

NOTICE OF MEETING  
COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS

Notice is hereby given that a **Special Meeting** of the Gillespie County Commissioners Court will be held on Tuesday, the 5th day of December, 2023, at **9:00 a.m.** in the Gillespie County Courthouse, Fredericksburg, Texas, at which time the following subjects will be discussed, considered, passed or adopted, to-wit:

1. Consider approval of Bills & Claims and payments via electronic fund transfers.
2. Consider approval of hiring personnel in the County Treasurer's office.
3. Consider approval of amendments to FY 2023-2024 employee position schedule for budgeted positions in the County Treasurer's office.
4. Consider approval of hiring personnel in the Facilities Maintenance Department.
5. Consider approval of hiring personnel in the Human Resources department.
6. Consider approval of payment to Fidlar Technologies, Inc., for Property Fraud Alert service in the County Clerk's Office.
7. Consider the approval of purchase of a compact track loader and attachments for Precinct #1.
8. Consider and discuss procurement of routine exit audits for the County Treasurer's Office and the County Tax Assessor/Collector's Office, due to changes in elected officials in said offices, and take appropriate action relating to same.
9. Discuss and consider the merits of the possible future adoption of a County Ordinance designating areas in the County where municipal or industrial solid waste may be disposed, and consider taking appropriate action related thereto.
10. Receive and discuss a presentation from the County Engineer on possible future revisions to the Gillespie County Subdivision and Manufactured Home Rental Community Regulations, and consider taking appropriate action related thereto.
11. Deliberation concerning the appointment, employment, reassignment, evaluation, duties, discipline, and/or dismissal of County personnel, and consider taking appropriate action related thereto (551.074).
12. Discuss and consider the appointment of the County Library Director, discuss candidates for same, and consider taking appropriate action related thereto (551.074).
13. Discuss the purchase, exchange, lease, or value of real property, located in the vicinity of the County Airport (551.072).

If during the course of the meeting, any discussion of any item on the Agenda should be held in executive or closed session, the Commissioners Court will convene in such executive or closed session in accordance with the Open Meetings Act, Chapter 551, Texas Government Code.

Dated this the 1st day of December, 2023.

Commissioners Court of  
Gillespie County, Texas

By \_\_\_\_\_  
Daniel Jones, County Judge

I, the undersigned, County Clerk, of Gillespie County Commissioners Court, do hereby certify that the above Notice of Meeting of the Gillespie County Commissioners Court is a true and correct copy of said Notice, and that I received and posted said Notice on the Courthouse Door and on the bulletin board at the Courthouse of Gillespie County, Texas, at a place readily accessible to the general public at all times on the \_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_. M., and said Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Lindsey Brown, County Clerk  
Gillespie County, Texas



**GILLESPIE COUNTY**  
**County Administrator**

101 W. Main St., Unit# 11, Gillespie County Courthouse Room B-102 | Fredericksburg, TX 78624  
Tel: 830.307.6192 | Fax: 830.307.3782 | [dfavreau@gillespiecounty.org](mailto:dfavreau@gillespiecounty.org)

NOV 30, 2023

TO: COMMISSIONERS COURT

Subject: Agenda request "To consider hiring personnel in the Facilities Department."

John Sandstedt, the facilities Department Head, would like to hire Christopher Raymond Funk as a Facilities Technician starting at an hourly rate of \$20 an hour. This rate is within his department's budget. The effective start date would be effective upon the successful completion of a pre-employment physical, drug screen and background check.

Respectfully,

David Favreau  
Gillespie County  
Administrator



October 26, 2023

Lindsey Brown, County Clerk  
Gillespie County  
101 West Main Street Room 109  
Fredericksburg, TX 78624-3700

Dear Lindsey:

On behalf of Fidlar Technologies I'm pleased to provide you with the following statement regarding Fidlar Technologies 'Property Fraud Alert' (PFA).

PFA is an exclusive, sole-source internet, web-based product offering only available from Fidlar Technologies. Our PFA product offering is not available through any other vendor or distributor network in the United States. Fidlar Technologies is the key and sole-source agent for PFA. Fidlar does not know of any other vendor that offers a Property Fraud product that closely resembles its complete product offering. With this, Fidlar is the only company capable of providing customer support for the product.

