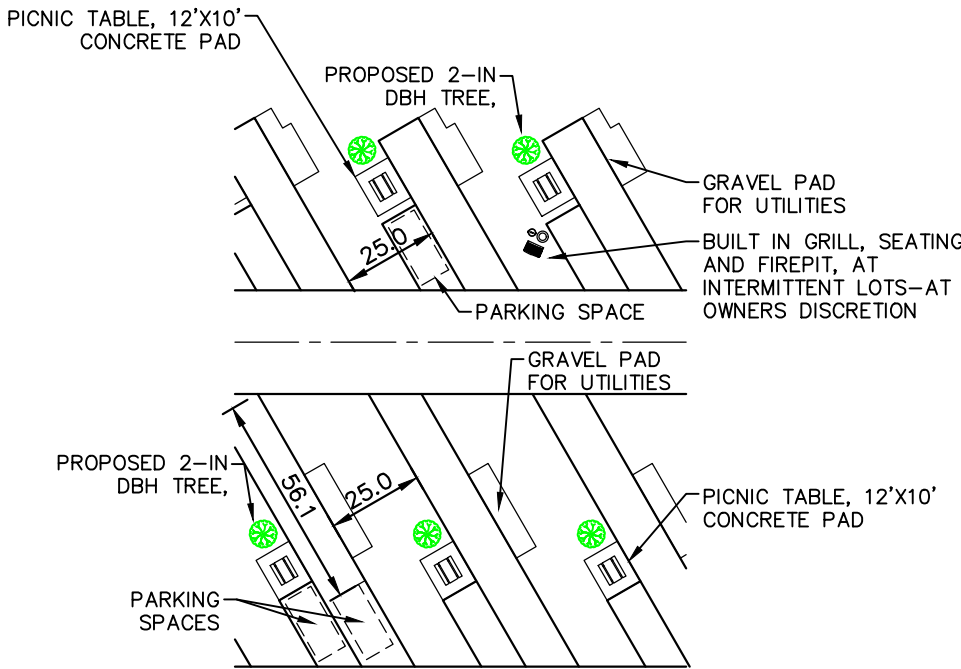
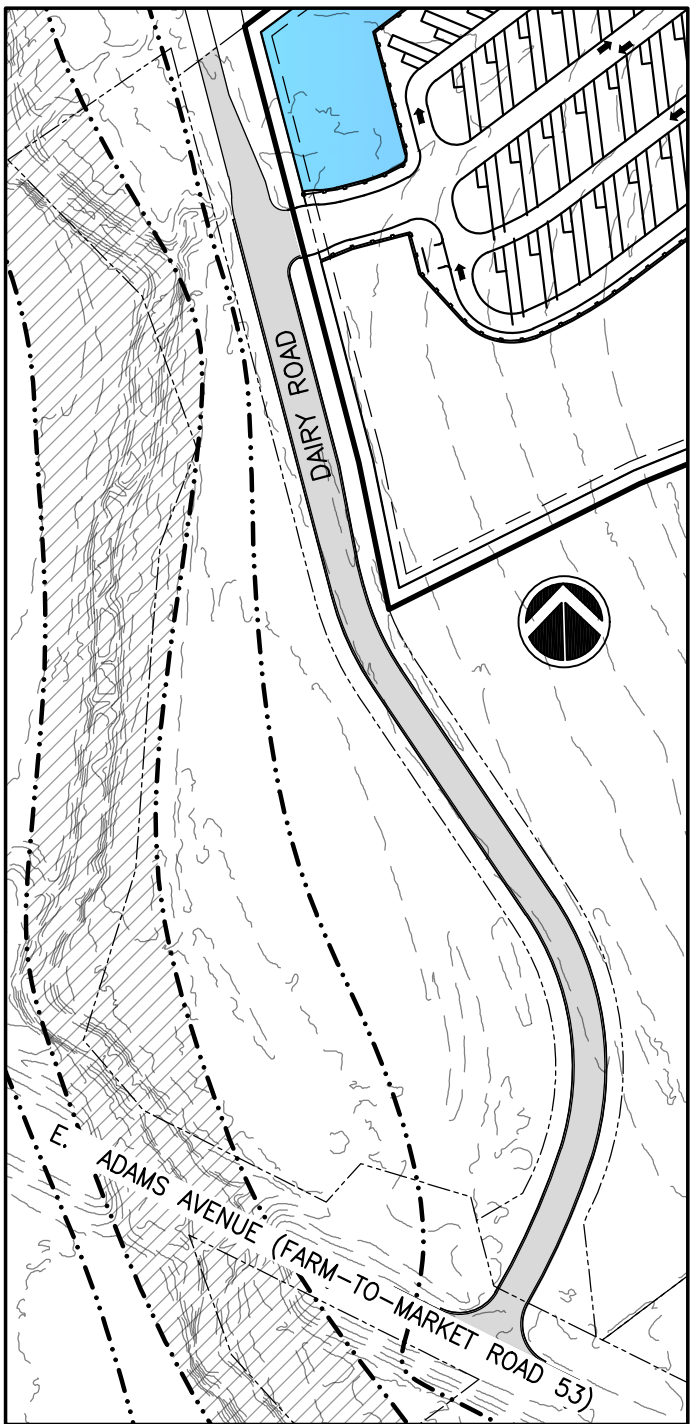
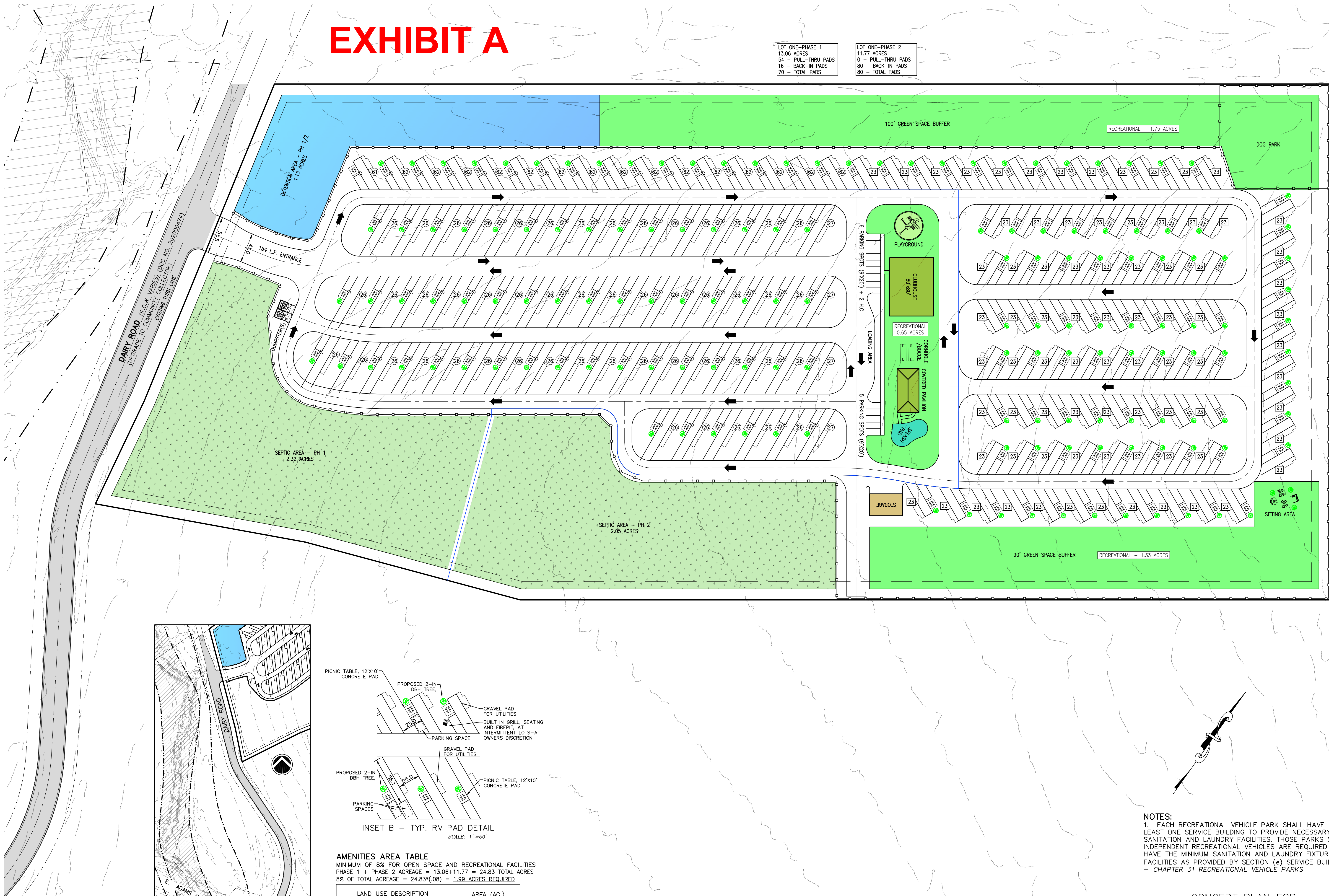


EXHIBIT A



AMENITIES AREA TABLE

MINIMUM OF 8% FOR OPEN SPACE AND RECREATIONAL FACILITIES

PHASE 1 + PHASE 2 ACREAGE = 13.06+11.77 = 24.83 TOTAL ACRES

8% OF TOTAL ACREAGE = 24.83\*(.08) = 1.99 ACRES REQUIRED

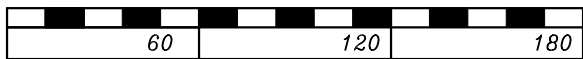
LAND USE DESCRIPTION	AREA (AC.)
CENTRALIZED AMENITY CENTER WITH PLAYGROUND, TRAIL, PAVILION	0.65
OPEN SPACE BUFFER AND DOG PARK AT WEST BOUNDARY LINE	1.75
OPEN SPACE BUFFER AND SITTING AREA AT EAST BOUNDARY LINE	1.33
TOTAL	3.73

NOTES:

1. EACH RECREATIONAL VEHICLE PARK SHALL HAVE AT LEAST ONE SERVICE BUILDING TO PROVIDE NECESSARY SANITATION AND LAUNDRY FACILITIES. THOSE PARKS SERVING INDEPENDENT RECREATIONAL VEHICLES ARE REQUIRED TO HAVE THE MINIMUM SANITATION AND LAUNDRY FIXTURES AND FACILITIES AS PROVIDED BY SECTION (e) SERVICE BUILDINGS - CHAPTER 31 RECREATIONAL VEHICLE PARKS

CONCEPT PLAN FOR:  
DAIRY ROAD RV PARK

4267 DAIRY ROAD  
M. MORENA SURVEY, ABSTRACT #14 BELL COUNTY, TEXAS  
ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS



REVISIONS



FIRM # F-13392

BELTON  
ENGINEERING  
INC.

106 NO. EAST STREET  
BELTON, TEXAS 76513  
OFFICE (254)731-5600  
MOBILE (254)289-7273  
BELTONENGINEERS.COM

Engineering  
Design/Build  
Planning

CONCEPT PLAN OF:  
DAIRY ROAD RV PARK  
4267 DAIRY ROAD  
ETJ CITY OF TEMPLE, BELL COUNTY, TEXAS

SCALE: 1"=60'

DRAWN.: RR

ELEC. DRAWING FILE  
C:\23010-CONCEPT.DWG

DATE: 12/18/24

JOB NO.: 23010

01 OF 01

C1.0



# EXHIBIT B

## CAMPSITE RULES

The following rules are intended to provide an enjoyable family camping experience for you and your neighbors. Parents are expected to inform their children of these rules and are responsible for their supervision. Violation of these rules could result in an early departure without a refund.

**REGISTRATION:** All campers, guests and pets must be registered at the office upon arrival and prior to entering the campground. All fees are paid in advance. Registered campers are responsible for ensuring their visitors have properly registered at the office and that all camp rules are followed.

**CAMPSITE CHECK-IN TIME (2:00 PM) AND CHECK-OUT TIME (12:00 NOON):**  
All balances due will be charged to the credit card on file at 4:00pm on the reserved date of arrival. If checking in after 5pm contact the office to make arrangements.

**PARKING:** Registered guests must park on their assigned sites. We allow one (1) RV and two (2) operational vehicles per site. We do not allow boats, jet skis and/or box trailers to be parked on your site. Please contact the office to make the proper storage arrangements.

**GUESTS:** Facilities in the park are for use by registered guests only. There can be no more than a total of 6 people per site (maximum of 4 adults). All visitors must leave the property by 10:00pm if they are not a registered guest. Please register all overnight guests by 5pm with the office.

**RENT AND UTILITY PAYMENTS:** Rent and utility payments are due on the first of every month. Late fees may apply and are described in the late fee section of your Service Agreement.

**RETURNED CHECKS:** All returned checks will be charged a handling fee of \$25.00. The aforementioned late fees will be applied until paid in full. Checks will not be accepted following a returned check incident.

