

CITY OF ANGUS, TEXAS

ORDINANCE NO. 126

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGUS, TEXAS ADDING CHAPTER 35 TO THE CODE OF ORDINANCES OF THE CITY OF ANGUS, TEXAS IN ORDER TO REGULATE THE OPERATION AND DEVELOPMENT OF RECREATIONAL VEHICLE PARKS LOCATED WITHIN THE CITY OF ANGUS, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGUS, TEXAS THAT THE FOLLOWING PROVISIONS OF THE ANGUS CODE OF ORDINANCES SHALL BE AMENDED TO READ AS FOLLOWS:

CHAPTER 35: RECREATIONAL VEHICLE PARKS

Sec. 35-1. Definitions.

(A) All-Weather Surface: A surface that will not soften when exposed to moisture and which is of sufficient thickness to withstand usual wheel loads. The use of asphalt, concrete, soil-cement, also gravel or crushed rock when used in compliance herewith will meet this requirement. However, caliche, when used by itself, will not be acceptable. In the event gravel or crushed rock is used, such material must be applied six (6) to eight (8) inches thick with a soil binder, or in the alternative, applied two (2) to three (3) inches thick over a minimum six (6) inch thick caliche base.

(B) Recreational Vehicle (RV) Space: A plot of land within a mobile home or vacation travel trailer park designated for the accommodation of a single recreational vehicle and including the pad that is reserved for the placement of the recreational vehicle.

(C) Recreational Vehicle (RV): Vacation travel trailer, travel trailer, and recreational vehicle are used synonymously and mean a vehicle designed for a temporary or short-term occupancy for travel, recreational and vacation uses. Such vehicles shall include any travel trailer, camp trailer, pop-up or tent campers, house trailer, mobile home, motor home or house car, and any pickup camper, on or off the pickup.

(D) Recreational Vehicle (RV) Park: Any tract of land under single ownership, of one (1) acre or more, where accommodation is provided for transient recreational vehicle overnight camping use.

Sec. 35-2. Location Requirements.

It shall be unlawful for any person to locate a RV park within the city limits except as provided in the zoning ordinance of the City of Angus.

Sec. 35-3. Density Requirements.

A maximum density of 12 recreational vehicles per acre shall apply to RV parks.

Sec. 35-4. Setbacks; Spacing.

The minimum setback and spacing requirements shall be as follows:

- A. Pad Spacing: 15 feet between RV parking pads
- B. Setbacks: 15 feet from RV park property lines and 20 feet from permanent structures
- C. Minimum Lot Size: Width – 28 feet; Depth – 60 feet

Sec. 35-5. License Requirements.

(A) License Required. It shall be unlawful for any person to operate any RV park within the city limits unless the person possesses a valid license issued for the current year by the City Council.

(B) Application for Original License. Application for an original license shall be in writing, signed by the applicant as to the truth of the application along with the payment of the license fee, and shall contain:

- (1) Name and address of applicant/owner;
- (2) Location and legal description of the RV park;
- (3) Plot plan of the park showing all spaces for recreational vehicles, any structures/building improvements, roads, walkways, parking spaces and other service and utility facilities; and
- (4) Any other information requested or deemed appropriate by the City.

(C) Application for Renewal. Application for renewal of a license shall be made in writing by the licensee on forms provided by the building official, on or before April 1 of each year. The application will contain any change in the information submitted on the original license.

(D) License Fee. All original license applications or renewals shall be accompanied by a fee of one hundred dollars (\$100.00) plus one dollar (\$1.00) for each recreational vehicle space in the park. The original fee shall be prorated on a quarterly basis between the date of original application and April 1. All renewal fees shall be due on April 1 of each year.

(E) Licenses Not Transferable. Licenses issued under the provisions of this ordinance shall not be transferred. A new license may be issued to any new owner upon compliance with the provisions of this ordinance.

(F) Notice of Violation; Suspension of License. Whenever, upon inspection of any RV park, the City finds that conditions or practices exist which are in violation of applicable provisions of this ordinance, notice shall be given to the licensee. Such notice shall (1) be in writing; (2) include a statement of the reason for such notice; (3) allow a reasonable time for the performance of the act it requires; (4) be served on the licensee or his agent either by personal service or mail to the last known address, or when notified by any method authorized or required by state law; and (5) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this article. Unless such conditions or practices are corrected within a reasonable period of time, the Mayor shall immediately suspend the license, and give notice in writing of such suspension. The licensee shall cease operation of such park, except as provided in subsection (G) below.

