

PLAT REFRESHER

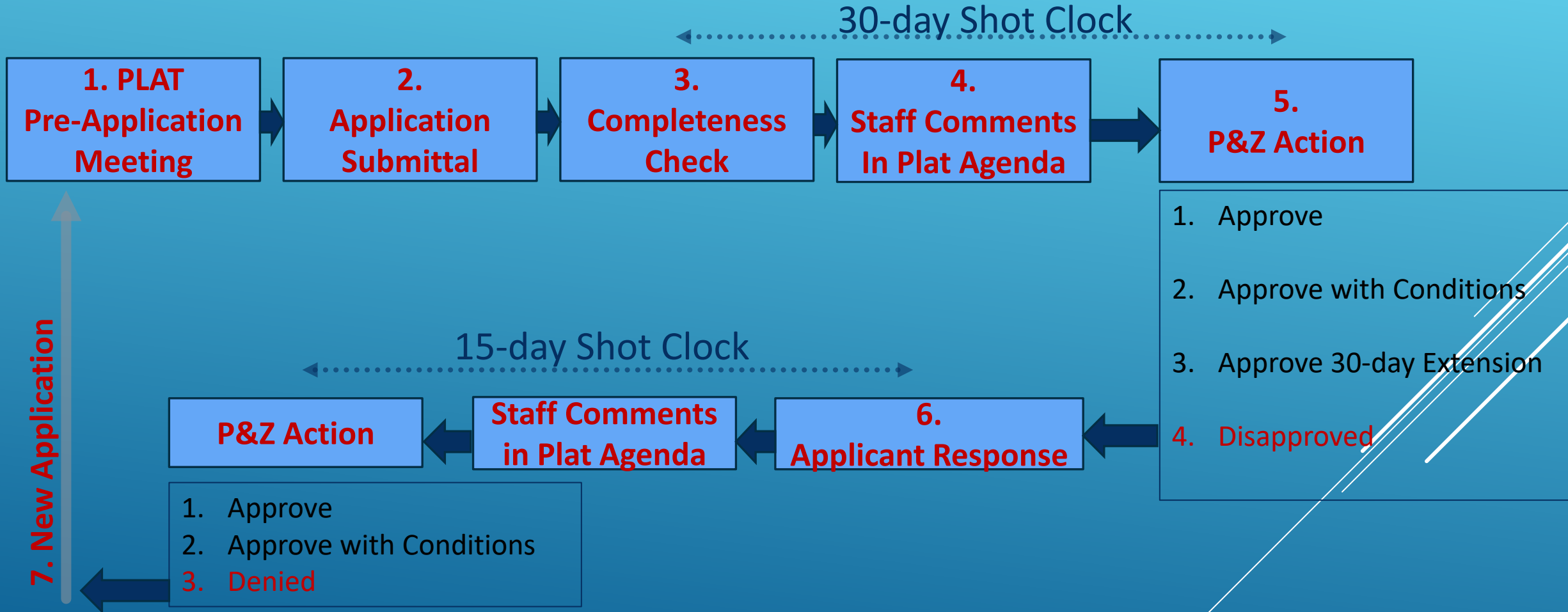
The Platting Process in Arlington, Texas
Including Common Questions and Concerns from the Development Community