**YOUR RV SITE:** The space you are renting is neat, clean and adequate for recreational vehicles. Campers are required to keep their sites in the same condition throughout your stay and must be in the same condition when you check out. Do not make any changes to the site without prior written consent from the management. This includes decking, furniture and any physical changes to your site. Keep your site free of litter including, but not limited to, cigarette/cigar butts, animal droppings and debris. Do not let items accumulate under or around your RV. You may not sublease your site. No major vehicle repairs will be permitted at your site. The operation of a business on your RV site or McClain's property is prohibited. No excessive ornamental items are allowed on your site.

**RV AGE AND CONDITION:** The management reserves the right to refuse any RV based on appearance. No rigs over 10 years of age will be accepted. We also do not accept live-in horse trailers, FEMA trailers or RVs with window air conditioners. Truck campers are accepted but must not be dropped from the truck.

UDC Code Section 3.5.4	Criteria met?	Discussion
<p><b>A.</b> The conditional use is compatible with and not injurious to the use and enjoyment of the property and does not significantly diminish or impair property values within the immediate area.</p> <ul style="list-style-type: none"> <li>• <b>Spacing from public road</b></li> <li>• <b>Proximity to comparable developments:</b></li> </ul>	Partial	<p>The surrounding area on the east side of Dairy Road is predominantly agricultural crop land, with nearby homes on acreage. On the west side of Dairy Road, Little Elm Creek falls in the FEMA flood hazard area, which precludes most development.</p> <ul style="list-style-type: none"> <li>• The entrance road is roughly 154 feet long. City Council has recommended a 300 foot separation. The site plan shows the drainage area and septic fields will be located between Dairy Road and the RV Park.</li> <li>• The nearest RV Park is located 0.9 miles away on Loop 363. The driving distance to that development is 1.7 miles. A proximity map is included with the attachments.</li> </ul>
<p><b>B.</b> The establishment of the conditional use does not impede normal and orderly development and improvement of surrounding vacant property.</p>	Yes	<p>The proposed RV park would not impair improvements on the adjacent undeveloped properties.</p>
<p><b>C.</b> Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided.</p>	Partial	<p>The applicant proposed to extend city waterlines as part of this project. The nearest water main terminates near Loop 363, and is roughly 5,700 feet away.</p>
<p><b>D.</b> The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.</p>	Yes	<p>The site plan for the park provides looped drive lanes throughout the site, with overflow parking available near the clubhouse and laundry building. The existing driveway on Dairy Road already includes a right-turn lane at the entrance.</p>
<p><b>E.</b> Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise, and vibration.</p>	Yes	<p>Dumpsters are enclosed per the standard Public Works details, and a solid screening fence will be installed per Chapter 31.</p>
<p><b>F.</b> Directional lighting is provided so as not to disturb or adversely affect neighboring properties.</p>	Yes	<p>Compliance for exterior lighting is typically addressed during review of any applicable building permits. Downward facing fixtures will be required at intersections and at park facilities.</p>
<p><b>G.</b> There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.</p>	Yes	<p>Landscaping around the site will be installed in compliance with UDC Sec. 7.4 and the open space requirements of Chapter 31.</p>

**DRUGS:** The possession, sale or manufacturing of illegal drugs or paraphernalia is prohibited in all areas of the property.

**SPEED LIMIT:** Speed limit is 5 mph - NO EXCEPTIONS. Excessive speeding on the property will result in a first warning. If the infraction continues, we will ask you to leave the property. No refunds will be issued.

**MAIL:** The campsite does not provide mail service. The Sanger Post Office is a few miles away and they provide PO Boxes for 3, 6, and 12 month periods. Mail sent to this address will be returned to sender prior to arrival at the park. We do accept UPS, FEDEX and Amazon deliveries.

**RV AND VEHICLE WASHING:** RV and vehicle washing are prohibited without prior approval from the office.

**GOLF CARTS AND ATVs/FOUR WHEELERS:** Children are prohibited from operating golf carts on the property. Only adults with valid driver's license are permitted to operate golf carts on the property.

**MOBILE TECH SERVICES:** McClain's Longhorn RV, Inc. has RVIA certified and trained technicians that can provide repairs to your RV. In an extreme emergency we will allow a Mobile Tech to work on your camper while on the property. Please advise the park management if you have a mobile tech coming on property.

**QUIET HOURS:** 10:00pm to 8:00am - The quality of rest and relaxation of our guests is important to us. Please refrain from any loud noises and disturbances during this time period. All electronics (example: TVs, Radios and tablets) must be at a minimum volume. Also be aware that speaking voices can carry throughout the campground. If you are an early check-out, please be respectful of your neighbors as you ready your RV to continue your journey.

**SMOKING:** Smoking is permitted in your RV, at your campsite and designated smoking areas. Smoking is **not** permitted in any building, public space, swimming area, laundry and shower facilities or in any area where it may cause concern to your fellow campers. Do not dispose of your cigarette/cigar butts on the ground anywhere on the property.

**CAMPFIRES:** All campfires must be contained in a portable fire pit and never directly on the ground.

**PETS:** Our campsite is pet friendly. Pet owners are exclusively responsible for their pets at all times. This park has a two (2) pet maximum for each site with no exceptions. Pets cannot be left unattended and must be on a leash when not in your RV. No pet will be allowed to roam free at any time. All pet droppings must be picked up immediately. Do not put any pet debris in the pond. Noisy and/or aggressive pets will not be allowed to stay. One warning will be issued before you will be asked to remove your pet from the property. Pets are not allowed in the restrooms, laundry, swimming pool area or any other indoor facility. You are completely liable for the actions of your pet in the event of any claims. Failure to comply with our pet rules will



result in you being asked to leave the property. Outside fencing for your pets must be pre-approved by the park office.

**GREY WATER:** The discharge of grey water into the environment has been found to be a significant risk to public health. Grey water can act as a carrier for a number of bacteria approaching or exceeding what may be found in black water. Please make sure your waste water (grey water) outlets are connected to the sewer pipe and that all connections are secure and do not leak.

**SWIMMING POOL:** **WARNING!** There is no lifeguard on duty. There is absolutely no diving in the pool. Anyone seen diving will be restricted from further use of the pool. Pool hours are 8:00am to dusk. Pool will be open from May 1st to November 1st. No children under the age of 16 years old are allowed at the pool without adult supervision. Toddlers in diapers must wear swim pants. Pool rules must be observed at all times. There is no smoking or food and beverages must be in an unbreakable container. All swimming is at your own risk. Please make sure the gate is completely closed upon entering and leaving the pool area.

**CATCH AND RELEASE FISHING POND:** Absolutely no swimming or wading allowed in the pond. Do not allow your pets to swim in the pond. Do not litter in the pond area. Fishing is allowed but please remember that this pond is catch (take a picture) and release. **NO PARKING ON THE GRASS BY THE POND.**

**GARBAGE:** Please bag your garbage and use the dumpsters located near the overflow parking area behind the cinder block walls. Only household generated garbage should be placed in the dumpsters. No hazardous or flammable materials are to be thrown in the dumpsters. This includes but not limited to ash from grills, cigarettes, broken furniture, rugs or mattresses. PLEASE DO NOT BE A LITTER BUG!

**SHOWER AREAS:** All minors under the age of 18 must be accompanied by a parent or guardian. We work hard to maintain the cleanliness of our facilities. There is no smoking, food or beverages of any kind allowed in the shower area. Please leave your pets at home. Our shower areas are climate controlled for your comfort. Please keep the outer doors closed at all times.

**LAUNDRY ROOM:** The laundry room is to be used by adults only. Please use care when operating the machines and clean the area when you are finished. There is no smoking, food, beverages and pets allowed in the laundry room. This area is also climate controlled for your comfort, so please keep all doors closed.

**CLOTHESLINES:** Clotheslines of any kind are not allowed in the park. This includes hanging your clothes from trees and fences.

**ALCOHOL:** This is a family park and the use of alcohol is limited to your own site and should not be brought into the common areas.

**FIREWORKS:** NO fireworks or sparklers of any kind are permitted. Shooting of any fireworks on the entire property is grounds for immediate removal from the park, with no refunds.

**MINORS:** Minors under the age of 18 should never be left alone on the campground property under any circumstances. Children are not allowed in the restroom or washrooms without adult supervision. Your children must be supervised at all times. Disregard for campground rules by minor children will result in immediate eviction without notice or refund.

**MOWING:** The grass is mowed and edged once a week in the spring and summer months and as needed in the winter months. While we make every effort to prevent damage to units, we are not responsible for damage to your RV, vehicles, golf carts or other property including your sewer line. If you have an approved fenced area for your pets, you are required to mow and edge that area as needed.

**WATER:** We are on a water conservation program - year round - do not waste water.

**PRIVACY:** Please respect the privacy of other campers by not walking between or through occupied sites. Use designated roads and pathways when walking.

**Anyone exhibiting behavior that does not promote family values, such as excessive drinking, swearing, fighting or any other illegal activity will be removed from the campground. Violence or the threat of violence will not be tolerated. Display or discharge of any weapon on the campground will result in immediate eviction without refund.**

The campsite cannot be responsible for injury due to wind, water, fire or negligence by you or a fellow camper. Some of these rules were put in place by our insurance provider, some by the State of Texas and some by us. They were made for your safety and to ensure an enjoyable camping experience for all of our guests. PLEASE OBEY THE RULES AS THEY WILL BE ENFORCED.






# Conditional Use Permit for RV Park

## VICINITY MAP

Zoning Case:  
FY-24-41-ZC

Address:  
Dairy Road - Prop ID 76141

 Proposed RV Park

 Parcels

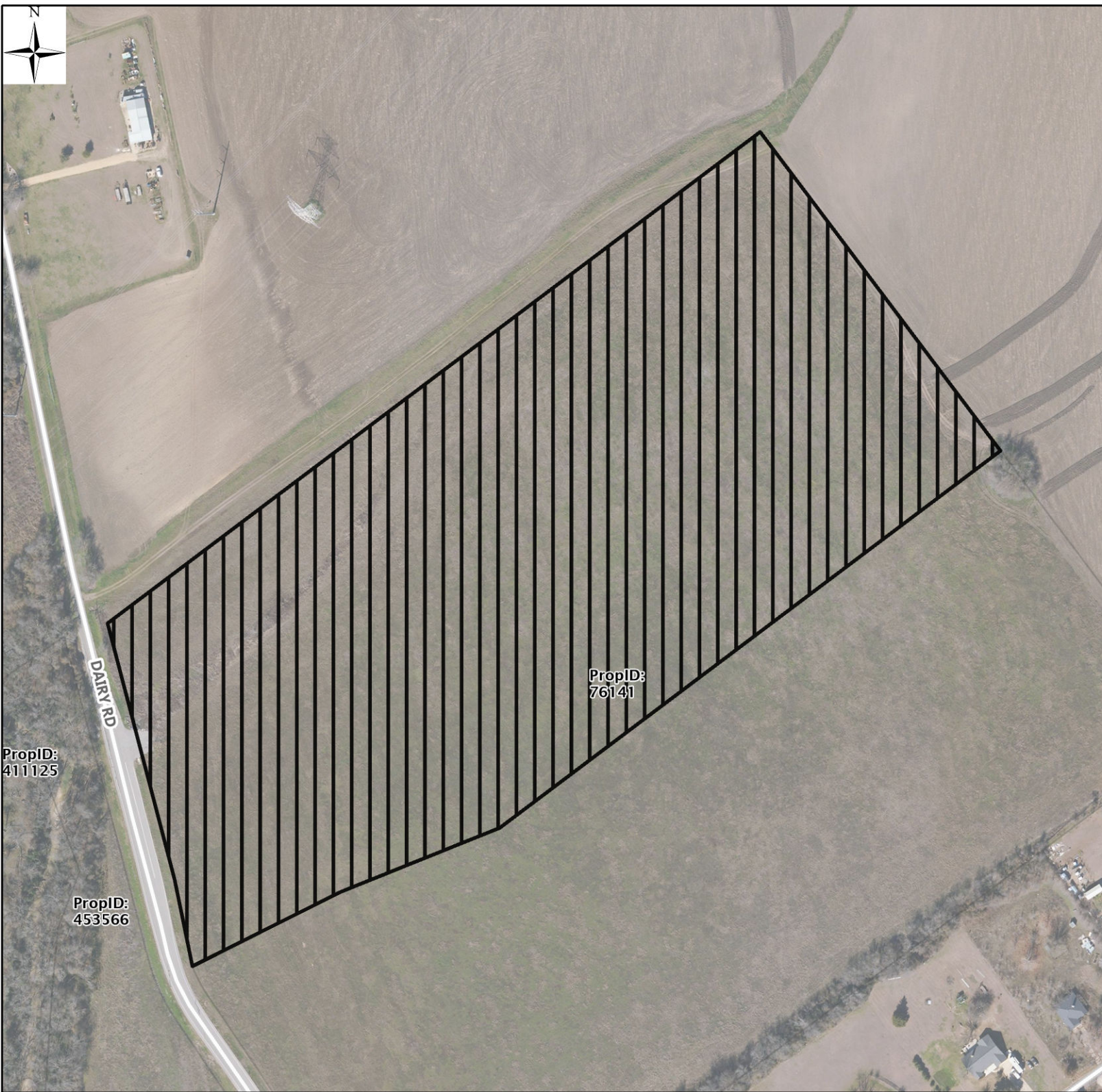
### Streets

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  PRIVATE
-  RAMP

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.









