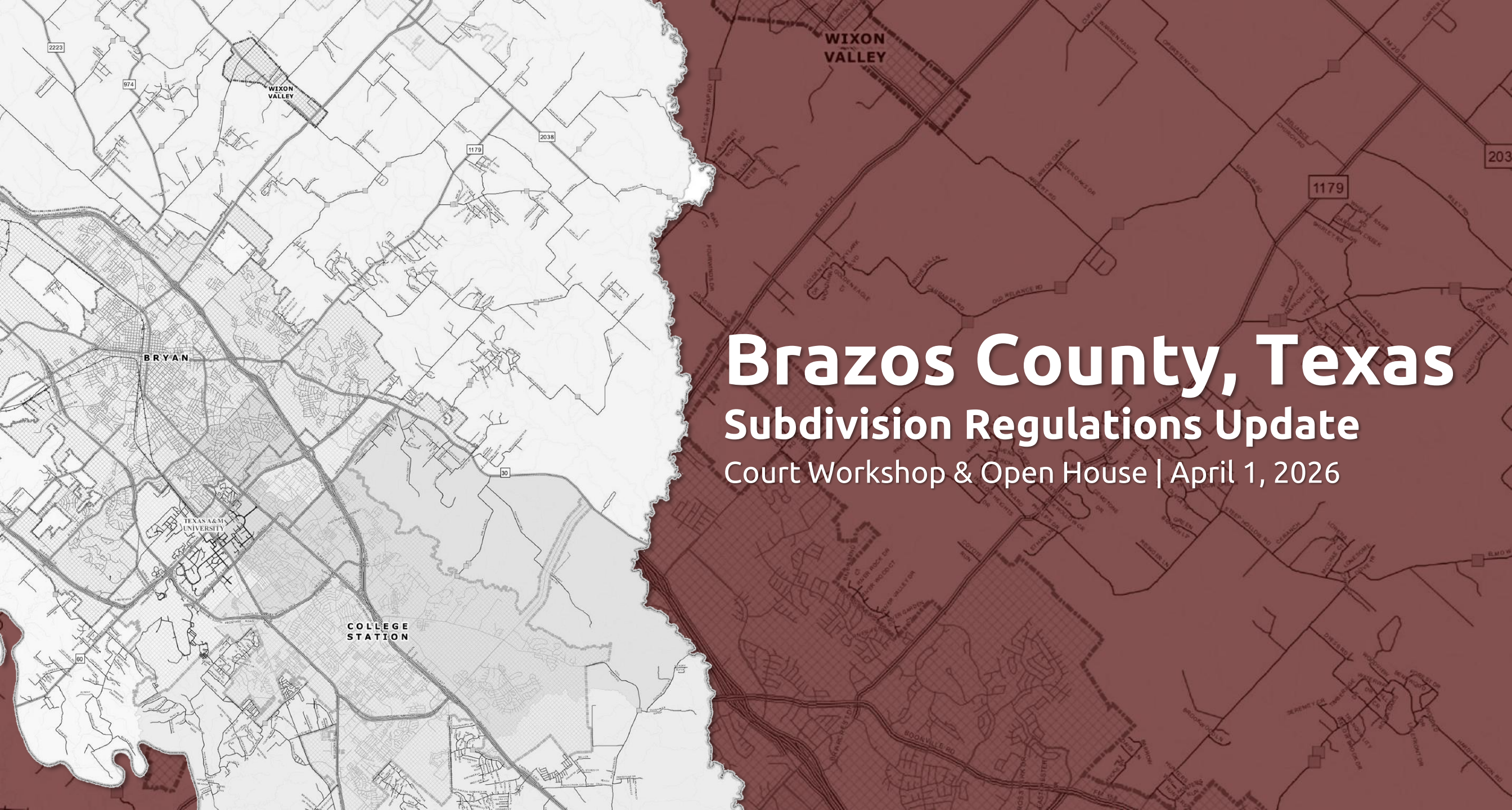




Brazos County, Texas

Subdivision Regulations Update

Court Workshop & Open House | April 1, 2026

Project Team



Daniel Harrison, AICP
Project Manager



David Jones, AICP
Project Planner



Connor Roberts, AICP
Project Planner

Today's Agenda

1

Presentation (3:30 – 4:00 p.m.)

2

Commissioners Court Q/A & Public Comment (4:00 – 5:00 p.m.)

3

Interactive Board Gallery (5:00 – 7:00 p.m.)

