

1-1 By: Romero, Jr. (Senate Sponsor - Zaffirini) H.B. No. 3314
 1-2 (In the Senate - Received from the House May 13, 2019;
 1-3 May 14, 2019, read first time and referred to Committee on
 1-4 Intergovernmental Relations; May 17, 2019, reported favorably by
 1-5 the following vote: Yeas 7, Nays 0; May 17, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7	X			
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED
 1-16 AN ACT

1-17 relating to certain requirements to replat certain municipal
 1-18 subdivision plats.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-20 SECTION 1. Section 212.014, Local Government Code, is
 1-21 amended to read as follows:

1-22 Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT.
 1-23 A replat of a subdivision or part of a subdivision may be recorded
 1-24 and is controlling over the preceding plat without vacation of that
 1-25 plat if the replat:

1-26 (1) is signed and acknowledged by only the owners of
 1-27 the property being replatted;

1-28 (2) is approved ~~after a public hearing on the matter~~
 1-29 ~~at which parties in interest and citizens have an opportunity to be~~
 1-30 ~~heard,~~ by the municipal authority responsible for approving plats;
 1-31 and

1-32 (3) does not attempt to amend or remove any covenants
 1-33 or restrictions.

1-34 SECTION 2. Section 212.015, Local Government Code, is
 1-35 amended by adding Subsections (a-1), (f), and (g) and amending
 1-36 Subsection (b) to read as follows:

1-37 (a-1) If a proposed replat described by Subsection (a)
 1-38 requires a variance or exception, a public hearing must be held by
 1-39 the municipal planning commission or the governing body of the
 1-40 municipality.

1-41 (b) Notice of the hearing required under Subsection (a-1)
 1-42 ~~[Section 212.014]~~ shall be given before the 15th day before the date
 1-43 of the hearing by:

1-44 (1) publication in an official newspaper or a
 1-45 newspaper of general circulation in the county in which the
 1-46 municipality is located; and

1-47 (2) by written notice, with a copy of Subsection (c)
 1-48 attached, forwarded by the municipal authority responsible for
 1-49 approving plats to the owners of lots that are in the original
 1-50 subdivision and that are within 200 feet of the lots to be
 1-51 replatted, as indicated on the most recently approved municipal tax
 1-52 roll or in the case of a subdivision within the extraterritorial
 1-53 jurisdiction, the most recently approved county tax roll of the
 1-54 property upon which the replat is requested. The written notice may
 1-55 be delivered by depositing the notice, properly addressed with
 1-56 postage prepaid, in a post office or postal depository within the
 1-57 boundaries of the municipality.

1-58 (f) If a proposed replat described by Subsection (a) does
 1-59 not require a variance or exception, the municipality shall, not
 1-60 later than the 15th day after the date the replat is approved,
 1-61 provide written notice by mail of the approval of the replat to each

2-1 owner of a lot in the original subdivision that is within 200 feet
2-2 of the lots to be replatted according to the most recent
2-3 municipality or county tax roll. This subsection does not apply to
2-4 a proposed replat if the municipal planning commission or the
2-5 governing body of the municipality holds a public hearing and gives
2-6 notice of the hearing in the manner provided by Subsection (b).

2-7 (g) The notice of a replat approval required by Subsection
2-8 (f) must include:

2-9 (1) the zoning designation of the property after the
2-10 replat; and

2-11 (2) a telephone number and e-mail address an owner of a
2-12 lot may use to contact the municipality about the replat.

2-13 SECTION 3. This Act takes effect September 1, 2019.

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