



## MINUTES

APRIL 1, 2026

### BRAZOS COUNTY COMMISSIONERS COURT

### WORKSHOP SESSION

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1. Call to Order

A Workshop Session of the Commissioners' Court of Brazos County, Texas was held in the Brazos County Commissioners Courtroom in the Administration Building, 200 South Texas Avenue, in Bryan, Brazos County, Texas, beginning at 3:30 p.m. on Wednesday, April 1, 2026 with the following members of the Court present:

Duane Peters, County Judge, Presiding;  
Bentley Nettles, Commissioner of Precinct 1;  
Chuck Konderla, Commissioner of Precinct 2;  
Fred Brown, Commissioner of Precinct 3;  
Wanda J. Watson, Commissioner of Precinct 4;  
Karen McQueen, County Clerk;

The attached sheets contain the names of the citizens and officials that were in attendance.

2. Presentation and discussion of the draft update to the County's Subdivision Regulations. This workshop will feature a presentation by the consultant team, followed by discussion with members of the Commissioners Court and an opportunity for public comment. An interactive board gallery and an additional opportunity to submit written comments will take place after the presentation.

County Engineer Parthana Banerji explained that the purpose of this workshop is to gain feedback from the Court and the public on the draft update to the Subdivision Regulations.

Ms. Banerji introduced the Project Team from Freese and Nichols, Daniel Harrison, AICP Project Manager, David Jones, AICP Project Planner and Connor Roberts, AICP Project Planner. Mr. Harrison began with the project overview and process for updating the Subdivision Regulations. He shared why the updates were necessary and the

timeline anticipated to complete the project. He noted that the goal of this process is to simplify the regulations as much as possible.

Mr. Roberts then began his portion of the presentation by detailing the changes made to the updated regulations.

Commissioner Watson asked for clarification on the process. Mr. Harrison shared that they are always looking for ways to improve and do it better moving forward.

Commissioner Brown stated he would like to see a side-by-side comparison of the current regulations and the updated regulations. He then engaged in discussion with Mr. Harrison on the impact of Senate Bill 2038 as it pertains to the regulations.

Commissioner Nettles and Commissioner Konderla also expressed interest in seeing a side-by-side comparison of the current and updated subdivision regulations documents. They then questioned the level of stakeholder engagement in creating the new regulations. Both shared that it is pertinent to involve the builders and developers in this process. Mr. Harrison engaged in additional discussion with the Court.

Judge Peters then called for public comment.

James Smith, a resident of Precinct 1, addressed the Court in opposition to the subdivision regulations. He spoke specifically about a property issue that he has experienced.

County Engineer Prarthana Banerji provided clarification.

General Counsel Ed Bull stated that Mr. Smith's property issue is out of the scope of the posted agenda for the Workshop and should be handled at a different time.

Bill Lero, resident of Precinct 2, addressed the Court concerning the Subdivision Regulations.

Spencer Buchanan, resident of Precinct 2, addressed the Court concerning the Subdivision Regulations.

Carey Smith, resident of Precinct 2, declined the opportunity to address the Court concerning the Subdivision Regulations.

Kyle Kacal, resident of Precinct 3, addressed the Court concerning the Subdivision Regulations.

Chris Barnes, resident of Precinct 2, addressed the Court concerning the Subdivision Regulations.

Judge Peters announced that the Project Team from Freese and Nichols will be available to address any questions or concerns following the workshop. They are looking to receive input from builders, developers and the public.

### 3. Adjourn

The Workshop was adjourned at 4:44 p.m.

FILED FOR RECORD

DATE 3-17-2026

AT 4:31 O'CLOCK P. M

KAREN MCQUEEN

BRAZOS COUNTY CLERK

By [Signature]



**BRAZOS COUNTY  
BRYAN, TEXAS**

**NOTICE OF MEETING AND AGENDA**

**WORKSHOP SESSION**

**BRAZOS COUNTY COMMISSIONERS COURT**

BRAZOS COUNTY COMMISSIONERS WILL MEET IN A WORKSHOP SESSION AS FOLLOWS:

MEETING DATE: April 1, 2026  
MEETING TIME: 3:30 PM  
MEETING PLACE: Commissioners Courtroom of the Brazos County Administration Building, 200 S. Texas Avenue, Suite 106, Bryan, TX 77803

- 
1. Call to Order
  2. Presentation and discussion of the draft update to the County's Subdivision Regulations. This workshop will feature a presentation by the consultant team, followed by discussion with members of the Commissioners Court and an opportunity for public comment. An interactive board gallery and an additional opportunity to submit written comments will take place after the presentation.
  3. Adjourn

The Commissioners Courtroom of the Brazos County Administration Building, 200 S. Texas Avenue, Suite 106, Bryan, TX 77803 is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive services must be made two working days before the meeting. To make arrangements, please call (979) 361-4102.



