

**ORDINANCE NO. 253**

**AN ORDINANCE OF THE CITY OF PELICAN BAY, TEXAS,  
TARRANT COUNTY, AMENDING THE ZONING  
ORDINANCE OF THE CITY OF PELICAN BAY,  
ESTABLISHING ADDITIONAL REQUIREMENTS FOR  
MANUFACTURED HOMES INSTALLED IN PELICAN BAY.**

**WHEREAS, the City Council of Pelican Bay is authorized under state law to regulate zoning and building construction matters within the city for the health, safety and welfare of the residents of Pelican Bay; and**

**WHEREAS, the City Council of Pelican Bay has determined that it is in the best interest of the residents of the city to establish additional requirements for manufactured homes installed in Pelican Bay after approval of this ordinance;**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELICAN BAY, TEXAS:**

**Section 1:** THAT SECTION 10 – SF-3 – SINGLE FAMILY RESIDENTIAL DISTRICT-3 be amended to include:

10.6 Additional Restrictions Applicable to Manufactured Homes Installed in Pelican Bay

10.6.1 All manufactured homes shall be set on a pad, solid slab structure, or concrete runners.

10.6.2 All manufactured homes shall be tied down and will be secured prior to occupancy.

10.6.3 All manufactured homes shall be constructed with shingles, corrugated metal, or TPO roofs.

10.6.4 All manufactured homes shall have full skirting composed of Hardie Board or other approved rigid-construction material and must be installed prior to occupancy.

**Section 2:** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

**Section 3:** This ordinance shall be in full force and effect immediately upon passage.

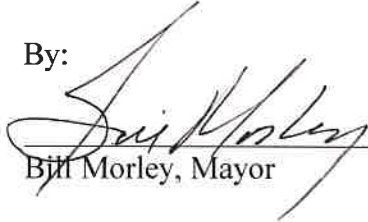
**AND SO IT IS ORDAINED.**

PASSED AND APPROVED on this 9 day of October, 2018.

PASSED: ✓  
AYES: 5  
NAYS: 0

**CITY OF PELICAN BAY**

By:

  
\_\_\_\_\_  
Bill Morley, Mayor

ATTEST:

  
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Teri Anthony, City Secretary