

ORDINANCE No. 2017-12-5-2, Amendment No. 4

AN ORDINANCE AMENDING THE VILLAGE OF VINTON UNIFIED DEVELOPMENT CODE ORDINANCE NO. 2017-12-5-2 (UDC) TO ALLOW PLACEMENT OF SINGLE-WIDE MANUFACTURED HOMES IN MHP ZONING DISTRICTS.

WHEREAS, the Village Council of the Village of Vinton, Texas previously adopted a Unified Development Code (UDC) by Ordinance No. 2017-12-5-2 to implement its Comprehensive Plan and other adopted plans, as set out in UDC Section 1.02.02, to preserve and improve the public health, safety and general welfare of the citizens and businesses of Vinton and to provide reasonable development restrictions without infringing rights guaranteed by the United States and Texas Constitutions, or the laws of the United States or Texas;

WHEREAS, the Village Council has identified the need to allow the continued placement of single wide manufactured homes in existing manufactured home parks located within the Village. Section 3.05.04F. of the UDC currently prohibits new placements of single-wide units anywhere in the Village.

WHEREAS, the Village Council has approved rezoning of the existing manufactured home parks from an R-1 or R-2 zoning designation, which allow for the placement of double-wide manufactured homes by special use permit, to an MHP zoning designation, which allows planned developments of HUD compliant homes on smaller lots with more open space and buffering.

WHEREAS, allowance of new placements of HUD compliant single-wide units within existing manufactured home parks with a newly designated MHP zoning district designation is consistent with the existing land usage within these parks and will allow Village residents an affordable housing option while also promoting the safe, orderly, efficient and healthful development of the Village by continuing the prohibition on placement of single-wide manufactured homes outside of these MHP zoning districts.

WHEREAS, public hearings on the proposed text amendment to the UDC to allow the placement of single-wide manufactured homes within the newly designated MHP zoning districts were held before the Planning and Zoning Commission, and the Planning and Zoning Commission has issued a written recommendation to the Village Council in favor of the proposed amendment, and the Village Council having considered the recommendation and having also conducted its own public hearing on the proposed amendment, finds that the amendment should be adopted.

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF VINTON, TEXAS, THAT:

I.

Ordinance No. 2017-12-5-2, Sec. 3.05.04F., is hereby amended as follows:

F. Number and Type of Units. Only one HUD compliant manufactured home may be located per lot. Placement of single-wide units is prohibited except in MHP zoning districts.


II.

Except as amended herein, Ordinance No. 2017-12-5-2 shall remain as currently in effect.

III.


That this Ordinance was adopted with all the requisites and formalities incident thereto for the enactment of Ordinances as evidenced by the signatures below.

SIGNED this 25 day of October, 2022.




MANUEL LEOS, SR.,
Mayor, Village of Vinton, Texas

ATTEST:



ANDREA CARRILLO
Village Administrator

APPROVED AS TO FORM:



SHANE A. ENGLISH
Village Attorney