# Conditional Use Permit for RV Park








## AERIAL IMAGERY

Zoning Case:  
FY-24-41-ZC

Address:  
Dairy Road - Prop ID 76141

-  Proposed RV Park
-  Parcels

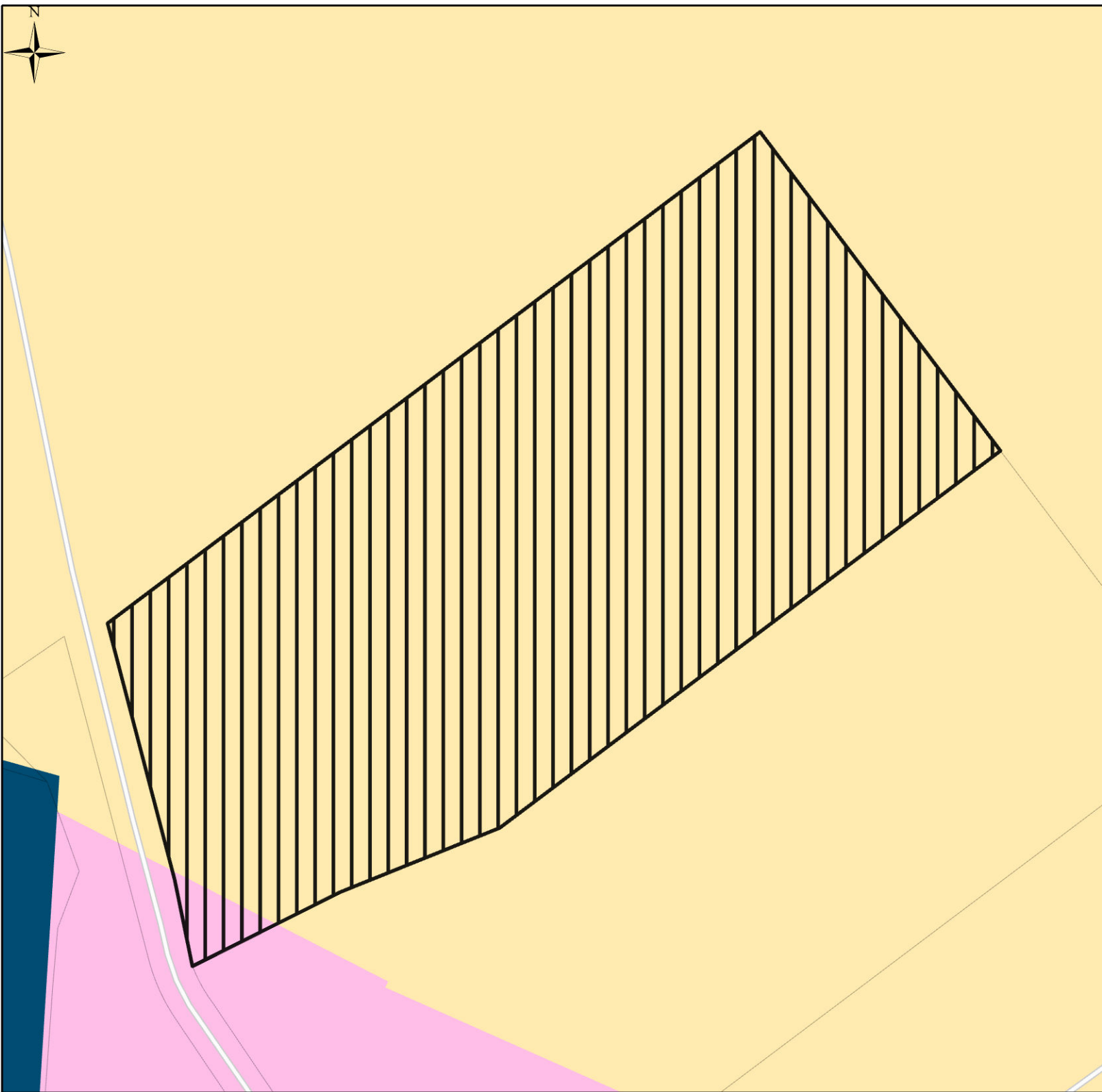
### Streets

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  PRIVATE
-  RAMP

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Conditional Use Permit  
for RV Park  
**FUTURE  
DEVELOPMENT MAP**

Zoning Case:

FY-24-41-ZC

Address:

Dairy Road - Prop ID 76141

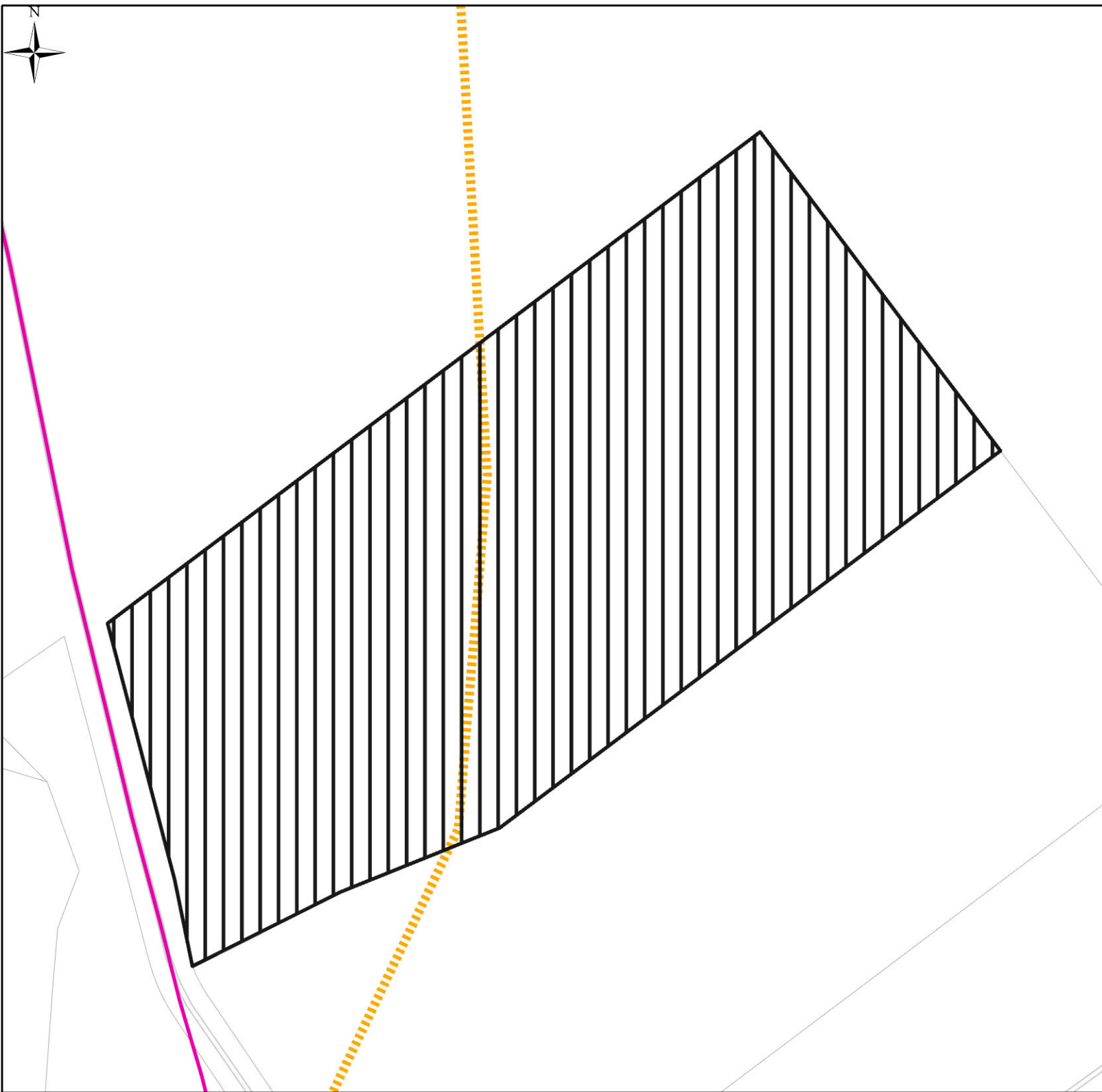
-  Proposed RV Park
-  Residential and Neighborhood Services
-  Corridor Mixed-Use
-  Employment Mixed-Use
-  Business Park
-  Parks and Open Space
-  Rural - Estate
-  Regional Commercial
-  TMED
-  Industrial
-  Urban Residential
-  Downtown Transition
-  Downtown Core
-  Mixed Use Activity Center

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jdeckman

Date: 8/25/2024





# Conditional Use Permit for RV Park

## THOROUGHFARE AND TRAILS MAP

Zoning Case:

FY-24-41-ZC

Address:

Dairy Road - Prop ID 76141



Proposed RV Park

### Thoroughfare Plan

- COMMUNITY COLLECTOR
- FUTURE COMMUNITY COLLECTOR
- FUTURE MAJOR ARTERIAL
- FUTURE MINOR ARTERIAL
- FUTURE NEIGHBORHOOD COLLECTOR
- HIGHWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MINOR ARTERIAL
- NEIGHBORHOOD COLLECTOR

### Trails Masterplan

- Existing Greenway Trail
- Existing In-Park Trail
- Existing Neighborhood Connector Trail
- Existing Thoroughfare Connector Trail
- Proposed Greenway Trail
- Proposed Neighborhood Connector Trail
- Proposed Thoroughfare Connector Trail

