

Subdivision Regualtions Comment ID	Date Received	Received From	Organization	Regulation Section	Current Statement	Suggested Edit	Recommendation	NOTES
SUB-001	7/14/2026	Tracy Homfeld	CC	Section 1.06, B, 2, g	Please note, pump and haul operations will not be permitted at any point after a Certificate of Compliance is issued.	Please note, pump and haul operations will not be permitted at any point after a dwelling or structure that drains to the facility is occupied.	We will not restrict. We will ask for pump and haul plan.	
SUB-002	7/14/2026	County Attorney	CC	Section 1.02 Definitions	For purposes of these Regulations, the term Subdivision includes the development of a Recreational Vehicle Park, and a Single-Family Rental Development or any similar development in which multiple residential units, spaces, or lease sites are created on a single tract for separate occupancy, regardless of whether individual lots are conveyed in fee simple.	For purposes of these Regulations, the term Subdivision includes the development of a Recreational Vehicle Park, and a Single-Family Rental Development or any similar development in which multiple residential units, spaces, or lease sites are created on a single tract for separate occupancy, regardless of whether individual lots are conveyed in fee simple. This provision does not include or require the platting of Manufactured Home Rental Communities, which are regulated under the Collin County Manufactured Home Rental Community Regulations.	Needed to clarify that MHRC do not need to be platted. We are editing language.	
SUB-003	7/14/2026	County Attorney	CC	Section 1.03, C	A Street Sign Plan must be submitted at the same time as the Plat Package. A Street Sign Plan is not a requirement of Plat Package approval, however, both must be considered and acted upon by Commissioners Court. Concurrent submittal of these documents ensures both are placed on the Commissioners Court agenda for action on the same day. The Street Sign Plan must be signed and sealed by an Engineer and shall include street names, sign locations, and details for all proposed signs. If the street name signs are to be manufactured by someone other than Collin County, details for these signs shall be requested from the Collin County Engineering Department.	It is suggested that a Street Sign Plan be submitted at the same time as the Plat Package. A Street Sign Plan is not a requirement of Plat Package approval, however, both must be considered and acted upon by Commissioners Court. Concurrent submittal of these documents ensures both are placed on the Commissioners Court agenda for action on the same day. The Street Sign Plan must be signed and sealed by an Engineer and shall include street names, sign locations, and details for all proposed signs. If the street name signs are to be manufactured by someone other than Collin County, details for these signs shall be requested from the Collin County Engineering Department.	Clarifies that the street sign package is not a requirement for admin completeness but is suggested to be submitted so that court can act on the plat and the sign plan at the same time to avoid having to go back to court.	
SUB-004	7/14/2026	County Attorney	CC	Section 1.03, E, 7.	This statement is listed under 1.03 - Final Plat Package requirements. "An exhibit depicting all phases of the Development, proposed and future, and how the Roadways, Alleys or Thoroughfares in the Development connect with adjacent land, adjacent recorded Subdivisions, and previously dedicated, Platted, and/or planned Roadways within 500 feet of the Subdivision. Show all surrounding Rights of Way within 500 feet of the proposed Development. Include a table specifying the total number of lots, including those outside the Subdivision, contributing to each Roadway within the Subdivision. The total number of lots includes planned future phases of the subject Subdivision or planned interconnectivity with adjacent Subdivisions.	1. <u>Not required for plat approval and for informational purposes only</u> , an exhibit depicting all phases of the Development, proposed and future, and how the Roadways, Alleys or Thoroughfares in the Development connect with adjacent land, adjacent recorded Subdivisions, and previously dedicated, Platted, and/or planned Roadways within 500 feet of the Subdivision. Show all surrounding Rights of Way within 500 feet of the proposed Development. Include a table specifying the total number of lots, including those outside the Subdivision, contributing to each Roadway within the Subdivision. The total number of lots includes planned future phases of the subject Subdivision or planned interconnectivity with adjacent Subdivisions and may include plats within a municipality.	Editing lanaguage and keeping in 1.03	
SUB-005	7/14/2026	Tracy Homfeld	CC	Section 1.04, A, 2	Current statement: For each condition or reason identified the writing, the writing must: <u>applicant's response</u>	Edit statement: For each condition or reason identified the writing , the writing must:	We are making this edit.	
SUB-006	7/14/2026	County Attorney	CC	Section 1.04, A, 3	Chapter 232 of the Texas Local Government Code gives a disappointed Applicant the right to file a response to the conditions on approval or reasons for disapproval. The Applicant must file this response with the Director of Engineering's Office. The County may not set a deadline for the response. The period during which a Plat approved with condition or disapproved can be responded to by the Applicant is not clearly stated by the law, but in no circumstance may such period exceed 2 years from the date of filing a plat application. The purpose of the response is for the Applicant to show the Director of Engineering that they have corrected or met the conditions on approval or resolved the reasons for disapproval.	County Attorney to research if we can put this time restriction in place.	Chapter 245 allows us to set a deadline when a permit becomes dormant (2 years) or a project becomes dormant (5 years). We are using this to set the timeline at 2 years. No edit needed.	
SUB-007	7/24/2026	Garrett Scoggins	BGE		Why is a street sign plan needed for plat approval [g. If a wastewater treatment is proposed, an approved permit to treat and/or dispose of wastes for the ultimate build-out of the development shall be provided from TCEQ and plans and specifications for the proposed wastewater collection and treatment facilities shall have been approved by all entities having jurisdiction over the proposed wastewater collection and treatment facilities prior to approval of the Construction Plans. Please note, pump and haul operations will not be permitted at any point after a Certificate of Compliance is issued."	Street sign plan needs to go to court. We specifically states that its not needed for plat approval.	Will remain as is.	
