

Agenda
Floresville City Council
Regular Meeting July 8, 2026, 6:00 PM
Floresville City Hall Council Chambers
1120 D Street, Floresville, Texas 78114

Special Note: A quorum of City Council members will be present in the council chambers while others will attend the meeting via videoconferencing.

1. Call Meeting to Order

2. Establish Quorum

3. Invocation

4. Recite U.S. Pledge of Allegiance & Texas Pledge

5. Public Comments

At this time, any person wishing to address the Council regarding an item on the agenda may do so. Speakers are requested to state their name and address for the record. Public comments are limited to 5 minutes per individual.

In accordance with the Texas Open Meetings Act, the City Council may not deliberate or take action on any matter that is not posted on the agenda. However, the Council may direct staff to place the item on a future agenda for discussion or action, if appropriate.

6. Public Hearing

Regarding submission of a grant application to the Texas Parks & Wildlife Department (TPWD).

7. Public Hearing

An ordinance amending the City of Floresville Code of Ordinances, Title XV – Land Usage, amending Chapter 153 Zoning, modifying the regulations for manufactured homes, manufactured home parks, and mobile homes within the City.

8. Consent Agenda

- a. Consideration, discussion, and possible action to approve meeting minutes for May 28, 2026.
- b. Consideration, discussion, and possible action to approve meeting minutes for June 25, 2026.

9. Presentation/Discussion

10. New Business

- a. Consideration, discussion, and possible action to approve the temporary closure of 3rd Street on July 13, from 7:30 a.m. to 9:30 a.m., for an AACOG

event

Mayor/Joseph Briones

Citizen Comment:

- b. Consideration, discussion and possible action to adopt Resolution #2026-016 authorizing the submission of a Texas Parks & Wildlife Local Park Grant Program application and Mayor to execute related certifications and assurances.

Parks and Recreation Director

Citizen Comment:

- c. Consideration, discussion, and possible action to approve the Children's Alliance funds request of \$8,000.

City Manager

Citizen Comment:

- d. Consideration, discussion and possible action to approve Ordinance #2026-022- Manufactured Home Ordinance

Planning Dept.

Citizen Comment:

- e. Consideration, discussion, and possible action to approve BuyBoard Quote No. B585900 from Ferguson Waterworks for the purchase of fire hydrants in an amount not to exceed \$96,000.00

Public Works Dept.

Citizen Comment:

- f. Consideration, discussion, and possible action on reconsideration of Agenda Item 7n from June 25, 2026, Regular Council Meeting; Consideration, discussion, and possible action to appoint one new member to the Floresville Economic Development Board; to include any re-appointment of current members, appointment to fill vacancies and/or replace existing members.

Mayor Pro Tem Flores

Citizen Comments:

- g. Consideration, discussion, and possible action to appoint one new member to the Floresville Economic Development Board; to include any re-appointment of current members, appointment to fill vacancies and/or replace existing members.

City Manager

Citizen Comment:

11. Executive Session

****Executive Session in accordance with Texas Government Code Chapter 551****

The Floresville City Council may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys; Section 551.072 deliberating about real property; section 551.073, deliberating about gifts, and donations; section 551.074 deliberating about personnel matters; Section 551.076 deliberating about security devices; Section 551.084 regarding exclusion of witness

in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088 deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the Floresville City Council may deliberate in executive session, vote on the matter in open session, and announce it for the minutes.

a. The City Council will meet in closed session pursuant to Texas Government Code Section 551.071 for purposes of consulting with attorneys.

1. Law Enforcement change order No. 1

b. The City Council will meet in closed session pursuant to Texas Government Code Section 551.074 deliberating about personnel matters.

1. City Manager

12. Adjourn

The City Council of the City of Floresville reserves the right to convene in closed session in accordance to Chapter 551 of the Government Code of Texas on any of the above items. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 830-393-3105 or fax 830-542-3131 for further information. C&A is used as an abbreviation for Consideration & Action on this agenda. I certify that the above notice of the meeting was posted on the bulletin board at City Hall, 1120 D Street, Floresville, Texas by DATE.

