



DRIPPING SPRINGS
Texas

Subdivision and Plats

Practical Application and Hot
Topics

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Outline

- **Shot Clock**
- **Plat Vacations**
- **Plat Notes and Deed Restrictions**
- **Condominium regimes**
- **Moratorium**



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Approving Plats: Shot Clock – House Bill 3167

Approve, Approve with Conditions, or Disapprove

- 30 day original review after filing
- 15 day for staff to respond to comments after disapproval by planning and zoning
- No Waivers.



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"The municipal authority . . . must approve a plat or replat . . . that satisfies all applicable regulations." LGC §212.005

Disapprovals must include specific references to the City Code or state law.

Shot Clock

After Disapproval:

- Developer has unlimited amount of time to respond to disapproval;
- City only has 15 days to respond to the response.



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If a plat or plan is not approved or disapproved within the deadlines it is
Deemed Approved.

Tools for Timely Approvals



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- Complete Application equals inclusion of proof that all approvals occur before the plat or plan can even be filed, including Utility Evaluations (City and third party), TxDOT or County Road Approvals (curb cuts/driveways), Traffic Impact Analysis completed (if required), and Any Variance Approvals happen prior to filing.
- Uniform Submittal Schedules
- Multiple P&Z Meetings a month (alternates to P&Z)

Example Schedule

Prior to Filing:

Utility Evaluations, Road Approvals, and Variances Approved.

Day 1:

Submission is sent (review for completeness is done before filing is accepted).

Day 10:

Administrative completeness check completed and filing of application.

Day 40:

Disapproval with Specific Conditions by P&Z Commission (Commission cannot postpone but must act.)
(Administrative approval in some instances can occur).

Day 40-?:

Applicant drafts responses.

Day 1a:

Applicant responds to conditions (submitted on Uniform Submittal Schedule).

Day 15a:

P&Z Commission has another meeting and either approves the plat or plan or disapproves listing noncompliance with prior conditions.



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First appeared as part of the conference materials for the
2022 Land Use Fundamentals session
"Subdivision and Plats"