SUB-008	9/1/2026	Garrett Scoggins	BGE	1.06.B.2.g	"5. Structurally designed construction details shall be provided for retaining walls greater than 3 feet tall prior to beginning construction."	On development with WWTPs it is common to start construction of lots prior to WWTP construction. This is because you cannot turn on new WWTP until you have ~100 lots flushing toilets into system. Pump and haul is required for a period. I think this one needs to be reworded.	We are going to edit this statement and ask for a pump and haul schedule.	
SUB-009	7/24/2026	Garrett Scoggins	BGE	1.07 A 5	"10. Certified elevations (spot elevations) shall be submitted to the Director of Engineering to verify pavement sections, roadway grades, and drainageways are constructed in conformance with the Civil Construction Plans prior to the improvements being accepted into the two-year maintenance period. Elevations must be certified by a Surveyor licensed in the state of Texas. The survey data shall be in tabular form listing roadway station (if applicable), proposed elevation, measured elevation, and elevation difference. The Developer's Engineer must sign off that the grade verification meets acceptable tolerances for design. Certified elevations shall be taken as follows: a. b. c. d. Pavement: Sub-grades, base, and top of roadway surface. Elevations shall be recorded 6 inches from both edges of pavement or face of curb and at the roadway centerline, measured along the centerline and selected at random, not to exceed 100 feet. Certified elevations shall be submitted to the Director of Engineering for verification prior to beginning construction of the next roadway item. Ditch/Culvert Flowlines: Elevations shall be recorded at 100-foot intervals along ditch flowlines, at all changes in grade along the ditch flowlines, and at the upstream and downstream invert of all culverts. Areas with questionable drainage may be required to have additional ditch verification before final roadway acceptance. Detention and Retention Ponds: Elevations shall be recorded at the most upstream and downstream ends of the pilot channel and along the top and bottom of all embankments at all pertinent locations and not to exceed 250 foot intervals. Elevations shall be recorded for all openings in the outfall structure and for the emergency overflow at all pertinent locations. Elevations shall be recorded along the ditch/channel to and from the pond at 100-foot intervals. Level Spreaders: Elevations shall be provided at all pertinent locations."	Construction of that particular wall and won't hold up all construction? Shop drawing to be provided by wall contractor.	Will edit language so construction can start but walls cannot be started until permits are submitted with engineering plans	
SUB-010	7/24/2026	Garrett Scoggins	BGE	1.07 A 10		Seems unusual and restrictive to get all of these verifications. Can we get clarity on intent?.	edited language in sub regs to point to roadway manual for clarity. Any deviations from stands in roadway standards can be approved by Dir of Eng.	
SUB-011	8/3/2026	David Lehde	Dallas Builders Association	1.04.C.2.e	(Financial Grantee(s) for Road and Drainage Infrastructure) —	Dallas BA recommends Collin County consider the allowance of limited vertical construction concurrent with infrastructure and bonding.	We cannot allow plat to be recorded without a bond in place. No permits until plat is recorded. This will remain as is.	
SUB-012	8/3/2026	David Lehde	Dallas Builders Association	Sec. 1.11.D	(Development Along Existing Private Roads) —	Dallas BA opposes the provision that requires that no new subdivision development occur along an existing private road unless the road meets or exceeds minimum load support of 85,000 pounds. This is an increase from the current standard of 75,000 pounds, which is the standard that is recommended by the International Fire Code, which is deferred to by the National Fire Protection Association. The proposed increase can result in significant retrofit costs if there is infill development along a legacy private road. Furthermore, Dallas BA recommends that Collin County ensure that any required road standards for residential are only imposed under the authority of Sec. 232.0031 of the Texas Local Government Code which states a county may not impose a "higher standard for streets or roads in a subdivision than the county imposes on itself for the construction of streets or roads with a similar type and amount of traffic."	We will go back to 75,000 lbs. when talking about existing private roads as long as the width and the all weather component is there, staff is ok with this.	
SUB-013	8/3/2026	David Lehde	Dallas Builders Association	Sec. 1.04.A.3	(Applicant's Response to Conditional Approval or Disapproval) —	The section contains a provision that indicates that the response must be made within 2 years of the date of filing a plat application. The provision conflicts with Texas Local Government Code Sec. 232.0027 which prohibits the commissioners court or county authority from establishing a deadline for an applicant to submit the response.	Chapter 245 allows us to set a deadline. No edit needed.	
SUB-014	8/3/2026	David Lehde	Dallas Builders Association	Sec. 1.04.A.4	(Notification/County's Reply) — Notification should be given within 15 days of the response being submitted.	The provision indicates the Director of Engineering has 5 business days after determination on the Applicant's response to notify the Applicant. This provision conflicts with Sec. 232.0028 of the Texas Local Government Code.	We will edit statement to notify them within 15 days. Not 5 days after the 15 days.	
SUB-015	8/3/2026	David Lehde	Dallas Builders Association	Sec. 1.04.A.5	The section states " In the event there is existing litigation between a plat applicant and the County relative to the development (or portion of the development) for which a Plat Package has been filed, nothing prohibits the County from seeking judicial remedies to abate County consideration of the Plat Package until final resolution of any such litigation."	The county should be aware that this provision does not negate the obligation and requirement of the commissioners court or the county authority responsible for approving plats to approve, approve with conditions, or disapprove the plat application not later than the 30th day after the date the completed application is received by the commissioners court or the county authority. (Tex. Loc. Govt. Code 232.0025). Furthermore, Sec. 232.0026 states that conditional approval or disapproval of the plat must be provided with a written statement that clearly articulates each specific condition for conditional approval or reason for disapproval, and each condition or reason must be directly related to the requirements of that subchapter A, Chapter 232.	A TRO could be issued which could prohibit a plat. Language will remain.	
