

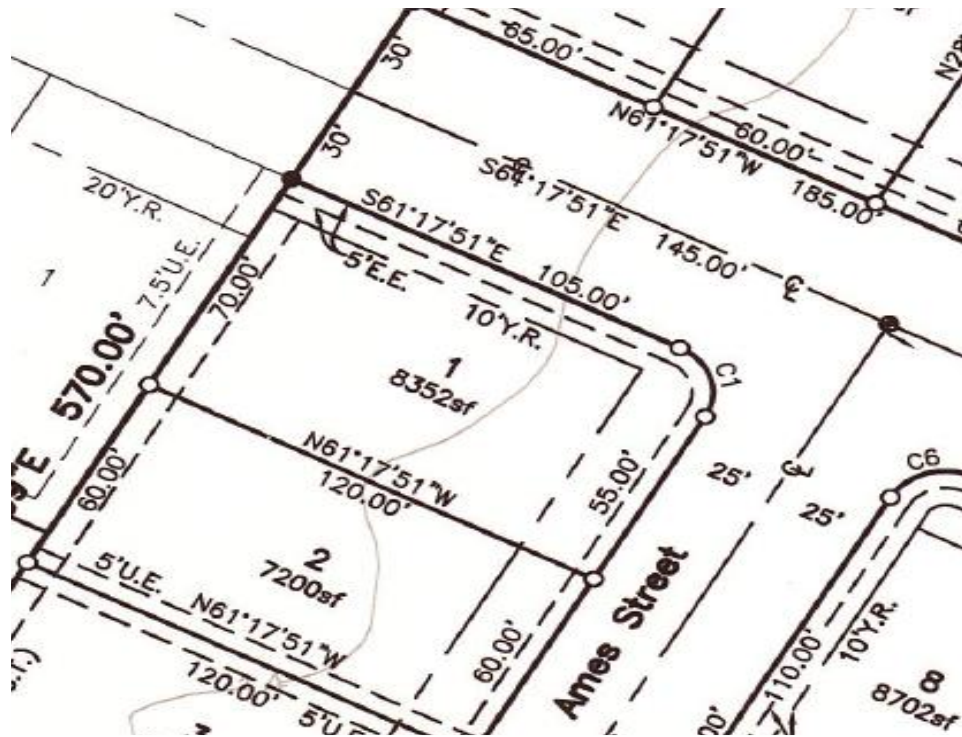


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Platting Process

Planning Commission, June 24, 2026

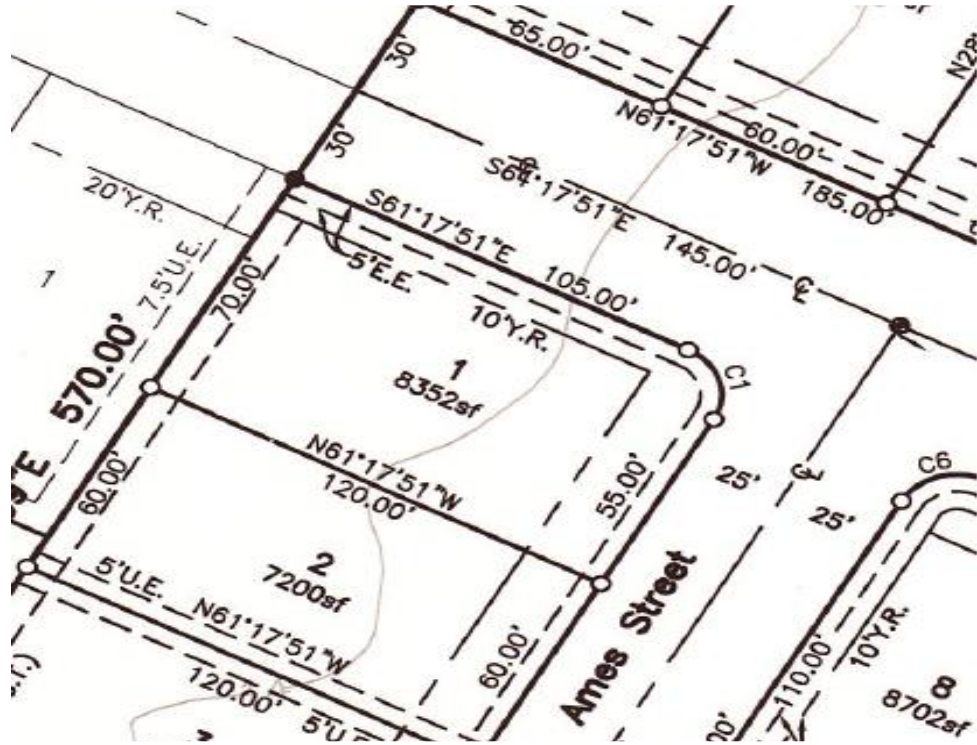
What is a Plat?



