purposed use of Project _____

Is the Plat Application Complete?: Yes No

Is this a new Preliminary Plat?(Sec. 4.2.): Yes No

Is this a revised Preliminary Plat?(Sec. 4.2.): Yes No

Is the Pre-Submittal Meeting Complete? – if subdivision is over 5 lots (Sec. 3.4): Yes No

Are Required Water, Sanitary Sewer, Streets and Drainage Master Plans Included? (Sec. 3.4): Yes No

Planning & Zoning Hearing Date: This plat is requested to be heard by the P&Z on (date) _____

** See attached calendar for submission deadline and P&Z meeting dates.*

*** Fee (Sec. 3.5):** \$ _____ (staff use only)

**See attached Plat Fee Schedule*

OWNER/CONTRACTOR INFORMATION: (Please PRINT or TYPE)

Civil Engineer/Surveyor _____ Phone (____) _____ - _____ FAX (____) _____ - _____

Email Address (for project correspondence only): _____

Mailing Address _____

Contact Name _____

Property Owner _____ Phone (____) _____ - _____

Owner Email Address (for project correspondence only): _____

Mailing Address _____

Applicant (client) (if different than property owner) _____ Phone (____) _____ - _____

Client Email Address (for project correspondence only): _____

Mailing Address _____

Note:

*A plat application shall be considered **complete** if and when the application is certified complete by the Planning Department after having reviewed that all applications, fees, and documents have been submitted in accordance with all applicable City Ordinances (including Appendix A Subdivision and Development), and such documents are sufficiently accurate and appropriate to the specific area proposed under the final plat application. Within 30 days after the complete plat application is formally submitted, the Planning and Zoning Commission shall approve or disapprove such plat.*

SUBMITTAL CHECKLIST

Note: Plat and public improvement plan requirements are outlined in City Ordinances, and a number of those requirements are referenced below (specifically the [City's Subdivision and Development Regulations](#)). The following checklist is not an exhaustive list of requirements, but is intended to provide guidance in the development of the preliminary plat.

SUBMISSION REQUIREMENTS

- Four black line copies of the plat (Sec. 3.7). No additional colors on plat copies.
Legible-after-reproduction 8¼-inch [by] 11-inch copy of the plat that includes all information contained on the full-size plat, with the exception of field notes, metes and bounds descriptions, and signature blocks (Sec. 3.7).
- A legible 8¼-inch by 11-inch or 11-inch by 17-inch electronic version of the plat including all information contained on the full-size plat in a format required by the Planning Division or Department of Public Works (Sec. 3.7).
- The plat shall be drawn on sheets 22 [inches] by 34 inches with a minimum three-quarter-inch binding margin on the left side of the sheet and one-quarter-inch margins on the other three sides (Sec. 3.7).
Note: An alternative size may be considered by the Planning Division and/or Department of Public Works if legible in all respects and is compatible with archival requirements of the city.
- Plat drawn to a scale - 100 feet to one inch (Sec. 3.7).
Note: Other scales may be considered by the Planning Division and/or Department of Public Works if legible in all respects and is compatible with archival requirements of the city.
- Digital submittal of plat in acceptable format (.dwg and/or .pdf).
- Recorded separate instrument documents (including support documents) for any easements, agreements, right-of-way, or deed that traverses the property (Sec. 3.7).
- Plats sealed by a registered state of Texas land surveyor in accordance with Texas state law (Sec. 3.7).
- Paid Plat Application Fee (Sec. 3.7).

PLAT FORMAT

- "Preliminary Plat" shall appear above subdivision name (Sec. 4.4).
- Show north arrow (Sec. 4.4).
- Title of the plat shall be printed in the largest lettering on the plat (Sec. 4.4).
- Show date of plat preparation, written and graphic scales, and north arrow (Sec. 4.4).
- Show location with respect to the original corner of the original survey or recorded (Sec. 4.4).
- Show the legal description of subdivision metes and bounds (Sec. 4.4).
- Indicate acreage: _____ acres (Sec. 4.4).
- Show "Point of Beginning" (Sec. 4.4).

