



STATE OF TEXAS *
COUNTY OF HAYS *

ON THIS THE 15th DAY OF FEBRUARY A.D., 2008, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN SPECIAL MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

DEBBIE GONZALES INGALSBE	COMMISSIONER, PCT. 1
JEFFERSON W. BARTON	COMMISSIONER, PCT. 2
WILL CONLEY	COMMISSIONER, PCT. 3
KAREN FORD	COMMISSIONER, PCT. 4
LINDA C. FRITSCHÉ	COUNTY CLERK

WITH COUNTY JUDGE ELIZABETH "LIZ" SUMTER ABSENT, AND THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Presiding Officer Commissioner Ingalsbe called the meeting to order.

WORKSHOP FOR HAYS COUNTY STAFF AND MEMBERS OF COURT TO PROVIDE INPUT AND ASK QUESTIONS OF NAISMITH ENGINEERING ON THE CURRENT DRAFT OF SUBDIVISION RULES.

Grant Jackson, P.E.-Naismith Engineering, gave a powerpoint presentation giving an update of the Hays County Development Standards. County goals/objectives: Standards to protect health & welfare, guidelines to ensure orderly and adequate development, financial responsibility borne by those who benefit, procedures to limit conflict with municipalities in ETJ, and effective and efficient review of applications. Stakeholder Issues: new development to demonstrate long-term water availability; process compatible, streamlined and predictable with other local governments; protect the quality/quantity of ground water and surface water; new development to practice water conservation/wastewater reuse; develop county-wide land use and transportation plan; encourage conservation development and open-space preservation, provide public notice (general public and adjacent landowners); assess long-term fiscal impact; and quality control/accountability in process. Starting point: Junkyard/Salvage Yards (06/1988), Subdivision and Development Regulations (06/1997, Am. 06/2003, Am. 05/2007), Sexually Oriented Business (06/1997), On-site Sewage Facilities (08/1997), Flood Damage Prevention Ordinance (01/1998), Infrastructure Regulations for Manufactured Home Rental Communities (10/1999), Utility Permits/Licenses for County Right-of-Way (Am. 2003), and Rainwater Harvesting (Incentive Only). Administrative Objectives: Unified Development Code (split into broad categories, consolidate similar administrative and technical requirements, chapter, subchapter, section format [similar to TAC]), clarify staff responsibilities/authority, and supplements (applications/checklists, etc., and guidance [e.g. electronic data, etc]). Proposed Structure: 701 – Development Regulations in General 705 – Subdivision and platting of property 711 – Site Development Review and Permitting 715 – Water and wastewater availability 721 – Roadways standards 725 – Storm Water Management standards 731 – Construction/Maintenance acceptance for public infrastructure 735 – Flood Damage Prevention 741 – On-Site Sewage Facilities 745 – Manufactured Home Rental Comm. 751 – Use of County Properties/Facilities 755 – Land Use/Location Restrictions 761 – Economic Incentives 765 – Conservation Development 771 – Development Agreements. Mr. Jackson went through each section of the draft regulations explaining changes that have been made.

Court was adjourned.

I, LINDA C. FRITSCHÉ, COUNTY CLERK and EXOFFICIO CLERK OF THE COMMISSIONERS' COURT, do hereby certify that the foregoing contains a true and accurate record of the proceedings had by the Hays County Commissioners' Court on FEBRUARY 15, 2008.



LINDA C. FRITSCHÉ, COUNTY CLERK AND EXOFFICIO
CLERK OF THE COMMISSIONERS' COURT OF
HAYS COUNTY, TEXAS

