

## **ECTOR COUNTY, TEXAS: PUBLIC NOTICE**

Pursuant to Chapter 232 of the Texas Local Government Code and other authority, Ector County, Texas (“County”), by and through its governing body, the Ector County Commissioners Court (“Commissioners Court”), gives notice that the Subdivision and Manufactured Home Rental Community Regulations for Ector County, Texas (“Regulations”) were approved and adopted by the Commissioners Court at its public meeting on December 28, 2022.

The proposed 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 for Ector County, Texas, in the Ector County Administration Building Annex located at 1010 East 8<sup>th</sup> Street, Odessa, Texas 79761 (telephone 432-498-4241); (2) reviewed and copied during regular business hours at the office of the Hon. Jennifer Martin, the County Clerk of Ector County, Texas, in the Ector County Courthouse located at 300 North Grant Street, Room 111, Odessa, Texas 79760 (telephone 432-498-4130); or (3) reviewed and downloaded from the County’s internet website at [www.co.ector.tx.us](http://www.co.ector.tx.us).

The proposed 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 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 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, 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 or other special 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.

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



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**DEBI HAYS, ECTOR COUNTY JUDGE**

**POSTED:** \_\_\_\_\_ 11:03 \_\_\_\_\_ **A.M.** **P.M.**

**DECEMBER** 28, 2022

**ATTEST:**



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**JENNIFER MARTIN, COUNTY CLERK**