

P&Z Commission Training Series 2023 & 2024

Topic 5: Platting and Shot Clock Rules

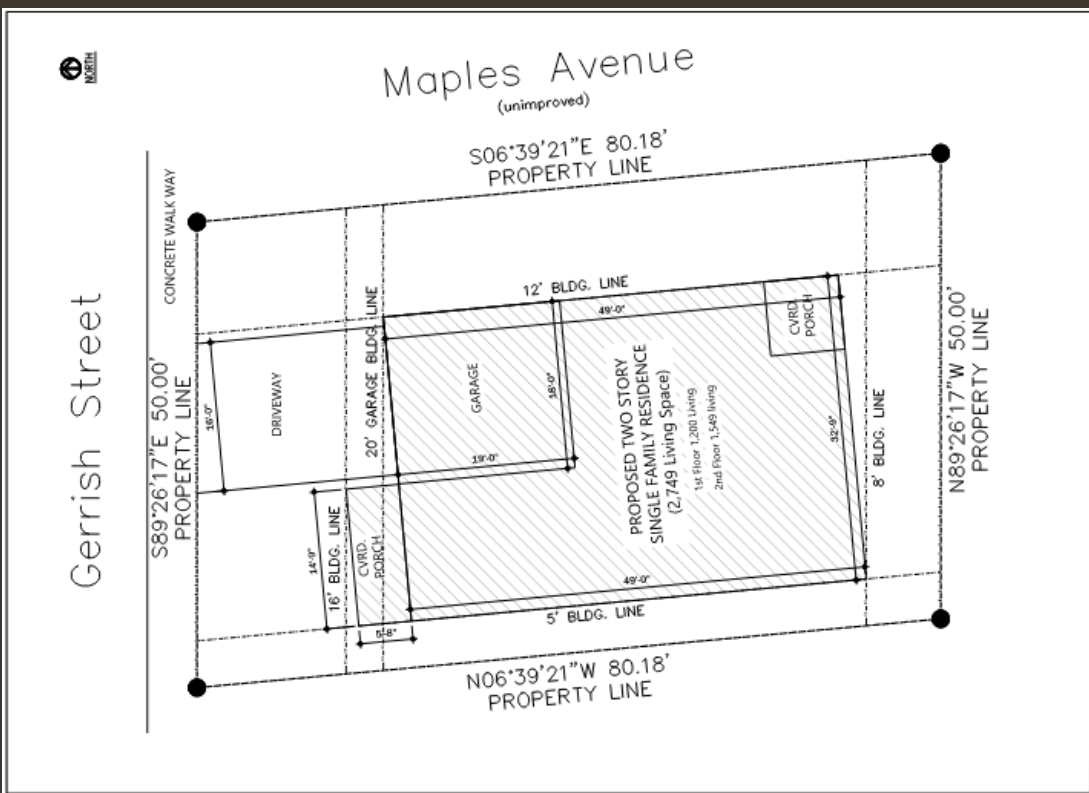


Authority for Subdivision Regulations

- Cities have the authority to review subdivisions under Section 212 of the Texas Local Government (TLGC):

A governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

Use for subdivision or
creation of building lots
or tracts.