SUB-016	8/3/2026	David Lehde	Dallas Builders Association	Sec. 1.04.B	(Related to Effect of Approval) —	The provision goes beyond the County's authority. Sec. 232.0032 of the Texas Local Government Code.	We will remove 1.04 B 1	
SUB-017	8/3/2026	David Lehde	Dallas Builders Association	Sec 1.05.A.4	(Lots)	The provision is overly broad and effectively regulates lot size. Sec. 232.103 of the Texas Local Government Code states that minimum lot frontages must be within reason. Dallas BA requests clarification regarding sections citing studies, analyses, evaluations and reports, and whether the county is requiring the documents to be submitted with the plat application and subdivision rules, or if the language is just a reference. Sec. 232.001(h) of the Texas Local Government Code states that the commissioners court or the county authority may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of the application for a plat, development permit, or subdivision of land that is not explicitly required by law.	County feels that 100' on existing County roads is reasonable. 232.103 grants county ability to come up with reasonable standards. We use this because we cannot control the geometrics (sight distance) on existing County roads and therefore this allows for more room to place driveways. No edit here.	
SUB-018	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 F 2 d	d. An Applicant seeking to construct roadways in a city's ETJ, that are intended to be dedicated for public maintenance, shall comply with the requirements of the city and these Regulations, whichever is more stringent. At a minimum, roadways in a city's ETJ shall adhere to the design, civil construction plan, construction, testing, inspection, and bonding requirements described throughout these Regulations and the Collin County Roadway Standards. The Applicant shall contact the Collin County Engineering Department for more details on the County's involvement in the infrastructure construction and acceptance process	[Address property governed by a Section 212.172 TLGC development agreement with exclusive city jurisdiction. For property not governed by a development agreement, state that the 1445 agreement controls.]	County does not see the need to be that specific. Language will remain as is.	

Subdivision Regualtions								
Comment ID	Date Received	Received From	Organization	Regulation Section	Current Statement	Suggested Edit	Recommendation	NOTES
SUB-019	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 F3a	3. Future Transportation Corridors a. Subdivisions located wholly or partially within a future transportation corridor identified pursuant to Section 201.619, Texas Transportation Code, shall comply with all applicable requirements of state law, including any required notices, disclosures, or plat restrictions. The Commissioners Court may deny approval of a Plat to the extent authorized by Section 201.619, Texas Transportation Code. H. Exceptions from Plat Requirements 1. The Applicant for a tract of land subject to these Regulations who divides the tract into 2 or more parts is exempt from the platting requirements of these Subdivision Regulations provided that no part of the land is intended or designed for the laying out of streets, roadways, alleys, squares, parks, or other parts, and it meets one of the following conditions: To avoid the misapplication of an exception which could result in the violation of these Regulations, an Owner is required to apply online for a formal determination exception status with the Director of Engineering. No fee is required. The Director of Engineering shall review the application and the reasoning provided therein and within 10 business days of receipt shall make their formal determination in writing, which shall be provided to the Owner electronically. If the formal determination is that an exception from these Subdivision Regulations does not apply, the Owner may appeal that determination pursuant to the procedures in these Subdivision Regulations.	[This code section does not authorize denial of a plat. This provision needs clarification.]	Rather than "the CC may deny approval of a plat," 233.0033 states "may refuse to review a plat application or refuse to approve the plat for recordation..." We should probably substitute the new wording. See notes	recordation unless the plat states that the subdivision is located within the area of the alignment of a transportation project as shown in the final environmental decision document that is applicable to the future transportation corridor; and (B) may refuse to approve the plat for recordation if all or part of the subdivision is located within the area of the alignment of a transportation project as shown in the final environmental decision document that is applicable to the future transportation corridor; and
SUB-020	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 H 1	1. The Applicant for a tract of land subject to these Regulations who divides the tract into 2 or more parts is exempt from the platting requirements of these Subdivision Regulations provided that no part of the land is intended or designed for the laying out of streets, roadways, alleys, squares, parks, or other parts, and it meets one of the following conditions: To avoid the misapplication of an exception which could result in the violation of these Regulations, an Owner is required to apply online for a formal determination exception status with the Director of Engineering. No fee is required. The Director of Engineering shall review the application and the reasoning provided therein and within 10 business days of receipt shall make their formal determination in writing, which shall be provided to the Owner electronically. If the formal determination is that an exception from these Subdivision Regulations does not apply, the Owner may appeal that determination pursuant to the procedures in these Subdivision Regulations.	[Need to tract Section 232.001(a)(3) wording: "streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use"]	ok with suggestion to track the wording in the statute.	
SUB-021	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 I	1. To avoid the misapplication of an exception which could result in the violation of these Regulations, an Owner is required to apply online for a formal determination exception status with the Director of Engineering. No fee is required. The Director of Engineering shall review the application and the reasoning provided therein and within 10 business days of receipt shall make their formal determination in writing, which shall be provided to the Owner electronically. If the formal determination is that an exception from these Subdivision Regulations does not apply, the Owner may appeal that determination pursuant to the procedures in these Subdivision Regulations.	[State law does not authorize this process.]	Change wording to "To avoid the misapplication of an exception which could result in the violation of these Regulations, an Owner MAY apply online for a formal determination exception status with the Director of Engineering..."	