Presentation Outline

1

Project Overview and Process

2

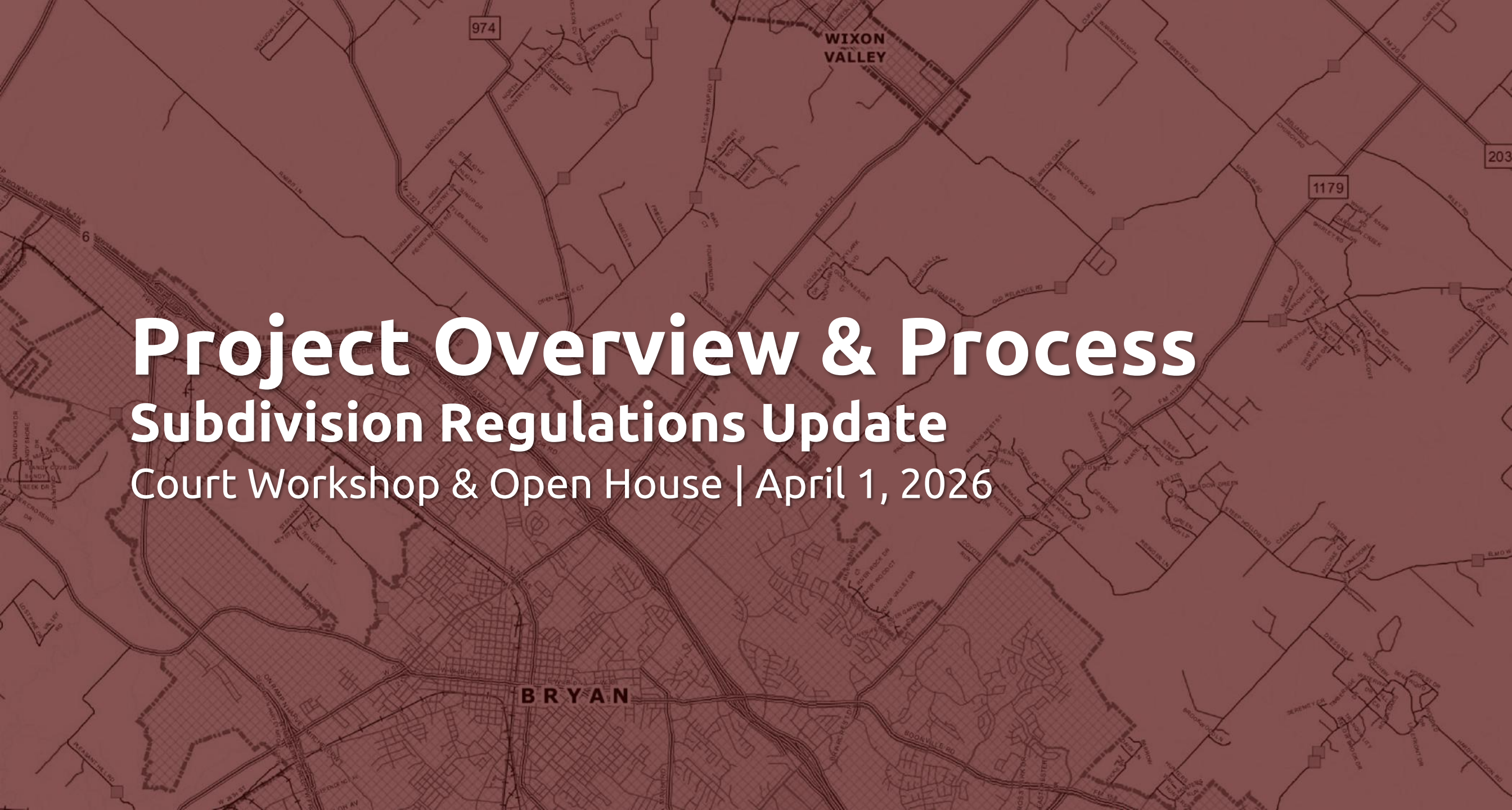
Diagnostic Report Overview

3

Draft Subdivision Regulations Overview

4

Wrap-up and Next Steps



Project Overview & Process

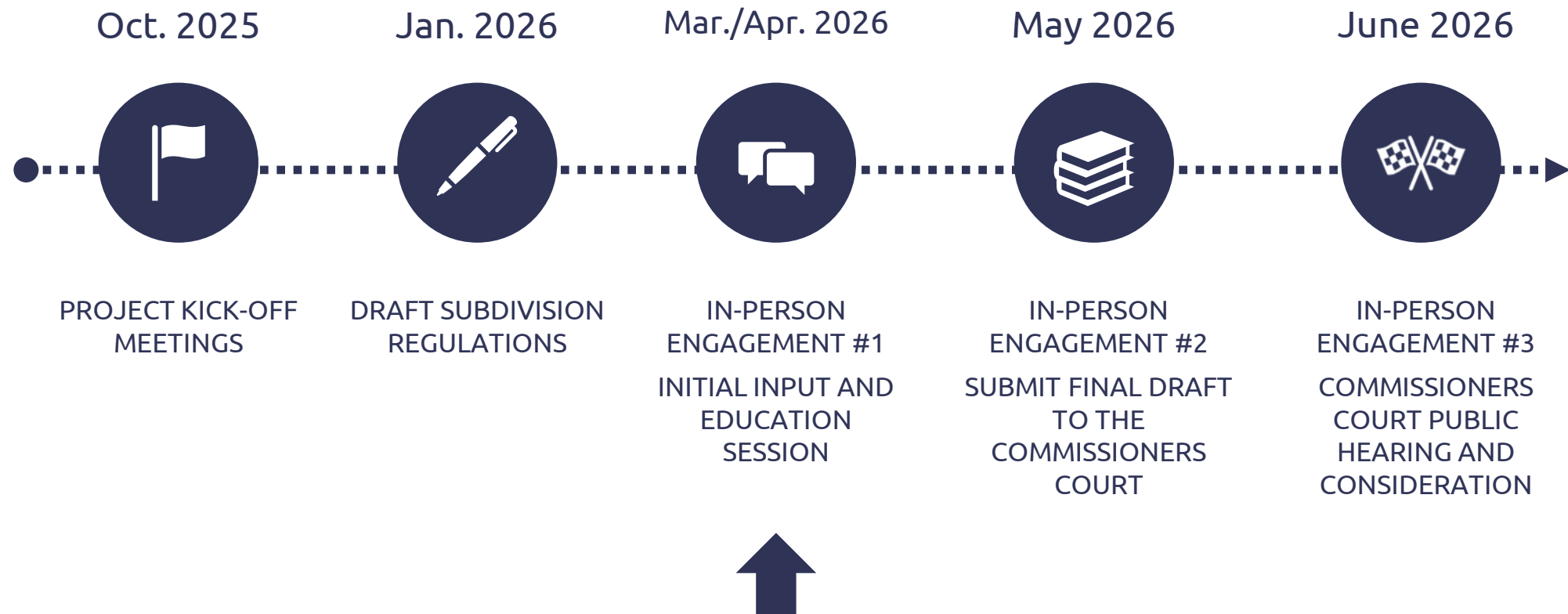
Subdivision Regulations Update

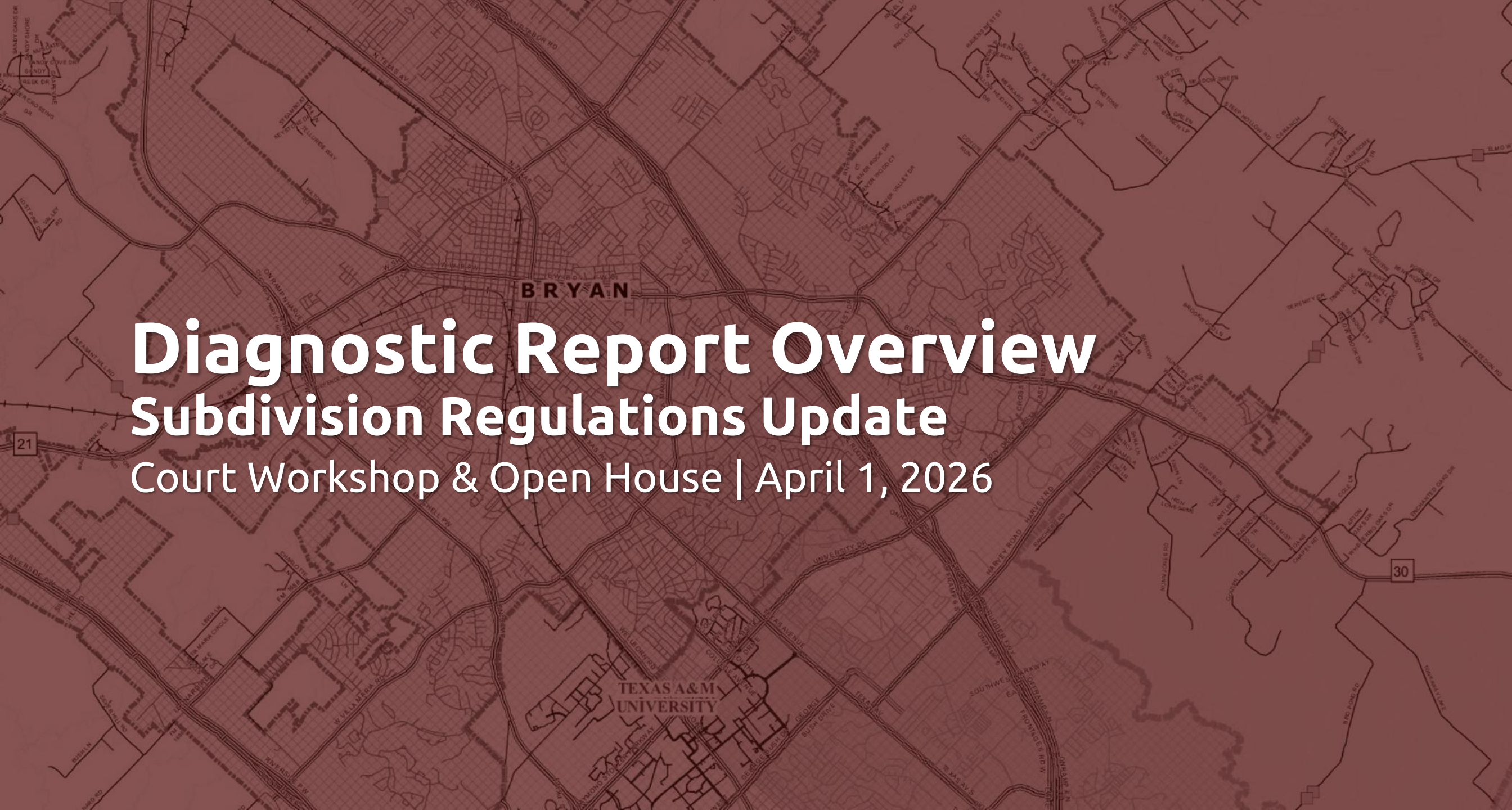
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Project Timeline – Diagnostic Report



