

The State of Texas §
§
County of Galveston §

**Contract to Provide Joint Regulation of Subdivisions
Within Extraterritorial Jurisdiction
of the City of Texas**

This Agreement is entered into between the **County of Galveston**, and the **City of Texas City** as required by §242.001(d)(4) of the Texas Local Government Code.

Recitals

The City of Texas City regulates subdivisions **within** its city limits and its extraterritorial jurisdiction pursuant to Chapter 212 of the Texas Local Government Code.

The County of Galveston regulates subdivisions within unincorporated limits of the county pursuant to Chapter 232 of the Texas Local Government Code.

Texas Local Government Code §242.001(d)(4) provides that the City and the County may enter into an agreement that:

- (A) establishes one office that is authorized to:
- (i) accept plat applications for tracts of land located in the city's extraterritorial jurisdiction;
 - (ii) collect municipal and county plat application fees in a lump-sum amount; and
 - (iii) provide applicants one response indicating approval or denial of the plat application and
- (B) establishes a consolidated and consistent set of regulations related to plats and subdivisions as authorized by Chapter 212, Chapter 232 and other statutes applicable to municipalities and counties that will be enforced in the city's extraterritorial jurisdiction

The parties wish to enter into such an agreement. Accordingly, the parties agree as follows:

General Subdivision Regulations

The County will:

- accept plat applications for tracts of land located in the city's extraterritorial jurisdiction
- collect municipal and county plat application fees in a lump-sum amount; and
- provide applicants one response indicating approval or denial of the plat application

The County will enforce the regulations it adopted on March 3, 1997. These regulations may be found of record in the Minutes of the Commissioners' Court under Film ode 4300-20-2062 et. seq.

Additional Subdivision Regulation

1. In the City's extraterritorial jurisdiction north of Dickinson Bayou the County will enforce the following additional regulations:

- all subdivision streets shall be constructed of a concrete pavement with concrete curbs in accordance with all applicable County standards and specifications.
- the minimum width of residential streets measured from the back of curb to back of curb is:

30 feet minor residential street
 37 feet collector street
 48 feet thoroughfare (arterial)

- boulevards may be utilized for collector or thoroughfare streets in accordance with applicable County standards and specifications.
- no open drainage ditches shall be utilized in the design of internal subdivision drainage.
- drainage will be sheet flow, gutter flow, or in underground concrete storm sewers in accordance with applicable County standards and specifications.
- Lot dimensions shall be:
 - a) Standard size lots shall have a minimum area of 6000 square feet, shall be at least 100 feet deep and shall be at least 50 feet wide at the front building line.
 - b) Small size lots (Patio Homes) shall have a minimum area of 4500 square feet; shall be at least 90 feet deep and shall be at least 40 feet wide at the front building line provided the lot is within a subdivision of less than 10 acres and the subdivision is
 - c) Unsewered lots - where a lot is served by a private on-site sanitary sewer system said lot shall have a 2.0 acre minimum land area and a minimum 200 feet width at the front building line.
 - d) Road Frontage - all lots shall have a minimum 30 feet frontage upon a public improved street or an approved private street owned and maintained by a homeowner's association.
- Minimum Building Setbacks shall be delineated on the plat and shall be:
 - 25 feet front building line
 - 20 feet rear building line
 - 5 feet side building fine
 - 25 feet side building fine on street side of corner lots
- All building lines shall be a minimum 60 feet from any petrochemical or gas pipeline easement.
- Plats consisting of more than 10 residential lots of less than 1 acre shall include sidewalks complying with Texas Architectural Barriers standards and shall be installed on both sides of each street. A homeowners association shall assess fees and maintain the sidewalks.
- For plats consisting of more than 10 residential lots, street lights shall be installed at all street intersections, street dead ends and mid-block of streets greater than 600 feet

between intersections. A homeowners association shall assess fees and pay for all continued costs of operating and maintaining the lights

- A residential subdivision plat with a master plan capacity of over 200 lots shall dedicate ½ acre of recreational greenspace for each 200 lots, pro rated, to be owned and maintained by a homeowners association.
- Where public water system is available, fire hydrants shall be installed within 300 feet (as measured along street right-of-way) to each dwelling unit. Fire hydrants shall be placed on 6" minimum water mains-looped when possible.

Term of Agreement

The term of this Agreement is for one year from the date of execution, after which it will renew automatically for another term unless terminated.

Either party to this Agreement may terminate the Agreement at the end of any term without cause by notifying the other party not later than 45 days prior to the end of the term. But, both parties agree that the right to terminate this agreement does not avoid the statutory duty of the County and City to have a written agreement providing for subdivision regulation within the City's extraterritorial jurisdiction

In Witness Whereof, the governing bodies of both the County and the City have approved and adopted this Agreement and have caused this Agreement to be executed. It shall become effective upon the date that the latter of the two parties have signed this Agreement.

County of Galveston

James D. Yarbrough, County Judge

Date of Execution

Attest:

Patricia Ritchie
County Clerk

City of Texas City

Carlos Garza, Mayor

October 27, 2002
Date of Execution