

Wood County, Texas

Infrastructure Development Standards



**For All
Manufactured/Mobile Home Parks,
Tiny Home Developments,
RV Parks, & Rental Communities**

Amended & Revised 2026

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Section 1 - Purpose

The purpose of these Standards is to achieve Orderly manufactured home community developments to assure the best possible community environment and to protect and promote health, safety, and general welfare of the residents of Wood County, Texas. Pursuant to Section 232.007 of the Texas Local Government Code (TLGC), a Manufactured Home Rental Community (MHRC) shall be required to plat, and provide adequate infrastructure to serve the development.

The Commissioners Court of Wood County, Texas, also finds it necessary to regulate lodging and recreational vehicle parks to promote the health, safety, and general welfare of the county and the safe, orderly and healthy development of the unincorporated areas of the County. RV Parks present a special need for regulation due to their transitory nature, close proximity of guests, and high-density occupation.

The owner who intends to use the land for a Manufactured Home Rental Community (MHRC) must prepare an Infrastructure Development Plan (IDP) that complies with the minimum infrastructure standards established in these standards.

Manufactured Home Communities that are designed for the sale of lots will follow the Wood County Subdivision Regulations as ownership of said lots or spaces will be transferred between two or more parties.

Wood County Commissioner's Court adopts these standards to provide a superior quality of life for residents in these communities as well as adjacent properties. These regulations address the minimum requirements for safety, drainage, water and wastewater facilities.

The Manufactured Home Rental Communities Regulations intend to achieve and maintain a quality of life reflecting the highest standards in Wood County.

Section 2 - Infrastructure Development Plan Required

- 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. Prior to beginning any construction, the owner must submit the Infrastructure Development Plan (IDP) to the Wood County Subdivision Coordinator for review and approval by the Wood County Commissioners Court.
 1. The development shall have a minimum of 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. Access roads to the individual rental spaces must be constructed to Wood County Specifications as stated in the Wood County Subdivision Regulations page 22.

2. No space may contain more than one single family residential unit. No common driveway shall be allowed. Each space shall have separate and individual access.
 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. The survey may be submitted to the Wood County Subdivision Coordinator from the surveyor by email in a pdf document format.
 4. The owner/developer shall submit an application that stipulates the intention of the development with the following; name, address, phone number of the owner/developer; names of water and electricity providers; and name of wastewater provider or type and usage of on-site sewage facilities.
- B. The Manufactured Home Rental Community Infrastructure Development Plan (IDP) shall show at minimum the following:
1. 1 Mylar & 3 paper copies of the survey printed on 18" x 24" sheets at a maximum scale of 1"= 100'. An index on the first sheet is required when more than two sheets are needed for the IDP.
 2. The IDP Plat shall show all existing structures, existing septic system, water well, lakes, ponds, creeks, or other such physical features as this will affect the amount of useable acreage on the property. The survey plat should show total acreage and useable acreage, complete with Topographical Map showing contour drainage lines, drainage easements etc.
 3. 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.
 4. Names, locations, dimensions (bearings and distances), and layouts of **existing**, and proposed streets, alleys, easements, and other public right-of-ways. This includes any existing Oil lease Pipelines, Gas Lines, Electrical or Water Lines.
 5. Public and private encumbrances such as restrictions.
 6. Names, locations, dimensions (bearings and distances) of **proposed private** streets, alleys, and easements.
 7. **Dimensions, bearings and distances, of the proposed rental spaces.**
 8. The boundary of the Development indicated by a heavy line and described by bearings and distances.
 9. 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.

10. Deed record, name of owner, volume and page number of adjoining properties.
11. All applicable set back lines.
12. **For all property / developments with water front locations along any Wood County Lake, must show High Water Mark and Clearly mark it along with stating portions of property along water's edge as "Wood County Property".**
13. Location of any Cities corporate limits line or extra territorial jurisdiction line.
14. Vicinity map with streets, ditches, general drainage flow directions to the ultimate outfall, city limits and ETJs, and other major land features.
15. Net area (gross area less easements) of rental spaces to the nearest 1/100 of an acre for lots using On Site Sewage Facilities and/or well water.
16. 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. A certification by a Surveyor or Engineer describing any area of the Development that is in a Flood plain or stating that no area is in a Flood plain, as delineated by the appropriate FEMA FIRM panel and date.
17. Dates of survey and preparation of IDP. Identification code, location, description, and elevation of the USGS or appropriate benchmark used in the survey. A surveyor's signature and seal on the IDP for certification.
18. The description of the water and sewer facilities, electricity and gas utilities, 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, prepared by an Engineer (may be included in an attached document). A certification must be included that the water and sewer facilities described by the IDF, or document attached to the IDP, are in compliance with these Standards.
19. Approvals by other regulatory and governing bodies, as required.
20. Signatures and certifications of the IDP. These signatures shall not be more than six (6) months prior to the submission.