Richard G. Gertson
Assistant Director of Planning & Development Services

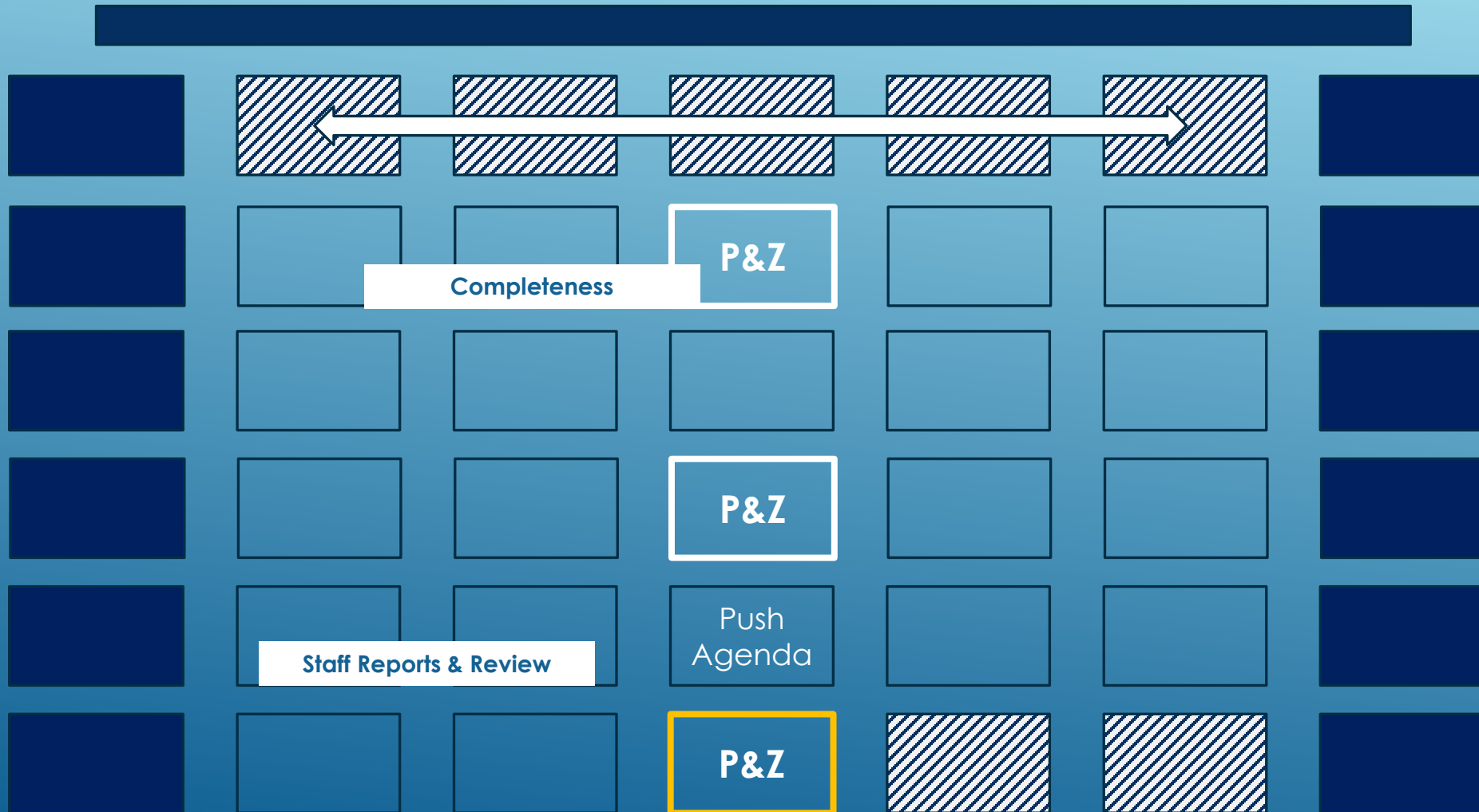
TOPICS TO BE DISCUSSED

- ▶ Overview of the platting process
- ▶ What happens during the shot-clock
- ▶ Getting to “Approved with Conditions”
- ▶ How and when should I request an extension?
- ▶ Implications of the 15-day shot-clock
- ▶ Does having a vested project help?

OVERVIEW OF THE ARLINGTON PLAT PROCESS



WHAT HAPPENS DURING THE SHOT-CLOCK



Pursuant to HB3167, the Planning Commission must approve, approve with conditions, or disapprove all plats - preliminary, final, and replats - as well as any site plans or engineering plans associated with those plats.

- ▶ Amending plats and minor plats may be approved administratively if there are no conditions or deficiencies.
 - ▶ Minor. Unplatted; four or fewer lots
 - ▶ Amending. Review purposes 10 and 11
- ▶ Conveyance plats
 - ▶ For subdividing only
 - ▶ Parcels are not “developable”

GETTING TO “APPROVED WITH CONDITIONS”

1

Approval: The Plat meets all the requirements of the Unified Development Code, applicable statutes, form for recording, and other rules and regulations of the City.

