



# GE Reaves Engineering

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CIVIL ENGINEERS

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## **PLATTING or SUBDIVIDING OF LAND**

The platting process is a crucial step in the subdivision of land, ensuring orderly development in compliance with the Regulatory Agency's Unified Development Code. This process, vital for public health and safety, facilitates access to essential services like water, sewer and electric utilities and 911 emergency services. The approval process involves approval or 10 to 12 departments, and if the land is within the Extraterritorial Jurisdiction (ETJ), the county also conducts a thorough examination. Notably, within the City of San Antonio, certain criteria allows for the potential waiver of the platting process, offering a significant cost saving in certain cases. The overall aim of platting is to create a well-organized and safe environment for development while adhering to regulatory standards. GE Reaves Engineering has extensive experience in the subdivision of property and offers due diligence analysis to determine if the property is suitable for your project.

The platting process begins with a boundary survey and, for commercial developments, a topographic survey to assess existing site conditions. Early in the process, applications are submitted to address water and sewer service, tree preservation, and habitat compliance. If the development includes new streets, Development Services will review detailed street plans, and a geotechnical report will be required to assess soil conditions.

Transportation impact is also considered—if the project is expected to generate more than 76 peak hour vehicle trips, a Level 1 traffic study may be triggered to evaluate potential effects on surrounding roadways. Electrical service, specifically the primary line to the transformer, is typically designed and installed by CPS Energy following the filing of an application.

For developments located over the Edwards Aquifer Recharge Zone, an added layer of environmental protection is required through the submission of a Water Pollution Abatement Plan (WPAP) to the Texas Commission on Environmental Quality (TCEQ). This plan involves a detailed analysis to ensure the protection of this critical water resource.

Altogether, the platting process is a multidisciplinary effort that safeguards public health, ensures environmental compliance, and coordinates the integration of vital infrastructure.