

Community Development Department

Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by these regulations. All improvements shall be constructed in accordance with the same requirements as for a final plat, as provided herein. The Director of Planning may waive or modify requirements for a land study and/or preliminary plat under circumstances where the previously approved land study or preliminary plat is sufficient to achieve the purposes set forth in this Ordinance.

Replating Without Vacating Preceding Plat

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

1. Is signed and acknowledged by only the owners of the property being replatted;
2. Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the P & Z and City Council;
3. Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

Each application shall contain the following (all required items/information must be received by the Community Development Department in order for any type of plat to be considered complete – incomplete submissions will not be reviewed until all deficient items and information have been received).

- An application form available in the Community Development Department.
- Verification that all taxes and assessments on the subject property have been paid.
- Payment of the appropriate fee.

SUBMISSION REQUIREMENTS:

- **20 FOLDED** copies of the replat on an 18" x 22" sheet, and drawn to a scale of 1" = 100'.
- **2** copies each (11" x 17" and 8.5" x 11") of the replat.
- **1** electronic copy (disk or CD) in **DWF** of the replat.
- **4** copies of the final layout for the required public improvements (water, wastewater, grading/storm drainage, streets, water quality, alleys, fire lanes and hydrants, etc.).

The title shall identify the document as a "Final Plat" of the "_____ Addition, Block _____, Lot(s) _____, Being a Replat of Block _____, Lot(s) _____ of the _____ Addition, an addition to the City of Forney, Texas, recorded as Plat # _____ in Plat Cabinet # _____ of the Plat Records of Kaufman County, Texas".

(NOTE: WHEN ALL COMMENTS ARE ADDRESSED YOU WILL BE NOTIFIED ABOUT THE ADDITIONAL COPIES REQUIRED FOR THE P & Z AND CITY COUNCIL PACKETS).

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Approval Procedure

Notice of the public hearing required under shall be given before the fifteenth (15th) day before the date of the hearing by publication in an official newspaper or a newspaper of general circulation in Kaufman County. Notice of the public hearing shall also be given by written notice, with a copy of any requested waivers/suspensions, sent to the owners, as documented on the most recently approved ad valorem tax roll of the City, of lots that are in the original subdivision and that are within two hundred (200) feet of the lot(s) to be replatted. In the case of a subdivision in the extraterritorial jurisdiction, the most recently approved County tax roll shall be used. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.

The application for a development plat shall be submitted to the City in the same manner as a final plat and shall be approved, conditionally approved, or denied by the City Council following review and recommendation by the Planning and Zoning Commission in a similar manner as a final plat. Upon approval, the development plat shall be filed at the County by the Director of Planning in the same manner as a final plat.

The replat shall be filed at the County in the same manner as prescribed for a final plat.