

ECTOR COUNTY, TEXAS

PUBLIC NOTICE REGARDING: APPROVAL OF TAKINGS IMPACT ASSESSMENT FOR PROPOSED SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR ECTOR COUNTY, TEXAS; AND MEETING SCHEDULED TO CONSIDER APPROVAL, ADOPTION, AND ENACTMENT OF THOSE REGULATIONS

Ector County, Texas ("County") gives notice pursuant to Chapter 2007 of the Texas Government Code ("Chapter 2007") and other authority that a takings impact assessment ("TIA") was approved on November 21, 2022 by the Ector County Commissioners Court at its public meeting regarding the following proposed governmental action: the proposed enactment of the Subdivision and Manufactured Home Rental Community Regulations for Ector County, Texas ("Regulations").

The County gives notice of its intent to consider the approval and adoption of the Regulations at the public meeting of the Ector County Commissioners Court on December 28, 2022, said meeting to begin at 10:00 a.m. in the Commissioners Courtroom, Room 120, of the Ector County Administration Building Annex located at 1010 East 8th Street, Odessa, Texas 79761.

The Regulations may be: (1) reviewed and copied during regular business hours at the office of Mr. Eddie Landrum, Jr., the Director of the Planning and Development Department of Ector County, Texas, in the Ector County Administration Building Annex located at 1010 East 8th Street, Odessa, Texas 79761 (telephone 432-498-4241); and (2) reviewed and downloaded from the County's internet website at www.co.ector.tx.us.

This TIA may be reviewed and copied during regular business hours at the office of Mr. Eddie Landrum, Jr., the Director of the Planning and Development Department of Ector County, Texas, in the Ector County Administration Building Annex located at 1010 East 8th Street, Odessa, Texas 79761 (telephone 432-498-4241).

Please note the following summary regarding the contents of the Regulations and determinations made by the County in the TIA:

- (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 community ("MHRC") development in the unincorporated area of Ector County, Texas 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 further, to prevent colonias or other substandard development in said area; 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 said area.
- (2) 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 standards regarding land development in the unincorporated area; subdivision plat procedure and review, including requirements for recordation, exceptions or exemptions, variances, revision, vacation, cancellation, amendment, revision, subdivision regulation in the extraterritorial jurisdiction of an incorporated municipality, dormant plats, and other procedural matters; MHRC infrastructure development plan standards, requirements, and procedure, 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, 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; 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; purchase contract disclosure requirements and procedure related to water availability; groundwater and surface water availability, sufficiency, and disclosure requirements; limitations and restrictions on the use of firearms, bows, and arrows regarding certain lots in subdivisions; compliance with local groundwater conservation district regulations; 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; development site inspection authority; and enforcement remedies and penalties, both civil and criminal in nature.

- (3) The County is a covered governmental entity pursuant to 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.
- (4) Pursuant to Chapter 2007 and the Guidelines, the County determined in the TIA that: (a) the proposed action of the County (i.e., enactment of the Regulations) has been fully assessed for its potential impact on private real property rights; (b) the proposed action of the County is exempt from coverage under or application to Chapter 2007; (c) no new public interests are purported to be created, established, or transferred to the County by the Regulations; (d) no or minimal new burdens or restrictions are imposed or created by the Regulations with respect to any private real property; (e) no taking of private real property or rights in private real property will occur as a result of the enactment of the Regulations; and (f) a No Private Real Property Impact Determination was made by the County regarding its proposed action regarding the Regulations.

Should you have questions regarding this matter, please contact during regular business hours Mr. Eddie Landrum, Jr., the Director of the Planning and Development Department of Ector County, Texas at his business office and telephone number described in this notice.



DEBI HAYS, ECTOR COUNTY JUDGE

POSTED: 12:27 A.M./P.M. (P)

NOVEMBER 21, 2022

ATTEST:



JENNIFER MARTIN, COUNTY CLERK