

ORDINANCE NO. 87-41

AN ORDINANCE AMENDING CHAPTER 25, ENTITLED "TRAILERS AND TRAILER PARKS," OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY, TEXAS AND ORDINANCE NUMBERS 82, 87, 172, 189, 194, 83-17 AND 84-50.

WHEREAS, the City Council of the City of League City, Texas (the "City") deems it necessary and proper and in the best interest of the citizens of the City to amend Chapter 25, entitled "Trailers and Trailer Parks" of the Code of Ordinances of the City of League City, Texas and Ordinances Number 82, 87, 172, 189, 194, 83-17 and 84-50;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. That Chapter 25, entitled "Trailers and Trailer Parks" of the Code of Ordinances of the City and Ordinances Number 82, 87, 172, 189, 194, 83-17 and 84-50 are hereby amended to read as set forth in the Attached Exhibit A.

Section 2. All prior motions, resolutions and ordinances of the City are hereby repealed only to the extent of their conflict with this Ordinance.

Section 3. If for any reason any section, paragraph, subsection, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect the validity of any other section, paragraph, subsection, clause, phrase or provision of this Ordinance or any other ordinances of the City.

PASSED the 23<sup>rd</sup> day of June, 1987, by a vote of 4 "Ayes" in favor and 0 "Nos" against, with 4 (number) of Council members present and voting.

APPROVED the 9<sup>th</sup> day of July, 1987.

/S/ Joe L. Lamb  
JOE L. LAMB, Mayor

ATTEST:

/S/ Catherine J. Floyd  
Catherine J. Floyd,  
Acting City Secretary

APPROVED AS TO FORM:

/S/ Roliff H. Purrington, Jr.  
ROLIFF H. PURRINGTON, JR.,  
City Attorney

## TABLE OF CONTENTS

	PAGE
I. GENERAL INFORMATION	1
II. DEFINITIONS OF WORDS AND TERMS	1 - 9
III. PLAT FILING PROCEDURES	9 - 12
IV. RECORDING REQUIREMENTS	12
V. PRELIMINARY PLAT REQUIREMENTS	12 - 14
VI. FINAL PLAT REQUIREMENTS	14 - 17
VII. VACATION PLAT AND REPLAT REQUIREMENTS	17
VIII. GENERAL DESIGN REQUIREMENTS FOR MOBILE HOME SUBDIVISIONS AND MOBILE HOME PARKS	17 - 24
IX. ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS	24 - 26
X. PARKING OF MOBILE HOMES OUTSIDE OF MOBILE HOME PARKS OR MOBILE HOME SUBDIVISIONS	26 - 27
XI. FEES	27 - 28
XII. ENGINEERING AND CONSTRUCTION STANDARDS	28
XIII. VARIANCES	29
XIV. NON-APPROVED PLAT	29
XV. ENFORCEMENT FOR VIOLATIONS	29
XVI. CONTINUATION OF PRIOR ORDINANCES	29
XVII. PENAL PROVISIONS	29 - 30
XVIII. PUBLICATION	30

**EXHIBIT A**

**MOBILE HOME ORDINANCE OF THE CITY OF LEAGUE CITY #87-41**

**I. GENERAL INFORMATION**

**A. Purpose**

It is the Intent of this Mobile Home Ordinance for the City of League City, Texas, to state the requirements for subdividers, developers, engineers, surveyors, realtors, and other persons interested and involved in the development of mobile home subdivisions and mobile home parks. When in conflict with this Chapter, the City master plan shall govern. Further, it is the intent, purpose, and scope of this Chapter to promote and protect the health, safety, and general welfare of the public.

**B. Authority**

In pursuance of the authority granted to cities and counties under the Constitution and laws of the State of Texas, including the provisions of Section 4 of the Municipal Annexation Act, Article 970a, Vernon's Texas Civil Statutes, as heretofore or hereafter amended, the League City City Council does hereby adopt the following rules and regulations governing the subdivision or development of land within the City limits and extraterritorial jurisdiction of League City, Texas.

**II. DEFINITIONS OF WORDS AND TERMS**

**A.** For the purpose of this Chapter and in order to carry out the provisions and intentions as set forth herein, the following words and terms as used herein are defined. Words used in the present tense shall include the future tense; the word "person" includes a firm, partnership, corporation, or other legal entity, as well as an individual; the word "lot" includes the word "plot" or "Parcel"; the word "building" includes the word "structure"; the word "shall" is mandatory and not discretionary.

**B. Words and Terms**

1. **Accessory Structure** - Any structure, other than the principal.
2. **Acreage** - Unplatted or undeveloped land.
3. **Administrative Official** - Any employee or advisory, elected or appointed body which is authorized to administer any provision of this ordinance.
4. **Block** - An area of land within a mobile home subdivision or mobile home park entirely bounded by streets (other than alleys), highways, natural barriers, or the exterior boundaries of the mobile home subdivision or mobile home park.
5. **Building** - The principal structure or structures erected or to be erected upon the land described in the declaration which determines the use to be made of the improved land whether or not such improvement is composed of one or more sepa-

rate buildings. For purposes of this definition, a Mobile Home is considered a building.

