

ORDINANCE NO. 1875

AN ORDINANCE AMENDING ORDINANCE NUMBER 1086, KNOWN AS THE "ZONING REGULATIONS" OF THE CITY OF VERNON, BY ADDING TEMPORARY WORKFORCE HOUSING REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Vernon Planning and Zoning Commission held a Public Hearing on Tuesday, August 25, 2026 at 4:00 p.m. on whether to amend current zoning regulations by adding temporary workforce housing as a special exception use in the Heavy Industrial (H-I) district;

WHEREAS, the Planning and Zoning Commission has recommended to the Vernon City Commission to amend current zoning regulations pertaining to special exception uses allowed in the Heavy Industrial (H-I) District; and

WHEREAS, a public hearing was held before the City Commission before adopting these regulation changes on Tuesday, August 25, 2026 at 5:30pm; and

WHEREAS, notice of such hearing was given by publication in the Vernon Daily Record, stating the time and place of such hearing, which time was not earlier than fifteen (15) days from the date of said publication; and

WHEREAS, the City Commission finds that it is in the best public interest to amend current zoning regulations by amending District Regulations to add temporary workforce housing as a special exception use in the Heavy Industrial (H-I) district;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VERNON, TEXAS:

SECTION 1. That Ordinance Number 1086, Zoning Regulations, of the City of Vernon is hereby amended and shall be as follows.

That **Section 709.4, Temporary Workforce Housing (TWH)**, should hereby read;

- “1. **Intent and Purpose**
Temporary workforce housing sites are intended to allow short-term housing accommodations for transient employees through the use of transportable dwelling structures.
2. **Definitions**
 Temporary workforce housing (TWH)

A temporary residential development consisting of manufactured homes, industrialized homes, or temporary use vehicles intended to house workers employed in construction on project-based activities for a limited duration.

3. **Permitted locations**

Temporary workforce housing shall be permitted only in the following:

- a. Heavy-Industrial District with a temporary workforce housing special exception use permit.

4. **Permitted housing types**

- a. Texas industrialized housing, as licensed and inspected by the Texas Department of Licensing and Regulations;
- b. Manufactured housing; as licensed and inspected by the Department of Housing and Urban Development; and
- c. Authorized temporary use vehicles.

5. **Approval process**

A completed application for a temporary workforce housing project shall include the following:

- a. Site plan;
- b. Utility plan;
- c. Traffic and access plan;
- d. Proposed duration of use, with a specific final date;
- e. Secured water and sewage utility rights.

6. **Duration and extensions**

- a. A temporary workforce housing special exception use permit shall be valid for up to three (3) years.
- b. A temporary workforce housing special exception use permit shall not be valid for longer than nine (9) years consisting of three consecutive three (3) year permits.
- c. A temporary workforce housing special exception use permit holder must submit a written request for a 3-year extension to the Community Development Director at least 45 days before the permit expires. The extension must demonstrate the continued need for the permit and ongoing compliance with all requirements.

7. **Operational standards**

- a. Temporary workforce housing dwelling unit(s) shall be occupied by workers employed in connection with an approved project in the area.
- b. The following are prohibited uses for temporary workforce housing sites:
 - i. Transient accommodations;
 - ii. Short-term rentals;
 - iii. Vacation rentals;

- iv. Permanent residential occupancy; and
- v. Public lodging or hotel use.

8. Enforcement

- a. The Community Development Director shall enforce this ordinance.
- b. A person commits an offense if they own or operate a temporary workforce housing site in violation of any part of this section.
- c. Enforcement may include, but is not limited to any one or combination of the following:
 - i. Suspension or revocation of the temporary workforce housing special exception use permit; and/or
 - ii. Disconnection of utilities where authorized.”

That **Section 908.4, HI Special Exception Uses**, should hereby read;

“Q. Temporary Workforce Housing.”

SECTION 2. All ordinances or parts of ordinances in conflict herewith are expressly repealed.

SECTION 3. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

SECTION 4. This Ordinance shall not be recorded in length in the minutes of the City Commission, but shall be filed for permanent record in the office of the City Secretary.

SECTION 5. The fact that there is a danger to the public health, safety, and welfare, and to provide for the preservation of the public peace, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage and is accordingly so ordained.

PASSED and APPROVED on this the 25th day of August 2026.

/s/ _____
Pam Gosline, Mayor

ATTEST:

/s/ _____
Marsha Jo Stone, TRMC
City Secretary