Project Timeline – Subdivision Regulations





Diagnostic Report Overview

Subdivision Regulations Update

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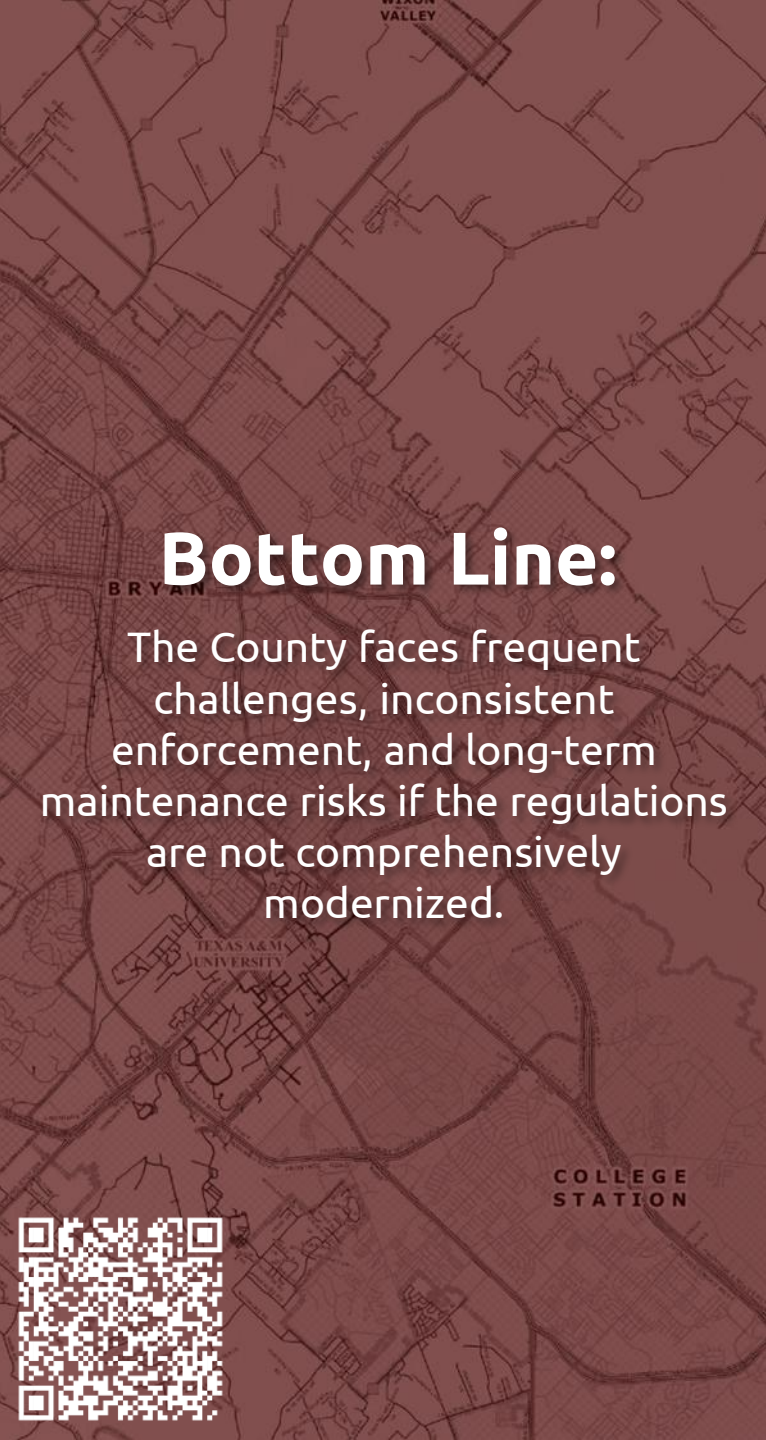
Document Structure

- Introduction
- Adopted Plans and Policies
- Priority Findings and Actions
- Individual Section Findings and Solutions



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1. Comprehensively update the Subdivision Regulations.	5
2. Revise ILAs with the Cities of College Station and Bryan.	5
3. Adopt a County Thoroughfare Plan or addendum to the MPO Thoroughfare Concept.	6
4. Clearly define the applicability of separate but related standards and documents.	6
5. Revise BCEDG as a companion document to the Subdivision Regulations.	7
6. Express and clarify County policy regarding utilities in County right of way.	7
7. Include a legal process to establish vesting and fair notice claims.	7
8. Consolidate all language governing processes and procedures.	8
9. Improve and streamline the process to construct and inspect infrastructure.	8
10. Revise how the County distinguishes between rural and urban development types.	9
11. Clarify County drainage requirements and expectations.	9
12. Study and improve the regulation of floodplains and other drainage infrastructure to address adverse impacts caused by new development.	9
13. Consolidate and clarify County participation in infrastructure construction and oversizing.	10
14. Distinguish between County maintained improvements and HOA maintained improvements.	10
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Bottom Line:

The County faces frequent challenges, inconsistent enforcement, and long-term maintenance risks if the regulations are not comprehensively modernized.

Key Takeaway: Why Update?

- Regulations are organizationally inconsistent and difficult to administer
- Multiple overlapping documents create confusion:
 - Subdivision Regulations
 - Brazos County Engineering Design Guidelines (BCEDG)
 - Bryan/College Station Unified Design Guidelines (BCSUDG)
 - Interlocal Agreements (ILAs)
- Current code does not fully reflect:
 - Recent changes in Texas law
 - Annexation reform
 - HB 3167 alternative platting process
- Unclear approval authority and inconsistent procedures
- Infrastructure standards sometimes exceed the County's maintenance capacity



