



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

August 5, 2025

Attn: Milton Powers, Tyler County Judge

Tyler County Courthouse
100 W. Bluff, Room 102
Woodville, Texas 75979
(Via email: judge@co.tyler.tx.us)

**Re: Parker RV Park
Application
Engineer's Review**

Dear Judge Powers,

Acting in the capacity of the Tyler County Engineer, GLS has reviewed the Application for PARKER RV PARK for compliance with the Tyler County Subdivision Regulations

Our review is based upon the following documents submitted on July 15, 2025:

Deposit receipt
Copies of pages 23-30 of the Subdivision Regulations with notes
Marked-up survey of 2.928 acre tract
RV Park Plan

We recommend rejection of the application on the basis that the application does not meet the following sections of the Tyler County Subdivision Regulations. In order to meet the time restrictions set forth in the Subdivision Regulations, the Court must take action on this application by August 14, 2025.

- 5.2.b. A developer of a recreational vehicle park must have an infrastructure development plat prepared that complies with these regulations.
- 5.3. Infrastructure Requirements for Recreational vehicle parks. The subdivision application for a Recreational Vehicle Park must include each of the following:
 - a. A survey identifying the proposed community's boundaries and any significant feature of the community, including the proposed location of lots or spaces, utility easements and dedication of rights-of-way. The survey may also contain features to help provide the additional information required by this order.
 - b. Reasonable specified description of means and methods to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts and identifying areas included in the 100-year flood plain. The placement of any structure within the regulatory floodplain shall be in accordance with the Tyler County Floodplain regulations.

1609 S. CHESTNUT • SUITE 202
LUFKIN, TEXAS • 75901

PHONE: 936-637-4900
FAX: 936-637-6330

T.B.P.E.L.S. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351

T.B.P.E.L.S. FIRM NO. 10110900
GLSTEXAS.COM

V:\203\203082\Corres\203082 LTR 001.docx



ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

- c. A certification by the utility that water is available for each of the planned spaces or lots must be attached to the plan.
- d. If water will not be provided by a public utility: Certification that adequate groundwater is available for the development. If groundwater is the source of water supply for the development, the developer is required to obtain certification, by a licensed professional engineer (or other professionals designated by State law) registered to practice in Texas, that adequate groundwater is available for the development, according to the certificate form and content as promulgated by the Texas Commission On Environmental Quality (Lack of certification that suitable and adequate groundwater is available is grounds for denial of plan approval, if groundwater is the proposed source of water). A note shall be placed on the plan that groundwater is to be the source of water.
- e.ii. Provide written approval by TCEQ-Region 10 of OSSF application. The documentation must be adequate to demonstrate that the TCEQ is aware that the on-site treatment system is not on the same tract of land as the RV park.
- f. Reasonably specified description of means and methods for streets or roads in the Recreational Vehicle Park to provide ingress and egress for fire and emergency vehicles. The street or road specifications in the infrastructure development plan must comply with those standards contained in the Tyler County Subdivision Regulations to the maximum degree practicable. Building Set Backs shall be as specified in this Tyler County Subdivision Regulations. Drainage design for the development shall comply with the Tyler County Subdivision Regulations.
- h. Each recreational vehicle park must provide recreational vehicle spaces, and each such space must be clearly defined. Show where vehicles may be parked.
- k. Each recreational vehicle space that is provided with electrical service must be so served through an underground distribution system. Other buildings within a recreational vehicle park may receive electrical service through overhead facilities.
- l. Twenty percent (20%) of the recreational vehicle spaces within a recreational vehicle park must be not less than eighteen feet (18') by fifty feet (50').
- m. There must be at least ten feet (10') of open space between parallel rows of recreational vehicle spaces.
- n. Recreational vehicle spaces must be improved with either:
 - 1. Compacted crushed road base material and asphalt; or,
 - 2. Concrete adequate to support the weight of a recreational vehicle.



- o. Recreational vehicle spaces must 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 structure.

5.4. Recreational vehicle park roads

- a. All weather private roads, adequate to provide access to each recreational vehicle space, must be laid out, constructed, and maintained in good condition by the owner or operator of a recreational vehicle park.
- c. An entrance to a recreational vehicle park must be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. Provide adequate detail of the entrances to demonstrate that this requirement is met.

5.5. Recreational vehicle park service building requirements

- a. A plat application for a recreational vehicle park subdivision must address the minimal standards established in this subchapter.
- b. Each recreational vehicle park must provide and maintain one or more service buildings for the use of park patrons. The service buildings must include:
 - 1. One lavatory for women;
 - 2. One lavatory for men;
 - 3. One shower and dressing accommodation for each sex, provided in an individual compartment or stall;
 - 4. One washing machine; and
 - 5. One slop sink, measuring not less than 14 by 14 inches square and 14 inches deep.
- d. All lavatories must comply with the Americans with Disabilities Act (ADA). Upon construction completion, a TDLR Inspection Report or Inspection Report Form signed by a Registered Accessibility Specialist certifying compliance with Texas Accessibility Standards must be provided to the County. This process must be started before construction begins.
- e. Service buildings housing sanitation or laundry facilities must be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems, and confirm to the following minimum standards:




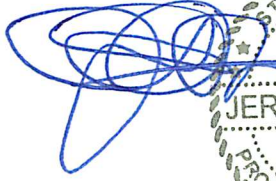
ARCHITECTURE • ENGINEERING • INTERIORS
LANDSCAPE • SURVEYING

LUFKIN • BRYAN • TYLER • WACO • GROESBECK

1. Service buildings must afford appropriate illumination, be well ventilated with screened openings, and be constructed of moisture-proof materials so as to permit frequent cleaning and washing.
 2. Floors must be constructed of concrete or other equally impervious material, so as to permit frequent cleaning and washing, and include floor drains which are connected to the sanitary sewer.
 4. The lavatory and other sanitation facilities for males and females either must be in separate buildings or separated, if in the same building, by soundproof walls.
- f. An operator must provide and maintain garbage receptacles as follows:
1. A minimum of one (1) fly tight, water tight, rodent proof dumpster.
 4. All dumpsters must be screened from public view.

Should you have any questions or concerns, please let us know.

Sincerely,



8/5/25

Cc: Kelly Jobe kjobe.cc@co.tyler.tx.us
Mike Marshall mmarshall@co.tyler.tx.us
Jeremy Overby joverby@glstexas.com