

By: Perry

S.B. No. 325

A BILL TO BE ENTITLED

AN ACT

relating to county regulation of subdivisions and approval of subdivision plans or plats.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Sections 232.0015(c) and (f), Local Government Code, are amended to read as follows:

(c) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) the owner does not lay out:

(A) a part of the tract described by Section 232.001(a)(3); or

(B) one or more streets, alleys, squares, parks, or other parts of the tract intended for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts; and

(2) the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution.

(f) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract

1 into two or more parts to have a plat of the subdivision prepared  
2 if:

3 (1) all of the lots of the subdivision are more than 10  
4 acres in area; and

5 (2) the owner does not lay out:

6 (A) a part of the tract described by Section  
7 [232.001\(a\)\(3\)](#); or

8 (B) one or more streets, alleys, squares, parks,  
9 or other parts of the tract intended for the use of purchasers or  
10 owners of lots fronting on or adjacent to the streets, alleys,  
11 squares, parks, or other parts.

12 SECTION 2. Section [35.019\(a\)](#), Water Code, is amended to  
13 read as follows:

14 (a) Notwithstanding Section [232.001\(h\)](#), Local Government  
15 Code, the ~~The~~ commissioners court of a county in a priority  
16 groundwater management area may adopt water availability  
17 requirements in an area where platting is required if the court  
18 determines that the requirements are necessary to prevent current  
19 or projected water use in the county from exceeding the safe  
20 sustainable yield of the county's water supply.

21 SECTION 3. This Act takes effect September 1, 2025.