LEGAL DESCRIPTION

- Provide legal description and subdivision name (Sec. 4.4).
- A new subdivision name shall not be spelled or pronounced the same as any other subdivision within the City or ETJ (Sec. 4.4).

SUBDIVISION OF LAND

- Variance requests, in accordance with subdivision regulations, have completed the respective process (Sec. 14).
- Names of adjoining subdivisions and notation as to whether adjoining properties are platted (Sec. 4.4).
- Show previously platted lots and existing features within the subdivision with a light dashed line (Sec. 4.4).
- Show new subdivision boundaries by heavy (bolded) line(s) (Sec. 4.4).
- Show computed acreage of subdivision (Sec. 4.4).
- Primary control points with description and location of points with ties to original block corners (Sec. 4.4).
- Provide plat closure check sheet (1 to 50,000) (Sec. 4.4).

LEGAL DESCRIPTION

- Provide legal description and subdivision name (Sec. 4.4).
- A new subdivision name shall not be spelled or pronounced the same as any other subdivision within the City or ETJ (Sec. 4.4).

EXISTING SITE INFORMATION

- Exact locations and names of all roads, easements, reservations, alleys, or other public right-of-ways within and/or contiguous to the subdivision (Sec. 4.4).
- Exact locations and dimensions of all lots, parks, public areas, permanent structures, water courses, irrigations canals, and drainage structures within and/or contiguous to the subdivision (Sec. 4.4).
** Note: Staff will request this information if needed as a follow-up during plat review*
- Cross sections(s) of any existing ditches and canals within the subdivision with ties to the subdivision boundary (Sec. 4.4).
** Note: Staff will request this information if needed as follow-up during plat review*
- Regulatory flood elevations and boundaries of flood prone, including floodways, if known (Sec. 4.4).
- Location of City limits and extraterritorial jurisdiction (ETJ), if within or contiguous to the proposed subdivision (Sec. 4.4).

PREVIOUS PLAT

- If applicable, compare current preliminary plat with any previous preliminary or final plat and base map of the area. Look for changes in easements streets, etc., from previous plats. Existing dedications may require abandonment or closure.

INDIVIDUAL LOTS

- The existing zoning designation of the subject tract allows for the proposed use(s).
- Every new lot must have a lot and block number (Sec. 4.4).
- Show Building Limit Line (BLL) on all lots (25' except for 15' residential exterior side) (Sec. 4.4).
- Check lots for minimum lot size and frontage (Sec. 4.4).:
 - SF-1: 8500** s.f. for (except zero lot subd.) minimum lot width at building limit line: 60' (Sec. 3080 – Zoning Ord.)
 - SF-2: 5000** s.f. for SF-2 and other zones. minimum lot width at building limit line: 50' (Sec. 3140 – Zoning Ord.)
 - CBD:** No minimum in CBD, 50' in all other zones (Sec. 3810 – Zoning Ord.)
- Show side yard setbacks on corner lots. (15' BLL for residential; non-residential 25') (Sec. 4.4).
- Each lot must front a public street (Sec. 4.4).
- Show city limit lines (when applicable) and label “in” or “out” (Sec. 4.4).
- Ensure dimensions are present on every lot line (Sec. 4.4).

EASEMENTS

- Show easements that are previously dedicated as “previously dedicated” and give width.
Give volume and page of easements dedicated by separate instrument (Sec. 4.4).
- Tie each easement down with dimensions, bearings and distances. Show location with respect to lot corners (Sec. 4.4).
- Clearly define easements (i.e. utility, drainage, etc.) (Sec. 4.4 & 6.3).
*Note: Typical rear yard easements are 15' with 7.5' on each lot. Utilities **MAY NOT** be located in drainage easements.*

STREETS

- Show existing street and alley R.O.W. widths and label “previously dedicated” (Sec. 4.4).
- Dedicate additional R.O.W. if required, equal to one-half the deficit width shown on the Thoroughfare Plan (Sec. 6.2).
- Label all proposed streets as “herein dedicated.” All streets and alleys should intersect at right angles. Leave minimum 125 ft. separation between street centerline at intersections. (Sec. 6.2).
- Check cul-de-sac length; 600 ft. maximum for residential, 900 ft. for commercial (Sec. 6.2).
- Check cul-de-sac turn around R.O.W. diameter of 100 ft. minimum for residential and 200 ft. for commercial (Sec. 6.2).