Evelyn Garcia – City Secretary

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion, and possible action to approve meeting minutes for May 28, 2026.

Summary:

Attachments:
None

Item Report

To: City Council

Meeting Date: July 8, 2026

Subject: Consideration, discussion, and possible action to approve the temporary closure of 3rd Street on July 13, from 7:30 a.m. to 9:30 a.m., for an AACOG event

Mayor/Joseph Briones
Citizen Comment:

Summary:

Attachments:

None

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion and possible action to adopt Resolution #2026-016 authorizing the submission of a Texas Parks & Wildlife Local Park Grant Program application and Mayor to execute related certifications and assurances.
Parks and Recreation Director
Citizen Comment:

Summary:

Attachments:
None

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion, and possible action to approve the
Children's Alliance funds request of \$8,000.
City Manager
Citizen Comment:

Summary:

Attachments:
None

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion and possible action to approve Ordinance
#2026-022- Manufactured Home Ordinance
Planning Dept.
Citizen Comment:

Summary:

Attachments:

1. PUBLIC HEARING 7.08.26
2. Exhibit A - Manufactured Home Amendment (revised) 7.8.26

NOTICE OF PUBLIC HEARING



On July 8, 2026, at 6:00 p.m., the City Council of the City of Floresville will conduct a public hearing to consider and take possible action on the following item.

An ordinance amending the City of Floresville Code of Ordinances, Title XV – Land Usage, amending Chapter 153 Zoning, modifying the regulations for manufactured homes, manufactured home parks, and mobile homes within the City.

The City Council invites all interested people who wish to be heard on this item to attend. The public hearings will be held at Floresville City Hall, 1120 D Street, Floresville, Texas.

Questions may be directed to 830-393-3105 option 6
or by email at permits@floresvilletx.gov

Exhibit A

All text which is underlined denotes addition of new text. All text which is ~~stricken-through~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing text which has been omitted shall be considered unchanged. All text which is both between braces { } and *italicized*, is for document organization and reference only and is not intended to be adopted. The Code of Ordinances of City of Floresville, Texas, Title XV – Land Usage, Chapter 153 – Zoning, Sections 153.015, 153.030, 153.050, 153.066, and 153.067 are hereby amended and Sections 153.036, 153.037, and a new Subchapter IX – Mobile Homes, Manufactured Homes and Manufactured Home Parks, including Sections 153.150, 153.151, 153.152, 153.153, 153.154, are hereby created as follows:

Sec. 153.015. – Establishment of districts and boundaries

- (a) For the purpose of this chapter, the city is hereby divided into five districts as follows:
 - (1) District R-1: Single-Family Residential District.
 - (2) District R-2: Multiple-Family Residential District.
 - (3) District B: Business District.
 - (4) District C: Commercial District.
 - (5) District M: Industrial District.
 - (6) District R-1A: Single-Family Residential and Manufactured Home District
 - (7) District MHP: Manufactured Home Park District
- (b) The location and boundaries of the districts herein established are shown upon the official zoning map, which is hereby incorporated into this chapter. Said zoning map, together with all notations, references and other information shown thereon and all amendments thereto, shall be as much a part of this chapter as if fully set forth and described herein. Said zoning map, properly attested, is on file in the office of the city secretary.

Sec. 153.030. – Compliance with regulations required.

Except as hereinafter specifically provided:

- (1) No land shall be used except for a purpose permitting in the district in which it is located;
- (2) No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located;
- (3) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which such building is located;
- (4) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which such building is located;

- (5) No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of the district in which such building is located;
- (6) The minimum yards, parking spaces and open spaces, including lot area per family, required by this chapter for each and every building existing at the time of original passage of the ordinance from which this chapter is derived or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building, nor shall any lot area be reduced below the requirements for the district in which such lot is located;
- (7) Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and, except as hereinafter provided, there shall not be more than one main building on one lot;
- ~~(8) Every HUD-code manufactured home hereafter installed shall be located on a lot as herein defined and must comply with this Code of Ordinances and must be properly tied down and skirted. In addition, HUD-code manufactured homes must be a minimum of 1,000 square feet in area and be of a model year not older than five (5) years prior to the current calendar year at the time of relocation; provided, however, that any HUD-code manufactured home proposed for relocation, with a model year no older than eight years prior to the current calendar year at time of relocation, and located within the city, may be relocated to a properly zoned site upon inspection and securing any appropriate permit and complying with requirements of the Code~~

Sec.153.036.- District R-1A, Single-Family Residential and Manufactured Home.

