

DEC 21 2018

Workshop **Presented**

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 12/12/2018

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 12/21/2018

SPECIFIC AGENDA WORDING:

Workshop to discuss Johnson County's requirement that the owner of a subdivision may not sell any lots in the subdivision until the streets and drainage facilities are properly constructed and completed, and all utility construction is completed, and all street and traffic signs are installed and approved by the Public Works Department and the Financial Security is delivered to and on file with the Public Works Department that will guarantee the subdivision roads, streets and drainage facilities related thereto will be built and completed within twelve (12) months after the plat is approved by the Commissioners Court

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes

ACTION ITEM:
WORKSHOP X

(Anticipated number of minutes needed to discuss item) **CONSENT:** _____

EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: X **IT DEPARTMENT:** _____

AUDITOR: _____ **PURCHASING DEPARTMENT:** _____

PERSONNEL: _____ **PUBLIC WORKS:** X

BUDGET COORDINATOR: _____ **OTHER:** _____

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

Subdivision rules, possible change

Pro's.

1. This would make it easier for developers to build new subdivisions.

Con's

1. It would let in developers that don't have the funds to finish their subdivision or utilities.
2. If the developer doesn't finish the streets it would be left up to the commissioners to finish the streets and deal with the home owners that bought the lots.
3. By not selling lots it gives the court the authority to require the utilities be in place .
4. Cleburne does not file the plat till the subdivision is completed and if the developer sales lots on paper they have no way of finding out how many lots have sold.
5. By not selling lots in the past it's motivated the developer to finish the streets.
6. Burleson does not file a plat till the subdivision is completed, if the developer sales lots on paper they have no way of finding out how many have sold.
7. The county does give the builder the opportunity to choose a higher standard such as asphalt or concrete as to chip seal which is seasonal and wouldn't stop progress of the roads.
8. These rules and regs have built some really nice subdivision for this county, to lower the standards may lower the standards of the subdivision
9. By not selling lots we can review the work going on and watch the water events in place and if there is a problem we can address it.
10. By selling lots the home owner may have to wait up to a year before the streets are complete and if the developer defaults on the roads then the commissioner will have to step in and finish. This could add another 6 months depending on the time of year if the developer had the bond set for chip seal. Now the owner is into a year of delays and still can't start his home or business.
11. By not selling lots the court has protected the consumer.

Sent from my iPad