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

1. Letters signed and dated from water, wastewater, and electric utilities of service commitment and availability and statement of approval of existing and proposed utility easements.
2. A Certified tax certificate showing that all taxes currently due with respect to the original tract have been paid.

3. Results of soils analysis certified by a qualified site evaluator (as defined by 30 TAC Chapter 285) for on-site sewage facilities.
 4. Engineering Design Construction Plans for roadway access to each rental space for fire and emergency vehicles.
 5. 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 to achieve a 60-foot wide Right of Way, the owner shall dedicate these rights of way to the County.
 6. The Engineering Report, as described in Section 3 of these Standards.
- D. Inspection of Improvements. **Construction of a proposed Manufactured Home Rental Community may not begin before the date the Commissioners Court approves the IDP.** Periodic inspection of improvements will be performed. The County will direct that a final inspection will be required and must be completed not later than the second business day after the date the County receives a written confirmation from 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 not 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 the 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 service 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. Not later than the 30th 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.

The Infrastructure Development Plan will be set on the next available Commissioners Court Agenda upon all required items being submitted. A public hearing will be set and notices sent to all adjacent land owners to the property. The public notice will also be posted on the Wood County website and published in the local newspaper of general circulation of the county. .

A public hearing will be conducted upon the date set prior to the Commissioners Court action of approval or rejection.

- G. Fees. The owner of a proposed manufactured home rental community shall submit the IDP for review and inspection fees as follows:

1 - 15 lots / spaces	\$1,000.00
16 - 30 lots / spaces	\$1,500.00
31 - 45 lots/ spaces	\$2,000.00
46 or more lots/spaces	\$2,500.00

Section 3 - Engineering Report for Manufactured Home Rental Communities

This report, which shall be signed, dated, and sealed by a licensed professional engineer registered in Texas, shall contain detailed and definitive information on the following:

A Water Supply Facilities

1. Public Water Systems
 - a. If the water supplier is a political subdivision of the state: a city, municipality, utility district, water control and improvement district, nonprofit water supply corporation, etc., the Developer shall furnish a signed letter of service availability from the water supplier to provide the state's minimum requirements of quality and quantity of water to the proposed Development.
 - b. Where there is no existing facility or owner intending to construct and maintain the proposed water supply facilities, the Developer may establish an investor-owned utility or create a municipal utility district and obtain a Certificate of Convenience and Necessity (CCN) from the Texas

Commission on Environmental Quality (TCEQ) and include evidence of the CCN issuance for the Development area. Prior to IDP approval, plans and specifications for the proposed water facilities system shall have been approved by all entities having jurisdiction over the proposed project, including TCEQ.

- c. Water service must be extended into the Development to each lot or rental space if the existing water lines are located within 300 feet of the Development and if there is sufficient water available by the water supplier.
2. Private Wells or Non-public Water Systems — Quantitative and qualitative results of sampling test wells in accordance with requirements promulgated by the TCEQ and the Texas Department of State Health Services shall be included where individual wells are proposed for the supply of drinking water to residences and other establishments. The results of the analyses shall be made available to the prospective property owners or renters.
3. Prior to IDP approval, plans and specifications for the proposed water facilities system shall have been approved by all entities having jurisdiction over the proposed project, including TCEQ. Evidence of the approvals shall be included in the Engineering Report.