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12770 Merit Drive, Suite 900 + Dallas, TX 75251 + 214-217-2200 + FAX 817-735-7491

www.freese.com

**Client:** Brazos County, Texas  
**Project:** BZO25694, Subdivision Regulations Update  
**Topic:** Subdivision Regulations Update Workshop

**Date:** 4/1/2026

Brazos County will host a public workshop on Wednesday, April 1, 2026, from 3:30 p.m. to 7:00 p.m. in the Brazos County Commissioners Courtroom (200 S. Texas Avenue, Bryan) to discuss the draft update to the County's Subdivision Regulations. The workshop will include a presentation by the consultant team, a discussion with Commissioners Court members, and an opportunity for public comment. An interactive board gallery and written comment opportunity will follow the workshop presentation.

- |  |                               |
|--|-------------------------------|
| <b>01. FNI Presentation (In-Person/Streamed)</b>   | <b>3:30 – 4:00 p.m. (30)</b>  |
| <ul style="list-style-type: none"><li>• Overall Project Schedule/Phasing</li><li>• Diagnostic Report Overview</li><li>• High-Level Draft Review</li><li>• Next Steps</li></ul>   |                               |
| <b>02. Commissioners Court Q/A</b>   | <b>4:00 – 5:00 p.m. (60)</b>  |
| <ul style="list-style-type: none"><li>• Public Comment</li><li>• In-Person/Virtual Court Discussion</li></ul>  |                               |
| <b>03. Interactive Board Gallery &amp; Personal Discussions</b>  | <b>5:00 – 7:00 p.m. (120)</b> |
| <ul style="list-style-type: none"><li>• Come-and-Go Format, Project Team Available</li><li>• Boards with More Detailed Overview of Draft Content</li><li>• Direct Links to Draft Content</li><li>• Written Comment Opportunity</li></ul> |                               |

# BRAZOS COUNTY COMMISSIONER'S COURT

1 DAY OF April, 20 26  
3:30 AM/PM, Workshop

Name

(PLEASE PRINT)

Organization

(PLEASE PRINT)

Sharyl Lowe

Comm Court

Aubrey Leggett

Comm Court

Prarthana Banerji

R 13

Ken Smith

County Judge

Charles Kuebler

IT

Joe Southern

in Faith

Nina Payne

Budget

Steve Anderson

developer

Sophia Ridley

KBTX

James Smith

Helin Wise

Ed Bull

County Judges Office

Peter Michalens

Citizen

KYLE GREENWOOD

CITIZEN

BRAZOS COUNTY  
COMMISSIONER'S COURT

1 DAY OF April, 2026  
3:30 AM/PM, Workshop

Name

(PLEASE PRINT)

Organization

(PLEASE PRINT)

Jordan Januse

Chris Barnes

Joe Schulte

Cullen Turney

MIPE STREET

Kevin Stuar

Liz Grindstaff

Chuck Gilman

Mason Kwiatkowski

BILL HADLEY

Steve Pithon

Charles Arden

Jimmy Leflore

Bob Lambr-

Karen McQueen

\_\_\_\_\_

Schultz Engineering

\_\_\_\_\_

\_\_\_\_\_

BCSO

FNI

FNI

GS

R&B

NewPhase Home builder

CWA Development

Brazos County

Brazos Count - Facilities Services

Co CLK

# BRAZOS COUNTY COMMISSIONER'S COURT

1<sup>st</sup> DAY OF April, 2026  
3:30 ~~AM~~/PM, Workshop

Name (PLEASE PRINT)	Organization (PLEASE PRINT)
Bill Lero	Lero & Assoc. Inc.
Spencer Buchanan	TEXCON
Ben Wall	Texcon
Cary Smith	Texcon
Preston Sacks	Kimley-Horn
Katie Conner	County Judge - Asst
Tom Allen Tr	
Andrew Wipke	Co. Judge
JOE SALVATO	ROB
Barbara Smith	Co Judge
Jonathan Paulak	Prosperity Park
TREVOR LANSDOWN	PROJECT MANAGEMENT
MARCI TURNER	COUNTY AUDITOR
Charles Coats	BCSHFT
Allan Boegner	ALBO

# BRAZOS COUNTY COMMISSIONER'S COURT

1<sup>st</sup> DAY OF April, 2026  
3:30 ~~AM~~/PM, Workshop

Name

(PLEASE PRINT)

Ramiro Martinez

Kim. CHARLES WENST

KATLYN BATTLES

Julhe Perna

Stetson Zollinger

Paul Turner

TREY MAHECETE

Kemberly Miller

Jodi Warner

Joe Matijka

Allison Kay

Carol Cottle

Laura Hards

Randell Hirsch

John Book

Organization

(PLEASE PRINT)

City of College Station

PURCH

V

Omega Roofing

Omega Roofing

Brazos Valley Affordable Housing Corp.

THE PAYNE LAW GROUP

BCS Realtors

Citizen /

Pet 2 Penstock

COB-develop. services

COCS- City Eng.

COB- Dev Serv

LJA Engineering

Citizen



# Brazos County Commissioners Court

## CITIZEN SPEAKERS FOR WORKSHOP

Subdivision Regulations

DATE: 4/1/26 TIME: 3:30pm

Name:	Precinct:	Circle One:
1. James Smith	1	For/ <u>Against</u> / Concerning
2. Bill Leno	2	For/ Against/ Concerning
3. Spencer Buchanan	2	For/ Against/ Concerning
4. <del>XXXXXXXXXX</del>	<del>2</del>	For/ Against/ Concerning
5. Casey Smith	2	For/ Against/ Concerning
6. KYLE KAZAC	3	For/ Against/ Concerning
7.		For/ Against/ Concerning
8.		For/ Against/ Concerning
9.		For/ Against/ Concerning
10.		For/ Against/ Concerning



**BRAZOS COUNTY  
BRYAN, TEXAS**

DEPARTMENT:

NUMBER:

DATE OF COURT MEETING: 4/1/2026

ITEM: Presentation and discussion of the draft update to the County's Subdivision Regulations. This workshop will feature a presentation by the consultant team, followed by discussion with members of the Commissioners Court and an opportunity for public comment. An interactive board gallery and an additional opportunity to submit written comments will take place after the presentation.

TO: Commissioners Court

DATE: 03/16/2026

FISCAL IMPACT: False

BUDGETED: False

DOLLAR AMOUNT: \$0.00

**ATTACHMENTS:**

**File Name**

**Description**

**Type**

[BZO25694\\_Subdivision\\_Regulations\\_Update\\_Workshop\\_Agenda  
\(2026.04.01\).pdf](#)

Brazos Subdivision Regulations Update  
Workshop Agenda

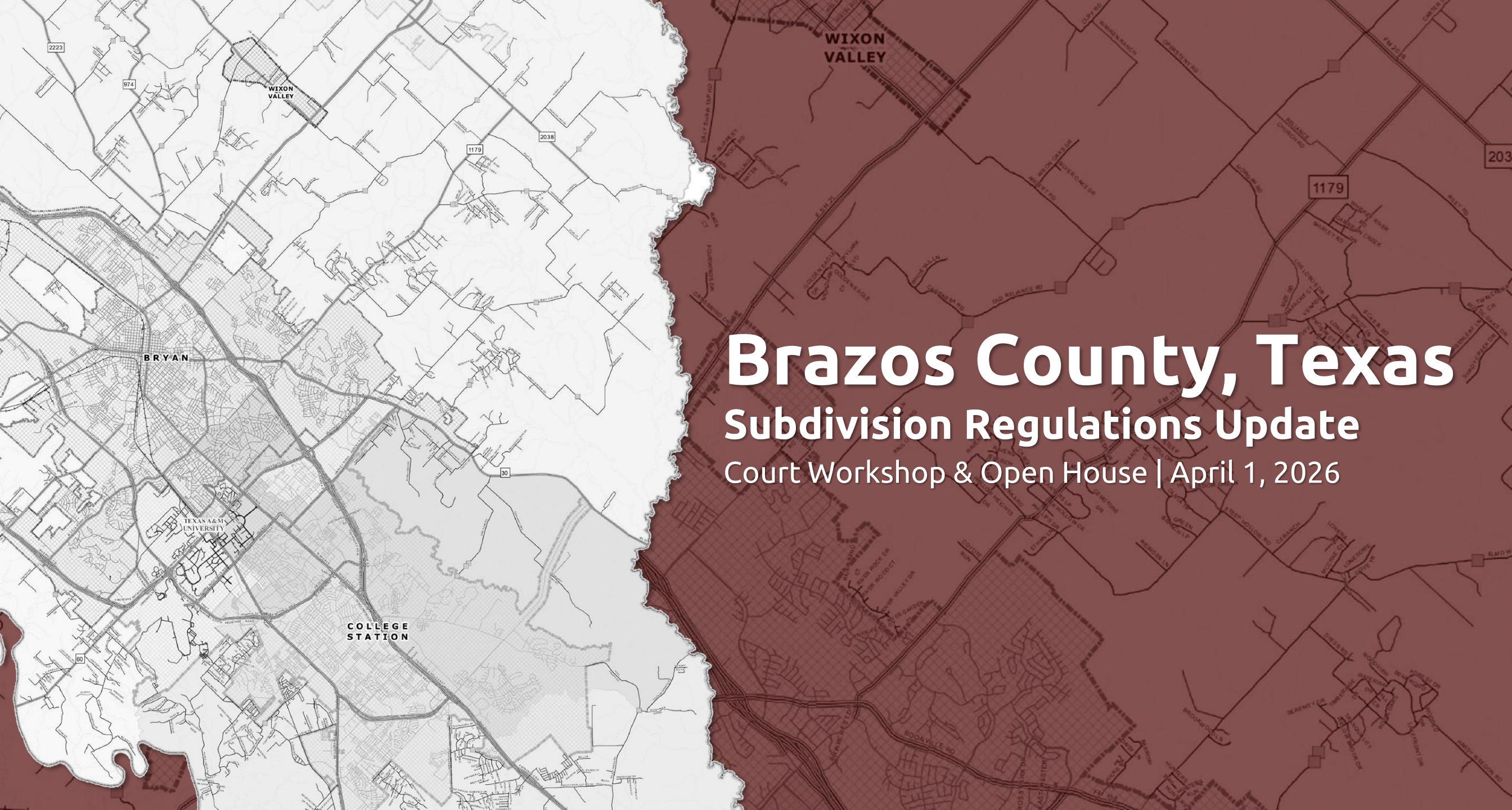
Cover Memo

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# 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

