



City of Bellmead Planning & Zoning Meeting Agenda

Tuesday, February 17, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Call Meeting To Order

Invocation and Pledge Of Allegiance

Citizen Comments

This time is for citizens to address the Planning & Zoning Commission on issues and items of concern that are not on this agenda. Citizens will have comment time on any requested agenda item. There will be no Planning & Zoning Commission discussion or action at this time, and there is a time limit of three (3) minutes per person.

Personal attacks on the Planning & Zoning Commission or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

Regular Agenda

1. Approval of the Planning and Zoning Minutes for September 16, 2025, Regular Meeting.
2. **HOLD** a Public Hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to create the new Classification of R-MH, Residential Housing District; and Chapter 12 – Mobile Homes, Mobile Home Parks, and Manufactured Housing, to Remove all References and Regulations Relating to Manufactured Housing.
3. Consider an amendment to the Zoning Ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, that goes into effect September 1, 2026.
4. **HOLD** a Public Hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to remove restrictions on front yard carports in R-1, R-1A, and R-2 zoning districts.
5. Discuss changes to the zoning ordinance that would remove the prohibition of carports in front yards of R-1, R1-A, and R-2 zoned properties; and add appropriate development standards for new construction.



City of Bellmead Planning & Zoning Meeting Agenda

Tuesday, February 17, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Adjournment

Certification

I certify that the above notice of the meeting was posted on the Internet and the bulletin board at Bellmead City Hall on or before 5:00 p.m. on **February 11, 2026**. This notice will remain posted continuously for at least 3 business days before the scheduled date of said meeting in accordance with Chapter 551.043 of the Texas Government Code.

Shannon Garcia
City Secretary

In compliance with the Americans with Disabilities Act, the City of Bellmead will provide reasonable accommodations for persons attending and/or participating in this Planning & Zoning Commission Meeting. To better serve you, the request must be made at least 24 hours prior to the meeting. Contact the City of Bellmead at (254) 799-2436 or by fax at (254) 799-5969. The City Hall building is wheelchair accessible, with parking available at the front and east side of the building.

I certify the attached Notice and Agenda of items to be considered by the Planning & Zoning Board was removed by me from the bulleting board at the City Hall on the ____ day of _____, 2025.



**THE CITY OF BELLMEAD
PLANNING AND ZONING COMMISSION
MINUTES
BELLMEAD CITY HALL
3015 Bellmead Dr.
September 16, 2025
6:30 P.M. – 7:40 P.M.**

CALL TO ORDER

The meeting was called to order on September 16, 2025, at the Bellmead City Hall, 3015 Bellmead Dr., Bellmead, Texas, at 6:30 P.M. by Chairman Charlie Morgan.

Councilman Tommy Bainbridge was present.

A quorum of the Planning and Zoning Commission was present as follows:

Attendee Name	Present	Absent	Late	Arrived
Charlie Morgan - Chairman	<input checked="" type="checkbox"/>			
Natasha Frank		<input checked="" type="checkbox"/>		
Johnny Coleman	<input checked="" type="checkbox"/>			
Aaron Beyk	<input checked="" type="checkbox"/>			
David Poulter	<input checked="" type="checkbox"/>			
Vacant				

Staff Present

Fred Morris	Community Development Director
Shannon Garcia	City Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE.

Invocation and Pledge of Allegiance was given by Charlie Morgan.

ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

- Alfred Lewis Wood Jr., 1413 Old Dallas Road, expressed opposition to a proposed zoning change at 1511 Old Dallas Road, citing heavy vehicle traffic, noise, possible water discharge, and commercial activity in a residential area.
- Fredi Hernandez and his son Miguel Hernandez, owners of 1511 Old Dallas Road, stated the trucks and activity were part of cleaning and filling the land to build a mechanic shop, and assured that traffic and digging would be reduced.
- Randy, Kyle, William, and Edna Devorskey, 1501 Old Dallas Road, detailed noise, flooding, and unsanitary conditions from the neighboring property, strongly opposing rezoning.
- Sandi Stroud, 1517 Old Dallas Road, supported the Hernandez family, noting they had improved the property and leveled the land, and had no ongoing issues.
- Julie Skyora requested to speak regarding the carport agenda item. Chairman Morgan informed Ms. Skyora that the item was for discussion only. She responded that she would wait to speak when the item is formally addressed.

REGULAR AGENDA

1. Approval of the Planning and Zoning Commission **August 19, 2025**, Regular Meeting Minutes.

APPROVING AUGUST 19, 2025, REGULAR MEETING MINUTES

MOTION: Board member Poulter motioned to approve the Planning and Zoning Commission minutes dated **August 19, 2025**.

SECONDED: Board member Coleman seconded the motion.

The motion carried 4-0.

2. Hold a public hearing regarding a proposed zoning change to 1511 Old Dallas Road, from R-2 Duplex & Apartment District to B-2 Business District.

Chairman Morgan opened the public hearing at 6:49 PM.

- Mr. Morris explained that the property currently contains a single-family home, a motor vehicle repair shop, sand and gravel storage, and poultry operations, reflecting the area's mix of residential and commercial uses. He noted that the current R2 zoning restricts the expansion of non-conforming uses, making rezoning necessary for any additional structures.
- Alfred Lewis Wood Jr., Fredi and Miguel Hernandez, Randy, Kyle, William, Edna Devorsky, reiterated earlier comments for the public record. Concerns were raised regarding noise, traffic, flooding, and the potential loss of the area's residential character, while supporters highlighted the property owners' efforts to clean up and improve the site. Mr. Randy Devorsky wanted the board to know that he and his family members are registered voters and vote every year.

Chairman Morgan closed the public hearing at 7:03 PM.

3. Consider an application for a zoning change at 1511 Old Dallas Road, from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.

- Discussion regarding the property at 1511 Old Dallas Road clarified that, although residential, the site is zoned R2 and is not strictly a single-family dwelling. Aerial and street-level photographs were presented to show the nearly 10-acre parcel, though the board noted they could not assess potential hazards from the images alone.
- Neighboring resident Randy Devorsky raised concerns about water runoff from the property affecting his home.
- Mr. Morris explained that the property's current R2 zoning allows it to continue operating as a legal non-conforming use, but any expansion or additional structures would require rezoning to a business district. Other commercial uses in the area are similarly non-conforming and permitted to continue under their existing footprints.

- Board member Beyk translated the above information in Spanish for Mr. Fredi Hernandez.
- Board members discussed that rezoning a single property to B2 could create inconsistencies with surrounding residential properties and might incentivize other property owners to request rezoning.
- The Board acknowledged the mixed-use character of the area and the importance of balancing residential concerns with potential commercial development.

CONSIDER AN APPLICATION FOR A ZONING CHANGE AT 1511 OLD DALLAS ROAD, FROM R-2, DUPLEX AND APARTMENT DISTRICT TO B-2, SECONDARY AND HIGHWAY BUSINESS DISTRICT.

MOTION: Board member Beyk motioned to deny the application for a zoning change at 1511 Old Dallas Road, from R-2, Duplex and Apartment District to B-2 Secondary and Highway Business District.

SECONDED: Board member Poulter seconded the motion.

The motion carried 4-0

The application to rezone 1511 Old Dallas Road was denied.

4. Discuss possible changes to the zoning ordinance that would remove a prohibition of carports in front yards of R-1, R1-A, and R-2 zoned properties.
 - Mr. Morris updated the Board members that the City Council began discussing inquiries from residents regarding the construction of carports in front of their homes. The Council has debated the issue for some time, with council members split on whether it would be appropriate. Ultimately, the council decided to refer the matter to the Planning and Zoning Commission for input, not a formal recommendation or decision, but to provide general guidance.
 - Chairman Morgan stated that he likes the idea of having the side and back options. What we see, particularly north of City Hall on Kane Street and in the older, original part of town, is that the lots are only 50 feet wide. With only five feet of side yard on each side, there's simply no room to add a carport or even a driveway that leads to a backyard carport. In many cases, if a house originally had a garage, it's been converted into a room, leaving only a small driveway in the front. That's all many homeowners have to work with.