PFA is a specialized proactive product agent which helps prevent mortgage fraud and identity theft. Property Fraud Alert is a notification service that alerts subscribers (via email, phone contact, or text message) each time a document is recorded with their name on it in the participating County Land Records office. A subscriber may enter up to four personal and/or business names per one unique email address, or up to a total of three personal and/or business names per one unique phone number. Additionally, Property Fraud Alert from Fidlar is the only service that offers phone support for both the technical needs of the County, but also support for the subscriber. Fidlar will provide live phone support for the registration needs as well as questions that may arise from an alert.

If you have any questions, please contact me directly at (563) 723-9326 or via email at [markh@fidlar.com](mailto:markh@fidlar.com).

Thank you,

Mark Hutton  
Territory Manager  
Fidlar Technologies



JOHN DEERE

Prod. #1



Quote Summary

Prepared For:

GILLESPIE COUNTY PREC #1  
HWY 87 NORTH COUNTY YARD  
FREDERICKSBURG, TX 78624  
Business: 830-997-6777

Prepared By:

Tellus Equipment Solutions  
Reagan King  
Tellus Equipment Solutions  
1875 Us Highway 87 South  
Fredericksburg, TX 78624  
Phone: 830-997-2158  
rking@tellusequip.com

Quote Id: 29743775  
Created On: 05 October 2023  
Last Modified On: 05 October 2023  
Expiration Date: 31 October 2023

Equipment Summary	Suggested List	Selling Price	Qty	Extended
2023 JOHN DEERE 333G COMPACT TRACK LOADER - 1T0333GMHPF455248 <b>Contract:</b> <b>Price Effective Date:</b>	\$ 135,168.00	\$ 94,500.14 X	1 =	\$ 94,500.14
JOHN DEERE PA30B PLANETARY DRIVE AUGER - 1T0PA30BPP0007262 <b>Contract:</b> <b>Price Effective Date:</b>	\$ 3,437.00	\$ 2,749.60 X	1 =	\$ 2,749.60
JOHN DEERE AT14 Angle-Tatch - 1T0AT14XLM0000181 <b>Contract:</b> <b>Price Effective Date:</b>	\$ 3,861.00	\$ 3,088.80 X	1 =	\$ 3,088.80
JOHN DEERE GR84B ROCK / BRUSH GRAPPLE - 1T0GR84BAN0002082 <b>Contract:</b> <b>Price Effective Date:</b>	\$ 7,095.00	\$ 5,676.00 X	1 =	\$ 5,676.00
<b>Equipment Total</b>				<b>\$ 106,014.54</b>

Quote Summary

Equipment Total	\$ 106,014.54
SubTotal	\$ 106,014.54
Est. Service Agreement Tax	\$ 0.00
Total	\$ 106,014.54
<b>Balance Due</b>	<b>\$ 106,014.54</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



JOHN DEERE

# Selling Equipment



Quote Id: 29743775 Customer Name: GILLESPIE COUNTY PREC #1

## 2023 JOHN DEERE 333G COMPACT TRACK LOADER - 1T0333GMHPF455248

Equipment Notes: 2023

BUYBOARD CONTRACT

Suggested List \*

\$ 135,168.00

Hours: 1

Selling Price \*

Stock Number: 85000260

\$ 94,500.14

Contract:

Price Effective Date :