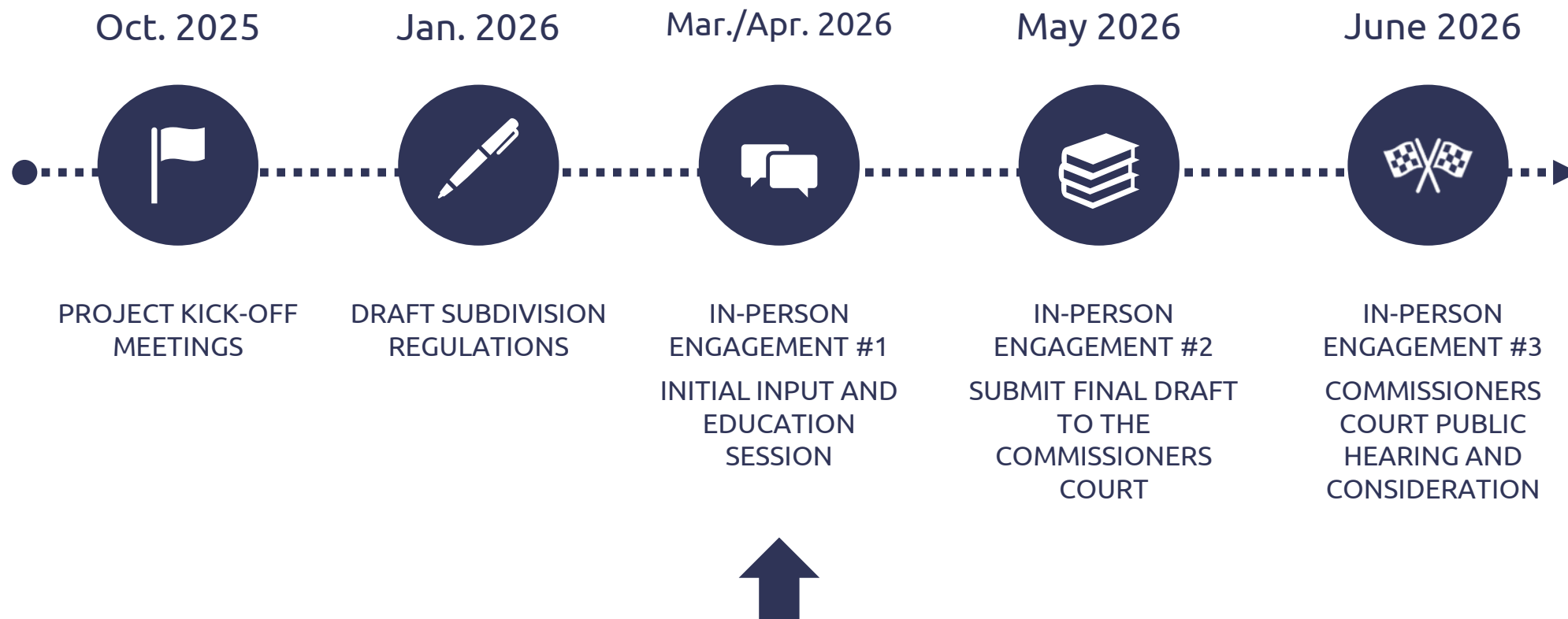
## Subdivision Regulations Update

Court Workshop & Open House | April 1, 2026

# Project Timeline – Diagnostic Report



# Project Timeline – Subdivision Regulations





# Diagnostic Report Overview

## Subdivision Regulations Update

Court Workshop & Open House | April 1, 2026

# Document Structure

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



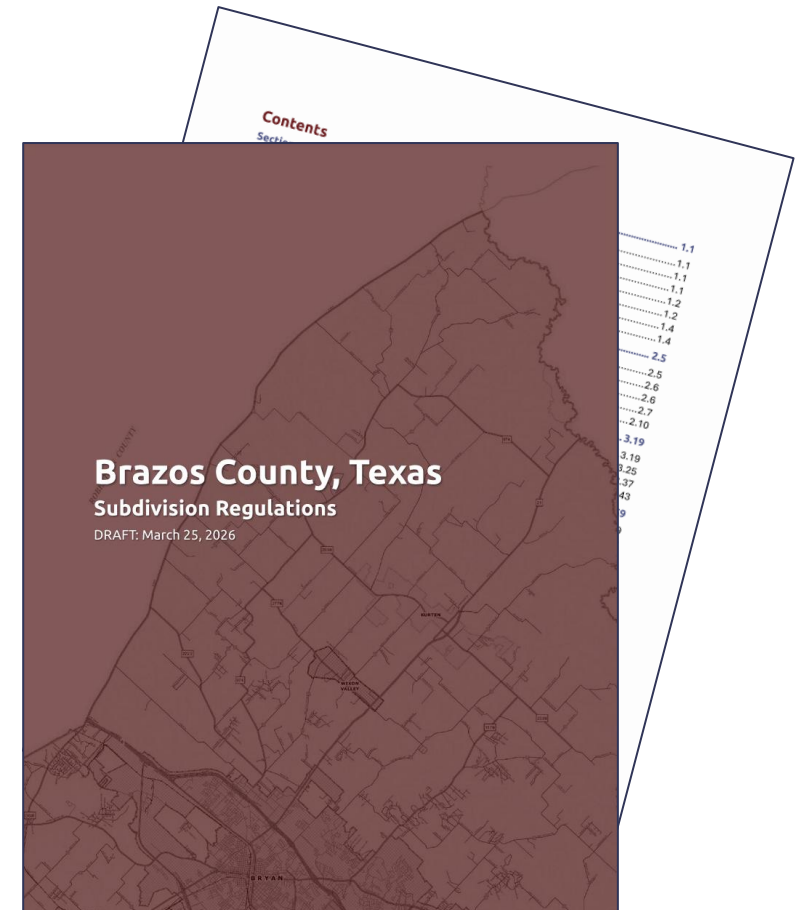
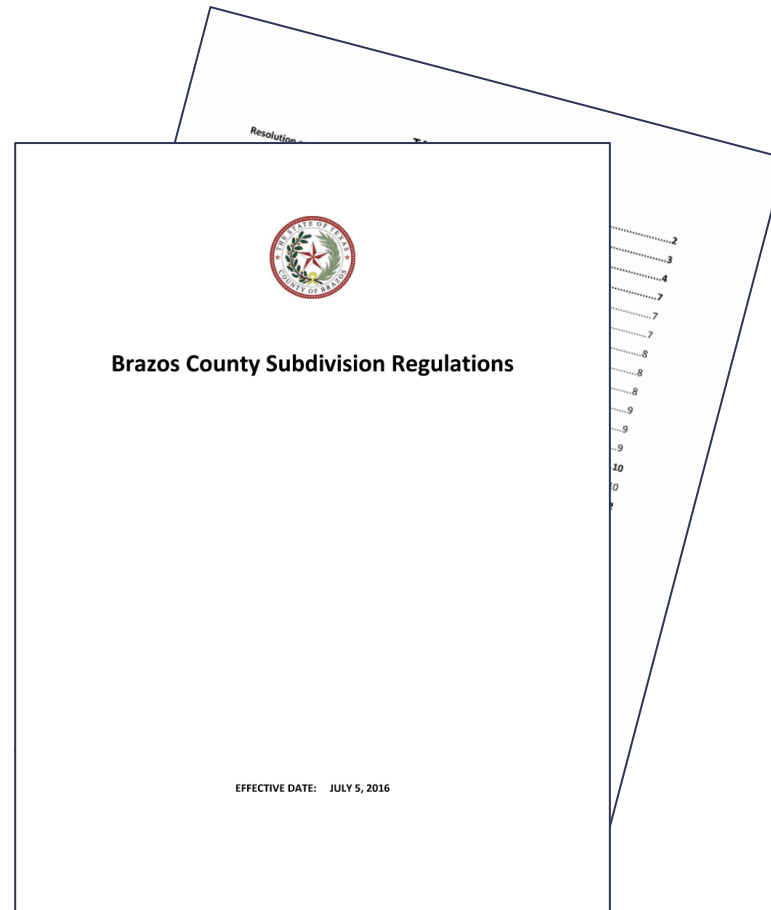
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# Key Takeaway: Why Update?

## 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?

## Bottom Line:

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



COLLEGE  
STATION



# Key Takeaway: Why Update?

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# Key Takeaway: Why Update?