In other parts of town, where the homes and lots are larger, there are more opportunities to add carports and other features.

- Chairman Morgan suggested that the current situation appears to stem from the lack of regulation over the years.
- Mr. Morris stated that he is unsure whether the issue stems from a lack of regulations or a lack of enforcement. He also noted that he and his staff are relatively new to the City of Bellmead but emphasized that his team is eager to ensure that existing regulations are properly enforced.
- Chairman Morgan asked if Mr. Morris could explain the 51% rule.
- Mr. Morris explained that if a structure is damaged by more than 51%, the property owner may not necessarily be allowed to rebuild it under current building regulations. For example, if someone had a carport and 51% of the carport was destroyed by a windstorm, new construction rules would apply. If carports are not permitted under current regulations, they would not be allowed to rebuild the carport.
- Board member Beyk thanked Mr. Morris for giving the board the information from other cities. Mr. Beyk stated that it is helpful to understand what other cities require.
- Mr. Morris encouraged the board to review the sample ordinance, and provide any input to the Council, understanding that any formal change would require Planning and Zoning recommendations, public hearings, and adoption through the established ordinance process.

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

Charlie Morgan
Chair

Shannon Garcia
City Secretary

Approved: _____



PLANNING & ZONING MEMO

Prepared By: Fred Morris

Approval: Yousry Zakhary

Public Hearing on Manufactured Housing

DESCRIPTION:

Hold a Public Hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to create the new classification of R-MH, Residential Housing District; and, Chapter 12 – Mobile Homes, Mobile Home Parks, and Manufactured Housing, to remove all references and regulations relating to manufactured housing.

BACKGROUND:

SB 785 made significant amendments to Section 1201.008 of the Texas Occupations Code to promote the broader placement of new HUD-code manufactured homes across municipalities in Texas. The bill aimed to reduce regulatory barriers and promote housing affordability by ensuring municipalities cannot arbitrarily exclude manufactured housing through restrictive zoning, location or permitting practices.

The City Council will consider amendments to the Code of Ordinances to bring local regulations into conformance with State law.

STAFF RECOMMENDATION:

Hold a Public Hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to create the new classification of R-MH, Residential Housing District; and, Chapter 12 – Mobile Homes, Mobile Home Parks, and Manufactured Housing, to remove all references and regulations relating to manufactured housing.

ATTACHMENTS:

Public Hearing Notice



CITY OF BELLMEAD PUBLIC NOTICE

Notice is hereby given that the City of Bellmead Planning and Zoning Commission and Bellmead City Council will conduct Public Hearings at Bellmead City Hall, 3015 Bellmead Dr., Bellmead, Texas, on the following dates:

- Planning and Zoning Commission Meeting – February 17, 2026, at 6:30 PM
- City Council Meeting – March 10, 2026, at 6:30 PM

The Public Hearings are to consider the following request:

CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES, APPENDIX A-ZONING, TO CREATE THE NEW CLASSIFICATION OF R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT.; AND, CHAPTER 12 – MOBILE HOMES, MOBILE HOME PARKS, AND MANUFACTURED HOUSING ^[1], TO REMOVE ALL REFERENCE AND REGULATION RELATING TO MANUFACTURED HOUSING.

The city of Bellmead is holding a public hearing to provide the opportunity for community input and comment.

For questions or information regarding the requests, please contact the Bellmead Community Development Director at 254-799-2436, ext. 6120, or fmorris@bellmeadtx.gov.



PLANNING AND ZONING COMMISSION MEMORANDUM FOR DISCUSSION

Prepared By: Fred Morris

Approval: Yousry Zakhary

Amendment to Appendix A – Zoning, to create R-MH, Residential HUD-Code Manufactured Housing District & Chapter 12 – Mobile Homes, Mobile Home Parks, Manufactured Homes, ETC.¹

DESCRIPTION:

Consider an amendment to the Zoning Ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, that goes into effect September 1, 2026.

BACKGROUND:

SB 785 made significant amendments to Section 1201.008 of the Texas Occupations Code to promote the broader placement of new HUD-code manufactured homes across municipalities in Texas. The bill aimed to reduce regulatory barriers and promote housing affordability by ensuring municipalities cannot arbitrarily exclude manufactured housing through restrictive zoning, location or permitting practices.

Specifically, it mandates that local governments allow installation of new HUD-code manufactured homes in at least one residential zoning classification or district within their jurisdiction. The bill also sets forth conditions under which municipalities must act on installation applications within 45 days or else the application is deemed approved by default. The Bellmead Zoning Ordinance has no allowable district and this amendment creates this new district.

SB 785 was designed to eliminate discriminatory practices that effectively exclude manufactured housing from certain areas. Additionally, the bill disallows zoning regulations that directly or indirectly ban the installation of such homes across an entire city, ensuring that an identifiable portion of land within city limits remains accessible for this housing type. This amendment provides opportunity for rezoning applications on properties where owners and/or developers wish to build subdivisions that allow manufactured housing.

The draft ordinance that is attached creates a stand-alone zoning district where stick-build single-family homes, duplexes and manufactured housing are allowed. The development standards for this district are the same as for R-1, meaning streets, water,

sewer and storm drainage would be standard, and the development intensity – the lot size – is the same as for R-1, with a minimum of 7700 square feet and 70’ minimum width.

The creation of the R-MH District addresses the primary needs concerning compliance with SB 785. Historically, Chapter 12 has historically functioned as the code that provides standards, enforcement and legacy-use regulations related to HUD-Code manufactured homes. To remove any possible confusion slight adjustments to Chapter 12 are also recommended.

The proposed amendments to Chapter 12 are very limited and are crafted to avoid creating vested-rights issues for lawfully existing mobile homes of HUD-Code manufactured housing. The areas identified in Chapter 12 as permitting manufactured homes are “grandfathered” and will be allowed to continue. The draft ordinances present to recommended changes to the ordinances.

ATTACHMENT(S):

Ordinance 2026-02
Ordinance 2026-03

ORDINANCE 2026-02

AN ORDINANCE BY THE CITY OF BELLMEAD, TEXAS, AMENDING THE CODE OF ORDINANCES, APPENDIX A-ZONING, TO CREATE THE NEW CLASSIFICATION OF R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT; TO PROVIDE A REPEALING CLAUSE, TO PROVIDE A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature determined that the affordability of housing in Texas was a serious concern; and

WHEREAS, the Texas legislature saw some zoning tools and special permits as a way to effectively keep manufactured homes out of a community; and

WHEREAS, SB 785 requires cities with zoning to allow new HUD-code manufactured homes by right in at least one residential zoning classification or district, so that this housing type is genuinely available inside city limits; and

WHEREAS, the City Council finds it appropriate to amend its zoning ordinance to bring it into conformance with State law.

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

Section 1. 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.

Section 2. Implementation. Appendix A, Zoning, is hereby amended to incorporate the following:

Section V-3. "R-MH" Residential District (HUD-Code Manufactured Homes)

A. Purpose and Intent

This district is intended to mirror the City's R-1 One Family Dwelling District while expressly permitting new HUD-code manufactured homes by right, in compliance with Chapter 1201, Texas Occupations Code, as amended.

Non-Cumulative District. The R-MH Residential District is a stand-alone zoning district. The uses permitted in the R-MH District are permitted only on property specifically zoned R-MH and shall not be deemed permitted, accessory, or allowed by implication in any other zoning district. The R-MH District shall not be construed as cumulative or pyramidal with respect to any other residential, commercial, or industrial district.

B. Definitions

HUD-Code Manufactured Home means a manufactured home constructed in accordance with the federal manufactured housing construction and safety standards and regulated under Chapter 1201, Texas Occupations Code, as amended.

New HUD-code manufactured home means a HUD-code manufactured home that qualifies as “new” under Chapter 1201, Texas Occupations Code, as amended, and the rules adopted thereunder by the Texas Department of Housing and Community Affairs.