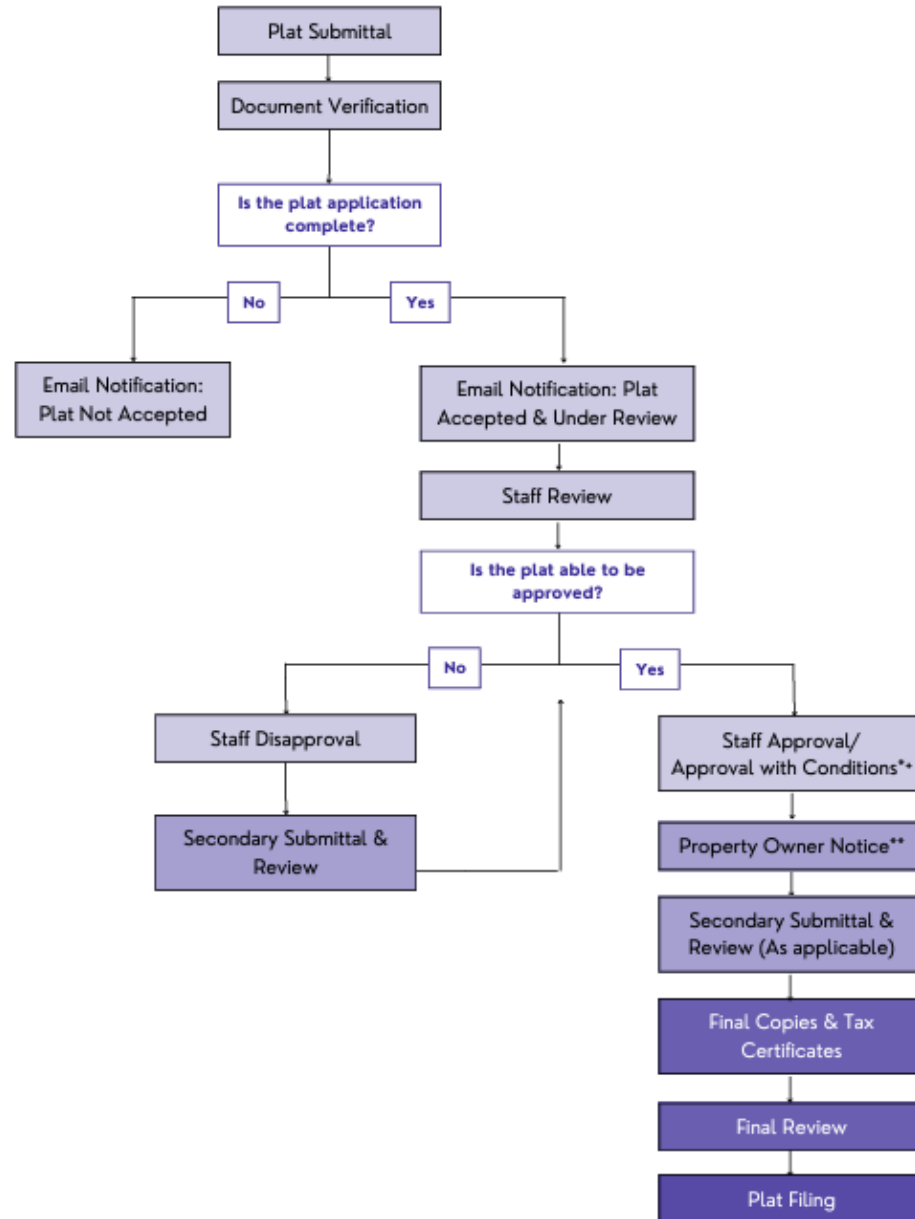


Legal outline of the property's boundaries and permanent structures.

Plat Process and Shot Clock Rules

- In 2019, the Texas Legislature updated the approval requirements for platting within the State of Texas.
- The new law requires that the municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plat within 30 days after the date the plat is filed (TLGC 212.009).
- This change is commonly referred as the “Shot Clock” Bill as it completely changed the timeframe and process in which plats were reviewed by the City.

Plat Process and Shot Clock Rules



Initial Review
Stage
30 days

2nd Review
15 Days

Plat Filing Process
5 Business Days

Plat Process

Submittal Documents:

- Letter of Intent
- Plat Exhibit
- Utility Plans
- Drainage Plans
- Tree Preservation Plan
- Setback Exhibit
- Screening and Buffering

Approval Body:

Staff

Planning and Zoning Commission*

City Council*

*Variance to the Subdivision Ordinance requires approval by governing body.