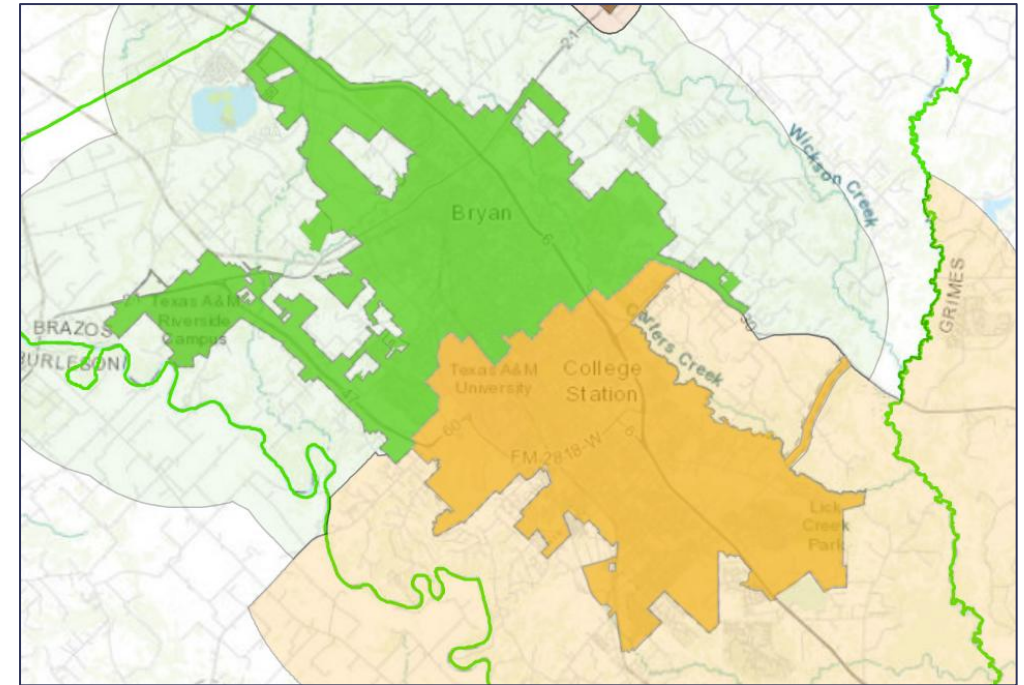
- Regulations are **organizationally inconsistent** and **difficult to administer**
- Multiple overlapping documents **create confusion**:
  - Subdivision Regulations
  - Brazos County Engineering Design Guidelines (BCEDG)
  - Bryan/College Station Unified Design Guidelines (BCSUDG)
  - Interlocal Agreements (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**



# Key Takeaway: Governance and Jurisdictional Conflicts

## Bottom Line:

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



- | BRAZOS COUNTY CITIES |   |
|----------------------|---|
| BRYAN                | Bryan Extraterritorial Jurisdiction           |
| College Station      | College Station Extraterritorial Jurisdiction |
| Navasota             | Navasota Extraterritorial Jurisdiction        |
| Wixom Valley         | Kurten Extraterritorial Jurisdiction          |
|                      | BRAZOS COUNTY BOUNDARY                        |
|                      | Citations                                     |





## 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



2007



## Bottom Line:

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

# Key Takeaway: Transportation and Infrastructure



## Bottom Line:

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# Key Takeaway: Transportation and Infrastructure