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
OBF2T	2023 JOHN DEERE 333G COMPACT TRACK LDR	1	\$ 115,214.00	0.00	\$ 0.00	\$ 115,214.00	\$ 115,214.00
<b>Standard Options - Per Unit</b>							
170K	JDLINK	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
0770	2SP HIFL SLEV RC CB/AC PQT	1	\$ 4,818.00	0.00	\$ 0.00	\$ 4,818.00	\$ 4,818.00
0953	ISO SWITCHABLE CTLS & JS PPK	1	\$ 1,111.00	0.00	\$ 0.00	\$ 1,111.00	\$ 1,111.00
1501	ENGLISH OP MAN & DECALS	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
2650	WIDE ZIG-ZAG MULTI BAR TRKS	1	\$ 215.00	0.00	\$ 0.00	\$ 215.00	\$ 215.00
4001	2" SEAT BELT W/ SHOULDERSTRAP	1	\$ 0.00	0.00	\$ 0.00	\$ 0.00	\$ 0.00
6006	AIR RIDE SEAT (CLOTH W HEAT)	1	\$ 671.00	0.00	\$ 0.00	\$ 671.00	\$ 671.00
8042	REAR VIEW CAMERA	1	\$ 912.00	0.00	\$ 0.00	\$ 912.00	\$ 912.00
8060	PRE CLEANER	1	\$ 488.00	0.00	\$ 0.00	\$ 488.00	\$ 488.00
8310	3 SET COUNTERWEIGHT	1	\$ 1,205.00	0.00	\$ 0.00	\$ 1,205.00	\$ 1,205.00
8370	LOUVER REAR GRILLE, HVY DUTY	1	\$ 522.00	0.00	\$ 0.00	\$ 522.00	\$ 522.00
8380	FOOTREST WITH FLOORMAT	1	\$ 154.00	0.00	\$ 0.00	\$ 154.00	\$ 154.00
9410	90" SD CON BKT W/ SERRATED	1	\$ 4,792.00	0.00	\$ 0.00	\$ 4,792.00	\$ 4,792.00
<b>Standard Options Total</b>			<b>\$ 14,888.00</b>		<b>\$ 0.00</b>	<b>\$ 14,888.00</b>	<b>\$ 14,888.00</b>
<b>Dealer Attachments/Non-Contract/Open Market</b>							
BYT10226	Severe Duty Door	1	\$ 3,169.00	29.00	\$ 919.01	\$ 2,249.99	\$ 2,249.99
BYT12801	Hazard Warning Lights	1	\$ 225.00	29.00	\$ 65.25	\$ 159.75	\$ 159.75
BYT10059	SMV Sign	1	\$ 80.00	29.00	\$ 23.20	\$ 56.80	\$ 56.80
BYT10058	HD Rear Grille	1	\$ 611.00	29.00	\$ 177.19	\$ 433.81	\$ 433.81



JOHN DEERE

# Selling Equipment



Quote Id: 29743775 Customer Name: GILLESPIE COUNTY PREC #1

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price	
BYT11301	High Debris Application Package	1	\$ 652.00	29.00	\$ 189.08	\$ 462.92	\$ 462.92	
BYT10048	Beacon Warning Light	1	\$ 329.00	29.00	\$ 95.41	\$ 233.59	\$ 233.59	
<b>Dealer Attachments Total</b>			<b>\$ 5,066.00</b>		<b>\$ 1,469.14</b>	<b>\$ 3,596.86</b>	<b>\$ 3,596.86</b>	
<b>Value Added Services Total</b>			<b>\$ 0.00</b>			<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Additional Discounts</b>								
	Misc. Additional Discount	1			\$ 39,198.72	\$	\$	
	<b>Additional Discount Total</b>				<b>\$ 39,198.72</b>	<b>\$ -39,198.72</b>	<b>\$ -39,198.72</b>	
<b>Total Selling Price</b>					<b>\$</b>	<b>\$ 40,667.86</b>	<b>\$ 94,500.14</b>	<b>\$ 94,500.14</b>
			<b>135,168.00</b>					

### Original Factory Build Codes

Code	Description
0770	2SP HIFL SLEV RC CB/AC PQT
0953	ISO SWITCHABLE CTLS & JS PPK
1501	ENGLISH OP MAN & DECALS
170K	JDLINK
2650	WIDE ZIG-ZAG MULTI BAR TRKS
4001	2" SEAT BELT W/ SHOULDERSTRAP
6006	AIR RIDE SEAT (CLOTH W HEAT)
8042	REAR VIEW CAMERA
8060	PRE CLEANER
8310	3 SET COUNTERWEIGHT
8370	LOUVER REAR GRILLE, HVY DUTY
8380	FOOTREST WITH FLOORMAT
9410	90" SD CON BKT W/ SERRATED

**JOHN DEERE PA30B PLANETARY DRIVE AUGER - 1T0PA30BPP0007262**



JOHN DEERE

# Selling Equipment



Quote Id: 29743775 Customer Name: GILLESPIE COUNTY PREC #1

Equipment Notes: 263 LB 2023  
 Hours: 0  
 Stock Number: 73005958  
 Contract:  
 Price Effective Date :

Suggested List \*  
 \$ 3,437.00  
 Selling Price \*  
 \$ 2,749.60

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
03N1T	JOHN DEERE PA30B, PLANETARY DRIVE AUGER	1	\$ 2,997.00	0.00	\$ 0.00	\$ 2,997.00	\$ 2,997.00
<b>Standard Options - Per Unit</b>							
1008	AUGER, SSL PLAN AUGER PA30B	1	\$ 440.00	0.00	\$ 0.00	\$ 440.00	\$ 440.00
<b>Standard Options Total</b>			<b>\$ 440.00</b>		<b>\$ 0.00</b>	<b>\$ 440.00</b>	<b>\$ 440.00</b>
<b>Additional Discounts</b>							
	Misc. Additional Discount	1			\$ 687.40	\$ -687.40	\$ -687.40
<b>Additional Discount Total</b>					<b>\$ 687.40</b>	<b>\$ -687.40</b>	<b>\$ -687.40</b>
<b>Total Selling Price</b>			<b>\$ 3,437.00</b>		<b>\$ 687.40</b>	<b>\$ 2,749.60</b>	<b>\$ 2,749.60</b>

