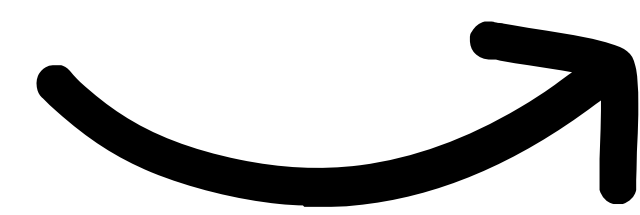


Welcome to the Brazos County Subdivision Regulations Open House!

Wednesday, April 1, 2026
5:00 - 7:00 p.m.

**Scan this QR
code to read
the draft
Subdivision
Regulations**



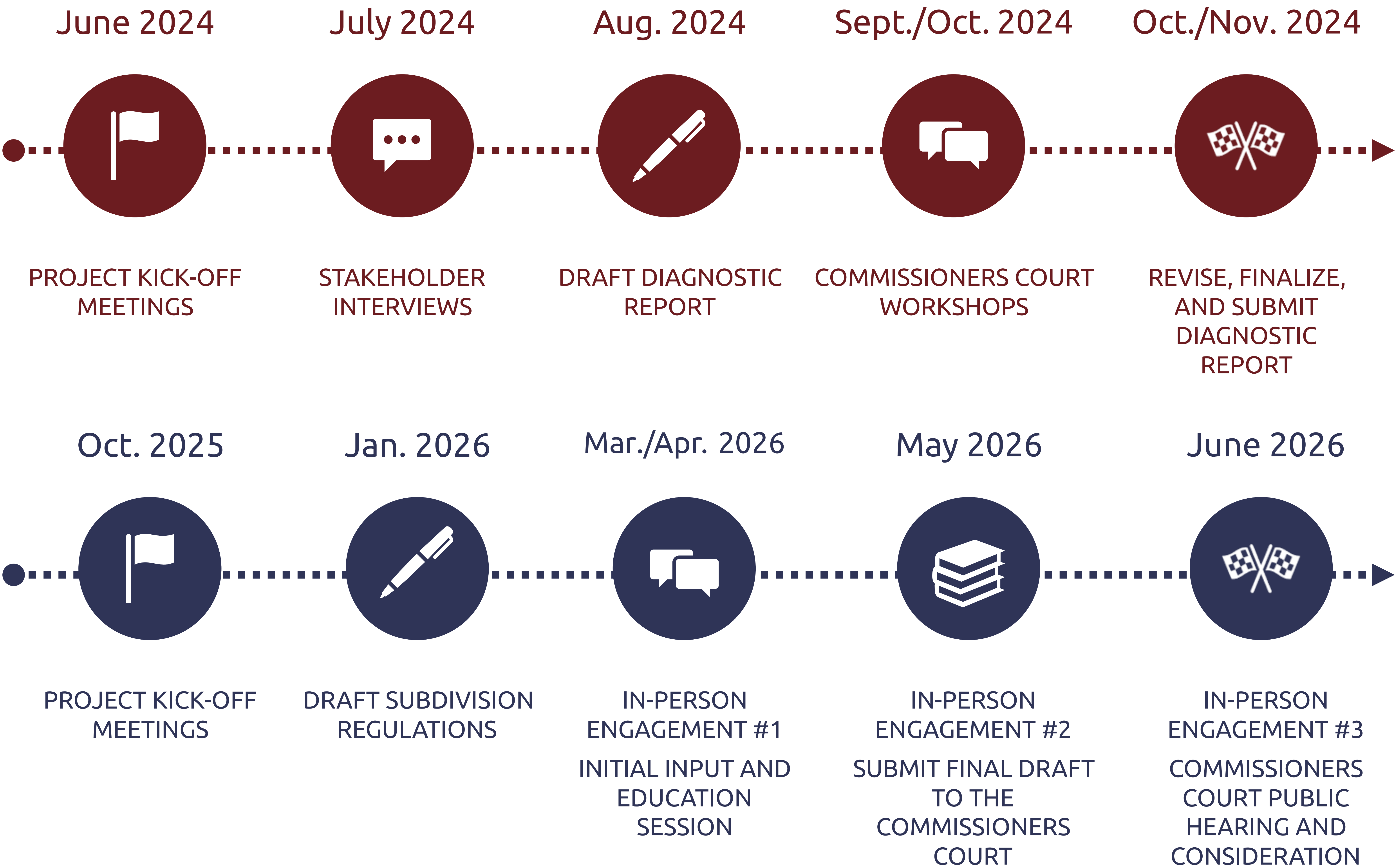
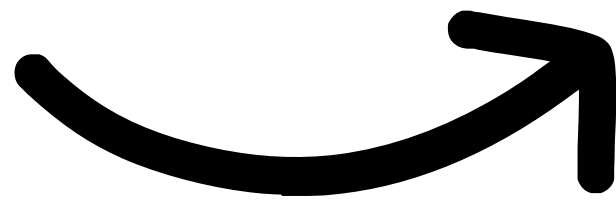
Brazos County is currently updating its
Subdivision Regulations.
Tonight, the project team will share draft content and
help answer questions. The County welcomes your
feedback!

