

## **MENARD COUNTY, TEXAS -- PUBLIC NOTICE**

Menard County, Texas ("County") gives notice pursuant to Chapter 2007, Texas Government Code ("Chapter 2007") and other authority that a takings impact assessment ("TIA") was approved July 25, 2022 by the Menard County Commissioners Court at a public meeting regarding the following proposed governmental action: the proposed enactment of the Subdivision and Manufactured Home Rental Community Regulations for Menard County, Texas ("Regulations").

The County gives notice of its intent to consider the approval, adoption, and enactment of the proposed Regulations at the public meeting of the Menard County Commissioners Court to be conducted on August 29, 2022, at 9:00 a.m. in the Menard County Courtroom (Commissioners' Courtroom) at the Menard County Courthouse, 206 East San Saba Avenue, Menard, Texas 76859.

Among other things, the TIA made the following determinations:

(1) The Regulations are authorized to be enacted by the County pursuant to the authority described in the TIA and Regulations. The Regulations are designed, among other things, 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 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 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; for certain subdivisions, compliance with the model subdivision rules described by Chapter 16 of the Texas Water Code and other authority; 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 drainage descriptions, plans, and disclosure; road/driveway design and construction; road repair obligations; drainage plans and facilities; lot frontages and building and set-back lines; purchase contract disclosure and procedure related to water availability; groundwater and surface water 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.

(2) The County is a covered governmental entity under Chapter 2007 and the Texas Attorney General guidelines (“Guidelines”) for TIA analysis; however, the Regulations are exempt from coverage under Chapter 2007, and no covered governmental action has been identified, pursuant to the TIA analysis.

(3) Pursuant to Chapter 2007 and the Guidelines the County determined that: no new public interests are purported to be created, established, or transferred to the County by the Regulations; no or minimal new burdens or restrictions are imposed or created by the Regulations with respect to any private real property; no taking of private real property or rights in private real property will occur as a result of the enactment of the Regulations; and a **“No Private Real Property Impact Determination”** was made in the TIA pursuant to the analysis therein described.

The TIA and the proposed Regulations may be: (a) reviewed and copied during regular business hours at the business office of the Hon. Christy Eggleston, the County Clerk of Menard County, Texas, in the Menard County Courthouse, 206 East San Saba Avenue, Menard, Texas 76859 (telephone 325-396-4682); or (b) reviewed and downloaded from the County’s internet website at [www.co.menard.tx.us](http://www.co.menard.tx.us).