### Original Factory Build Codes

Code	Description
1008	AUGER, SSL PLAN AUGER PA30B

## JOHN DEERE AT14 Angle-Tatch - 1T0AT14XLM0000181

Equipment Notes: 441 LB 2022  
 Hours: 0  
 Stock Number: 73005483  
 Contract:  
 Price Effective Date :

Suggested List \*  
 \$ 3,861.00  
 Selling Price \*  
 \$ 3,088.80

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
03D0T	JOHN DEERE ANGLE-TATCH	1	\$ 3,861.00	0.00	\$ 0.00	\$ 3,861.00	\$ 3,861.00
<b>Additional Discounts</b>							
	Misc. Additional Discount	1			\$ 772.20	\$ -772.20	\$ -772.20
<b>Additional Discount Total</b>					<b>\$ 772.20</b>	<b>\$ -772.20</b>	<b>\$ -772.20</b>
<b>Total Selling Price</b>			<b>\$ 3,861.00</b>		<b>\$ 772.20</b>	<b>\$ 3,088.80</b>	<b>\$ 3,088.80</b>





JOHN DEERE

# Selling Equipment



TELLUS

Quote Id: 29743775    Customer Name: GILLESPIE COUNTY PREC #1

## JOHN DEERE GR84B ROCK / BRUSH GRAPPLE - 1T0GR84BAN0002082

Equipment Notes: 1352 LB 2023

Hours: 0

Stock Number: 84000525

Contract:

Price Effective Date :

Suggested List \*

\$ 7,095.00

Selling Price \*

\$ 5,676.00

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
05R1T	JOHN DEERE GR84B ROCK GRAPPLE	1	\$ 7,095.00	0.00	\$ 0.00	\$ 7,095.00	\$ 7,095.00
<b>Additional Discounts</b>							
	Misc. Additional Discount	1			\$ 1,419.00	\$ -1,419.00	\$ -1,419.00
	<b>Additional Discount Total</b>				<b>\$ 1,419.00</b>	<b>\$ -1,419.00</b>	<b>\$ -1,419.00</b>
<b>Total Selling Price</b>			<b>\$ 7,095.00</b>		<b>\$ 1,419.00</b>	<b>\$ 5,676.00</b>	<b>\$ 5,676.00</b>

## TREASURER'S OFFICE

### Cash -

Review/test the cash reconciliations, verifying cash balances.

Document the process for performing cash reconciliations.

Document the cash receipts transaction cycle; identify suggestions for enhancement.

Test the cash receipts cycle.

Test specifically for the timely recording of deposits.

Test timely and accurate remittance of state funds.

### Investments -

Review the Investment Policy and compare to State law and best practices.

Test the investment portfolio for compliance with the policy.

### Payroll -

Document payroll processing cycle and controls; identify suggestions for enhancement.

Test procedures for consistency with policy and in application by all departments.

Test for compliance with timely and accurate filing of reports and remittances with the federal and state agencies.

Generate a payroll process/policy memorandum; identify suggestions for enhancement.

Test for accuracy of the accrued leave balances.

### Receivables -

Document Treasurer's Office controls over certain accounts receivables (e.g., airport hangars, etc.); identify suggestions for enhancement (focusing on reconciliations and outstanding balances).

Test the accounts receivable balances for accuracy.

## TAXASSESSOR COLLECTOR

Since the Tax Assessor Collector moved into the Treasurer's Office, we are also looking for a review of the TAC office. For this office, we are looking for more general procedures such as:

### Cash -

Verify bank balances and test the accuracy of bank reconciliations.

Verify/Test compliance with applicable federal, state, and local laws.

Test accuracy and timely remittance of funds to proper agencies.

# County Solid Waste Control Act

## Ordinance Prohibiting Disposal

A county may prohibit the disposal of municipal or industrial solid waste in the county if the disposal of the municipal or industrial solid waste is a threat to the public health, safety, and welfare.