(G) Appeals. Any person affected by any notice issued in connection with the enforcement of any provision of this ordinance may request and be granted a hearing before the City Council, provided such person affected by the decision of the Mayor files a written request within fifteen (15) days after the notice was served to the City Secretary requesting such hearing and setting forth a brief statement of the grounds therefore. Upon receipt of the request, the City Secretary shall set a time and place for such hearing and give the petitioner written notice thereof. The filing of the request for a public hearing shall act as a stay of notice and of suspension. The petitioner shall be given an opportunity to be heard and show cause as to why the decision of the Mayor should be modified or withdrawn.

Sec. 35-6. General Park Supervision.

A responsible attendant, supervisor, or operator shall be in charge at all times to keep the RV park, its facilities and equipment in a clean, orderly and sanitary condition and he or she shall be answerable, with the licensee, for any violation of the provisions of this ordinance.

Sec. 35-7. Water Supply.

An adequate supply of potable water for domestic and fire protection purposes shall be supplied to meet the requirements of the RV park. Each RV space shall be provided with a water hookup at least four (4) inches above the ground and water hose connection for lawn maintenance.

Sec. 35-8. Sewage Disposal.

Waste from showers, bathtubs, toilets, lavatories in recreational vehicles or other buildings within the park shall be discharged into a public or private sewer system in compliance with all applicable laws and ordinances. In the event public services are not available such waste shall be discharged into a private disposal or dump system approved by and in compliance with the State and local health departments.

Sec. 35-9. Electrical Service.

Underground electrical service shall be provided throughout RV park and service to individual RV spaces shall meet the requirements as set forth in applicable ordinances, rules and regulations of the supplying power company and the City of Angus. All electric meters shall be permanently installed in a location accessible at all times for reading the meter.

Sec. 35-10. Lighting.

(A) Entrances and exits to RV parks shall be lighted at night-time.

(B) All roads shall have street lights.

(C) Each RV space shall have sufficient lighting at night to provide reasonable visibility.

(D) All luminaries shall be mounted fifteen (15) feet to twenty-five (25) feet above ground level.

Sec. 35-11. Walks.

All interior walks shall be an all-weather surface and not less than four (4) feet in width.

Sec. 35-12. Streets, Access, and Traffic Circulation.

(A) All RV parks shall have a double drive entrance separated by at least a ten (10) foot median.

(B) All internal streets and all street and traffic signage shall be privately owned, built and maintained. Streets shall be designed for safe and convenient access to all spaces and to facilitate for common use of RV park residents. All traffic-control signage along internal streets of the RV park shall conform to the State Manual on Uniform Traffic-Control Devices and be approved by the city prior to installation or placement. Within each RV park, all streets shall be named and numbered to conform with block numbers on adjacent streets. Street name signs and RV space numbers shall be of reflective type. The signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles.

(C) Emergency vehicles shall have access to all areas of the RV park.

(D) All other internal streets and off-street parking spaces at the RV park shall be designed and maintained to support the imposed loads of both emergency and recreational vehicles. All streets shall be provided with an all-weather surface so as to allow driving under all weather conditions and is in accordance with all subdivision, development, and zoning ordinances and regulations of the city. Streets and parking spaces shall be maintained free of cracks, holes and other hazards.

(E) Internal streets shall have a minimum width of twenty-eight (28) feet when parking is not allowed on the street and thirty-two (32) feet when parking is allowed on the street. Internal streets shall be continuous and connect with other internal streets or with public streets, or shall be provided with a cul-de-sac having a minimum radius capable of handling the largest emergency vehicle of the city. No internal street ending in a cul-de-sac shall exceed three hundred (300) feet in length.

(F) Internal streets shall intersect adjoining public streets at approximately ninety (90) degrees and at locations which will eliminate or minimize interference with traffic on those public streets.

(G) Each RV space shall be accessible by an internal street.

Sec. 35-13. Off-Street Parking.

At least one off-street parking space shall be provided for each RV space which shall be located adjacent to the RV pad site. Additionally, one (1) additional guest parking spaces shall be provided in a common area for every three (3) RV spaces in the park. Such guest parking spaces shall not be over two hundred (200) feet from the RV spaces they serve. Off-street parking spaces shall be located so as to not interfere with access to RV parking spaces.

Sec. 35-14. Drainage.

The ground surface in all parts of the RV park shall be graded and equipped to drain all surface water in a safe, efficient manner and free from stagnant pools of water.