6. **Building Area** - That portion of the lot that can be occupied by the principal use, thus excluding the front, sides, and rear yards.
7. **Building Line or Building Setback** - A line beyond which buildings or structures must be set back from the property lines or lot lines.
8. **City** - The City of League City, Texas.
9. **City Council** - The City Council of the City of League City, which is the elected legislative body of the City, which has final jurisdiction in the approval of matters pertaining to plats of mobile home subdivisions and mobile home parks, the establishment of standards of design, and the acceptance of lands and improvements that may be proposed for subdivision or park Improvements.
10. **City Engineer** The City Staff Engineer or the City's Consulting Engineering firm.
11. **City limits** - The City's boundaries as fixed and defined In City Ordinances.
12. **Commercial Reserve** - A parcel of land contained within a proposed subdivision which use would be under the Jurisdiction of the commercial ordinance.
13. **Commission or Planning Commission** - A commission that acts as an advisory agency to the City Council, and is charged with making investigations, reports, and recommendations on the design of the proposed subdivision or park and assuring its conformance to this Chapter.
14. **Common Area** - An area that is set aside or held for the - common use of occupants of a designated area.
15. **Community Association** - See "Homeowners Association."
16. **Compensating Open Space** - Open areas set aside for recreation and not containing lots, parking areas, streets, driveways, buildings (except for recreational buildings), or reserves.
17. **Cul-de-Sac** - See "Street."
18. **Dedicatorial** - An acknowledgement by the owner and lien holders of property being subdivided under this Chapter and appearing on the plat dedicating said property.
19. **Developer** - Any individual, firm, partnership, corporation, or other legal entity taking actions regulated under this Chapter.
20. **Easement** - A right granted for the limited purpose of use over, across, or under private land. The term easement includes the following:

- a. **Easement, Drainage** - An easement for the exclusive use of constructing and maintaining drainage facilities within its confines.
- b. **Easement, Wastewater** - An easement for the exclusive use of constructing and maintaining wastewater lines and appurtenances within its confines.
- c. **Easement, Storm Sewer** - An easement for the exclusive use of constructing and maintaining storm sewer lines and appurtenances within its confines.
- d. **Easement, Utility** - An easement granted for the purpose of placing and maintaining any or all utilities within its confines.
- e. **Easement, Water** - An easement for the exclusive use of constructing and maintaining water lines and appurtenances within its confines.
- f. **Easement, Aerial** - An easement for the exclusive use of constructing and maintaining above ground utilities within its confines.
- g. **Easement, Maintenance** - A perpetual 4-foot wall-maintenance easement which shall be provided on the lot adjacent to the zero lot line/property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to the property.
21. **Engineer** - An Individual duly authorized under the provisions of the Texas Engineering Practice Act, Article 3271a, Vernon's Texas Civil Statutes, as amended, to practice the profession thereof.
22. **Extraterritorial Jurisdiction** - The area defined by the City Attorney and the City Engineer and the Texas Municipal Annexation Act, Article 970a, Vernon's Texas Civil Statutes, as amended.
23. **Family** - One or more persons occupying a dwelling unit and living as a single housekeeping unit.
24. **Flood Plain** - A land area which is flood prone as defined by the Federal Emergency Management Agency (FEMA), pursuant to enforcement of the most recent National Flood Insurance Study.
25. **Floodway** - The area defined by FEMA on the most recent flood boundary and floodway maps.
26. **Homeowners Association or Community Association** - An association of property owners in a given area formed for the purpose of improving or maintaining the area.

27. **Lot** - An undivided tract or parcel of land created in accordance with this Chapter, contained within a block and designated on a subdivision plat by numerical identification. The term lot includes the following:

a. **Lot - Corner** - A lot at the junction of two or more streets.

b. **Lot, Flag** - A lot whose building area does not abut a public street, but is connected thereto by a narrow strip of land (staff), which said staff portion shall be no narrower than 30 feet and no longer than 175 feet. The staff portion shall be restricted to serve that lot only.

c. **Lot, Doublefronting, Through** - An interior lot having frontage on two streets, on opposite sides of the lot.

28. **Lot Depth** - The average distance of the side lot lines from front to rear lot lines.

29. **Lot Line** - The line boundary of a lot.

30. **Lot Width** - the distance measured between side lot lines at the front building line perpendicular to the side lot line.

31. **Mobile Home** - A structure, whether constructed on, before or after June 15, 1976, and whether constructed according to the rules of the United States Department of Housing and Urban development or otherwise, transportable in one or more sections, which in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

32. **Mobile Home Park** - A tract or parcel of land, consisting of not less than five acres, used for lease or rental occupancy by mobile homes.

33. **Mobile Home Stand** - That part of a mobile home park which has been improved for the placement of a mobile home including all required appurtenant structures and having provision for available utility connections.

34. **Mobile Home Subdivision** - A subdivision of not less than five acres designed and intended for residential use where residence is in mobile homes exclusively.

35. **Modular Home** - A dwelling that is constructed in one or more modules at a location other than the homesite, or is constructed utilizing one or more modular components, and which is designed to be used as a permanent residence when the modular components or modules are transported to the home-site and are joined together, or are erected, and installed on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, or electrical systems. It is expressly provided, however, that the term modular home shall not mean nor apply to:

- (i) Housing constructed of sectional or panelized systems not utilizing modular components;
  - (ii) Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location;
  - (iii) Any dwelling constructed in modules incorporating concrete as the basic and predominant structural component.
36. **Motor Home** – See “Travel Trailer”.
37. **Parking Space** – An asphalt or concrete surfaced area, enclosed or unenclosed, sufficient in size to store one (1) automobile, together with a driveway connecting a street or alley to the parking space, whose width is not less than nine (9) feet and whose depth is not less than nineteen (19) feet exclusive of passageways.
38. **Plat** – The map on which the developer presents his plan for a subdivision for approval. The term plat includes the following:
- a. **Preliminary Plat** – An initial plan or map illustrating the proposed subdivision or development of land which will be submitted for approval before preparation of the final plat.
  - b. **Final Plat** – A finished plan or map illustrating the proposed subdivision or development of land which has been certified by a registered public surveyor and approved by the Planning Commission and the City Council. A copy shall be recorded in Galveston County Clerk’s Office or Harris County Clerk’s Office, as appropriate.
  - c. **Replat** - A map on which the plat of an existing subdivision or portion thereof is being officially changed. A copy of such replat shall be certified and approved as is a final plat and recorded in the Galveston County Clerk’s Office or Harris County Clerk’s Office, as appropriate, and will supercede the previous plat (or portion thereof) filed there.
  - d. **Vacation of Subdivision Plat Instrument** - An instrument declaring that a plat and its dedications be vacated or cancelled and that the land be converted to acreage. A copy shall be recorded in the Galveston County Clerk’s Office or Harris County Clerk’s Office, as appropriate.
39. **Property** - Land (whether leasehold or in fee simple) and any building thereon; any improvements and structures thereon; and all easements, rights, and appurtenances related thereto.
40. **Public Hearing** - A hearing held after public notice.
41. **Public Notice** - Publication of a notice in a newspaper for general circulation in the City, designated for that purpose by the City Council.