B. Wastewater Disposal Facilities

1. Centralized Sewerage Facilities
 - a. If wastewater treatment is provided by a political subdivision of the state (city, municipality, utility district, water control and improvement district, nonprofit water supply corporation or an existing investor-owned water supply corporation, etc.) the Developer shall furnish a signed letter of service availability to provide the state's minimum wastewater treatment standard for the proposed Development from the utility.
 - b. Where there is no existing entity or owner to build or maintain the proposed wastewater treatment and collection facilities, the Developer may establish an investor-owned utility or a municipal utility district by obtaining a Certificate of Convenience and Necessity (CCN) from the TCEQ.
 - c. Prior to IDP approval, an appropriate permit to treat and/or dispose of wastes for the ultimate build-out of the Development shall have been obtained from the TCEQ and plans and specifications for the proposed wastewater collection and treatment facilities shall have been approved by all entities having jurisdiction over the proposed project, including TCEQ. Evidence of the approvals shall be included in the Engineering Report.
 - d. Wastewater disposal service must be extended into the Development to each lot or rental space if the existing wastewater lines are within 200 feet

of the Development and there is sufficient wastewater capacity available from the wastewater service provider.

2. On-Site Sewage Facilities — The engineering report shall include soils analysis results as required under the Wood County Regulations for On-Site Sewage Facilities. Property on or near Lake Fork shall receive written approval from Sabine River Authority.
 3. If sewage exceeds 5,000 gallons per day or other sewage treatment method is to be used, a permit with TCEQ must be obtained and included with the IDP application.
 4. All septic systems shall be installed by a licensed professional. The State of Texas licenses all septic installers — their license must be current and of the appropriate level.
- C. Roadways. The Engineering Report shall include a description of the roadways within the Community, and include information on the roadway cross section, pavement width and thickness, base thickness, subgrade treatment, material specifications, and other information as required in these Standards. Plans and specifications for these improvements shall also be submitted to the County for approval prior to construction. All Roadways within and leading to the development must be a minimum of 20 ft. in width.
- D. Signage Plan. A signage plan for the streets to be constructed, if any, is to be included that shows an overall street layout depicting the location and description of signs and traffic control devices to be installed. The traffic control devices will include street name signs, stop signs, yield signs, speed limit signs, directional controls, striping, and delineators, etc.
- E. Traffic-Impact-Study. For Manufactured Home Rental Communities of 50 spaces or greater, the Engineering Report may, at the request of the County, be required to include a Traffic Impact Study to assess the effects of additional traffic on the existing and proposed transportation system.
- F. Drainage. The Engineering Report shall include information on the Development and roadway drainage, culverts, conveyances; outfalls, and other information as required to properly conveying storm water within and away from the Development. Plans and specifications for these improvements shall also be submitted to the County for approval prior to construction.

Section 4 — Additional Requirements

- A. Driveway Permit. For developments with entrances located on State Highways, Farm to Market (FM) Roads, or US Highways shall present a copy of the approved Driveway Permit issued by Texas Department of Transportation.
- B. Storm Water Pollution Prevention Plan (SW3P.). Under current TCEQ Regulations, any construction activities including clearing, grading and excavation, must be permitted for storm water discharge unless the operations result in less than one-acre total land area which

is not part of a larger common plan of development. A copy of the plan and permit are required to be filed with the development plan.

- C. Fire Standards. Manufactured Home Rental Communities should be equipped at all times with fire extinguishing equipment in good working order for such type, size and number of spaces or lots and so located to satisfy the applicable fire code and other county regulations.
- D. **Lots for Manufactured Home Rental Communities shall not be allowed on any tract of land less than 3 acres in size. The maximum number of spaces are 15 per acre. Each space shall have a 5- foot utility easement for connections located on each side of the space.**
- E. Service Buildings, if applicable.
 - a. Manufactured Home Rental Communities which have lodging units not equipped with integral toilet and bathing facilities or which allows RV's not equipped with integral toilet and bathing facilities shall provide one or more service buildings for the use of tenants.
 - b. The Service Buildings shall provide for:
 - i. 1 flush toilet for women;
 - ii. 1 flush toilet for men;
 - iii. 1 lavatory for women
 - iv. 1 lavatory for men
 - v. 1 shower and dressing accommodation for women, provided an individual compartment and or stall;
 - vi. 1 shower and dressing accommodation for men, provided an individual compartment and or stall;
 - c. These amenities shall accommodate not more than 10 lodging development units. For more than 10 lodging development units, additional accommodations shall be provided for each gender as described above.
 - d. For the purposes of this section, only Lodging Units not equipped with self-contained toilet and bathing facilities shall be counted and only RV spaces allowing RVs not equipped with self-contained toilet and bathing facilities shall be counted.
 - e. All facilities shall comply with the Americans with Disabilities Act (ADA).
 - f. Any service building's housing sanitation or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing, and sanitation systems, and shall comply with State and Federal Regulatory Requirements.

