

ORDINANCE NO. 2008-07-28-01

AN ORDINANCE OF THE CITY OF RANGER, TEXAS,
CONSOLIDATING ORDINANCE NUMBERS 2006-07-24-02 AND 2007-10-
22-02 REGULATING THE PLACEMENT AND INSTALLATION OF
MOBILE HOMES AND HUD-CODE MANUFACTURED HOMES IN THE
CITY; PROVIDING AREAS ELIGIBLE FOR SPECIFIC USE PERMITS;
PROVIDING DEFINITIONS; PROVIDING FOR MOBILE HOME PARKS;
PROVIDING FOR NONCONFORMING USES; PROVIDING OTHER
REGULATIONS FOR MOBILE, MODULAR AND MANUFACTURED
HOMES; AND PROVIDING EXCEPTIONS AND FOR RELATED
MATTERS.

Whereas, the City should provide more certainty and clarity with respect to areas in which mobile homes, modular, manufactured homes and HUD-code manufactured homes may be located in the City;

Whereas, the geographical areas of the City in which mobile, modular, manufactured homes and HUD-code manufactured homes may be located should be set forth;

Whereas, provision should be made for the review and approval of requests for the location and placement of mobile, modular, manufactured and HUD-Code manufactured homes and mobile home parks within certain areas of the City;

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

Section. 1. Definitions. The following words and terms defined in this section shall when used in this ordinance, except the manner and use show clear intent otherwise, have the meanings given in this section:

"**Building Line**" means a line or lines designating the interior limit of the area of a lot within which structures may be erected. The building lines generally provide the boundaries of the buildable area of any given lot and no structure or building may be erected between a building and the corresponding lot line.

"**Dwelling, Single-Family**". A building designed for single family occupancy and constructed on-site as a permanent improvement to a legal lot.

"**HUD-code manufactured home**". Means a HUD-Code manufactured home as defined in Chapter 1201, Tex. Occupation Code.

"Manufactured Home". A manufactured home or a HUD-Code manufactured home as defined in Chapter 1201, Tex. Occupation Code.

"Mobile Home" A mobile as defined in Chapter 1201, Tex. Occupation Code.

"Mobile Home Park" shall mean an area designated as rental or lease property in which one or more mobile or manufactured homes are permitted to exist under the management of a park superintendent or landlord. Mobile homes may not be added to a mobile home park after the effective date of this ordinance but may continue as a conforming use therein.

"Modular Component". A component of a structure as defined in Chapter 1202, Tex. Occupation Code.

"New Manufactured Home". A manufactured home that is not used as a manufactured home, regardless of its age, or as otherwise defined by Chapter 1201, Tex. Occupation Code, as amended from time to time.

"Used Manufactured Home". A manufactured home which has been occupied for any use or for which a statement of ownership and location has been issued. This term does not include: (A) a manufactured home that was used as a sales model at a licensed retail location or (B) a manufactured home that was sold as a new manufactured home and installed but never occupied, had a statement of ownership and location, and was taken back from the consumer or transferee because of a first payment default or agreement to rescind or unwind the transaction.

Section 2. Manufactured Home Areas. Manufactured homes, HUD-code manufactured homes, and mobile homes shall not be placed, installed or located on any property that fronts on West Main Street. Manufactured, HUD-code manufactured homes, or mobile homes being greater than ten years of age at the time of installation is sought shall also be prohibited from locating in the City, unless authorized by special use permit approved by the City Commission pursuant to Section 2.F.

A. MANUFACTURED HOME ELIGIBLE AREAS. Manufactured homes and HUD-code manufactured homes may, upon the issuance of a permit for a specific lot, in appropriate circumstances, be located, placed and installed in those areas of the City set forth and described hereinafter in Subsection 2.E(2)(a).

B. AREA REGULATIONS. The following shall be the minimum requirements for any lot, tract or parcel of land to be eligible for any building permit or specific use permit for a manufactured home or HUD-code manufactured home.