- A professionally drafted map that creates the location and boundaries of individual parcels of land, subdivided into lots, and creates streets, alleys, and utility easements provided for public use.
- The land is given a legal description, that is, a subdivision name, with block numbers and lot numbers (for example, “Oleander Subdivision, Lot 2, Block 1, Nueces County, Texas”).
- The legal description is unique to the particular lot and is used to describe that specific land in legal documents, such as deeds, for purposes of buying and selling the land, and in mortgages, to use the land as collateral to borrow money.



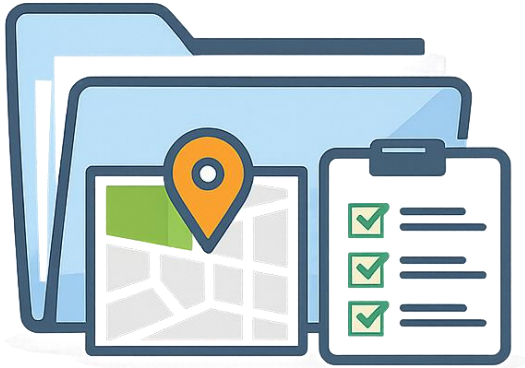
Why Plat?



- Ensure compliance with State Law
- Ensure compliance with the UDC
- Establish legal lots and infrastructure
- Protect public health, safety, and welfare



