



COLLIN COUNTY, TEXAS

2026 Development Regulations Update

Presented to the Commissioners Court

Prepared by the Collin County Engineering Department

Why Update the Regulations?



WHY UPDATE NOW

Collin County is updating three development regulation sets—Subdivision, Floodplain, and Manufactured Home Rental Community—to keep pace with current state law and engineering practice. Most revisions are administrative and do not create new development standards or County Policies.

- Align with current Texas law
- Improve administrative efficiency
- Document existing County practices
- Eliminate duplicate requirements
- Improve consistency between County regulations

Administrative in nature

Most revisions document current County practice and do not create new development standards or County Policy.

Aligned with state law

Reflects current Texas Local Government Code plat and review provisions.

Easier to navigate

Regulations are reorganized and clarified for both applicants and staff.

At a Glance



The 2026 update spans three regulation sets, organized around five common themes.

FIVE THEMES

State Law Alignment

Process
Improvements

Existing Practices
Documented

Clarification

Policy Updates

Subdivision Regulations



MAJOR CHANGES

- Requiring RV parks and Single Family for Rent to plat
- Electronic submittals
- Administrative completeness process (Align with State Law)
- Expands upon the Groundwater Certification documentation required
- Adds requirements to extend water and wastewater *(staff recommendation pending evaluation of stakeholder input)*
- Incorporates language about Future Transportation Corridors
- Establishes a prohibition on lots fronting major thoroughfares (exceptions may be approved by the Director of Engineering or designee)
- Updates roadway setback requirements to apply to any side of a lot that abuts a roadway; reduces the setback for all other public roads from 25 feet to 20 feet
- Prohibits Pump and Haul *(staff recommendation pending evaluation of stakeholder input)*
- Clarifies design variance authority by allowing the Director of Engineering to approve variances to technical manual requirements based on sound engineering judgement
- Reorganizes the appendices

Floodplain Regulations



MAJOR CHANGES

- Updated FEMA and NFIP references
- Added newer development types (RV Parks/Single Family for Rent)
- Adds requirement for a flood study to be provided for developments larger than 5 acres or 50 lots (whichever is less) if there is a natural creek on or adjacent to the property.
- Adds requirement for a Conditional Letter of Map Amendment or CLOMR when base flood elevations are increased and limits base flood elevation increase to 1-foot.
- Reorganizes how Zone A is handled in the floodplain development process, aligning it more closely with Zone AE map-change expectations.
- Revises LOMA or LOMR to be required for all floodplain modifications.
- Allows development within floodway only with a FEMA CLOMR
- Requires that non-residential process to be aligned with existing residential practices
- Removed the amount of time an RV can park in the Special Flood Hazard Area (SFHA) stating that RV park spaces are not allowed in the SFHA (This is due to the fact that RV parks are becoming permanent resident developments)
- Updated floodway and variance procedures

Manufactured Home Rental Community Regulations



MAJOR CHANGES

- Modernized Document
- Clarified what an Infrastructure Development Plan (IDP) is and what is included in the IDP package.
- Electronic submittals
- References the Subdivision Regulations (when applicable) and Technical Manuals
- Specifies that access roads must meet Urban Residential specifications.
- No on Street Parking (unless a Collector is constructed)
- Establishes set backs similar to the Subdivision Regulations *(staff recommendation pending evaluation of stakeholder input)*
- Updates Will-Serve language
- Creates a minimum building spacing of 10 feet to align with Fire Code.
- Requests Traffic Impact Studies (TIA) when applicable and references the new TIA document *(in development phase now)*
- Prohibits Pump and Haul *(staff recommendation pending evaluation of stakeholder input)*
- Requires Right of Way dedication per separate instrument (unless applicant prefer to plat)
- Requires easements for drainage features to be recorded by separate instrument (unless applicant prefer to plat)
- Adds/clarifies language about permitting and Final Certificates of Compliance

Overall Benefits



Benefits to Applicants

- Clearer requirements
- Consistent review process
- Electronic submissions
- Reduced duplication

Benefits to the County

- Better legal consistency
- Easier administration
- Improved coordination between regulations
- More efficient development review



Questions?

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Department of Engineering / Development Services