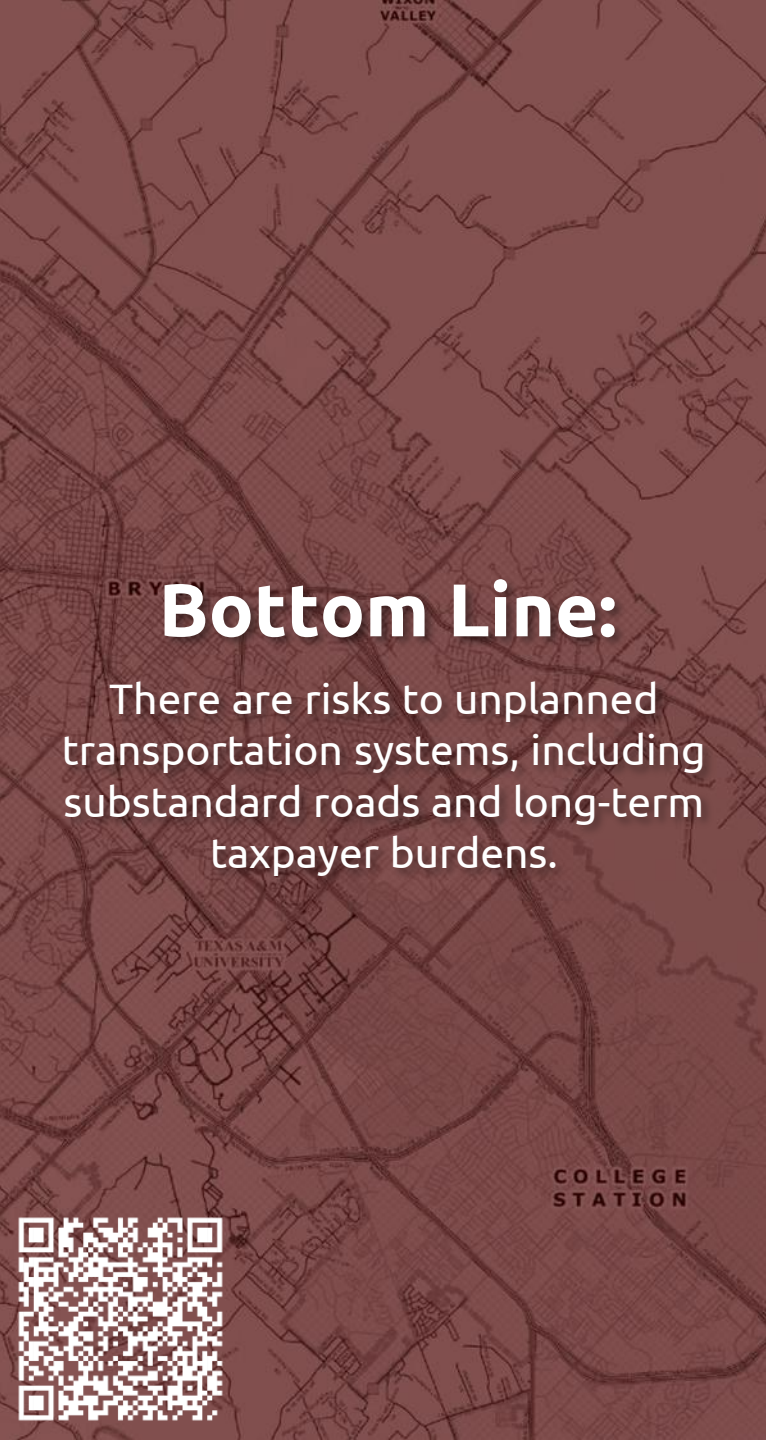


Bottom Line:

We're doing our part to create one clear process, accountable authority, and applicable standard.

- # Key Takeaway: Governance and Jurisdictional Conflicts
- ILAs no longer reflect current law or practice.
 - Hybrid plat review process in ETJs creates:
 - Conflicting standards
 - Different review timelines
 - Unclear accountability
 - Cities often review infrastructure that they do not maintain.
 - County maintains infrastructure but does not have full control of platting decisions.
 - Recommended actions:
 - Revise ILAs with Bryan and College Station
 - Align ETJ review authority with infrastructure maintenance responsibility
 - Clearly define which standards apply (County vs. BCSUDG vs. BCEDG)
 - Update processes to reflect modern annexation limitations



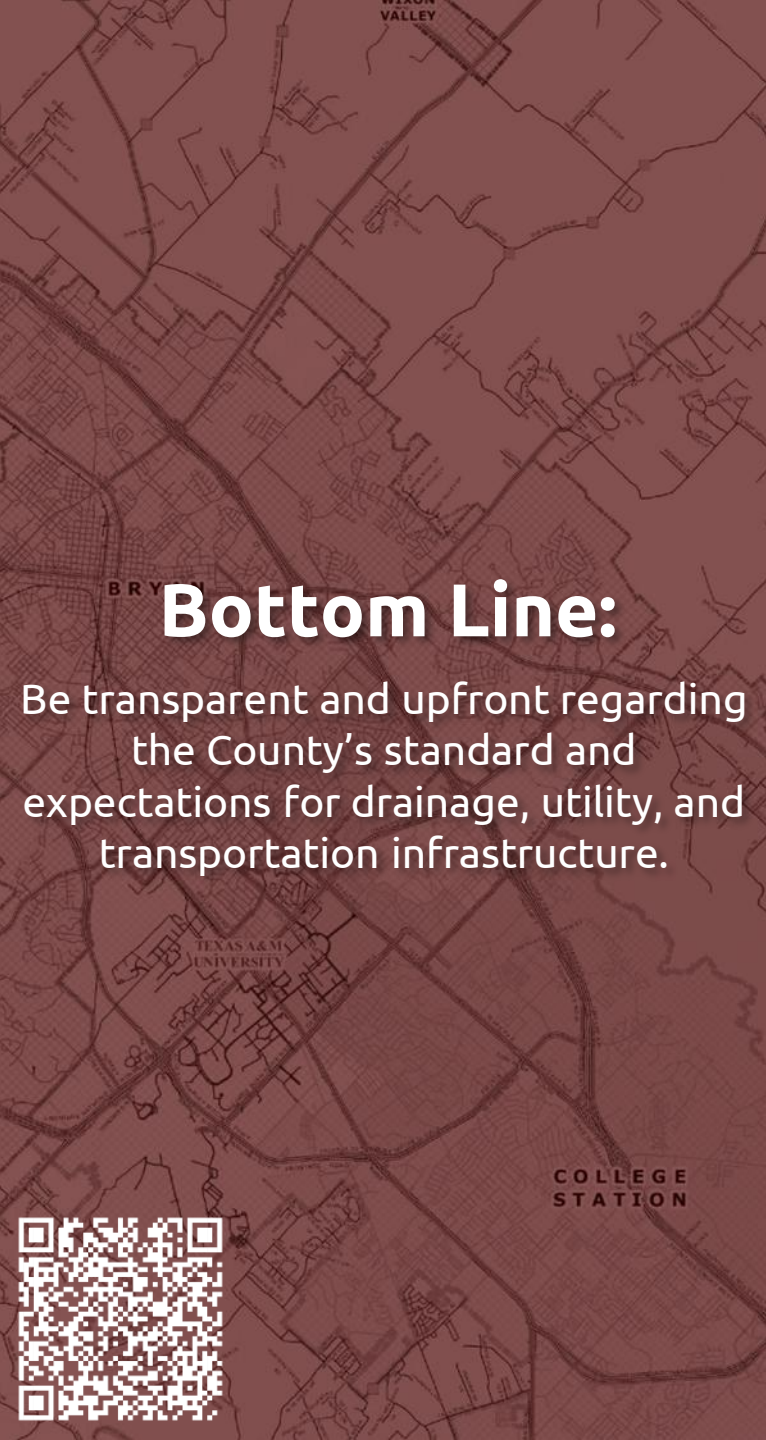


Bottom Line:

There are risks to unplanned transportation systems, including substandard roads and long-term taxpayer burdens.

