

## ORDINANCE 2025.1.1

**AN ORDINANCE OF THE CITY OF FLATONIA, TEXAS, AMENDING THE CITY OF FLATONIA'S CODE OF ORDINANCES, CHAPTER 3, BUILDING REGULATIONS, ARTICLE 3.06, MANUFACTURED HOMES AND MOBILE HOMES, SECTION 3.06.004 OCCUPANCY OF RECREATIONAL VEHICLES; 3.06.052, DESIGN AND MAINTENANCE; 3.06.053, DUTIES OF OWNER AND MANAGER; PARK RULES; 3.07.002, FLOOD DAMAGE PREVENTION, DEFINITIONS; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR OPEN MEETINGS, EFFECTIVE DATE, AND OTHER RELATED MATTERS.**

**WHEREAS**, the City of Flatonia City Council, having been presented with information concerning various locations where recreational vehicles have been found to be located within the City limits that cause concern, including concern about safety and inconsistent application of such use in certain areas; and

**WHEREAS**, the City Council desires to clarify and/or remove any inconsistencies with the area where recreational vehicles are allowed to be used, as well as the duration of such use; and

**WHEREAS**, a recreational vehicle is not primarily designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; and

**WHEREAS**, as currently defined in Section 3.06.004, it is unlawful for any person to occupy a recreational vehicle outside a manufactured home park for more than 72 hours unless said occupancy is in conjunction with a related city-sponsored event, but other sections appear to not allow recreational vehicles even within manufactured home parks; and

**WHEREAS**, the City Council believes it is important to clarify the location whether such use is allowed for other than recreational purposes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment to Section 3.06, Manufactured Homes and Mobile Homes.** Section 3.06.004, Occupancy of Recreational Vehicles, is hereby modified as follows:

**Occupancy of recreational vehicles.**

It shall be unlawful for any person to occupy a recreational vehicle, no matter where located, for more than 72 hours unless said occupancy is in conjunction with a related city-sponsored event.

**Section 3. Amendment to Section 3.06.052, Design and Maintenance.** Section 3.06.052, Design and Maintenance, is hereby modified as follows:

2. Manufactured home lots shall be at least four thousand (4,000) square feet in area, not less than thirty-five feet (35') wide, and clearly defined. Manufactured homes shall be so harbored on each lot that there shall be at least twenty-five feet (25') clearance between manufactured homes. No manufactured home shall be closer than twenty-five feet (25') from any building within the park or twenty-five feet (25') from any property line bounding the park.

**Section 4. Amendment to Section 3.06.053, Duties of Owner and Manager; Park Rules;**

Section 3.06.053, Duties of Owner and Manager; Park Rules, is hereby modified as follows:

It shall be the duty of the owner and his or her agent, representative, or manager to prescribe rules and regulations for the management of the park, to make adequate provisions for the enforcement of such rules, and to publish any such rules and regulations to the residents of such park. Copies of all such rules and regulations shall be furnished to the city council. In addition thereto, it shall be the duty of the owner, his agent, representative, or manager to comply strictly with the following:

- (1) Provide for regular inspection of the water and sanitary conveniences;
- (2) Provide for the collection and removal of garbage and other waste material;
- (3) Prohibit the placing or storage of unsightly material or vehicles of any kind;
- (4) Provide or demand that all manufactured homes have skirts and tie-downs within sixty (60) days of placement;
- (5) Tie-downs shall comply with all applicable laws and regulations of the state and the United States.

**Section 5. Amendment to Section 3.07, Flood Damage Prevention.** Section 3.07.002, Definitions, is hereby modified as follows:

Recreational vehicle.

A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Not for use as a permanent dwelling but as temporary living quarters for recreational, camping, or travel use during specific events but for not more than thirty (30) days.

**Section 6. Repeal of Conflicting Ordinances.** All parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of the most restrictive ordinance shall govern.

**Section 7. Penalties.** The penalties set out in Sections 3.06.002 and 3.07.003 are hereby applicable to any violations of these provisions.

**Section 8. Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.


**Section 9. Severability.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the City Council would have enacted the same without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

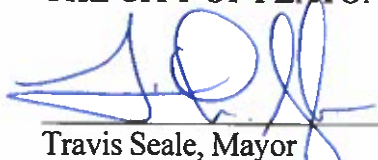
**Section 10. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED ON** the 14<sup>th</sup> day of January 2025.


**ATTEST:**

**THE CITY OF FLATONIA, TEXAS**

  
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Jacqueline Ott, City Secretary

  
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Travis Seale, Mayor

**APPROVED AS TO FORM:**

  
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Barbara Boulware-Wells, City Attorney