C. Permitted Uses (By Right)

Only the uses expressly listed in this Section are permitted within the R-MH District. All such uses are permitted by right and shall not be subject to approval by specific use permit, special permit, conditional use permit, or any other discretionary authorization. A building or premises shall be used only for the following purposes:

1. New HUD-code manufactured homes, as defined herein;
2. Single-family dwellings;
3. Churches (except temporary revivals);
4. Schools, public or private, having a curriculum equivalent to a public elementary school, high school, or institution of higher learning;
5. Public parks, playgrounds, public recreation areas, and community buildings;
6. Municipal buildings, nonprofit libraries or museums, police stations, and fire stations;
7. Customary home occupations.

Accessory structures and accessory uses customarily incidental to a permitted residential use are allowed in the R-MH District, subject to and governed by the general accessory use and accessory structure regulations set forth elsewhere in this Appendix.

D. Height Regulations

No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except as otherwise provided in this Appendix.

E. Area Regulations

1. Front yard setback: minimum twenty-five feet (25').
2. Side yard setback: minimum five feet (5').
3. Rear yard setback: minimum thirty feet (30').
4. Minimum lot area: 7,700 square feet.
5. Minimum lot width: 70 feet.

F. Development Standards for Manufactured Homes

New HUD-code manufactured homes located in the City shall comply with the following standards:

1. Double-wide unit with a minimum width of twenty-four (24) feet;
2. Removal of running gear, tongues, axles, and wheels at installation;
3. Predominantly double-pitched roof with a minimum 3:12 pitch and residential roofing materials;
4. Exterior siding of materials commonly used on site-built single-family dwellings;
5. Perimeter skirting constructed of masonry or materials matching the siding;
6. Covered entry or dormer on any entry visible from a public street or right-of-way;
7. Permanent foundation designed by a Texas-licensed professional engineer;
8. Compliance with all building, housing, and installation standards currently adopted by the City and applicable state law.

G. Limitation

Only new HUD-code manufactured homes, as defined by Chapter 1201, Texas Occupations Code, as amended, may be installed or placed within the R-MH District. The relocation or installation of used or previously occupied manufactured homes is prohibited.

H. Minimum Rezoning Area and Purpose

1. Minimum Rezoning Area. Property may not be rezoned to the R-MH District unless the tract proposed for rezoning consists of not less than five (5) contiguous acres, exclusive of public rights-of-way, and is suitable for residential development based on access, utilities, and compatibility with surrounding land uses.

2. Purpose of Rezoning. The R-MH District is intended to provide an area for residential development and housing opportunity. A rezoning request to R-MH shall not be approved where the purpose or effect of the rezoning is the placement of a single dwelling or the creation of an isolated residential use within an otherwise non-residential area, rather than the development of a residential area consistent with the City's zoning and land-use objectives.

I. Administration

Applications shall be reviewed and issued ministerially where the proposal complies with this Section and other applicable ordinances. No special use permit or similar discretionary approval shall be required for a permitted use in this District.

ORDINANCE 2026-03

AN ORDINANCE OF THE CITY OF BELLMEAD, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLMEAD, TEXAS, INCLUDING (i) APPENDIX A, ZONING, TO CREATE A NEW R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, AND (ii) CHAPTER 12, MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES, AND RELATED REGULATIONS, TO PROVIDE CLARIFYING AND CONFORMING PROVISIONS CONSISTENT WITH THE R-MH DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature determined that the affordability of housing in Texas was a serious concern; and

WHEREAS, the Texas legislature saw some zoning tools and special permits as a way to effectively keep manufactured homes out of a community; and

WHEREAS, SB 785 requires cities with zoning to allow new HUD-code manufactured homes by right in at least one residential zoning classification or district, so that this housing type is genuinely available inside city limits; and

WHEREAS, the City Council finds it appropriate to amend its zoning ordinance to bring it into conformance with State law.

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

Section 1. 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.

Chapter 12 is hereby amended to incorporate the following:

**Chapter 12 MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES,
ETC.¹**

¹Editor's note(s)—Ord. No. 2008-013, §§ 1, 2, adopted July 8, 2008, repealed the former Ch. 12 in its entirety, and enacted a new Ch. 12 as set out herein. The former Ch. 12 pertained to similar subject matter. See also the Code Comparative Table.

Cross reference(s)—Buildings and building regulations, Ch. 4; licenses, taxation and miscellaneous business regulations, Ch. 10; planning and development, Ch. 15; subdivisions, Ch. 20; zoning, App. A.

State law reference(s)—Texas Manufactured Housing Act, Vernon's Ann. Civ. St. art. 5221f; local requirements and restrictions on mobile homes, manufactured homes, etc., Vernon's Ann. Civ. St. art. 5221f, §§ 4(c), 4A.

ARTICLE I. IN GENERAL

Sec. 12-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

HUD Code manufactured home means a structure:

- (1) Constructed on or after June 15, 1976 according to the rules of the U.S. Department of Housing and Urban Development;
- (2) Built on a permanent chassis;
- (3) Designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities;
- (4) Transportable in one or more sections; and
- (5) In the traveling mode, at least eight (8) body feet in width or at least forty (40) body feet in length or, when erected on site, at least three hundred twenty (320) square feet.

HUD Code manufactured home includes the plumbing, heating, air conditioning, and electrical systems of the home and does not include a recreational vehicle.

Manufactured home rental park means a subdivided area created for the purpose of subdividing land into lots to be rented for the placement of HUD Code manufactured homes.

Manufactured home subdivision means a housing subdivision created for the purpose of subdividing land into residential lots to be sold for the use and placement of HUD Code manufactured homes.

Mobile home means a structure:

- (1) Constructed before June 15, 1976;
- (2) Built on a permanent chassis;
- (3) Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
- (4) Transportable in one (1) or more sections; and
- (5) In the traveling mode, at least eight (8) body feet in width or at least forty (40) body feet in length or, when erected on site, at least three hundred twenty (320) square feet.

Mobile home includes the plumbing, heating, air conditioning, and electrical systems of the home.

Pre-existing HUD Code manufactured home means a HUD Code manufactured home, as defined herein, located within the city limits of the City of Bellmead on the date of the passage of this ordinance.

Pre-existing mobile home means a mobile home, as defined herein, located within the city limits of the City of Bellmead on the date of the passage of this ordinance.

Recreational vehicle means any of the following:

- (1) A travel trailer built on a chassis with a body width of less than eight (8) feet and a body length of less than thirty-two (32) feet designed to be transported and intended for human occupancy as a dwelling for short periods of time containing limited or no kitchen or bathroom facilities;
- (2) A pickup coach designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, or vacation;

- (3) A motor home which is a temporary dwelling used for travel, recreation, or vacation constructed as an integral part of a self-propelled vehicle; or
- (4) A camping trailer which is a folding structure mounted on wheels and designed for travel, recreational, or vacation use.

Recreational vehicle park means any lot or tract of land designed to accommodate two (2) or more recreational vehicles as defined herein and which exists as a privately owned/operated enterprise for the purpose of realizing a monetary profit.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-2. Mobile homes.

- (a) No mobile home may be installed, placed, replaced, located or relocated within the city limits. Any pre-existing mobile home located in a mobile home or manufactured home park may be replaced with a HUD Code manufactured home provided that: (1) the HUD Code manufactured home meets housing standards of the city, and (2) the HUD Code manufactured home is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing mobile home is removed. Any pre-existing mobile home or manufactured home that is not located in a mobile home or manufactured home park may be replaced with a HUD Code manufactured home that was manufactured ten (10) years prior to the date of moving, provided that: (1) such HUD Code manufactured home meets housing standards of the city, and (2) such HUD Code manufactured home is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing mobile or manufactured home is removed.
- (b) A pre-existing mobile home may be remodeled or reconstructed following a natural disaster or calamity that makes the mobile home uninhabitable only if the cost for remodeling or reconstruction does not exceed fifty (50) percent of the value of the pre-existing mobile home immediately prior to the remodel or reconstruction according to the latest tax rolls. Any remodeling or reconstruction of a pre-existing mobile home must be in accordance with city codes.
- (c) No pre-existing mobile home may be relocated from one (1) site to another within the city limits.
- (d) Except for pre-existing mobile homes, it shall be unlawful to park, hold or store a mobile home within the city for a period of longer than forty-eight (48) hours.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2020-14, § 1, 11-10-20)

Sec. 12-3. HUD Code manufactured homes.