- (a) Use regulations. A building or premises shall be used only for the following purposes:
 - (1) Any use permitted in district R-1; and
 - (2) Manufactured housing outside of a manufactured home park.
- (b) Height regulations. No building shall exceed 45 feet or three stories in height without a special exception from the Board of Adjustment.
- (c) Area regulations.
 - (1) Size of yards.
 - a. Front yard. There shall be a front yard having a depth of not less than 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No parking shall be allowed within the required front yard.
 - b. Side yard. There shall be a side yard on each side of the lot having a width of not less than ten feet. A side yard adjacent to a side street shall not be less than 15 feet. No side yard for allowable nonresidential uses shall be less than 25 feet.
 - c. Rear yard. There shall be a rear yard having a depth of not less than 25 feet.
 - (2) Size of lot.
 - a. Lot area. The minimum lot area shall be 7,500 square feet.
 - b. Lot width. The width of the lot shall not be less than 75 feet at the front street building line, nor shall its average width be less than 50 feet.

- c. Lot depth. The average depth of the lot shall not be less than 125 feet, except that a corner lot, having a minimum width of not less than 80 feet may have an average depth of less than 120 feet provided that the minimum depth is no less than 90 feet.
- d. Existing lots. Where a lot having less area, width and/or depth than herein required existed in separate ownership upon the original effective date of the ordinance from which this chapter is derived, shall be consider existing nonconforming.
- (3) Lot coverage. In no case shall more than 40 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- (d) Parking regulations. Off-street parking spaces shall be provided in accordance with the requirements set forth in sections 153.050 through 153.054.
- (e) Additional requirements for manufactured housing.
 - (1) All appropriate state and county sanitation regulations shall be strictly observed;
 - (2) A manufactured home shall not be placed closer to the street than 25 feet to any property line abutting or lying within an R district, nor closer than 20 feet to any other property line.

Sec.153.037.- District MHP, Manufactured Home Park

- (a) Use regulations. A building or premises shall be used only for the following purposes:
 - (1) Any use permitted in district R-1;
 - (2) Manufactured housing outside of manufactured home park; and
 - (3) Manufactured home park.
- (b) Area regulations.
 - (1) Size of yards.
 - a. Front yard. There shall be a front yard having a depth of not less than 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No parking shall be allowed within the required front yard.
 - b. Side yard. There shall be a side yard on each side of the lot having a width of not less than ten feet. A side yard adjacent to a side street shall not be less than 15 feet. No side yard for allowable nonresidential uses shall be less than 25 feet.
 - c. Rear yard. There shall be a rear yard having a depth of not less than 25 feet.
 - d. Manufactured home parks. See Section 153.154 for additional setback standards applicable to manufactured homes and manufactured home parks.
 - (2) Size of lot.
 - a. Lot area. The minimum lot area shall be 7,500 square feet.
 - b. Lot width. The width of the lot shall not be less than 75 feet at the front street building line, nor shall its average width be less than 50 feet.
 - c. Lot depth. The average depth of the lot shall not be less than 125 feet, except that a corner lot, having a minimum width of not less than 80 feet may have an average depth of less than 120 feet provided that the minimum depth is no less than 90 feet.
 - d. Existing lots. Where a lot having less area, width and/or depth than herein required existed in separate ownership upon the original effective date of the ordinance from which this chapter is derived, shall be consider existing nonconforming.
 - (3) Lot coverage. In no case shall more than 40 percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