1) Size of Yards.

a. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet. Where lots have a double frontage, extending through from one street to another, the required front yard shall be provided on both streets.

b. Side Yard. There shall be a side yard of not less than seven (7) feet in width on each side of the lot. A side yard adjacent to a side street shall not be less than fifteen (15) feet. No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.

c. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet measured from the rear lot line.

2) Size of Lot.

a. Lot Area. Lots served by the City wastewater collection system shall have a minimum of seven thousand (7,000) square feet; provided that, in such areas, the City Commission may by affirmative motion approve a manufactured home subdivision in whole or in part in which not more than twenty-five percent (25%) of the lots have less than 7,000 square feet but not less than six thousand (6,000) square feet. All lots not served by the City wastewater collection system shall have a minimum area of twelve thousand five hundred (12,500) square feet.

b. Lot Width. Lots with a minimum of seven thousand (7,000) square feet shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least forty (40) feet behind the applicable building line. Lots with a minimum area of six thousand (6,000) square feet (not to exceed twenty-five percent [25%] of the lots in a subdivision whether the subdivision is submitted in sections or as a whole, as granted by the City Commission in a written variance) shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least (40) feet behind the applicable building line. Lots with a minimum area of twelve thousand five hundred (12,500) square feet shall have a minimum width of eighty (80) feet at the applicable building line and the average width shall not be less than eighty (80) feet.

c. Lot Depth. The average depth of the lot shall not be less than one hundred twenty (120) feet, except a corner lot, having a minimum width of not less than ninety (90) feet may have an average depth of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

C. PARKING REGULATIONS. Not less than three off-street parking spaces shall be provided for each lot, tract or parcel of land, for such land to be eligible for a building permit or specific use permit under this ordinance, and for each such lot that is in a Mobile Home Park.

D. OTHER REGULATIONS.

- 1) No manufactured home with less than six hundred (600) square feet is permitted.
- 2) Manufactured homes must be skirted within ninety (90) days from the date placed on a lot.
- 3) Manufactured homes must be tied down securely and in compliance with applicable state and federal regulations prior to occupancy.
- 4) No manufactured home or HUD-code manufactured home may be located in any area of the City that is not set forth and described in this Section or in an approved Mobile Home Park.
- 6) The standards set forth in this Section shall be applicable.

E. BUILDING PERMITS.

- 1) **Purpose.** The Code Enforcement Officer may grant, deny or conditionally approve building permits for manufactured homes or HUD-code manufactured homes within certain designated areas of the City. Because of the nature of the use and the possible adverse impact on neighboring properties of the use, review, evaluation and exercise of planning judgment relative to the location and site plan of the proposed use are required.
- 2) **Procedure.** The Code Enforcement Officer may issue a building permit for a manufactured home or HUD-code manufactured home pursuant to the procedures and in the areas provided in this Section.
 - a. Building Permit. The Code Enforcement Officer may authorize a building permit for a manufactured home, HUD-code manufactured home, or mobile home only within the following designated areas of the City:

All property within the city limits except on those lots fronting on West Main Street.

- b. Application. Any person proposing to begin to obtain a building permit under this Subsection E may file an application accompanied by a site plan. The site plan may be a sketch or drawing on one or more pages, generally to scale, with distances marked, and is not required to be prepared by an engineer. The site plan, along with the application, will become a part of the building permit, if approved. The accompanying site plan shall provide the following information:
 - (i) Data describing the processes and activities proposed and involved in the proposed use, and the type of manufactured home, accessory building, etc.;

- (ii) Boundaries of the area covered by the site plan;
 - (iii) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits;
 - (iv) The location of existing drainage ways and significant natural features;
 - (v) Proposed landscaping and screening buffers;
 - (vi) Location and dimensions of all curb cuts, public and private streets, parking and loading areas pedestrian walks, lighting facilities, and outside trash storage facilities;
 - (vii) The location, height, and type of each wall, fence, and all other types of screening; and
 - (viii) The location of driveways and off-street parking.
- (3) **Appeal.** Any person making application for a building permit pursuant to the terms and conditions of this Subsection E may appeal to the City Commission a decision of the Code Enforcement Officer to deny such application and building permit.

