

ZAVALA COUNTY, TEXAS -- PUBLIC HEARING NOTICE

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

The proposed Regulations may be: (1) reviewed and copied during regular business hours at the business office of the Honorable Jesse Gonzales, the County Judge of Zavala County, Texas, in the Zavala County Courthouse, 200 East Uvalde Street, Suite 9, Crystal City, Texas 78839 (telephone: 830-374-3810); and (2) reviewed and downloaded at www.co.zavala.tx.us (the County’s internet website address).

A public hearing will be conducted regarding the proposed Regulations by the Commissioners Court at its public meeting on February 4, 2026, said meeting to begin at 10:00 a.m. in the Commissioners Courtroom in the Zavala County Courthouse, 200 East Uvalde Street, Suite 9, Crystal City, Texas 78839.

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 Zavala 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 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 related subdivision development, and MHRC infrastructure development plans and related MHRC development, in the unincorporated area of the county, and relate to the following matters: 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 requirements 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 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 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 border county subdivision rules described by Subchapter B of Chapter 232 of the Texas Local Government Code, including without limitation the plat, road right of way, road design and construction, drainage, purchase contract, water, wastewater, advertising, utility connection, and bond or other financial security requirements described in Sections 232.021 through 232.044 of the Texas Local Government Code and other authority; for certain subdivisions, compliance with the model subdivision rules described by Sections 232.023 and 232.030 of the Texas Local Government Code, Section 16.343 of the Texas Water Code, and Sections 364.1 through 364.72 of Title 31 of the Texas Administrative Code and other authority; engineer, surveyor, and 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, design, construction, and safety; requirements for drainage plans and related drainage facilities; requirements for lot frontage 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 pursuant to Section 232.0032 of the Texas Local Government Code, Sections 364.1 through 364.72 of Title 31 of the Texas Administrative Code, Sections 230.1 through 230.11 of Title 30 of the Texas Administrative Code, and other authority; requirements for fire safety and fire suppression systems and disclosure; lienholder identification and lien subordination requirements; limitations and restrictions on the use of firearms, bows, and arrows regarding certain lots in subdivisions; compliance with local groundwater conservation district regulations; developer participation contract requirements; future transportation corridor requirements; emergency vehicle access 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 County Judge of Zavala County, Texas at his business office address and telephone number previously described in this notice. Please make plans to attend the public meeting and public hearing regarding the proposed Regulations.