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MANUFACTURED HOME RENTAL COMMUNITY PLAN

Parties: VAN ZANDT COUNTY COMMISSIONERS COURT  
to  
PUBLIC

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Susan Strickland, County Clerk  
Van Zandt County, Texas

5 Pages

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STATE OF TEXAS  
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

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VAN ZANDT COUNTY  
MANUFACTURED HOME RENTAL COMMUNITY  
PLAN

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX.

- MANUFACTURED/MOBILE HOMES COMMUNITIES AND RECREATIONAL VEHICLES (RV) PARKS**
- (1) The purpose of this plan is to achieve orderly development of manufactured/mobile home and RV parks, to promote and develop the use of land to assure the best possible community environment and to protect and promote the health, safety, and general welfare of the residents of Van Zandt County.
  - (2) A property developed as a manufactured/mobile home community or recreational vehicle park with an application submitted after January 1, 2019 shall have an Infrastructure Development Plan (IDP) prepared that complies with minimum infrastructure standards established within this Section.
  - (3) Lots in a manufactured/mobile home park shall front on a street with not less than a sixty (60) foot width right-of-way. Access roads to the individual spaces shall be constructed and paved to a minimum width of 24 feet. Lots having an individual water supply well and an individual on-site sewage system shall have a minimum lot size of one (1) acre. Lots served by a public water supply and by a public sewage disposal system shall have an average density of not more than four lots per usable one (1) acre.
    - i) An alternative paving surface may be considered for recreational vehicle (RV) parks only if the following items are met:
      - (a) The internal streets within the boundaries of the park are considered private through a plat or business governing document or similar, maintained by a property owners' association or similar in perpetuity, and the document (s) are filed with the Van Zandt County Clerk.
      - (b) Paving surface shall be limited to either asphalt, crushed concrete, or other material or combination of material approved by the County Commissioner in the Precinct the development is in.
      - (c) See (Van Zandt County Subdivision Rules) for subgrade information.
      - (d) Surveyed drawings and Plats shall be reviewed and approved by the County Commissioner in the Precinct the development is in, before final approval before the Commissioners Court.
  - (4) No space may contain more than one (1) residential unit. No common driveways shall be allowed. Each space shall have separate and individual access.
  - (5) A survey of the property shall be submitted to the Commissioner prior to the request by the owner or occupier of the lot for any permit and/or utility services.
  - (6) The owner shall submit a letter of application, signed by the owner that stipulates the following information:

- (i) The intention of the owner, and;
  - (ii) Name, address, phone number of the owner, and;
  - (iii) Names of water and electricity providers, and;
  - (iv) Name of wastewater provider or type and usage of onsite sewage facilities.
- (7) All structures under this section placed in areas of special flood hazard, as indicated on Van Zandt County's Flood Insurance Rate Map (FIRM), i.e., land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year, shall be installed using methods and practices which minimize flood damage. Such manufactured/mobile homes shall be elevated and anchored to resist flotation, collapse, or lateral movement.
- (i) Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
  - (ii) This requirement is in addition to applicable State anchoring requirements for resisting wind forces (Article 5221f, Texas Manufactured Housing Standards Act, as amended).

#### **INFRASTRUCTURE DEVELOPMENT PLAN (IDP)**

At minimum, the Infrastructure Development Plan (IDP) shall show all items as indicated in the most recent application and checklist for manufactured/mobile homes and RV parks.

#### **INSPECTION OF IMPROVEMENTS**

- (8) Construction of a proposed manufactured/mobile home community or recreational vehicle park may not begin before the date the County Commissioner approves the IDP.
- (9) Periodic inspection of improvements may be required, as directed by the County Commissioner or the County Fire Marshal, it shall be completed not later than the second business day after the date the County Commissioner received a written confirmation from the owner that the construction of the infrastructure is complete.
- (10) If the inspector determines that the infrastructure improvements comply with the IDP, then the Commissioners' office shall issue a Certificate of Compliance not later than the fifth business day after the date the Commissioner receives written confirmation from the owner that the infrastructure has been completed and in compliance with the IDP.