**Please leave any additional
comments here.**



Project Timeline

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the Diagnostic Report!



Section 1: General Provisions

Legal foundation, enforcement authority, and overall purpose

Overall, 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

Please share your thoughts on a sticky note.



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

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Section 2: Administration and Review Procedures

How applications are processed, timelines, and decision authority

Overall, what does this section do?

- Establishes clear decision-making authority
- Creates formal completeness review within 10 business days (per state law)
- Requires action on complete applications within 30 business days (per state law)
- Allows third-party plan review when needed
- Establishes expiration timelines for dormant projects

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 for incomplete applications, conditional approvals, third-party review requirements, and proportionality determinations

What does this mean for County leadership/staff?

- Compliance with state-mandated timelines
- 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

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Section 3: Platting and Construction Procedures

How subdivisions are approved, built, bonded, and accepted

Overall, what does this section do?

- Establishes two paths to development approvals
- Requires fiscal surety before recordation
- Defines plat/plan types
- Clarifies plat exemptions (agriculture, family transfers, >10-acre tracts, etc.)
- Requires formal inspection milestones before acceptance

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)

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)

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a sticky note.



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Section 4: Subdivision Design Standards

Infrastructure standards: Roads, drainage, utilities, lot design, traffic

Overall, what does this section do?

- 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

What does this mean for residents?

- Public safety and emergency access
 - Secondary access required for larger subdivisions
 - Dead-end roads and culs-de-sac are limited
 - Minimum standards ensure emergency vehicle access
- Traffic and congestion
 - Developments generating significant traffic must complete Traffic Impact Analyses
 - Mitigation is required when a development worsens traffic
- Flooding and drainage
 - Detention required to prevent flooding
 - Developers are responsible for maintaining detention ponds
- Infrastructure quality
 - Roads must meet defined engineering standards
 - Private subdivisions must clearly disclose maintenance responsibility

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Section 4: Subdivision Design Standards

Infrastructure standards: Roads, drainage, utilities, lot design, traffic

What does this mean for developers?

- Clear classifications 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

What does this mean for County leadership/staff?

- Protecting taxpayers
 - Developers must build infrastructure 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
- 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.

**Please share your thoughts on
a sticky note.**



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Diagnostic Report Priority Findings

1

Comprehensively update the Subdivision Regulations

2

Revise ILAs with the Cities of College Station and Bryan

3

Adopt a County Thoroughfare Plan or addendum to the MPO Thoroughfare Concept

4

Clearly define the applicability of separate-but-related standards and documents

5

Revise BCEDG as a companion document to the Subdivision Regulations

6

Express and clarify County policy regarding utilities in County right-of-way

7

Include a legal process to establish vesting and fair notice claims

8

Consolidate all language governing processes and procedures

9

Improve and streamline the process to construct and inspect infrastructure

10

Revise how the County distinguishes between rural and urban development types

11

Clarify County drainage requirements and expectations

12

Study and improve the regulation of floodplains and other drainage infrastructure to address adverse impacts caused by new development

13

Consolidate and clarify County participation in infrastructure construction and oversizing

14

Distinguish between County-maintained improvements and HOA-maintained improvements

15

Establish a preferred form of fiscal security for construction

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