



CLASSIFICATION OF PLATS

Also see Final Plat Requirements and Final Plat Checklist

Subdivisions shall be classified as Standard Plat, Minor Plat, or Replat by the City Planner at the Sketch Plat stage.

STANDARD PLAT

Any division of land into two (2) or more lots shall require a Standard Plat, unless the conditions of a Minor Plat are applicable. A Standard Plat requires the submission and approval of a Sketch Plat and Preliminary Plat prior to approval of a Final Plat. The Preliminary Plat requires approval by the Planning and Zoning Commission.

MINOR PLAT

To facilitate the subdivision Plat approval process in those instances (including minor street dedication, easement dedication and replats) where the highly formalized Standard Plat approval procedure is not necessary for an understanding of a given development process or the effects and implications thereof, or for the protection of proximate individual interest, or for the protection and guidance of community interests, or for the protection and guidance of community development as a whole, the Minor Plat subdivision approval procedure may be used when the following conditions have been met:

1. The Minor Plat and supporting instruments are respectively drawn and compiled in compliance with the Final Plat specifications as hereinafter provided. (See Final Plat Requirements and Final Plat Checklist)
2. The Minor Plat and supporting instruments and the subdivision they represent are not otherwise in contravention with Chapter 212, Local Government Code.
3. Each lot and block has frontage upon a dedicated and improved street to City specifications, or necessary dedication and improvements are part of the plat.
4. All easements to each block, or lot have been previously granted or are shown on the Plat.
5. The proposed development neither contains nor creates a significant drainage problem, nor is topography a salient development consideration.
6. All utilities required serving each block, or lot is in place or arrangements to provide same have been made with the appropriate agency.
7. If the subject property is not identifiable by reference to a previously recorded subdivision Plat and is to be platted as a single tract, the tract shall have street frontage of not less than the minimum specified by the Zoning Ordinance.
8. Subject property shall involve a maximum of four (4) lots.
9. Lot width and total lot area vary no more than five percent (5%) less than the equivalent dimensions of abutting lots.
10. Property which has previously had a total of four (4) lots platted from it via the Minor Plat procedure shall not have additional lots platted from it under the Minor Plat procedure.

The Minor Plat requires a Sketch Plat and Final Plat, which the City Planner can approve. (See Final Plat Requirements and Final Plat Checklist)

REPLAT

A replat shall include modification of an existing plat that creates new lots or alters any previously dedicated rights-of-way or easements, as provided in Section 212.014 and 212.015 of the Texas Local Government Code. Any replat that meets the requirements of an amending plat (Section 212.016) including the combination of existing lots, can be processed as a Minor Plat.

A change in a plat that does not fall within any of the categories listed above and does not meet the conditions for vacation of a plat, is a replat and may be recorded and is controlling over the preceding plat only if the replat:

1. Is signed and acknowledged by the owners of the property being replatted,
2. Is approved by the Planning and Zoning Commission after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, and
3. Does not attempt to amend or remove any covenants or restrictions.

If during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification, to a residential use for not more than two residential units per lot; or any lot in the preceding plat was limited by deed restrictions to a residential use for not more than two residential units per lot, the notice and voting requirements of Section 212.015, Local Government Code, are applicable and must be followed.

WHERE A SUBDIVISION IS A UNIT OF A LARGER TRACT

Where the proposed subdivision constitutes a unit of a larger tract owned by the subdivider, which is intended to be subsequently subdivided as additional units of the same subdivision, the Preliminary Plat shall cover the entire area of common ownership or joint development, showing the tentative proposed layout of streets, blocks, drainage, and other improvements for such areas. Thereafter, Final Plats of subsequent units of such subdivision shall conform to such approved Preliminary Plat, unless changed by the Commission. However, except where the subdivider agrees to such change, the Commission may change such approved Preliminary Plat only when the Commission finds:

1. That adherence to the previously approved overall layout will hinder the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Ordinance; or,
2. That adherence to the previously approved overall layout will be detrimental to the public health, safety, or welfare, or will be injurious to other property in the area.

If a Final Plat or any combination of Final Plats comprises ninety percent (90%) or more of the unplatted property in common ownership on the Preliminary Plat, or the remaining unplatted land would be three (3) acres or less, then a Final Plat for the entire remainder of the property shall be submitted for approval.