

TOM GREEN COUNTY
MANUFACTURED HOME RENTAL COMMUNITY DEVELOPMENT
REGULATIONS

Adopted December 9, 2010

Amended

Infrastructure Development Plan

- A. In accordance with Local Government Code Section 232.007, an Infrastructure Development Plan (IDP) is required for all manufactured home rental Communities, as defined in Section 232.007, Local Government Code.
1. The development shall have a minimum of sixty (60) feet fronting a street or roadway which has been previously dedicated to the public for the public's use and benefit as a street or roadway. Driveway design accessing development from county public roadway shall be approved by Precinct Commissioner or designate. Access road to the individual rental space must be constructed as per Chapter G of the Tom Green County Subdivision regulations with the exception that 20 foot wide roadways shall be allowed.
 2. No space may contain more than one single family residential unit. Contiguous parking and lot number signage shall be provided for each space.
 3. A survey of the property shall be submitted prior to the request by the owner or occupier of the lot for any permit and/or utility services.
 4. The owner shall submit a letter of application, signed by the owner, which stipulates the intention of the owner; name, address, phone number of the owner, names of water and electricity providers.
- B. The Manufactured Home Rental Community Infrastructure Development Plan (IDP) shall show at minimum the following:
1. Up to 24" x 36" sheets will be accepted and at a maximum scale of 1"=200' (1" = 100' preferred). An index on the first sheet is required for the IDP.
 2. Names, locations, dimensions (bearing and distances), and layouts of existing and proposed streets, alleys, easements, and other public right-of way and public/private encumbrance (deed restrictions, ect.) on the property and any proposed street right-of-way, easement, alley, park, or other public dedication.
 3. Dimensions, bearing and distances, of the proposed rental spaces (may be depicted by a typical drawing).

4. Signature and dates of approval and certifications on the IDP include, Owner; Engineer; Surveyor; 911 Coordinator; ^{SEP} Plat Reviewer; Commissioners Court. These approval signatures shall be no more than six (6) months prior to the submission.
5. Legal description, acreage, and name of the proposed development. The Development's name shall not be spelled or pronounced similarly to the name of any existing Development or Subdivision located within the County.
6. The boundary of the Development indicated by a heavy line and described by bearings and distances.
7. Scale, legend, north arrow, spot elevations on 100' or an appropriate grid, with two foot (2.0') contour lines. Alternate contour intervals may be submitted based on terrain, with approval from the County.
8. Deed record, name of owner, volume and page number of adjoining properties.
9. Dates of survey and preparation of IDP.
10. Identification code, location, description, and elevation of the USGS or appropriate benchmark used in the survey.
11. Front building setback lines. Back and side building setback lines by note.
12. Locations of any City's corporate limit line or extra territorial jurisdiction line.
13. Vicinity map with streets, ditches, general drainage flow direction to the ultimate outfall, city limits and ETJ's and other major land features.
14. Limits of flood hazard areas as defined by the appropriate FEMA FIRM panel and the proposed finished floor elevation of buildings within these flood hazard areas on each space.
15. A certification by a Surveyor or Engineer describing any area of the Development that is in Flood plain or stating that no area is in a Flood plain, as delineated by the appropriate FEMA FIRM panel and date.
16. A surveyor's signature and seal in the IDP for certification.
17. The description of the water and sewer facilities, electricity and gas utilities, and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed to serve the Development and a statement of the date by which the

facilities will be fully operable, (may be included in an attached document). A certification must be included that the water and sewer facilities described by the IDP, or document attached to the IDP, are in compliance with these Regulations.

18. Approval by other regulatory and governing bodies, **as required**.

C. The IDP submittal shall also include the following documents:

1. Letters signed and dated from water, wastewater, and electric utilities of service commitment, availability and statement of approval of existing and proposed utility easements.

2. A tax certificate showing that all taxes currently due with respect to the original tract have been paid.

3. Engineering Design Construction Plans for roadway access to each rental space for fire and emergency vehicles.

4. Drainage design plans to ensure adequate drainage off of the rental spaces to drainage channels and out of the Development, including the design of drainage structures, culverts and/or systems using a 10 year storm frequency, such that the drainage out of the Development does not have a negative drainage impact on neighboring properties. If additional right-of-way (ROW) is required for existing County road drainage and access as determined by the Precinct Commissioner or designate to achieve a 60 foot wide right-of way, the owner shall dedicate the right-of-way to the County.

D. **Inspection of Improvements:**

Construction of a proposed Manufactured Home Rental Community may not begin before the date Commissioners Court approves the IDP. Periodic inspection of improvements may be required. If the County directs that a final inspection is required, it must be complete no later than the second business day after the date the County receives a written confirmation for the owner that the construction of the infrastructure is complete.

If the inspector determines that the infrastructure improvements comply with IDP, then the County shall issue a Certificate of Compliance no later than the fifth business day after the date the County receives written confirmation from the owner that the infrastructure has been completed and in compliance with IDP.

E. **Utilities:**

A Utility may not provide utility services, including water, sewer, gas and electric services to a Manufactured Home Rental Community subject to an IDP or to a manufactured home in the

community unless the owner provides the utility with a copy of the Certificate of Compliance issued by the County. This requirement applies to:

1. A municipality that provides utility services;
2. A municipality owned or municipally operated utility that provides utility services;
3. A public utility that provides utility services;
4. A nonprofit water supply or sewer services corporation organized and operating under Chapter 67, Water Code, that provides utility services;
5. A county that provides utility services; and
6. A special district or authority created by state law that provides utility services.

F. Timely Approval of Infrastructure Development Plans:

No later than the 60th day after the date the owner of a proposed manufactured home rental community submits an infrastructure development plan for approval; the County shall approve or reject the plan in writing. If the plan is rejected, the written rejection must specify the reasons for the rejection and the actions required for approval of the plan. The failure to reject a plan within the period prescribed herein constitutes approval of the plan.

G. Fees:

The Owner of a proposed manufactured home rental community shall submit the plat review and inspection fees as provided in the Tom Green County Rules and Regulations for Subdivisions.

H. Water Supply Facilities

1. Public Water Systems- As per Title 30 TAC, Chapter 290, Subchapter D: Rules and Regulations for Public Water Systems.

I. Wastewater Disposal Facilities- As per Title 30 TAC, Chapter 285, Onsite sewage facilities.

J. Development operations shall comply with Chapter 343 Texas Health and Safety Code.