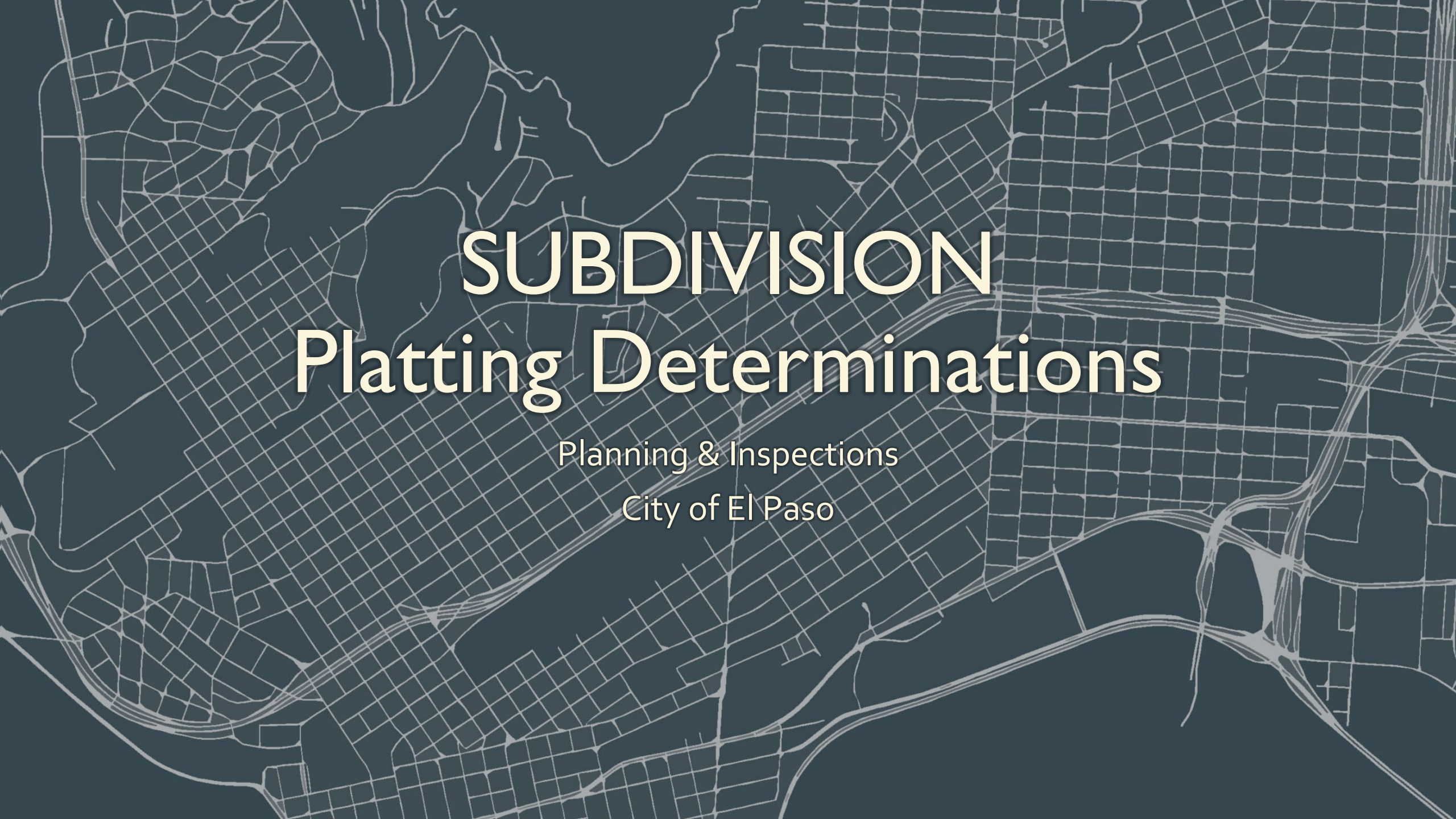




SUBDIVISION Platting Determinations

Planning & Inspections
City of El Paso

WHAT IS A PLAT?

- In common usage, the term “plat” refers to a “small piece of land” or to a “map describing a piece of land and its features, such as boundaries, lots, roads, and easements.
- When most practitioners talk about a “plat,” they are referring to the map of a tract of land, showing the division and location of lots, and the placement of streets, easements, utilities, and other information useful to the developers or owners of the land.

WHAT DOES IT MEAN TO PLAT?

- The verb “to plat” means to make a map or drawing of or to plan out a piece of land.
- In practice, platting is the process a landowner or developer goes through to create the final map or “plat” of their property that shows all the features such as lot boundaries, roads, easements, and other information useful to the developers, owners, utility providers, or other regulators.
- The purpose of plat approval is to ensure that subdivisions are safely constructed and to promote the orderly development of the community.
- Additionally, the plat approval process helps protect future purchasers from inadequate drainage, or unsanitary conditions.

WHEN AND WHERE IS A PLAT REQUIRED?

- Texas Local Government Code, Chapter 212 authorizes
- Previously, a landowner subdividing a tract of land was required to file a plat when dividing his or her land into parts for public use or for the use of future landowners within the subdivision.
- A city may adopt various definitions and classifications of divisions of land to determine whether specific divisions of land are required to be platted.
- That said, a city is not obligated to require a plat for every division of land that could fall within the established exemptions

Questions

