
Section 4.10 Replats

- A. A Replat replaces part or all of an officially recorded Final Plat. Requirements for the replatting process are the same as the process for approval of a Final Plat. A public hearing ~~will~~ may be required for replatting in accordance with Section 212.014 and 212.015 of Texas Local Government Code.
- B. Replats involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities shall meet the submittal requirements of a Minor Subdivision Final Plat in Section 4.07 of this Code ~~and may be, however are still~~ subject to a public hearing. All other Replats shall meet the requirements of a Major Subdivision Final Plat in Section 4.08 of this Code and ~~may be are~~ subject to a public hearing.

~~C. A public hearing may be required on all Replats in accordance with the Texas Local Government Code.~~

~~D~~C. Information to be Submitted with Replats.

1. Information to be included on Replats is the same as that required for a Final Plat in Section 4.07 (C). No Preliminary Site Evaluation is required when property is replatted except in the case of Replats that create major changes in infrastructure requirements for a subdivision.
2. The Replat of a subdivision shall meet all current requirements of this Code.
3. The title shall identify the document as "Lots, being a Replat of Lots of Block of the (Name of Addition) Subdivision" as seen in Article Nine - Title Blocks Formats.

~~E~~. Approval Process for Replats.

- ~~1. Public hearings prior to the Planning and Zoning Commission decision and the City Council decision are required for all replat cases in order to give citizens who may be affected by the proposed change an opportunity to voice their support or opposition. When applications are submitted, they are reviewed by the Development Review Committee (DRC). Staff prepares a report to the Planning and Zoning Commission with its recommendation. This report is available to the applicant and the public prior to the Planning and Zoning Commission meeting at which the case will be heard. Petitioners should be fully prepared to present their request to both the Planning and Zoning Commission and the City Council immediately prior to the public hearing. After the public hearing is held at the Planning and Zoning Commission meeting, the Planning and Zoning Commission decides what recommendation it will make to City Council based on the staff report and public input.~~
- ~~2. The staff report, Planning and Zoning Commission recommendation, and public response to the proposed replat are then made available to the public, and an additional public hearing is scheduled within thirty (30) working days of the initial hearing. The second public hearing is then conducted at a City Council meeting, after which Council Members make the final decision on the request.~~
- ~~3. It is recommended that applicants prepare a brief presentation on their proposal, to be given at each public hearing. The applicants should also have maps, slides, and handouts available at the meeting.~~
- ~~4. The applicant should make the presentations, but it is recommended that the property owner, if different from the applicant, also be present at the hearing to answer questions if necessary.~~

~~F~~D. Final File Copies.

1. Within thirty (30) days of the Replat's approval by the Director of Community Development, Planning and Zoning Commission and/or City Council, the applicant must provide to the Community Development Department, one (1) 24" x 36" each black line ~~paper~~ and Mylar copies of the Final Plat exactly as it was approved by the City, complete with owner's signatures with notarization and surveyor's signature and seal. ~~One of t~~he blackline ~~paper copy mylars~~ will be filed with Tarrant County

Deed Records. The ~~mylar copy-ether~~ will be kept on file with the City. [The applicant shall provide proof of filing the plat by submitting the Plat Filing Receipt to the Community Development Department within two weeks of filing the Replat with the Tarrant County Appraisal District.](#) A Developer Agreement for the development may not be executed if the mylar copy~~s~~^{ies} of the approved Final Plat has~~ve~~^{ve} not been provided to the City. An electronic format of the plat, ~~in AutoCAD version for GIS purposes must shall~~ also be submitted with the final mylar copy~~s~~^{ies} (see Article Nine - Keller CAD Standards for CAD plat requirements).

2. Additionally, the applicant must provide current certified original tax receipts on all properties being platted. These are required by state law in order to file the plat with Tarrant County. The Applicant is also responsible for the filing fees to file the plat with Tarrant County. Addresses will be assigned for each lot once the plat is recorded with Tarrant County.
3. Approval of a Replat is effective for two (2) years. At the end of two (2) years, if the Replat has not been filed with Tarrant County, the plat will be deemed expired and the applicant/developer must go through the entire process again to obtain another one if desired.