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jdeckman

Date: 8/25/2024







# Conditional Use Permit for RV Park

## UTILITY MAP

Zoning Case:  
FY-24-41-ZC

Address:  
Dairy Road - Prop ID 76141

 Proposed RV Park


 Parcels

### Hydrants

 FIRE

 FLUSH

### Wastewater

 Sewer - Gravity Main

 Sewer - Pressurized Main

 Sanitary Clean Out

 Sanitary Manhole

### Water Mains

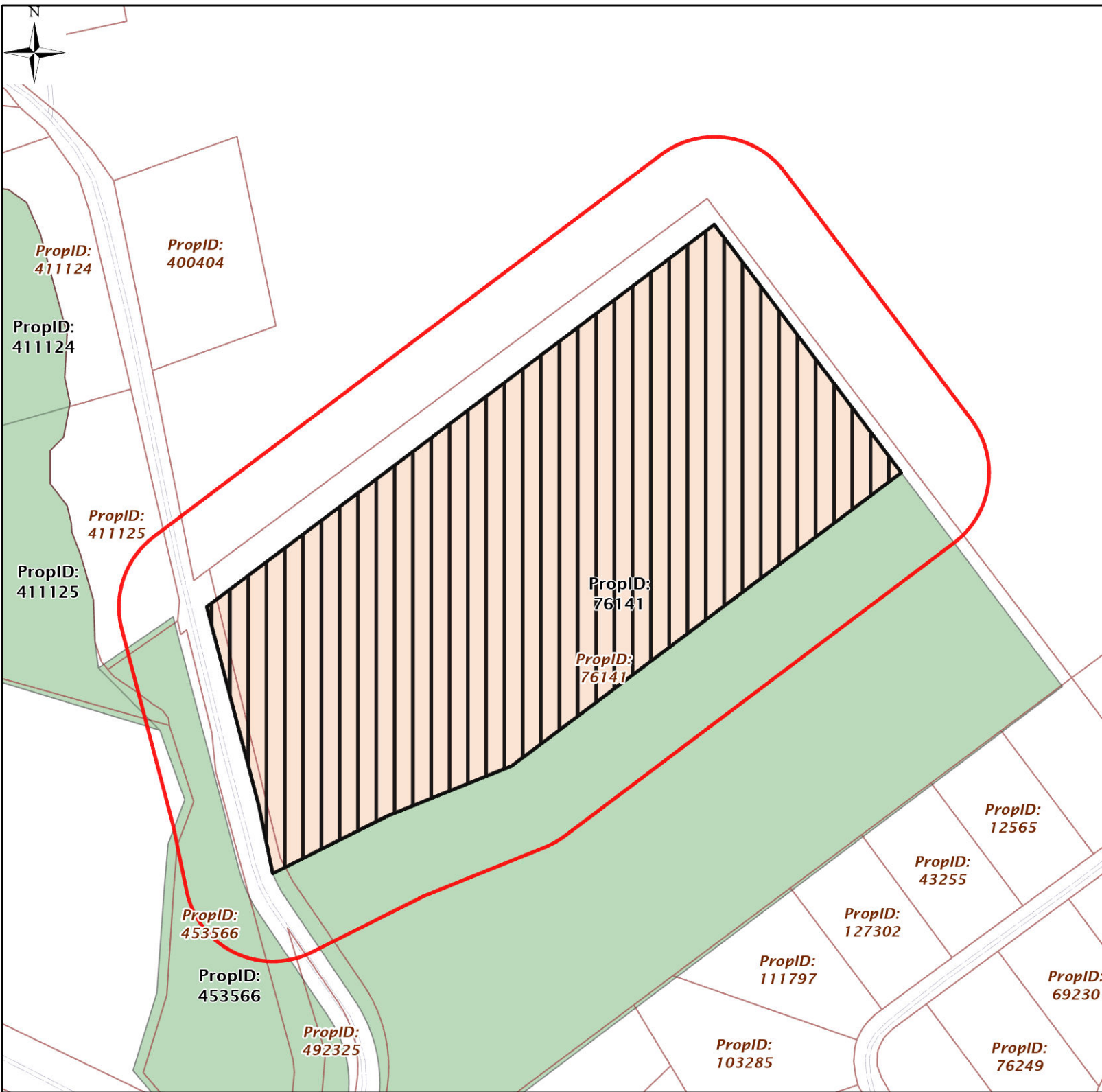
 Potable Water

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jdeckman  
Date: 8/25/2024







Conditional Use Permit  
for RV Park

## NOTIFICATION MAP

Zoning Case:  
FY-24-41-ZC

Address:  
Dairy Road - Prop ID 76141

-  Proposed RV Park
-  Notification Radius
-  Parcels

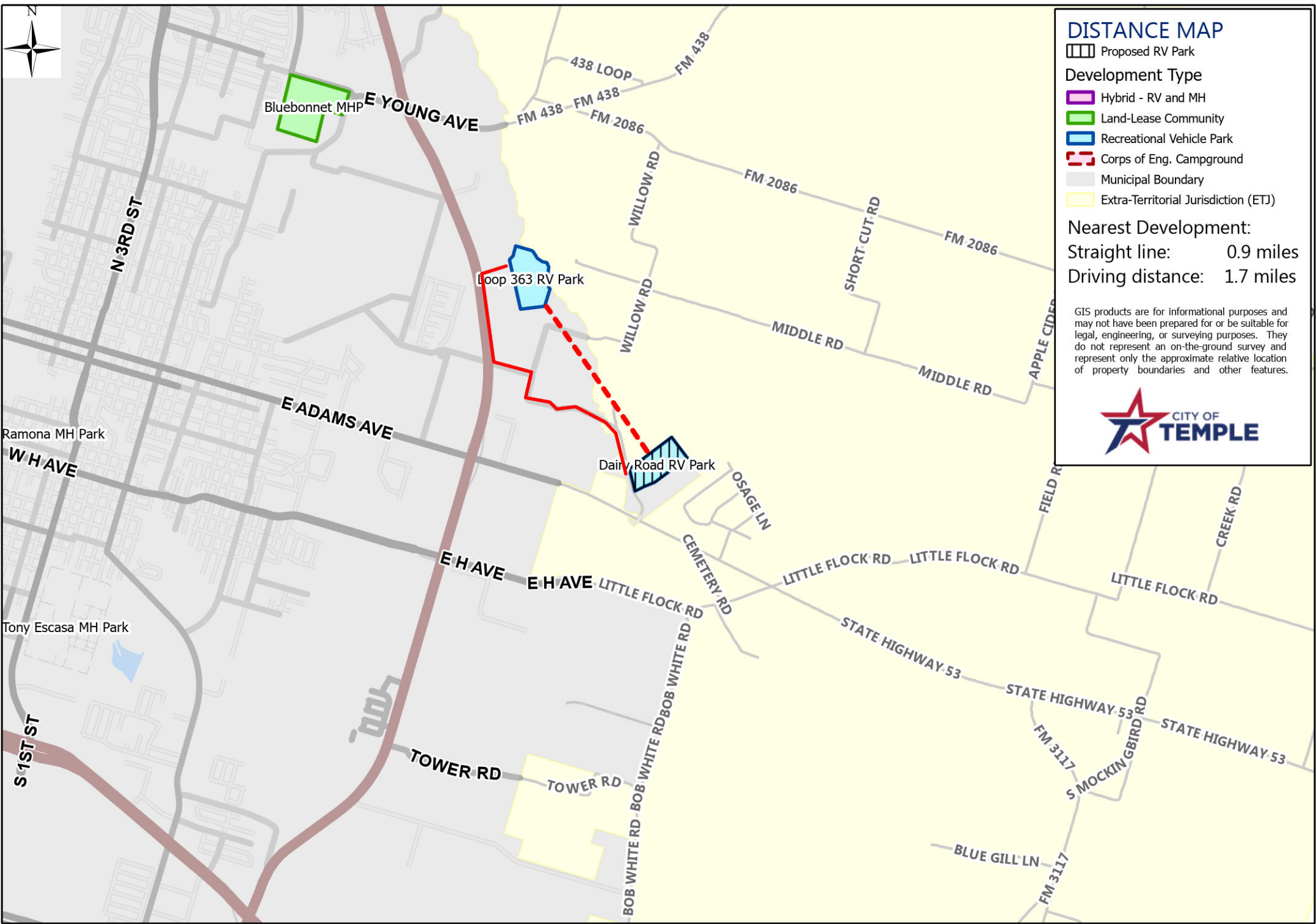
### Current Zoning

-  AG
-  County Roads

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jdeckman  
Date: 8/25/2024





## DISTANCE MAP

Proposed RV Park

### Development Type

Hybrid - RV and MH

Land-Lease Community

Recreational Vehicle Park

Corps of Eng. Campground

Municipal Boundary

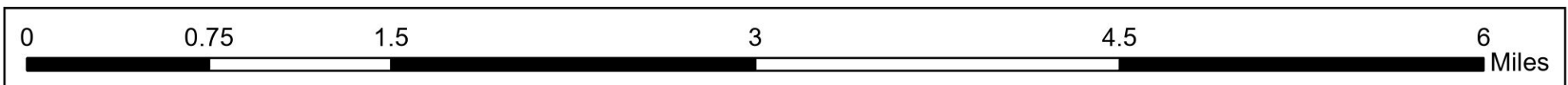
Extra-Territorial Jurisdiction (ETJ)

### Nearest Development:

Straight line: 0.9 miles

Driving distance: 1.7 miles

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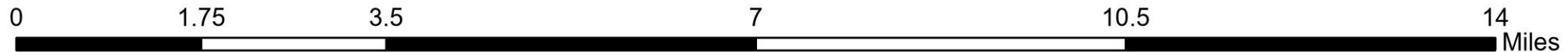
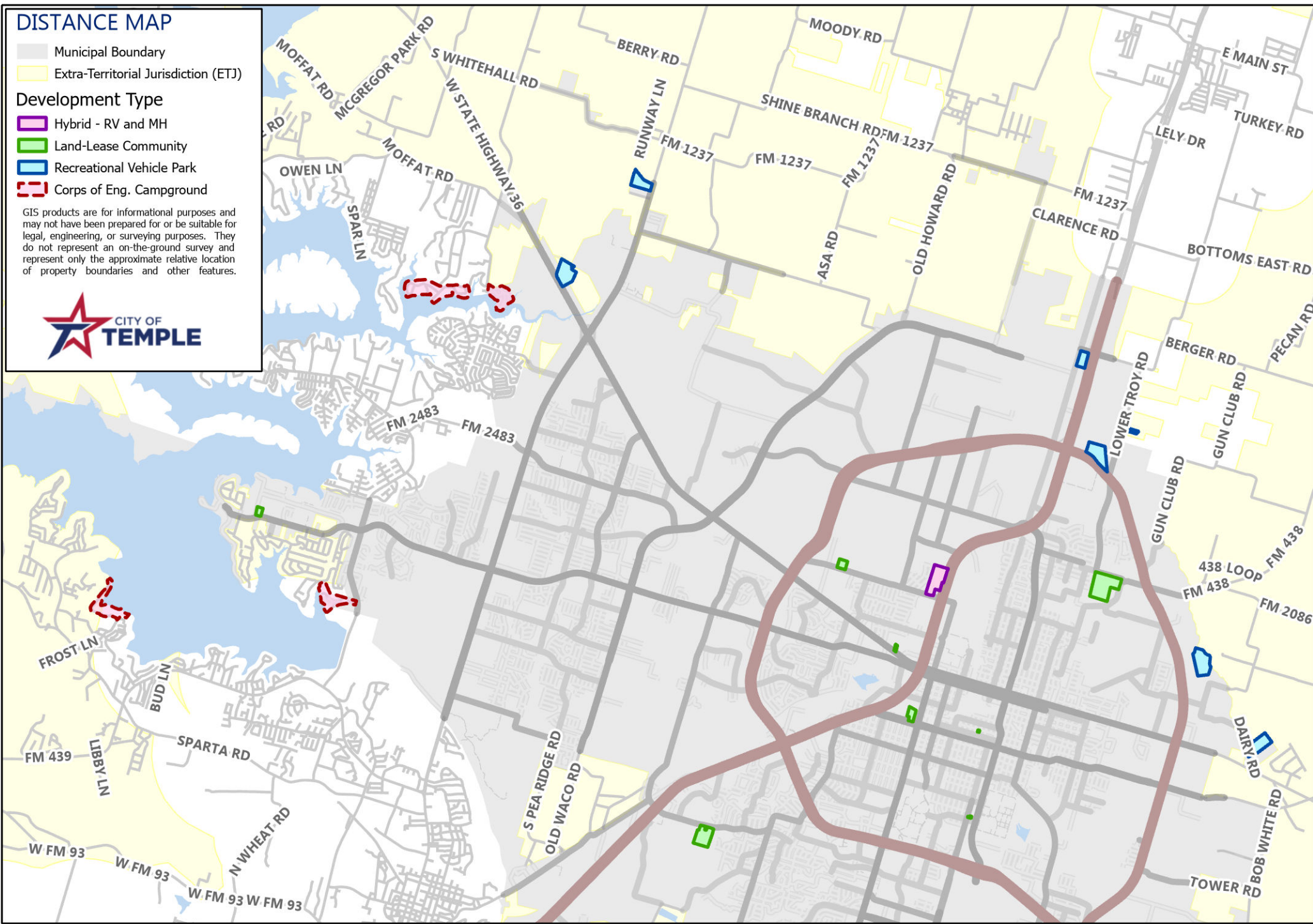




# DISTANCE MAP

- Municipal Boundary
- Extra-Territorial Jurisdiction (ETJ)
- Development Type
  - Hybrid - RV and MH
  - Land-Lease Community
  - Recreational Vehicle Park
  - Corps of Eng. Campground

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## FY-24-41-ZC – CUP for RV Park – Trip Generation Estimates

	Expected units	<b>Weekday Average Trips</b>	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday - or - <i>Saturday Peak Hour</i>
<b>Campground / RV Park ITE Code 416</b>	150 occupied sites  0.25 trips / campsite (Weekday AM Peak Hour)	-	38	61	32	41	-
Single-family detached ITE Code 210	150 units  9.43 trips / dwelling	<b>1,415</b>	113	149	105	141	1,422
Single-family attached ITE Code 215	150 units  7.20 trips / dwelling	<b>1,080</b>	83	92	72	85	1,314
Multi-family (Apartments) ITE Code 220	150 units  6.74 trips / dwelling	<b>1,011</b>	71	85	60	77	683

Source: Institute for Traffic Engineers, Trip Generation Manual 11th Edition

**Land Use Code 416** - A campground/recreational vehicle park is a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat.