Approval with Conditions: The Plat has deficiencies in substance or form that the City, in its sole discretion, determines that it can be fully corrected or revised without requiring additional review for compliance, without necessitating additional comments for revision, or without substantive modifications to previously reviewed plat-related plans.

Disapproval: The Plat does not meet requirements of the Unified Development Code, applicable statutes, form for recording, or other rules and regulations of the City.

Denial: The Plat has previously been disapproved, and the 212.0093 response fails to correct the deficiencies enumerated in the City's Written Statement of Reasons for disapproval.

GETTING TO “APPROVED WITH CONDITIONS”

2

Effect of Approved with Conditions

- ▶ The plat is “off the clock.”
- ▶ Applicants are not required to provide a 212.0093 response.
- ▶ AWC is an order of the Planning Commission.
- ▶ A plat that is AWC is not approved until the City determines that the plat has been corrected or revised to adequately address each and every condition in the Written Statement of Reasons for Conditional Approval.
- ▶ Until then, the City shall not accept any submittal pertaining to the development of the property to be platted, including but not limited to a site plan, public infrastructure plans or a final plat. Nor shall the City issue, grant, or release any permit, approval, or work of any kind that would authorize early site work such as tree removal or grading.

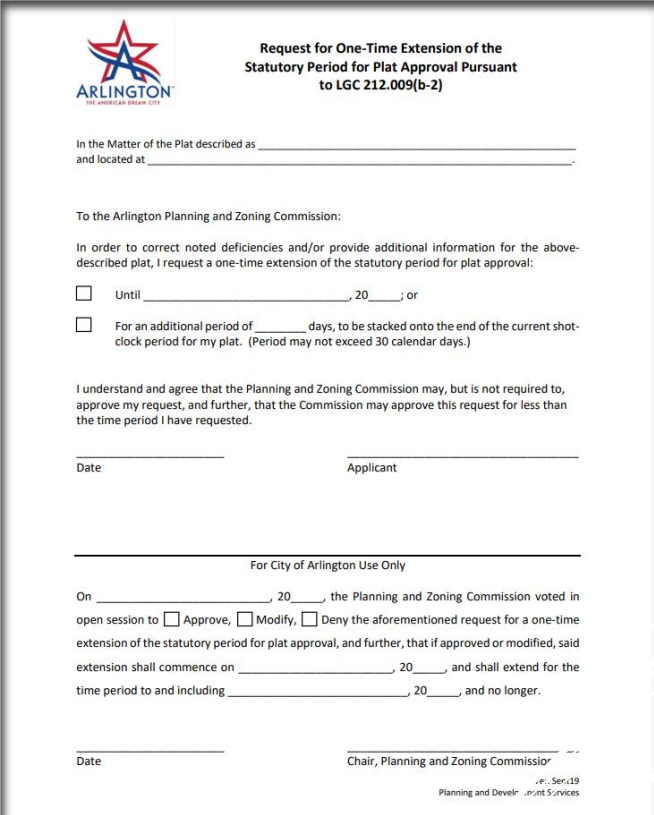
GETTING TO
“APPROVED WITH
CONDITIONS”

The applicant may request, in writing, a one-time extension of the 30-day shot-clock not to exceed an additional 30 days.

- ▶ Applicants have more time to address plat deficiencies.

The Planning Commission may approve, modify, or deny, the shot-clock extension. NOTE: The Planning Commission calendar will not allow for granting a full 30-day extension. Unless the Planning Commission directs otherwise, the extension will be granted for the longest period possible, but in no case longer than 28 days. Approval of a one-time shot-clock extension does NOT alter the Shot-Clock Calendar.

Download the shot-clock extension request form. Fill it out and email to the case manager no later than 24 hours prior to the Planning Commission meeting.



The image shows a form titled "Request for One-Time Extension of the Statutory Period for Plat Approval Pursuant to LGC 212.009(b-2)". The form includes the Arlington logo and the following text:

In the Matter of the Plat described as _____ and located at _____

To the Arlington Planning and Zoning Commission:

In order to correct noted deficiencies and/or provide additional information for the above-described plat, I request a one-time extension of the statutory period for plat approval:

Until _____, 20____; or

For an additional period of _____ days, to be stacked onto the end of the current shot-clock period for my plat. (Period may not exceed 30 calendar days.)