Key Takeaway: Transportation and Infrastructure

- General infrastructure concerns:
 - Boundary road improvement is inconsistently enforced
 - Street alignment continuation unclear
 - Secondary access thresholds may be too high (150-lot trigger)
 - Inconsistent County participation in road oversizing
- Recommended actions:
 - Adopt a County Thoroughfare Plan
 - Collaborate with MPO to update the plan to include collectors
 - Update regulations to align with the adopted roadway hierarchy
 - Clarify right-of-way dedication and formal acceptance process



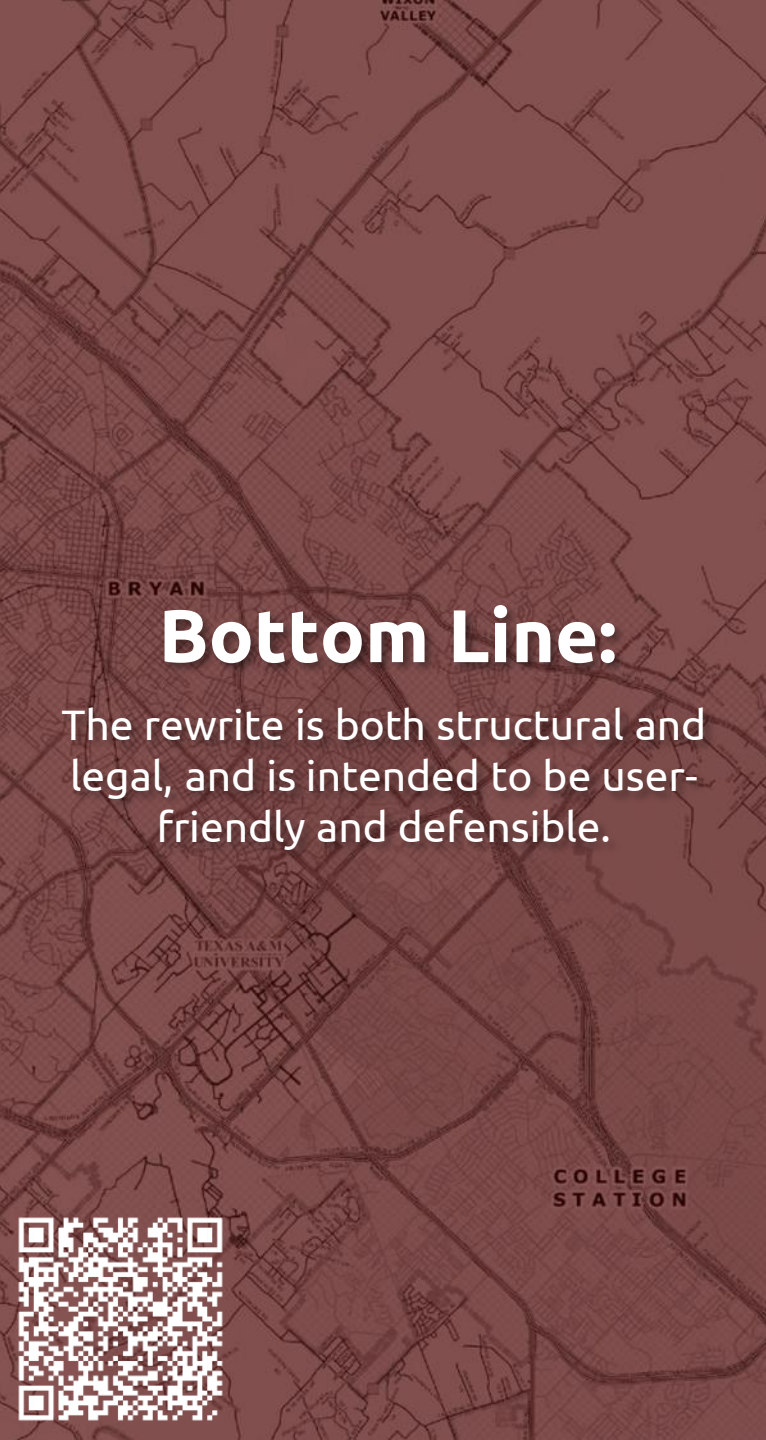
Bottom Line:

Be transparent and upfront regarding the County's standard and expectations for drainage, utility, and transportation infrastructure.

Key Takeaway: Drainage, Utilities, and Applicable Standards

- Drainage and flooding:
 - Inconsistent floodplain and drainage standards (BCEDG vs. BCSUDG)
 - Reports of recently built developments experiencing flooding
 - Unclear detention and maintenance responsibility
- Utilities in rights-of-way:
 - Current prohibition creates relocation delays and conflicts
 - Needs clarified, practical administrative framework
- Private vs. public infrastructure standards and maintenance:
 - Clarify what the County will and will not maintain, and what the applicable construction standard is
 - Consider more private streets for localized roads
 - Consider increased fiscal surety requirements to protect taxpayers





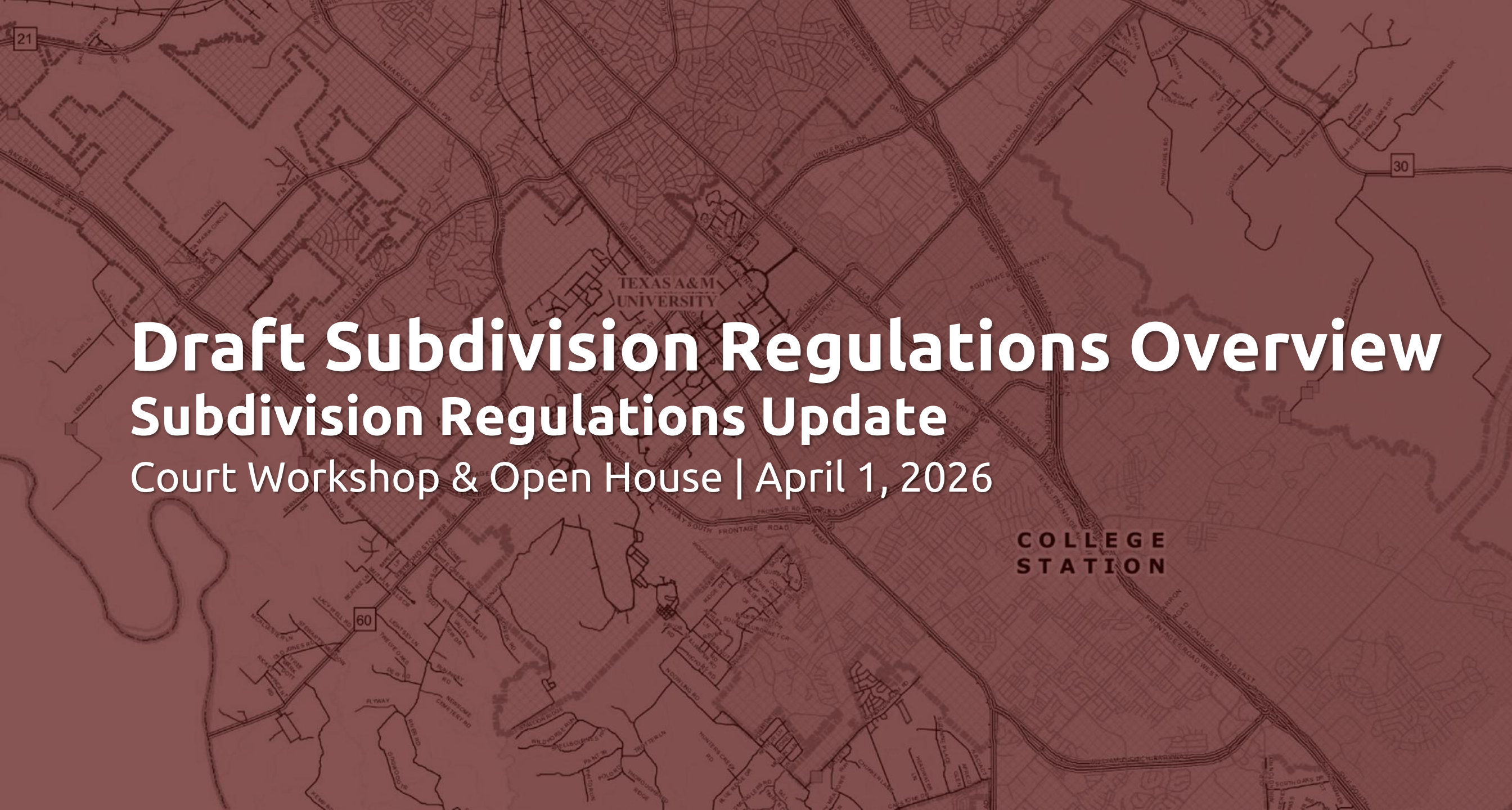
Bottom Line:

The rewrite is both structural and legal, and is intended to be user-friendly and defensible.