F. Updates and Remodels

These Standards apply to any developments, or phases of developments, that are not established on the date of the adoption of these rules. Any updates, remodels or additions shall be constructed to meet the standards listed in this document. All updates, remodels or additions are required to submit an IDP for consideration and approval prior to construction.

G. Development and Operation

- a. Owner — The owner shall identify by name, address, telephone number and email address. The owner has an obligation to adhere to the standards listed herein. The owner may be held legally responsible for failure to comply.
- b. Operator — The operator will identify by name, address, telephone number and email address. The operator has the obligation of keeping the County informed, in writing, of any changes in this information. The operator may be held legally responsible for failure to comply.
- c. The owner/operator shall display the name of the development with a sign at least 36 inches high and plainly visible from the public road. The characters on the sign shall be reflective, at least six inches high and plainly visible from the public road. The owner/operator shall maintain the development sign and shall not allow it to be obscured by weeds, vehicles, or other obstructions.
- d. Safety — The owner/operator shall keep all internal roads clear of obstructions, including parked vehicles at all times and the roads shall be maintained so as to not to heave, shift or settle unevenly under the weight of the vehicles due to frost action, inadequate drainage, vibration or other forces.
- e. Gravel — Gravel Roads shall be coved with a dust inhibitor.
- f. Numbering — The owner/operator shall mark with a sign each unit and space numerically and in sequential order. The characters on each unit/ RV space shall be reflective, at least 6 inches high, a minimum of 36 inches above the ground and shall not allow it to be obscured by weeds, vehicles or anything else.
- g. Service Building — The owner / operator shall keep all service buildings clean and in good repair at all times.
- h. Wastewater — the owner/operator shall require that all wastewater discharged in the development, with the exception of AC condensation, to flow into the sewage treatment facility. The owner/operator shall not allow the waste tanks of a unit/RV to be flushed in the development unless the flushed wastewater flows into the sewage treatment facilities.
- i. Vegetation — The owner/operator shall be responsible for maintaining the entire area of the development free of dry brush, leaves, grass and weeds.

- j. Individual units must be a minimum of 30 feet from other units, structures, and property lines.
- h. Parking -- The parking area for each site must be at least 15 feet wide and 30 feet long, and be constructed of material which prevents low spots and ruts. Each site must have enough room to park two full-sized cars or trucks off the roadway. Gravel driveways and unit locations shall be coated with a dust inhibitor.

Section 5 - Penalties and Severability

A. Penalties

Violations of this order may result' in the denial of utility services as provided by Chapter 232 of the Texas Local Government Code and all the civil and criminal penalties applicable under that chapter and any other applicable chapter that shall apply to violations of this order. Each day the violation exists constitutes a separate fine.

B. Severability

Should any portion of these rules be found or held to be illegal, unenforceable, or void, the remainder of these rules shall remain •in full force and effect.

Section 6- Definitions

Business Day - A day other than Saturday, Sunday or holiday(s) observed by Wood County.

Commissioners Court - The Commissioners Court of Wood County, Texas.

Infrastructure Development Plan (IDP) - a complete and exact plan for the infrastructure of a manufactured home rental community including, without limitation, the survey and all drawings and specifications required within these regulations.

Manufactured Home — a structure as defined in Section 5221f, Texas Civil Statutes Annotated.

Manufacture Home Rental Community — a plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.

Manufactured Home Subdivision — a Manufactured Home Community in which two or more of the spaces or lots are to be sold or offered for sale.

Owner — the owner of property on which a Manufactured Home Rental Community is proposed to be located or a person authorized to represent the owner of said property.

Sale — any and all transactions in which legal, beneficial, or equitable ownership of the space or lot is transferred to another. It is immaterial whether such transfer occurs by deed, contract of sale, option contract, lease-purchase, long-term ground lease, or any other method. Without limitation to the foregoing, "sale" includes both (1) and rental or lease agreement for the term of 60 months or more and (2) and rental or lease agreement with purchase option.

Space — a plot of ground within a manufactured home rental community designed for the accommodation of one manufactured home.

Wood County Subdivision Regulations — the Wood County Subdivision Regulations adopted by the Commissioners' Court to regulate subdivision platting in the unincorporated areas of Wood County.

