

AMMENDING A PLAT VS. REPLATTING

In Texas, the key difference between amending and replatting a **subdivision** plat depends on the scale and nature of the proposed changes. An **amending plat** is used for minor, clerical, and non-substantive corrections, while a **replat** is required for more significant alterations, especially those affecting lot boundaries or the overall layout

Amending a plat

An amending plat is for minor changes and can often be approved administratively, without a public hearing or notification of adjacent property owners. An application for an amending plat may be submitted for the following purposes:

- Correcting errors: Adding or correcting an error in a course, distance, or other scrivener's or clerical error on the plat.
- Relocating a lot line: Moving a lot line to fix an inadvertent encroachment by a building or other improvement.
- Minor lot line adjustments: Relocating lot lines between adjacent lots, as long as all affected lot owners agree and the total number of lots is not increased.
- Combining lots: Combining two or more adjacent lots, provided all owners agree and the change does not increase the number of lots.
- Boundary corrections: Correcting lot line errors between two adjacent lots, so long as both lot owners apply, neither lot is eliminated, and no restrictions are removed.

Replating a plat

A replat is a more extensive process that replaces all or part of a previous plat and typically involves a public hearing and notification of nearby property owners. A replat is generally required for changes such as:

- Reconfiguring lots: Altering existing platted lots, such as combining multiple lots or re-dividing them into a new configuration.
- Increasing the number of lots: Creating additional lots from existing ones.
- Changing utility easements or setbacks: Modifying setbacks, easements, or building lines.
- Changes affecting public infrastructure: Making changes that affect streets, alleys, or utility infrastructure.
- Working with multiple subdivisions: Reconfiguring lots across two or more adjacent subdivisions.

Key procedural differences

Criteria 	Amending Plat	Replat
Type of Change	Minor, clerical, or non-substantive changes	Significant changes to lots or layout
Approval Process	Often an administrative process, handled by staff	Public hearing and planning board/city council approval required
Lot Owner Consent	Only affected lot owners sign the application	Signed by the owners of the property being replatted
Notice to Public	Not required	Published newspaper notice and written notice to owners within 200 feet
Impact on Covenants	Cannot remove or amend existing covenants or restrictions	Must adhere to restrictions unless the replat follows specific variance procedures
Affect on Original Plat	Controls over the preceding plat without vacating it	Replaces all or part of the preceding plat

Exception for residential replats

For residential subdivisions with two or fewer units per lot, the replat process requires a more stringent approval process, especially if a variance is requested and a formal protest is filed. **If 20% or more of nearby owners protest the replat, a supermajority vote (three-fourths) of the planning commission or governing body may be required for approval.** [

***These regulations are primarily governed by the Texas Local Government Code, Chapter 212 for municipalities and Chapter 232 for counties.**