**Land Use Code 210** - A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

**Land Use Code 215** - Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

**Land Use Code 220** - Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors.

Traffic Volume (2023 AADT)

TxDOT Traffic Count Database System (TCDS)





# CRASH SUMMARY REPORT

## FY-24-41-ZC 5 yr Crash History

Created on December 26, 2024

Created by Jason Deckman

Data extents: October 31, 2019 to October 31, 2024



### Applied Filters

Crash Severity	=	(K) Fatal Injury, (A) Suspected Serious Injury, (C) Possible Injury, (B) Suspected Minor Injury, (O) Not Injured
----------------	---	--

Shape: Polygon



Total Crashes	80	Fatal Crashes	1
---------------	----	---------------	---

Contributing Factors	Crash	
Failed To Control Speed	28	35.00%
Driver Inattention	17	21.25%

Failed To Yield Right Of Way - Stop Sign	7	8.75%
Followed Too Closely	5	6.25%
Unsafe Speed	5	6.25%
Failed To Drive In Single Lane	4	5.00%
Other (Explain In Narrative)	3	3.75%
Animal On Road - Domestic	2	2.50%
+ 63 more	26	32.50%

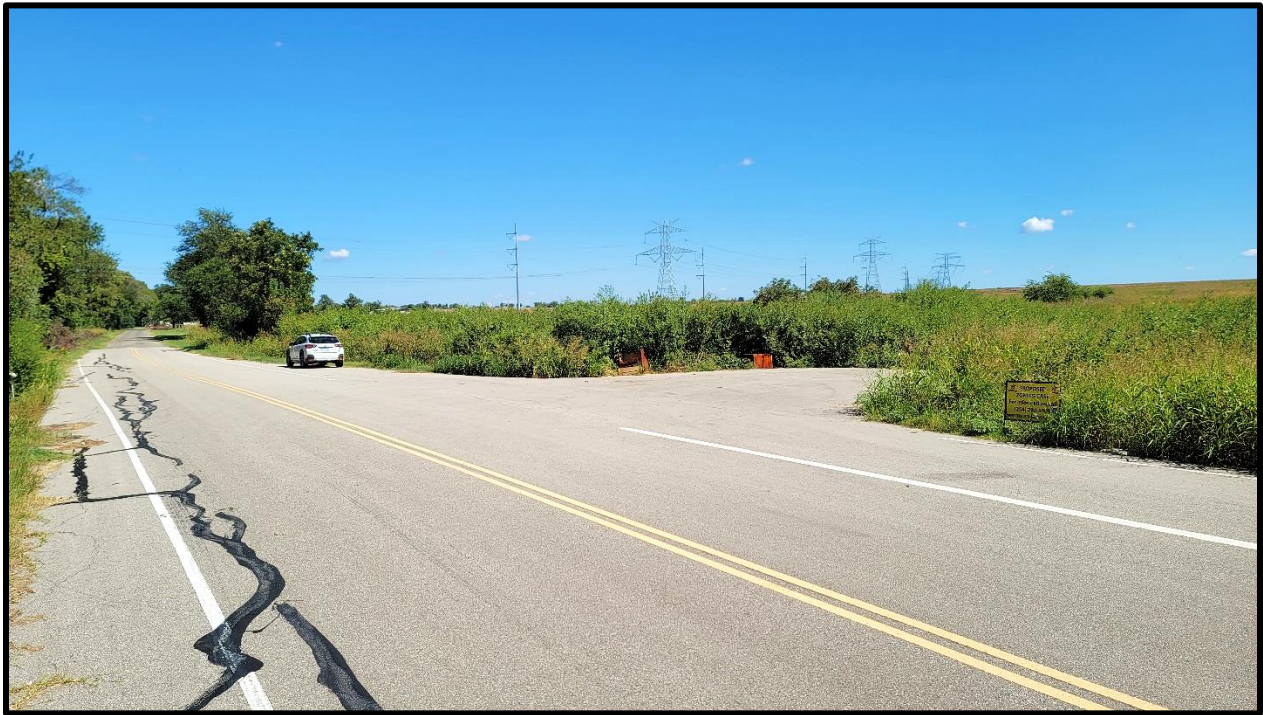
TxDOT Summary		Crash
Total Crashes	80	100.00%
Intersection Related	41	51.25%
Speed Related	32	40.00%
Distracted Driving Related	17	21.25%
CMV Related	7	8.75%
DUI Related (All)	3	3.75%
DUI Related (Alcohol)	2	2.50%
Cell Phone Related	1	1.25%
+ 10 more	1	1.25%

Crash Severity		Crash
(O) Not Injured	44	55.00%
(B) Suspected Minor Injury	20	25.00%
(C) Possible Injury	12	15.00%
(A) Suspected Serious Injury	3	3.75%
(K) Fatal Injury	1	1.25%
Unknown	0	0.00%

Person Type		Person
Driver	142	73.96%
Passenger/Occupant	48	25.00%
Driver Of Motorcycle Type Vehicle	1	0.52%
Other (Explain In Narrative)	1	0.52%
Passenger/Occupant On Motorcycle Type Vehicle	0	0.00%
Pedalcyclist		
Pedestrian		
Unknown		

Manner of Collision		Crash
Same Direction - One Straight-One Stopped	21	26.25%
One Motor Vehicle - Going Straight	19	23.75%

Angle - Both Going Straight	10	12.50%
Same Direction - Both Going Straight-Rear End	9	11.25%
Same Direction - Both Going Straight-Sideswipe	5	6.25%
Angle - One Straight-One Left Turn	3	3.75%
Angle - One Straight-One Right Turn	3	3.75%
Opposite Direction - One Straight-One Left Turn	3	3.75%
+ 34 more	7	8.75%

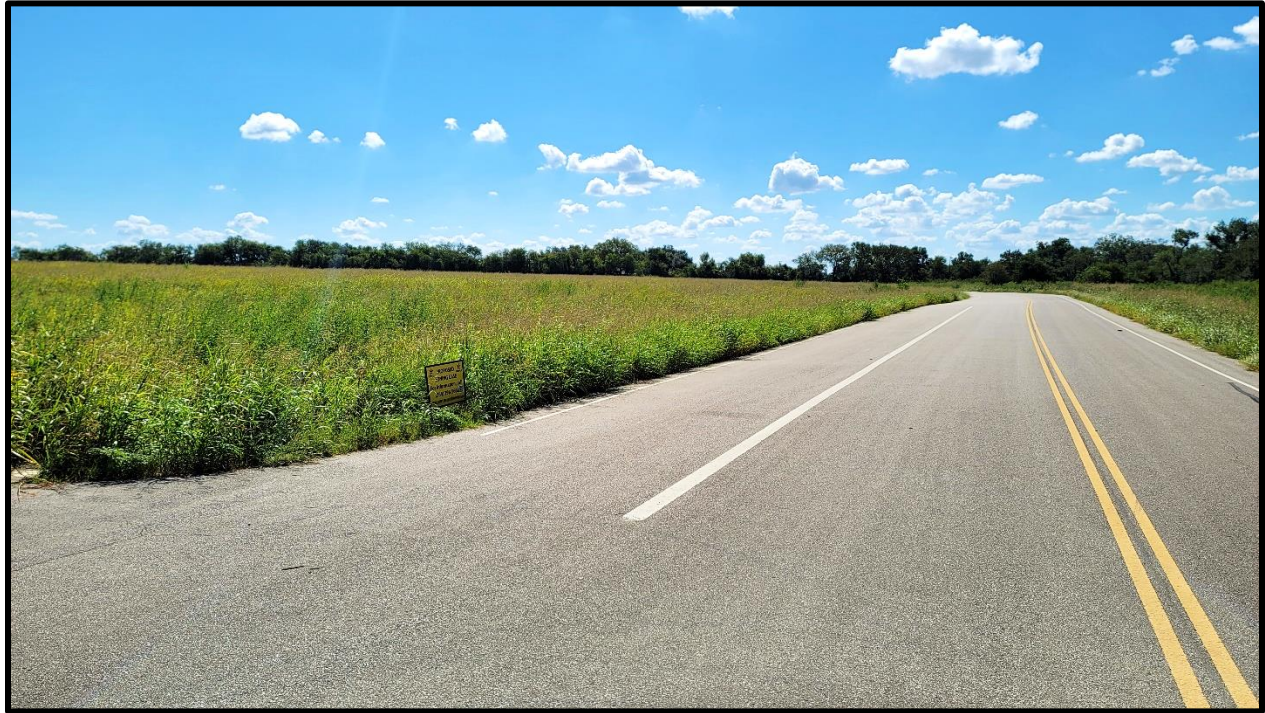


Facing north on Dairy Road showing entrance to subject property

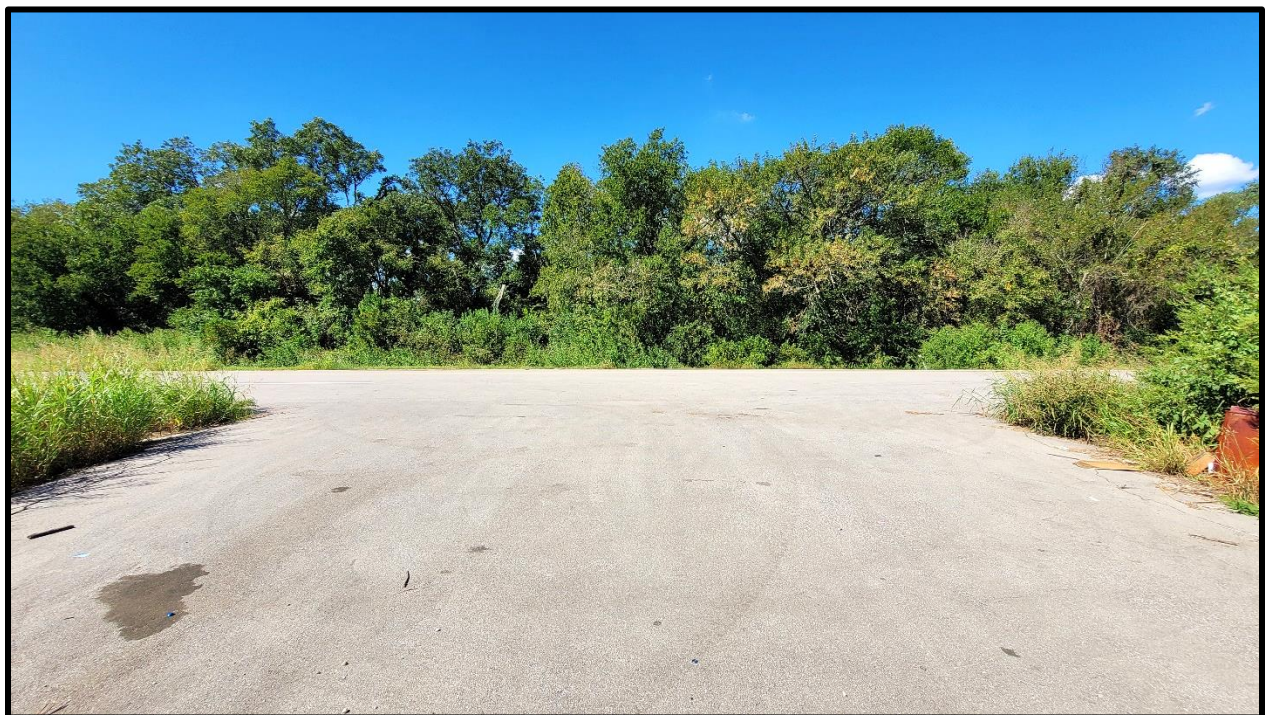


Facing east from Dairy Road showing entrance to subject property





Facing south on Dairy Road showing wide shoulder at entrance



Facing west across Dairy Road showing thick tree line





**COURTESY NOTICE OF A PROPOSED  
ZONING CHANGE**

**CITY OF TEMPLE**

**PROP ID# 528411  
GORDEN, TODD BRADLEY ETAL  
1495 ELKINS LK  
HUNTSVILLE TX 77340**

**Zoning Application No.: FY-24-41-ZC**

**Applicant: Belton Engineering, Inc**

Your property located in the Extraterritorial Jurisdiction (ETJ) of the City of Temple has been identified as being adjacent to a proposed zoning change which is the area shown in hatched marking on the attached map. This letter is being sent as a courtesy to make you aware of the proposed zoning change. A public hearing will be held on this matter on **October 7, 2024**, and you are welcome to attend and voice any comments at that time. If you have any questions, please contact the Case Manager, **Jason Deckman** at [jdeckman@templetx.gov](mailto:jdeckman@templetx.gov) or 254.298.5668.

**Comments:**

*I have no objection to this  
zoning change.*

*Todd Gordon*  
**Signature**

*Todd Gordon*  
**Print Name**

*TODDGORDEN@ADL.COM* *254-913-1847* (Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [jdeckman@templetx.gov](mailto:jdeckman@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **October 7, 2024**.

**City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501**



**COURTESY NOTICE OF A PROPOSED  
ZONING CHANGE**

**CITY OF TEMPLE**

RECEIVED  
JAN 06 2025  
CITY OF TEMPLE  
PLANNING & DEVELOPMENT

PROP ID# 68102  
LASLY, RICKEY ETUX ROBERTA MILLS  
3938 HIGHWAY 53  
TEMPLE TX 76501

Zoning Application No.: FY-24-41-ZC

Applicant: Belton Engineering, Inc

Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a recreational vehicle (RV) park on 24.826 +/- acres, located in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, TX, generally located north of State Highway 53, on the east side of Dairy Road, and identified as Bell County Tax ID 76141.

Your property located in the Extraterritorial Jurisdiction (ETJ) of the City of Temple has been identified as being adjacent to a proposed zoning change which is the area shown in hatched marking on the attached map. This letter is being sent as a courtesy to make you aware of the proposed zoning change. A public hearing will be held on this matter on **January 6<sup>th</sup>, 2025**, and you are welcome to attend and voice any comments at that time. If you have any questions, please contact the Case Manager, **Jason Deckman** at [jdeckman@templetx.gov](mailto:jdeckman@templetx.gov) or 254.298.5668.

**Comments:**

My vote is (NO) Do NOT Allow

Safety concern for Hwy 53

Do NOT want next to my Home

Rickey Lasly Rickey Lasly  
Signature Print Name

rnrlasly@gmail.com 254-931-5417 Time of hearing? (Optional)

Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [jdeckman@templetx.gov](mailto:jdeckman@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **January 6<sup>th</sup>, 2025**.

