

GILLESPIE COUNTY, TEXAS -- PUBLIC NOTICE

Pursuant to Chapter 232 of the Texas Local Government Code, Section 35.019 of the Texas Water Code, and other authority, Gillespie County, Texas (“County”), by and through its governing body, the Gillespie County Commissioners Court (“Commissioners Court”), gives notice that the Subdivision and Manufactured Home Rental Community Regulations for Gillespie County, Texas (“Regulations”) were approved and adopted by the Commissioners Court at its public meeting conducted on December 19, 2022.

The Regulations may be: (1) reviewed and copied during regular business hours at the office of the Hon. Mark Stroehrer, the County Judge of Gillespie County, Texas, in the Gillespie County Courthouse at 101 West Main Street, Mail Unit 9, Room 101, Fredericksburg, Texas 78624-3700 (telephone 830-997-7502); (2) reviewed and copied during regular business hours at the office of the Hon. Lindsey Brown, the County Clerk of Gillespie County, Texas, in the Gillespie County Courthouse at 101 West Main Street, Mail Unit 13, Room 109, Fredericksburg, Texas 78624-3700 (telephone 830-997-6515); or (3) reviewed and downloaded from the Gillespie County internet website at www.gillespiecounty.org.

The Regulations are designed, among other things, to govern plats, subdivision of land, and manufactured home rental community (“MHRC”) development in the unincorporated area of Gillespie 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, drainage, 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 relating, among other things, 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 standards regarding land development in the unincorporated area; subdivision plat procedure and review, including requirements for 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, including restrictions on MHRC construction and occupancy unless 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, and certification; division of land standards; survey, topographical data, lot/block, monumentation, and other data and disclosure requirements; water, sewer, septic, and OSSF facilities and service requirements, including compliance with minimum state and County standards; for certain subdivisions, compliance with the

model subdivision rules described or referenced by Chapter 232 of the Texas Local Government Code (including Sections 232.023, 232.032, 232.101, and 232.107-.108 of said code), Section 16.343 of the Texas Water Code, Sections 364.1 through 364.72 of Title 31 of the Texas Administrative Code, and other authority; engineer, surveyor, and/or geoscientist review, analysis, and disclosure requirements; utility standards, service, and connection requirements, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, management, and drainage requirements, including descriptions, plans, and disclosure; requirements for road access, lay-out, design, construction, and safety; requirements for road/driveway crossings, design, construction, and safety; requirements for drainage plans and related drainage facilities and infrastructure; requirements for lot frontages, and building and set-back lines; purchase contract disclosure requirements and procedure related to water availability; groundwater and surface water availability, sufficiency, and disclosure requirements pursuant to Section 232.0032 of the Texas Local Government Code, Section 35.019 of the Texas Water Code, Sections 364.1 through 364.72 of Title 31 of the Texas Administrative Code, Sections 230.1 through 230.11 of Title 30 of the Texas Administrative Code, and other authority; requirements regarding fire safety and fire suppression systems and disclosure; lienholder identification and lien subordination requirements; developer participation contract requirements; access for emergency vehicle requirements; future transportation corridor requirements; limitations and restrictions regarding subdivision plat or MHRC approval by the County; and enforcement remedies and penalties, both civil and criminal in nature.

Should you have questions regarding this matter, please contact during regular business hours the County Judge of Gillespie County, Texas at his office address and telephone number described in this notice.