- (a) Except as otherwise provided herein, a HUD Code manufactured home may not be installed, placed, replaced, located, or relocated within the city limits unless such HUD Code manufactured home is located in a manufactured home subdivision or manufactured home rental park.

The zoning ordinance governs the location of HUD Code manufactured homes within the city, and this chapter establishes supplemental standards and requirements applicable where such homes are permitted by zoning.

Where HUD Code manufactured homes are permitted by zoning, permit review shall be ministerial, based solely on objective compliance with applicable codes, and processed within the timeframes required by state law.

- (b) Any pre-existing HUD Code manufactured home located within the city limits on the date of the passage of this article, but not located in a manufactured home subdivision or manufactured home rental park may remain on an existing site if it is habitable and meets minimum housing standards for the city.
- (1) The owner of a pre-existing HUD Code manufactured home may remove it from its present location and place another HUD Code manufactured home on the same property provided that the replacement HUD Code manufactured home is: (1) newer than the HUD Code manufactured home it replaces, (2) at least as large in living space as the prior manufactured home, and (3) is put into place and brought into compliance with all applicable laws within ninety (90) days of the date that the pre-existing HUD Code manufactured home is removed.
 - (2) No pre-existing HUD Code manufactured home may be relocated from one site to another within the city limits of the City of Bellmead unless the site to which the pre-existing HUD Code manufactured home is relocated is within a manufactured home subdivision or manufactured home rental park or to a place that is otherwise authorized by law.
- Nothing in this subsection or elsewhere in this chapter shall be construed to permit the relocation of a pre-existing HUD Code manufactured home onto property zoned R-MH.
- (c) No pre-existing mobile home or HUD Code manufactured home, within or outside of a manufactured home subdivision or manufactured home rental park, shall be used for any purpose other than residential habitation.
- (d) A person may not perform any installation function relating to any mobile home or HUD Code manufactured home unless such person possesses a valid certificate of registration for the installation of manufactured homes as required by state law.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-4. Authorized location for manufactured home subdivisions and manufactured home rental parks.

A manufactured home subdivision and manufactured home rental park may only be located in that portion of the city currently zoned "I" Industrial and located in the area described:

Beginning at a point where Meyers Lane intersects with Oregon Street. South on Oregon Street until the street dead ends at 1501 Oregon Street. From Meyers Lane intersection with Oregon Street continuing east to Airline where the city limits intersect. Continuing south along Bowie to Concord Lane. Thence, east on Concord Lane ending at 4700 Concord Lane.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2022-12, § 1, 1-10-23)

Sec. 12-5. Exceptions.

HUD Code manufactured homes that comply with the provisions of this chapter may be placed on lots located in Texas Trails Subdivision Phase I as the same was platted and existed on June 1, 2008.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-6. Penalty.

Any person convicted of a violation of this chapter shall be fined not less than one dollar (\$1.00), nor more than five hundred dollars (\$500.00) for each offense. Each day the violation exists shall constitute a separate offense.

(Ord. No. 2008-013, § 2, 7-8-08)

Secs. 12-7—12-9. Reserved.

ARTICLE II. STANDARDS

Sec. 12-10. HUD Code manufactured home standards.

HUD Code manufactured homes located in the city after the date of passage of this article shall be subject to the following standards:

- (1) Any HUD Code manufactured home located within the city limits shall be a double-wide unit at least twenty-four (24) feet in width.
- (2) Running gear, tongues, axles, and wheels shall be removed from all HUD Code manufacturing homes at the time of installation.
- (3) The roof of a HUD Code manufactured home placed in the city must be predominantly double-pitched and have a minimum rise of three (3) inches for every twelve (12) inches of vertical run (3:12) roof pitch. The roof must be covered with material that is commonly used on site-built single-family dwellings within the city, including but not limited to asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass, or corrugated metal. The roof shall have a minimum eave projection and roof overhang of eight (8) inches.
- (4) Exterior siding shall be of a material that is commonly used on site-built single-family dwellings with the city that does not have a high gloss finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco, or similar material, but excludes smooth, ribbed, or corrugated metal or plastic panels.
- (5) The perimeter of the crawlspace beneath a HUD Code manufactured home placed within the city limits shall be skirted, with openings only for crawlspace ventilation, access, and equipment operation. Skirting shall be constructed of brick, masonry, concrete, stucco, or the same material as the siding of the unit. Shrubs shall be placed along the front and sides of each HUD Code manufactured home.
- (6) A storage building shall be provided at each site and shall be installed on concrete foundation prior to the occupancy of the unit. The storage building shall be placed at the rear or side yard, constructed of low maintenance materials and, if painted, shall match the color on the unit.
- (7) Each HUD Code manufactured home located within the city limits shall have a covered entry or dormer on any entry visible from a public street or right-of-way.

(Ord. No. 2008-013, § 2, 7-8-08; Ord. No. 2023-07, § 1, 9-12-2023)

Sec. 12-11. Recreational vehicle standards.

Recreational vehicles located in the city shall be subject to the following standards:

- (1) Recreational vehicles shall be registered according to the Texas Department of Motor Vehicles (DMV).
 - a. Registration sticker shall be affixed and visible on the right side of the front window.

b. Inspection sticker shall be affixed and visible on the left side of the front window.

License plates shall be current and registered according to the DMV.

(Ord. No. 2023-07, § 1, 9-12-2023)

Secs. 12-12—12-19. Reserved.

ARTICLE III. MANUFACTURED HOME SUBDIVISIONS

Sec. 12-20. General.

- (a) Manufactured home subdivisions may be created for the purpose of subdividing land into residential lots to be sold for the use of HUD Code manufactured homes. Such subdivisions shall be of a size of not less than four (4) acres. If a preliminary plat containing more than four (4) acres is approved by the city, the subdivision may be platted into sections. The first section shall contain not less than four (4) acres. Subsequent platted areas shall be a minimum of four (4) acres each.
- (b) HUD Code manufactured homes shall be placed on individually platted lots in manufactured home subdivisions under conditions set forth herein and in compliance with platting, street and infrastructure requirements of the subdivision ordinance of this Code.
- (c) A legible note shall appear on the plat below the manufactured home subdivision name that indicates that the subdivision was platted as a manufactured home subdivision. Property owners shall be given notice that the subdivision is platted as a manufactured home subdivision.
- (d) All utilities in a manufactured home subdivision shall be located underground.
- (e) Minimum lot standards for lots in manufactured home subdivisions shall be as follows:
 - (1) Minimum lot area shall be seven thousand (7,000) square feet;
 - (2) Minimum lot width shall be one hundred (100) feet;
 - (3) Minimum lot depth shall be seventy (70) feet.
- (f) The distance between the finished grade and the bottom of the exterior walls of a HUD Code manufactured home placed on a lot shall not exceed thirty (30) inches.
- (g) The HUD Code manufactured home shall be placed facing a street and shall be located where the apparent entrance or front of the HUD Code manufactured home faces the street frontage. The entrance to the HUD Code manufactured home must be located on one (1) of the two (2) longer sides of the HUD Code manufactured home.
- (h) Any HUD Code manufactured home located in a manufactured home subdivision must be installed on a permanent foundation in accordance with Texas Department of Housing and Community Affairs (TDHCA) rules. The permanent foundation system shall be as follows:
 - (1) A continuous concrete slab with a minimum thickness of four (4) inches;
 - (2) A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the HUD Code manufactured home unit, and under those portions of the chassis that bear the structural load of the unit. A minimum beam dimension shall be ten (10) inches wide by twelve (12) inches deep by twelve (12) inches high or as designated and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - (3) State approved tie-down anchor shall be installed in the slab.