I understand and agree that the Planning and Zoning Commission may, but is not required to, approve my request, and further, that the Commission may approve this request for less than the time period I have requested.

Date _____ Applicant _____

For City of Arlington Use Only

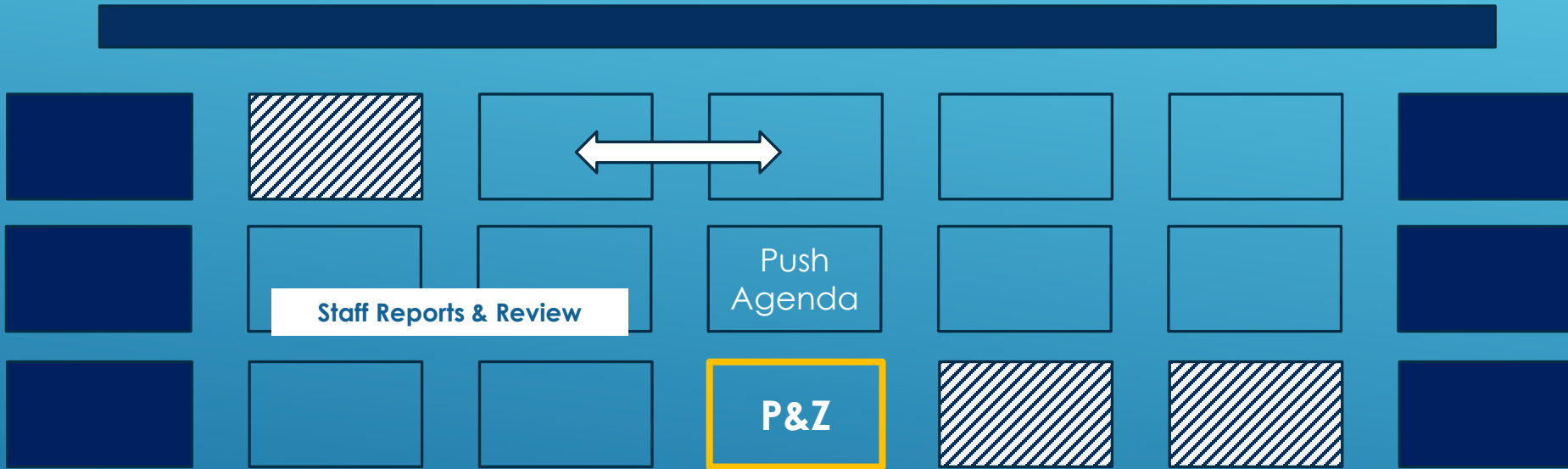
On _____, 20____, the Planning and Zoning Commission voted in open session to Approve, Modify, Deny the aforementioned request for a one-time extension of the statutory period for plat approval, and further, that if approved or modified, said extension shall commence on _____, 20____, and shall extend for the time period to and including _____, 20____, and no longer.

Date _____ Chair, Planning and Zoning Commission _____

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HOW AND WHEN TO REQUEST AN EXTENSION

IMPLICATIONS OF THE 15 DAY SHOT-CLOCK



- ▶ The City cannot impose a deadline for resubmittal.
- ▶ Consult the Plat Calendar for the submittal window.
- ▶ It's imperative that applicants fully address the Written Statement of Reasons for Disapproval. (212.0093)

DOES HAVING A VESTED PROJECT HELP?

The new procedures apply to all plats filed after September 1, 2019.

- ▶ Vesting is available for an active project that filed a complete application prior to that date, in which case the plat shall be processed according to the rules in effect at the time the project vested.
 - ▶ Timing for submitting site plans and PI
 - ▶ Landscaping amendments
- ▶ Regardless, all plats must comply with completeness requirements, the latest standards for infrastructure, and plat-related fees.
- ▶ Applicants must request a vesting determination.
- ▶ Applicants with vested projects may take advantage of new rules or shot-clock procedures pursuant to LGC Section 245.002(d), file written notification with the Planning Manager on or before the date a new plat is filed.

Q&A

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