Plat Classification

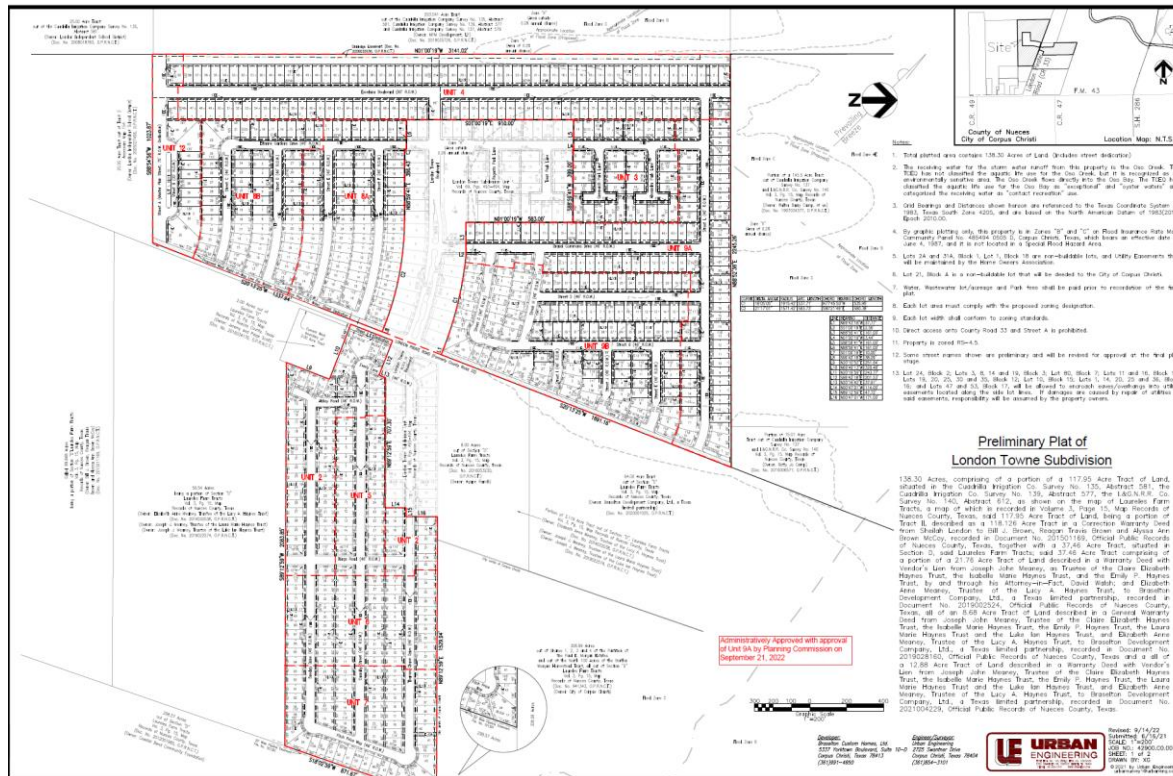


Plat Classification

- Master Preliminary Plat
- Preliminary Plat
- Final/Replat
- Minor / Amending / Vacating



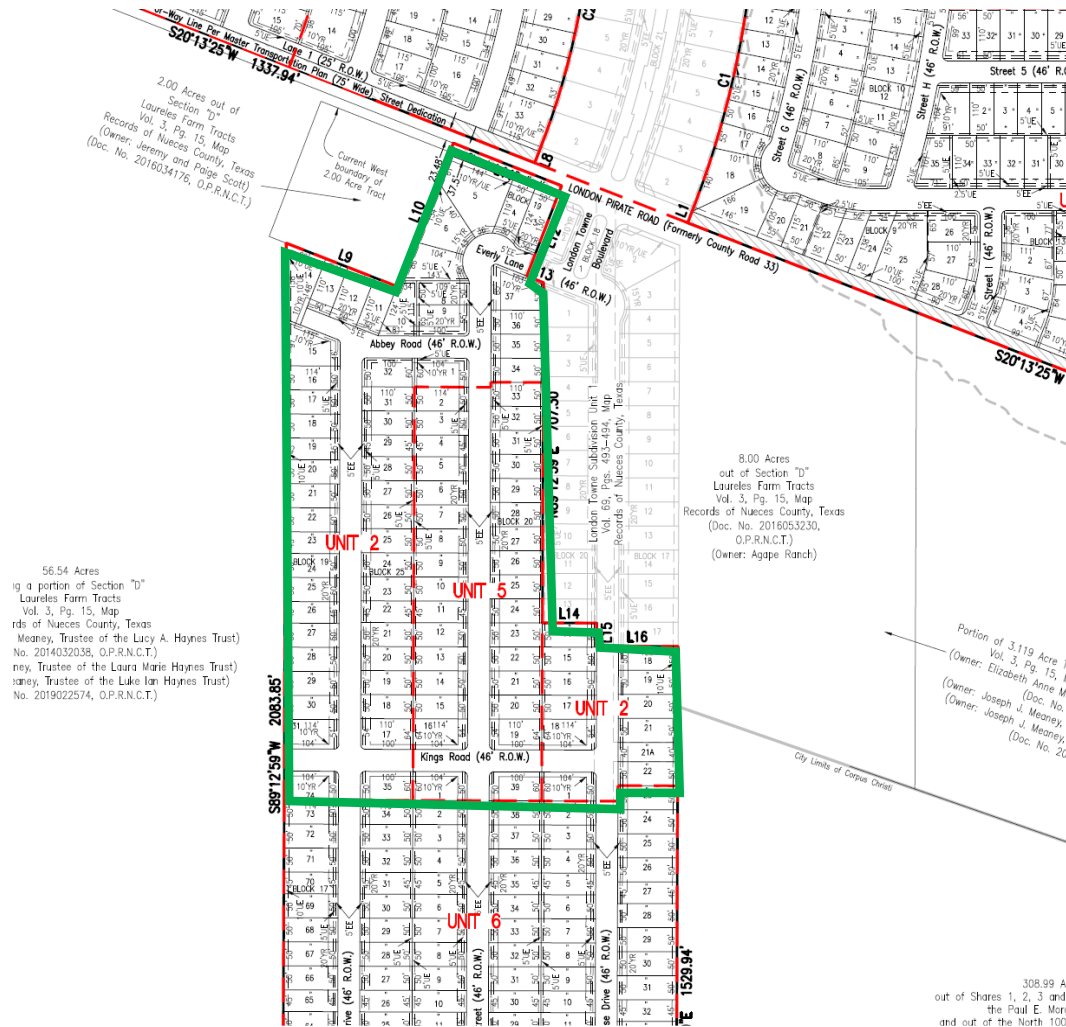
Master Preliminary Plat



- Entire Development
Example: London Towne
- All phases / units shown
- Sequence of phases and progress to completion
- Outline of roads and utilities