- To prohibit the disposal of municipal or industrial solid waste in a county, the commissioners court must adopt an ordinance in the general form prescribed for municipal ordinances ***specifically designating the area of the county in which municipal or industrial solid waste disposal is not prohibited.***
- An ordinance may be passed on first reading, but the proposed ordinance must be published in a newspaper of general circulation in the county for two consecutive weeks before the commissioners court considers the proposed ordinance. The publication must contain:
  - (1) a statement of the time, place, and date that the commissioners court will consider the proposed ordinance; and
  - (2) notice that an interested citizen of the county may testify at the hearing.

# County Solid Waste Control Act

## Ordinance Prohibiting Disposal (cont.)

- A public hearing must be held on a proposed ordinance before it is considered by the commissioners court, and any interested citizen of the county shall be allowed to testify.
- The commissioners court of a county may not prohibit the processing or disposal of municipal or industrial solid waste in an area of that county for which an application for a permit or other authorization under Chapter 361 has been filed with and is pending before the TCEQ or a permit or other authorization under Chapter 361 has been issued by the TCEQ.
- The TCEQ may not grant an application for a permit to process or dispose of municipal or industrial solid waste in an area in which the processing or disposal of municipal or industrial solid waste is prohibited by an ordinance.
- These powers may not be exercised by the County with respect to areas to which Section 361.090 applies.

(Tex. Health & Safety Code §364.012)

## **DRAFT 2024 PROPOSED DEVELOPMENT REGULATION UPDATE SUMMARY SHEET**

### General

- Updated formatting and organization
- Updated title from “Subdivision and Manufactured Home Rental Community Regulations” to “Development Regulations”
- Removed Applications and other similar exhibits from the Regulations and created these as separate standalone documents (attached).

### ARTICLE 1

- Added information on existing Interlocal Agreement with CoFBG regarding Subdivision Regulation in the ETJ
- Consolidated duplicated information
- Removed definitions not referenced in the Regulations
- Added technical definitions pertaining to roads and drainage
- Added condominium development definition
- Added section for interpretation – county shall make the final determination of the meaning and interpretation of these regulations

### ARTICLE 2

#### Section 2.1 Land Subdivision

- Clarified that condominium developments are subject to platting requirements

#### Section 2.2 Plat Submission and Review

- Added description of plat review process

#### Section 2.3 Preliminary Plats

- Added review procedure
- Clarified and made minor edits to layout and content requirements, plat notes, and plat certifications

#### Section 2.4 Final Plats

- Added review procedure
  - Developer is responsible for submitting all documents in one complete package
  - Electronic documents must be submitted with the plat
  - Construction plans and drainage study must be submitted with the plat
  - Must have approved TCEQ permits for public water and wastewater systems, if any
  - Must have letter from HCUWCD approving Groundwater Availability Study
  - Must provide bond in the amount of the cost of construction, new definition of cost of construction includes a 10% project management fee
- Clarified and made minor edits to layout and content requirements, plat notes, and plat certifications
  - Removed county engineer certification
  - Revised owner, engineer, and surveyor certifications.
  - Added and consolidated notes regarding privately maintained infrastructure

### Section 2.5 Replats

- Added definition of a replat
- Added review procedure (see 2.4)
- Clarified public notice requirements per local government code 232
- Clarified that replats are subject to the current development regulations

### Section 2.6 Amending Plats

- Added definition of an amending plat
- Added review procedure

### Section 2.7 Platting Exceptions

- Updated applicability per amendments to Local Government Code
- Created an Affidavit for Exclusion from Platting to be signed by the developer and surveyor and recorded with the County Clerks office
- Clarified that lots created in conflict with other state code (such as OSSF code) will not be granted a permit (such as an OSSF permit) until the lot is brought into conformance with the state code
- Separated out state and local exceptions

### Section 2.8 Plat Expiration

- Added expiration date for plats

### Section 2.10 Variances

- Added that the same variance cannot be requested within 6 months of a previous request
- Added expiration of a variance

## **ARTICLE 3**

### Section 3.4 Final Plat for Model Subdivision

- Added review procedure
- Clarified and made minor edits to layout and content requirements, plat notes, and plat certifications (see 2.4)

## **ARTICLE 4**

### Section 4.2 MHRC Expiration

- Added expiration date for MHRC application

### Section 4.3 MHRC Applicatoin

- Added review procedure
- Clarified and made minor edits to layout and content requirements, plat notes, and plat certifications

