



SUBDIVISION REGULATIONS

Frequently Asked Questions

1. Who is on the subcommittee and why was it formed?

The Subdivision Regulations Subcommittee is comprised of a multi-disciplinary group representing Commissioners Court, home builders, engineering, legal and developers. The members include Precinct Two Commissioner Cynthia Long, Precinct Three Commissioner Valerie Covey, County Engineer Terron Evertson, County Attorney Charlie Crossfield, David Gray with Gray Engineering, Blake Magee with Blake Magee Company, Ed Horne with Santa Rita KC, LLC, and David Glenn with the Home Builders Association.

In order to keep up with the unprecedented growth Williamson County has been experiencing, Williamson County formed a Subcommittee in February 2019. The Subcommittee members were tasked with looking at the current subdivision application process and determining if changes could be made to the protocols and/or the regulations to make the process more efficient. The goal of the Subcommittee was to ensure the County provides quality customer service, develops regulations that are clear, consistent, fair and predictable, continue to provide attainable housing, and utilizes taxpayers' dollars wisely.

2. What is the process for changing subdivision regulations?

The Subcommittee determines what changes or additions to the existing Subdivision Regulations are needed and brings their proposed changes to the public for feedback. Following a predetermined comment period, in this case 3 weeks, the Subcommittee reviews the feedback and makes any necessary amendments to the proposed changes. Finally, the proposed changes are taken before the Commissioners Court for a vote. If approved, the changes are adopted immediately.

3. What are the new proposed subdivision regulation changes?

The Subcommittee has been continuously evaluating the Subdivision Regulations to identify potential changes that would improve the process for the County and for the community. Some of the proposed changes are administrative and clarifying in nature, while others are a little more substantive. While we are only speaking to the more substantive proposed changes, all of the of the changes are available for review in the posted Wilco Subdivision Regulations on this site, and highlighted in yellow. The Subcommittee is proposing changes to the following items:

- Bituminous pavement
- Flexible base gradation
- Terraces
- Groundwater
- Minor plats

- Roadways on stormwater detention/water quality infrastructure
- Detention ponds design
- Acceptance of roadways
- Fees
- Minimum driveway/access spacing
- Ponded width requirement
- RV park in flood plain

4. When can we expect these new changes to be implemented?

Following the comment period, the Subcommittee will evaluate the community's feedback and incorporate it as necessary. Then the Commissioners Court would vote to approve the changes this year. If the changes are approved, they would take effect immediately for all new plat applications.

5. Have there been previous subdivision regulation changes?

Yes, a similar public meeting was held in September 2019 to present and gather feedback on regulation changes proposed by the Subcommittee. These changes were approved and implemented in October 2019: The implementation of a completeness checklists, the inclusion of a drainage report and process improvements with drainage related items, and a change to the Flood Plain Order to review commercial lots for detention requirements.

6. Why is the subcommittee proposing more changes?

The work of the Subcommittee is to continuously evaluate and refine the process to work toward the greatest clarity, fairness and efficiency. Over the last several months, the Subcommittee has identified the proposed changes.

7. How can I comment or get involved with these subdivision regulation changes?

You may submit feedback through a variety of methods through 5 p.m. on Wednesday, May 19, 2021:

- [Online Comment Form](#)
- Email: roads@wilco.org
- Mail: Williamson County, Public Information Office
710 S. Main Street, Suite 101
Georgetown, TX 78626

8. Why is this meeting virtual and not in person?

This public meeting has moved to a virtual platform in order to ensure safety and accessibility to all individuals impacted by the COVID-19 pandemic. Thank you for your understanding and cooperation.