Sec. 35-15. General Speed Limits

No person shall drive a motor vehicle on a roadway within the park at a speed greater than is reasonable and prudent under the circumstances then existing. The speeds authorized in this section for the roadways within the park shall be not more than twenty (20) miles per hour, but any speed in excess of the limits specified in this section shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful. The responsible attendant or supervisor, owner or operator shall be in charge of the RV park shall be responsible for ensuring that speed limits signs are posted on all roadways.

Sec. 35-16. Sanitation Facilities

RV parks that provide toilets, bath or showers, and other sanitation facilities must conform to the following requirements:

(A) The toilet and other sanitation facilities for males and females shall be either in separate buildings or shall be separated, if in the same building, by a soundproof and solid opaque wall. Such service buildings shall be well lighted and ventilated at all times with screened openings. These service buildings shall be maintained in clean, sightly

condition and kept free of any condition that could menace the health of any occupant. Service buildings shall be located not closer than twenty (20) feet nor farther than three hundred (300) feet from any RV space.

(B) An adequate supply of hot water shall be provided at all times in any required service buildings, and for all bathing, washing, cleansing and laundry facilities.

(C) Toilet and bath facilities:

(1) Separate toilet facilities for males and females shall consist of not less than one flush toilet for every eight (8) RV parking spaces. Additionally, male toilet facilities shall include one urinal for every ten (10) RV parking spaces.

(2) One male and one female shower facility with individual dressing accommodations for every eight (8) RV parking spaces.

Sec. 35-17. Disposal of Garbage and Refuse

RV parks shall provide a sufficient number of dumpsters to handle the refuse generated by their occupants. Such dumpsters shall be located in designated areas where pickup will be made by a city-approved solid waste collection firm.

Sec. 35-18. Fire Protection

(A) Fire hydrants shall be installed so that no RV parking space will be more than three hundred (300) feet from a fire hydrant supplied by a six (6) inch or larger water main.

(B) No person shall have an open fire within the RV park except in city approved barbeque pits and/or cooking facilities.

Sec. 35-19. Overnight Camping Usage Restricted

No person shall use a RV parking space hookup for more than fourteen (14) consecutive days and without at least a three (3) day interval between uses.

Sec. 35-20. General Penalty for Violations.

That any person violating this ordinance shall be guilty of a misdemeanor and said offense is punishable by fine in any sum not to exceed two thousand dollars (\$2,000.00) per occurrence.

Sec. 35-21. Severability Clause.

That should any article or section of this ordinance be decreed to be void by a court-of-law, the invalidity of such article or section shall not affect the validity of the remaining

portions of this ordinance and that each article and section or portion thereof not decreed to be invalid shall remain valid and enforceable.

Sec. 35-22. Conflicting Ordinances Repealed.

That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

Sec. 35-23. Effective Date.

This ordinance shall take effect immediately upon its passage and publication as the law requires.

APPROVED by the City Council of Angus, Texas on this 20 day of March, 2007.

Randy McCain
Mayor Pro Tem

ATTEST:

Betty McCain
City Secretary

City of Angus

6008 S IH45 W
Corsicana, TX 75110
(903) 874-3513

LEGAL

ORDINANCE NO. 126

THE FOLLOWING ORDINANCE WAS PASSED AND APPROVED ON THE 20th DAY OF MARCH 2007 BY THE ANGUS CITY COUNCIL AND IS AVALLIABLE IN THE CITY SECRETARYS OFFICE AT THE ANGUS GOVERNMENT CENTER. THE CAPTION READS AS FOLLOWS.

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City Secretary
Betty McCain

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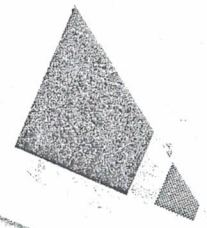
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Legal Notices

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NAVARRO COUNTY,
TEXAS SAID APPLI-
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BEVERAGE
COMMISSION IN
ACCORDANCE WITH
THE PROVISIONS
OF THE TEXAS
ALCOHOLIC BEVER-
AGE COMMISSION
IN ACCORDANCE
WITH THE PROVI-
SIONS OF THE
TEXAS ALCOHOLIC
BEVERAGE CODE.
JOSE LUIS
SANCHEZ -
PRESIDENT
NOE SANCHEZ -
VICE PRESIDENT
RAQUEL GASCA
SANCHEZA -
SECRETARY

City Secretary
Betty McCain.



903-

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THE FOLLOWING
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PASSED AND
APPROVED ON THE
20TH DAY OF
MARCH 2007 BY
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Public Notice

Pursuant to Article 258.002(c) of the Texas
Transportation Code

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