



**CHAMBERS COUNTY
COMMISSIONERS COURT ORDER
August 13, 2024**

**COMMISSIONERS COURT ORDER
REGULATION OF COMMERCIAL AND RESIDENTIAL DEVELOPMENT**

WHEREAS, Chambers County wishes to implement oversight over new residential developments with the intention of aiding the Court with determining tax rates, adopting budgets, building and maintaining roadways, administering services such as libraries, public health, emergency medical services, emergency management, fire protection, and funding county law enforcement, to further provide for the peace and protection of the people of this county; and

WHEREAS, Texas Local Government Code Chapter 232 authorizes counties to adopt and enforce subdivision regulations;

WHEREAS, Texas Local Government Code, Chapter 233 authorizes counties to adopt a fire code and the regulations necessary to administer and enforce it, including requiring building permits, and on May 24, 2011, the Commissioners Court adopted a County Fire Code; and

WHEREAS, the Chambers County Fire Code adopted by the Commissioners Court has established recreational vehicle (RV) parks as commercial establishments and subject to regulation by fire code; and

WHEREAS, residential and commercial subdivisions, including mobile home parks, are regulated under Subdivision and Infrastructure Design Manuals as adopted by Chambers County Commissioners Court,

BE IT THEREFORE ORDERED, by the Commissioners' Court of Chambers County, that permit applications pertaining to following shall only be permitted by the County Permit Office upon approval by Chambers County Commissioners Court:

- a) residential subdivisions;
- b) apartments, hotels, motels, and dormitories;
- c) RV parks, mobile home parks, and parks containing cabins or "tiny homes";
- d) assisted living facilities, group homes, half-way houses, residential board and care facilities, institutional occupancies, and lodging homes;
- e) any commercial building, structure, establishment or operation located in a residential subdivision, including those which store items or inventory related to a business, or used for habitation by personnel connected to a business or organization; and
- f) additions to any of these facilities, occupancies or establishments, including conversions of single-family dwellings and homes into a use described above.

BE IT ALSO ORDERED, by the Commissioners Court of Chambers County, that developments which include cabins, “tiny homes”, or small modular structures used for habitation, shall be regulated in the same manner as a mobile home park and subject to the same regulation and approvals described above. In the case of a mixed-used development, the most stringent regulation shall apply.

BE IT FURTHER ORDERED, by the Commissioners Court of Chambers County, that the County Permitting Office, County Fire Marshal’s Office, and County Engineer’s Office, shall withhold the issuance of any permit, approval, or certificate, from any project or development that is in violation of any state or local law, or that is in violation of any policy, rule, code, order or regulation adopted by Chambers County Commissioners Court.

PASSED AND ADOPTED, this 13th day of August 2024.

APPROVED, this 13th day of August 2024.

DocuSigned by:
Jimmy Sylvia
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Jimmy Sylvia
County Judge

DocuSigned by:
Jimmy Gore
6537535E5D7F470...

Jimmy Gore
Precinct 1 Commissioner

DocuSigned by:
Mark Tice
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Mark Tice
Precinct 2 Commissioner

DocuSigned by:
Tommy Hammond
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Tommy Hammond
Precinct 3 Commissioner

DocuSigned by:
Ryan Dagley
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Ryan Dagley
Precinct 4 Commissioner

Signed by:
Heather Hawthorne
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ATTEST: Heather Hawthorne
County Clerk