

Proposed Section	Proposed Subsection	Pg. #	Existing Article	Existing Section	Pg. #	Key Chages/Updates	Purpose/Benefit of Key Change
Section 1. General Provisions	1.01. Title	1.1			N/A		
	1.02. Authority	1.1	Article 1. General Provisions	Section 1.A. Authority	7	Explicitly ties applicability to TLGC 232.001 triggers and clarifies what constitutes a "division of a tract"	Stronger legal clarity; reduces ambiguity for when platting is required.
	1.03. Purpose and Applicability	1.1	Article 1. General Provisions	Section 1.B. Purpose Section 1.H. Compliance Required	9		
	1.04. Effective Date	1.2	Article 1. General Provisions	Section 1.G. Effective Date			
	1.05. Special Provisions, Enforcement, and Violations	1.2	Article 1. General Provisions	Section 1.C. Interpretation	8	Adds:	Increases enforcement mechanisms for the County and reduces risk exposure
			Article 1. General Provisions	Section 1.F. Health Issues	9	• Civil and criminal enforcement pathways	
			Article 14. Penalties	Section 14.A. Penalties	75	• Explicit liability for third parties (engineers, lenders, etc.) • Linkage to inability to obtain permits for noncompliant tracts	
1.06. Conflicting Provisions	1.4	Article 1. General Provisions	Section 1.D. Coordination With Other Jurisdictions	8			
1.07. Severability	1.4	Article 1. General Provisions	Section 1.E. Invalidity				
Section 2. Administration and Review Procedures	2.01. Decision-Making Authority	2.5	Article 4. General Platting Procedures	Section 4.A. Plat Application Procedures and Requirements	24	Creates: • Formal delegation authority • Defined appeal rights • Table assigning decisions by application type	Clarifies authority; reduces ambiguity and improves administrative efficiency
	2.02. Pre-Application Procedures	2.6	Article 4. General Platting Procedures	Section 4.B. Procedure Summary	26		
	2.03. Application Processing	2.6	Article 4. General Platting Procedures	Section 4.A. Plat Application Procedures and Requirements	24	Adds: • Formal authorization requirements (owner vs. agent) • Requirement for proof of authority for entities • Explicit standards for application accuracy	Higher documentation burden on applicants; clearer accountability
	2.04. Application and Inspection Fees	2.7			N/A	Adds: • Authority to adjust fees dynamically • Third-party review fees • Formal appeal process for fee disputes	County gains flexibility; applicants may face higher/variable costs
	2.05. General Application Review and Action Procedures	2.10	Article 4. General Platting Procedures	Section 4.A. Plat Application Procedures and Requirements	24	Implements State-mandated timelines: • 10-day completeness determination • 30-day action requirement • Automatic approval if the County fails to act	Adopts the major procedural shift enacted by the legislature
Section 4.B. Procedure Summary				26			
Section 4.D. Brazos County Contacts				29			
Section 3. Platting and Construction Procedures	3.01. General Provisions	3.19	Article 3. General Subdivision Requirements and Expectations	Section 3.A. Subdivision of Property	22	Requires: • Affidavit for exemption claims • County review/approval of exemption • Loss-of-exemption enforcement	The exemptions process is now regulated and documented, and not self-determined by the applicant
				Section 3.B. Exceptions to Plat Requirement			
				Section 3.C. Requirements for Exempted Property			
				Section 3.D. Loss of Exception			
				Section 3.E. Political Subdivisions			
	3.02. Subdivision Approval Procedures	3.25	Article 4. General Platting Procedures Article 10. Financial Responsibilities of Guarantees	Section 4.B. Procedure Summary	26	(Process) Introduces: • Multiple development sequences • Optional alternative (HB 3167 pathway) • County control over sequence selection (Sureties) Changes to: • Construction bond = 100% cost • Maintenance bond = ≥25% cost • Adds letters of credit, expanded enforcement	More flexibility for the applicant; additional County oversight over the process path Increased financial surety required from applicant
				Section 4.C. Subdivision Development Procedure Charts	59		
				Section 10.A. Fiscal Surety for Subdivision Improvements	60		
				Section 10.B. Construction Bonds	61		
				Section 10.C. Maintenance Surety	62		
				Section 10.D. Forms of Surety	63		
				Section 10.E. Collection of Surety	64		
				Section 10.F. Release of Surety	66		
3.03. Subdivision Construction Procedures	3.37	Article 11. Construction and Maintenance Article 12. Final Construction Approval and Maintenance Acceptance of Infrastructure	Section 11.A. General	68	Adds: • Formal inspection milestones • Stop-work authority • Additional testing requirements	Greater County control during construction; higher compliance risk for applicant/developer	
