

ORDINANCE NO. 2025-08-001

AN ORDINANCE OF THE TOWN OF PINE ISLAND, TEXAS AMENDING ORDINANCE 98-002 AND REPEALING ORDINANCE 2023-01 REGARDING BUFFER ZONE REQUIREMENTS FOR HUD-CODE MANUFACTURED HOMES WITHIN THE TOWN LIMITS; PROVIDING FOR A SAVINGS CLAUSE, SEVERABILITY, REPEALER, EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the Town of Pine Island Texas, (the "Town") finds that the geographic location of the Town places it at increased risk of tropical storms and hurricane-force winds; and

WHEREAS, the City Council further finds that such severe weather events disproportionately impact manufactured housing compared to site-built, non-manufactured structures, due to the structural characteristics and anchoring limitations of manufactured homes; and

WHEREAS, the City Council finds that the concentration and proximity of manufactured housing can exacerbate public safety risks during storm events, including increased potential for debris, property damage, and threats to life and safety; and

WHEREAS, to mitigate these risks and to promote the health, safety, and general welfare of the public, the City Council finds it necessary and appropriate to require that manufactured housing be sited only on parcels of land no less than three (3) acres in size, in order to ensure adequate spacing and buffer zones; and

WHEREAS, the City Council believes that this requirement is a reasonable and necessary regulation within the Town's authority to protect the community from the effects of extreme weather events and to ensure the safe placement of all housing types within the City limits;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINE ISLAND, TEXAS:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Pine Island and are hereby approved, adopted, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. Ordinance No. 2023-01 is hereby repealed in its entirety.

Section 3. Ordinance No. 98-002 is hereby amended by amending subparagraph (10) "Density" of paragraph (A) "Site Plan" of Section 6 "HUD-Code Manufactured Home" to read as follows:

"Section 6. HUD-CODE MANUFACTURED HOME.

(A) Site Plan. The site plan shall be filed as required by this Ordinance and shall show the following:

- (10) Land Required for Buffer Zone Safety – To protect public safety and ensure adequate spacing, each HUD-Code manufactured home shall be sited on a minimum parcel size of three (3) acres. This requirement establishes a sufficient buffer zone to reduce risks associated with windborne debris, fire spread, and structural failure during severe weather events.

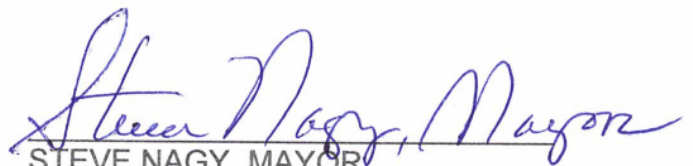
Section 4. All provisions of the ordinances and resolutions of the Town of Pine Island in conflict with the provisions of this Ordinance be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the Town of Pine Island not in conflict with the provisions hereof shall remain in full force and effect.

Section 5. If any section, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this resolution, it being the legislative intent that the provisions of this Ordinance are severable and that the Ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

Section 6. All rights and remedies of the Town of Pine Island are expressly saved as to any and all violations of the provisions of any ordinances which have accrued as of the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. All other terms of Ordinance No. 98-002, including its penalty provisions remain in effect. This Ordinance shall become effective immediately following its passage and publication as required by law.

PASSED AND APPROVED ON THIS 4th DAY OF August,
2025.


STEVE NAGY, MAYOR

ATTEST:


SHERI ORDNER, TOWN SECRETARY

APPROVED AS TO FORM:


JOSH BROCKMAN-WEBER, TOWN ATTORNEY