Variance

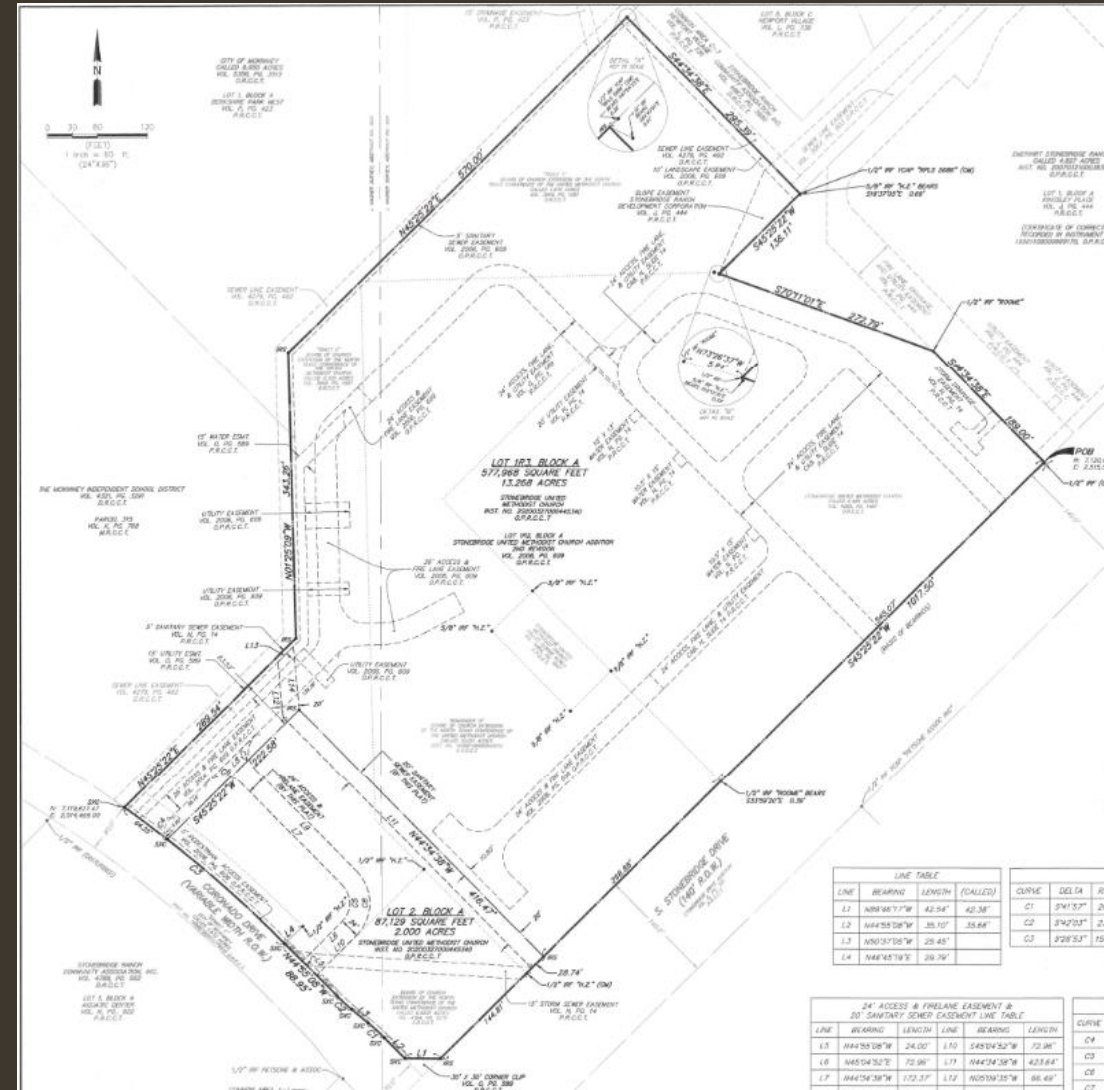
A variance to the rules and regulations of the Subdivision Ordinance may be granted by the City Council

- There are special circumstances or conditions affecting the property in question; or
- Enforcement of the provisions of this Article will deprive the applicant of a substantial property right, and
- Such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

