

Ordinance 98-00159

AN ORDINANCE PROVIDING FOR FOUNDATION AND DRIVEWAY REQUIREMENTS FOR SITE-BUILT HOMES WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF MUSTANG RIDGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG RIDGE:

Part I. a.) Reinforced concrete foundations should be designed by a Texas Registered Professional Engineer.

A 10 foot protective drainage swale should be required in all directions around the structure with a minimum positive grade away from the structure beginning at the edge of foundation base described above as indicated on attached details (pages 2 - 4).

The configuration of these swales will depend on the existing topography of the particular site.

b.) That all site-built homes constructed after the effective date of this ordinance within the municipal boundaries of the City of Mustang Ridge shall have access to a public road via an approved driveway before being occupied. A minimum of 8" depth crushed limestone gravel with a minimum width of 12 feet should be provided from existing roadway surface to the garage or proposed parking area adjacent to the structure. In addition, an exterior area adjacent to driveway 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 improved by the city inspector.

Part II. 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.

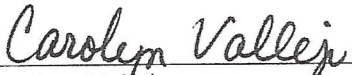
Part III. An action to enforce this Ordinance may be brought by the City of Mustang Ridge or by any resident of the City, with the relief therein sought including, but not limited to, damages, declaratory relief, costs of court, attorney's fees, and injunctive relief of a temporary and/or permanent nature. In addition, and without waiver of the foregoing, any person found in violation of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine

not to exceed two hundred dollars (\$200.00). Each day of such violation shall constitute a separate offense.

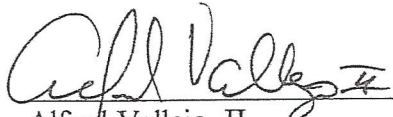
Part IV. Because prompt action is in the public interest, this ordinance shall be effective immediately upon its passage.

PASSED AND APPROVED this 14th day of December, 1998.

ATTEST:



Carolyn Vallejo
City Secretary



Alfred Vallejo, II
Mayor

