

ORDINANCE NO. 10-00288

AN ORDINANCE OF THE CITY OF MUSTANG RIDGE, TEXAS, REPEALING ORDINANCE NO. 98-00161 RELATING TO PREFABRICATED MOBILE OR MODULAR HOMES, OR PRECONSTRUCTED HOMES AND AMENDING ORDINANCE NO. 96-00121 AND ORDINANCE NO. 98-00155 TO PROVIDE FOR CONCRETE FOUNDATIONS

WHEREAS, Ordinance No. 96-00121 and Ordinance No. 98-00155 were passed and approved by the City Council of Mustang Ridge on December 2, 1996 and September 14, 1998 respectively; and

WHEREAS, Ordinance #98-00161 was passed and approved by the City Council of Mustang Ridge on November 9, 1998, said Ordinance amending the above Ordinances in certain respects; and

WHERE; the City Council desires to repeal Ordinance 98-00161 as it related to Part I of Ordinance No. 96-00121 and 98-00155 and to amend said Ordinances consistent with former Ordinance No. 98-00161 and to provide for concrete foundations.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG RIDGE, TEXAS THAT:

A. Ordinance 98-00161 is hereby repealed, and Part I of Ordinance No. 96-00121 and 98-00155 is amended to add the following:

All prefabricated mobile or modular homes, preconstructed homes shall be secured to real property through the use of reinforced concrete foundations meeting all requirements of U.S. Department of Housing and Urban Development (HUD-4930.3), and all wheels, tongues, and other equipment relating to transporting said home onto the real property shall be removed within ten (10) days of being placed on the said reinforced concrete foundation situated on subject real property. A fifteen (15) foot protective drainage swale shall be required in all directions around the structure with a minimum 2% grade away from the structure beginning at the edge of the foundation. The configuration of these swales will depend on the existing topography of the particular site. Refer to Chapter 2, HUD-4930.3; Site Acceptability Criteria. All homes must be underpinned prior to occupancy and connected to water and wastewater facilities that meet all requirements of §290, §285 and/or §217, Title 30 Texas Administrative Code.

A covered porch not less than 10' by 14' in size shall be constructed adjacent to each prefabricated mobile or modular home, having a concrete, tile or wolmanized wood floor. The roofing shall be of like or similar texture and material to that of the home.

It shall be the responsibility of the landowner to purchase all permits and pay all

fees relating to the construction and/or installation of the home on the property. No person shall occupy a prefabricated mobile or modular home until all utilities are completely installed and approved by the City Inspector. As used herein, "Utilities" means electricity, gas, water, waterlines, and all metering devices, a septic system or other sanitary sewer, and a driveway entrance.

All prefabricated mobile or modular homes shall have access to a public road via an approved driveway before being occupied. A minimum of 8" crushed limestone gravel with a minimum width of twelve (12) feet shall be provided from the existing roadway surface to the garage or proposed parking area adjacent to the structure. In addition, an exterior area adjacent to the driveway twenty (20) feet square should be provided for outdoor parking and turn around. Culvert pipes under driveways should be sized according to drainage area discharging to the particular driveway location. All driveway materials and construction must also be inspected and approved by the City Inspector.

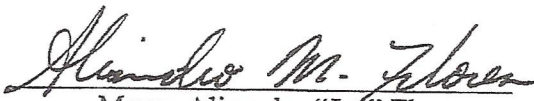
B. To the extent of any conflict with any prior ordinance of the City of Mustang Ridge, the terms of this Ordinance shall be controlling.

C. If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid or unenforceable, the unconstitutionality, invalidity, or unenforceability of any such part shall in no way affect, impair, or invalidate the remaining parts of this ordinance, but as to such remaining parts, this ordinance shall remain in full effect.

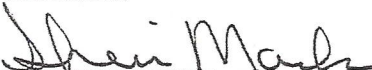
D. Because prompt action is in the public interest, this ordinance shall be effective immediately upon its passage, effective as of this date.

E. The descriptive caption of this ordinance is hereby ordered to be published in the official newspaper of the City of Mustang Ridge immediately.

PASSED by the City Council of Mustang Ridge, Texas, on the __ day of July, 2010.


Mayor Alisandro "Joe" Flores

ATTEST:


City Secretary