SUB-022	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 J 1	J. Version of Regulations Applicable 1. A Plat that has received approval prior to the effective date of this 2026 amendment to the Regulations, and has not expired, shall be subject to the Subdivision Regulations in effect immediately prior to these Amended Regulations, and such Regulations are kept in effect for such purposes. K. Required Permits No OSSF Permit, Culvert Permit, nor other applicable required permit shall be issued for a lot in a Subdivision for which a Plat has not been approved.	[This is not entirely consistent with Section 245 TLGC. Plats are not the only "permits" and vesting can also be through a plan for development. Vested rights may require that regulations other than those immediately prior to this draft apply depending on the vesting date.] No OSSF Permit, Culvert Permit, nor other applicable required permit shall be issued for a lot in a Subdivision for which a Plat, if required , has not been approved. [Language inserted to account for cases in which no plat is required but a permit must still be approved.]	Change wording to " A Plat that has received approval prior to the effective date of this 2026 amendment to the Regulations, and has not expired, shall be subject to the Subdivision Regulations in effect immediately prior to these Amended Regulations or as otherwise provided by state law. "	
SUB-023	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.01 K	K. Required Permits No OSSF Permit, Culvert Permit, nor other applicable required permit shall be issued for a lot in a Subdivision for which a Plat has not been approved.	No OSSF Permit, Culvert Permit, nor other applicable required permit shall be issued for a lot in a Subdivision for which a Plat, if required , has not been approved. [Language inserted to account for cases in which no plat is required but a permit must still be approved.]	Add "if required."	
SUB-024	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.02 Def	DRAINAGE PLAN – a plan for handling stormwater affecting existing and proposed property and/or Roadways due to Development, including Water Surface Elevations, Floodplains, velocities, and mitigation measures. Drainage plans include all areas handling stormwater, including SFHAs. For purposes of Plat submission and approval, the Drainage Plan does not require the submission of construction plans, but does require the identification, description, general dimensions, purpose, and capacity of proposed drainage improvements, providing a general summary of how the stormwater is expected to be handled. After Plat approval, a Drainage Plan which includes construction documents and greater detail will be required.	[232.001(h): The commissioners court or the county authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly required by state law.]	We do not see a need to add this to definitions. EXTRATERRITORIAL JURISDICTION (ETJ) – the unincorporated land area, not a part of any city, which is contiguous to the corporate limits as defined in Local Government Code, Chapter 42.	
SUB-025	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.02 Def	EXTRATERRITORIAL JURISDICTION (ETJ) – the unincorporated land area, not a part of any city, which is contiguous to the corporate limits.	[Exclude areas released from the ETJ, which may not be accounted for in the definition of ETJ under Ch. 42]	County cannot enforce a prelim plat and therefore we will not add as an option.	
SUB-026	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.02 Def	FINAL PLAT – the official drawing or map (including all necessary survey drawings, notes, information, affidavits, and other documents) submitted to the County Clerk for recording.	[Consider authorizing, but not requiring, a preliminary plat.] [232.001(h): The commissioners court or the county authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly required by state law.]	We do not see a need to add this to definitions. delete "or structure" since a "structure" includes items that traditionally are located in the setback area—sidewalks, irrigation, etc.	
SUB-027	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.02 Def	FLOOD STUDY – an examination, evaluation and determination of flood hazards and corresponding Water Surface Elevations.	[Signs, sidewalks, trails, lighting, irrigation, fencing, paving/driveways, steps, handrails, and entry monuments are all structures that often occur in a setback. Consider removing the word "structure" or including a list of exceptions for things typically in setbacks.]	We do not see a need to add this to definitions. delete "or structure" since a "structure" includes items that traditionally are located in the setback area—sidewalks, irrigation, etc.	
SUB-028	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.02 Def	SETBACK LINE (BUILDING LINE) – a line established, in general, parallel to the front Roadway Right of Way or Easement.			
SUB-029	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 B 1	B. Administrative Completeness In order for a Plat Package submittal to be administratively complete, all information required for a Plat Package under these Regulations must be submitted electronically to the Director of Engineering.	["under these Regulations" should state under the notice required by Sec. 232.0025(a) that gets posted on the county's website.]	B. Administrative Completeness 1. In order for a Plat Package submittal to be administratively complete, all information required for a Plat Package under these Regulations, <u>or any list mandated by Chapter 232, Texas Local Government Code</u> , must be submitted electronically to the Director of Engineering.	Add underlined language
SUB-030	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 B 2	2. Engineering studies, including Traffic Impact Analyses, hydraulic analyses, flood studies, downstream assessments, and civil construction plans, shall not be required for determination of administrative completeness unless specifically required by state law for plat approval. C. Street Sign Plan A Street Sign Plan must be submitted at the same time as the Plat Package. A Street Sign Plan is not a requirement of Plat Package approval, however, both must be considered and acted upon by Commissioners Court. Concurrent submittal of these documents ensures both are placed on the Commissioners Court agenda for action on the same day. The Street Sign Plan must be signed and sealed by an Engineer and shall include street names, sign locations, and details for all proposed signs. If the street name signs are to be manufactured by someone other than Collin County, details for these signs shall be requested from the Collin County Engineering Department.	[What TLGC authority exists to require these studies in connection with civil plans as opposed to a plat? Does state law explicitly require them?] [State law says they cannot be required...period (not just that they cannot be required for determination of administrative completeness. Suggested wording: 2.Engineering studies, including Traffic Impact Analyses, hydraulic analyses, flood studies, downstream assessments, and civil construction plans, shall not be required for determination of administrative completeness unless specifically required by state law for plat approval.)]	232.003 gives the county the ability to adopt road and drainage standards. Since we are not requiring these studies for plat approval, the county is tracking with state law. Updated regs will be avail for 10/5 court	
SUB-031	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 C	C. Street Sign Plan A Street Sign Plan must be submitted at the same time as the Plat Package. A Street Sign Plan is not a requirement of Plat Package approval, however, both must be considered and acted upon by Commissioners Court. Concurrent submittal of these documents ensures both are placed on the Commissioners Court agenda for action on the same day. The Street Sign Plan must be signed and sealed by an Engineer and shall include street names, sign locations, and details for all proposed signs. If the street name signs are to be manufactured by someone other than Collin County, details for these signs shall be requested from the Collin County Engineering Department.	[Is this consistent with county's past practice?]	We do ask for a street sign plan to be submitted with the plat and we take it to court but we do not make it a requirement for admin completeness or plat approval.	