Key Takeaway: Process Reform and Implementation

- Major legal updates needed:
 - Establish vesting and permit clarity (Chapter 245)
 - Adopt HB 3167 alternative plat process
 - Align with mandatory approval timelines
- Suggested administrative improvements:
 - Centralized approval authority matrix
 - Consolidated procedures section
 - Flowcharts and graphics for clarity
 - Clear expiration timelines and extension procedures
 - Improved inspection and third-party review authority
- Financial protections:
 - Strengthen fiscal security requirements
 - Clarify cost-sharing and proportionality standards
 - Protect the County from overextending participation obligations





Draft Subdivision Regulations Overview

Subdivision Regulations Update

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Document Structure

- Section 1. General Provisions
- Section 2. Administration and Review Procedures
- Section 3. Platting and Construction Procedures
- Section 4. Subdivision Design Standards
- Section 5. Definitions



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Section Outline

- Sec. 1.01. Title
- Sec. 1.02. Authority
- Sec. 1.03. Purpose and Applicability
- Sec. 1.04. Effective Date
- Sec. 1.05. Special Provision, Enforcement, and Violations
- Sec. 1.06. Conflicting Provisions
- Sec. 1.07. Severability

Section 1. General Provisions

- Legal foundation, enforcement authority, and overall purpose
- What does this section do?
 - Establishes the County's legal authority under Texas law (TLGC Chapters 232, 242, 245, Transportation Code)
 - Defines when a plat is required outside city limits
 - Sets the purpose: orderly growth, public safety, infrastructure quality, and fiscal responsibility



Section Outline

- Sec. 1.01. Title
- Sec. 1.02. Authority
- Sec. 1.03. Purpose and Applicability
- Sec. 1.04. Effective Date
- Sec. 1.05. Special Provision, Enforcement, and Violations
- Sec. 1.06. Conflicting Provisions
- Sec. 1.07. Severability

Section 1. General Provisions

- What does this mean for residents?
 - Reiterates the purpose of the regulations to protect taxpayers from inheriting substandard development
 - Provides enforcement tools for the County
- What does this mean for developers?
 - Clarifies when platting is required
 - Establishes vesting protections under Chapter 245 (permits governed by rules in effect at time of filing)
 - Confirms minimum standards and identifies when more restrictive standards apply
- What does this mean for County leadership/staff?
 - Preserves enforcement authority (civil and criminal remedies)
 - Protects the fiscal stability of the County
 - Clarifies ETJ coordination and conflicts with other agencies



Section Outline

- Sec. 2.01. Decision-Making Authority
- Sec. 2.02. Pre-Application Procedures
- Sec. 2.03. Application Processing
- Sec. 2.04. Application and Inspection Fees
- Sec. 2.05. General Application Review and Action Procedures

Section 2. Administration and Review Procedures

- How applications are processed, timelines, and decision authority
- What does this section do?
 - Establishes clear decision-making authority
 - Creates formal completeness review within 10 business days
 - Requires action on complete applications within 30 business days
 - Allows third-party plan review when needed
 - Establishes expiration timelines for dormant projects



Section Outline

- Sec. 2.01. Decision-Making Authority
- Sec. 2.02. Pre-Application Procedures
- Sec. 2.03. Application Processing
- Sec. 2.04. Application and Inspection Fees
- Sec. 2.05. General Application Review and Action Procedures

Section 2. Administration and Review Procedures

- What does this mean for residents?
 - Transparent timelines and predictable review process
 - Public notice requirements for replats, cancellations, and variances
 - Appeals to the Commissioners Court remain available
- What does this mean for developers?
 - Clear deadlines and predictability: 10-day completeness determination, 30-day decision window
 - Defined appeal rights
- What does this mean for County leadership/staff?
 - Compliance with state-mandated timelines (reduces legal exposure)
 - Ability to use third-party reviewers when staff capacity is limited
 - Expiration provisions (2-year dormancy, 5-year complete application limit)
 - Defined vesting rules under Chapter 245



Section 3. Platting and Construction Procedures

- How subdivisions are approved, built, bonded, and accepted
- What does this section do?
 - Establishes two development paths:
 - Conventional sequence
 - Alternative HB 3167 process
 - Requires fiscal surety before recordation
 - Defines plat/plan types:
 - Preliminary Plan
 - Final Plat
 - Simplified Plat
 - Replat
 - Amending Plat
 - Cancellation Plat
 - Clarifies plat exemptions (agriculture, family transfers, >10-acre tracts, etc.)
 - Requires formal inspection milestones before acceptance

Section Outline

- Sec. 3.01. General Provisions
- Sec. 3.02. Subdivision Approval Procedures
- Sec. 3.03. Subdivision Construction Procedures
- Sec. 3.04. Subdivision Application Types



Section Outline

- Sec. 3.01. General Provisions
- Sec. 3.02. Subdivision Approval Procedures
- Sec. 3.03. Subdivision Construction Procedures
- Sec. 3.04. Subdivision Application Types

Section 3. Platting and Construction Procedures

- What does this mean for residents?
 - Roads must be inspected before County acceptance
 - 2-year maintenance bond protects against premature road failure
 - Required public notice for replats and cancellations
 - Simplified Plat option for small subdivisions
- What does this mean for developers?
 - Clear development sequences and defined steps
 - Defined alternative approval path under HB 3167
 - Defined construction inspection milestones
 - Ability to phase development
 - Defined bond forms (bond, cash, letter of credit)



Section Outline

- Sec. 3.01. General Provisions
- Sec. 3.02. Subdivision Approval Procedures
- Sec. 3.03. Subdivision Construction Procedures
- Sec. 3.04. Subdivision Application Types

Section 3. Platting and Construction Procedures

- What does this mean for County leadership/staff?
 - Minimum access standards and subdivision connectivity
 - Construction bond protects public funds
 - Maintenance bond ensures roads don't fail immediately after acceptance
 - Authority to collect bonds if improvements are not completed
 - Right-of-way dedication standards
 - Developer participation contracts allowed (limited County share)
 - Clear ETJ handling (a potential ILA coordination issue)



Section Outline

- Sec. 4.01. Subdivision Categories and Specific Requirements
- Sec. 4.02. Adequate Public Facilities and Infrastructure
- Sec. 4.03. Privately Owned and Maintained Facilities
- Sec. 4.04. Water and Wastewater Facilities and Infrastructure
- Sec. 4.05. Private Utility Installation Requirements
- Sec. 4.06. Lot Type and Design Standards
- Sec. 4.07. Road Standards and Construction
- Sec. 4.08. Drainage Standards

