

Subdivision Plats



Planning & Zoning Workshop
City Hall Essentials
Lubbock, TX June 6, 2019



City Hall
ESSENTIALS

Plats Required

- Tex. Loc. Gov't Code Ch. 212
- tract of land within the city limits or ETJ
- a tract into two or more parts
- using a metes and bounds in a deed or contract for deed, or any other method
- to lay out a subdivision of the tract
- including an addition to a municipality, or
- to lay out suburban, building, or other lots, or
- to lay out streets, alleys, squares, parks, or other to public use or use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks,
- Tex. Loc. Gov't Code §212.004(a).

Exception

- No plat is required for a division of land
- in parts greater than five acres
- where each part has access and
- where no public improvement is being dedicated.

City / County ETJ Agreements

- municipalities and counties are required to cooperate in contractual, unified regulation of the platting of subdivisions in the ETJ.
- For decades, municipalities and counties each concurrently exercised separate, independent authority over plats in the ETJ, subjecting owners to both sets of rules and procedures.
- The municipality and the county shall enter into a written agreement that identifies the which entity regulates plats in ETJ (1445)

Subdivisions

- Platting
- Lot Sizes
- Streets & Alleys
- Water/Sewer
- Utility Easements
- Drainage



Subdivisions

- Preliminary Plats
- Final Plats
- Replats
- Amended Plats
- Dedications:
 - Right-of-Way
 - Easements
 - Parks

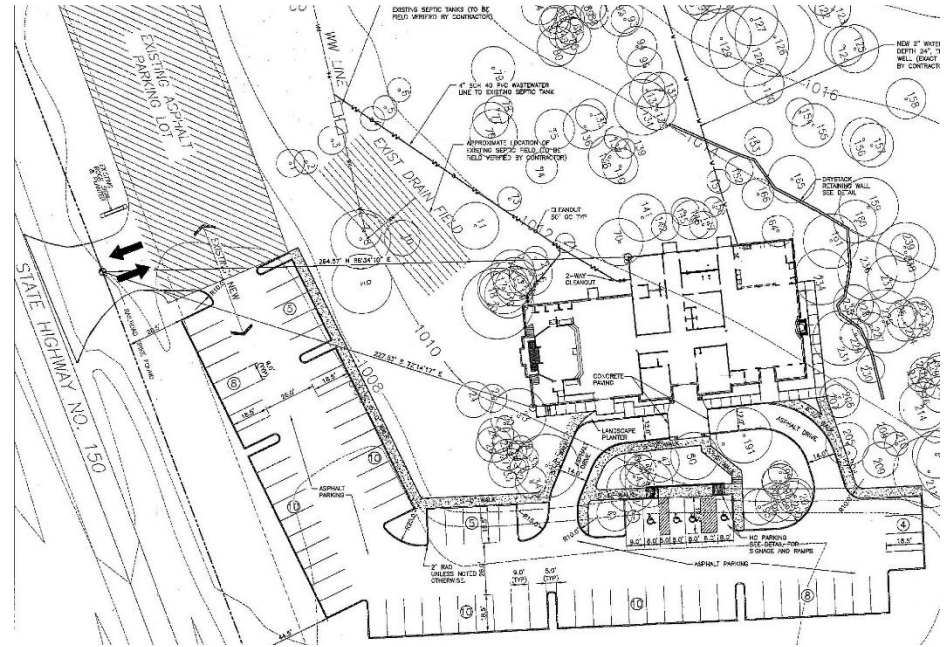


Platting Process

- Tex. Loc. Gov't Code Ch. 212
- P&Z is Plat Approval Body, *unless*
 - City Council is made final authority
 - City Staff Member is made final authority
- 30 Day “Shot Clock” (Deadline)
 - 30 days total; or
 - 30 days for P&Z, then 30 days for City Council
- Little (or NO) Discretion in Approving
 - Either plat meets ordinance or does not

Site Development

- Site Plan
- Roads & Alleys
- Fire Lanes
- Parking & Sidewalks
- Easements
- Landscaping
- Utilities & Drainage



Conclusion