42. **Reserve Tracts** - Reserve tracts are those individual parcels of land created within a subdivision plat which are not divided into lots, but are established to accommodate some specific purpose such as a commercial center, industrial site, a golf course or other type of private recreational facility, or a site for schools, churches, or utility facilities such as water wells and storage areas, wastewater treatment plants, electrical power stations, or other activities and land uses for which a division into lots is not suitable or appropriate. If the purpose of reserve tracts is not completely determined by the subdivider or developer at the time plats are prepared and submitted to the Commission, these reserve tracts may be established as unrestricted reserves. Unrestricted reserves will be considered to have the most dense use of land and utilities. Adequate access shall be provided to the unrestricted reserve if not abutting a public street.

43. **Residential Use** - All forms of single-family housing use, including mobile homes.

44. **Right-of-way** - A strip of land dedicated or deeded to the perpetual use of the public or other specified entity.

45. **Setback** - The required distance between a lot line and the closest possible wall of a conforming structure. Aerial encroachment must not exceed two (2) feet.

46. **Street** - A permanently reserved thoroughfare which affords the principal means of access to abutting property. The term street includes the following:

a. **Major Arterial Street** - A thoroughfare which permits rapid and relative unimpeded traffic movement throughout the City.

b. **Minor Arterial Street** - A thoroughfare having a function similar to a major arterial street, with the exception that a minor arterial street can be oriented into residential areas.

c. **Collector Street** - A street designed to serve the local needs of the neighborhood and to provide direct access to a major or minor arterial street.

d. **Local or Residential Street** - A street designed to serve the local needs of the neighborhood and to provide access from abutting residential properties to other streets.

e. **Cul-de-Sac** - A street which is part of the local street system and closed on one end in a circular or other approved pattern meeting minimum radius requirements.

f. **Alley** - A narrow public or private right-of-way which provides a secondary means of vehicular access to abutting property and which is not intended for general travel.

g. **Stub Street** - A street which terminates at the boundary of a subdivision and which is designed for future access to adjoining property.



h. Private Streets - A street on private property conforming to the City's current private streets ordinance.

47. Subdivision - By means of a plat, the division of a tract or parcel of land into two or more lots or other division of land, for the purpose of transfer of ownership or building development, expressly excluding development for agricultural purposes.

48. Surveyor - An individual duly authorized under the current Land Surveying Practices Act of 1979, as amended, Article 5282c, Vernon's Texas Civil Statutes, as amended, to practice the profession thereof. A surveyor shall be responsible for all descriptions and plats to be recorded in official records.

49. Survey Map - A boundary or topographic map which is not more than eighteen (18) months old.

50. Title Commitment - Report, policy, commitment, or similar instrument, furnished by a title or abstract company.

51. Travel Trailer or Motor Home - A portable vehicle built on a chassis and designed as a temporary dwelling for travel, recreation and vacation use and which has been permanently identified and equipped by the manufacturer, for use on public streets and highways. The term travel trailer shall also be deemed to include all other portable contrivances other than mobile homes used or intended to be used generally for living and sleeping quarters and which may be moved under its own power, towed, or transported by another vehicle.

52. Utilities - Facilities for public use, including but not limited to water, wastewater and storm drainage, gas, telephone lines, electricity, and cable television.

### III. PLAT FILING PROCEDURES

#### A. Master Plan Requirements

A master plan must be provided for all mobile home subdivisions and mobile home parks to be developed in phases or sections. Said master plan shall be approved by the Planning Commission in concept only. This master plan shall be submitted and approved prior to submittal of the first section of development of a mobile home subdivision or mobile home park and shall accompany submission of all sections thereafter. Changes anticipated for this master plan shall be approved in advance of all platting, and the master plan map and attendant overlays or plans shall be appropriately corrected. The master plan shall include the following:

1. Overall map of total property showing blocks, reserves, street layouts, etc.
2. Stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas, including major drainageways, outlined.
3. Wastewater overlay or plan view.

4. Water main overlay or plan view.
5. Locations of any known geological fault lines in plan view, or in a geological report from a professional engineer.

**Note:** Original boundary and topographic data must be certified by registered public Surveyor. Also, any area to be filled must be shown with approximate proposed elevations.

**B. Preliminary Plat Procedures**

1. Eight (8) copies of the preliminary plat of a proposed mobile home park or mobile home subdivision shall be submitted by the developer along with approved master plan, filing fees, and accompanying documents.
2. City staff will provide written comments to the Planning Commission and developer prior to submission of the preliminary plat to Planning Commission for approval.
3. Eight (8) copies of the preliminary plat, incorporating staff comments, must be submitted to the Planning Commission before action can be taken by the Planning Commission.
4. A preliminary plat must be approved by the Planning Commission and City Council. No plat shall be approved unless the mobile home park subdivision to which the plat relates complies with all requirements of this Chapter. Action on a preliminary plat by Planning Commission is required prior to City Council approval. Approval by the Planning Commission is automatic thirty (30) days after filing date, if Planning Commission takes no action by such date.
5. The developer, upon plat approval by the Planning Commission, may have the preliminary plat approval item placed on the City Council agenda. Seven (7) copies of the preliminary plat for City Council approval incorporating revisions required by the Planning Commission will be submitted by 12:00 noon eight (8) calendar days preceding the City Council meeting.
6. The developer may seek City Council approval after his plat has been disapproved by the Planning Commission. The Planning Commission Chairman shall be notified in writing prior to the developer having such plat placed on the City Council agenda for action. The Planning Commission will provide a list of Planning Commission's objections to the plat to City Council at the time the plat is placed on the City Council agenda. No revisions will be made in the plat after the Planning Commission's disapproval and prior to presentation to City Council.
7. Plat approval by the City will be for a period of one (1) year; a new plat will be required for development which commences after one year has expired, unless an extension is granted by the Planning Commission and City Council. One extension is permitted for a maximum of one (1) year.