			Section 12.A. Final Approval of Construction Section 12.B. Final Maintenance Acceptance of Infrastructure	72			
3.04. Subdivision Application Types	3.43	Article 5. Plat/Plan Types Article 6. Subdivision Categories and Requirements Article 13.A. Variances	Section 5.A. Types of Plat/Plans	31	Integrates: • Application types into review timelines and procedures • Adds Subdivision Proportionality Appeal	New legal pathway for challenging infrastructure cost burdens	
			Section 6.E. Phased Subdivisions	36			
			Section 6.F. Resubdivisions	37			
			Section 6.G. Preliminary Plan Requirements	38			
			Section 6.H. Final Plat Requirements	74			
Section 4. Subdivision Design Standards	4.01. Subdivision Categories and Specific Requirements	4.59	Article 6. Subdivision Categories and Requirements	Section 6.A. Subdivision Categories	35		
				Section 6.B. Subdivision and Resubdivisions Within a City's ETJ			
				Section 6.C. Urban Subdivisions Outside the ETJ of any City			
				Section 6.D. Rural Subdivisions Outside the ETJ of any City		36	
	4.02. Adequate Public Facilities and Infrastructure	4.60			N/A	Explicit requirement that: • Infrastructure costs must be "roughly proportionate" • Must be supported by engineering analysis	Aligns with proportionality doctrine and adds appeal rights
	4.03. Privately Owned and Maintained Facilities	4.61	Article 8. Private Subdivisions	Section 8.A. Private Subdivisions	49	Adds: • Required indemnification language • Long-term maintenance funding mechanisms • County right to deny acceptance of private infrastructure	Stronger standard for private developments; stronger County protections
	4.04. Water and Wastewater Facilities and Infrastructure	4.64	Article 7. Minimum Standards of Design	Section 7.F. Water Services (Domestic and Fire)	46	Requires: • Demonstration of adequate service capacity • Groundwater certification (if applicable)	More rigorous proof required before approval
				Section 7.G. Sanitary Sewer Service	47		
	4.05. Private Utility Installation Requirements	4.66	Article 7. Minimum Standards of Design	Section 7.A. Urban Subdivisions Within or Outside the ETJ of any City Section 7.B. Rural Subdivisions Within or Outside the ETJ of any City	39 40		
	4.06. Lot Type and Design Standards	4.68	Article 7. Minimum Standards of Design	Section 7.A. Urban Subdivisions Within or Outside the ETJ of any City Section 7.B. Rural Subdivisions Within or Outside the ETJ of any City	39 40		
Section 7.C. Streets				41	Maintains thresholds but adds: • Hazard avoidance requirements • More explicit connectivity and stub-out rules Integrates TIA directly into: • Approval criteria • Infrastructure proportionality decisions	More stringent design review and justification required TIA becomes integral to approval, not just a supporting study	
4.07. Road Standards and Construction	4.70	Article 7. Minimum Standards of Design	Section 7.D. Traffic Control and Signage Section 7.E. Driveways	45 46			
		Article 9. Traffic Impacts	Section 9.A. Traffic Worksheet Section 9.B. Traffic Impact Analysis	52 54			
4.08. Drainage Standards	4.87	Article 7. Minimum Standards of Design Article 11. Construction and Maintenance	Section 7.H. Drainage and Flood Control Section 11.C. Storm Water Discharge Permit	47 71			
Section 5. Definitions	5.01. Terms Beginning With "A" Through "E"	5.91	Article 2. Definitions of Terms	Article 2.A. Definitions	10		
	5.02. Terms Beginning With "F" Through "J"						
	5.03. Terms Beginning With "K" Through "O"						
	5.04. Terms Beginning With "P" Through "T"						
	5.05. Terms Beginning With "U" Through "Z"						
		N/A	Appendix A. Plat Application		76		
		N/A	Appendix B. Fee Schedule		87		
		N/A	Appendix C. Certificates and Dedications		89		
		N/A	Appendix D. Right-of-Way Access Permits		92		
		N/A	Appendix E. Statutory References		97		
		N/A	Appendix F. Requirements for Privately Maintained Streets		102		
		N/A	Appendix G. Plat Notes		107		

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	Section 1.C. Interpretation			1.05. Special Provisions, Enforcement, and Violations	
	Section 1.D. Coordination With Other Jurisdictions	8		1.06. Conflicting Provisions	1.4
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	Section 1.F. Health Issues			9	1.05. Special Provisions, Enforcement, and Violations
	Section 1.G. Effective Date	1.04. Effective Date			
	Section 1.H. Compliance Required	1.03. Purpose and Applicability			1.1
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