Conveyance Plat



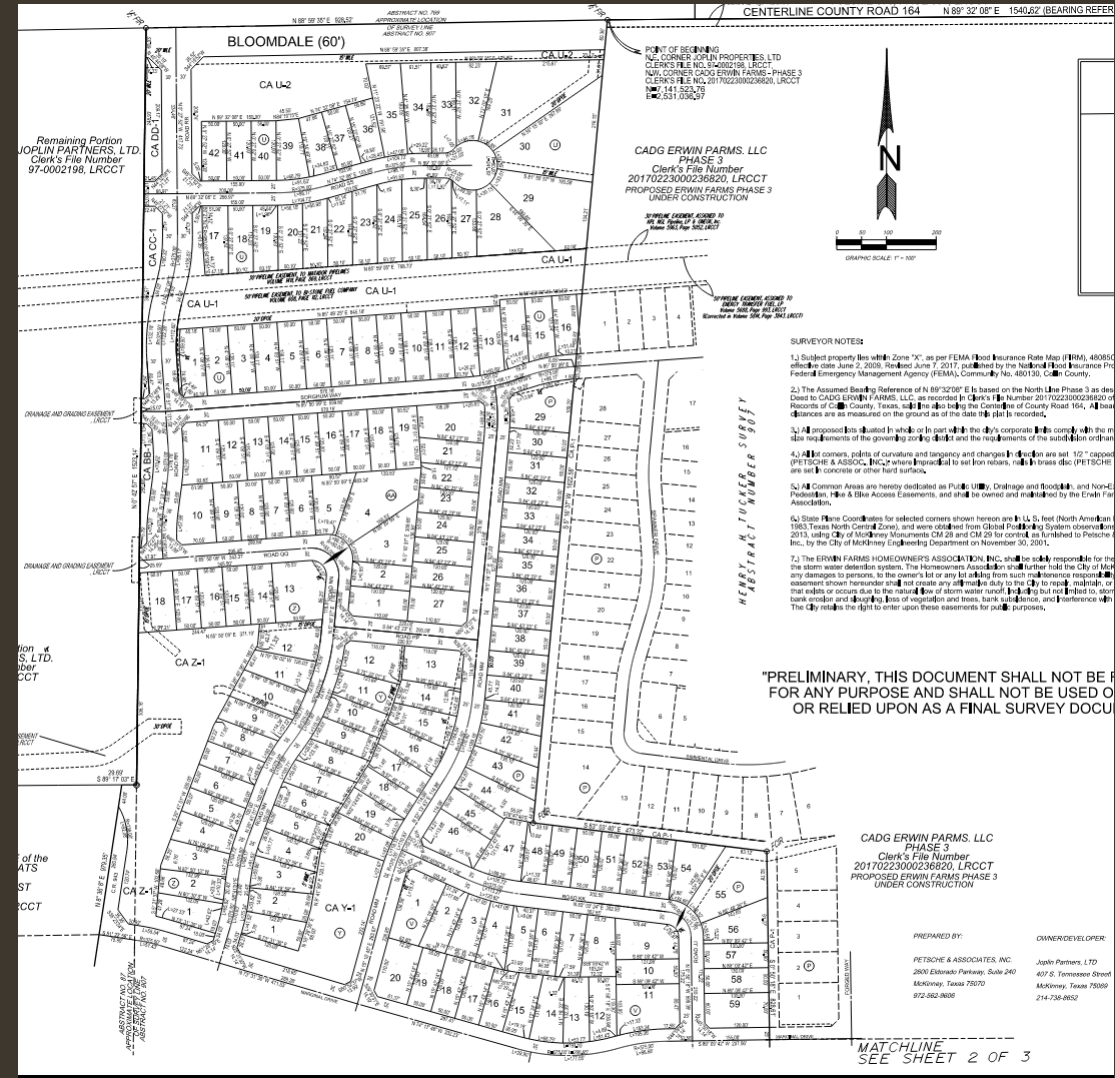
Used to subdivide land for the purpose of conveying the property to another owner.



Preliminary Plat



Used for development that occurs in phases or for any residential use that are located on land that has not yet been platted for development.



