



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 110

DATE: 10/03/2023

SUBJECT: PUBLIC HEARING - TO CONSIDER APPROVAL AND IMPLEMENTATION OF THE NEW DEVELOPMENT REGULATIONS MANUAL, ENGINEERING STANDARDS MANUAL AND ASSOCIATED FEE SCHEDULE RELATED TO DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY (TRANSPORTATION SERVICES)

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court conduct a public hearing to consider approval and implementation of the proposed Development Regulations Manual, Engineering Standards Manual and associated Fee Schedule related to development in unincorporated Tarrant County.

BACKGROUND

The Commissioners Court, in accordance with Texas Local Government Code Chapter 232, established and periodically updated the Tarrant County Subdivision and Land Use Regulations manual to regulate development activities, including platting and roadway construction, in the unincorporated areas of Tarrant County.

On February 28, 2012, the Commissioners Court, through Court Order #112291, approved the most recent update to the Subdivision and Land Use Regulations.

The Transportation Services Department, in coordination with the Fire Marshal's Office, Public Health Department, and the Criminal District Attorney's Office, has reviewed and updated these regulations for the Court's consideration. The proposed Development Regulations Manual, Engineering Standards Manual and associated Fee Schedule are attached.

If adopted by the Commissioners Court, the Development Regulations Manual, Engineering Standards Manual and associated Fee Schedule will supersede any previously adopted regulations related to subdivisions or manufactured rental home communities in unincorporated Tarrant County. It should be noted that the Appendix of Applicant Information included in the Development Regulations Manual contains forms that will be maintained administratively and do not require Court action. Additionally, by approval of these regulations, the effective date of the proposed Fee Schedule will be no earlier than April 1, 2024, to allow time for County coordination with municipalities related to plat review responsibilities within their Extra-Territorial Jurisdiction.

The Development Regulations Manual, Engineering Standards Manual and Fee Schedule have been reviewed by the Criminal District Attorney's Office.

SUBMITTED BY:	Transportation	PREPARED BY: APPROVED BY:	Randy Skinner
---------------	----------------	------------------------------	---------------



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 10/03/2023 PAGE 2 OF 110

A book of the Engineering Standards Manual and Development Regulations Manual will be included in the red folders for viewing purposes only. All backup material will be available on the County's website.

FISCAL IMPACT

There is no fiscal impact associated with this item.