City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501



## Jason Deckman

---

**From:** Mark Holladay <markholladay57@gmail.com>  
**Sent:** Monday, October 14, 2024 5:32 PM  
**To:** Jason Deckman  
**Subject:** RV PARK DAIRY RD

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

MY NAME IS MARK HOLLADAY I LIVE AT 1080 LITTLE ELM LOOP, I HAVE LIVED THERE FOR OVER 30 YEARS , I DO NOT WANT A RV PARK ON DAIRY RD ,. WOULD LIKE TO KNOW WHAT ABOUT FLOODING FROM LITTLE ELM, SEWAGE , TRAFFIC FROM A ALREADY BUSY HWY 53 MORING, AND NIGHT . WHAT ABOUT THE YOUNG KIDS IN OUR AREA? SOME IF NOT ALL THESE PEOPLE ARE TRANSIT ? THANKS TOY MARK HOLLADAY 254 913-9489

## Jason Deckman

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**From:** Marie Beebe <beebemarie@yahoo.com>  
**Sent:** Wednesday, October 16, 2024 11:33 AM  
**To:** Jason Deckman  
**Subject:** Re: P&Z meeting

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

I guess I need to make sure I make a formal request to ask that Dennis & Marie Beebe, located at 1051 Little Elm Loop, Temple TX be on record that we do not approve of the proposed development of an RV park on Dairy Road.

Thank you  
~**Marie Beebe**

On Oct 11, 2024, at 8:59 AM, Jason Deckman <jdeckman@templetx.gov> wrote:

Marie –

This only covers the requested area as shown. If they decide to bring in a second phase of this RV Park, it would require them to apply for a new CUP and go through this process again. That would require us to notify the adjacent property owners.

Any feedback from the public can be sent to me via email. We'll note in the presentation whether it's agreement or disagreement, and whether the response was part of the official notice or the nearby area. The P&Z Commission and ultimately City Council may consider the responses when they decide.

The newspaper advertisement ran on September 26<sup>th</sup> for the October 7<sup>th</sup> P&Z meeting, but the request was tabled to this meeting.

As far as your participation: It's not sticky at all – I'm the case manager, it's my job. I strongly believe the process works best when everyone has a chance to be involved – whether they agree or disagree with the applicant's proposal. I always try to present the facts about the case, and our process, so that at least you have an informed opinion.

Thank you,



**Jason Deckman**, Principal Planner

Planning & Development  
2 N. Main Street, Temple, TX 76501  
**O: 254.298.5270 | M: 254.931.1333**

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**From:** Marie Beebe <beebemarie@yahoo.com>  
**Sent:** Friday, October 11, 2024 9:37 AM

To: Jason Deckman <jdeckman@templetx.gov>

Subject: Re: P&Z meeting

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

Wow! That's a pretty tricky way to avoid a big uproar from the people they share a property line with...pretty shmarmy if you ask me. We all know that unused area will be phase 2 down the road, and since they will be an established business with services already in place, approval will be a snap. Brilliant on their part.

I guess I have to do the work of informing the affected property owners so they can have a voice in this process.

Thank you for sharing all this, I will make sure that in no way will I mention where I received the information. I can see how this could be a potentially sticky situation for you and I am very grateful. I would have probably never known this was happening without your help, even though I've been keeping a watchful eye.

If any property owners I contact wish to file a disapproval of the project, where might they send that notice? My mother has not been able to locate the public notice in the local newspaper, so I can't reference that.

Again, many many thanks! I know this is outside your scope of work and a real PITA but I am forever grateful that you have continued to keep me informed all along the way.

Gratefully,  
**Marie Beebe**

On Oct 11, 2024, at 8:24 AM, Jason Deckman <[jdeckman@templetx.gov](mailto:jdeckman@templetx.gov)> wrote:

They're proposing the hatched area shown on the map. The red line shows the 200 foot radius.

Thank you,



**Jason Deckman**, Principal Planner  
Planning & Development  
2 N. Main Street, Temple, TX 76501  
**O: 254.298.5270 | M: 254.931.1333**



## Chapter 31

### RECREATIONAL VEHICLE PARKS

#### Sec. 31-1. Purpose, scope and applicability of regulations.

(a) The purpose and scope of these regulations is to prescribe procedures and standards for the construction, extension, improvement, and maintenance of recreational vehicle parks in order to achieve and maintain an acceptable sanitary operation of and to provide for the protection of the public health, safety, and welfare within the corporate limits of the City of Temple, Texas.

(b) These regulations will be applicable to all recreational vehicles and recreational vehicle parks containing a combination of these facilities.

#### Sec. 31-2. Definitions.

In this chapter, the following words and phrases shall have the following meanings:

(a) *Building permit*. Written authorization issued by the city's building inspector permitting new construction or reconstruction of a recreational vehicle park or a permit authorizing the expansion or modification of an existing recreational vehicle park.

(b) *Dependent recreational vehicle*. A recreational vehicle which is so constructed that it does not have a flush toilet and a bath or shower and its own independent sewage storage tanks and is dependent on the recreational vehicle park facilities and utilities to function fully as a temporary residence.

(c) *Director of Planning*. The city employee in charge of zoning map amendments, including Conditional Use Permits (CUP).

(d) *Director of Public Works*. The city employee in charge of all municipal engineering functions and public works functions.

(e) *Independent recreational vehicle*. A recreational vehicle which has a flush toilet and a bath or shower and has its own independent storage tank and can function independently of the recreational park facilities and utilities as a temporary residence. It contains a water flush toilet, lavatory, shower, and kitchen sink, all of which are connected to water storage and sewage holding tanks elevated within the trailer.

(f) *Health District*. The Bell County Public Health District.

(g) *House trailer*. A trailer or semitrailer, other than a towable recreational vehicle, that:

(a) is transportable on a highway in one or more sections;

(b) is less than 45 feet in length, excluding tow bar, while in the traveling mode;

(c) is built on a permanent chassis;

(d) is designed to be used as a dwelling or for commercial purposes if connected to required utilities; and

(e) includes plumbing, heating, air-conditioning, and electrical systems.

(h) *Recreational vehicle*. Includes a dependent recreational vehicle, an independent recreational vehicle, a house trailer and/or a towable recreational vehicle as those terms are defined in this Chapter.

(i) *Recreational vehicle park*. A parcel of land which has been planned and improved for the placement of recreational vehicles for transient use and for the temporary parking of recreational vehicles, placement of supplementary structures, and accessory uses not prohibited by the City Code or the Unified Development Code and containing sanitary facilities for the direct discharge from recreational vehicle holding tanks and utility hookups.

(j) *Recreational vehicle stand*. A plot of ground or constructed foundation within a recreational vehicle park designed for the accommodation on a temporary basis of one recreational vehicle and its towing vehicle, if any.

(k) *Site plan*. A line drawing or set of drawings clearly describing the recreational vehicle park and its environs and including adequate labeling and dimensioning of all fundamental features of the project, the legal description of the property, and showing north point and date, which shall be drawn to engineering scale and signed and sealed by a professional engineer licensed to practice in the State of Texas.

(l) *Towable recreational vehicle*. A non-motorized vehicle that:

(a) is designed:

(i) to be towable by a motor vehicle; and

(ii) for temporary human habitation for uses including recreational camping or seasonal use;

(b) is permanently built on a single chassis;

(c) may contain one or more life-support systems; and

(d) may be used permanently or temporarily for advertising, selling, displaying, or promoting merchandise or services, but is not used for transporting property for hire or for distribution by a private carrier.

All words and phrases not specifically defined herein are to be construed in accordance with their customary usage in municipal standards of construction and planning and particularly in accordance with their meanings as defined in the applicable sections of the Temple City Code, the Unified Development Code of the City of Temple, the plumbing, electrical, fire, and building codes, and other applicable laws of said city and the State of Texas.

### **Sec. 31-3. Application and Permitting Process.**

(a) It shall be unlawful for any person to construct, operate, alter, or extend any recreational vehicle park within the corporate limits of the City of Temple unless they hold a valid Conditional Use Permit (CUP) per Sec. 3.5 of the Unified Development Code (UDC).

(b) All CUP applications shall be made to the Director of Planning or their designee and shall contain the following:

- (1) Name and address of the applicant;
- (2) Interest of the applicant in the recreational vehicle park;
- (3) Location and legal description of the recreational vehicle park area; and
- (4) Complete site plans compiled by a registered professional engineer of the proposed park or area showing:
  - (a) The legal description and dimension of the tract of land;
  - (b) The number, location, and size of all recreational vehicle parking spaces;
  - (c) The location, width, method of construction, and detailed type of roads, walkways, and vehicle parking areas;
  - (d) The location of service buildings and other proposed structures;
  - (e) The location of water and sewer lines and riser pipes;
  - (f) Plans and specifications of the water supply, sewage disposal, collection points of refuse, and disposal arrangement;
  - (g) Plans and specifications of all buildings constructed within the park or recreational vehicle parking area;
  - (h) The location and details of lighting and electrical systems, including recreational vehicle connections; and
  - (i) Drainage calculations showing size and placement of culverts, collection, and disposal of drainage.

(c) When, upon review of the application by the Director of Planning, this director is satisfied that the proposed plans meet the requirements of this Chapter and other applicable regulations, the application will proceed to Planning and Zoning Commission for review and recommendation, followed by City Council for consideration of issuing a CUP per UDC Sec. 3.5.



(d) Building permits must be obtained to perform work within any recreational vehicle park as required by this chapter, other adopted City Code chapters, or State law regulations.

#### **Sec. 31-4. Inspection of recreational vehicle parks.**

(a) *Authority to inspect.* The Building Official, Fire Marshal, Building Inspectors, Code Compliance Officers, and Bell County Public Health District Director, or their designees, are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter.

(b) *Authority to enter upon private premises.* The Building Official or their designee or the other officials or employees and their designees referenced in paragraph (a) above shall have the power to enter recreational vehicle parks and their supplementary structures or facilities to inspect and investigate conditions relating to the enforcement of this chapter.

(c) *Duty of owners.* It shall be the duty of the owners of recreational vehicle parks, sites, or lots contained therein, or of the person in charge thereof, including, but not limited to, CUP holders or recreational vehicle park managers, to give authorized inspectors free access to such areas at reasonable times to inspect and investigate conditions related to the enforcement of this chapter.

#### **Sec. 31-5. Environmental, open space, and access requirements.**

(a) *General requirements.* Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

(b) *Soil and ground cover requirements.* Exposed ground surfaces in all parts of every recreational vehicle park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

(c) *Site drainage requirements.* The ground surface in all parts of every recreational vehicle park area shall be graded and equipped to drain all surface water in a safe, efficient manner.

(d) *Park areas for nonresident uses:*

- (1) No part of any recreational vehicle park should be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park occupants and for the management and maintenance of the park. Convenience stores, laundry, and similar conveniences are allowed under this chapter.
- (2) Nothing contained in this paragraph should be deemed as prohibiting the sale of a

recreational vehicle located on a parking site, stand, or area and connected to the pertinent utilities.

(e) *Required separation between recreational vehicles.* Recreational vehicles shall be separated from each other and from other structures by at least twenty-five (25) feet. Any accessory structure to a recreational vehicle such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the recreational vehicle.

(f) *Density requirement.* The density shall not exceed seven (7) recreational vehicle spaces per acre of gross site area.

(g) *Required recreational areas.*

(1) A minimum of eight (8) percent of the gross site area for the recreational vehicle park shall be set aside as open space for open or enclosed recreational facilities. No recreational vehicle site, street, right-of-way, storage area, or utility site shall be counted in meeting this requirement. Such an area shall contain adequate facilities for recreational activities for recreational vehicle park users and their guests which may include swings, slides, playground equipment, picnic tables, swimming pools, trails, fishing ponds, community use facilities for adult recreation, and other like amenities.

(i) When playground space is provided, it shall be so designated and shall be protected from traffic, thoroughfares, and parking areas.

(2) Recreational areas shall be so located as to be free of traffic hazards.

(3) Recreational areas must be easily accessible from all recreational vehicle stands.

(4) Recreational areas shall be maintained in a sanitary condition and free of safety hazards.

(h) *Required setbacks, buffer strips and screening:*

(1) All recreational vehicles should be located at least twenty-five (25) feet from any public street or highway and at least fifteen (15) feet from adjacent property lines.

(2) There should be a minimum distance of ten (10) feet between an individual recreational vehicle and adjoining pavement of a recreational vehicle park street, common parking area, or other common area.

(3) All recreational vehicle parks shall provide screening adjacent to non-recreational vehicle park residential and non-residential uses, which

shall be not less than six (6) feet nor more than eight (8) feet in height and constructed of wood, stone, brick, or concrete block or other permanent material, and having a completely solid area with no openings except for entrances and exits along the property boundary lines separating the recreational vehicle park and such adjacent uses. The recreational vehicle park owner or CUP applicant may request an exception to this requirement during the CUP process.