8. The City Council may, for any reason, refer the developer back to the Planning Commission for further discussion and action.

**C. Final Plat Procedures**

1. The same procedures for preliminary plat approval apply to the final plat, except as noted in this subsection.
2. The original drawing shall be submitted in a form consistent with the applicable county requirements, including size of paper and type of ink.
3. A list of deviations from the approved preliminary plat made to the final plat by the developer must be submitted when the final plat is submitted to the Planning Commission.
4. All revisions must be incorporated on the final plat copies prior to City Council approval.
5. Capital Recovery Fees (CRF) must be paid prior to placement on agenda for City Council approval.
6. If the developer has complied with the preliminary and final plat requirements and there are no changes required by the staff or Planning Commission, then final approval may be granted without the need for separate action on preliminary plat

**IV. RECORDING REQUIREMENTS**

Once the final plat is approved by City Council, the City will allow the developer sixty (60) days to return the approved original of the plat with all required signatures. If not returned within sixty (60) days, approval of the final plat is forfeited. The City will be responsible for the required City signatures and recording the plat with the County Clerk and will furnish the developer with a copy certified by the County Clerk as filed.

**V. PRELIMINARY PLAT REQUIREMENTS**

A preliminary plat shall include the following information:

**A. Graphic**

1. Location and length of boundary lines.
2. Key map showing orientation of area being sub-divided in relation to adjacent areas and principal streets.
3. Proposed name of mobile home subdivision or mobile home park (which must not be so similar to that of an existing development as to cause confusion).
4. The location and width of existing and proposed streets within the development and immediately adjacent to it and the proposed type of street surfacing.

5. The alignment of proposed streets with existing City streets. Depending upon the location and design of the development, the Planning Commission may require that one or more streets be designated major or minor "arterials" and that "stub", for major or minor arterial streets be platted to provide for ingress and egress to present or future developments.
6. The approximate width, depth, and location of all lots.
7. The location of proposed and existing building lines.
8. Name, location, width, and purpose of all existing and proposed easements.
9. Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet. Sizes of existing utilities and the location of proposed junctions with the existing system.
10. North point, scale, and date (month, day, and year).
11. Scale of 100 feet to the inch or larger.
12. Names of owners of adjacent property, names of commercial developments, names of subdivisions, streets, water courses, pipelines, and easements up to a distance of 200 feet.
13. One-foot elevation contours on both existing and planned facilities based upon the latest National Geodetic Survey monument elevation available.
14. Pertinent school district and boundary lines, If applicable.
15. Street design dimensions or references to the minimum standards for tangents, arcs, radii, etc.
16. Any existing buildings or facilities.
17. Additional land in the area adjacent to the development in which any party to the development has a legal or financial interest.
18. Location of proposed fire hydrants, storm drainage system, street lights, and type of poles.
19. Flood plain or floodway boundary, if applicable.

**B. Accompanying Documents**

1. Preliminary copy of deed restrictions.

2. A statement or engineering report by an engineer of the impact of developed surface water runoff onto adjacent property based upon design criteria, as outlined in the city's engineering and construction standards ordinance.
3. Copy of application letter to the U. S. Corps of Engineers for permit, if needed.

## VI. FINAL PLAT REQUIREMENTS

A final plat shall contain the following information:

- A. The same requirements of Article V also apply to a final plat, except as noted in Article VI (B).
- B. Additional Graphics
  1. Mobile home subdivision or mobile home park name and the number of lots and blocks in title block. Recent topography acceptable to the City Engineer and certified by a registered public Surveyor.
  2. Heavy-lined final plat perimeter which shows the results of an accurate boundary survey of the property by a registered public Surveyor with bearing and distances, referenced to section/original survey corners and which shows the lines of adjacent lands and lines of adjacent streets and their names and widths (dashed lines). Also, the location of monument and monuments used to determine elevation; the location and elevation of highest and lowest points within the mobile home subdivision or mobile home park. All elevations to be based upon latest United States Coastal and Geodetic survey releveling. Final staking of perimeter and block corners, angle points, and points of curvature in street rights-of-way to be performed prior to final acceptance of the development by City Council. Monumentation to be performed as required herein. (See the engineering and construction standards ordinance.)
  3. The location and identification of lots, streets, public highways, alleys, parks, and other features, with accurate dimensions, in feet and decimals of feet, with the length of radii, tangents (or central angle) and arcs to all curves, and with all other information necessary to reproduce the plat on the ground all to be set out within said perimeter lines.
  4. Statement by property owner dedicating streets, rights-of-way, parks, water, wastewater, and storm sewer distribution systems, drainage facilities and other sites intended for public use, and other dedicatory statements, as required by the City Engineer. Language in statement shall be suitable for plat recording in the official records of plat in Galveston County Clerk's Office or Harris County Clerk's Office, as appropriate. Additional statements of certification shall be provided for the Mayor and City Council and for the Planning Commission ( to be signed by the Chairman and attested to by the Secretary or Vice-Chairman). Reserves, easements, rights-of-way, and similar items, not specifically dedicated on the plat or in accompanying document, shall remain the property of the subdivider/owner until transferred by legal means.

5. Building Official's approved numbering and street addresses must be added to all lots/stands on a reproducible drawing.
6. Building setback lines shall be required on lots only, not on commercial or unrestricted reserves. (See Article VIII.C.1.)
7. Location of all streams and easements. High bank and centerline streams and waterways shall be shown inside existing or proposed easements.
8. Width of street paving and rights-of-way, measured at right angles or radially when curved.
9. Lot, block, and section numbers placed consecutively.
10. Area of reserves ("letter" designation and intended use).
11. On face of plat, a statement that property does or does not lie within the defined 100-year flood plain as mentioned herein, an indication of location of 100-year flood plain boundary contour upon face of plat when said contour divides development area.
12. Existing pipeline easements, location of pipelines, and if material being transported is hazardous.

