



PLATTING

What is a Plat?

A plat is a drawing that shows the legal boundaries of land parcels and its adjoining streets and parcels, with notes and approval signatures from both the city and the county. The platting process ensures that lots and subdivisions are reviewed for compliance with city and state regulations and plans, and to identify road, drainage, and utility easements that may impact development.

Plats are authorized by the Texas Local Government Code Chapter 212. Plats are reviewed and approved by multiple city and county departments. They may require approval by the Planning and Zoning Commission (P&Z), before being recorded at a county courthouse.

Is a plat the same as a survey?

A survey is not a plat. A survey shows existing boundaries, dimensions, easements, and any built improvement such as fences, pools, building and driveways, on a piece of land. A plat will show property boundaries, existing and proposed easements, notes, and signatures, but will not show any improvements ([sample plat layout](#)).

When is a plat required?

Platting is required for all unplatted parcels intended for development or expansion of a structure/paving. Platting is also required to divide land intended for development. Please note, there are exemptions to this requirement. Please review Chapter 3, Division 1 of the Unified Development Code for more information. Platting is required if you have property within the city limits or the extra territorial jurisdiction (ETJ).

How do I apply for a plat?

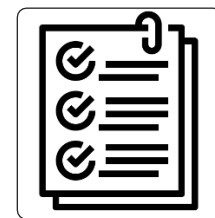
The plat is prepared by a licensed surveyor and submitted to the city for review. There is specific application [dates](#) for plat submittals. When you decide to apply for a plat:



Talk to a Planner!



Talk to a Surveyor!



[Review Plat Application Checklist!](#)

How much does it cost to plat a piece property?

Fees are assessed based on the plat type during the application process ([Platting Fee Schedule](#)). The surveying company may also have fees for their services, not related to city fees, please check with your professional for a complete list.

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Are there different types of plats? What type of plat should I apply for?

Yes, there are different types of plats depending on the number of lots, access to a street and the availability of utilities to serve the property. Some plats may require public notification and/or Planning and Zoning Commission approval.

Plat Type	Definition	P&Z Approval?	Public Notification?
Master Plan	A layout of Planned Development or a development that is subject to a Development Agreement with the city, showing all the key features of the proposed development or subdivision	No	No
Development Plat	A one lot commercial or multifamily plat that requires extension of municipal facilities only to serve the specific development being platted	Yes	No
Minor Plat	A subdivision creating 1-4 lots fronting on an existing road with access to utilities.	No	No
Preliminary Plat	The initial step for any Plat requiring infrastructure improvements and/or utility line extensions or involving the creation of more than 4 lots.	Yes	No
Final Plat	Plat filed after approval for a preliminary plat and satisfying required improvements for any plat requiring infrastructure improvements and/or utility line extensions or involving the creation of more than 4 lots.	Yes	No
Replat	A plat filed to change the boundaries or number of lots in a previously platted property.	Yes	Residential Replats only
Amending Plat	A plat filed to make corrections or move lot lines on a previously platted property.	No	No

How long does it take to Plat a property?

Plats are required to be approved or denied within 30 calendar days. Plats may require a variance or additional approval by the county or the drainage district which could extend the processing time. You may request extension of the processing time for up to 40 days to keep the plat valid while waiting for county or drainage district approval.

What happens after a plat is approved?

Plat approval is not the final step in the platting process. Once the plat is approved,

- Submit a PDF of the plat for staff for mylar review before printing the mylar.
- Obtain signatures from property owner(s), surveyor, and the drainage district (if applicable)
- Submit the signed mylar with tax certificates, parkland dedication fees (for new residential plats only) and recordation fees to the city.
- The city will obtain required signatures and record the plat with Brazoria County.
- Harris County plats must be recorded by applicant; Fortbend County plats will be submitted for additional review and recorded in Fort Bend County.





PLAT VARIANCE

What is a Plat Variance?

A plat variance is process that allows a parcel that does not meet zoning requirements or specific subdivision requirements to be approved for platting. A plat variance is approved by the Planning and Zoning Commission.

When do you need a plat variance?

A plat variance is required for the following parcels, tracts or proposed lots.

- A parcel that does not meet the minimum lot area, lot depth, or lot width for the zoning district.
- A parcel that does not meet the minimum lot frontage.
- A flag lot (a flag shaped parcel composed of a larger parcel connected to a public or private street by a narrow strip of land).
- A parcel that does not front on a public street and takes access from an access easement.
- An irregular shaped parcel, that may be challenging to develop.
- A parcel which has a lot depth to lot width ratio that exceed 3:1.
- A proposed subdivision with a cul-de-sac that exceeds 600 feet in length.
- Any parcel that does not meet [Chapter 2](#) or [Chapter 3](#) of the Unified Development Code

How do I apply for a Plat Variance?

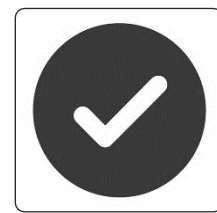
You can apply for a plat variance online and upload all the supporting documents. You do not need a plat to apply for a plat variance. You may use a survey.



Check with a Planner to see if a plat variance is required!



[Review Application Checklist!](#)



[Apply online.](#)

When should I apply for a Plat Variance?

A plat variance may be submitted for approval before submitting a plat. A plat variance can also be submitted at the same time as a plat. The variance must be approved before the plat can be approved.

How long does it take to process a Plat Variance?

A plat variance typically takes 30 days to process, and follows the [plat schedule](#).

For more information on plats and plat variances please see our [Platting and Subdivision](#) page.