

## **MENARD COUNTY, TEXAS: PUBLIC HEARING NOTICE**

Pursuant to Chapter 232 of the Texas Local Government Code and other authority, Menard County, Texas (“County”) gives notice of intent to consider and adopt the proposed Subdivision and Manufactured Home Rental Community Regulations for Menard County, Texas (“Regulations”) after compliance with the notice procedure required by law.

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, at her business office 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).

A public hearing will be conducted regarding the proposed Regulations by the Menard County Commissioners Court at its public meeting on July 25, 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.

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 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 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 requirements for 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 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 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 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/driveway design and construction, drainage plans and facilities, 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; requirements regarding fire suppression systems and disclosure; lienholder identification and lien subordination requirements; limitations and restrictions regarding subdivision plat or MHRC approval by the County; restrictions regarding the discharge of firearms and hunting with bows/arrows in certain subdivisions; and enforcement remedies and penalties.

Should you have questions regarding this matter, please contact the County Clerk of Menard County, Texas at her business office address and telephone number described above in this notice. Please make plans to attend the public meeting and hearing regarding the proposed Regulations.