**C. Accompanying Documents to be Submitted to Planning Commission**

1. Final copy of deed restrictions must be submitted prior to first Occupancy Permit.
2. Current title commitment letter (original copy).
3. Affidavit from property owner of record stating no additional easements to be required.
4. Verification that all City taxes and Municipal Utility District taxes, if applicable, are paid current.
5. Receipt for payment of fees contained herein, to include all City fees associated with plat and plan review.
6. Letters of review by all appropriate City departments as required, and such local, county, state, and federal departments as required by the City Engineer or his designate.
7. Affidavit that all existing or proposed pipelines crossing the property have been satisfactorily provided for to the requirements of said pipeline operator(s), and that said pipeline operator agrees to all pipeline crossings by proposed streets and other development features.

8. Utility companies' affidavits that easements are acceptable to provide service.
9. Five (5) copies of City-approved construction plans and specifications for all proposed improvements.

Note: Submitted prints and drawings are not returnable.

- D. **Costs** - The developer shall pay all costs for providing the development with streets, water, wastewater, and drainage in accordance with the plans and specifications approved by the City Council.
- E. **Seal** - All construction drawings are to bear the seal and signature of an engineer.
- F. **Final City Acceptance** - Upon approval by the City Engineer and all City inspectors, City Council shall act on final acceptance of streets, water, wastewater, and drainage. All warranties, except streets, shall start at the time of final City acceptance. Street warranty shall start upon 90 percent of build-out.

#### VII. VACATION PLAT AND REPLAT REQUIREMENTS

The Planning Commission and City Council will normally require the same procedures for vacation plats and replats as required for preliminary and final plats, including the payment of fees. Each request will be reviewed as to the need for all or part of the plat procedures. A second replat request over a subdivision which has been previously replatted within a five (5) year period shall require specific approval from the City Engineer and the Planning Commission prior to preliminary plat submittal. A copy of the previous plat of land shall be submitted along with proposed replat. The minimum replat filing fee of \$100 or that required in Article XI, whichever is greater. For further replat information, refer to Article 974a of the Vernon's Civil Statutes Annotated.

#### VIII. GENERAL DESIGN REQUIREMENTS FOR MOBILE HOME SUBDIVISIONS AND MOBILE HOME PARKS

Mobile home subdivisions and mobile home parks shall comply with the following requirements:

- A. **Streets**
  1. **Minimum Right-of-Way and Pavement Width**
    - a. **Major Arterial** - A 100-foot right-of-way. An additional 10-foot utility surface and underground easement will be required on both sides.
    - b. **Minor Arterial** - An 80-foot right-of-way. An additional 10-foot utility surface and underground easement will be required on both sides.
    - c. **Collector** - A 70-foot right-of-way. An additional 10-foot utility easement may be required on both sides.
    - d. **Residential** - A 60-foot right-of-way. A 10-foot utility easement may be required.

e. Pavement Widths - See engineering and Construction standards ordinance.

2. Maximum Lengths Between Intersections

a. 1,200 feet, except cul-de-sacs.

b. 880 feet for cul-de-sacs (See Paragraph 5 below).

c. 200 feet for stub streets.

3. Conformity to Major Street Plan - Provisions must be made for the uninterrupted extension of main thoroughfares as shown on the major street plan for the City. Streets must provide for free circulation within the subdivision.

4. Relation to Adjoining Streets and Land - The street system for the development except as approved by the City Engineer, must connect with streets already dedicated in adjacent developments. Where no adjacent connections are platted, the streets must be, in general, reasonable projections of streets in the nearest development and must be continued to the boundaries of the tract being developed, so that future developments may connect thereto. The maximum distance between streets which are to align with existing or future planned City streets shall be 1,200 feet in residential areas.

5. Cul-de-Sac Streets - Streets designed to leave one end permanently closed shall not exceed 880 feet in length and shall be provided at the closed end with a turnaround. The street right-of-way for the turnaround shall have a minimum diameter of 100 feet; the surfaced portion of the road at the turnaround shall have a minimum diameter of 80 feet.

6. Stub Streets - A dead-end barrier is required with a provisional one-foot reserve along the side or end of streets that abut undeveloped acreage tracts. When a stub street is used, the following note shall be shown on the face of the final plat:

"A one-foot strip is reserved as a buffer separation along and between the side or end of all streets in this development plat where such streets abut adjacent tracts. At such time as the adjacent property is at such locations that abut land in adjoining tracts that have been dedicated to the public for street right-of-way purposes and is shown for such purposes on a recorded plat, such one-foot strip shall thereupon become vested in the public for street right-of-way purposes."

Half streets and partial streets are prohibited.

7. Intersections - Street intersections shall preferably be at right angles and never less than 75 degrees. Block corners with acute angles require 30-foot radius for street right-of-way. All intersections of a "T" nature that intersect major or minor arterial and collector streets must first be approved by the City Engineer.



8. Street Names - Proposed street names shall be submitted to and approved by the Planning Commission. Proposed streets which are in alignment with others already existing and named shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to final approval, developer shall submit a list in alphabetical order of all streets within each section of the proposed development.

9. Street -Markers - Appropriate street signs shall be installed as required herein.

10. Escrow-Account for Partial Cost of Bridge in Certain Cases - Where developments border on drainage ditches at which streets will dead-end pending development of property on the opposite side, the developers shall place in escrow an amount equal to 50 percent of the estimated cost design plus construction of a bridge designed sufficiently to carry the traffic load thereon, such estimated cost as determined by the City Engineer. Escrow account is to be in abeyance, in an interest bearing account, for a period of 10 years. Account shall be established by the developer, with the City of League City being a Trustee to the account. The City may use such escrowed funds within the 10-year period to pay for construction costs of a bridge from dead-end streets in the development. If the City does not use the funds within 10 years, the funds will be released to the developer.

