

**ARTICLE VII.
REPLAT**

SECTION A. PURPOSE.

The purpose of the replat is to allow the Planning and Zoning Commission to review the resubdivision of a lot, block or addition for conformance with the requirements of this ordinance.

SECTION B. GENERAL PROVISIONS.

1. REPLAT REQUIRED:

- a. A replat is required to alter or create new lot lines, add or remove easements, or alter any other aspects of a recorded plat, and shall meet the requirements of Chapter 212 of the Texas Local Government Code.
- b. A replat is not required when an existing shopping center is conveyed to multiple ownership, is located on an existing lot of record, and meets the following criteria:
 1. Meets the definition of shopping center as prescribed by the Comprehensive Zoning Ordinance; and
 2. Existing easements, rights-of-way, platted fire lanes or other dedicated public spaces will not be abandoned or altered; and
 3. A mutual parking/access agreement has been executed and signed by all applicable property owners, approved as to form by the City Attorney, and filed with the appropriate county; and
 4. A unity agreement has been executed and signed by all applicable property owners, approved as to form by the City Attorney, and filed with the appropriate county. The need for a unity agreement shall be assessed by the Building Official on a case-by-case basis.

2. PROCEDURE:

Formal application for replat approval shall be made by the subdivider or his or her agent in the manner prescribed by the Planning and Zoning Commission and shall be processed and considered in accordance with Article III. of this ordinance.

3. VALIDITY:

A replat is valid after it is approved by the Planning and Zoning Commission. It shall be the

applicant's responsibility to submit all required copies of the replat to the City of Carrollton in order to acquire City signatures, and to file the plat.

4. CONTENT:

The replat shall be in accordance with the final plat requirements of Article VI. of this ordinance, with the following additional requirements:

- a. Exact name of previous plat, which shall be retained in the title of the replat identified;
- b. Blocks, lots and portions thereof which are being replatted, shall be identified;
- c. Volume and page number where the previous plat was recorded shall be identified;
- d. Original plat information being deleted, abandoned, or changed by the replat, (lots and blocks, rights-of-way, etc.), shall be shown lightly sketched or dotted on the drawing with a note of explanation;
- e. The word "replat" shall be shown in the title block. (*Ord. No. 2088, 07/18/95*)
- f. A purpose statement detailing the reason for the replat.
- g. Where a replat includes one or more lots that are created solely for land conveyance and legal description, and where such lot(s) are not intended for immediate development, the following note shall be placed prominently on the face of the plat and shall specifically reference the affected lot(s):

Lot(s) ____, Block ____, created by this replat are recorded solely for land conveyance and legal description. These lots do not receive development rights or authorization for vertical construction. Building permits for vertical improvements shall not be issued for the identified lot(s) until a subsequent replat is approved that brings the lot(s) into full compliance with all applicable subdivision, zoning, and infrastructure regulations.

This restriction shall not prohibit the issuance of permits deemed necessary by utility companies to install or relocate utility lines, dedicate or adjust utility easements, or conduct associated site work limited to at- or below-grade improvements. This restriction applies only to the identified lot(s) and does not limit development of any other lot shown on this plat that otherwise meets all applicable regulations. (*Ord. No. 4305, 04/07/26*)

SECTION C. SPECIAL PROVISIONS.

Hearing notice shall be provided, as required by state law, including Texas Local Government Code, Title 7. Regulation of Land Use, Section 212.015 Additional Requirements for Certain Replats, as may be amended.