Preliminary Plat

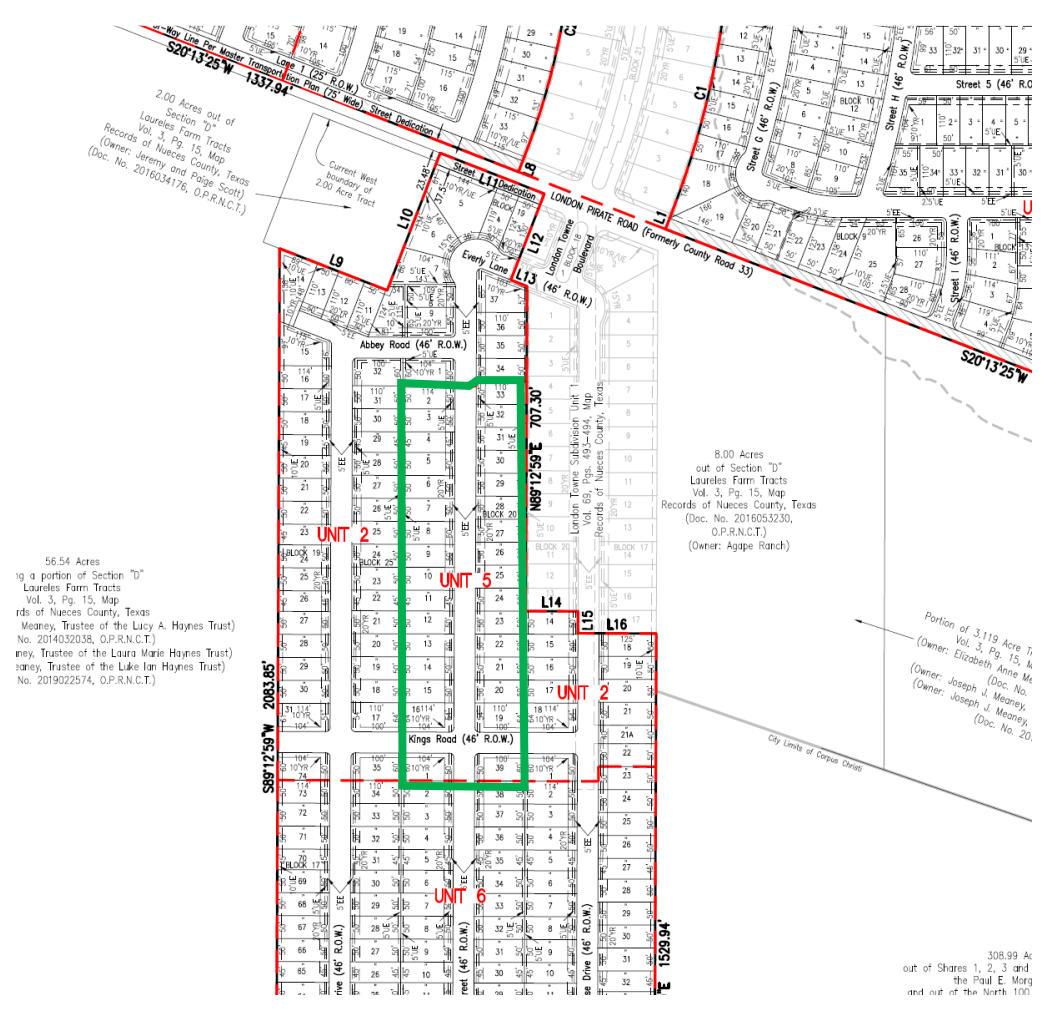


- Next level of scale in platting process.
- Cluster of phases / units shown.
- Design of infrastructure, including roads, drainage, and utilities.
- Demonstrate consistency with utility master plans.



