

DE WITT COUNTY, TEXAS: NOTICE OF PUBLIC HEARING

Pursuant to Chapters 232 (Subchapters A and E) and 233 (Subchapter B) of the Texas Local Government Code, and other authority, DeWitt County, Texas (“County”) gives notice of intent to consider and adopt proposed Subdivision and Manufactured Home Rental Community Regulations for DeWitt County, Texas (“Regulations”) after compliance with the notice procedure required by law.

The proposed Regulations may be reviewed and/or copies obtained at the: Office of the County Judge, DeWitt County, Texas, DeWitt County Courthouse, 307 North Gonzales Street, Cuero, Texas 77954; and the County’s internet website at <http://www.co.dewitt.tx.us>.

A public hearing will be conducted regarding the proposed Regulations by the DeWitt County Commissioners Court at its public meeting on Monday, December 14, 2020 at 9:00 a.m. at the County Courtroom, DeWitt County Courthouse, 307 North Gonzales Street, Cuero, Texas 77954.

The proposed Regulations, among other things, are designed to govern plats, subdivisions of land, and manufactured home rental communities (“MHRC”), in the unincorporated area of the county in order to: promote the health, safety, morals, and general welfare of the county and the safe, orderly, and healthful development of the unincorporated area of the county; and ensure that adequate plats, plans, design and planning procedure, water, sewer, septic, and OSSF facilities, and utility and transportation infrastructure are provided in the unincorporated area of the county.

The proposed Regulations contain standards, requirements, and procedure for subdivision plats and MHRCs in the unincorporated area of the county, among other things, relating to: required compliance with federal law, state law, and County regulations; accomplishment of all public purposes described in the Regulations; definitions, an interpretation guide, establishment of an effective date, compliance with the Texas Open Meetings Act, application of certain legal authority, and other administrative provisions; development, design, and construction regarding land development in the unincorporated area; subdivision plat procedure and review, including recordation, exceptions or exemptions, variances, revision, vacation, amendment, subdivision regulation in the extraterritorial jurisdiction of an incorporated municipality, and dormant plat procedure; MHRC infrastructure development plan standards, requirements, and procedure, including restrictions on MHRC construction and occupancy unless approved by the County; bond or other financial security; a fee schedule and related procedure; subdivision plat and MHRC infrastructure plan disclosure, signature, and certification; division of land standards; survey, topographical data, lot/block, monumentation, and other required data and disclosures; water, sewer, septic, and OSSF facilities and service, including compliance with minimum state and County standards; engineer, surveyor, and/or geoscientist review, analysis, and disclosure requirements; utility standards, service, and

connection, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, management, and drainage, including descriptions, plans, and disclosure; road/driveway design and construction, drainage plans and facilities, lot frontages, and building and set-back lines; purchase contract disclosure and procedure related to water availability; groundwater sufficiency and disclosure requirements; fire suppression systems and disclosure requirements; lienholder identification and lien subordination; limitations and restrictions regarding subdivision plat or MHRC approval by the County; and civil and criminal enforcement remedies and penalties.

Please contact the following DeWitt County representative should you have questions regarding this matter: Hon. Daryl L. Fowler, County Judge, DeWitt County, Texas, DeWitt County Courthouse, 307 North Gonzales Street, Cuero, Texas 77954 (Telephone 361-275-0916).