SUB-032	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E	E. Final Plat Package Requirements	[Same list posted on internet under 232.0025(a)?]	we will update website	
SUB-033	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 6	6. The Plat containing all the required information specified in these Regulations	["These Regulations" should refer to the list posted on internet under 232.0025(a)]	we will update website	
SUB-034	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 8	8. If required by the Collin County Roadway Standards, a Traffic Impact Analysis may be submitted concurrently with the Plat Package but shall not be required for determination of administrative completeness or approval of the Plat. Any required Traffic Impact Analysis shall be reviewed and approved as part of the civil construction plan review process prior to commencement of construction. 9. Flood studies and other floodplain analyses may be submitted concurrently with the Plat Package but shall not be required for determination of administrative completeness or approval of the Plat. Any required floodplain analyses shall be submitted and approved as part of the civil construction plan review process and in accordance with the Collin County Floodplain Management Regulations prior to commencement of construction. If the Development is to be multi-phased, the study must include the areas where the future phases will be developed.	[232.001(h) "The commissioners court or the county authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly required by state law." This includes civil construction plan review.] [We have not seen the revised language, but the issue is that the original proposed wording tied the state law prohibition to a determination of administrative completeness, but the state law prohibits these items from being required at any time for any purpose. State law is not limited to prohibiting these items from being required for an administrative completeness determinations for a plat. Is an updated draft available to review?]	232.003 gives the county the ability to adopt road and drainage standards. Since we are not requiring these studies for plat approval, the county is tracking with state law. Updated regs will be avail for 10/5 court	
SUB-035	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 9	10. Drainage plans, hydraulic analyses, and related supporting documentation may be submitted concurrently with the Plat Package but shall not be required for determination of administrative completeness or approval of the Plat. Required drainage analyses and construction documents shall be submitted and approved as part of the civil construction plan review process and in accordance with the Collin County Drainage Design Standards prior to commencement of construction.	[232.001(h) "The commissioners court or the county authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly required by state law." This includes civil construction plan review.]	We have added an "authorized by state law" provision and we have removed all requirements for studies from admin completeness and plat approval.	
SUB-036	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 10	11. Utility provider will serve letters signed and dated from the water, wastewater, and electric utility providers. The utility provider will serve letter shall. 12. Water service must be extended into the development to each lot if the existing water lines are located within 300 feet of the development and if there is sufficient water available by the water supplier. Where there is no existing facility or owner intending to construct and maintain the proposed water supply facilities, the developer may establish an investor-owned utility or create a municipal utility district and obtain a Certificate of Convenience and Necessity (CCN) from the Public Utility Commission (PUC) and include evidence of the CCN issuance for the development area.	[232.001(h) "The commissioners court or the county authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly required by state law." This includes civil construction plan review.] [What if providers will not cooperate? Applicants may not be able to force providers to issue these letters or to issue them in this format.] [How does the county respond to instances when providers ignore requests?]	We have added an "authorized by state law" provision and we have removed all requirements for studies from admin completeness and plat approval. We do not propose any change to this. Showing that adequate utilities will be provided is allowed in LGC 232.	
SUB-038	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 12	12. Water service must be extended into the development to each lot if the existing water lines are located within 300 feet of the development and if there is sufficient water available by the water supplier. Where there is no existing facility or owner intending to construct and maintain the proposed water supply facilities, the developer may establish an investor-owned utility or create a municipal utility district and obtain a Certificate of Convenience and Necessity (CCN) from the Public Utility Commission (PUC) and include evidence of the CCN issuance for the development area.	[Water service not required to be extended if the subject property is outside provider's CCN. Does second sentence serve as district creation consent? Is CCN required by law under second sentence, and if not, why is evidence of CCN issuance required?]	In the DRAFT that will go to court on 10/5, we have removed the need to extend water and sewer service.	

Subdivision Regualtions								
Comment ID	Date Received	Received From	Organization	Regulation Section	Current Statement	Suggested Edit	Recommendation	NOTES
SUB-039	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 13	13. If groundwater under the land is proposed as the water source for the subdivision, a groundwater availability certification shall be submitted in lieu of a water provider will-serve letter. The certification shall be prepared, signed, and sealed by a licensed Professional Engineer or Geoscientist licensed to practice in Texas and shall verify that an adequate groundwater supply is available to serve the proposed development. The certification must also confirm that the proposed groundwater wells comply with all applicable permitting requirements of the North Texas Groundwater Conservation District (NTGCD) and the Texas Commission on Environmental Quality (TCEQ) for residential development. The certification shall be submitted directly to the NTGCD for review, with a copy and proof of submittal provided to the County. 15. Wastewater disposal service must be extended into the development to each lot or rental space if the existing wastewater lines are within 300 feet of the development and there is sufficient wastewater capacity available from the wastewater service provider. Where there is no existing entity or owner to build or maintain the proposed wastewater treatment and collection facilities, the developer shall establish an investor-owned utility or a municipal utility district by obtaining a CCN from the PUC and include evidence of the CCN issuance for the development area. 1. Belineation of any SFHAs being modified as a result of the proposed Development. Flood Study submittals shall follow the requirements in the Collin County Floodplain Management Regulations. If a LOMR is required, the LOMR shall be approved by FEMA prior to filing the Final Plat for recordation.	[These requirements go beyond county authority under Ch. 232.] [See comment to subsection 12 above. Also, create exception for septic.] [Is the last sentence always the case? What if there is security for later completion of improvements after recordation?]	County stipulates that our regs track with LGC 232.0032 Additional Requirements: Use of Groundwater. In the DRAFT that will go to court on 10/5, we have removed the need to extend water and sewer service. We don't allow residential structures in the SFHA. We have to have LOMR that removes lots before permits can be issued.	
