

ZAVALA COUNTY, TEXAS -- PUBLIC NOTICE

Zavala County, Texas (“County”) gives notice pursuant to Chapter 232 of the Texas Local Government Code and other authority that the Subdivision and Manufactured Home Rental Community Regulations for Zavala County, Texas (“Regulations”) were approved/adopted by its Commissioners Court at its public meeting on April 1, 2026.

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

A part of Zavala County, Texas is located within 50-miles of the international border existing between the United States of America and Mexico; therefore, the provisions of Chapter 232, Subchapter B of the Texas Local Government Code (or “Border County Rules”), and the provisions of the Model Subdivision Rules (or “Model Rules”) pursuant to 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, shall be the method of regulation required for certain qualifying types of subdivisions in the unincorporated area of Zavala County, Texas, as described in the Regulations. Other types of subdivisions not qualifying for regulation pursuant to the Border County Rules or Model Rules, shall be regulated pursuant to the Zavala County Standard Subdivision Rules, as described in the Regulations.

The 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, among other things, relate to the following matters: required compliance with applicable 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, certification, and document submission procedure and requirements; 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 Rules, including without limitation the plat, road right of way, road design/construction, drainage, purchase contract, water availability, wastewater, advertising, utility connection, and bond or other financial security requirements described in Sections 232.021 through 232.033 of the Texas Local Government Code; for certain subdivisions, compliance with the Model Rules; engineer, surveyor, and geoscientist review, analysis, and disclosure requirements regarding water availability requirements and related facilities, wastewater requirements and related facilities, drainage, floodplain, and stormwater management requirements and related facilities, and other technical matters; utility standards, service, and connection requirements, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, stormwater 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 and other matters; 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; enforcement remedies and penalties, both civil and criminal in nature; and appendix documents in the form of or relating to application forms with required document lists, drainage standards, a fee schedule, developer road damage and repair provisions, utility connection requirements, bond or other security requirements, special definitions, plat amendment, revision, and cancellation provisions, variances relating to certain subdivisions, and a certification of groundwater availability form.

Should you have questions regarding the Regulations, please contact during regular business hours the Honorable Jesse Gonzales, the County Judge of Zavala County, Texas, at his business office address and telephone number previously described in this notice.