Final Plat

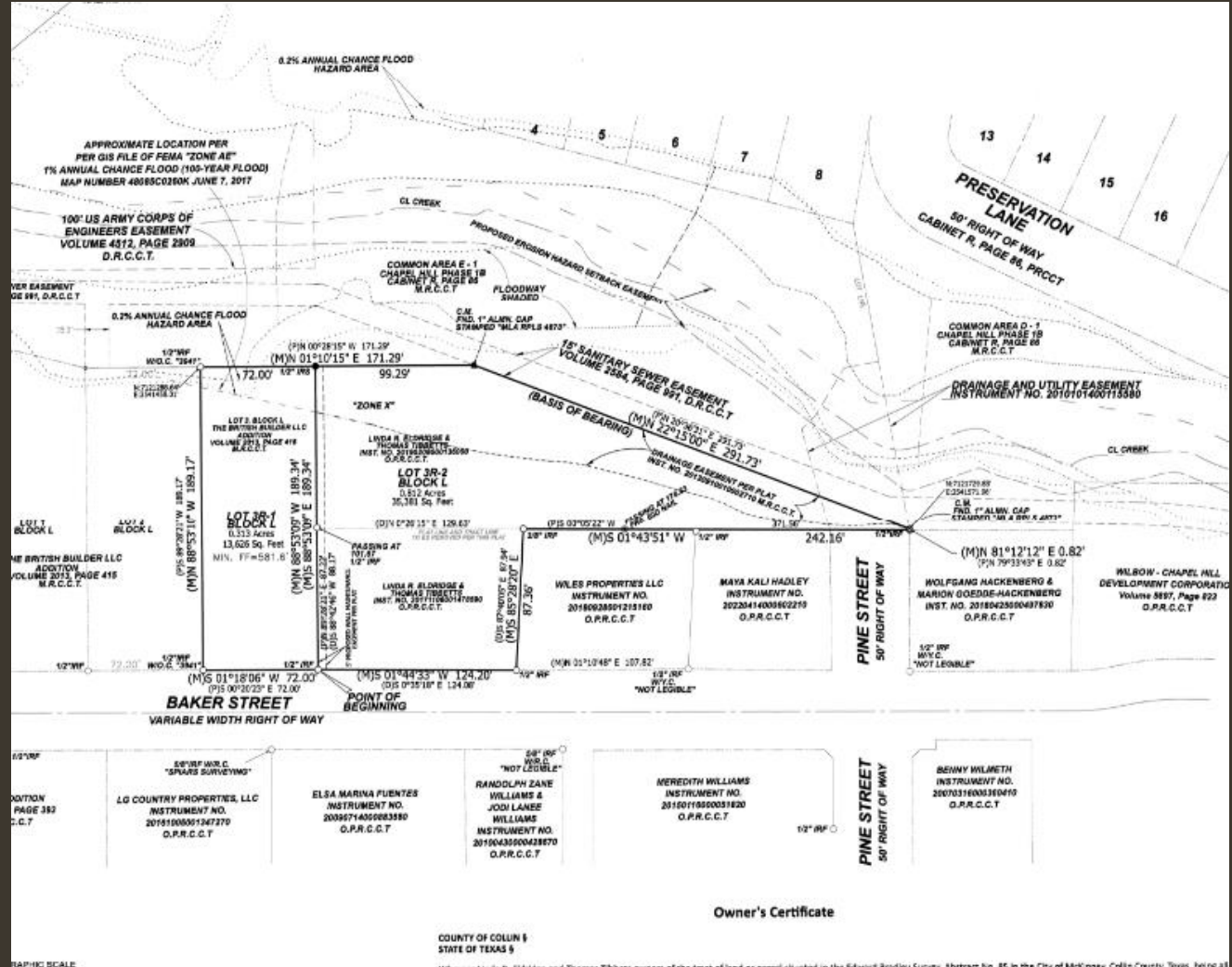


Used for development located on land that has not been platted for development. Creating more than 4 lots or where public improvements are required.



Existing platted
property to be
further subdivided
or platted into a
different
configuration.

