

ORDINANCE NO. 2018-004

AN ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS, AMENDING CHAPTER 12 "PLANNING AND DEVELOPMENT," ARTICLE 12.03 "MANUFACTURED HOMES AND MOBILE HOMES," DIVISION 2 "MOBILE HOMES," SECTION 12.03.033 "TEMPORARY MANUFACTURED HOME, MOBILE HOME, OR BUILDING INSTALLATION," TO PERMIT TEMPORARY RECREATIONAL VEHICLE ON CONSTRUCTION SITE; PROVIDING FOR A CONCEPT PLAN, NOTIFICATION TO PROPERTY OWNERS, AND PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the Code of Ordinances provides for manufactured homes, mobile homes, or buildings to be temporarily installed on a site during the construction or reconstruction of a home or building with permission from City Council; and,

WHEREAS, an onsite recreational vehicles could serve the same purpose for construction accommodation as the temporary installation of a manufactured home, mobile home or building , the City Council has determined that the interest of the public is served by permitting recreational vehicles to be temporarily placed on construction sites upon public hearing and authorization by City Council;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SAN ANGELO, TEXAS:

Section 1. That Chapter 12 "Planning and Development," Article 12.03 "Manufactured Homes and Mobile Homes," Division 2 "Mobile Homes," Section 12.03.033 "Temporary Manufactured Home, Mobile Home, or Building Installation," is hereby amended by renaming Article 12.03 as "Manufactured Homes, Mobile Homes, and Recreational Vehicles," renaming Division 2 as "Manufactured Homes, Mobile Homes and Recreational Vehicles," and restating in its entirety Section 12.03.033 as "Temporary Manufactured Home, Mobile Home, Recreational Vehicle, or Building Installation" to read as follows:

"Article 12.03 Manufactured Homes, Mobile Homes, and Recreational Vehicles Division 2 Manufactured Homes, Mobile Homes and Recreational Vehicles Section 12.03.033 Temporary Manufactured Home, Mobile Home, Recreational Vehicle, or Building Installation

(a) The Planning Director may authorize one or more manufactured homes, mobile homes, recreational vehicles, or other construction accommodation reasonably necessary to a construction site to be temporarily installed on the site, during the construction or reconstruction of a home or building. The property owner or owner's agent shall submit a written application to the Planning Director. As part of this application, a concept plan, drawn to scale, shall be required showing the locations of any proposed temporary manufactured home, mobile home, recreation vehicle, and/or building, water, waste, and electrical provisions, setbacks, ingress/egress, and any other pertinent information, as determined by the Planning Director or designee.

(b) Authorization for temporary placement of a construction accommodation may be granted for a period not to exceed one year. Not more than one extension of an authorization for an additional period not to exceed one year may be granted. The request for an extension shall be in writing and provided to the Planning Director a minimum of forty-five (45) days prior to the expiration of the original authorization.

(c) The Planning Director shall cause written notice of the application to be sent to property owners within two hundred feet (200') of the site not less than ten (10) days before a decision is made on the application. Depositing such written notification in the mail shall be deemed sufficient compliance. The Planning Director shall consider written responses to the mailed notifications that are timely received.

(d) A decision on an application or request for extension by the Planning Director may be appealed to the Planning Commission by the applicant or by a property owner within the notification area within ten (10) days of the initial decision. A decision by the Planning Commission may be appealed by the applicant or by a property owner within the notification area to the City Council within ten (10) days of the decision. On appeal, the Planning Commission and City Council shall each hold public hearing with written notice sent to the property owners within two hundred feet of the site not less than ten (10) days before the hearing.

(e) No request or extension shall be heard until the appropriate fee, as established by the city council, is paid.

(f) No manufactured home, mobile home, recreational vehicle, or building may be placed on a site until a building permit, if required, has been issued for the related construction or reconstruction of a home or building.

(g) Where this section conflicts with the zoning regulations of the city, this section shall control.

Section 2. The remaining provisions of Chapter 12, Article 12.03 of the Code of Ordinances of the City of San Angelo, Texas, not amended hereby shall remain in full force and effect.

Section 3. The terms and provisions of this ordinance shall be deemed to be severable in that if any portion of this ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this ordinance.

Section 4. This Ordinance shall be effective on, from and after the date of adoption."

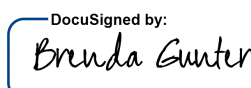
INTRODUCED on the 12th day of December, 2017, and finally PASSED, APPROVED AND ADOPTED on this the 9th day of January, 2018.

ATTEST:

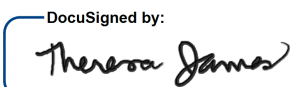
DocuSigned by:

EE8905EDA EA1475...
Bryan Kendrick, City Clerk

THE CITY OF SAN ANGELO

DocuSigned by:

65CC121DA DBB40F...
Brenda Gunter, Mayor

APPROVED AS TO FORM

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E822428D610A4D4...
Theresa James, City Attorney