F. CONDITIONAL AND SPECIFIC USE PERMITS.

- 1) **Purpose.** This section provides the City Commission the opportunity to grant, deny or conditionally approve specific use permits for manufactured homes or HUD-code manufactured homes within the City. Because of the nature of the use and the possible adverse impact on neighboring properties of the use, review, evaluation and exercise of planning judgment relative to the location and site plan of the proposed use are required.
- 2) **Procedure.** The City Commission, after a public hearing and proper notice to all parties affected, may authorize the issuance of a specific use permit for a manufactured home or HUD-code manufactured home pursuant to the procedures in this Subsection.
- a. **Application.** Application for a specific use permit to locate a manufactured home or HUD-code manufactured home within any area other than those designated in the forgoing Subsection E, or application for a specific use permit to locate a manufactured home in the City that is greater than ten years of age at the time installation is sought shall be made to the City Commission. Such application shall be filed with the City Secretary and shall include the sketch plan and all other information required in Subsection 2.E. An application that is only

requesting to locate a manufactured home in the City that is greater than ten years of age at the time installation is sought need not include the site plan, but must state the year the manufactured home was constructed and the manufactured home identification number, as well as any other information required by the City. The applicant shall authorize the City's Code Enforcement Officer to inspect the manufactured home. Refusal of the applicant to allow the Code Enforcement Officer to inspect the manufactured home shall result in denial of the application.

b. Notification and Hearing. The notification and public hearing process for specific use permits under this Subsection shall be as follows: (i) a public hearing shall be held by the City Commission prior to the issuance of any such permit; (ii) a written notice of the application shall be sent by U. S. Mail to the last known owner or occupant of each property within two hundred feet (200') of the tract or parcel of land for which the specific use permit is requested; (iii) such written notice shall be mailed at least fifteen (15) days prior to the date of a public hearing to be held with respect to the application; and (iv) not more than thirty (30) nor less than ten (10) days prior to the date of the public hearing a notice shall be published in the official newspaper giving notice of the application and the public hearing to be held with respect to such application.

c. Required Findings. A specific use permit shall be authorized only if all the following conditions have been found:

(i) The specific use permit will be compatible with and not injurious to the use and enjoyment of the property, or neighboring properties, nor materially diminish or impair property values within the immediate vicinity;

(ii) The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

(iii) Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

(iv) The design, location, and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development;

(v) There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property;

(vi) The applicant shall establish that the use and occupancy will comply with all applicable terms of this ordinance; and

(vii) The City Commission finds it is in the public interest to grant such

permit.

(viii) For a specific use permit to locate a manufactured home in the City that is greater than ten year of age at the time installation is sought, the City Commission must also find that the manufactured home is in good condition and repair based on an inspection conducted by the Code Enforcement Officer or other person designated by the Mayor, and complies otherwise with this Ordinance, applicable building codes, and applicable state and federal regulations.

- 3) **Permits and Certificates.** A building permit or certificate of occupancy will not be issued for any HUD-code manufactured home or manufactured home, or any use proposed which requires a special use permit under this ordinance, unless a permit has first been authorized in accordance with the provisions of this ordinance.
- 4) **Approval of Request.** Any application or request related to Section F which is not approved within thirty-five (35) days is hereby deemed denied and the applicant will need to request an extension or appeal the denial.

G. NON-CONFORMING USES.

- 1) **General Policy:** The general public and the City Commission are directed to take note that nonconformities in the use and development of land and buildings are to be avoided, or eliminated where now existing, whenever and wherever possible, except:
 - a. When necessary to preserve property rights established prior to the date these regulations become effective as to the property in question; and
 - b. When necessary to promote the general welfare and to protect the character of the surrounding property.
- 2) **Nonconforming Structures.** Where a lawful structure exists on the effective date of the adoption or amendment of this Section, that could not be built under the terms of this Section by reason of restrictions on permitted use, area, lot coverage, height, years, its locations on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:
 - a. No such nonconforming structure may be enlarged or altered in a way which increases its structural nonconformity, but any structure or portion thereof may be altered to decrease its structural non-conformity.
 - b. Should such nonconforming structure or nonconforming portions of a structure

be damaged by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with this ordinance.

c. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform fully to the rules and regulations provided in this ordinance.