11. Minimum Street Centerline Radius

a. Major Arterial - 2,000 feet.

b. Minor Arterial - 800 feet.

c. Collector - 500 feet.

d. Residential

(1) 300 feet on reverse curves.

(2) 160 feet on simple or compound curves.

e. Minimum tangent length in reverse curve is 100 feet.

12. Private Streets in Mobile Home Subdivisions - See current Private Streets Ordinance.

a. Private streets will be permitted only with the recommendation of the Planning Commission and approval of the City Council.

b. An agreement between the City and the developer will be required before private streets will be approved for construction. The agreement will specify, as a minimum, City access to private streets for emergency vehicles, City Water/Wastewater Department personnel, City inspectors, and garbage pickup, and access for school buses, postal vehicles, and utility companies crew.

c. Private streets will be constructed to City specifications.

d. The agreement for private streets will be subject to review every five (5) years.

**B. Lots**

1. Minimum lot size for mobile homes in mobile home subdivisions and mobile home parks shall be not less than fifty (50) feet wide. No lot shall contain less than five-thousand (5,000) square feet.

2. Cul-de-Sacs - Minimum of fifty (50) feet of lot width measured along the tangent to the arc at the midpoint of the front building line, and not less than five-thousand (5,000) square feet in area.

**C. Setbacks for Mobile Homes in Mobile Home Parks and Mobile Home Subdivisions**

1. Twenty-five (25) feet in front, ten (10) feet from rear lot line, ten (10) feet from side of corner lots, and five (5) feet on sides.

2. Mobile homes shall be separated from each other by at least ten (10) feet on all sides.

3. No mobile home shall be closer than twenty-five (25) feet to the property line adjoining a public street or adjoining property outside the mobile home park or subdivision. For mobile home parks, front setback shall be twenty-five (25) feet from back of curb, and twenty (20) feet on cul-de-sacs.

4. Cul-de-Sacs - Twenty (20) feet in front, ten (10) feet from rear lot line, and five (5) feet on sides.

5. Accessory structures shall have a minimum of three (3) feet setbacks on the side, and shall otherwise comply with all other setbacks.

D. Lot Shape - In general, lot lines shall not be constrained to being at right angles to street lines. Lot lines that will allow the placement of mobile homes in irregular patterns is encouraged, in order to provide a more aesthetic overall appearance. Lot lines will not cross municipal boundaries.

E. Utility Easements - A minimum of sixteen (16) feet is required for utility easements. If required, there shall be a note placed on the final plat as follows:

"There is hereby dedicated an unobstructed aerial easement five (5) feet wide upward from a plane twenty (20) feet above the ground adjacent to all utility easements, except as otherwise shown hereon. Easements may be fenced by the builder, developer, or subsequent property owner. The City, utility company, or telephone company shall have the right to remove said fence for the purposes of entry into the easements, and shall not

bear the responsibility for replacement of shrubs, grass, buildings, fences, nor for the care and preservation of same."

All utilities will be placed underground, unless specifically approved otherwise.

F. Major Drainage Arteries - A drainage easement or a right-of-way conforming with the line of the ditch and width as necessary to preserve the unimpeded flow of natural drainage and allow for normal maintenance shall be dedicated to the city where a major drainage artery is required. The City Engineer with the approval of City Council and Planning Commission shall determine the width of the easement. Minimum width of the drainage easement shall be ten (10) feet if the drainage is to be carried in enclosed pipe.

G. All water, wastewater, and storm drainage lines shall be located within the street rights-of-way or in easements adjacent thereto, unless specifically approved otherwise by the Planning Commission.

H. Parking Space - Access prohibited to an arterial street from side or rear of lot. Driveways must provide for two-car side-by-side parking, or the street to which the driveway has access must be a minimum of thirty four (34) feet in width.

I. Vertical Control Monuments - To have one thousand (1000) foot maximum spacing, all elevations based on current National Geodetic Survey will be registered with the City Engineer upon final plat submittal.

J. Where storm water drainage rights-of-way are posted on the plat, the following shall be noted on the face of the final plat:

"This right -of -way shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement, except by approved means."

K. No lots shall front on major or minor arterials.

L. Water, Wastewater and Drainage Systems

1. Water and Wastewater Connections - Developer must comply with the current applicable water and sewer connection fees and capital maintenance fees ordinance.

2. Water and Wastewater - The City Council may refuse to approve a plat unless it is demonstrated that proper water and wastewater facilities will be completed within a time satisfactory to City Council. Water well permit must be approved by Galveston County Health Department or Harris County Health Department, as appropriate, the Houston-Galveston Coastal Subsidence District, and by City Council, in accordance with the current water well ordinance.

3. Septic Systems - Galveston County Health Department or Harris County Health Department, as appropriate, regulations shall be followed to determine all design criteria for septic systems. Proof of absolute minimum lot sizes on any lot served

by individual septic systems must be given to the City Engineer or the Wastewater Department, which will show that the system will operate correctly as designed, if requested.

