



2016 Brazos County Subdivision Regulations

Major Changes

To

2001 Brazos County Subdivision Regulations

To the Development Community:

These regulations have been prepared to give guidance and regulations to subdividing property in Brazos County. As you are likely aware the current Brazos County Subdivision Regulations were adopted in 2001 and are in need of updates. The County has been working on revising these regulations and would like to share these with you for your review and input prior to adoption. In an effort to help with this review we have outlined several of the major changes that have been made to the regulations. This list does not constitute all changes made to the document.

1. **Article 4** – The County has created a joint review process with the Cities of Bryan and College Station for plats that are located within the ETJ of the city. The County will be working with the cities to adopt an Interlocal Agreement which will outline the respective duties for each entity. This process will allow the developer to submit and pay fees to one entity only. Reviews by the other entity (City or County) will be handled internally alleviating the need for the developer to submit to both the City and County. Reviews and approvals by both entities will still occur, it will simply be coordinated through one. Flowcharts to help navigate this process are included in Article 4.
2. **Article 5** – Creation of a Simplified Plat Process – When platting 4 or fewer lots that have access to a public road, the developer may utilize a simpler, shorter process.
3. **Article 6** – Creation of Urban vs Rural Subdivisions – allows for denser (less than 1 acre lots) development within the ETJ.
4. **Article 7** – Creation of 5 roadway types:
 - a. **Urban** – paved/publicly dedicated/publicly maintained
 - b. **Urban** – paved/publicly dedicated/privately maintained
 - c. **Rural** – paved/publicly dedicated/publicly maintained
 - d. **Rural** – paved/publicly dedicated/privately maintained
 - e. **Rural** – unpaved/privately dedicated/privately maintained (serves 6 or fewer lots)

5. **Article 7** – Requirement for additional access points to subdivision based upon number of lots
 - a. <150 dwelling units or lots = 1 access point
 - b. 150-500 dwelling units or lots = 2 access points
 - c. >500 dwelling units or lots = 3 access points
6. **Article 7** – Remote Emergency Access Allowed for as alternate access point in extreme cases
7. **Article 7** - Increased allowable cul-de-sac length from 1,000 to 2,500 linear feet or a maximum of 30 lots.
8. **Article 7** – Requires developer to design and install traffic control signage and devices in subdivision at developers expense
9. **Article 7** – Developer is required to size driveway culverts at time of plat and place information on face of plat for future use by builders
10. **Article 7** – Fire Protection Required – provides for fire protection requirements for subdivisions
 - a. <50 lots = 2500 gallons of storage within the subdivision
 - b. >50 lots = 2500 gallons of storage with centralized system or 5000 gallons of storage
11. **Article 7** – Required dedication of FEMA drainage courses in common areas NOT drainage easements
 - a. Dedication of top of bank + 40 feet
Or
 - b. Floodway + 40 feet, whichever is greater
12. **Article 8** – Gating of Subdivisions - Allows for the gating of subdivisions and provides for the requirements for the same
13. **Article 9** – Traffic Impact Analysis (TIA) – requires the submission of either a Traffic Worksheet or TIA dependent upon peak vehicle trips generated by the development
14. **Article 10** – Surety – outlines surety requirements for the infrastructure and provides for duration of surety – giving cash surety an advantage in shorter posting duration as compared to surety by letter of credit or bond
15. **Article 10** – Provides for the ability for Brazos County to participate in infrastructure costs if warranted
16. **Article 11** – Adds in TCEQ regulations for stormwater pollution prevention plans

17. **Article 12** – Clarifies the difference between Final Approval of Infrastructure and the Final Acceptance of Infrastructure.
18. **Appendix B** – Adoption of Fee Schedule to pay for staff time of reviews/inspections
19. **Appendix G** – Requires cluster mailboxes in subdivisions