- (i) The placement of each HUD Code manufactured home shall conform to the following minimum front, side and rear yard setbacks:
 - (1) The front setback shall be a minimum of twenty-five (25) feet.
 - (2) The side setback on an interior lot shall be a minimum of five (5) feet.
 - (3) The side setback on an exterior lot and for lots involving double frontages or where abutting a street at the entrance of the manufactured home subdivision shall be twenty-five (25) feet.
 - (4) The depth of the rear yard shall be at least thirty (30) percent of the depth of the lot but such depth need not be more than forty (40) feet.
- (j) Two (2) paved off-street parking spaces shall be provided for each lot in a manufactured home subdivision.
- (k) Only one (1) HUD Code manufactured home shall be placed on an individual lot within a manufactured home subdivision.
- (l) Screening walls or landscaping shall enclose all manufactured home subdivisions. Screening walls shall consist of either:
 - (1) A solid wood fence or masonry wall at least six (6) feet in height, with the finished side facing out from the lot on which such fence or wall is located; or
 - (2) An all season landscape screen four (4) feet in width, densely planted with a combination of deciduous and evergreen trees and shrubs which have the initial height of three (3) feet and will attain a height of six (6) feet within thirty-six (36) months after installation.

(Ord. No. 2008-013, § 2, 7-8-08)

Secs. 12-21—12-29. Reserved.

***ARTICLE IV. MANUFACTURED HOME RENTAL PARKS AND RECREATIONAL
VEHICLE PARKS***

Sec. 12-30. License.

It shall be unlawful for any person to maintain or operate a manufactured home rental park or recreational vehicle park within the limits of the city, unless such person shall first obtain a license as issued by the building official of the city. Such license shall be valid for a period not to exceed one (1) year and is subject to renewal upon expiration.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-31. License fees.

- (a) The annual license fee for each manufactured home rental park or recreational vehicle park shall be as set out in Appendix B for each manufactured home or recreational vehicle space provided with a minimum charge as set out in Appendix B.
- (b) The fee for transfer of a license shall be as set out in Appendix B.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-32. Application for license.

- (a) *Application for initial license.* An application for initial development of a manufactured home rental park or recreational vehicle park shall be filed with and issued by the building official of the city. The application shall be in writing, signed by the applicant, and shall include the following:
- (1) The name and address of the applicant;
 - (2) The location and legal description of the manufactured home rental park or recreational vehicle park;
 - (3) A complete plan of the subject park in conformity with the requirements of [these regulations];
 - (4) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the manufactured home rental park or recreational vehicle park;
 - (5) Evidence of special permit approval, if required;
 - (6) Such additional information as may be requested by the building official of the city, to facilitate a determination as to compliance of the proposed park with established legal requirements.

The building official of the city shall inspect the application and the proposed plans and specifications. In the event that the proposed manufactured home rental park or recreational vehicle park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this article and all other applicable ordinances and statues, the building official of the city shall approve the application and upon completion of the park according to the plans, shall issue the license.

In those instances in which a manufactured home rental park or recreational vehicle park is proposed for development which fails to reasonably satisfy particular requirements as herein prescribed a variance to certain of these requirements may be requested of the board of adjustment of the city. Those requirements for which a variance may be granted, in addition to the procedure governing the operation of the board of adjustment, are delineated in the zoning ordinance of the city.

- (b) *Application for renewal license.* Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the building official of the city shall conduct an on-site inspection of the subject manufactured home rental park or recreational vehicle park to ascertain compliance with the requirements established in this article. Subsequent to a determination of compliance, the building official of the city shall issue a certificate renewing such license for another year.
- (c) *Transfer of license.* Upon application in writing for a transfer of license, the provision of evidence of special permit transfer, if required, and payment of the license transfer fee, the building official shall issue a transfer of license.
- (d) *Expiration date of license.* All licenses issued under the terms and conditions of this article shall expire on the 31st day of December following the issuance date.
- (e) *Nonconforming manufactured home or recreational vehicle parks.* Such manufactured home rental park or recreational vehicle parks lawfully in operation on the effective date of this article and not in compliance with those regulations established herein may, upon application to the building official of the city for license renewal, be permitted to continue that operation as a nonconforming manufactured home rental park or recreational vehicle park facility. Any expansion and/or extension of said nonconforming manufactured home rental park or recreational vehicle park, however, is subject to and shall be in compliance with the regulations established in this article.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-33. Development plans and specifications.

Development plans as formulated for a proposed manufactured home rental park or recreational vehicle park are to be submitted to the building official of the city. Such development plans shall exhibit on a scale of one hundred (100) feet to one (1) inch the following site improvement data:

- (1) Name of the developer;
- (2) Name of the record owner of the subject property;
- (3) Legal description of the tract to be developed;
- (4) Tract boundary lines, the precise locations and width of all existing or recorded streets, easements and other rights-of-way forming the boundary of the subject tract;
- (5) Scale, north arrow and date;
- (6) Final contour data at two-foot intervals to show drainage of the site or as approved by the city engineer;
- (7) Width of each private street or other roadway or right-of-way;
- (8) Source of water supply and layout of water system, including locations of standard fire hydrants required in [these regulations];
- (9) Method of sewage disposal and layout of sewer system;
- (10) Name of the manufactured home rental park or recreational vehicle park;
- (11) Location, dimensions and purposes of any easements;
- (12) Boundaries of each HUD Code manufactured home or recreational vehicle space;
- (13) Address assignments (numbers only) to identify individual HUD Code manufactured home or recreational vehicle spaces;
- (14) Front building setback lines on all HUD Code manufactured home spaces (not applicable to recreational vehicle parks); and
- (15) Location and quantity (in acres) of common recreation area.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-34. Manufactured home rental park regulations.

The regulations described in this section govern the development, operation and maintenance of those manufactured home rental parks which exclusively accommodate HUD Code manufactured home uses as previously defined and do not provide facilities to accommodate recreational vehicles, as defined.

- (1) *Manufactured home rental park development requirements.*
 - a. The manufactured home rental park shall be located on a well-drained site, properly graded to insure adequate drainage and freedom from standing pools of water.
 - b. HUD Code manufactured home spaces shall be provided consisting of a minimum of five thousand (5,000) square feet for each space which shall be at least fifty (50) feet wide and clearly defined, provided, however, that manufactured home rental parks in existence on the effective date of this article which provide spaces having a width or area less than that above prescribed may continue to operate with spaces of the existing width and area, but in no event shall a space be less than twenty-five (25) feet wide and have an area of less than twelve hundred fifty (1,250) square feet.

- c. HUD Code manufactured homes shall be placed on each lot so that irrespective of spatial orientation, a twenty-foot separation shall be provided between HUD Code manufactured homes. The setback from a side lot line shall be at least ten (10) feet. No HUD Code manufactured home shall be located closer than fifteen (15) feet from any building, right-of-way or any property line boundary bounding the park.
- d. All spaces shall abut upon a paved driveway of not less than twenty (20) feet in width, which shall have unobstructed access to a public street, alley or highway. Paved off-street parking facilities in the ratio of two (2) spaces for each HUD Code manufactured home space shall be provided. Such parking facilities shall be included to satisfy the minimum space area requirement and shall be considered when determining separation between HUD Code manufactured homes.
- e. Walkways not less than three (3) feet wide shall be provide from the HUD Code manufactured home spaces to the service buildings and/or common recreation area.
- f. All driveways and walkways within the park shall be constructed of asphalt, brick or concrete and shall be lighted with guard lights located at intervals of not more than two hundred fifty (250) feet.
- g. It shall be unlawful for any person operating a manufactured home rental park or occupying a HUD Code manufactured home in a manufactured home rental park to construct or permit to be constructed within such park any site-built addition to a HUD Code manufactured home. Manufactured components and awnings of canvas or metal, suitably constructed, may be attached or abutted to a HUD Code manufactured home.
- h. One accessory building per HUD Code manufactured home space shall be permitted, provided that said building is located within a rear or side yard and is not placed within two (2) feet of any lot line.
- i. The distance from any part of a HUD Code manufactured home to an internal road or street shall be at minimum fifteen (15) feet.
- j. Not less than eight (8) percent of the gross land area within the manufactured home rental park site is to be utilized for common recreation purposes. No particular recreation site shall be comprised of less than twenty-five hundred (2,500) square feet.
- k. All site-built structures located within the manufactured home rental park shall be constructed and/or placed in compliance with the technical codes of the city.
- l. The manufactured home rental park development plan shall comply with all applicable requirements as stated in the subdivision ordinance of the city.
- m. Any HUD Code manufactured home located in a manufactured home rental park must be installed on a permanent foundation in accordance with Texas Department of Housing and Community Affairs (TDHCA) rules. The permanent foundation system shall be as follows:
 - 1. A continuous concrete slab with a minimum thickness of four (4) inches;
 - 2. A below grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the HUD Code manufactured home unit, and under those portions of the chassis that bear the structural load of the unit. A minimum beam dimension shall be ten (10) inches wide by twelve (12) inches deep by twelve (12) inches high or as designated and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the state.
 - 3. State approved tie-down anchor shall be installed in the slab.
- n. Screening walls or landscaping shall enclose all manufactured home rental parks. Screening walls shall consist of either:

1. A solid wood fence or masonry wall at least six (6) feet in height, with the finished side facing out from the lot on which such fence or wall is located; or
 2. An all season landscape screen four (4) feet in width, densely planted with a combination of deciduous and evergreen trees and shrubs which have the initial height of three (3) feet and will attain a height of six (6) feet within thirty-six (36) months after installation.
- (2) *Service buildings (laundry and sanitation facilities).*
- a. The provision of common laundry facilities is not required in manufactured home rental parks exclusively serving HUD Code manufactured home uses, as previously defined. In the event that common laundry facilities are to be provided within a manufactured home rental park, toilet and lavatory accommodations are to be afforded in accordance with the technical codes of the city and other applicable law. If common facilities are provided, the owner/operator of the manufactured home rental park shall provide security measures sufficient to assure the safety of the residents using such facilities.
 - b. The provision of sanitation facilities (i.e. showers, dressing accommodations, toilets, lavatories) is not required in manufactured home rental parks exclusively serving manufactured home uses as previously defined.
- (3) *[Restrictions.]* No mobile home may be placed or brought into a manufactured home rental park after the date of the passage of this article.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-35. Recreational vehicle park regulations.

The regulations described in this section govern the development, operation and maintenance of recreational vehicle parks, as previously defined.

- (1) *Recreational vehicle park development requirements.* Recreational vehicle parks shall be developed to conform to those requirements as herein delineated:
- a. Recreational vehicle parks shall be designed so as not to exceed a maximum of twenty (20) units per acre.
 - b. No minimum area is established for a recreational vehicle space except that utility hookups shall be located such that a ten-foot clearance shall be maintained between recreational vehicles when parked.
 - c. Not less than eight (8) percent of the gross land area within the park site is to be utilized for common recreation purposes.
 - d. Internal streets shall be paved and shall exhibit the appropriate dimensions as required in the following:
 1. One-way, no parking (acceptable only if park provides less than twenty-five (25) spaces): eleven (11) feet.
 2. One-way, parking on one (1) side only (acceptable only if park provides less than fifty (50) spaces): eighteen (18) feet.
 3. Two-way, no parking: twenty-four (24) feet.
 4. Two-way, parking on one (1) side only: twenty-seven (27) feet.
 5. Two-way, parking on either side: thirty-four (34) feet.
 - e. Parking facilities shall be provided at the park office as will accommodate a minimum of two (2) recreational vehicles.

- f. Each recreational vehicle space shall afford parking and maneuvering space sufficient such that the parking, loading, etc. of recreational vehicles shall not necessitate the use of any public right-of-way or privately-owned property which may abut the park.
 - g. Each recreational vehicle space provided with electrical service shall be so served through an underground distribution system. The park office and/or service buildings may receive electrical service as provided through overhead facilities.
 - h. Each recreational vehicle park shall provide, at minimum, one (1) sanitary disposal site (dump station) which discharge into the city sewage system.
 - i. All site-built structures located within the recreational vehicle park shall be constructed and/or placed in compliance with the technical codes of the city.
 - j. The recreational vehicle park development plan shall comply with all applicable requirements as stated in the subdivision ordinance of the city.
- (2) *Service buildings (laundry and sanitation facilities).* Each recreational vehicle park shall provide one (1) or more service buildings for the use of park patrons.
- a. Said service buildings shall provide for:
 - 1. One (1) flush toilet for women.
 - 2. One (1) flush toilet for men.
 - 3. One (1) lavatory for each sex.
 - 4. One (1) shower and dressing accommodations for each sex, provided in an individual compartment or stall.
 - 5. One (1) washing machine.
 - 6. One (1) slop sink, not less than fourteen (14) by fourteen (14) inches square and fourteen (14) inches deep.

The aforementioned amenities shall accommodate not more than twelve (12) recreational vehicle spaces. For each additional ten (10) recreational vehicle spaces or fraction thereof, one (1) flush toilet, one (1) shower with individual dressing accommodations, with one (1) lavatory shall be provided for each six (6), with laundry and slop sink facilities as described in items 5. and 6. to be provided for each additional twelve (12) recreational vehicle spaces.

- b. Service buildings providing the aforementioned facilities shall satisfy the following requirements:
 - 1. Service buildings housing sanitation and/or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems.
 - 2. Service buildings shall afford appropriate illumination, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, to include painted woodwork, as shall permit frequent cleaning and washing, and shall be maintained at a temperature of sixty-eight (68) degrees during the period October 1 through May 1. Floors shall be constructed of concrete or other equally impervious material, easily cleanable, and provided with floor drains which are connected to the sanitary sewer.
 - 3. 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 wall.
 - 4. All service buildings and park grounds shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

5. Service buildings housing sanitation facilities shall be located no closer than fifteen (15) feet nor farther than two hundred (200) feet from any recreational vehicle space within the park.
6. The owner/operator of the recreational vehicle park shall provide security measures adequate to assure the safety of residents using its laundry and sanitation facilities.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-36. Combined accommodations.

In the event a manufactured home rental park is proposed to provide facilities to accommodate recreational vehicles, the following regulations shall apply:

- (1) Those accommodations serving the recreational vehicles and HUD Code manufactured homes shall be physically separate and distinct, with the recreational vehicle facilities provided separate access to a public right-of-way such that recreational vehicle traffic does not intrude into the residential portion of the park occupied by HUD Code manufactured homes.
 - a. Within those portions of the manufactured home rental park proposed for recreational vehicle use, those requirements as specified in VI(F), Recreational Vehicle Park Regulations, shall apply.
 - b. Within those portions of the manufactured home rental park proposed for manufactured home use, those requirements as specified in VI(E), Manufactured Home Rental Park Regulations, shall apply.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-37. Water supply.

Manufactured home rental parks and recreational vehicle parks shall provide an adequate supply of pure water to all HUD Code manufactured home or recreational vehicle spaces within said parks in accordance with applicable ordinances. Each individual HUD Code manufactured home space shall be provided with a cold water tap not less than four (4) inches above the ground.

All plumbing work performed within a (manufactured) home or recreational vehicle park shall comply in all respects with the requirements of the city plumbing code.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-38. Sewage disposal.

- (a) Waste water from showers, bath tubs, flush toilets, lavatories, and laundry facilities within the service and/or other buildings within the manufactured home rental park or recreational vehicle park, in addition to dump station facilities, shall be discharged into a public sewer system in compliance with applicable ordinances.
- (b) Each HUD Code manufactured home or recreational vehicle space located within a (manufactured) home rental park or recreational vehicle park facility shall be provided a sewer connection not less than four (4) inches in diameter. The sewer connection in each HUD Code manufactured home or recreational vehicle space shall discharge waste water into a public sewer system in compliance with applicable ordinances.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-39. Electrical service.

