

IRION COUNTY, TEXAS: PUBLIC HEARING NOTICE

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

The proposed Regulations may be: (1) reviewed and copied during regular business hours at the office of the Irion County District-County Clerk located at the Irion County Courthouse, 209 North Park View Street, Mertzon, Texas 76941 (telephone 325-835-2421); or (2) reviewed and downloaded from the County’s internet website at www.co.irion.tx.us.

A public hearing will be conducted regarding the proposed Regulations by the Commissioners Court at its public meeting on May 13, 2025, said meeting to begin at 9:00 a.m. at the following location: the Irion County Commissioners’ Courtroom, First Floor, Irion County Courthouse, 209 North Park View Street, Mertzon, Texas 76941.

The proposed Regulations are designed to govern plats, subdivisions of land, and manufactured home rental communities (“MHRC”) in the unincorporated area of Irion County, Texas 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 further, prevent colonias or other substandard development; 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, provisions, 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; provisions related to trailer park, mobile home park, recreational vehicle, tiny home, campground, and man camp facility development; developer road damage and repair provisions; limitations and restrictions on the use of firearms, bows, and arrows regarding certain lots in subdivisions; provisions prohibiting reserve strips; bond or other financial

security requirements; a fee schedule and related procedure; subdivision plat and MHRC infrastructure plan standards and 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 as applicable; engineer, surveyor, and/or geoscientist review, analysis, and disclosure standards and requirements; utility standards, service, and connection requirements, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, management, and drainage standards and requirements, including descriptions, plans, and disclosure; standards and requirements for road access, lay-out, design, construction, and safety; standards and requirements for roads and bridges, including driveway crossings, design, construction, and safety requirements; standards and requirements for drainage plans and related drainage facilities and infrastructure; standards and requirements for lot frontages, and building and set-back lines; purchase contract disclosure requirements and procedure related to water availability; groundwater availability, sufficiency, and disclosure requirements pursuant to Section 232.0032 of the Texas Local Government Code, and Sections 230.1 through 230.11 of Title 30 of the Texas Administrative Code and other authority; standards and 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 District-County Clerk of Irion County, Texas at her office address and telephone number described in this notice. Please make plans to attend the public meeting and public hearing regarding the proposed Regulations.