- (c) Parking regulations. Off-street parking spaces shall be provided in accordance with the requirements set forth in sections 153.050 through 153.054.
- (d) Additional requirements for manufactured home parks.
 - (1) All appropriate state and county sanitation regulations shall be strictly observed;
 - (2) A manufactured home shall not be placed closer to the street than 25 feet to any property line abutting or lying within an R district, nor closer than 20 feet to any other property line.
 - (3) No service building or other facilities for bathing, laundry and sanitation as required by the state and local health regulations, shall be located closer to the street than the required front yard setback, nor closer than 30 feet to any property line abutting or lying within an R district, nor closer than 20 feet to any other property line. Such buildings or facilities shall be accessible to all manufactured home spaces by means of the access drive or hard surfaced walks; and
 - (4) Open space recreation areas shall be provided in all parks accommodating or designed to accommodate 20 or more manufactured homes. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot. No outdoor recreation area shall contain less than 2,000 square feet.
 - (5) Travel trailers and recreational vehicles and other such relocatable housing that do not meet the definition of either a "mobile home" or a "manufactured home" are not permitted within any manufactured home park.

Sec.153.050.- Parking requirements based on use.

In all districts, with the exception of district B there shall be provided at the time any building or structure is erected or structurally altered (except as provided in section 153.051) off-street parking spaces in accordance with the following requirements:

- (6) Dwellings, including single-, two-family, manufactured homes, and multi-family. One parking space for each dwelling unit;

Sec.153.066.- Special uses.

- (a) Special uses. The city council, in accordance with statutory requirements by an affirmative vote, may, after public hearing and proper notice to all parties affected and after recommendations from the zoning administrator containing such requirements and safeguards as are necessary to protect adjoining property, authorize the location of any of the following uses in the special district, provided the application shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities, size, height and construction of signs, locations of buildings and the uses to be permitted, means of ingress and egress to public streets, and the type of visual screening such as walls, plantings and fences:
 - (1) Institutions of an educational, philanthropic or religious nature in any district;
 - (2) Radio broadcasting towers and stations, television towers and television transmitting stations in any district;
 - (3) Any installation of public utility, either privately or publicly owned, in any district (but not including offices);

- (4) Private clubs on a site of three acres or more in any district;
- (5) Hospitals on a site of five acres or more in any district;
- (6) Shopping centers or related commercial developments on a site of three acres or more in any district;
- (7) Apartment projects on a minimum site of 2½ acres or on one block of a street frontage between intersecting streets, whichever is smaller, in any district;
- (8) Professional offices for architects, engineers, landscape architects, attorneys, interior decorators and certified public accountants in any R-2 district;
- (9) Public stables on riding academies on a site of ten acres or more in any district;
- (10) Hotels and motels with related uses, on a site of five acres or more in any district;
- (11) Circuses, carnivals and other similar transit amusement enterprises in the business, commercial or industrial districts, but not within 300 feet of any R district;
- (12) Greenhouses or plant nurseries on a site of three acres or more in any district;
- (13) Beauty parlors and barbershops, neighborhood grocery stores and drug stores, washaterias and any other neighborhood services and businesses;
- (14) ~~A tourist or trailer camp and/or trailer park and or HUD-code manufactured home camp and/or HUD-code manufactured home park or a recreational vehicle park (subject to regulations in chapter 156) may be located in a business, commercial and/or industrial district and its extension into an abutting residential district; providing, however, such tourist or trailer camps, trailer parks, HUD-code manufactured home camps and HUD-code manufactured home parks or recreational vehicle parks (subject to regulations in chapter 156) shall comply with the following, where applicable, and such additional requirements as may be deemed necessary for proper development and the protection of the surrounding area:~~
 - a. ~~All appropriate state and county sanitation regulations shall be strictly observed;~~
 - b. ~~At least 1,500 square feet of lot area per trailer shall be provided; no trailer or HUD-code manufactured home shall be parked closer to the street than 30 feet to any property line abutting or lying within an R-district, nor closer than 20 feet to any other property line. A clearance of not less than 25 feet shall be maintained between trailer coaches or HUD-code manufactured homes on all sides;~~
 - c. ~~No service building or other facilities for bathing, laundry and sanitation as required by the state and local health regulations, shall be located closer to the street than the required front yard setback, nor closer than 30 feet to any property line abutting or lying within an R-district, nor closer than 20 feet to any other property line. Such buildings or facilities shall be accessible to all trailer coaches by means of the access drive or hard surfaced walks;~~
 - d. ~~Wherever practical, space shall be reserved for recreation and a playground; and~~
 - e. ~~All HUD-code manufactured homes must be located within a HUD-code manufactured home park. Exceptions may be granted to any single HUD-code manufactured home owner who obtains written permission from all property owners within a 250-foot radius and furnishes the documents to the city manager. Exceptions are also granted to all existing HUD-code manufactured home owners to remain at locations established prior to the effective date of the ordinance from which this chapter is derived.~~
- (15) ~~Any single HUD-code manufactured home owner must provide ten days' notice to all property owners within a 250-foot radius and furnish proof of notice to the permitting department. Forms shall be provided by the city.~~