Electrical service to individual HUD Code manufactured home spaces and recreational vehicle spaces, in addition to any service and/or office buildings, shall conform to those requirements specified in the electrical code adopted for use by the city.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-40. Garbage receptacles.

Within manufactured home rental parks or recreational vehicle parks, trash dumpsters and/or garbage cans possessing secure covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Such garbage receptacles shall be located not farther than three hundred (300) feet from any HUD Code manufactured home or recreational vehicle space. These receptacles shall be maintained in sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that said receptacles shall not overflow. Fees for collection and disposal of garbage shall be in accordance with the applicable ordinance governing and regulating refuse services.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-41. Fire protection.

- (a) *Fire extinguishing equipment required.* Each manufactured home rental park or recreational vehicle park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable regulations as stated in the fire codes of the city. No open fires shall be permitted in any place which may endanger life or property. No open fires shall be unattended at any time.
- (b) *Fire hydrants required.* Standard fire hydrants, in workable condition, shall be located within five hundred (500) feet of each HUD Code manufactured home or recreational vehicle space. All such fire hydrants shall be connected to not less than a six-inch diameter water line.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-42. Individual space numbering system required.

Within all manufactured home rental parks and recreational vehicle parks, each HUD Code manufactured home or recreational vehicle space shall be assigned a unique number description. Such numbering shall be not less than four (4) inches by two (2) inches in size and of a reflecting material and shall be displayed on the manufactured home or recreational vehicle space in a conspicuous location, visible from the internal circulation road which abuts the front yard of the manufactured home or recreational vehicle space.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-43. Park directory required.

All manufactured home rental parks or recreational vehicle parks, as herein defined, shall provide in a conspicuous location at each entrance to a public right-of-way a diagram displaying the location of each HUD Code manufactured home or recreational vehicle space within the park. The location of such diagram shall be identified by a blue light which will be clearly visible to anyone entering the park. The diagram of the park layout shall be enclosed in a weatherproof facility.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-44. Animals and pets.

No owner or person in charge of any dog, cat or other pet animal shall permit such animal to run at large or commit any nuisance within the limits of any manufactured home rental park or recreational vehicle park.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-45. Register of occupants.

It shall be the duty of each licensee to maintain a register containing a record of all HUD Code manufactured home or recreational vehicle owners/occupants located within the manufactured home rental parks or recreational vehicle parks. The register shall contain the following information:

- (1) The name and address of each HUD Code manufactured home or recreational vehicle occupant;
- (2) The name and address of the owner of each HUD Code manufactured home or recreational vehicle within the park;
- (3) The make, model, year, and license number or identification number of each home or recreational vehicle located within the park; and
- (4) The date of arrival and of departure of each HUD Code manufactured home or recreational vehicle.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-46. Supervision.

The licensee, or duly authorized attendant or caretaker, shall be in charge at all times to maintain the manufactured home rental or recreational vehicle park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee, for the violation of any provision of this article to which the licensee is subject.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-47. Violations.

- (a) Where the building official or his agent determines that the operation of a manufactured home rental park or recreational vehicle park violates some provision of this article, or any other provision of this Code, a complaint may be filed in the municipal court for the city against either the owner or the operator of the park or both.
- (b) Where the building official or his agent determines that the operation of a manufactured home rental park or recreational vehicle park violates some provision of this article, he may suspend the park's license to operate until such time as the park complies with the article. The licensee may appeal this suspension to the zoning board of adjustment of the city as provided for in the zoning ordinance. Operation of a park while the license is suspended shall constitute a violation of this article for the purposes of subsection (a) above.

(Ord. No. 2008-013, § 2, 7-8-08)

Sec. 12-48. Posting of license.

The license certificate shall at all times be conspicuously posted in the office of or on the premises of the manufactured home rental park or recreational vehicle park.

(Ord. No. 2008-013, § 2, 7-8-08)



PLANNING & ZONING MEMO

Prepared By: Fred Morris

Approval: Yousry Zakhary

Public Hearing on Carports

DESCRIPTION:

Hold a Public Hearing regarding an Ordinance amending the Code of Ordinances, Appendix A-Zoning, to remove restrictions on front yard carports in R-1, R-1A and R-2 zoning districts.

BACKGROUND:

Much discussion has previously occurred with the citizens and City Council concerning carports.

The zoning ordinance of the City of Bellmead was amended in 2002 to prohibit carports in the required 25' front yard setback in R-1, R-1-A and R-2. The reasoning for the restriction is unclear, as the minutes of the City Council meeting simply refer to the amendment as "housekeeping".

Beginning in 2024, surveys were conducted of citizens and council members but these did not yield clear sentiment either way. The Planning and Zoning Commission received a presentation on the carport ordinance in September 2025. The Commission discussed the survey information and regulations currently utilized by surrounding communities but did not take any formal action.

This change, as proposed, would repeal the previously adopted Ordinance 2002-001 that stated "no carport may be constructed on the front of any building" and remove this language from the use regulations in R-1. Removing the prohibition language will again allow front yard carports but they cannot be allowed without controls to protect the public and the neighborhood from bad design and poor-quality construction.

To provide a minimal level of protections, the R-1 district will be amended to add design criteria which will control structure location, size and construction. The standards will mandate an all-weather parking surface and limit a property to one (1) carport only. The same design standards are added to R-1A and R-2.

STAFF RECOMMENDATION:

Conduct a Public Hearing in association with amending Appendix A – Zoning, repealing Ordinance 2002-001, Carport Ordinance, to remove restrictions on carport construction in R-1, R-1-A and R-2 zoning districts and amend Appendix A – Zoning, Section V, R-1 to add development standards for carport location and construction.

ATTACHMENTS:

Public Hearing Notice



CITY OF BELLMEAD PUBLIC NOTICE

Notice is hereby given that the City of Bellmead Planning and Zoning Commission and Bellmead City Council will conduct Public Hearings at Bellmead City Hall, 3015 Bellmead Dr., Bellmead, Texas, on the following dates:

- Planning and Zoning Commission Meeting – February 17, 2026, at 6:30 PM
- City Council Meeting – March 10, 2026, at 6:30 PM

The Public Hearings are to consider the following request:

CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES, APPENDIX A-ZONING, TO REMOVE RESTRICTIONS ON FRONT YARD CARPORTS IN R-1, R-1A, AND R-2 ZONING DISTRICTS.

The city of Bellmead is holding a public hearing to provide the opportunity for community input and comment.

For questions or information regarding the requests, please contact the Bellmead Community Development Director at 254-799-2436, ext. 6120, or fmorris@bellmeadtx.gov.



Regular 02/17/2026
Item # 5

PLANNING AND ZONING COMMISSION MEMORANDUM

Prepared By: Fred Morris

Approval: Yousry Zakhary

Carport Ordinance Amendment

DESCRIPTION:

Discuss changes to the zoning ordinance that would remove the prohibition of carports in front yards of R-1, R1-A and R-2 zoned properties; and, add appropriate development standards for new construction.

BACKGROUND:

Much discussion has previously occurred with the citizens and City Council concerning carports.

The zoning ordinance of the City of Bellmead was amended in 2002 to prohibit carports in the required 25' front yard setback in R-1, R-1-A and R-2. The reasoning for the restriction is unclear, as the minutes of the City Council meeting simply refer to "housekeeping". That ordinance is included as Attachment A.

Beginning in 2024, surveys concerning carports were conducted of citizens and council members but these did not yield clear sentiment either way. The matter has also been presented and discussed by the Planning and Zoning Commission in September 2025.

This change, as proposed, would repeal the previously adopted Ordinance 2002-001 that stated "no carport may be constructed on the front of any building" and remove this language from the use regulations in R-1. Removing the prohibition language will again allow front yard carports but they can not be allowed without controls to protect the public and the neighborhood from bad design and poor-quality construction.