SUB-040	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 E 15				
SUB-041	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.03 F 3 f.				
SUB-042	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 1	1. Commissioners Court Action Once a complete Plat Package and Application Fee is received, action must be taken on the Plat within 30 days by the Commissioners Court. The Director of Engineering must assure that the matter is included as an agenda item on a Commissioners Court meeting held within the 30-day period. The Director of Engineering shall give a recommendation to the Commissioners Court. The Commissioners Court may either approve the Plat, approve it with conditions, or disapprove it with reasons. Failure of the Commissioners Court to act on a Plat within the 30-day deadline results in the Plat being approved by operation of law. Notes on the 30-day period: b. The time is extended for delays caused by required decisions that are not within the County's control; 2. Notification to the Applicant of the Decision No later than 10 days after the Commissioners Court's decision, the Director of Engineering shall notify the Applicant of the decision in writing. If the decision was conditional approval, the writing must specifically identify each of the conditions. If the decision was disapproval, the writing must specifically identify each of the reasons for disapproval. 3. Applicant's Response Chapter 232 of the Texas Local Government Code gives a disappointed Applicant the right to file a response to the conditions on approval or reasons for disapproval. The Applicant must file this response with the Director of Engineering's Office. The period during which a Plat approved with conditions or disapproved can be responded to by the Applicant is not clearly stated by the law, but in no circumstance may such period exceed 2 years from the date of filing a plat application. The Applicant must be given notice of the Director of Engineering's determination on their Response within 5 Business Days of said decision.	[Add: "An application is approved unless it is disapproved not later than the 30th day after the date the completed application is received and in accordance with Section 232.0026 of the Texas Local Government Code." Disapproval must be in accordance with 232.0026 per Ch. 232.] [Delete this clause – inconsistent with state law]	Included. ok	
SUB-043	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 1 b				
SUB-044	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 2		[This is required at the time of disapproval, not within 10 days after disapproval.]	Will edit language. We will be uploading the conditions to the plan prior to the court date. Once court acts, we will email the applicant.	
SUB-045	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 3		The period during which a Plat approved with conditions or disapproved can be responded to by the Applicant is not clearly stated by the law, but in no circumstance may such period exceed 2 years from the date of filing a plat application. [this statement above: Highlighted language is not in state law and not a permitted limitation. See 232.0027 prohibiting this language.] [Notice should be within the original 15-day period – no authority to go outside that 15-day period in this process.]	Chapter 245 allows us to set a deadline. No edit needed.	
SUB-046	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 4			Will update language.	
SUB-047	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 4		[Highlighted sentence not part of state law mandated process.]	Will update language.	
SUB-048	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 4	However, if the Applicant interjects new information in their response, that information may be addressed. If the Response meets the conditions on approval or resolves the reasons for disapproval, the Director of Engineering is delegated the authority by the Commissioners Court to approve the Plat	[Not only delegated the authority to approval, but is also required to approve]	Edited lanaguage	
SUB-049	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 A 4	and the Response meets the conditions on approval or resolves the reasons for disapproval 8. Effect Of Approval	[Highlighted language is inconsistent with state law.]	We will remove the statement, "and the Response meets the conditions on approval or resolves the reasons for disapproval..."	
SUB-050	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 B 1	1. Regardless of whether the Plat is approved by the Commissioners Court, by action of the Director of Engineering on an Applicant Response, or deemed approved by operation of law, the Applicant must comply with the hereinafter stated Regulations governing Subdivisions.	[Applicant has the right to rely on approved plat.] [This goes beyond Ch. 232 authority.] [The legislative intent is clear that a developer can rely on an approved plat. A deemed approval has no meaning if the county takes the position that it's the equivalent of a denial because it does not comply with regulations. If it does not comply, the county must follow the state mandated process to deny or conditionally approve it, rather than fail to comply with state law and take the position the development still is not permitted based on regulations. The county must give meaning to the statute. Also, the county has no authority to require the approval letters that are referenced.]	We have edited the language to remove this statement.	
SUB-051	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 B 6 d	d. If groundwater under the land is to be the source of water for the subdivision, approval letters from NTGCD, TCEQ, and the PUC, and		County stipulates that our regs track with LGC 232.0032 Additional Requirements: Use of Groundwater.	
SUB-052	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 C 2 e	e. It is important to note that even if a Performance Bond or Other Financial Guarantee in Lieu of Bond is provided, no residential or commercial construction is allowed until the Road and Drainage Infrastructure Improvements are accepted as complete by the County and the Warranty and Maintenance Bond requirements are met. Any person who undertakes any residential [or commercial] construction on a lot before the Road and Drainage Infrastructure Improvements are accepted as complete by the County violates these Regulations and commits an offense hereunder. This restriction shall be included in the Restrictive Covenants for the Subdivision Development, and the Applicant, or its successors or assigns, shall ensure that this restriction is contained in any sale agreement for each lot.	Added "commercial to the statement	ok with edit.	