Requires Property
Owner Notice

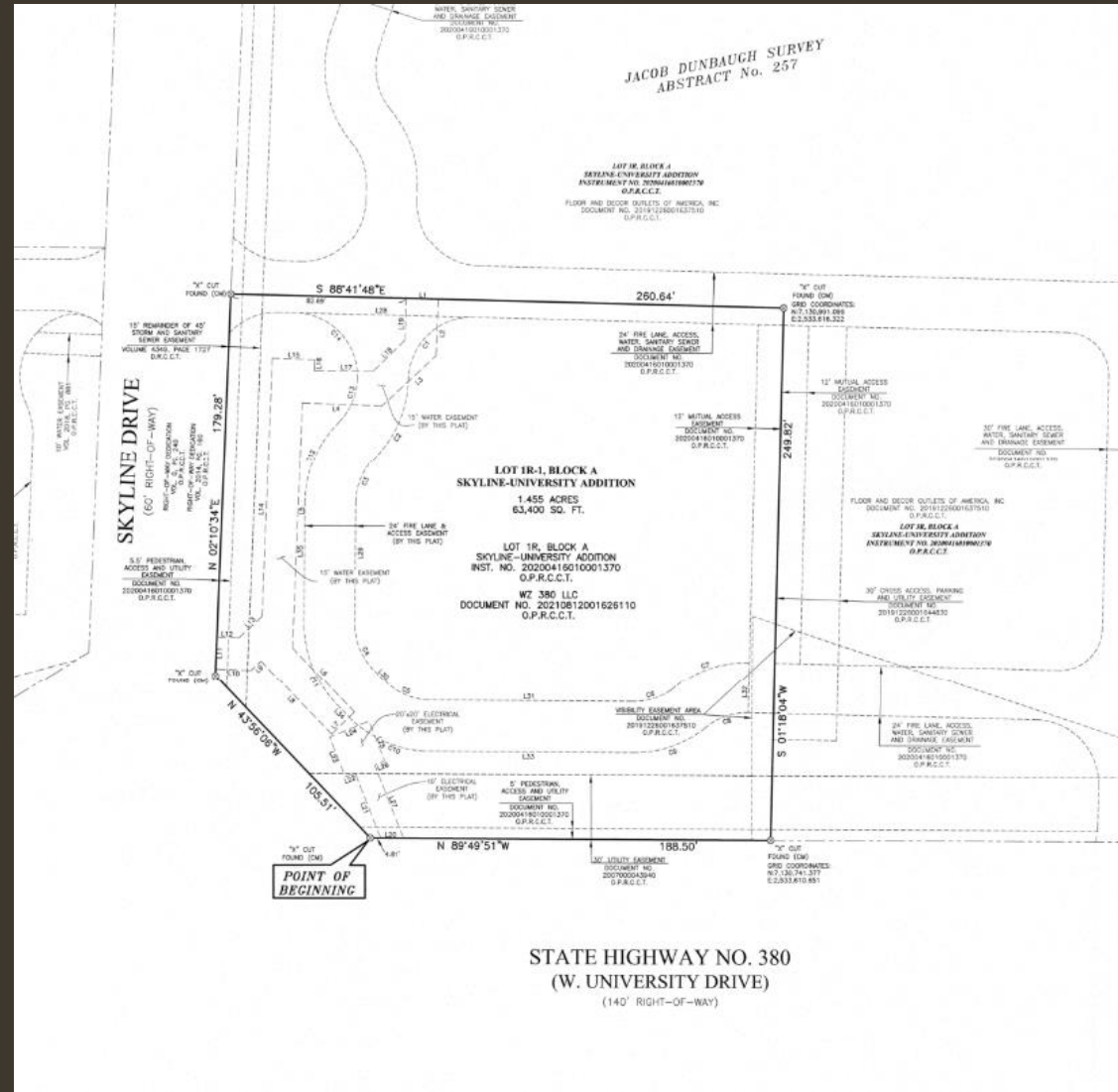


COUNTY OF COLLIN §
STATE OF TEXAS §

Minor Plat



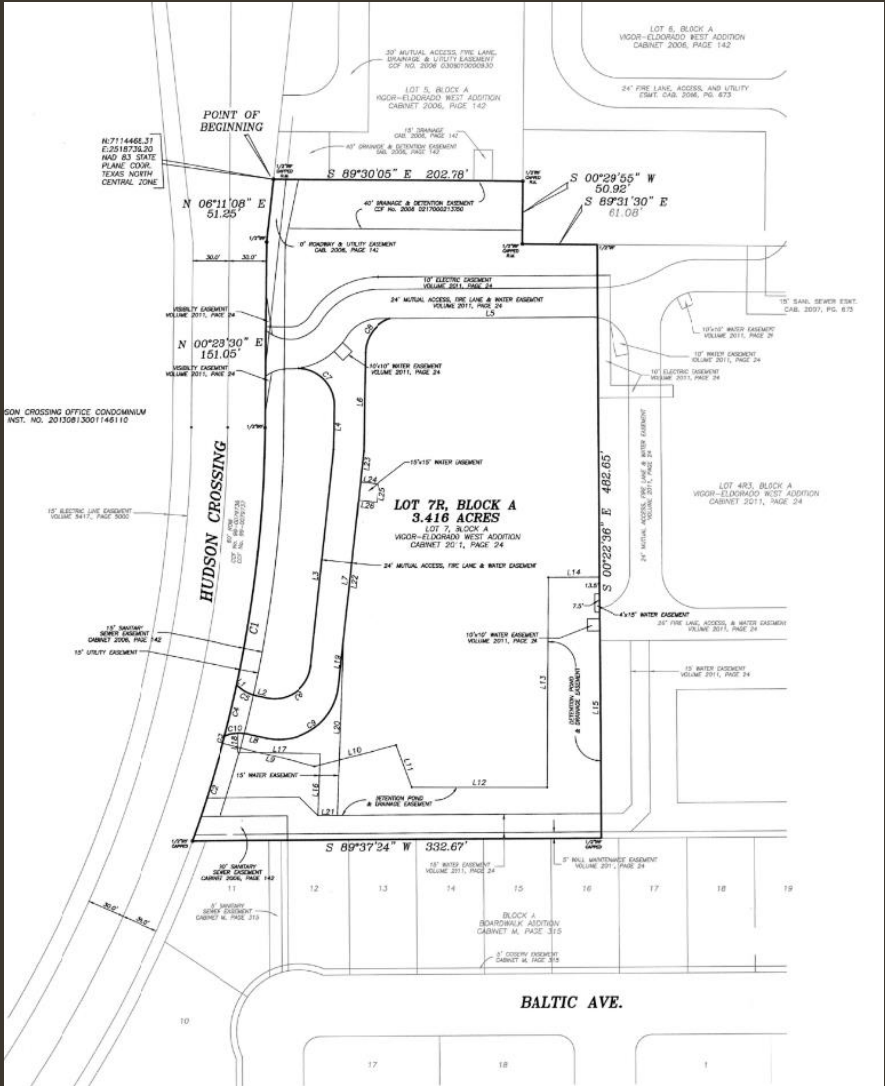
Used for development that has not yet been platted. Involves 