

February 9, 2021
THE COMMISSIONERS' COURT OF BRAZORIA COUNTY
REGULAR SESSION

ORDER NO. 6.P.2

RE: Accept Changes to the Brazoria County Subdivision Regulations

Approve the proposed revisions and additions to the Brazoria County Subdivision Regulations.

Whereas, the attached Exhibit 'A' provides for the proposed necessary changes to the Brazoria County Subdivision Regulations; and

Whereas, these changes will be administratively made to the Brazoria County Subdivision Regulations by the County Engineer with the District Attorney reviewing the final document. However, the changes take effect immediately and shall be applied by the County Engineer to all prospective developments that have not already had an official pre-development meeting scheduled through the Engineering Department.

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties.

Changes to the Brazoria County Subdivision Regulations

- Lot Frontage:
 - Minimum Lot Frontage will be 80' (currently 50' for urban subdivisions and 60' for rural subdivisions) for all subdivisions.
 - A variance may be considered for 25% of the lots to be 70' minimum frontage, however such request should be accompanied with a proposal to provide wider ROW's, greater setbacks, wider streets or additional benefits to the Brazoria County public.
- Concrete Road Thickness
 - Minimum concrete thickness will be 8" for urban subdivisions (currently 6").
- Asphalt Road Base Requirements
 - Minimum base for asphalt roads will be 8" stabilized base (currently 8" flex base).
- Right of Way Widths
 - Minimum ROW width will be 60' for both urban (currently 50') and rural (currently 60') local roads and 80' for both urban (currently 70') and rural (currently 80') collector roads.
- Minimum Pavement Widths for local roads
 - Minimum roadway width and section will be 28' curb and gutter (currently 24').
- Sidewalks
 - Sidewalks will be allowed matching current specifications but will not be required.
- Rural Subdivision Variance
 - Intent: Allow estate size lots to be done using a variance approved by Commissioners Court which include these modified requirements
 - Change rural classification from 1 acre to ½ acre (as long as public water system is available and all lots meet OSSF requirements)
 - Concrete Thickness: 6" concrete on 6" lime treated subgrade
 - Asphalt Thickness: 2.5", 8" stabilized base and 6" lime treated subgrade
 - Allows open ditch instead of curb & gutter
 - Roadway Width: 20' for open ditch
 - Thoroughfares
 - Dedicate ultimate ROW for Thoroughfares (half of the ultimate if thoroughfare is adjacent to the plat).
 - Not required to build or contribute to build thoroughfare.
 - The rural subdivision variance will only be considered depending on the proposed deed restrictions to be placed on the new tracts governing the improvements to be placed on the property.
- If any subdivision within the unincorporated area of Brazoria County (whether in a City ETJ or not) does not meet the requirements in the Brazoria County Subdivision Regulations (including these within this court order), the streets will not be accepted into the Brazoria County Road Maintenance System and therefore will not be County Roads. The County may consider accepting these roads for maintenance if an agreement is approved with a City for future annexation.