

**REPLACED  
BY  
ORDINANCE  
# 151**

AN ORDINANCE REGULATING MOBILE HOME AND TRAVEL TRAILER PARKS; CONTAINING CERTAIN DEFINITIONS; REQUIRING A LICENSE AND ESTABLISHING CERTAIN LICENSE FEES; ESTABLISHING CERTAIN PHYSICAL REQUIREMENTS FOR SAID PARKS; REGULATING THE LOCATION OF SAID PARKS; ESTABLISHING CERTAIN RULES AND REGULATIONS FOR THE OPERATION OF SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL FACILITIES; CONTAINING A PENALTY; CONTAINING A SAVINGS CLAUSE; ESTABLISHING AN EFFECTIVE DATE - July 1, 1975.

BE IT ORDAINED BY THE CITY OF WALLIS, AUSTIN COUNTY, TEXAS:

ARTICLE 1

DEFINITIONS

Section 1.01. Park.

"Park" means mobile home and/or travel trailer park.

Section 1.02. Person.

"Person" means any natural individual, firm, trust, partnership, association or Corporation.

Section 1.03. Mobile Home or Travel Trailer.

"Mobile Home or Travel Trailer" means any vehicle or similar portable structure having no foundation other than wheels, jacks, blocks or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Provided, however, that for purposes of determining the distance hereinafter specified in Section 3.01, subsection b of this chapter, the term "Mobile home and travel trailer" shall include any portable, prefabricated, temporary room, commonly called "cabana", as well as any carport that is attached or adjacent to such "mobile home".

Section 1.04. Independent Mobile Home or Travel Trailer.

"Independent mobile home or travel trailer" means a mobile home or travel trailer which has a flush toilet and a bath or shower.

Section 1.05. Dependent Mobile Home or Travel Trailer.

"Dependent mobile home or travel trailer" means a mobile home or travel trailer which does not have a flush toilet and a bath or shower.

Section 1.06. Mobile Home and/or Travel Trailer Park.

"Mobile home and/or travel trailer park" means any plot of ground upon which one or more mobile homes or travel trailers, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

Section 1.07. Mobile Home and/or Travel Trailer Lot.

"Mobile Home and/or travel trailer lot" means a plot of ground within a mobile home and/or travel trailer park designated for the accommodations of one mobile home or travel trailer.

Section 1.08

"Location of Mobile Homes Outside of Mobile Home Parks".

A Mobile Home may be occupied for residential use outside a licensed mobile home park if the person is the sole owner of the lot; and the mobile home will be used for permanent living quarters by the owner, and as such shall conform to all the applicable requirements of the building, electrical and plumbing codes and all other applicable codes, building permits and ordinances of the city.

Section 1.09.

Mobile homes regulation shall be interpreted to mean where a person owns the land and the mobile home and rents it out is exempt from the ~~\$25~~ per year license tax, but must conform to the other mobile home rules and regulations and is subject to the building permit ordinance.

Section 2.02.

License Fees.

*Amended (see page 8)*

The annual license fee for each mobile home park and/or travel trailer park shall be \$25.00 per year or fraction thereof. The fee for the transfer of such license, as provided for in this ordinance, shall be \$5.00.

Section 2.03.

Application for License.

Applications for a mobile home and/or travel trailer park license shall be filed with the City Secretary, and upon approval by the City Council, the City Secretary shall issue the license. Applications shall be in writing, signed by the applicant, and shall contain the following.

- a. The name and address of the applicant.
- b. The location and legal description of the mobile home and/or travel trailer park.
- c. A complete plan of the park showing compliance with Section 3.01 of this ordinance.
- d. Plans and specifications of all buildings and other improvements constructed or to be constructed with the mobile home and/or travel trailer park.
- e. Such further information as may be requested by the City Council to enable it to determine if the mobile home and/or travel trailer park will comply with the legal requirements.

The application and all accompanying plans and specifications shall be filed in duplicate. The Mayor and City Health Officer shall investigate the applicant, and inspect the proposed plans and specifications. Each of them shall then make a report to the City Council concerning such applicant and include therein their recommendations relative to the issuance of a license. If the mobile home and/or travel trailer park will be in compliance with all provisions of this ordinance and all other applicable ordinances or statutes, the City Council may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according to the plans and specifications submitted with the application. The City Secretary, at the direction of the City Council shall issue the license.

