



CITY OF SAN ANTONIO

DEPARTMENT OF DEVELOPMENT SERVICES

TO: All Development Services Department Customers

SUBJECT: **INFORMATION BULLETIN #508**
Replat Requirements

DATE: March 19, 2007

A previously approved and recorded subdivision plat may be revised in whole or in part to combine, subdivide, or amend parcels without vacation of the preceding plat through the replat process. Effective March 22, 2007, all replats will be required to comply with all applicable provisions of the Local Government Code and Unified Development Code. These provisions require a replat to:

1. Be signed and acknowledged by only the owners of the property being replatted;
2. Be approved by the Planning Commission after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard; and
3. Not attempt to amend or remove any covenants or restrictions.

In addition, if the area to be replatted is restricted to single-family use by zoning district within the past five years or if the lots within the preceding plat were limited to such use by deed restrictions, the replat is subject to the requirements of a Long Public Hearing. Examples of such zoning districts include DR, RP, MF, RE, R-20, R-6, R-5, R-4, R-3, NP-8, NP-10 and NP-15.

If you have any questions regarding replat requirements, please contact a Subdivisions Section representative at 207-0121.