Section 4. Subdivision Design Standards

- Infrastructure standards: roads, drainage, utilities, lot design, traffic
- What does this section do?
 - Urban vs. Rural subdivision classifications
 - Urban = any lot under 1 acre
 - Rural = all lots 1 acre or larger
 - Which engineering standards apply
 - Requirements for:
 - Roads and right-of-way dedication
 - Traffic impact studies
 - Drainage and detention
 - Water and wastewater service
 - Utility placement
 - Lot frontage and access
 - “Rough proportionality” standards for developer participation in off-site infrastructure
 - Conditions under which infrastructure may (or may not) be accepted for County maintenance



Section Outline

- Sec. 4.01. Subdivision Categories and Specific Requirements
- Sec. 4.02. Adequate Public Facilities and Infrastructure
- Sec. 4.03. Privately Owned and Maintained Facilities
- Sec. 4.04. Water and Wastewater Facilities and Infrastructure
- Sec. 4.05. Private Utility Installation Requirements
- Sec. 4.06. Lot Type and Design Standards
- Sec. 4.07. Road Standards and Construction
- Sec. 4.08. Drainage Standards

Section 4. Subdivision Design Standards

- For residents:
 - Public safety and emergency access
 - Secondary access required for larger subdivisions
 - Dead-end roads and culs-de-sac are limited
 - Minimum road design standards ensure emergency vehicle access
 - Traffic and congestion
 - Developments generating significant traffic must complete Traffic Impact Analyses
 - Mitigation is required when a development materially worsens traffic
 - Flooding and drainage
 - Detention must be designed for 2-, 10-, and 100-year storms
 - Developers are responsible for maintaining detention ponds
 - Infrastructure quality
 - Roads must meet defined engineering standards
 - Private subdivisions must clearly disclose maintenance responsibility



Section Outline

- Sec. 4.01. Subdivision Categories and Specific Requirements
- Sec. 4.02. Adequate Public Facilities and Infrastructure
- Sec. 4.03. Privately Owned and Maintained Facilities
- Sec. 4.04. Water and Wastewater Facilities and Infrastructure
- Sec. 4.05. Private Utility Installation Requirements
- Sec. 4.06. Lot Type and Design Standards
- Sec. 4.07. Road Standards and Construction
- Sec. 4.08. Drainage Standards

Section 4. Subdivision Design Standards

- For developers:
 - Clear classifications (e.g., Urban vs. Rural) for predictability and potential County ownership and maintenance
 - Right-of-way and thoroughfare requirements
 - Required dedication along abutting roads
 - Reservation authority tied to Thoroughfare Plan
 - Clear rules for stub-outs and connectivity
 - Objective methodology
 - Proportionality protections
 - Developer contribution to off-site infrastructure must be “roughly proportionate”
 - Appeal process available if infrastructure cost allocation is disputed



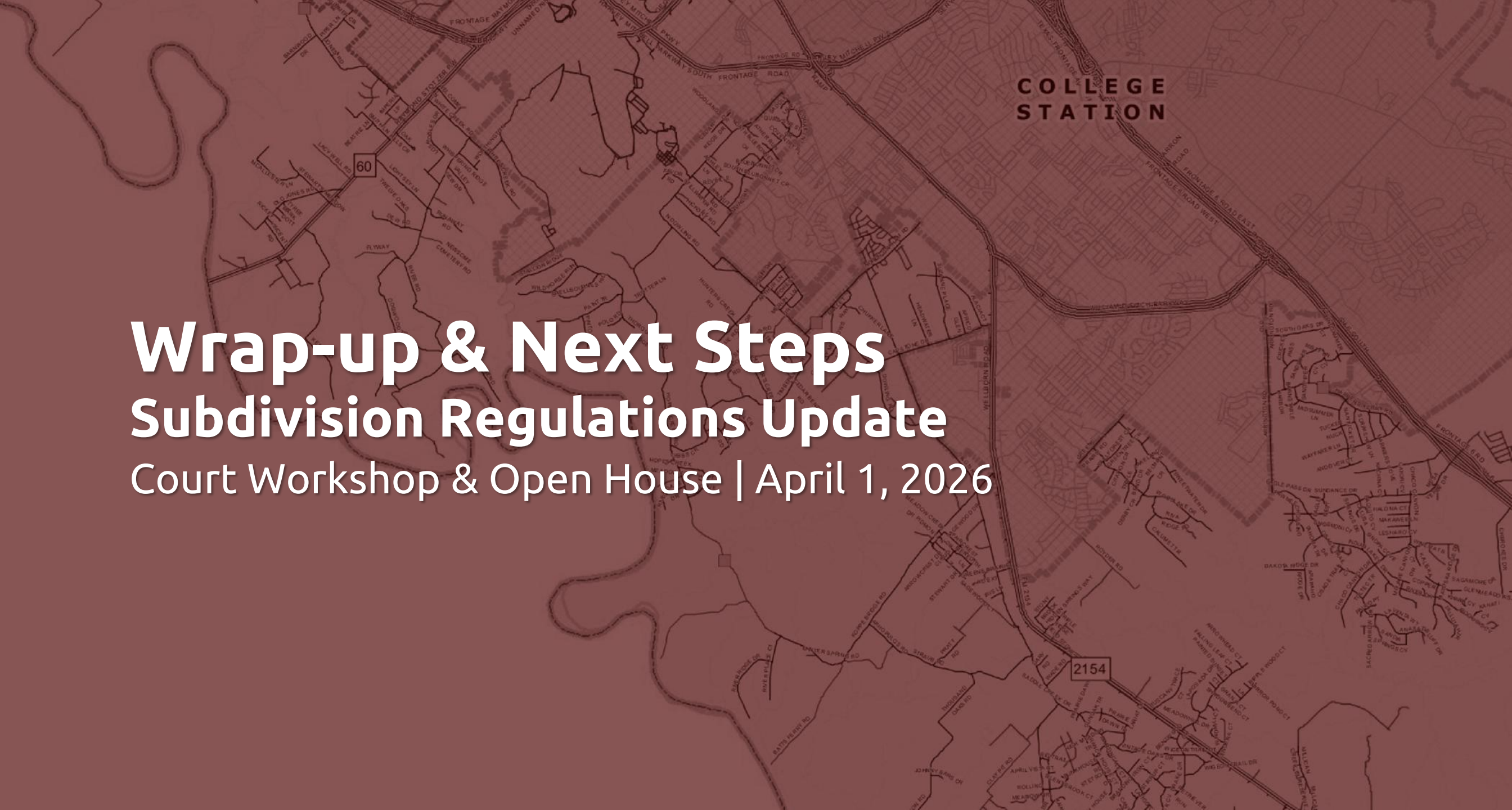
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- Sec. 4.05. Private Utility Installation Requirements
- Sec. 4.06. Lot Type and Design Standards
- Sec. 4.07. Road Standards and Construction
- Sec. 4.08. Drainage Standards

Section 4. Subdivision Design Standards

- For County leadership/staff:
 - Protecting taxpayers
 - Developers must build infrastructure to standard before acceptance
 - Rough proportionality framework limits County exposure
 - Drainage systems generally remain privately maintained
 - Right-of-way reservation authority protects future mobility planning
 - Long-term maintenance control
 - County acceptance of roads is optional, not automatic
 - Private subdivisions must demonstrate financial mechanisms for maintenance
 - Collector and arterial road protections maintain network integrity
 - Growth management
 - Authority to require boundary road improvements proportionally
 - Controls landlocking and ensures future connectivity
 - Legal defensibility through frequent references
 - Infrastructure standards aligned with BCS Unified Design Guidelines where applicable.