Section 2.04. Revocation of License.

The City Council may revoke any license issued under this ordinance in case any of the provisions hereof are violated. However, before said license may be revoked, the City Council must give ten (10) days notice to the holder of said license and hold a hearing thereon. After said license has been revoked, the license may be re-issued if the reasons for said revocation have been duly corrected.

Section 2.05. Transfer and Duration.

Upon application for a transfer of the license, the City Council may issue a transfer upon payment or transfer fee. Such original license and transfer thereof, may be granted at any time during the year and shall expire at the end of the fiscal year of the City of Wallis, unless previously revoked or terminated.

Section 2.06. Posting of License.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home and/or travel trailer park at all times.

ARTICLE 3

PHYSICAL REQUIREMENTS OF MOBILE HOME

AND/OR TRAVEL TRAILER PARKS

Section 3.01. Mobile Home and/or Travel Trailer Park Plan.

The mobile home and/or travel trailer park shall conform to the following requirements:

- a. The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- b. Mobile home and/or travel trailer lots shall be provided, consisting of 3,500 square feet for each lot, which shall be at least thirty-five (35) feet wide and clearly defined. Mobile homes or travel trailers shall be so harbored on each lot that there shall be at least a twenty-one (21) foot clearance between mobile homes or travel trailers; provided, however, that with respect to mobile homes or travel trailers parked end to end. the end to end clearance between mobile homes or travel trailers may be less than twenty-five (25) feet, but not less than ten (10). No mobile home or travel trailer shall be located closer than ten (10) feet from any building within the park or from any property line bounding the park.
- c. All mobile home and/or travel trailer lots shall abut upon a driveway of not less than thirty (30) feet in width which shall have unobstructed access to a public street, alley or highway. All driveways shall be surfaced with gravel, iron ore, or other material acceptable

to the City Council, shall be well marked in the day-time, and lighted at night.

- d. Each mobile home and/or travel trailer lot shall contain provision for two (2) off street parking spaces.

Section 3.02. Maintenance.

Every person owning or operating a mobile home and/or travel trailer park shall maintain such park, <sup>mobile</sup> and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair.

Section 3.03. Additional Construction.

It shall be unlawful for any person operating a mobile home and/or travel trailer park or occupying a mobile home or travel trailer to construct or permit to be constructed in such park, or in connection with such mobile home or travel trailer any additional structure, building or shelter in connection with or attached to a mobile home or travel trailer, except, however, awnings of canvas or metal, suitably constructed, may be attached to said mobile homes or travel trailers, as well as portable, pre-fabricated, temporary rooms, for the express purpose of increasing mobile home or travel trailer living area, commonly called "cabana", which meet the following requirements:

- a. Of metal only, fire resistive, double wall, mechanical joint panels (no welded joints between panels permitted);
- b. Capable of being dismantled when moved;
- c. Such rooms shall be completely dismantled and removed from the site at the time the mobile home or travel trailer to which it is accessory is moved;
- d. Finish and appearance to be as near the same as possible to the mobile home or travel trailer to which it is accessory;
- e. The length must not exceed the length of the mobile home or travel trailer to which it is accessory;
- f. Only one such room per mobile home or travel trailer shall be permitted; and,
- g. Further additional construction in the form of well manufactured metal and plastic carports shall be allowed.

Section 3.04. Office.

Each mobile home and/or travel trailer park shall maintain an office which need not be on the premises in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officer, public health officials, and other officials whose duties necessitate acquisition of the information contained therein.

Section 3.05. Occupancy of dependent mobile home or travel trailer.

No dependent mobile home or travel trailer, as the same is defined in Article 1.06 hereof, shall ever be occupied for residential purposes.

ARTICLE 4

OPERATING OF MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 4.01. Rules and Regulations for Park.