3) Nonconforming Uses. A nonconforming use may be continued as long as it remains otherwise lawful, subject to the following provisions:

a. No existing structure devoted to a nonconforming use shall be enlarged, extended, constructed or reconstructed.

b. The use of the structure shall only be changed to a use permitted in the area in which it is located.

c. A nonconforming use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the nonconforming use was discontinued, and such use was not discontinued for a period of ninety (90) days or more.

d. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to any land outside such building.

e. Removal or destruction of a structure containing a nonconforming use shall eliminate the nonconforming use status, except to the extent, if any, otherwise provided by law. Destruction for the purpose of this subsection is defined as damage equal to more than fifty (50) percent of the replacement cost of the structure.

f. A nonconforming use shall terminate upon any sale or conveyance of the property, except to the extent, if any, provided otherwise by law.

4) Repairs and Maintenance. On any nonconforming structure, or nonconforming portion of a structure, containing a nonconforming use, no work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonload-bearing walls, fixtures, wiring or plumbing, to an extent exceeding twenty-five (25) percent of the current replacement cost of such structure or nonconforming portion of such structure.

If fifty (50) percent or more of the nonconforming structure containing a

nonconforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations set forth in this ordinance.

H. Nonconforming Lot. A lot shall be nonconforming if it shall not meet the requirements of this ordinance.

I. Conforming Use; Replacement of Manufactured Homes.

1) A manufactured home or modular component located within an area listed in Subsection 2.E.2(a) shall be a conforming use.

2) A manufactured home occupying a lot located outside of an area listed in Section 2.E.2(a) as of January 1, 2008, may be replaced by a new manufactured home, provided that the new manufactured home is at least as large in living space as the prior manufactured home (the "replacement manufactured home"). Use of the property for a purpose other than a manufactured home site after removal of the manufactured home shall extinguish the property owner's right to install a replacement manufactured home on a property located outside of an area listed in Section 2.E.2(a). A manufactured home subject to this section may be replaced only one time, unless the manufactured home is being replaced due to fire or natural disaster.

Section. 3. Mobile Home Parks. Provision is hereby made for the City Commission to authorize and approve Mobile Home Parks within the City:

A. USE REGULATIONS.

1) **Mobile Home Park.** Property and areas of the City may not be used and occupied as a Mobile Home Park, or for the installation and location of manufactured homes, HUD-code manufactured or modular components except as provided in this ordinance. Property and areas shall not be approved as a Mobile Home Park or for the installation and/or occupancy by manufactured and HUD-code manufactured without a specific use permit, unless such property and areas are planned, used, approved, platted and occupied as a Mobile Home Park. Land and areas of the City authorized for use as a mobile home park and having an approved subdivision plat or site plan for a Mobile Home Park may be used for manufactured homes, HUD-code manufactured homes and modular components as provided in this ordinance.

2) **Permitted Uses.**

a. One manufactured home, HUD-code manufactured, or modular home on each approved space or lot.

- b. Accessory buildings located on a lot for use by the owner or occupant of a structure that is located on such lot.
 - c. Recreational, civic and/or commercial facilities designed for exclusive use of the occupants of the Mobile Home Park.
 - d. Accessory buildings for use by the owner or manager of the Mobile Home Park.
 - e. One single-family dwelling unit on a 6,000 square foot or larger lot for use as the owner's or manager's residence.
- 3) **Purpose.** The requirements for Mobile Home Parks are established for the protection of the public health, safety and welfare, and for the following purposes.
- a. To provide adequate space and site diversification for residential purposes that are planned to accommodate the design criteria of manufactured homes.
 - b. To protect against pollution, environmental hazards and other objectionable influences.
 - c. To make adequate provisions for vehicular and pedestrian circulation.
 - d. To promote housing densities appropriate to and compatible with existing and proposed public support facilities.
 - e. To promote the most desirable use of land and direction of building development; to promote stability of development; to protect the character of neighborhoods; to conserve the value of land and buildings; and to protect the city's tax base.
- 4) **Standards.** The installation, occupancy and maintenance of manufactured homes, HUD-code manufactured and modular homes in Mobile Home Parks shall be subject to the following provisions.
- a. No outside horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.
 - b. The exterior siding material, excluding skirting, shall be nonmetallic.
 - c. The structures shall be of adequate quality and safe design, as certified by a label stating that the unit is constructed in conformance with the state and federal

