

**Balch Springs Subdivision Ordinance  
Comparison Matrix**



Current Sections	Proposed Sections	Diagnostic Issue # (See Diagnostic Report)
Article I, Section 70-1: Definitions	Section 8 Definitions	13
Article I, Section 70-2: Comprehensive Plan	Subsection 1.05 Documents Comprising Subdivision Regulations	14
Article I, Section 70-3: Enforcement	Subsection 1.06 Compliance Required	15
Article I, Section 70-4: Official Meter	<i>Removed</i>	16
Article II, Section 70-31: Fees and Charges for Preliminary Maps or Plats	Section 3 Application Submittal and Processing Procedures	17
Article II, Section 70-32: Park Trust Fund	Subsection 6.16.D Park Fund Established	18
Article III, Section 70-61: Platting Process Objectives	Subsection 1.03 Purpose	19
Article III, Section 70-62: Laying Out of Subdivisions under Direction of City	Subsection 1.04 Applicability	20
Article III, Section 70-63: Preliminary Plats	Subsection 4.02 Preliminary Plat	21
Article III, Section 70-64: Final or Record Plat	Subsection 4.03 Final Plat	22
Article III, Section 70-65: Withholding City Improvements until Plat Approved	Section 5 Construction Plans and Procedures	23
Article III, Section 70-66: Filing of Plat; Completion within Three Years	Section 5 Construction Plans and Procedures	24
Article III, Section 70-67: Appeal of Denial of a Plat	<i>Removed</i>	25
Article IV, Section 70-101: Developer's Bond for Street Maintenance	Section 5 Construction Plans and Procedures	26
Article IV, Section 70-102: Payment for Water and Sewer Lines and Street Improvements	Section 3 Application Submittal and Processing Procedures	27
Article IV, Section 70-103: Developer's Bond for Water and Sewer Improvements	Section 5 Construction Plans and Procedures	28
Article IV, Section 70-104: As-built Plans	Section 5 Construction Plans and Procedures	29
Article IV, Section 70-105: Title to Water and Sewer Facilities	<i>Removed</i>	30
Article IV, Section 70-106: Inspection Fee	Subsection 5.05 Inspection, Maintenance, and Acceptance of Public Improvements	31
Article IV, Section 70-107: Video Inspection and Fee	Subsection 5.05 Inspection, Maintenance, and Acceptance of Public Improvements	32
Article V, Section 70-141: Survey Requirements	Subsection 6.18 Survey Monuments and Lot Markers	33
Article V, Section 70-142: Streets	Subsection 6.10 Streets	34
Article V, Section 70-143: Alleys	Subsection 6.05 Alleys	35
Article V, Section 70-144: Street, Lighting and Water and Sewer Specifications	<i>Moved to Engineering Standards</i>	36
Article V, Section 70-145; Sewage Disposal Systems	Subsection 6.12 Wastewater Utility	37
Article V, Section 70-146: Fire Protection	Subsection 6.11.A.6 Fire Hydrants (Locations and Hose-Lay)	38
Article V, Section 70-147: Underground Utilities Required	<i>Moved to Engineering Standards</i>	39
Division 2. Thoroughfares	Subsection 6.03.E General Requirements [for Streets]	40
Division 3. Storm Drainage	<i>Standards Moved to Engineering Standards</i> Procedures Moved to Subsection 6.13 Drainage and Storm Water	41
Article VI, Section 70-202: Purpose and Policy	Subsection 1.03 Purpose	42
Article VI, Section 70-203: Adequate Public Facility	Section 5 Construction Plans and Procedures	43
Article VI, Section 70-204: Minimum Standards		
Article VI, Section 70-205: Adequacy of Specific Facilities		
Article VI, Section 70-206: Improvement of Adjacent and Abutting Existing Streets and Utilities	Section 7 Relief from Subdivision Design Standards	44
Article VI, Section 70-207: Timing of Dedication and Construction	Section 5 Construction Plans and Procedures	45
Article VI, Section 70-208: Proportionality Determination	Subsection 7.02 Subdivision Proportionality Appeal	46
Article VI, Section 70-209: Definitions	Section 8 Definitions	47
Article VI, Section 70-210: Rough Proportionality Determination	Subsection 7.02 Subdivision Proportionality Appeal	48
Article VI, Section 70-211: Rough Proportionality Appeal		
Article VI, Section 70-212: Appeal Procedures		
Article VI, Section 70-213: City Council Decision		
Article VI, Section 70-214: Action Following Decision of City Council	<i>Removed</i>	49
Article VI, Section 70-215: Appeal of City Council Decision		
Article VI, Section 70-216: Miscellaneous		
	Section 1 General Provision	50

**Balch Springs Subdivision Ordinance  
Comparison Matrix**



Current Sections	Proposed Sections (New)	Diagnostic Issue # (See Diagnostic Report)
	Subsection 1.01 Title	1
	Subsection 1.02 Authority	1
	Subsection 1.07 Public Improvements Required	1
	Subsection 1.08 Summary of General Subdivision Procedure	1,6
	Subsection 2.01 City Council	1,10
	Subsection 2.02 Planning and Zoning Commission	
	Subsection 2.03 Community Development Director	
	Subsection 2.04 City Engineer	
	Subsection 2.05 Chief Building Official	
	Subsection 2.06 City Inspector	
	Subsection 3.01 General Application Processes	1
	Subsection 3.02 Official Submission Date and Official Vesting Date	1,9
	Subsection 3.03 Application Filing and Determination of Completeness	1
	Subsection 3.04 Processing, Action, Notification of Application Decision	1
	Subsection 3.05 Public Hearings Required for Preliminary Plat, Replat and Plat Vacation Applications	1
	Subsection 3.06 Amendments and Expiration to Approved Subdivision Applications	1
	Subsection 4.01 General Plat Requirements	1,4,7
	Subsection 4.02 General Subdivision and Platting Procedures	
	Subsection 4.03 Pre-Application Conference	
	Subsection 4.04 Replat	
	Subsection 4.05 Amending Plat	
	Subsection 4.06 Plat Vacation	
	Subsection 5.01 Construction Plans	1,11
	Subsection 5.02 Pre-construction Meeting	
	Subsection 5.03 Construction Release	
	Subsection 5.04 Construction of Public Improvements	
	Subsection 5.06 Security for Development Agreement	
	Subsection 6.01 General Standards	1
	Subsection 6.02 Adequate Public Facilities	1
	Subsection 6.04 Access Management	1
	Subsection 6.06 Blocks	1
	Subsection 6.07 Easements and Dedications	1
	Subsection 6.08 Homeowners' or Property Owners' Associations	1
	Subsection 6.09 Lots	1
	Subsection 6.10 Sidewalks	1
	Subsection 6.11 Water Utility	1
	Subsection 6.14 Residential Thoroughfare Screening	1
	Subsection 6.15 Private Streets and Gated Subdivisions (Optional Section)	1
	Subsection 6.16 Parkland Dedication	1
	Subsection 6.17 Parkland Design	1
	Subsection 7.01 Petition for Subdivision Waiver	1