To provide a minimal level of protections, the R-1 district will be amended to add design criteria which will control structure location, size and construction. The standards will mandate an all-weather parking surface and limit a property to one (1) carport only. The same design standards are added to R-1A and R-2.

ATTACHMENT(S):

Redlined Ordinance

CITY OF BELLMEAD
ORDINANCE NO.
2026-04

AN ORDINANCE OF THE CITY OF BELLMEAD, TEXAS, AMENDING APPENDIX A – ZONING OF THE CODE OF ORDINANCES; AMENDING SECTION V "R-1" ONE-FAMILY DWELLING DISTRICT TO ADD DEVELOPMENT STANDARDS FOR CARPORTS; AMENDING SECTION V-1 "R-1A" AND SECTION VI "R-2" TO REMOVE FRONT-YARD CARPORT RESTRICTIONS; REPEALING ORDINANCE 2002-001; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds that regulating the construction and placement of carports is necessary to protect neighborhood character, ensure safe access, and prevent substandard, unsafe, or visually incompatible structures; and

WHEREAS, the Planning and Zoning Commission has reviewed the issue of front-yard carports and recommended adding minimum development and construction criteria to allow such improvements while protecting public safety and aesthetics; and

WHEREAS, the City Council desires to repeal outdated provisions and adopt clear standards consistent with current residential needs, community feedback, and building code practices.

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

SECTION 1. Findings.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. Amendment to Section V (“R-1”) – One-Family Dwelling District.

Appendix A – Zoning, Section V, R-1 adding development standards for carport location and construction of the Code of Ordinances of the City of Bellmead, Texas, is amended, to read as follows:

Section V. "R-1" One Family Dwelling District.

The following regulations shall apply to the "R-1" One Family Dwelling District:

- A. *Use regulations:* A building or premises shall be used only for the following purposes:

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1. Single-family dwellings.
 2. Church (except temporary revival).
 3. School, public or private, having a curriculum equal to a public elementary, high school, or institution of higher learning.
 4. Public parks, playgrounds, golf courses (except miniature golf), public recreation, and community buildings.
 5. Municipal buildings, nonprofit libraries or museums, police and fire stations.
 6. Farms, nurseries, truck gardens, and greenhouses provided no sales office is maintained.
 7. Customary home occupations.
 8. Accessory buildings and accessory uses customarily incident to the above uses (not involving the conduct of a business) when located on the same lot, including a private garage for one or more cars, bona fide servants' quarters not for rent or used for commercial purposes.
 9. (Reserved).
 10. Beauty shop.
- B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in Section XI hereof.
- C. *Area regulations:*
1. *Front yard.* The minimum front yard setback shall be twenty-five feet (25').
 2. *Side yards.* The minimum side yard setback shall be five feet (5').
 3. *Rear yard.* The minimum rear yard setback shall be thirty feet (30').
- D. *Intensity of use:* Every lot or tract of land having an area of not less than 7,700 sq. ft. and an average width of not less than seventy feet (70'), except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this ordinance and shall not have been changed since said date, such parcel of land may be used for a single family dwelling.
- E. *Additional use, height, and area regulations :* Additional use, height, and area regulations and exceptions are found in Section XI of this ordinance.

(Ord. of 9-10-63, § 1; Ord. No. 2001-001, § 1, 1-8-02; Ord. No. 2013-002 (5-14-13), § 1, 5-14-13; Ord. No. 2025-005, § 2, 6-10-2025)

Section V-C. Carport Development Standards – Applicable to R-1, R-1A, and R-2 Districts.

- A. Permit Required.
No carport shall be constructed or installed without first obtaining a building permit.
- B. Definitions.
- “All-weather surface” = concrete, asphalt, concrete pavers (not gravel).
 - “Open on all sides” = no walls or enclosures; support posts only.
 - “Visibility triangle” = sight-clearance triangle as defined in Section XI.
- C. Location.
- Minimum 10-foot setback from front property line (overhang included).
 - Minimum 5-foot setback from side property line.
 - No encroachment into public easements.

D. Safety & Traffic.

Carports shall not obstruct corner-lot visibility and must comply with Section XI.

E. Construction Standards.

- Structure shall remain open on all sides.
- Parking surface under carport must be all-weather.
- Must meet applicable ICC building & fire codes.
- Maximum width or depth = 24 feet.
- Only one (1) carport per dwelling unit permitted.

F. Non-Conforming.

Legal carports existing prior to adoption of this ordinance are legal non-conforming but may not be enlarged or rebuilt unless compliant with this section.

Section V-1. "R-1A" Duplex and Two-Family Dwelling District.

The following regulation shall apply to the "R-1A" Duplex and Two-Family Dwelling District.

A. *Use regulations:* A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R-1" One-Family Dwelling District.
2. Duplex and Two-Family Dwellings.

B. **One (1) carport per dwelling unit is permitted within a required front yard subject to compliance with Section V-C.**

(Ord. of 7-7-81, § 1; Ord. No. 2001-001, § 1, 1-8-02)

Section VI. "R-2" Duplex and Apartment District.

The following regulations shall apply to the "R-2" Duplex and Apartment District:

A. *Use regulations:* A building or premises shall be used for the following purposes:

1. Any use permitted in the "R-1", One Family Dwelling District.
2. Two family or duplex dwellings.
3. Apartment houses or multiple family dwellings.
4. Boarding, lodging and rooming houses.
5. Hospitals, except tubercular, liquor, narcotic, insane, feeble-minded, or animal hospitals.
6. Private clubs, fraternities, sororities, and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
7. Institutions of a religious, educational or philanthropic nature.
8. Short-term rentals.
9. Bed and breakfast.

B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height.

C. *Yard regulations:*

1. [*Front yard.*] There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be twenty-five (25) feet.

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2. *Side yards.* There shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, but such side yard need not exceed five (5) feet and shall not be less than four (4) feet.
 3. *Rear yard.* The depth of the rear yard shall be at least twenty-five (25) percent of the depth of the lot but such depth need not be more than twenty-five (25) feet.
- D. *Intensity of use:* Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed shall be located on lots containing the following areas:
1. A lot on which there is erected a single family dwelling shall contain an area of not less than 6,000 square feet.
 2. A lot on which there is erected a two family dwelling shall contain an area of not less than 6,000 square feet.
 3. A lot on which there is erected an apartment house or multiple family dwelling shall contain an area of not less than 1,800 square feet per dwelling unit.
 4. Where a lot or tract has less area than herein required and its boundary lines along their entire length touched lands under other ownership on the effective date of this ordinance and have not been changed, such parcel of land may be used for a single family dwelling.
- E. *Parking regulations:* Whenever a structure is erected, converted or structurally altered for a two family dwelling or a multiple family dwelling, one (1) parking space shall be provided and maintained on the lot for each dwelling unit in the building. Such parking space shall be on the lot and so arranged as to permit satisfactory ingress and egress of an automobile and such parking area shall be in addition to driveways.
- F. *Additional use, height and area regulations:* Additional use, height and area regulations and exceptions are found in Section XI herein.
- G. **One (1) carport per dwelling unit is permitted within a required front yard subject to compliance with Section V-C.**

(Ord. No. 2001-001, § 1, 1-8-02; Ord. No. 2021-003, § 9, 2-9-21)

Section 3. Cumulative Repealer Clause.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. The remainder of such ordinances not in conflict herewith shall remain in full force and effect.

Section 4. Severability Clause.

If any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

Section 5. Savings Clause.

That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

Section 6. Effective Date.

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

Section 7. Open Meetings Compliance.

It is officially found and determined that the meeting at which this ordinance was passed was open to the public as required by Chapter 551, Texas Government Code, and that public notice of the time, place, and subject of said meeting was given as required by law.

PASSED AND APPROVED ON FIRST READING _____.
PASSED AND APPROVED ON SECOND READING _____.
PASSED AND APPROVED ON THIRD READING _____.

Bryan Winget
Mayor

ATTEST:

City Secretary
Shannon Garcia

APPROVED AS TO FORM & LEGALITY:

City Attorney