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Final Plat



- Final level of scale in platting process.
- Typically, only one unit will be shown.
- Demonstrate consistency with master preliminary and preliminary plats.
- Plans for public improvements are submitted for review.



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Administrative Plats



- **Minor, Amending, & Vacating Plats:** May be approved administratively by Staff

Minor Plats: (combining lots): any plat of 6 or fewer lots fronting on an existing street and not requiring the creation of any new street or extension of municipal facilities and not increasing the number of lots.

Amending Plats: any plat meeting Tex. Local Gov't Code §212.016, for example:

- Relocating one or more lot lines between one or more adjacent lots, & not increasing the number of lots
- The amendment does not create or require creation of a new street or make necessary the extension of municipal facilities
- The plat does not attempt to remove a covenant or restriction



Platting Process



The Platting Process in Six Steps

- Application Intake
- Technical Review (TRC)
- Staff Recommendation
- Planning Commission Action
- Mylar & Signatures
- Recording



Step 1: Application Intake



Submit. Check. Start the Clock.

- Plat + required documents submitted
- Completeness review
- State 30-day clock begins (if selected)



Step 2: Technical Review (TRC)



All Departments. One Review.

- Engineering
- Traffic Engineering
- CCW
- Public Works
- Parks
- Outside Agencies

What Happens:

- Comments issued (Clock Stops)
- Applicant revises
- Staff verifies corrections
- If revisions are correct, Staff schedules for PC



Step 3: Staff Recommendation



Compliance Determined Here.

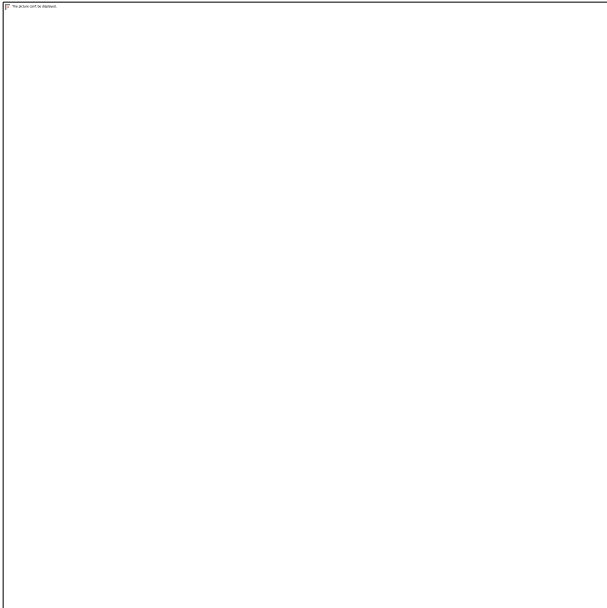
- UDC + State Law compliance check
- Staff report prepared

Recommendation finalized

- Approve
- Approve with Conditions
- Deny (if noncompliant)



Step 4: Planning Commission



PC's Role: Confirm Compliance.

- Staff presentation
- Applicant presentation
- Commissioner questions

Ministerial vote

Approve

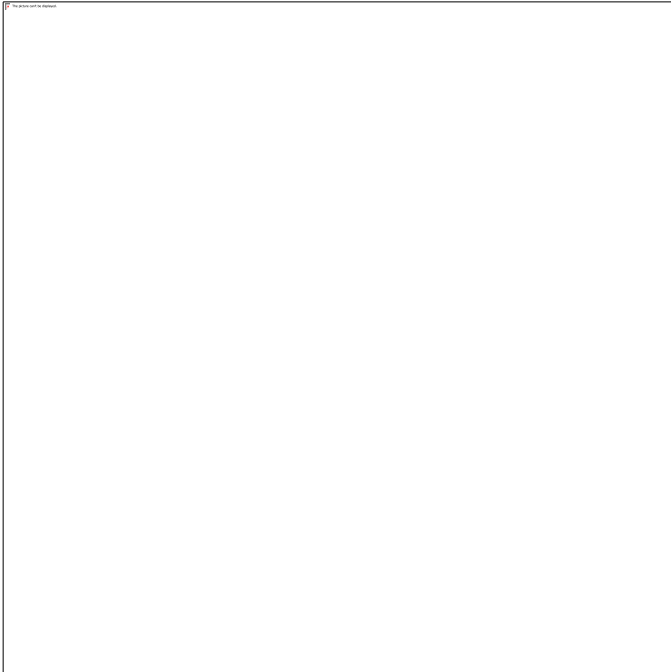
Approve with Conditions

Deny (if noncompliant)



