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AT 3:18 o'clock P M

JUL 06 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS

By Chris Shenkir Deputy

CHRIS SHENKIR



WISE COUNTY ENGINEER
2901 S. FM 51
Decatur, Texas 76234

July 6, 2023

AGENDA

200 S. Trinity St.
Decatur, Texas 76234

Elections Administration Building Meeting Room

July 10, 2023,
10:30 a.m.

Consider, Discuss, and Act on the following

Review Draft Amendment 1

Review of Similar County's Requirements Regarding Rental Communities

1. Platting typically not required
2. Proposed Additional Requirements/Notes for Rental Community Developments
 - a. General Notes to be included on Development Plans:
 - i. A note stating this development is a Manufactured Home Rental Community and is not approved for subdivision of land and/or subdivision platting
 - ii. A note stating all roads are privately maintained and that the County has no intent to accept it for maintenance
 - iii. A note stating interior roads shall be designed and constructed in accordance with County standards for asphalt roads and provide additional width as needed to allow for delivery and removal of Manufactured Home units.
 - b. General Development Standards to Consider:



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- i. No manufactured home lot shall have direct vehicular access to a public perimeter street. A proposed development that is designed to take access from an existing or proposed perimeter street shall provide sufficient right-of-way to meet the minimum right-of-way standards required by these Regulations. If the perimeter street does not conform to the minimum right-of-way requirements of these Regulations, additional right-of-way shall be dedicated along said street in order to achieve the minimum right-of-way standards required by these Regulations **(Ref. Hood County, Ellis County, Hunt County)**
 1. An exception to the above requirement shall be if the space/unit/lot sits on an individually platted lot and has an approved culvert size from the precinct. Culvert installation shall be the owner's responsibility. **(Ref. Ellis County)**
- ii. Private streets must be constructed within a separate lot owned by the maintenance entity. This lot must conform to the County's standards for public street rights-of-way. An easement covering the street lot shall be granted to the County providing unrestricted access to and use of the property for any purpose deemed necessary by the County for achieving the purposes of these regulations. This right shall also extend to all utility providers operating within the County. The easement shall also permit the County to remove any vehicle or obstacle within the street lot that may impair emergency access. **(Ref. Hood County)**
- iii. No permanent fixtures (i.e., decks, fencing, carports, accessory structures, other buildings, pools etc.) or permanent residence shall be allowed on the individual spaces. **(Ref. Ellis County)**

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1. This does not include all community/amenity centers, pools, restrooms, management buildings or other structures located outside of the individual spaces and in a common space.
- iv. Parking must be off-street to prevent restriction of fire access. **(Ref. Ellis County, Hunt County)**
- v. The Owner must provide an area for cluster mailboxes with the off-street parking for mail delivery and pick-up. **(Ref. Hunt County)**
- vi. There shall be a 25-foot front or side yard setback for lots situated on existing county roads or proposed private roads. **(Re: Collin County, Denton County, Hunt County, Montague County)**
3. Discuss Water Quantity and Quality issues as related to platting and the Upper Trinity Groundwater Conservation District (KB)
4. Discuss Section 6.08.F. & H. Culvert Design and Channel Designs will require surveyed elevations (not approximate elevations) for all culverts and drainage structures to the nearest 0.01 elevation starting from the most downstream end of the drainage study to provide positive flow along the channel and drainage area being designed. (CD)
5. Discuss Additional Note Recommendations from the County

J.D. Clark
County Judge
Wise County, Texas