It shall be the duty of the owner, his 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 subscribe to any and all subsequent rules and regulations which may be adopted for the management 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 with the following:

- a. Provide for regular inspection of the water and sanitary conveniences.
- b. Provide a location for the deposit of garbage on each mobile home parking space, to be picked up by the city sanitation department if and when service is available.
- c. Prohibit the placing or storage of unsightly material or vehicles of any kind.
- d. Pay to the City all garbage collection fees due, which such fees shall from time to time be established by resolutions of the City Council.

ARTICLE 5

FACILITIES AND SERVICES

Section 5.01. Water Supply and Sanitary Sewer.

All mobile homes to be properly connected, with at least a four inch sewer connection, to an approved water, sewer and electrical system. The electrical system shall provide not less than 120/240 volts, single phase, 100 amps minimum entrance capacity.

Section 5.02. Fuel.

Bottled gas for cooking purposes shall not be used at individual mobile homes or travel trailer lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home or travel trailer or within five (5) feet of a door) thereof. State and local regulations applicable to the handling of bottled gas and

fuel oil must be followed.

Section 5.03. Register and Directory.

Each mobile home and/or travel trailer park shall file at the Municipal Office on or before the 1st day of July of each fiscal year, a register and directory of said mobile home and/or travel trailer park, showing the names of persons residing thereupon, as well as the plot of space occupied by the mobile home and/or travel trailer of each such person.

ARTICLE 6

PENALTY PROVISION

Section 6.01. Penalty.

Any person, firm or corporation violating this ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be fined not less than \$10.00 nor more than \$200.00 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

ARTICLE 7

SEVERABILITY

Section 7.01. Severability.

If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

ARTICLE 8

REPEALING CLAUSE

Section 8.01. Repealing Clause.

All ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

ARTICLE 9

ESTABLISHING AN EFFECTIVE DATE

Section 9.01. Effective Date.

This ordinance shall be effective after its passage and publication according to law.

ARTICLE 10

ARTICLE 10

INTERPRETATION

Section 10.01. Interpretation.

Nothing in this ordinance shall be interpreted in such manner as to impose an illegal restriction on land use.

ARTICLE 11

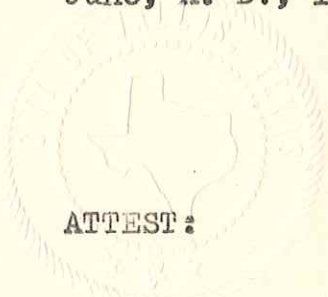
GRANDFATHER CLAUSE

Section 11.01 Grandfather Clause.

Article 3, Section 3.01, paragraph b. of this Ordinance shall not apply to existing mobile homes and mobile home and/or travel trailer parks occupied or being in existence on or before June 30, 1975. All other provisions of this Ordinance will become applicable to mobile home and/or travel trailer parks and mobile homes (as described in Section 1.08) on July 1, 1975.

special

PASSED AND APPROVED at a ~~regular~~ meeting of the City Council of the City of Wallis, Austin County, Texas on this the 23rd day of June, A. D., 1975.

  
Jerry F. Sliva  
Jerry F. Sliva, Mayor

ATTEST:

Betty Marek  
Betty Marek, City Clerk



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# CITY OF WALLIS

*The New Home of Modern Energy*

WALLIS, TEXAS 77485

October 15, 1975

Dear \_\_\_\_\_

To make the license fees for the Mobile Home Park owners more equitable, the Wallis City Council, in their regular meeting held on October 13, 1975, voted to ammend section No. 2.02, "License Fees" of Ordinance No. 27 as follows:

(The annual license fee for Mobile Home Parks containing from one to three spaces shall be \$10.00 and parks containing four or more spaces shall be \$20.00 per year. The fee for the transfer of such license as provided in this ordinance shall be \$5.00.)

This ordinance went into effect July 1, 1975 at which time your license fee was due. With the first notice you also received a copy of the ordinance stipulating the penalty for non-compliance. To the date of this second notice we have not received your license fee payment.

We shall appreciate hearing from you within 20 days.

Your license fee is \$\_\_\_\_\_. Thank you.

Very truly yours,

WALLIS CITY COUNCIL

By \_\_\_\_\_  
City Secretary