Camper Trailer — a folding or otherwise collapsible structure mounted on wheels and designed for travel, recreation, and vacation use.

Certificate of Compliance — A certificate from the Wood County office having the authority and responsibility to issue this certificate. This document shall certify that the owner / operator of a manufactured home rental community is in compliance with the Wood County Infrastructure requirements.

Firefighting Apparatus — Any apparatus and / or vehicle that has been customized for use during firefighting operations. Usually, referencing a large fire truck.

Motor Home — a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

Operator — The person in charge of managing the rental community, either under written or verbal lease, or any other arrangement whereby they exercise control over the premises. The owner may also be the operator.

Owner — The person, company, or entity that holds the title to the land on which the rental community is constructed or operated.

Person — Any natural individual, firm, trusts, partnership, association, or corporation.

Recreational Vehicle — A vehicle which is (1) built on a single chassis; (2) 400 SQ FT or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as a temporary living quarter for recreational, camping, travel or seasonal use.

Recreational Vehicle Space — A term with a broad application, including but not limited to and usually referring to a plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle. This term may also include all other types of nonpermanent structures referred to in the list of definitions of these standards.

Tiny House / Cottage — A portable, temporary dwelling under 400 SQ FT^N in size that occupies one recreational vehicle space and is mounted on a trailer with wheels or another mobile undercarriage. Tiny houses / cottages are not self-propelled.

Travel Trailer — A vehicular structure built on a chassis with body width not to exceed 8 feet and body length of less than 46 feet, the structure having been designed to be transported under the power of a motor vehicle. Travel trailers have designated human occupancy as a dwelling for periods of time but not as a permanent dwelling (less than 180 days). Travel Trailers contain limited or no kitchen or bathroom facilities.

ORDER ADOPTING INFRASTRUCTURE DEVELOPMENT STANDARDS FOR MANUFACTURED HOME, MOBILE HOME, TINY HOME AND RV RENTAL COMMUNITIES IN WOOD COUNTY, TEXAS

WHEREAS, the Legislature has enacted legislation, codified as Local Government Code, Sec. 232.007, subsection (a) through (h), which authorizes the Commissioners Court of a County to establish and adopt minimum infrastructure standards for manufactured home rental communities located in the County outside the limits of a municipality; and

WHEREAS, due notice was given of a meeting and public hearing to determine whether the Commissioners Court of Wood County, Texas should establish and adopt minimum infrastructure standards for manufactured home, mobile home, tiny home and RV rental communities in the County of Wood, Texas; and

WHEREAS, said meeting and public hearing were held in accordance with the notice thereof, and the evidence and arguments there presented and were considered by the Commissioners Court of Wood County, Texas; and

WHEREAS, the Commissioners Court of Wood County, Texas finds that minimum infrastructure standards for manufactured home, mobile home, tiny home and RV rental communities are desirable and necessary to provide for emergency vehicle access, adequate drainage, protection of the 100-year flood plain, adequate water and electric utility services and to ensure that these standards are provided prior to the connection of utilities to the manufactured home, mobile home, tiny home, and RV rental community; and

WHEREAS, the Commissioners Court of Wood County, Texas has considered the matter and deems it appropriate to enact an Order amending minimum “infrastructure standards for manufactured home, mobile home, tiny home, and RV rental communities in Wood County, Texas”, dated July 23, 2023; and

WHEREAS, the Commissioners Court of Wood County, Texas has considered the matter and deems it appropriate to enact an Order adopting the Amended and Revised “Infrastructure Development Standards For All Manufactured/ Mobile Home Parks, Tiny Home Developments, RV Parks, & Rental Communities” in Wood County, Texas.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WOOD COUNTY, TEXAS:

THAT an Order for Wood County, Texas be adopted entitled "WOOD COUNTY, TEXAS INFRASTRUCTURE STANDARDS FOR ALL MANUFACTURED HOME, MOBILE HOME, TINY HOME AND RV PARKS, & RENTAL COMMUNITIES" Amended & Revised 2026.

ADOPTED this the ____ day of _____ 2026.

Wood County Judge

Kevin White

Commissioner Pct. #1

Justin Bowring

Commissioner Pct. #2

Jerry Gaskill

Commissioner Pct. #3

Mike Simmons

Commissioner Pct. #4

Russell Acker

**ATTEST:
County Clerk**

Kelley Price