Sec. 153.067. - Nonconforming uses.

The lawful use of land existing upon the original effective date of the ordinance from which this chapter is derived, although such use does not conform to the provisions hereof, may be continued, subject to the provisions hereof.

(1) *Previous use upon original date of ordinance.* The lawful use of a building existing upon the original effective date of the ordinance from which this chapter is derived may be continued, although such use does not conform to the provisions hereof. Such use may be extended throughout such portions of the building as are arranged or designed for such use, provided no structural alterations, except those required by law or ordinance, are made therein. Structural alterations would include, but not be limited to, additions to an existing building, removal of interior walls for the purpose of additional business usage space, and remodeling the front of a building in order to promote the business within. If such nonconforming building is voluntarily removed, the future use of such premises shall be in conformity with the provisions of this chapter.

(2) *Discontinued use.* In the event a nonconforming use of any building or premises is voluntarily discontinued for a period of one year, the use of the same shall thereafter conform to the regulations of the district in which it is located.

(3) *Change to conforming use.* A nonconforming use, if changed to a conforming use or a more restricted nonconforming use, may not thereafter be changed back to a less restricted use than that to which it was changed.

(4) *Zoning changes.* If, by amendment to this chapter, any property is hereafter transferred to a more restricted district by a change in the district boundaries, or the regulations and restrictions in any district are made more restrictive or of a higher classification, the provisions of this chapter relating to the nonconforming use of buildings or premises existing upon the original effective date of the ordinance from which this chapter is derived shall apply to buildings or premises occupied or used upon the effective date of such amendment.

(5) *Structural alterations require approval.* Repairs and alterations may be made to a nonconforming building, provided that no structural alteration or extensions shall be made except those required by law or ordinance, unless the building is changed to a conforming use.

(6) *Destruction of property.* A nonconforming use shall not be extended or rebuilt in case of obsolescence or total destruction by fire or other causes, with the exception of replacement of a manufactured home subject to Section 153.152. In the case of practical destruction by fire or other causes not exceeding 50 percent of its value, the building inspector shall issue a permit for reconstruction. If destruction is greater than 50 percent of its value, the board of adjustment may grant a permit for repair or replacement after public hearing and having due regard for the property rights of the persons affected when considered in the light of public welfare and character of the areas surrounding the designated nonconforming use and the purpose of this chapter, provided, however, that construction is completed within 12 months from the date of the permit.

(7) *Manufactured homes and manufactured home parks.* Spaces vacated within a nonconforming manufactured home park may be re-occupied by a replacement manufactured home, regardless of size, if:

- a. the nonconforming use of the land is authorized by law;
- b. at least 50 percent of the manufactured home spaces in the manufactured home park are physically occupied by a manufactured home used as a residence;
- c. the manufactured home must comply with standards related to separation and setback distances and space size applicable on the date the nonconforming use of the land was authorized by law; and
- d. the manufactured home is not located within a floodplain where such construction is prohibited for both manufactured home and new single-family residences.

SUBCHAPTER IX.- Mobile Homes, Manufactured Homes and Manufactured Home Parks

Sec.153.150.- Purpose.