Manufactured/Modular Home Construction and Safety Standards in effect on the date of manufacture; or other such applicable standards. Any such structure without such certification, but meeting all other requirements, may be accepted as a safe and quality construction provided it meets the following criteria;

(i) All electrical material, devices, appliances, and equipment are in sound and safe condition. Aluminum conductors are not acceptable.

(ii) All mechanical systems including space and water heating, are in sound and safe condition.

(iii) All plumbing, gas piping, and wastewater systems are in sound and safe condition.

(iv) The unit is in sound and safe structural condition. Uncompressed finish floorings greater than 1/8 inch in thickness beneath load-bearing walls that are fastened to the floor structure are not acceptable. Any such structure that shows signs of fire damage, are not acceptable.

(v) The determination of the foregoing acceptance of any noncertified unit shall be made jointly by the Code Enforcement Officer or the Fire Marshall.

5) Installation. Manufactured homes shall be installed in accordance with the following criteria:

a. The frame shall be supported by, and tied to, a foundation system capable of safely supporting the loads imposed as determined from the character of the soil. The minimum acceptable foundation design shall be a series of eight-inch grout-filled concrete block piers spaced no more than eight feet on center and bearing on 12" x 12" solid concrete footings. A tie-down and anchoring system separate and apart from the foundation ties shall be provided as recommended by the manufacturer, if different from the foundation ties.

b. Axle and hitch assemblies shall be removed at the time of placement on the foundation.

c. Each home shall be totally skirted with metal, masonry, pressure-treated wood, or other nondegradable material which is compatible with the design and exterior materials of the primary structure.

d. Electrical power supply shall be made from a meter installation on the home, or from a permanent meter pedestal.

e. Driveways and off-street parking shall be provided in accordance with the

requirements for single-family dwellings.

f. Garage and carport additions are permitted, provided they cover a paved parking area and are connected to a street by a paved drive, meet the minimum building setback requirements, and have roof and siding material compatible with the primary structure.

g. Patio and porch covers are permitted, provided they cover an improved patio, deck, or porch, and meet the minimum building setback requirements.

h. Living area additions are permitted, provided they meet the minimum building setback requirements, have roof and siding material that is compatible with the primary structure, and comply with the same structural standards as the primary structure.

6) Required conditions.

a. A development designed as a mobile home or recreational vehicle park shall meet all requirements of the mobile home park ordinance of the city, and any applicable sections of the city subdivision ordinance. Said facility so designed shall be for the explicit purpose of renting or leasing of manufactured home sites and shall not be construed to permit the sale of such spaces as lots.

b. A development designed as a mobile home or recreational vehicle subdivision shall meet all requirements of the city subdivision ordinance and any applicable sections of the city mobile home park ordinance. Such subdivision shall have as its major purpose the sales and conveyance of property rights and ownership of individual lots to consumers.

c. At no time may an existing mobile home or recreational vehicle park be converted to a mobile home or recreational vehicle subdivision without first meeting all requirements of the city subdivision ordinance and receiving approval by the City Commission.

d. No mobile home shall be permitted to be added to the mobile home park. Further, no manufactured or HUD-code manufactured home may be added to the mobile home park which is more than ten (10) years of age at the time installation is requested.