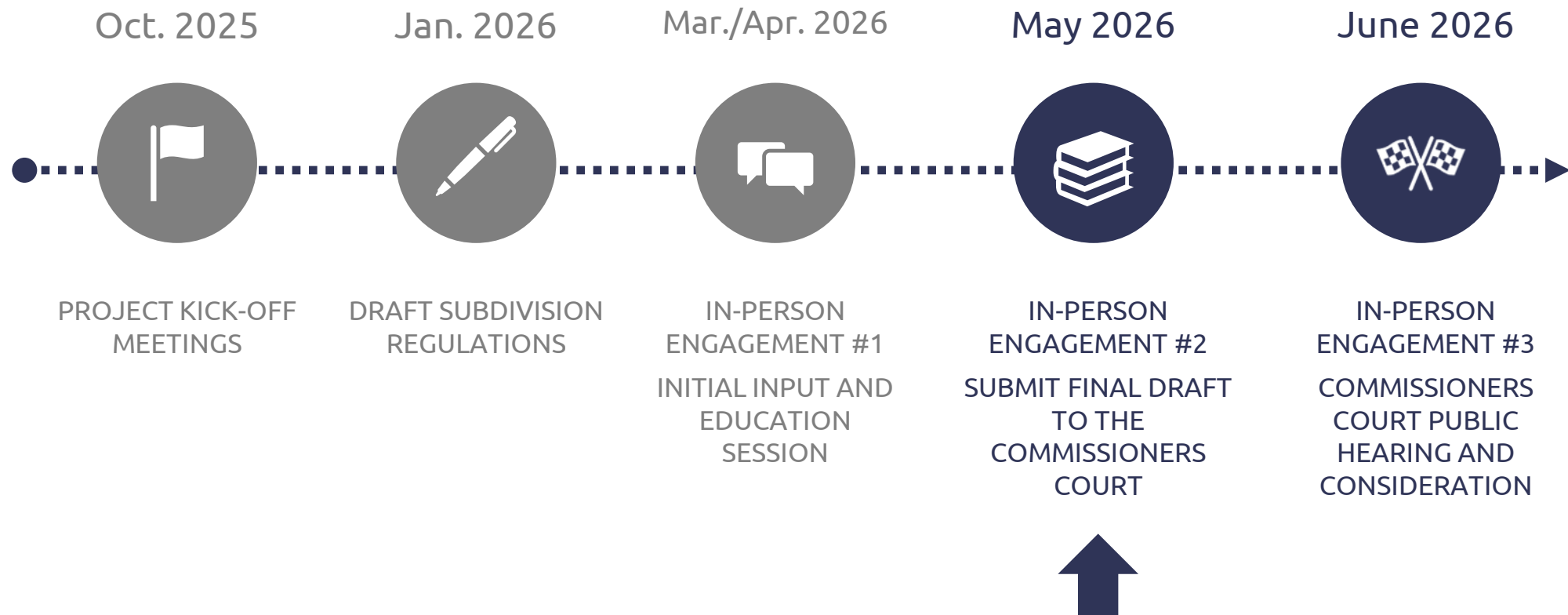
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STATION

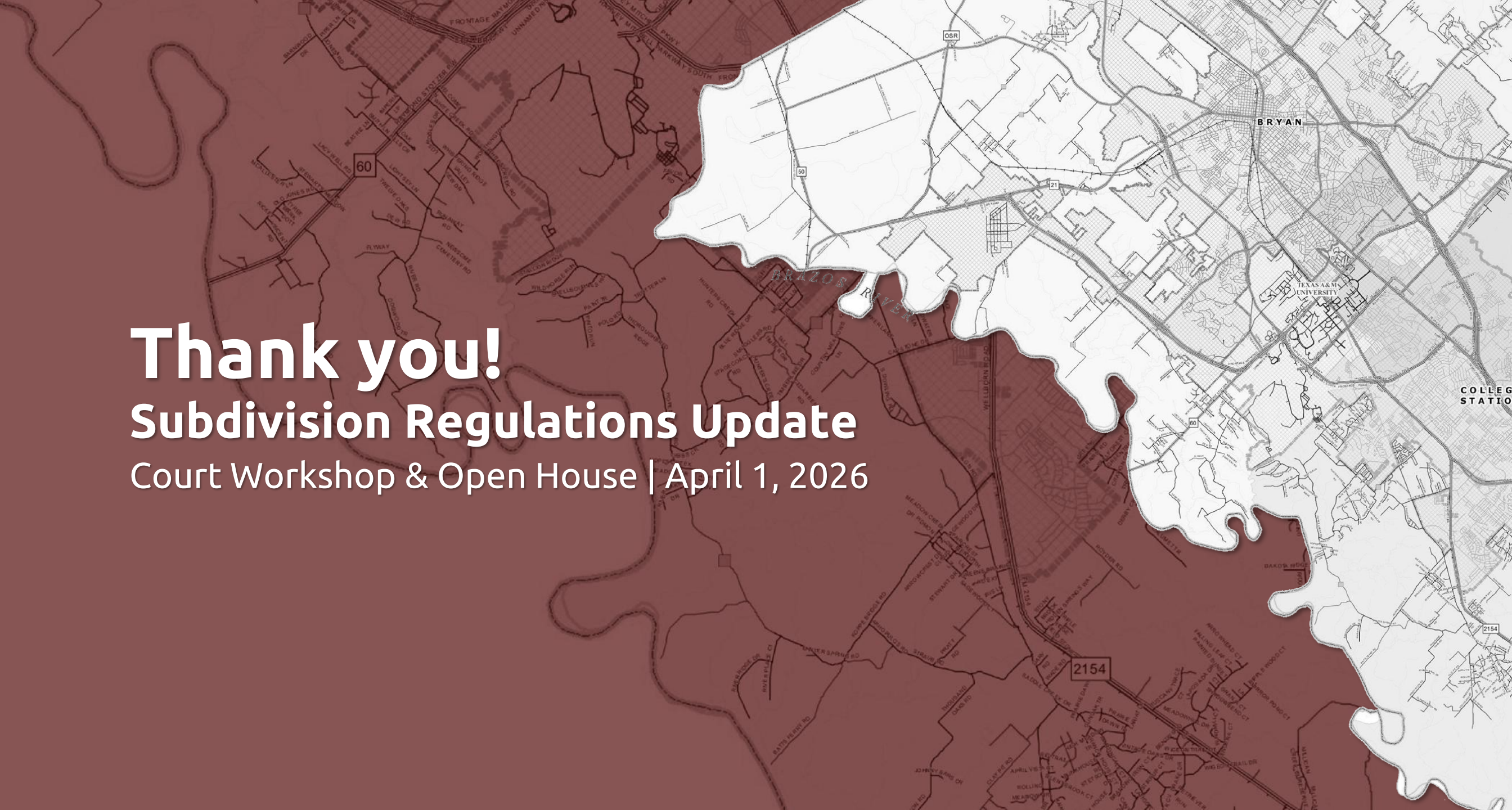
Wrap-up & Next Steps

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Project Timeline





Thank you!

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