

**ORDINANCE NO. O-2022-05-09**

REGULATING THE PLACEMENT AND OCCUPANCY OF MANUFACTURED HOMES; ESTABLISHING A TWO-YEAR PERMIT TERM WITH RENEWAL REQUIREMENTS; PROVIDING FOR INSPECTION, ENFORCEMENT, AND PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Nixon (the "City"), is by State law permitted to establish ordinances to protect the health, safety and general welfare of its residents; and

WHEREAS, the City Council of the City of Nixon finds it to be in the best interests of the public safety, health and general welfare to regulate manufactured housing and mobile home dwellings within the City

WHEREAS, Ordinance Numbers O-2022-05-09 are hereby amended in accordance with the terms of this ordinance and further are hereby

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NIXON, TEXAS, THAT;**

**Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

---

**Article I. PURPOSE AND INTENT**

The purpose of this ordinance is to regulate the placement, occupancy, and continued use of manufactured homes within the city limits in order to protect the public health, safety, morals, and general welfare of the community. This ordinance establishes standards for the initial approval and periodic review of manufactured homes to ensure ongoing compliance with applicable zoning, building, safety, and property maintenance regulations.

---

**Article II. DEFINITIONS**

For the purposes of this ordinance, the following words and phrases shall have the meanings set forth below:

**2.1 Permit** means a Request for Variance (Manufactured Home) has first been approved by City Council, authorizing placement and occupancy of a manufactured home at a specific location.

2.2 **Permit Holder** means the owner of the manufactured home or property to whom the permit is issued.

---

### **Article III. PERMIT REQUIRED**

3.1 No manufactured home shall be placed, installed, occupied, or used for residential purposes within the city limits unless a valid Request for Variance( Manufactured Home) has first been approved by City Council.

3.2 The permit shall be required for both owner-occupied and non-owner-occupied manufactured homes, unless specifically exempted by City ordinance.

---

### **Article IV. PERMIT TERM**

4.1 A Manufactured Home Permit shall be valid for a period of **two (2) years** from the date of issuance.

4.2 The permit shall authorize placement and occupancy only at the location approved by the City and identified in the permit application.

---

### **Article V. PERMIT RENEWAL**

5.1 Continued placement or occupancy of a manufactured home beyond the initial two-year permit term shall require renewal of the permit.

5.2 A renewal application shall be submitted to the City not less than **thirty (30) days prior** to the expiration date of the current permit.

5.3 Failure to renew the permit prior to expiration shall result in automatic expiration, and continued occupancy thereafter shall constitute a violation of this ordinance.

---

### **Article VI. INSPECTION AND CONDITIONS OF RENEWAL**

6.1 As a condition of renewal, the manufactured home and the property on which it is located shall be subject to inspection by the City Building Official or their authorized representative.

6.2 The manufactured home and property must be found to be in compliance with:

- a. Applicable zoning regulations;
- b. Building, electrical, plumbing, and mechanical codes adopted by the City;
- c. Property maintenance, nuisance, and safety ordinances; and
- d. Any conditions imposed at the time of original permit approval.

6.3 The City may deny renewal if violations exist and are not corrected within the time allowed by the City Building Official or their authorized representative.

---

## **Article VII. OWNER-OCCUPANCY CERTIFICATION (WHEN APPLICABLE)**

7.1 When a permit is issued based on owner occupancy, the permit holder shall certify, upon initial application and upon each renewal, that the manufactured home is occupied by the permit holder as their primary residence.

7.2 Any change in occupancy status shall be reported to the City within thirty (30) days.

---

## **Article VIII. NON-TRANSFERABILITY**

8.1 A Manufactured Home Placement Permit issued under this ordinance is non-transferable.

8.2 Any change in ownership of the manufactured home or relocation to a different property shall require submission of a new permit application and approval by the City.

---

## **Article IX. REVOCATION**

9.1 The City may revoke a permit prior to its expiration upon finding that the permit holder has violated any provision of this ordinance or other applicable City regulations.

9.2 Revocation shall occur only after notice and an opportunity to cure, except where an immediate threat to health or safety exists.

---

## **Article X. SECTION 10. ENFORCEMENT AND PENALTIES**

10.1 Placement or occupancy of a manufactured home without a valid permit or after permit expiration is unlawful.

10.2 Any person violating this ordinance shall be subject to a penalty of five hundred dollars

10.3 Each day a violation continues shall constitute a separate offense.

---

**Article XI. SECTION 11. SEVERABILITY**

If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid, such invalidity shall not affect the validity of the remaining portions.

---

**Article XII. EFFECTIVE DATE**

This ordinance shall take effect immediately upon its approval and passage and publication as required by law.

**Article XIII. Open Meetings**

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.


PASSED AND APPROVED on this 19 day of January 2026

CITY OF NIXON, TEXAS

  
\_\_\_\_\_

Ellie Dominguez, Mayor

ATTEST: APPROVED AS TO FORM:

  
\_\_\_\_\_

Tanya Torres, City Secretary,

  
\_\_\_\_\_

Eduardo "Eddie" Escobar, Gonzales County Attorney