

JUNE 13, 2022

WISE COUNTY DEVELOPMENT RULES AND REGULATIONS COMMITTEE

On this the 13th day of June, A.D., 2022 at 1:35 P.M. came on to be had a Meeting of the Wise County Development Rules and Regulations Committee of Wise County, Texas held in the Large Conference Room of the Wise County Elections Administration Office (200 S Trinity Street) of said County in the town of Decatur with the following members present and presiding:

J.D. Clark	County Judge
John S. (Biff) Hayes	Commissioner, Precinct No. 1
Kevin Burns	Commissioner, Precinct No. 2
Danny Lambert	Commissioner, Precinct No. 3
Gaylord Kennedy	Commissioner, Precinct No. 4

Sherry Lemon, County Clerk and Ex-Officio Clerk of Commissioners' Court by Amanda Knox, Chief Deputy when and where the following proceedings were had, to-wit:

All attachments referred to in the minutes of the Wise County Commissioners' Court are designated original or copy and are provided at the time of action by the Court unless otherwise indicated by provider.

County Judge Clark votes aye on all agenda items unless otherwise indicated.

County Engineer Chad Davis called the meeting to order at 1:35 PM. Those present include Clark, Davis, Hayes, Burns, Lambert, Kennedy, Public Works Director Joey Highfill (and Planning Assistant, Kiley Vian), Kimley-Horn and Associates, Inc. Professional Engineers Kyle Welden, Jenifer Tatum and Shelby Warchesik, 911 Addressing Director Wacy Beck; and Commissioners Court Attorney Thomas Aaberg.

1a) The committee discussed design criteria for "hot mix" roads; various road types purposes for said roads.

No change in Article 7 of the Wise County Development Rules and Regulations design criteria for hot mix roads.

1b) The committee discussed platting and permitting authority in municipal extra-territorial jurisdictions (ETJ). The committee also discussed development planning as required under septic permitting. Clark commented that the ETJ Interlocal Agreements between the county and municipalities stated that the more stringent rules apply.

Clark asked Aaberg to review this item and the Interlocal Agreements for ETJ to get clarification for Public Works for which municipalities do/don't have platting authority. The committee discussed agreements with municipalities. Aaberg discussed the current status of Interlocal Agreements with certain municipalities that have ETJ in Wise County.

Burns commented about working during this legislative session to end ETJs.

No additional action taken other than review by Aaberg.

2) Davis stated that it is currently in the Development Rules and Regulations that a letter or permit regarding a driveway permit is required before final plat approval. Highfill stated it is currently taking TxDOT six to eight months to get the permitting done. Davis discussed with the committee that TxDOT is starting to require business on Farm-to-Market and State Highways to have an acceleration/deceleration lane. Burns discussed the permitting issues with TxDOT at the Weatherford College Wise County Branch Campus on US. Hwy 380.

The committee agreed to keep this requirement to provide permit prior to Final Plat approval. The committee discussed review on an individual basis.

3) No action taken by the committee regarding discussion of Article 3.06 (4) that states only six (6) lots and minimum five (5) acres on private road if a variance is requested.

4) Burns commented that there are only three types of roads in the State of Texas: public roads; public roads privately maintained; and, driveways.

Burns discussed a scenario where a landowner wants to create infrastructure at the end of a public road that is privately maintained. Burns commented about tie-in options to that road and agreement options amongst the landowners.

Burns commented that the landowners need a development agreement or something on the plat about private maintenance into perpetuity. Burns commented about the statement on plats regarding private maintenance. Highfill commented that is only if the property is platted. Burns commented about the DRR rule about no private roads being added to a private road.

Welden commented that Burns wants a statement in either the Development Agreement or on the plat regarding private maintenance.

The committee discussed roads in RV parks for emergency service purposes. Beck and the committee discussed 9-1-1 addressing in RV parks for public safety.

The committee discussed the provision of access to publically maintained roads. Aaberg and Burn discussed reviewing this on a case-by-case basis.

No change to this item; clarification only.

5) No action – addressed under item #1.

6) Future Study/Discussion:

- RV parks in flood plain
- Breach inundation

The committee discussed future discussion of the breach inundation issue under committee reports at the next Commissioners Court meeting.


7) Davis adjourned the meeting at 2:50 P.M. there being no further items to discuss.

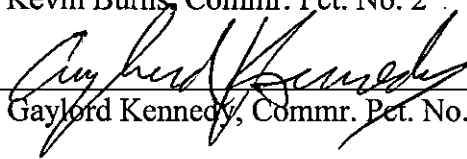
Minutes approved this 27th day of June, 2022, as printed.

J.D. Clark, County Judge, Wise County

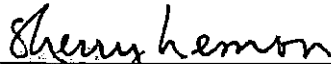

John "Biff" Hayes, Commr. Pct. No. 1


Kevin Burns, Commr. Pct. No. 2


Danny Lambert, Commr. Pct. No. 3


Gaylord Kennedy, Commr. Pct. No. 4

ATTEST:



Sherry Lemon, County Clerk and Ex-Officio Clerk of Commissioners' Court,
Wise County, Texas.



The Wise County Commissioners' Court adopted revised **Rules of Procedures, Conduct & Decorum at Meetings of Wise County Commissioners' Court** on March 25, 2019.