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Step 5: Final Drawing

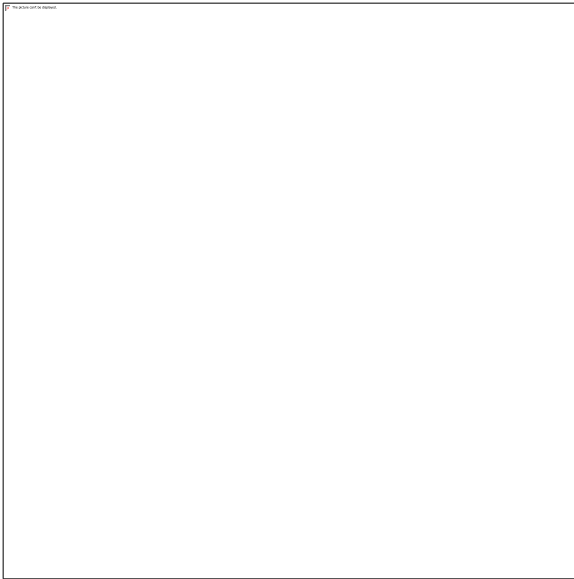


Final Document. Final Signatures.

- Applicant submits final plat drawing
- City signatures collected
- Conditions satisfied
- Fees Paid



Step 6: Recordation



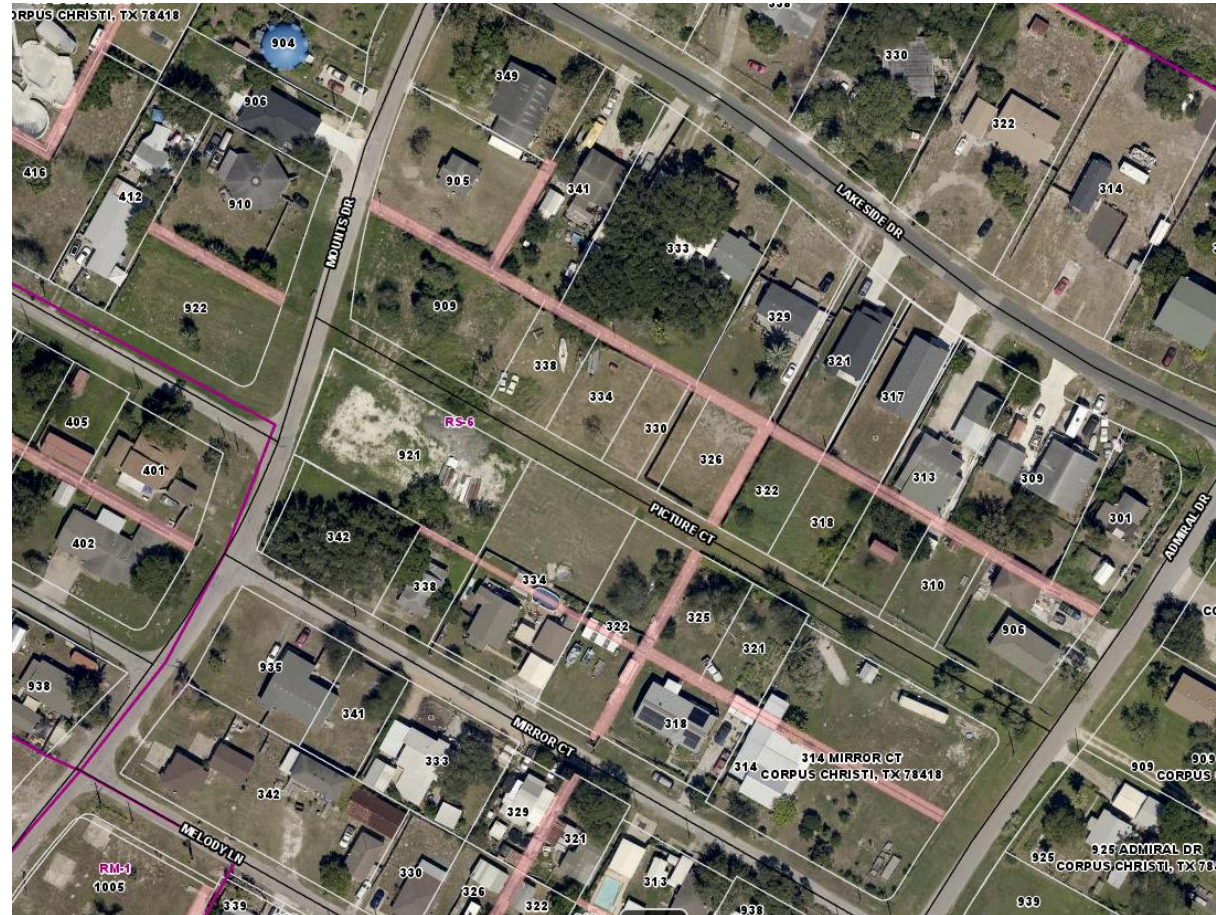
Plat Becomes Official.