## 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



# Key Takeaway: Drainage, Utilities, and Applicable Standards

## Bottom Line:

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



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STATION





## 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



# Key Takeaway: Process Reform and Implementation

## Bottom Line:

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

FIGURE 2: REVIEW PROCESS FOR CONSTRUCTION PLAN APPLICATIONS

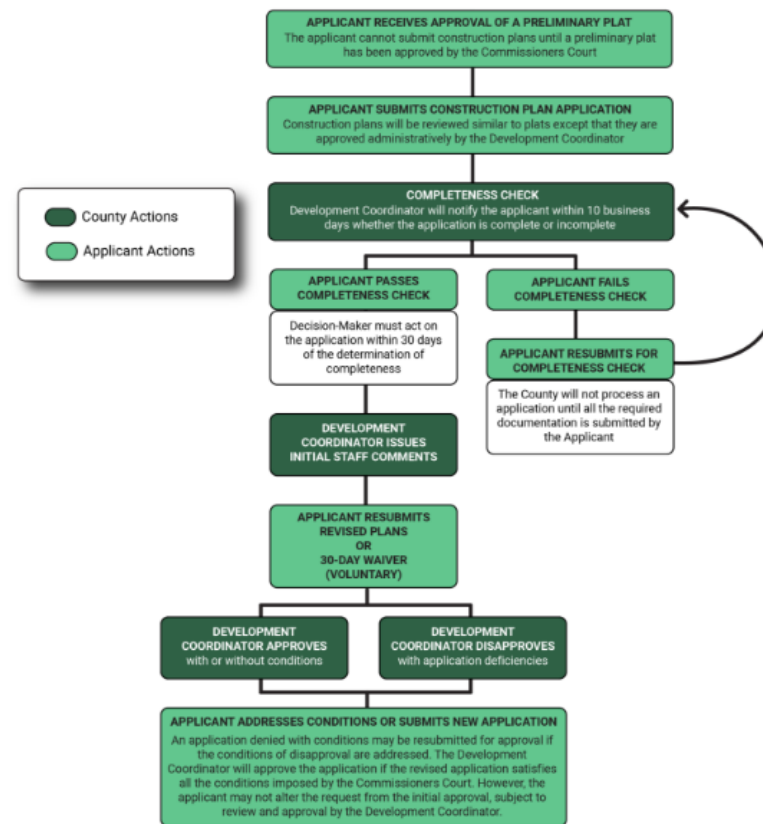


FIGURE 3: CONSTRUCTION AND PLATTING PROCESS

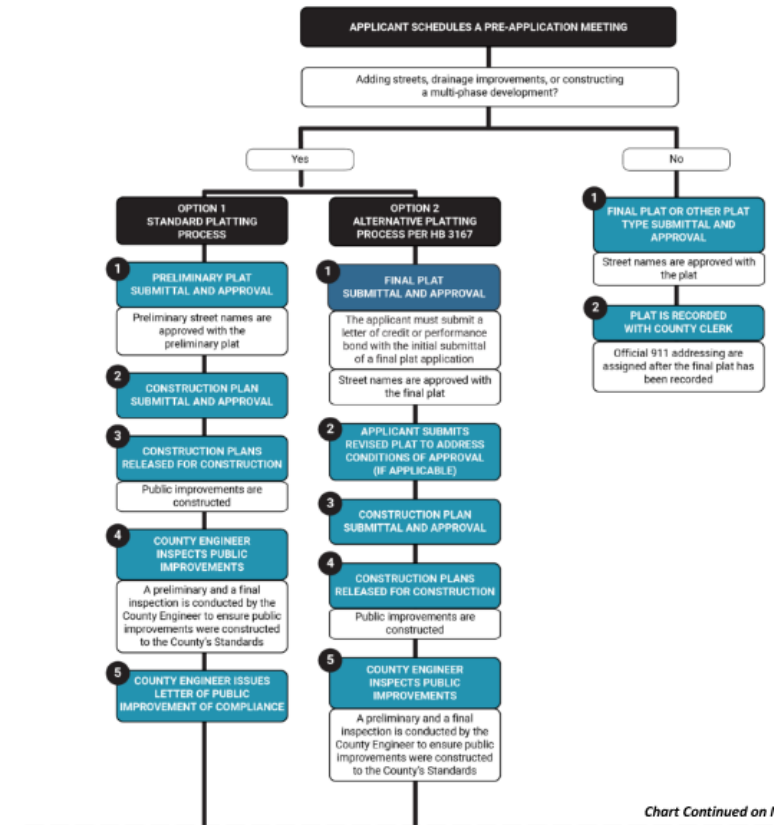


Chart Continued on Next Page





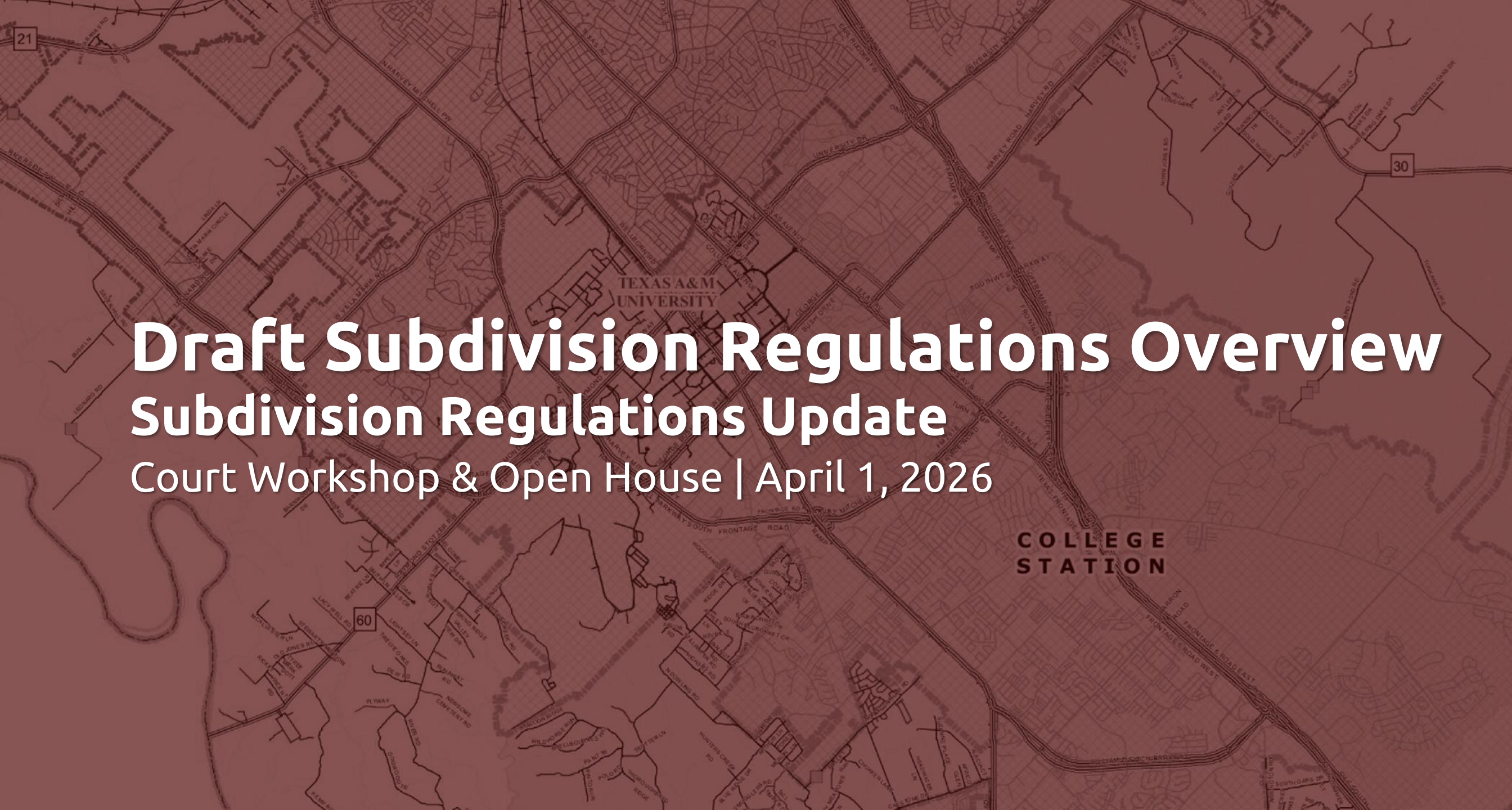
## Bottom Line:

