

KIMBLE COUNTY, TEXAS – PUBLIC HEARING NOTICE

Pursuant to Chapter 232 of the Texas Local Government Code and other authority, Kimble County, Texas (“County”), by and through its governing body, the Kimble County Commissioners Court (“Commissioners Court”), gives notice of intent to consider and adopt proposed Subdivision and Manufactured Home Rental Community Regulations for Kimble County, Texas (“Regulations”) after compliance with all notice required by law.

The proposed Regulations may be reviewed and copied during regular business hours at the business office of the Hon. Hal A. Rose, the County Judge of Kimble County, Texas, in the Kimble County Courthouse located at 501 Main Street, Junction, Texas 76849 (telephone 325-446-2724).

A public hearing will be conducted regarding the proposed Regulations by the Commissioners Court at its public meeting on July 12, 2024, said meeting to begin at 9:00 a.m. in the County Courtroom of the Kimble County Courthouse located at 501 Main Street, Junction, Texas 76849.

The proposed Regulations are designed, among other things, to govern plats, subdivisions of land, and manufactured home rental communities (“MHRC”) in the unincorporated area of Kimble County, Texas 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; prevent colonias or other substandard development; and ensure that adequate plats, plans, design and planning procedure, water, sewer, septic, and OSSF facilities and infrastructure, and utility, drainage, and transportation facilities and infrastructure are provided in the unincorporated area of the county.

The proposed Regulations contain standards, requirements, and procedure for subdivision plats and related subdivision development, and MHRC infrastructure development plans and related MHRC development, in the unincorporated area of the county, and among other things relate to the following matters: required compliance with applicable 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 requirements regarding land development in the unincorporated area; subdivision plat procedure and review provisions, including requirements for approval and recordation, exceptions or exemptions, variances, revision, vacation, amendment, subdivision regulation in the extraterritorial jurisdiction of an incorporated municipality, and other procedural matters; MHRC infrastructure development plan standards, requirements, and procedure (relating to drainage, water, wastewater, survey, roads, and lawful authority compliance matters), and including restrictions on MHRC construction and occupancy unless first approved by the County; bond or other financial security requirements; a fee schedule and related procedure; subdivision plat and MHRC infrastructure plan requirements relating to

formatting, form, scope, content, disclosure, signature, certification, and document submission procedure and requirements; division of land standards; survey, topographical data, lot/block, monumentation, and other disclosure requirements; water, sewer, septic, and OSSF facilities and service requirements, including compliance with minimum state and County standards; engineer, surveyor, and geoscientist review, analysis, and disclosure requirements regarding water availability and related facilities, wastewater requirements and related facilities, drainage, floodplain, and stormwater management requirements and related facilities, and other technical matters; utility standards and service requirements, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, stormwater management, and drainage requirements, including descriptions, plans, and disclosure; requirements for road access, design, construction, and safety; requirements for drainage plans and related drainage facilities; requirements for lot frontage and building and set-back lines; purchase contract disclosure requirements and procedure related to water availability and other matters; groundwater availability, sufficiency, certification, and disclosure requirements pursuant to Section 232.0032 of the Texas Local Government Code, Sections 230.1 through 230.11 of Title 30 of the Texas Administrative Code, and other authority; requirements for fire safety and fire suppression systems and disclosure; lienholder identification and lien subordination requirements; limitations and restrictions on the use of firearms, bows, and arrows regarding certain lots in subdivisions; compliance with local groundwater conservation district regulations; emergency vehicle access requirements; limitations and restrictions regarding subdivision plat or MHRC approval by the County; enforcement remedies and penalties, both civil and criminal in nature; county inspection rights; and appendix documents in the form of or relating to application forms with required document lists, drainage standards, a fee schedule, developer road damage and repair provisions, bond or other financial security requirements, and a certification of groundwater availability form.

Should you have questions regarding this matter, please contact during regular business hours the County Judge of Kimble County, Texas at his business office address and telephone number previously described in this notice. Please make plans to attend the public meeting and public hearing regarding the proposed Regulations.

Filed June 24, 2024
at 12:37 o'clock P M
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas