

Frequently Asked Questions – Subdivisions and Planning

What is a plat/subdivision?

A division of a tract, includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. *TLGC 232.001*

My property has been in this configuration since the 1980s. I was not required to meet the subdivision regulations then, why now?

The state of Texas has required a plat for all property divisions since the late 1960s. It wasn't until the late 1990s that counties starting enforcing the platting requirements set forth in the Texas Local Government Code 232.0015. Guadalupe County also has subdivision regulations that must be met prior to subdividing property.

How do I subdivide my property?

Contact Guadalupe County Platting Department to request a Pre-Development Meeting.

Am I required to meet the subdivision regulations if I'm only surveying out a small piece of property?

Yes. Contact Guadalupe County Platting Department to request a Pre-Development Meeting.

What are the Guadalupe County subdivision regulations?

The regulations can be found on the Guadalupe County Environmental Health Department website.

My property is located within an ETJ of a city, who do I submit my subdivision application to?

Guadalupe County and Cities within the county have an Interlocal Cooperation Agreement to determine which entity approves a subdivision application relative to subdivision regulations. Contact Guadalupe County Environmental Health Department with your property location for jurisdiction review.

How long does it take for my subdivision application to be approved?

Once a completed subdivision application is received, the County will have 30 days to approve or deny the application.

What if choose not to plat my property when it is required?

If you do not plat your property, once it has been determined that the property is not compliant with current county and state regulations, you will be unable to get any county approvals for the following: On-Site Sewage Facility Permits, Floodplain Permits, Driveway Permits, or Fire Marshal Permits. Property that is not compliant will be unable to legally develop in Guadalupe County.