

MINIMUM INFRASTRUCTURE STANDARDS
FOR MANUFACTURED HOME RENTAL COMMUNITIES
FOR CALHOUN COUNTY, TEXAS

Purpose

To provide standards for recreational vehicle and mobile home communities in Calhoun County, Texas located outside the limits of a municipality. These standards are not in excess of those for residential subdivisions and reference to the Property Development Subdivision Regulations for Calhoun County enacted by the Calhoun County Commissioner's Court on December 13, 2007 and said rules are hereby referenced in this regard.

Authority

Section 232.007 of the Texas Local Government Code provides that after public hearing and notice the Calhoun County Commissioner's Court may adopt minimum standards for mobile home communities. Section 232.101 give the Calhoun County Commissioner's Court authority to adopt rules governing plats and subdivisions within the unincorporated area of the county to promote the health, safety, morals or general welfare of the County and the safe, orderly and healthful development of the unincorporated areas of Calhoun County.

Necessity

Several mobile home parks, communities and developments are being constructed in Calhoun County, some of which have not provided adequate drainage or access. Calhoun County is subject to hurricanes and flooding. There are problems now in the County with proper sewage treatment and disposal. Clean water, proper drainage and satisfactory road access are necessary for the health and safety of the citizens of Calhoun County, Texas.

Enforcement

Section 232.005 of the Texas Local Government Code provides for civil injunctive relief or damages to Calhoun County for any violation of these rules. In addition a person commits an offense if the person knowingly or intentionally violates a requirement established by or adopted by the Commissioner Court under this subchapter and each violation is a Class B misdemeanor punishable by a fine of up to \$2,000.00 and imprisonment for up to 6 months in jail, or both such fine and imprisonment.

Flood Damage Prevention Order

Pursuant to Chapter 16 of the Texas Water Code, Calhoun County has adopted a Flood Damage Prevention order as amended and entered by the Commissioner's Court on January 24, 2002. A copy of the approved plat for the development of a recreational vehicle or mobile home community in Calhoun County must be provided to the Floodplain Office and the plan approved by the Commissioner's Court prior to the issuance of a development permit. All rules and

regulations governing Recreational Vehicles and Mobile Homes in flood zones must be complied with by the developer as they are set out in the Flood Damage Prevention Order.

Minimum Standards for Mobile Home Communities

1. Adequate drainage in accordance with standard engineering practices, including necessary drainage culverts and identifying areas included in the 100 year flood plain;
2. Access to sanitary sewer lines, including specifying the location of sanitary sewer lines or providing adequate on-site sewage facilities in accordance with the Texas Health and Safety Code;
3. Provide adequate public or community water supply including specifying the location of supply lines in accordance with the Texas Health and Safety Code;
4. Provide a survey identifying the proposed manufactured home rental community boundaries and any significant features of the community, including the proposed location of manufactured home rental community spaces, utility easements and dedications of rights of way;
5. Streets or roads in the manufactured rental home community sufficient to provide for ingress and egress of mobile homes, fire and emergency vehicles, be at least 20 feet wide and shall be constructed of suitable material to ensure passage in all weather conditions.

Plat Required

The development plan will be set out in a plat showing accurately with proper measurements all improvements, drainage, sewage facilities, utilities, rights of way, boundaries and easements.

Administration

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, Calhoun County shall approve or reject the plan in writing. If the plat is rejected the written rejection must specify the reasons for the rejection and the actions required for approval of the plan.

Construction

Construction of a proposed manufactured home rental community may not begin before the date the Calhoun County Commissioners Court approves the infrastructure development plan. The Commissioners Court may require inspection of the development during or upon completion of the project. The developer must provide all utility providers with certificates of completion before utilities can be provided.

PASSED AND APPROVED on this the 24 day of July, 2008.

CALHOUN COUNTY COMMISSIONERS COURT

By: Michael J Pfeifer
Michael Pfeifer, County Judge

ATTEST:

Anita Fricke, County Clerk

By: Anita Fricke

~~Wendy Marvin, Deputy Clerk~~