- Dead-end streets shall not be allowed, except as provision for future streets with temporary turnaround.
- Unless approved by the Directors of Development Services and Public Works, no residential subdivision shall be platted so that a residence fronts onto or has direct access to an arterial street (minor or major), highway and highway frontage road (Sec. 6.2).

STREET NAMES AND ADDRESSING

- New street names shall not duplicate or sound like existing streets in the City or ETJ (Sec. 6.2).
- Name all streets. Check spelling of streets. Street names shall not be more than 12 letters (excluding suffix) (Section 94-322).
- Street extensions or new streets in alignment with existing streets shall continue with existing street name.

ADJACENT LAND

- Show previously platted lots or boundaries (Sec. 4.4).
- Show location, dimensions, or adjacent streets, alleys, drainage structures, parks, water courses, easements, and other R.O.W (Sec. 4.4).
- Show names of adjacent subdivisions and indicate lot and block for platted lots or property owner's name for unplatted tracts (Sec. 4.4).

FLOODPLAIN/FLOODWAY

- Clearly delineate any portion of the subdivision that lies within or abuts a designated floodplain and/or floodway (Sec. 4.4.G.3)

AIRPORT ZONING

- Check to see if tract is located in Airport Zoning height, noise, or use zone (Sec. 6.12).

DRAINAGE

Note: On-site detention facilities (i.e. stormwater detention facilities) are required for residential development over two (2) acres and for commercial development over one (1) acre at the time of building permit submittal.

ACKNOWLEDGEMENT STATEMENT

- *I understand a preliminary plat shall not be scheduled for the Planning and Zoning Commission review unless items on this list are completed and/or addressed with staff.*
- *I have read and understand in its entirety the City of Wichita Falls Subdivision Ordinance and understand that the requirements of a preliminary plat are subject to the terms and conditions therein. This preliminary plat checklist is used to ensure compliance with the Ordinance and in some instances, the City may require additional information for approval.*
- *An endorsement of this application and checklist by the applicant shall be an acknowledgment that all of the items on the above list have been submitted.*
- *I also understand, according to the City of Wichita Falls Subdivision and Development Ordinance (Sec. 3.2), no building permit will be issued until the final plat has been approved by the Planning and Zoning Commission and filed in the office of the County Clerk.*

Project Name: _____

*Property Owner _____ Date _____

**Property owner's signature is required for application submittal.*

Property Owner Address: _____ Phone/Fax: _____

Signature: _____

Client (if different than property owner) _____ **Date** _____

Client Address: _____ Phone/Fax: _____

Signature: _____

Engineer/Surveyor _____ **Date** _____

Engineer/Surveyor Address: _____ Phone/Fax: _____

Signature: _____



Development Review Team – Staff Contact List

Building Inspections Division

Wayne Smith
Chief Building Official
Phone: (940) 761-7460
Email: wayne.smith@wichitafallstx.gov

Ricky Horton
Plans Examiner
Phone: (940) 761-8872
Email: ricky.horton@wichitafallstx.gov

Public Works Engineering Division

T. Blane Boswell, P.E.
City Engineer
Phone: (940) 761-7477
Email: blane.boswell@wichitafallstx.gov

Rick Branum
Development Review and Utility Coordinator
Phone: (940) 761-6850
Email: ricky.branum@wichitafallstx.gov