4. **Drainage Systems** - Drainage of lots will be to the edge of the lots and not directed across other lots.
  5. **Excess Capacity Inlines** - Developers will be responsible for laying such water and wastewater lines as are necessary to adequately serve the mobile home subdivision or mobile home park under development.
  6. **Water and Wastewater Systems** - Water and wastewater systems must be in accordance with the Texas Water Commission regulations, Texas Department of Health "approved" regulations, and State Board of Insurance regulations. A copy of all the construction plans shall be forwarded to the appropriate State agencies for comments.
- M. **Parks** - Parks must comply with the requirements of the parks ordinance.
- N. **Sidewalks** - Sidewalks shall be constructed on both sides of all collector arterials and residential streets within the boundaries of the development. The developer is responsible for such construction, and occupancy permits will not be issued until sidewalks are suitably constructed.
- O. **Improvements**
1. Street pavement and drainage will be required adjacent to newly created lots. The Planning Commission may require improvements to extend new lots where such improvements are necessary to eliminate problem areas as gaps in roads, pavement, drainage systems, or route to the subdivision park.
  2. As a condition to approval, the City Council may require completion of street surfacing and utilities. In lieu of completion of such work, the City Council may accept a bond in the amount and with the security satisfactory to the City Council; such bond shall provide and secure to the City the actual construction and installation of such improvements and utilities, including wastewater, water lines, fire hydrants, and drainage within a period of time to be specified by the City Council.
- P. **Mobile Home Stands** - The area of the mobile home stand shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the super-structure against uplift, sliding, rotation, and overturning. Such tie-down shall conform to applicable State law and City-adopted building codes.
- Q. **Mobile Home Skirts** - All mobile homes within the City shall have mobile home skirting or lattice installed within ninety (90) days after an occupancy permit is issued. This requirement shall be included in the deed restrictions for mobile home subdivisions. A State required gas cut-off valve shall be located outside mobile home skirt.

## IX. **ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS**

Mobile home parks shall comply with the following additional requirements:

**A. Mobile Home Park Areas for Non-Resident Use**

1. No part of any mobile home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
2. Nothing contained in this Section shall be deemed to prohibit the sale, for residential purposes, of a mobile home located on a mobile home stand and connected to the utilities.

**B. Required Recreation Areas**

1. Mobile home parks must include an open recreation area, which shall be 10% of the mobile home park area. Amenities may be constructed in lieu of open recreation areas. Such amenities shall be approved by the Parks Board.
2. Recreation areas shall be so located as to be free of traffic hazards.

**C. Park Street System**

1. **General Requirements** - All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to the internal parking area or mobile home stand. Alignment and gradient shall be properly adapted to topography.
2. **Access** - Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with the public street or road shall have a minimum of two (2) points of ingress and egress.
3. **Internal Streets** - Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the minimum requirements of the City standards for residential streets and be constructed according to the standards of the City's engineering and construction standards ordinance. All lot access shall be from internal park streets.
4. **Required Illumination of Park Street System** - All mobile home parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide adequate illumination, as per power company street lighting standards.

**D. Required Off-Street Parking Areas**

1. Off street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of not less

than two (2) spaces for each mobile home stand, each space to be accessible without moving another car parked in a space.

2. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of (forty) 40 feet from the mobile home that it is intended to serve.

**E. Sidewalks - General Requirements**

All mobile home parks shall be provided with safe, convenient sidewalks. Sidewalks shall be placed between the park streets and all community facilities provided for park residents. Sidewalks will be constructed according to the City's engineering and construction standards ordinance.

**F. Refuse Handling**

The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards, air pollution, or general nuisance.

**X. PARKING OF MOBILE HOMES OR TRAVEL TRAILERS OUTSIDE OF MOBILE HOME PARKS OR MOBILE HOME SUBDIVISIONS**

No mobile home or travel trailer shall hereafter be located or parked outside a mobile home park or mobile home subdivision, except by permit approved by the City Council. Applications for such permits shall be filed as provided by this Section.

1. The application shall be filed with the City's Building Department and shall contain the name and address of the applicant, property description, proposed location of water, wastewater, and other utility services, including the location of the mobile home thereon.
2. Permits shall be issued only in any of the following instances:
  - a. A mobile home had been located on the site by the applicant prior to the enactment of this Chapter on July 9, 1987, and was in compliance with prior ordinances of the City. Said mobile home is being replaced by the applicant who is the owner of said site and resident of the existing mobile home. Replacement shall be within sixty (60) days of removal of existing mobile home.
  - b. Mobile homes provided by any governmental agency as temporary housing following any public disaster or calamity, or mobile homes moved from any mobile home park or subdivision by reason of any public disaster or public calamity, such location to be temporary for a period not to exceed twelve (12) months.
  - c. For temporary parking for a period not to exceed twenty-one (21) days of a mobile home in a location outside an approved mobile home park or subdivision, provided such location shall not create a health, traffic, or other hazard, and provided such mobile home shall not be occupied.

d. For temporary parking of an occupied travel trailer or recreational vehicle at an occupied residence for a period not to exceed fifteen (15) days.

e. For security purposes at a temporary commercial facility for a period approved by the Building Official, not to exceed forty-five (45) days.

Travel trailers or recreational vehicles permitted under "d" and "e" above shall have utilities connections approved by the Building Official.

**XI. FEES**

**A. Preliminary, Final, Replat, and Vacation Plat Filing Fees**

Fees of \$10 per acre of total platted acreage plus \$2 per lot are payable to the City of League City at the times the preliminary and final plats are submitted for review. Minimum fee of \$25 shall apply. Fees are not refundable.

**B. Construction Plans and Specifications Review Fees**

Fees shall be based upon the actual costs incurred by the City for reviewing construction plans and specifications. Fees charged shall be based upon accepted standard rates for immediate area for such services. Such rates shall be posted and made available by the City Engineer for inspection by the developer.

**C. Inspection Fees**

All new facilities, subject to City acceptance, shall be inspected by the City Engineer or his designate. Fees shall be based upon the actual costs incurred by the City for inspecting facilities. Fees charged shall be based upon accepted standard rates for immediate area for such services. Such rates shall be posted and made available by the City Engineer for inspection by the developer. A daily report shall be issued for each inspection performed along with the results of such inspection. Ongoing inspection fees will be due and payable within thirty (30) days after the inspection, or building permits will be suspended.

**D. Administrative Costs**

All administrative costs, including but not limited to printing as required herein, shall be borne by the developer alone.

**XII. ENGINEERING AND CONSTRUCTION STANDARDS**

A. The City Engineer is hereby authorized and directed to promulgate rules, regulations, standards, and specifications for the construction, installation, design, location, and arrangements of streets, curbs, street lights, street signs, utility layouts, utility easements, gates for utility easements, sidewalks, water supply and water distribution systems, fire hydrants, wastewater facilities, septic tanks, water wells, monuments, criteria for drainage easement requirements, drainage facilities, and crosswalk ways in mobile home subdivisions and mobile home parks. After approval by City Council, he shall file same with the City Secretary at least sixty (60) days before they become effective. He may amend the same from

time to time, provided that an amendment is approved by City Council and filed with the City Secretary at least sixty (60) days before it becomes effective.