(i) *Park street system:*

- (1) *General requirements.* All recreational vehicle parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each recreational vehicle stand. Alignment and gradient shall be properly adapted to topography. All public streets shall comply with the UDC and the City of Temple Design and Development Standards Manual, while internal streets within the recreational vehicle park must be constructed as provided by this section.
- (2) *Access.* Access to recreational vehicle parks shall be designed to minimize congestion and hazards at entrances and exits and allow free movement of traffic on adjacent streets. The entrance road connecting the recreational vehicle park street with a public street or road shall have a minimum road width of thirty-four (34) feet where parking is permitted on both sides, or a minimum road width of twenty-seven (27) feet where parking is limited to one side. Where the primary entrance road is more than one hundred (100) feet long and does not provide access to abutting recreational vehicle spaces within such distance, the minimum road pavement width may be twenty-seven (27) feet, provided parking is prohibited on both sides.
- (3) *Internal streets.* Internal streets shall be privately owned, built, maintained, and designed for safe and convenient access to all recreational vehicle stands and to facilities for common use of recreational vehicle park occupants. Surfaced streets shall be of adequate width to accommodate anticipated traffic and shall meet the following minimum requirements:
  - a. All two-way streets—a minimum of twenty-seven (27) feet in width;
  - b. All one-way streets – a minimum of twenty (20) feet in width; and
  - c. Dead-end streets shall be limited in length to one thousand (1,000) feet; and
  - d. Culs-de-sac shall meet the requirements of the City of Temple Design and Development Standards Manual.
- (4) *Illumination of park street systems.*
  - a. It is recommended that all parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will



provide the following average maintained levels of illumination for the same movement of pedestrians and vehicles at night:

- (1) All parts of the park street systems: 0.6 footcandle, with a minimum of 0.1 footcandle; and
- (2) Potentially hazardous locations, such as major street intersections and steps or stepped ramps: Individually illuminated, with a minimum of 0.3 footcandle.

- b. All luminaires must be full-cutoff as installed.
- c. Floodlights must be aimed no higher than 45 degrees below horizontal. This can be accomplished by the use of full-cutoff fixture design, shielding, visors, louvers, or other devices to prevent light trespass to neighboring properties and of the sky.

(5) *Street construction and design standards.*

- a. Street surfaces. All streets shall be provided with a smooth, hard, and dense all-weather surface (double seal coat, one and one-half-inches hot mix, six-inch concrete surface), which shall be durable and well drained under normal use and weather conditions. Surface edges shall be protected to prevent raveling of the wearing surface and shifting of the base. Street surfaces shall be maintained free of cracks, holes, and other hazards.
- b. Grades. Grades of all streets shall be sufficient to ensure adequate surface drainage, but shall be not more than seven and one-half (7 1/2) percent. Short runs with a maximum grade of nine (9) percent may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas, and avoidance of lateral curves.
- c. Intersections. Within one hundred (100) feet of an intersection, streets shall be at right angles. A distance of at least one hundred fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

(6) *Required off-street parking areas.*

- a. Off-street parking areas shall be of the same construction as streets in all recreational vehicle parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 1.25 car spaces for each recreational vehicle site.
- b. Required car parking spaces shall be so located as to provide convenient access to the recreational vehicle, be easily accessible to occupants and

visitors, and not exceed a distance of three hundred (300) feet from the recreational vehicle that it is intended to serve.

- c. Required parking spaces shall be appropriately defined and marked and be so located and regulated that no parking, or maneuvering incidental to parking, shall be on any public street or walk.
- d. Required parking spaces shall provide adequate barriers to keep any parked vehicles from extending into or overhanging a street and be so designed that any vehicle may be parked and unparked without requiring the moving of any other vehicle.

(7) *Recreational vehicle stands.*

- a. A recreational vehicle stand should not heave, shift, or settle unevenly under the weight of a recreational vehicle due to frost action, inadequate drainage, vibration, or other forces acting on the superstructure.
- b. A recreational vehicle stand should have an asphalt, concrete, or other surface of equivalent material which shall adequately support the weight of a recreational vehicle placed thereon and be durable and well drained under normal use and weather conditions.
- c. Each stand site must have either a preserved tree or a two-inch DBH (diameter-at-breast-height) planted tree from the City's approved tree list of Sec. 7.4.5.B., UDC.
- d. Picnic tables shall be provided for use by each stand.
- e. The inclusion of a grill, fire ring (at least 10 feet from recreational vehicle stand with a metal mesh cover), or covered pavilion is required.

**Sec. 31-6. Water supply.**

(a) *General requirements.* An accessible, adequate, safe, and potable supply of water shall be provided in each recreational vehicle park.

(b) *Source of supply.*

- (1) The water supply shall be of acceptable quality and be capable of supplying the needs of all occupants of the recreational vehicle park. The water supply system shall be the City of Temple water supply system, a system managed by said city, or an approved rural water supply system. No wells will be permitted unless they are in conjunction with the above-mentioned water systems.
- (2) No well casings, pumping machinery, or suction pipes shall be placed in any pit,

room, or space above ground, which is walled in or otherwise enclosed, unless such room, whether above or below ground, shall have free drainage by gravity to the surface of the ground.

(c) *Water storage reservoirs.* All water storage reservoirs shall be covered, watertight, and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated materials. Reservoir overflow pipes shall discharge through an acceptable air gap.

(d) *Water distribution system.*

- (1) The water supply system of the recreational vehicle park shall be connected by pipes to all recreational vehicles, buildings, and other facilities requiring water.
- (2) All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements. Public water supply improvements shall be of a type and in locations approved by the City's Public Works Department or the approved rural water system, while private water supply improvements shall be approved by the appropriate inspector.
- (3) Every recreational vehicle site shall be provided with an individual branch service line delivering safe, pure, and potable water. The outlet of the branch service line shall terminate on the left side of the site of the recreational vehicle.
- (4) Water service lines to each recreational vehicle site shall be sized to provide a minimum of eight (8) gallons per minute (gpm) at the point of connection with the recreational vehicle distribution system.
- (5) A backpressure backflow preventer or reduced pressure principle backflow preventer shall be installed on the branch service line to each independent recreational vehicle at or near the trailer service connection. Backflow preventive devices shall be of an approved type certified by a recognized testing agency as to compliance and performance outlined herein. Valves shall be designed and maintained to close drip tight at a reduced pressure of not less than one (1) nor more than five (5) pounds per square inch. Valves must be identified with the manufacturer's name and model number.
- (6) A separate service shutoff valve shall be installed in each branch service line on the supply side of the backflow preventer device.
- (7) The individual branch service line shall be not less than one-half (1/2) inch in diameter; no rigid pipe may be used. Flexible metal tubing is permitted. Fittings at either end shall be of a quick disconnect type not requiring any special tools



or knowledge to install or remove.

(e) *Service buildings.*

- (1) Each recreational vehicle park shall have at least one service building to provide necessary sanitation and laundry facilities. Those parks serving independent recreational vehicles are required to have the minimum sanitation and laundry fixtures and facilities as provided by this section (e).
- (2) Service buildings shall be of permanent construction with an interior finish of moisture-resistant material which must withstand frequent washing and cleaning; service buildings shall be well lit and ventilated at all times.
- (3) The service buildings of independent recreational vehicle parks shall have a minimum of the following sanitation and laundry fixtures as follows:

(a) For women:

- i. One laundry tray;
- ii. One bathroom with flush toilet and sink; and
- iii. One shower or bathtub.

(b) For men:

- i. One laundry tray;
- ii. One bathroom with flush toilet and sink; and
- iii. One shower or bathtub.

- (4) The service buildings in recreational vehicle parks that accommodate dependent recreational vehicles shall have a minimum of the following sanitation and laundry fixtures as follows:

(a) For women:

- i. One laundry tray;
- ii. Two (2) toilet stalls with flush toilets;
- iii. One sink; and
- iv. One shower or bathtub.

(b) For men:

- i. One laundry tray;
  - ii. One toilet stall with flush toilet;
  - iii. One urinal;
  - iv. One sink; and
  - v. One shower or bath tub.
- (c) One slop-water closet for emptying containers of human waste.
- (d) The fixtures required in subsections 31-7(e)(4)(a) and (b) above are for a maximum of ten (10) dependent recreational vehicles.
  - i. For every ten (10) additional dependent recreational vehicles the following additional fixtures shall be provided: one laundry tray and one shower or bathtub for each sex and one toilet stall with flush toilet for each sex.
- (e) No dependent vehicle shall be parked at any time in a space designed and designated for an independent recreational vehicle unless public toilet and bath facilities are available within two hundred (200) feet of the dependent recreational vehicle.
- (5) Hot and cold water shall be provided for all sanitation and laundry fixtures except toilets and urinals. All slop-water closets shall be provided with hot and cold water faucets over the bowl in addition to the flushing mechanism (preferably a flushometer valve).
- (6) Each toilet, slop-water closet, bathtub, and shower, shall be in a separate compartment, with self-closing doors on all toilet compartments (toilet stalls). Shower stalls shall be a minimum of three (3) feet wide by three (3) feet long in area. Women's shower stalls must have a separate dressing compartment with a stool or bench.
- (7) All rooms containing toilets, slop-water closets, bathtubs, and showers shall be screened to prevent direct view of the interior of the room when the exterior doors are open.
- (8) A floor drain (minimum of three (3) inches) shall be installed in each toilet room and laundry room.
- (9) Service buildings shall be screened from other activities by visual barriers such as fences, walls, or natural growth and shall be separated from any recreational

vehicle space by a distance of at least fifty (50) feet.

(f) *Materials.* Unless otherwise provided for in this chapter, all plumbing fixtures, piping, drains, appurtenances, and appliances designed and used in a recreational vehicle park sanitary sewer collection and water supply system and service connections shall be installed in conformance with all applicable State and local regulations.

(g) *Sanitary Sewer Collection System.*

- (1) The main sewer and sewer laterals shall be installed in a separate trench not less than five (5) feet from the park water service or distribution.
- (2) The minimum size of pipe in any recreational vehicle park sewer system shall be four (4) inches for services and six (6) inches for mains.
- (3) Each recreational vehicle shall be considered as six (6) fixture units in determining discharge requirements in the design of park drainage and sewage disposal systems.
- (4) Minimum grade for sewers shall be so designed that the flow will have mean velocity of two (2) feet per second when the pipe is flowing half full.
- (5) The discharge of a recreational vehicle park drainage system shall be connected to a public sewer. Where a public sewer is not available, an individual sewage disposal system shall be installed of a type that is acceptable and approved by the administrative authority or other law enforcement agency having jurisdiction over this regulation.
- (6) Manholes and/or cleanouts shall be provided as required in the City Code of Ordinances, and Texas Commission on Environmental Quality (TCEQ) regulations. Manholes and cleanouts shall be accessible and brought to grade.
- (7) The main sewer shall be provided with a minimum four-inch vent, not more than five (5) feet downstream from its upper trap, and long mains shall be provided with additional relief vents at intervals of not more than two hundred (200) feet thereafter, if the manhole covers are not of the perforated type. These relief vents shall be a minimum of four (4) inches and shall be securely supported and extended a minimum of ten (10) feet above the ground.
- (8) Branch lines or sewer laterals to individual recreational vehicles shall be not less than four (4) inches in diameter.
  - a. Sewer inlets shall be four (4) inches in diameter and extend above grade three (3) inches to six (6) inches. Each inlet shall be provided with a gas-tight seal when connected to a recreational vehicle and have a gas-tight plug for use when not in service.

- b. Each recreational vehicle site shall be provided with a house trap. Sewer laterals over thirty (30) feet shall be properly vented and provided with a cleanout brought to grade.
- c. To provide the shortest possible drain connection between the recreational vehicle outlet and drain inlet, all drain inlets shall terminate with reference to the site location of the recreational vehicle.
- d. Drain connection shall slope continuously downward and form no traps. All pipe and connections shall be installed and maintained gas- and water- tight.
- e. No sewage, wastewater, or any other effluent shall be allowed to be deposited on the surface of the ground.
- f. Upon completion and before covering, the sanitary sewer collection system shall be subjected to a static water test. The water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to point of overflow.

If the system is tested in sections, each opening shall be tightly plugged except the highest opening of the section under test, and each section shall be filled with water, but no section shall be tested with less than a ten-foot head of water.

In testing successive sections at least the upper ten (10) feet of the next preceding section shall be tested, so that no joint or pipe in the system shall have been submitted to a test of less than a ten-foot head of water. The water shall be kept in a system, or in the portion under test, for at least fifteen (15) minutes before inspection starts; the system shall then be tight at all points.

(h) *Recreational vehicle connections; responsibility.*

- (1) When it is evident that there exists, or may exist, a violation of these rules, the owner, operator, lessee, person in charge of the recreational vehicle park, or any other person causing a violation shall correct the violation immediately or disconnect the service connection and recreational vehicle drain connection from the respective park branch service line and sewer lateral, or both as required for health and safety reasons.
- (2) Recreational vehicle drain connections shall be of approved semi-rigid or flexible reinforced hose having smooth interior surfaces of not less than three (3) inches inside diameter. Drain connections shall be equipped with a standback



quick disconnect screw or clamp-type fitting, not less in size than the outlet. Drain connections shall be gas-tight and no longer than necessary to make the connection between the recreational vehicle outlet and the trip inlet on the site.

(i) *Maintenance.* All devices or safeguards required by this chapter shall be maintained in good working order. The owner, operator, lessee, person in charge of the recreational vehicle park, or his or her designated agent shall be responsible for their maintenance.

#### **Sec. 31-7. Sewage disposal.**

(a) *General requirements.* An adequate, safe sewage system shall be provided in all recreational vehicles for conveying and disposing of all sewage. Where an approved public system is available, such system will be used. Where a public system is not available, a recreational vehicle park system will be developed. Such system shall be designated, constructed, and maintained in accordance with state and local laws and will be approved by the appropriate health agency. In the event a "package" sewage disposal plant is used, a permit must be obtained from TCEQ and comply with applicable sections of the City Code.