SUB-053	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 D	D. Compliance with Subdivision Rules Plat Package submissions and the Development shown on the Plat shall comply with the Subdivision Rules set forth in these Regulations except where otherwise provided in the applicable provisions of Chapter 232 of the Texas Local Government Code.	[Recommend adding "or other state law, such as Chapter 245 of the Texas Local Government Code.]	D. Compliance with Subdivision Rules Plat Package submissions and the Development shown on the Plat shall comply with the Subdivision Rules set forth in these Regulations except where otherwise provided in the applicable provisions of Chapters 232 or 245 of the Texas Local Government Code.	
SUB-054	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 E 6 j	j. No construction or planting of trees or shrubs is allowed in any public utility easement, and a public utility has the right to remove any such obstructions located on the Easement.	[The easement document itself should control. Some easements are preexisting and not governed by these regulations. This comment applies where there is language in this document governing easements.]	Change wording that stipulates that the provisions of the easement prevail unless something planted causes a sight distance issue.	
SUB-055	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.04 G	G. Approval Expiration Once a Plat has been approved, the Applicant has 2 years from the date of the approval to make progress towards the completion of the Infrastructure. If by that time no progress has been made towards completion of the Infrastructure, the Plat expires and the approval is automatically rescinded. If the Applicant still wishes to pursue the Subdivision Development, the Applicant must start the platting process over and submit a new Plat Package in accordance with the Regulations in place at the date of the new submission. 4. Lot Frontage on Existing County Roads The minimum required lot frontage along existing County Roads is set at 100 feet. Proposed residential lots cannot front Thoroughfares identified on the Collin County Thoroughfare Plan unless approved by the Director of Engineering.	[What if a plat does not include infrastructure? Progress towards completion concept in Chapter 245 is not limited to completion of infrastructure – it is much broader. Track the Ch. 245 language.]	Add "Once a plat has been approved, the plat may expire pursuant to Section 245.005 of the Texas Local Government Code, as amended."	
SUB-056	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.05 A 4		[This effectively regulates lot size and goes beyond the width necessary to guarantee a lot has access. What authority to prohibit residential lots fronting on thoroughfares, and what if that is the only access?]	Will not make any edits.	
SUB-057	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.05 A 5	5. Setbacks	[See earlier comments on setbacks and accommodating certain encroachments like paving, irrigation, lighting, signage, etc.] [County has no authority to regulate setbacks on proposed county roads. It must be established and shown on a map before an applicant files a plat application, which vests rights to the applicable rules. How can nonexistent roads be shown on a map and filed with the county clerk when they don't exist and the applicant is first proposing them in a plat application? 233.034. NOTICE; LIMITATIONS PERIOD. (b) The commissioners court shall show in a general manner each building or set-back line established under this subchapter on a map. The map shall be filed with the county clerk.]	delete "or structure" since a "structure" includes items that traditionally are located in the setback area—sidewalks, irrigation, etc. County can regulate setbacks per LGC 222 and 233	
SUB-058	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.05 E 6	6. No structures, walls or other obstructions shall be built over Utility Easements. Notice: Knowing about plat items shall be reviewed and approved as part of the civil construction plan review process when required by applicable County standards: i. Traffic Impact Analyses ii. Drainage Studies iii. Flood Studies iv. Downstream Evaluations v. Hydraulic and Hydrologic Reports vi. Utility Design Reports vii. Geotechnical Reports C. Enforcement of Plat Notes The enforcement of Plat notes or restrictions is generally the responsibility of the Applicant and other persons holding property interests, whether in fee simple or by Easement, in the Subdivision.	[Easement document should control.] [You are potentially prohibiting things in existing easements that are not prohibited by the easement documents, which expands the scope of an easement unlawfully.]	Change wording that stipulates that the provisions of the easement prevail unless something planted causes a sight distance issue.	
SUB-059	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.06 B 2 h		[232.001(h) preemption]	LGC 232.003 states that the county can adopt standards for drainage and street standards. The county is not attempting to enforce plat notes. Individuals may choose to file a civil suit based on plat notes.	
SUB-060	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	1.13 C		[How can individuals enforce plat notes?] [How does this documentation prove an applicant is responsible?] [3. The Applicant is responsible for damages determined to be caused by the applicant to existing County Roads. Collin County and the Contractor shall document the existing condition of each County roadway prior to and following construction.	Change wording to "may be responsible"	
SUB-061	8/17/2026	Misty Ventura	Shupe Ventura, PLLC	Appendix F Construction plan notes A - General Notes 3.	3. The Applicant is responsible for damages to existing County Roads. Collin County and the Contractor shall document the existing condition of each County roadway prior to and following construction.	4. Franchise utility plans, approved by the franchise utility companies, for franchise utilities proposed outside the Rights of Way, access/maintenance easements, and/or drainage easements, shall be provided prior to beginning construction.		
