

Brazos County Subdivision and Development Regulations

The complete regulation can be found at the Brazos County official website located at: www.brazoscountytexas.gov/DocumentCenter/View/1507

This Regulation being some 40+ pages in length contains the background and requirements from where the Commissioners Court derives the authority to regulate the County in reference to subdivision development. What follows is a brief overview of what the Regulation covers and why it was developed. *Go to the above reference to view the actual Regulation.*

The various sections of the document deal with such matters as the general requirements and exceptions to subdividing of property, plats, procedure and requirements, subdivision requirements, street designs within a subdivision, waste water treatment restriction, road construction standards, bonding requirements for filing of plat prior to construction, requirement for filing plat if no security given, acceptance of streets and other improvements for final plat filing, maintenance, manufactured home rental communities, variances, enforcement and other provisions. *Yes, some of it is dry but, this is what protects the buyer.*

On October 31, 2000, the Commissioners Court of Brazos County adopted the requirements and policies for the subdivision of certain property and construction of roads and streets in such subdivisions in Brazos County, Texas under the provisions of Chapter 232 of the Local Government Code, Vernon's Texas Codes.

Article I. Preamble and Purpose. These REGS have been adopted by the Brazos County Commissioners Court to provide a framework for the orderly and efficient development of rural and suburban Brazos County.

The Brazos County Health District has been designated by the Texas Commission on Environmental Quality (TCEQ) as the authorized agent for licensing and regulation of onsite sewerage facilities within Brazos County.

The County has the authority and obligation to exercise general control over the roads, highways and bridges of the County.

Under the Federal Emergency Management Act (FEMA) Brazos County has been granted the authority to administer floodplain guidelines within the County.

The Commissioners Court of Brazos County has considered the potential pollution, nuisances and injury to public health that could be caused by the use of private sewerage facilities within the County and has adapted these REGS to abate or prevent the potential pollution, nuisances or injury to public health.

The Commissioners Court of Brazos County has the authority and obligation to protect the public health, safety and welfare of the citizens of Brazos County. *An example of protection for*

the citizen is that if they are considering the purchase of property that is not fronted by a County maintained road, they would likely want to consider offering a lower price for the land than if it was located on a County maintained road. The buyer must be aware that it is more than just being planned for County road maintenance, it should be accepted by the County before purchase, or the appropriate bond posted by the developer as required by the County for acceptance.

This regulation is pretty heady stuff but without it, we'd have a mess in the rural areas. It was because we were headed for a mess, that the REGS were developed using examples from other Texas counties. The REGS were cussed and discussed but ultimately developers saw the light. They came to understand the reason for them, new rural subdivisions became more attractive to buyers and because of these "upgrades" the developer could ask for and receive higher prices for lots. The buyers and sellers alike fared better because of the REGS.

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