

**ORDINANCE NO. 2025 - 340**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEVERS, TEXAS, REGULATING MANUFACTURED HOMES AND MOBILE HOMES WITHIN THE CITY OF DEVERS; PROVIDING FOR CRIMINAL PENALTIES FOR VIOLATIONS; AND PROVIDING THAT THIS ORDINANCE BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF DEVERS, TEXAS.

WHEREAS, the City of Devers (the "City") is a Type B General Law Municipality having the right to regulate mobile homes and manufactured homes within the City; and

WHEREAS, the City Council of the City of Devers, Texas, finds it to be in the best interest of the citizens of Devers to regulate mobile homes and manufactured homes within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEVERS, TEXAS, THAT:

Section 1: Definitions

As used in this section:

HUD-Code manufactured home. A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet (8.0') or more in width, or forty body feet (40.0') or more in length, or, when erected on site, is three hundred twenty (320.0) 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, and includes the plumbing, heating, air-conditioning and electrical systems. This term does not include a recreational vehicle as that term is defined by 24 C.F.R. section 3282.8(g).

Mobile home. A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet (8.0') or more in width, or forty body feet (40.0') or more in length, or when erected on site, is three hundred twenty (320.0) or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems.

Section 2: Mobile Home and Manufactured Home Regulations.

- (a) Mobile homes are prohibited from being located within the city limits and it shall be unlawful for any person to locate, park, alter, or extend any mobile home within the city limits. This prohibition does not apply to mobile homes which are legally permitted and used or occupied as a residential dwelling in the city at the time this ordinance becomes effective, except that the relocation of such mobile home is prohibited and the replacement for any such mobile home must be a HUD-Code manufactured home that is no more than

ten (10) years older than the current year and is at least as large in living space as the prior mobile home.

- (b) Any manufactured home installed within the city limits must be a HUD-Code manufactured home that is no more than ten (10) years older than the current year and the replacement of any such manufactured home must be at least as large in living space as the prior manufactured home.

Section 3: Penalties

Any person who violates any provision of this ordinance shall, upon conviction, be punished by a fine of no more than \$500.00, and each day that the violation continues of any such provision shall constitute a separate offense.

BE IT FURTHER ORDAINED by the City Council of the City of Devers, Liberty County, Texas, that this Ordinance shall become effective upon the posting notice of this adopted ordinance in the Liberty Vindicator as required by Texas law.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

The above and foregoing ordinance shall be in full force and effect from and after its adoption, approval, and publication, as provided by law.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Devers, Texas, this the 13th day of May, 2025.


STEVEN HORELICA, MAYOR

ATTEST:


Kristi Ayers, City Secretary

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2025017236 ORD

05/16/2025 01:01:18 PM Total Fees: \$29.00



L. Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, TX