

PUBLIC NOTICE OF HEARING REGARDING INTENTION OF COMANCHE COUNTY TO CONSIDER ADOPTION OF
PROPOSED REGULATION OF SUBDIVISIONS

Pursuant to §232 of the Texas Local Government Code, and §2007 of the Texas Government Code, notice is hereby given regarding the intention of Comanche County, Texas acting by and through its Commissioners Court, to conduct a public hearing on APRIL 26, 2021 at 10:00 A.M. in the Commissioners' Courtroom located at the Comanche County Courthouse, Comanche, Texas to consider the adoption of new subdivision regulations in unincorporated areas in Comanche County, Texas, and to receive public comment on said proposed actions.

The proposed actions will include new regulations concerning the following general areas:

- Requirement for surveys and development of plans and specifications for any Subdivision of Land, as defined by Chapter 232 of the Local Government Code
- Requirement for minimal standards for the provision of water, wastewater and drainage of such subdivisions of land.
- Requirement for minimal access roads, streets, and infrastructure for emergency vehicles to such subdivisions.
- Requirement for maintenance of roads in such subdivisions.

As required by Section 2007.043 of the Texas Government Code, a Takings Impact Assessment of the proposed regulations was completed. The TIA, using the analysis outlined by the Texas Attorney General, has determined that the adoption of these regulations does not constitute an unconstitutional taking of real property, as defined by Section 2007.002 of the Texas Government Code. The proposed actions were determined to be exempted from the Texas Private Real Property Rights Preservation Act ("Act"), in accordance with TGC §2007.003(b)(13) due to the County's intent to protect public health and safety by establishing minimum requirements for the subdivision of land. Land previously lawfully subdivided may be permitted to continue operations in their current status so long as such property is not altered in use, enlarged or expanded.

Copies of the proposed regulations and the Takings Impact Assessment are available for inspection in the office of the County Clerk, Courthouse, 101 W. Central, Comanche Texas during normal business hours. Copies of the proposed regulations may be obtained, at a cost of \$1.00 per page. Copies of the Taking Impact Assessment may be obtained, at a cost of \$1.00 per page. The proposed regulations and the Taking Impact Assessment are also available on the Comanche County website at <http://www.co.comanche.tx.us>.

Any persons interested in expressing their views on the takings impact assessment are encouraged to attend the public hearing.

STEPHANIE L. DAVIS, COUNTY JUDGE

PLEASE RUN IN THE MARCH 18 AND MARCH 25 ISSUES.

THANK YOU.

FILED
AT _____ O'CLOCK _____ M

MAR 15 2021


Clerk, County Court Comanche Co., Texas