#### **UTILITIES**

- (1) A utility company may not provide services, including water, sewer, gas, and electric services, to a manufactured/mobile home community or recreational vehicle park subject to an IDP or to a residential unit in the community unless the owner provides the utility company with a copy of the Certificate of Compliance issued by the Commissioners' office. This requirement applies to:
  - (i) A municipality, municipally-owned or municipally-operated utility that provides utility services;
  - (ii) A public utility that provides utility services;

- (iii) A nonprofit water supply or sewer service corporation organized and operating under Chapter 67, Water Code, that provides utility services;
  - (iv) A County that provides utility services; and
  - (v) A special district or authority created by state law that provides utility services.
- (2) Manufactured/Mobile Home Parks served with a public water system, and public sewage disposal system shall have an average density of not more than four lots per acre in size with a minimum frontage of seventy-five (75) feet.

#### TIMELY APPROVAL OF INFRASTRUCTURE DEVELOPMENT PLANS

(1) The County will withhold all permits for manufactured/mobile home and RV parks until the plan has been approved in the manner prescribed by these regulations.

(2) Not later than the 60th day after the date the owner of a proposed manufactured/mobile home community or recreational vehicle park submits an infrastructure development plan for approval. The Commissioners' office shall approve or reject the plan in writing.

(i) When plans for the manufactured/mobile home park/RV park are completed in accordance with these rules, the Commissioner shall submit the plan with his recommendation and comments to the Van Zandt County Commissioners' Court. The Commissioners' Court may approve the plan as submitted, amend, and approve the plan as amended, or disapprove the plan.

(ii) The plan to be submitted for a manufactured/mobile home park shall include the same requirements as outlined by these regulations for plats and development standards and shall include proposed 9-1-1 addresses.


(iii) An owner's certificate in the following form shall be shown on the plan:  
 STATE OF TEXAS  
 COUNTY OF VAN ZANDT

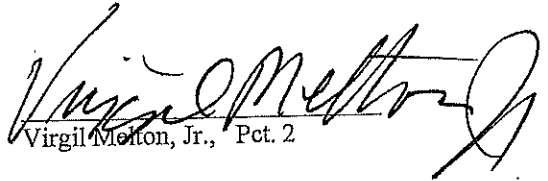
I hereby certify that this plan is true and correct and if approved by the County Commissioners' Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval.


\_\_\_\_\_  
 Owner or Authorized Agent

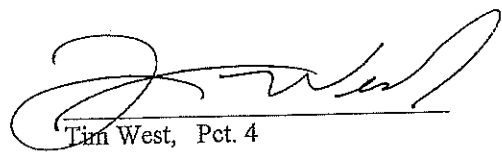
(3) If the plan is rejected, the written rejection must specify the reasons for the rejection and actions required for approval for the plan. The failure to reject a plan within the period prescribed herein constitutes approval of the plan.

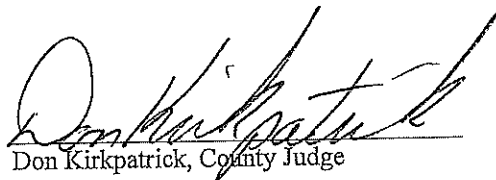
Passed and approved by Van Zandt County Commissioners' Court this 21<sup>st</sup> day of August 2019.

  
Brandon Brown, Pct. 1

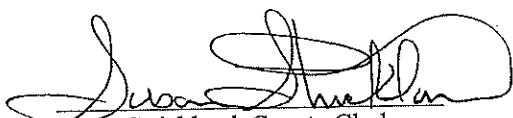
  
Virgil Melton, Jr., Pct. 2

  
Keith Pearson, Pct. 3

  
Tim West, Pct. 4

  
Don Kirkpatrick, County Judge

ATTEST

  
Susan Strickland, County Clerk