4 or fewer lots and does not require the dedication public improvements

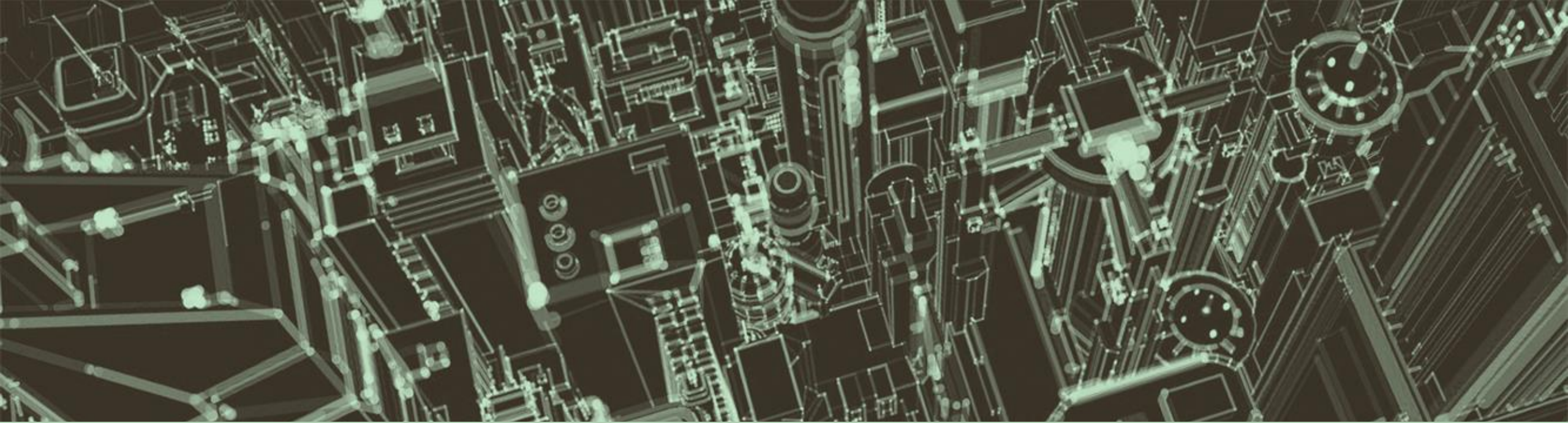


Amending Plat



Used to correct errors or make minor adjustments to an existing plat.





Any Questions?