No such rules, regulations, standards, and specifications shall conflict with this or any other ordinances of the City of League City, Texas. All improvements in mobile home subdivisions and mobile home parks shall be constructed, installed, designed, located, and arranged by the subdivider in accordance with such rules, regulations, standards, and specifications.

- B. All improvements in mobile home subdivisions and mobile home parks must be approved by the City inspectors, City Engineer, and City Council before building permits will be issued for those areas served by these improvements.

### **XIII. VARIANCES**

Variance requests for all sections of this Chapter, except Article X, are the responsibility of the developer and must be submitted to the City Engineer at the time of plat submission. Approval of a plat (preliminary or final) that deviates from the requirements of this Chapter shall be void, unless a variance has been specifically requested and approved in accordance with this Chapter. When a subdivider shows that a provision of the regulations would cause unnecessary hardship if strictly adhered to, and where, in the option of the City Council, a departure may be made without destroying the intent of the regulations, the City Council may, at its sole discretion, authorize a variance, which shall only apply to the said variance and shall not be construed to be a change in this Chapter.

### **XIV. NON-APPROVED PLAT**

In any development for which a final plat has not been approved and filed for record in the Galveston County Deed Records or Harris County Deed Records, as appropriate, nor in which development the standards herein stipulated have not been complied with in full, the City shall issue no building, repair, plumbing, or electrical permit, the City shall not repair or maintain any street, and the City shall not sell or supply water or sanitary sewer service therein.

### **XV. ENFORCEMENT FOR VIOLATIONS**

On behalf of the City of League City, the City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Chapter, which occurs within the City of League City or within the extraterritorial jurisdiction of the City of League City, as determined under the Municipal Annexation Act.

### **XVI. CONTINUATION OF PRIOR ORDINANCES**

This Chapter is intended to supersede and displace the previous existing ordinance, but all conditions in violation of previous ordinances shall nevertheless be punishable under said ordinances. All permits or plat approval issued under previous ordinances shall continue valid unless and until the permittee shall have violated the terms of said permit or plat approval.

### **XVII. PENAL PROVISIONS**



Any person violating any provision of this Chapter or failing to comply with any requirement of this Chapter will be guilty of a misdemeanor and subject to a fine of the maximum allowable by law, upon conviction. Each day during or upon which said person shall violate or continue violation of any provision of this Chapter or non-compliance with any requirement of this Chapter shall constitute a distinct and separate offense. The violation of any provision of this Chapter or the failure to comply with any requirement of this, Chapter shall each constitute a distinct and separate offense.

**XVIII. PUBLICATION**

Publication shall be made one time in the official publication after final passage, which publication shall contain the caption stating in substance the purpose of this Chapter and reciting the penalty for violation of the Chapter.

Exhibit "A"

**Sec. 25-10 Parking of mobile homes or travel trailers outside of mobile home parks or mobile home subdivisions.**

No mobile home or travel trailer shall hereafter be located or parked outside a mobile home park or mobile home subdivision, except by permit approved by the city council. Applications for such permits shall be filed as provided by this section.

- (1) The application shall be filed with the city's building department and shall contain the name and address of the applicant, property description, proposed location of water, wastewater, and other utility services, including the location of the mobile home thereon.
- (2) Permits shall be issued only in any of the following instances:
  - a. A mobile home had been located on the site by the applicant prior to the enactment of this chapter on July 9, 1987, and was in compliance with prior ordinances of the city. Said mobile home is being replaced by the applicant who is the owner of said site and resident of the existing mobile home. Replacement shall be within sixty (60) days of removal of existing mobile home.
  - b. Mobile homes provided by any governmental agency as temporary housing following any public disaster or calamity, or mobile homes moved from any mobile home park or subdivision by reason of any public disaster or public calamity, such location to be temporary for a period not to exceed twelve (12) months.
  - c. For temporary parking for a period not to exceed twenty-one (21) days of a mobile home in a location outside an approved mobile home park or subdivision, provided such location shall not create a health, traffic, or other hazard, and provided such mobile home shall not be occupied.
  - d. For temporary parking of an occupied travel trailer or recreational vehicle at an occupied residence for a period not to exceed fifteen (15) days.
  - e. For security purposes at a temporary commercial facility for a period approved by the building official, not to exceed forty-five (45) days.
  - f. For temporary security purposes at a permanent commercial facility, where permanent office facilities are inadequate to accommodate the required security for a period of time not to exceed one (1) year as approved by the city council. City council may grant additional extensions for no more than one (1) year at a time. In addition, the property on which the mobile home is to be located must be larger than two (2) acres and the mobile home shall not be located within fifty (50) feet of the property line in any direction.

Travel trailers or recreational vehicles permitted under subsections d. and e. and f. above shall have utilities connections approved by the building official.

\*\*\*

Sec. 25-13 Variances

Variances to this chapter may be granted by the city council in such instances where the relaxation of the terms of this chapter will not be contrary to the public interest and where because of conditions peculiar to the property, a literal enforcement of this chapter would result in unnecessary and undue hardship. Variances to Section 25-10 of this chapter, however, shall not be granted or allowed.

Variance requests for this chapter are the responsibility of the developer and must be submitted to the city engineer at the time of plat submission. Approval of a plat (preliminary or final) that deviates from the requirements of this chapter shall be void, unless a variance has been specifically requested and approved in accordance with this chapter.

When a subdivider shows that a provision of the regulations would cause unnecessary hardship if strictly adhered to, and where, in the opinion of the city council, a departure may be made without destroying the intent of the regulations, the city council may, at its sole discretion, authorize a variance, which shall only apply to said variance and shall not be construed to be a change in this chapter.

