



AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: September 18, 2023

Meeting Date: September 25, 2023

COMMISSIONERS COURT

Submitted By: Jennifer VanderLaan

SEP 25 2023

Department/Office: Public Works

Signature of Director/Official: _____

Presented

Agenda Title:

Workshop

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Discussion and Consideration of Amendment to the Subdivision Rules and Regulations of Johnson County.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Workshop (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

MULTI FAMILY COMMUNITIES

ENCOMPASSING RV PARKS, CONDOMINIUMS/TOWNHOMES, APARTMENT COMPLEXES, AND TINY HOME COMMUNITIES

In addition to the general plat requirements all RV parks, condominiums/townhomes, apartment complexes, multi-family and tiny home communities shall:

1. Plat should show acreage in its entirety.
2. Interior driving surfaces shall be constructed, and paved to a minimum width and surface type meeting current county street requirements to provide ingress and egress for fire and emergency vehicles.
3. The developer or property owner shall be responsible for maintaining private roads, private streets, drainage and signage.
4. Infrastructure Development Plans should include drainage, water supply, sanitary sewer lines or on-site sewage facilities, survey of boundaries including location and number of rental spaces/units, locations of all permanent structures, private street specifications and proposed name(s), and should be prepared and sealed by a licensed professional engineer.
5. An owner's certificate in the following form shall be shown on the Infrastructure Development Plan:

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this infrastructure development plan is true and correct and if approved by the County Commissioner's Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval. The statements made herein are true and correct and I am aware the statements are material statements and will be relied upon by Public Officials.

Owner or Authorized Agent

6. The commissioners court may require inspection of the infrastructure during or on completion of its construction. Johnson County may withhold permits until the infrastructure has been completed and inspected by the person designated by the commissioner's court.

After court approval, any future change or alteration to the approved plan will need to be presented to the Commissioners Court or designee for review and consideration.

SPECIAL DISTRICT REGULATIONS

Proof of creation.

Approval and certification of the special district's creation shall be submitted prior to any civil engineering or plat application and review process.

Adequate water and wastewater collection and treatment.

The developer shall submit a plan and documentation from the TCEQ approved water provider for providing adequate water and sewer service within the proposed subdivision.

The developer shall furnish a certified letter from an approved Texas Commission on Environmental Quality (TCEQ) utility service provider stating that water is available to the subdivision sufficient in quality and quantity to meet minimum state standards required by Section 16.343, Water Code, and consistent with the certification in the letter, and that water of that quality and quantity will be made available to the point of delivery to all lots in the subdivision.

The utility provider(s) should indicate that the utility plans have been reviewed and approved. If a separate utility easement is required by the water provider, it shall be indicated on the plat.

Maintenance Dedication.

Plat shall include a dedication statement that maintenance of paved roads, drainage, and infrastructure necessary (i.e., sewer, water, etc.) shall be exclusively be the responsibility of the District, subject to the terms of any development agreement.

Development Standards

The following specific development standards shall apply to Special Districts, in addition to general platting requirements.

Regulation	Johnson County Regulations	Special District Regulations
Minimum lot size	One (1) acre	N/A, unless using OSSF.
Minimum lot width	150 feet	50 feet, unless frontage along the existing county-maintained roadway.
Right-of-way width	60 feet	60 feet with bar ditches, 50 feet curb and gutter with storm drains, unless subject to Thoroughfare Plan requirement.
Front utility easements	15 feet	N/A
Rear utility easements	10 feet	N/A
Side utility easements	5 feet	N/A
Cul-de-sac radius	80 feet	N/A
Lot frontage measured around a cul- de-sac	60 feet	50 feet as measured at the building line, unless frontage along the county-maintained roadway.

DISCRETIONARY RECOMMENDATIONS

Voluntary Developer Agreements.

County recommends a signed and executed development agreement with the city if located in the extraterritorial jurisdiction (ETJ), or a signed agreement between the developer and the County that is filed in the Clerk's Office prior to any civil engineering or plat application and review process.

This agreement may include but not limited to items such as development standards, landscaping requirements, utilities, fence/screening requirements, building material, amenities provided, roof pitch, setbacks, house sizes, paving standards, terms of annexation, permits, and inspections, etc.

Voluntary Service Agreements.

County recommends a signed and executed agreement for government-related services with the County or adjacent municipal government prior to any civil engineering or plat application and review process. These services may include but not limited to the following:

police-related services;	trash and recycling-related services;
fire-related services;	education-related services (i.e. school site dedications, etc.);
EMS-related services;	healthcare-related services

Definitions:

Apartment Complex-Any building that is designed, built, rented, or leased to be occupied as two (2) or more dwelling units and used by one (1) family per dwelling with cooking facilities and other facilities found in a traditional single-family dwelling.

Condominium/Townhome-Any building that is designed to be divided into multiple dwelling units in which each unit is owned by an individual or individuals.

Recreational Vehicle (RV)- A vehicle such as a camper, trailer, or a motor home, used for traveling and/or recreational purposes, that includes living quarters designed for accommodation.

Recreational Vehicle (RV) Park- A lot or parcel of land used primarily as a rental community in which two (2) or more recreational vehicle sites/spaces are located, established, or maintained for occupancy, usually for a fee, by recreational vehicles of the general public as living quarters or vacation purposes.

Tiny Home- Any residential structure under one thousand (1000) square feet in floor area, excluding lofts.

Tiny Home Community- A lot or parcel of land used primarily as a rental community in which two (2) or more tiny home sites/spaces are located, established, or maintained for occupancy, usually for a fee, of the general public as living quarters.

Section VII (B)

1. All developments with twenty-five (25) or more planned dwelling units shall require turn lanes into the development. Further, developments with one hundred (100) or more planned dwelling units shall require a Traffic Impact Analysis (TIA).
2. The TIA shall include, at a minimum, an intersection capacity analysis for all intersections within a 0.5 mile radius, a roadway capacity analysis for the surrounding road network, and recommendations to offset the impact of the development. Intersection capacity analysis area is subject to expansion based on the size of the development.