B. AREA REGULATIONS.

1) Size of Yards.

a. Front Yard. There shall be a front yard having a depth of not less than twenty-

five (25) feet.

b. Side Yard. There shall be a side yard of not less than seven (7) feet in width on each side of the lot. A side yard adjacent to a side street shall not be less than fifteen (15) feet. No side yard for nonresidential uses shall be less than twenty-five (25) feet.

c. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet measured from the rear lot line.

2) Size of Lot.

a. Lot Area. Lots served by the City wastewater collection system shall have a minimum of seven thousand (7,000) square feet; provided that, in such areas, the City Commission may by affirmative motion approve a mobile home subdivision in whole or in part in which not more than twenty-five percent (25%) of the lots have less than 7,200 square feet but not less than six thousand (6,000) square feet.

All lots not served by the City wastewater collection system shall have a minimum area of twelve thousand five hundred (12,500) square feet.

b. Lot Width. Lots with a minimum of seven thousand (7,000) square feet shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least forty (40) feet behind the applicable building line. Lots with a minimum area of six thousand (6,000) square feet (not to exceed twenty-five percent [25%] of the lots in a subdivision whether the subdivision is submitted in sections or as a whole, as granted by the City Commission in a written variance) shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least (40) feet behind the applicable building line. Lots with a minimum area of twelve thousand five hundred (12,500) square feet shall have a minimum width of eighty (80) feet at the applicable building line and the average width shall not be less than eighty (80) feet.

c. Lot Depth. The average depth of the lot shall not be less than one hundred twenty (120) feet, except a corner lot, having a minimum width of not less than ninety (90) feet may have an average depth of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

C. PARKING REGULATIONS. Not less than three off street parking spaces for each lot, or home pad site.

D. OTHER REGULATIONS.

1) General standards.

- a. All minimum requirements as stated under this ordinance shall apply.
- b. No through traffic shall be permitted in a Mobile Home Park.
- c. A perimeter fence shall be required, unless exempted for good cause by the City Commission.
- d. Curbs and gutters shall be required and shall conform to the requirement for City streets.

2) Notice Requirements and Hearing.

Mobile Home Parks shall not be permitted within any area of the City except upon authorization and permit by the City Commission given after notice and public hearing held in compliance with this paragraph. The notification and public hearing process for the approval of a Mobile Home Park under this section shall be as follows: (a) a public hearing shall be held by the City Commission prior to the issuance of any such authorization or permit; (b) a written notice of the application shall be sent by U. S. Mail to the last known owner and/or occupant of each property within two hundred feet (200') of the tract or parcel of land for which the specific use permit is requested; (c) such written notice shall be mailed at least fifteen (15) days prior to the date of a public hearing to be held with respect to the application; and (d) not more than thirty (30) nor less than ten (10) days prior to the date of the public hearing a notice shall be published in the official newspaper giving notice of the application and the public hearing to be held with respect to such application.

Section 4. Exception. In the event any term or provision of this ordinance conflicts with state or federal law such term or provision of this ordinance shall be construed and interpreted in a manner consistent with such federal or state law and such law shall control.

Section 5. Penalty. Any person convicted of violating any provision of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine in an amount not to exceed Five Hundred dollars (\$500.00) and each day of such violation shall be a separate violation.

Section 6. Savings. All rights and remedies of the City of Ranger are expressly saved as to any and all violations of the provisions of any ordinances affecting manufactured homes or mobile homes within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. Repeal and Amendment. Ordinance Numbers 2006-07-24-02 and 2007-10-22-02 are hereby repealed. All ordinances or parts of ordinances in conflict with this ordinance are

hereby amended to the extent of such conflict.

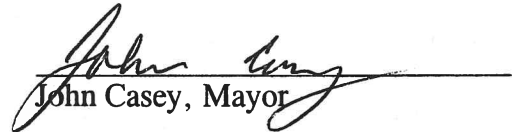
Section 8. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 9. Open Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND ADOPTED this the 28th day of July 2008

FINALLY PASSED AND ADOPTED this 11th day of August, 2008.

The City of Ranger


John Casey, Mayor

ATTEST:


Troy Emery, City Secretary