Shanice Robinson, P.E.
Project Manager
Phone: (940) 761-7477
Email: Shanice.robinson@wichitafallstx.gov

Planning Division

Fabian Medellin
Planner III
Phone: (940) 761-7445
Email: fabian.medellin@wichitafallstx.gov

Health Department

Samantha Blair
Environmental Health Administrator
Phone: (940) 761-7822
Email: samantha.blair@wichitafallstx.gov

Fire Department

Cody Melton
Fire Marshal
Phone: (940) 761-8843
Email: cody.melton@wichitafallstx.gov



Development Review Team – Staff Contact List

Traffic Engineering Division

Larry Wilkinson
Superintendent
Phone: (940) 761-7640
Email: larry.wilkinson@wichitafallstx.gov

Property Management Division

Pat Hoffman
Property Management Administrator
Phone: (940) 761-8886
Email: pat.hoffman@wichitafallstx.gov

Historic Preservation Officer

Karen Montgomery-Gagné
Principal Planner
Phone: (940) 761-7451
Email: karen.montgomery@wichitafallstx.gov

Legal Department

James McKechnie
Deputy City Attorney
Phone: (940) 761-7627
Email: james.mckechnie@wichitafallstx.gov

Administration

Terry Floyd
Director of Development Services
Phone: (940) 761-7451
Email: terry.floyd@wichitafallstx.gov

For Any Other Questions:

Christal Ashcraft
Senior Administrative Assistant - Development Services
Phone: (940) 761-7451
Email: christal.ashcraft@wichitafallstx.gov

2022 Plats Schedule



NOTIFICATION PLATS DEADLINE 3:00 pm	PLATS (PRELIM, FINAL, MINOR) DEADLINE 3:00 pm	P&Z MEETING DATE 2:00 pm COUNCIL CHAMBERS
December 17, 2021	December 17, 2021	January 12
January 13	January 13	February 9
February 10	February 10	March 9
March 10	March 10	April 13
April 14	April 14	May 11
May 12	May 12	June 8
June 16	June 16	July 13
July 14	July 14	August 10
August 18	August 18	September 14
September 15	September 15	October 12
October 13	October 13	November 9
November 17	November 17	December 14
December 15	December 15	January 11, 2023

PLAT FEE SCHEDULE – Wichita County:

Preliminary Plats up to five acres.....\$ 150
 Plus additional per acre fee of \$10 up to a maximum of\$ 500

Plat Type	Wichita County
Final Plat: Up to five acres	\$250.00
More than five acres	\$250.00
Plus, additional per acre fee or fraction thereof up to \$500.00 maximum	\$ 10.00
Notification Plat, in addition to final plat fee	\$ 75.00
Plat Vacation	\$200.00
Minor Plat	\$250.00

MISCELLANEOUS FEES:

Closures and encroachments (street, alley & easement)..... \$ 200
 (some closures require payment of property appraisal)
 Right-of-way and easement encroachment release.....\$ 100
 Street Name Change.....\$ 500

FEE SCHEDULE FOR AIRPORT ZBA:

Variance (Airport Zoning).....\$ 200
 Administrative Appeal..... \$ 200

NOTE: Planning staff will place Variance/Administrative Appeal signs on the property at least 15-days prior to Airport Zoning Board of Adjustment meeting.

Plat Type	Archer County	Clay County
Final Plat: Up to five acres	\$250.00	\$500.00
More than five acres	\$250.00	\$500.00
Plus, additional per acre fee or fraction thereof up to \$500.00 maximum	\$ 10.00	\$ 10.00
Notification Plat, in addition to final plat fee	\$75.00	\$75.00
Plat Vacation	\$200.00	\$450.00
Minor Plat	\$250.00	\$500.00

Annexation.....\$ 500
 Certification Letter :
 Basic review.....\$ 25
 Intensive review.....\$ 50
 Liquor Permit Certification fee (City Clerk's Office).....\$ 50
 Donation Box Permit/Renewal.....\$ 75/50