### Section 4.4 MHRC Exceptions

- Created a MHRC Waiver for properties with low density site plans
  - Waiver requests must be made to the commissioners court if the site meets certain criteria, the court is not obligated to approve any MHRC waivers even if all the application criteria are met

## **ARTICLE 5**

### **Section 5.2 Construction Plans Required**

- Construction plans must be submitted with the final plat application or MHRC application

### **Section 5.3 Construction Plan Submission and Review**

- Added review procedure
- Added form and content requirements

### **Section 5.4 Lot Standards**

- Increased minimum lot size for properties with individual wells to 6 acres and max density of total subdivision acreage / 7 per Texas Water Code 35.019.
- Increased requirement for replats to have an average resulting lot size of 5 acres
- Added provision for condo developments to submit a request to cluster in one area so long as the remainder of the property is open space.
- Added provision for each MHRC space to be 0.25 acres with no encroachments into setbacks.
- Added 50' setback from state highway and 25' setback from public or private road
- Clarified what improvements cannot be located within a setback
- Clarified applicability of setbacks

### **Section 5.5 Street and Driveway Standards**

- Added driveway width and radius requirements
- Revised requirements for 2 access points to be applicable to developments with 30 or more lots or spaces to be consistent with International Fire Code
- Created access spacing and alignment requirements
- Added vertical curve requirements
- Revised horizontal curve requirements in accordance with TxDOT standards – added an allowance to reduce the curve radius if appropriate signage is placed
- Revised standard street sections
  - Increase primary road ROW from 60ft to 72ft
  - Added 2% cross slope requirement
  - Increased primary road paved width from 24ft to 32ft (Local Government Code requires the minimum shoulder to shoulder width on a primary road to be 32-56ft. previous code has 24ft + 3' shoulders = 30' total. Unpaved shoulders are not favorable for road maintenance)
  - Increased secondary road paved width from 20ft to 26ft (Local Government Code requires the minimum shoulder to shoulder width on a secondary road to be 25-35ft. previous code has 20ft + 3' shoulders = 26' total)
  - Increased base and subgrade width according to increased paved surface
  - Increased cul-de-sac ROW from 60ft to 72ft
  - Set maximum grade for cul-de-sac
  - Decreased cul-de-sac paved surface from 50ft to 48ft based on increased street width and international fire code turnaround requirements
- Added road intersection radii requirements

- FYI: 2003 and 2022 code requires the ROW on hillsides and cuts to be expanded to 10' beyond the toe of a slope or top of a cut – not previously enforced
- Updated road base materials
- HMAC increased to 2", if used
- Updated Two Course Surface Treatment Specifications in accordance with standard practices
- Added requirement for private road maintenance agreement for property owners where more than 2 lots front a private road
- Allowed developments of 2 lots or less to have unpaved roads (previously required to be paved if any lot was less than 10 acres)
- Clarified bounds of paving for subdivisions of tracts fronting an unpaved road
- Added requirements for gated private roads

#### Section 5.6 Traffic Impact Analysis Requirements

- Added requirements for developers to submit a Traffic Impact Analysis Worksheet for their development to assess the traffic generated by the development. Larger development with more than 100 peak hour trips will be required to have an engineer conduct a full Traffic Impact Analysis Study.
- Added rough proportionality – if a developer's project creates more demand than the current infrastructure supplies, the developer is responsible to construct improvements proportional to the impact of the development.

#### Section 5.7 Drainage Standards

- Clarified that drainage reports are required for all developments – but grants an allowance for residential subdivisions with each lot greater than 5 acres or MHRC's with an approved Waiver
- Added requirement for detention to prevent adverse conditions on adjacent properties
- Added requirement for downstream assessment, if determined to be needed.
- Added misc. drainage design information such as equations, coefficients, rainfall intensity, and computer modeling requirements
- Added design and easement requirements for detention ponds, drainage channels
- Added design requirements for culverts, low water crossings, and bridges
- Added design requirements for energy dissipation to prevent erosion

#### Section 5.9 Water Facilities

- Added requirement per Texas Water Code 35.019 that any recommendations or requirements from HCUWCD on the Groundwater Availability study are recorded as a requirement on the plat and recorded as a deed restriction.

#### Section 5.13 Road Damage and Repair

- Updated motor vehicle insurance

### **ARTICLE 6**

#### Section 6.5

- Added information of renewal of performance bonds and maintenance bonds