(b) *Sanitary stations; dump station.*

- (1) A sanitary station shall be provided consisting of at least a trapped four-inch sewer riser pipe, connected to the recreational vehicle parking area sewerage system, surrounded at the inlet end by a concrete apron at least one hundred (100) square feet in area and sloped to the drain, which shall be provided with a suitable hinged cover and a water outlet, with the necessary appurtenances, connected to the recreational vehicle park area water supply system to permit periodic washdown of the immediate adjacent areas.

(c) *Sewer lines.* All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movement and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when flowing at one-half capacity or one-half full. All sewer lines shall be constructed of materials approved by the applicable authority, shall be adequately vented, and shall have watertight joints.

(d) *Individual sewer connections.*

- (1) Every independent recreational vehicle shall provide a gas- and water-tight connection for sewage disposal which shall be connected to an underground sewage collection system discharging into a public or private disposal system.
- (2) The sewer riser pipe shall have at least a four-inch diameter, shall be trapped below the ground surface, and shall be located on the recreational vehicle stand so that the sewer connection to the recreational vehicle drain outlet will be approximately a vertical position.

- (3) The sewer connection shall have a nominal inside diameter of at least three (3) inches, and this slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight.
- (4) All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth.
- (5) When a recreational vehicle site or dump station is not occupied, the sewer pipe must be capped. The rim of the pipe must be at least four (4) inches above ground elevation, and drainage shall be diverted away from it.
- (6) Installation of all risers, underground traps, septic tanks, and drain fields will be accomplished under the supervision of a plumber licensed by the State of Texas.
- (7) Where septic tanks and drain fields are used in recreational vehicle parks, individual septic systems for each recreational vehicle stand will be used. Exceptions to this requirement may be granted by the Director of Public Works where reasonable justification is presented by the applicant.

#### **Sec. 31-8. Electrical distribution system.**

(a) *General requirements.* Every recreational vehicle park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with the applicable codes and regulations governing such systems. All installation work of electrical fixtures will be accomplished in accordance with all applicable State and local regulations.

(b) *Power distribution lines.*

- (1) If individual recreational vehicle spaces are connected to the electrical wiring system, an approved type of disconnection device and overcurrent protective equipment shall be one hundred twenty (120) volts AC, fifteen (15) amperes and/or thirty (30) amperes.
- (2) Outlet receptacles at each recreational vehicle stand shall be located not more than twenty-five (25) feet from the overcurrent protective devices in the recreational vehicle and a three-pole, four-wire grounding type shall be used. Receptacles shall be of weatherproof construction and configurations shall be in accordance with American Standard Outlet Receptacle C-73.1.
- (3) A minimum of number six (6) American Wire Gauge (AWG) copper wire or its equivalent will be used from service drop to metering equipment, overcurrent protection devices, and receptacle.

- (4) Reserved.
- (5) When the calculated load of the recreational vehicle is more than fifty (50) amperes, either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

(c) *Required grounding.* All exposed noncurrent carrying metal parts of recreational vehicles and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounding metallic wiring. The neutral conductor shall not be used as an equipment ground for recreational vehicles or other equipment.

#### **Sec. 31-9. Service building and other community service facilities.**

(a) *Generally.* The requirements of this section shall apply to service buildings, recreation buildings, and other community service facilities such as:

- (1) Management offices, repair shops, and storage areas;
- (2) Sanitary facilities;
- (3) Laundry facilities;
- (4) Indoor recreation areas; and
- (5) Commercial uses supplying essential goods or services for the exclusive use of park occupants and guests.

(b) *Service buildings.*

- (1) A service building containing the necessary toilet and other plumbing fixtures specified in this chapter shall be provided in recreational vehicle park areas which provide stands for dependent recreational vehicles. Service buildings shall be conveniently located within a radius of approximately three hundred (300) feet to these stands.
- (2) When a recreational vehicle park area requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by this chapter for recreational vehicle stands and shall be based on the total number of persons using such facilities as determined by the Director of Public Works.

(c) *Structural requirements for service buildings, recreation buildings, and other community service facilities.*

- (1) All portions of these structures shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- (2) All rooms containing sanitary or laundry facilities shall:
  - a. Have sound-resistant walls extending to the ceiling between male and female facilities. Walls and partitions around showers, bathtubs, toilets, and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof materials or covered with moisture-resistant material.
  - b. Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
- (3) Illumination levels shall be maintained as follows:
  - a. General seeing tasks--five (5) footcandles;
  - b. Laundry room work area--forty (40) footcandles; and
  - c. Toilet room, in front of mirrors--forty (40) footcandles.

(d) *Barbeque pits, grills, fireplaces, and stoves.* Cooking shelters, barbeque pits, grills, fireplaces, woodburning, gas, and propane stoves shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property where it is used and as well as on adjacent property. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

#### **Sec. 31-10. Refuse handling.**

(a) The storage, collection, and disposal of refuse in the recreational vehicle park area shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards, or air or water pollution. Disposal of garbage will comply with State and local regulations pertaining to disposal of municipal solid waste.

(b) All refuse shall be stored in flytight, watertight, rodentproof containers which shall be located not more than one hundred fifty (150) feet from any recreational vehicle space or stand. Containers shall be in sufficient number and capacity to properly store all refuse and shall be supplied by the owner, operator, lessee, or person in charge of the recreational vehicle park or their designated agent.

(c) Garbage collection stands shall be provided by the CUP holder, owner, operator, lessee, or person in charge of the recreational vehicle park or their designated agent for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around these containers and stands.



(d) All garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, CUP holder, owner, operator, lessee, or person in charge of the recreational vehicle park or their designated agent, shall provide the service. All refuse shall be collected and transported in covered vehicles or covered containers.

(e) Where municipal or private disposal service is not available, the recreational vehicle park operator shall dispose of the refuse by an approved incineration or method of transporting to a disposal site approved by the health authority. Such site must comply with state health department and local solid waste disposal regulations.

(f) Reserved.

### **Sec. 31-11. Insect and rodent control.**

(a) Grounds, buildings, and structures shall be maintained so to be free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.

(b) Recreational vehicle parks shall be maintained so to be free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

(c) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building material shall be stored at least one foot above the ground.

(d) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials to prevent such infestation.

(e) The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Recreational vehicle parks and their environs shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

### **Sec. 31-12. Fuel supply and storage.**

(a) *Natural gas system.*

(1) Natural gas piping systems when available and utilized shall be installed and maintained in accordance with applicable City and State codes and regulations governing such systems.

(2) Each recreational vehicle space or stand provided with pipe gas shall have an approved manual shutoff valve installed up stream of the gas outlet. The outlet

shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

*(b) Liquefied petroleum gas system.*

- (1) Liquefied petroleum gas (“LPG”) systems shall be installed and maintained in accordance with applicable City and State codes and regulations governing such systems.
- (2) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- (3) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the recreational vehicle and shall be maintained in effective operating condition.
- (4) All LPG piping outside of the recreational vehicles shall be well supported and protected against mechanical injury. Undiluted LPG in liquid form shall not be conveyed through piping equipment and systems in recreational vehicles.
- (5) LPG containers installed on a recreational vehicle stand shall be securely, but not permanently fastened, to prevent accidental overturning. Tanks fastened to recreational vehicles shall not be less than five  
(5) nor more than sixty (60) U.S. gallons gross capacity.
- (6) No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, recreational vehicle, or other structure, unless such installation is approved by the health authority or fire department.

*(c) Fuel oil supply systems.*

- (1) All fuel oil supply systems shall be installed and maintained in accordance with applicable City and State codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to recreational vehicles shall be permanently installed and securely fastened in place.
- (2) All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any recreational vehicle or less than five  
(5) feet from a recreational vehicle exit.
- (3) Storage tanks located in areas subject to traffic shall be protected against physical damage.

**Sec. 31-13. Fire protection.**

- (a) The recreational vehicle park areas shall be subject to the rules and regulations of the

City Code, Fire Marshal, and City of Temple Fire Department and any other applicable local, state and national fire codes or regulations.

(b) Recreation vehicle parks shall be kept free of litter, rubbish, and other flammable materials.

(c) Portable fire extinguishers of an approved type shall be kept in service buildings and at all other locations designated by the Fire Marshal or their designee and shall be maintained in good operating condition.

(d) Fires shall be made only in stoves, fire rings or pits, and other equipment intended for such purpose. All fire rings and pits shall be a minimum of ten (10) feet away from any structure or vehicle, including a recreational vehicle, and shall have a mesh metal cover.

(e) Fire hydrants shall be installed if the park or area water supply system is capable of serving them in accordance with the following requirements:

(1) The water supply system permits the operation of minimum of two (2) one-and-one-half (1 ½) inch hose streams.

(2) Each of two (2) nozzles, held four (4) feet above the ground, is capable of delivering at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest elevation point of the park or area.

(f) Fire hydrants, if provided, shall be located within five hundred (500) feet of any recreational vehicle service building or other structure in the recreational vehicle park or area.

(g) The name of each recreational vehicle park shall be displayed on a sign having dimensions of not less than eighteen (18) square feet and shall be displayed in a conspicuous place when viewed from a public street or highway. Lettering shall not be less than eight (8) inches in height.

#### **Sec. 31-14. Miscellaneous requirements.**

(a) *General responsibilities for persons responsible for recreational vehicle park.* Parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees, shall operate the park in compliance with this chapter and other regulations issued hereunder and shall provide adequate supervision to maintain the recreational vehicle park and its environs, facilities, and equipment in good repair and in a clean and sanitary condition.

(b) *Notification of park occupants of their duties and responsibilities.* Parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder,

property owner, recreational vehicle park operator, lessee, or management and their designees, shall notify recreational vehicle park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter issued hereunder.

(c) *Supervision of recreational vehicle stand placement.* Parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees, shall supervise the placement of each recreational vehicle stand, which includes securing its stability and installing all utility connections.

(d) *Maintenance of register.* Parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees, shall maintain a register containing the names of all recreational vehicle park occupants.

(e) *Designation of park office.* Parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees, if a manager of the recreational vehicle park is living as a resident of the park, shall designate an office within the recreational vehicle park. In the absence of a manager of the recreational vehicle park living on site, the listed responsible parties must have posted a conspicuous sign indicating the telephone number of a local management representative.

(f) *General responsibilities of recreational vehicle occupants.* Recreational vehicle park occupants shall comply with all applicable requirements of this chapter and shall maintain their recreational vehicle stand and environs, its facilities, and equipment in good repair and in a clean and sanitary condition.

(g) *Placement of recreational vehicle on stand.* Recreational vehicle park occupants shall be responsible for the proper placement of their recreational vehicles on stands and proper installation of all utility connections in accordance with the instructions and under the supervision of the parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees.

(h) *Animals.* No owner or person in care, custody, or control of a dog, cat or other animal shall permit it to run at large or to commit any nuisance within the limits of any recreational vehicle park or its environs.

(i) *Restrictions on occupancy.* A dependent recreational vehicle shall not be occupied for dwelling purposes unless it is properly placed on a stand and connected to water, sewerage, and electrical utilities.

(j) *Compliance with city regulations.* The parties responsible for the recreational vehicle park, including, but not limited to, the CUP holder, property owner, recreational vehicle park operator, lessee, or management and their designees, and all park occupants shall fully



comply with all other applicable sections of the Temple City Code, the UDC, and all other local ordinances, regulations, and state and federal laws, as amended.

**Sec. 31-15. Permanent occupancy prohibited.**

(a) No recreational vehicle park shall be used as a permanent place of abode or dwelling. Continuous occupancy extending beyond six (6) months in any twelve-month period shall be presumed to be permanent occupancy and is prohibited.

(b) Any action toward removal of the wheels of a recreational vehicle, except for temporary purposes of repair or to attach the trailer to the ground for stabilization, is prohibited.

**Sec. 31-16. Enforcement.**

(a) Criminal Penalties.

- (1) An offense of this Chapter is a Class C misdemeanor, fine-only offense, punishable by a fine not to exceed \$500.
- (2) The State is not required to prove a culpable mental state for offenses of this chapter.
- (3) Each separate occurrence of a violation and each day a violation continues will constitute a separate offense.

(b) Civil Remedies.

- (1) The City of Temple may petition the applicable court of competent jurisdiction for injunctive relief, civil penalties, or both, whenever it appears that a person has violated or continues to violate any provision of this chapter pertaining to the preservation of public health or safety.
  - (2) The City of Temple may seek temporary or permanent injunctions that prohibit any conduct that violates any provision of this chapter or an order compelling the specific performance of any action that is necessary for compliance with any provision of this chapter.
- (c) The City of Temple may revoke or modify any CUP issued under this chapter as provided by Sec. 3.5.6, UDC.
- (d) Enforcement under this chapter does not preclude enforcement or prosecution by the State, or any other authority under local, state, or federal law.
- (e) The City's decision to pursue civil or criminal remedies is not exclusive; the City may pursue criminal or civil remedies, or both, for any violation of this chapter.