

ORDINANCE NO. 632

AN ORDINANCE OF THE CITY OF PANHANDLE, TEXAS, AMENDING CHAPTER 14 ZONING, ARTICLE 14.200 ZONING REGULATIONS, OF THE CODE OF ORDINANCES BY AMENDING SECTION 14.202 DEFINITIONS; AMENDING SECTION 14.208 TO BE NAMED HUD-CODE MANUFACTURED HOUSING AND UPDATING THE REQUIREMENTS FOR PLACEMENT IN THE CITY LIMITS; ADDING SECTION 14.208.01 PROHIBITION OF MOBILE HOMES WITHIN CITY LIMITS; ADDING SECTION 14.208.02 NON-CONFORMING MOBILE HOMES; PROVIDING FOR ENFORCEMENT; PROVIDING SEVERABILITY; PROVIDING A REPEALER; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Panhandle, Texas, a Type-A general law municipality, is authorized by state law to adopt and implement necessary and reasonable ordinances for the government, interest, welfare, or good order of the municipality and that is in the best interests of its citizenry; and

WHEREAS, state law sets forth the definitions of “Hud-Code Manufactured Home” and “Mobile Home” and the City Council finds that the City Code of Ordinances should use the same definitions; and

WHEREAS, state law defines “Mobile Homes” as those that were manufactured prior to June 15, 1976 and allows cities to prohibit their placement within the city limits; and

WHEREAS, the City Council finds that prohibiting “Mobile Homes” and regulating HUD-Code Manufactured housing is reasonable and beneficial for the public health, safety and general welfare of the citizens of Panhandle.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANHANDLE:

SECTION 1
AMENDMENT

That, Chapter 14 Zoning, Article 14.200 Zoning Regulations, Section 14.202 Definitions is hereby amended *by adding definitions for HUD-Code Manufactured Home, and NOT DELETING ANY EXISTING DEFINITIONS and by replacing the definition of Mobile Home*, which additions and revisions to this section shall read as follows:

SEC. 14.202 DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of this article, to-wit:

HUD-Code Manufactured Home. Defined in Texas Occupations Code Chapter 1201, as a structure that was built on or after June 15, 1976 according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.15(b).

Mobile Home. Defined in Texas Occupations Code Chapter 1201, as a structure constructed before June 15, 1976, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home.

~~Mobile Home. A movable or portable dwelling constructed on a chassis and which has been designed so that it may be occupied and used without a permanent foundation; further a single-family dwelling unit suitable for year-round occupancy and which has provision for compliance with the applicable code requirements for dwellings. Such vehicle shall be eligible for registration and licensing by the State of Texas and for being transported on the public streets and highways~~

[Editors note – definitions in italics are to be added to Section 14.202 and definitions with strikethrough font are to be deleted from Section 14.202. No other deletions of definitions in Section 14.202 shall be made.]

That, Chapter 14 Zoning, Article 14.200 Zoning Regulations, Section 14.208 Mobile Homes is hereby amended by **changing the name to “HUD-Code Manufactured Homes” and by amending the section, which shall now read as follows:**

SEC. 14.208 HUD-CODE MANUFACTURED HOMES

- (a) HUD-Code manufactured housing may be located only in the “C” district, East of Flora Street and in the “B” district, on lots 1-2-3-4-5-6, block 10, Young’s No. 1 Addition. Any HUD-Code manufactured home placed on lots 1-2-3-4-5-6 of block 10, Young’s No. 1 Addition must adhere to the following restrictions:
1. The HUD-Code manufactured housing must be at least 28 feet wide and meet the minimum square footage required by Section 14.209.
 2. The HUD-Code manufactured housing must be located on a permanent foundation.

3. The HUD-Code manufactured housing must be skirted.
4. The HUD-Code manufactured housing may be located as follows; one on lots 1-2-3 and one on lots 4-5-6.

(B) All HUD-Code manufactured housing placed in the city limits will adhere to and be subject to the any code adopted, as referenced in Article 3.400.

That, Chapter 14 Zoning, Article 14.200 Zoning Regulations, is hereby amended by adding Section 14.208.01 Prohibition of Mobile Homes Within City Limits, which shall read as follows:

SEC. 14.208.01 PROHIBITION OF MOBILE HOMES WITHIN CITY LIMITS

- (a) It shall be unlawful for any person, firm, partnership, corporation, or association to place, park, locate, or install any mobile home upon any lot, tract, or parcel of land within the corporate city limits.
- (b) No utility connection, including water, sewer, electricity, or gas, shall be provided or maintained by any public or private utility provider to any mobile home placed within the city limits in violation of this section.

That, Chapter 14 Zoning, Article 14.200 Zoning Regulations, is hereby amended by adding Section 14.208.02 Non-Conforming Mobile Homes, which shall read as follows:

SEC. 14.208.02 NON-CONFORMING MOBILE HOMES

- (a) Any mobile home legally situated and occupied within the city limits prior to the effective date of this ordinance may remain as a non-conforming use, subject to the provisions of Section 14.211.
- (b) A non-conforming mobile home shall not be replaced by another mobile home if it is removed, destroyed, or vacant for a continuous period of more than 180 days.

SECTION 2
ENFORCEMENT

That, this ordinance shall be enforceable in accordance with the provisions of Section 12.214 VIOLATION AND PENALTY, of the City of Panhandle Code of Ordinances. Additionally, the City may pursue abatement, removal or any other remedy available under state law for nuisances or dangerous premises.

SECTION 3
SEVERABILITY

That, if any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Panhandle, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 4
REPEALER

That, this Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of said ordinances except those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit that has been initiated or has arisen under or pursuant to any of the ordinances or sections thereof that have been specifically repealed on the date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance or section thereof and for that purpose the ordinance or section thereof shall remain in full force and effect.

SECTION 5
PUBLICATION

That, the City Secretary of the City of Panhandle is hereby authorized and directed to cause publication of the descriptive caption of this Ordinance as required by law.

SECTION 6
EFFECTIVE DATE

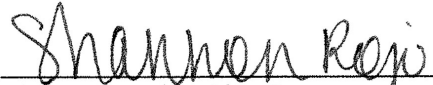
That, this ordinance shall take effect from and after its passage and publication, as required by governing law.

PASSED, APPROVED, AND ADOPTED, on this the 10th day of September, 2026, at a regular meeting of the City Council of the City of Panhandle, Texas which meeting was held in compliance with the Open Meetings Act, Tex Gov't Code, §551.001, et.seq. at which meeting a quorum was present and voting.



Doyle Robinson, Mayor

ATTEST:



Shannon Rojo, City Secretary