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

Court Workshop & Open House | April 1, 2026

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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 1. General Provisions

## 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

- 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 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 Outline

- Sec. 2.01. Decision-Making Authority
- Sec. 2.02. Pre-Application Procedures
- Sec. 2.03. Application Processing
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# 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 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**

## 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. 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
  - 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
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- 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
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- 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



## Section Outline

- Sec. 4.01. Subdivision Categories and Specific Requirements
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- 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.



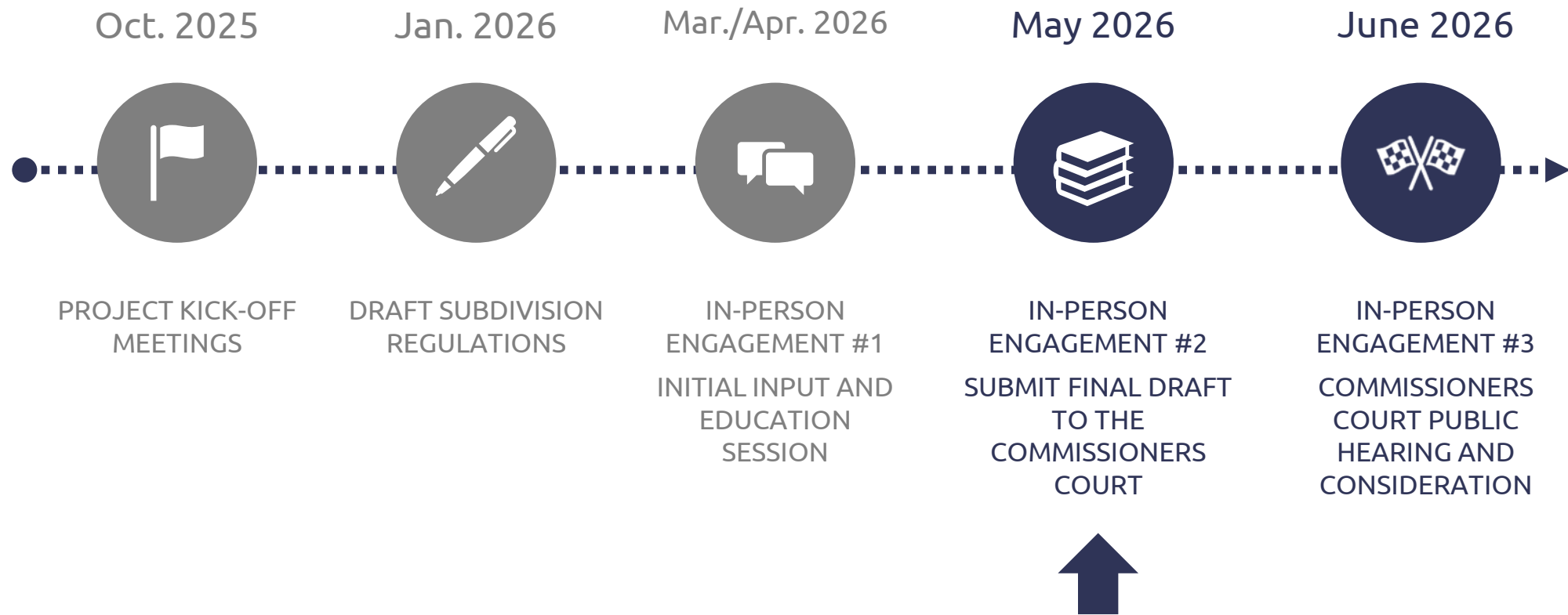
COLLEGE  
STATION

# Wrap-up & Next Steps

## Subdivision Regulations Update

Court Workshop & Open House | April 1, 2026

# Project Timeline



A map of Bryan, Texas, with a white outline highlighting a specific area. The map shows the Brazos River, major roads like Highway 60, Highway 50, and Highway 21, and the Texas A&M University campus. The text is overlaid on the left side of the map.

**Thank you!**  
**Subdivision Regulations Update**  
Court Workshop & Open House | April 1, 2026