- Recorded with Nueces County
- Lots become legal parcels
- PI construction has been completed and accepted

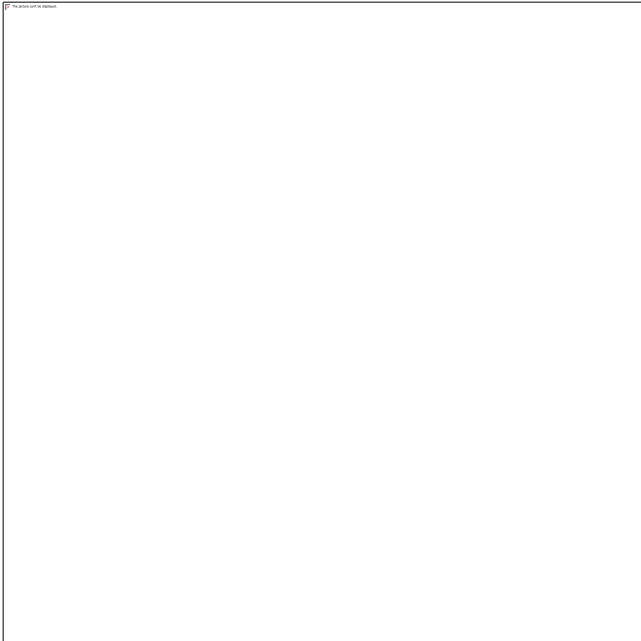


Plat Waivers

- Streets
 - Half Streets
 - Total ROW (Picture Court)
 - Construction (Graham Road)
- Sidewalks/Multi-use/Bike trails/etc...
- Wastewater



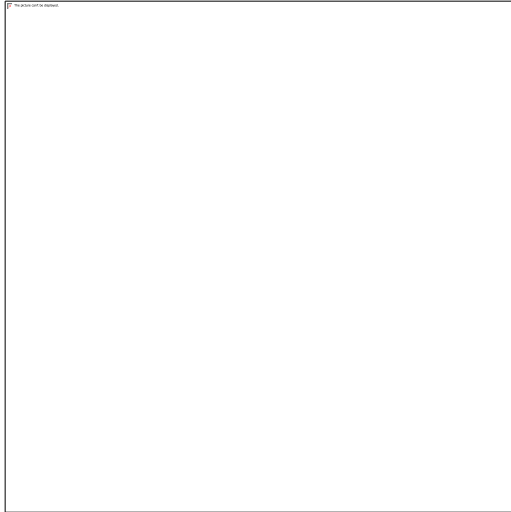
Time Extensions and PIs



- Once the Planning Commission approves a final plat, that plat is good for 12 months, and within that time, the applicant must confirm that necessary utilities and public improvements are in place and pay fees. Then, the plat is recorded (filed) at the County Clerk's Office.
- Construction of Public Improvements (if necessary) occurs at this step.
- PIs are submitted with final plats and incur a separate review.



The Big Picture



Majority of steps are City Staff led.

- Staff review
- Technical compliance
- Legal processing
- Recording

Remember:

Platting is a ministerial process. If a plat meets the standards, it must be approved. Your role is to confirm compliance — not to decide land use or project desirability.





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Thank you!