SUB-062	9/23/2026	Tracy Homfeld	CC	1.07 A 4	4. If no franchise utilities will be proposed within the Rights of Way or drainage Easements, franchise utility plans, approved by the franchise utility companies, shall be provided prior to beginning construction.		Changed wording but not intent	

Floodplain Regulations							
Comment ID	Date Received	Received From	Organization	Regulation Section	Current Statement	Suggested Edit	Recommendation
FP-001	7/28/2026	County consultant	KH	1.06 B	Change: "The LOMR or LOMR-F is required prior to obtaining the Certificate of Compliance following construction." to	Following non-residential construction, the LOMR or LOMR-F is required prior to obtaining the Certificate of Compliance.	ok with edit
FP-002	8/3/2026	Tracy Homfeld		1.05.B.5.b	Recreational vehicles placed on sites within Zones AE, A, and AH shall be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.	Recreational vehicles placed on <u>existing</u> sites within Zones AE, A, and AH	ok with edit
FP-003	8/3/2026	David Lehde	Dallas Builders Association	Section 1.05.B4		(Flood Hazard Reduction) Language regarding Single- Family (Built) to Rent should be edited to indicate “buildings” —	ok with edit
FP-004	8/3/2026	David Lehde	Dallas Builders Association	Sect. 1.05.B.4		should be applied to Single Family for Rent buildings, as opposed to communities. Likewise, Sect. 1.05.B.4 (a) should be applied to Single Family to Rent buildings, as opposed to sites. Using the terms communities and sites does not recognize that the structure itself can be placed outside of the 100-yr floodplain while the community itself can have areas that do not include residential structures. The language treats single-family rental units as manufactured home parks. The language does not recognize a scaled-back standard for detached single-family built to rent homes.	ok with edit
FP-005	8/3/2026	David Lehde	Dallas Builders Association	Sect. 1.02.D.1		Dallas BA recommends adding “except as allowed in 1.02.E”, which allows for increase in WSEL when increase is wholly contained within the subject property.	ok with edit
FP-006	8/3/2026	David Lehde	Dallas Builders Association	Sect. 1.02.J		The underlined language should be added to “...and where creating valley storage may result in the loss of environmentally sensitive areas, or where space constraints make valley storage mitigation impractical, such as ROW limitations at bridge crossings.”	Staff recommends retaining the proposed language. The requirement to replace lost valley storage is intended to prevent displacement of flood volume and potential increases in flood elevations or other adverse impacts. Environmental or right-of-way constraints alone do not demonstrate that the loss of valley storage would have no adverse impact. Where compensatory storage cannot reasonably be provided, the project should be redesigned or evaluated through the applicable variance or alternative-design process rather than creating a broad exemption.
FP-007	8/3/2026	David Lehde	Dallas Builders Association	Sect. 1.02.G		The provision references “degradation of stormwater quality” as an adverse impact. Dallas BA requests that more definition be provided.	Staff agrees that additional clarification would be helpful. Rather than establishing a separate water-quality standard in the Floodplain Regulations, staff recommends clarifying that degradation of stormwater quality means a development-related change in runoff that causes or contributes to an adverse water-quality impact, as evaluated under applicable County Drainage Design Standards and TCEQ/MS4 requirements.
FP-008	8/3/2026	David Lehde	Dallas Builders Association	Figure 1.02-1		Dallas BA opposes the addition to requiring flood study when the development greater than 5 acres or 50 lots (whichever is less), per Figure 1.02-1. The requirement would be regardless of whether a FEMA SFHA is mapped nearby.	Staff recommends retaining the requirement. FEMA mapping does not identify every flood-prone stream or drainage area, and larger developments can alter runoff, flood elevations, and drainage patterns even where a FEMA Special Flood Hazard Area has not been mapped. Requiring a study allows the County to identify potential unmapped flood hazards and evaluate whether the proposed development could create adverse drainage or flood impacts. This requirement should be characterized as a County higher standard intended to address unmapped flood risk, not as a FEMA requirement applicable to every development over 5 acres or 50 lots.

MHRC Regulations								
Comment ID	Date Received	Received From	Organization	Regulation Section	Current Statement	Suggested Edit	Recommendation	
MHRC-001	7/15/2026	Tracy Homfeld	CC	Table of Contents	Page number for 1.023A	Fix Page number	ok with edit.	
MHRC-002	7/15/2026	Tracy Homfeld	CC			Add Definitions	ok with edit.	
MHRC-003	8/2/2026	County Attorney	CC	1.02 B 7	Water service must be extended into the development to each lot if the existing water lines are located within 300 feet of the development and if there is sufficient water available by the water supplier	Remove this statement	ok with edit.	
MHRC-004	8/2/2026	County Attorney	CC	1.02. B. 10	Wastewater disposal service must be extended into the Development to each lot or rental space if the existing wastewater lines are within 300 feet of the development and there is sufficient wastewater capacity available from the wastewater service provider	Remove this statement	ok with edit.	
MHRC-005	7/13/2026	Danial Husain	- President Octa Homes	1.02. A		Suggested adding that each homesite shall be served by a minimum if three paved off street parking spacing (min 9'x19') which may be provided in any combo of side by side pads, tandem pads, and designated guest parking located within 300' of the homesite. In addition, communities shall provide centralized guest parking at a min ration of 1 space per ten homesites.	This is above what statute allows us to require.	
MHRC-006	7/13/2026	Danial Husain	- President Octa Homes	1.02		Communities exceeding 200 homesites shall provide at a min, an amenity clubhouse with restroom, b) a swimming pool, c) a dedicated recreational area totaling not less than 5000 sq. feet including a children's playground. Amenities shall be completed prior to or concurrently with the occupancy of he 200th homesite.	This is above what statute allows us to require.	
MHRC-007	7/13/2026	Danial Husain	- President Octa Homes	1.02. C. 14	Minimum building setbacks are as follows: 50 feet from the edge of right of way on all major highways and Thoroughfares; 20 feet from all other public roadway rights of way; and 25 feet from edge of pavement of all private roads. No building or structure may be permitted within the setback.	Suggest for setbacks: "minimum building setback are as follows: 50' from the edge of right of way on all major highways and TFs; 20' from all other public roadway rights of way and 20' from the back of curb or edge of pavement of all private roads....	We will retain current language.	
MHRC-008	7/13/2026	Danial Husain	- President Octa Homes	1.02.A.4		Clarify :Driveway spacing requirements of the Collin County roadway standards apply to driveways connections to public County roadways and do not apply to individual driveways along Private interior Streets.	we will reference the roadway standards.	