- (a) The purpose of this subchapter is to establish standards for manufactured homes and manufactured home parks to ensure the safety, quality, and compatibility of both individual manufactured homes and those within manufactured home parks, while fostering affordability and harmonious integration into neighborhoods.

Sec.153.151.- Definitions.

- (a) Manufactured home (also HUD-code manufactured home). A structure as defined by the Texas Occupations Code, Chapter 1201, as amended, and which does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.15(b), as amended.
- (b) Manufactured home park. An area, lot, parcel or tract held in common ownership upon which four or more manufactured homes occupied as dwellings are located.
- (c) Manufactured home space. A portion of a manufactured home park designated for the exclusive use of one manufactured home, including any accessory structures, outdoor living areas, and parking spaces, but excluding any space for common use within the park, such as roadways, guest parking, and recreation areas.
- (d) Mobile home. A structure constructed before June 15, 1976 that is built on a permanent chassis and designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; is transportable in one or more sections, which in traveling mode is at least eight body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Sec.153.152.- Replacement of a Manufactured Home Outside of the R-1A or MHP District.

- (a) Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in the City outside an R-1A or MHP district, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home. Except in the case of a fire or natural disaster, the replacement manufactured home is limited to a single replacement of the manufactured home on the same property.

Sec.153.153.- Standards for Mobile and Manufactured Homes

- (a) Mobile homes shall be prohibited within the city.

- (b) Installation of a used manufactured home older than 5 years is prohibited.
- (c) In addition to the requirements of any building code, fire code or the City's Code of Ordinances, the following use and maintenance regulations shall be applicable to manufactured homes located within the city:
 - (1) All manufactured homes shall be installed and anchored in accordance with state department of housing and community affairs rules and regulations.
 - (2) All manufactured homes occupied as living quarters shall contain operable smoke detectors.
 - (3) All manufactured homes not located in a Manufactured Home Park shall be located and placed on separate lots and comply with all building setback requirements applicable to the zoning district.
 - (4) All manufactured homes installed after the date of this division shall be required to be mounted upon a permanent foundation system which shall be solid concrete, concrete runners, or masonry foundation.
 - (5) All manufactured homes shall have their wheels removed and shall have a fire-resistant skirting specifically designed for manufactured homes installed around the bottom of the perimeter of the manufactured home within 30 days of installation. Required skirting shall be maintained so as not to provide a harborage for animals or create a fire hazard.
 - (6) All permits shall be issued subject to compliance with all other applicable codes and ordinances of the city. A permit shall not be issued without evidence that the contract for the sale and installation of the home includes and meets all requirements of this section.
 - (7) One manufactured home may be temporarily placed on a lot while a pre-existing mobile or manufactured home is being replaced, provided that the temporary manufactured home is not occupied until the pre-existing home is disposed of. The temporarily placed manufactured home must comply with all yard setback requirements for the zoning district. Requirements for removal of wheels and skirting shall not be applicable to such temporary manufactured home. Such temporary placement shall not be permitted for more than 90 days beginning on the date the permit for the replacement home is issued. It shall be unlawful to allow the manufactured home to be parked longer than this period.
 - (8) The city manager or designee may authorize one or more manufactured homes, recreational vehicles, or other construction accommodation reasonably necessary to a construction site to be temporarily installed on the site, during the construction or reconstruction of a home or building. Such placement shall only be authorized while there is an active building permit on the site and shall not exceed one year. The property owner or owner's agent shall submit a written application to the city manager, including a concept plan, drawn to scale, showing the locations of any proposed temporary manufactured home, recreation vehicle, and/or building, water, waste, and electrical provisions, setbacks, ingress/egress, and any other pertinent information, as determined by the city manager or designee. Denial by the city manager or designee may be appealed to the City Council.

Sec.153.154.- Manufactured Home Park Standards

- (a) All manufactured home parks shall at least meet the following design and construction standards:
 - (1) Size of park and spaces. The minimum size of a park shall be one acre. A manufactured home space shall be at least three times larger than the manufactured home to be placed

- thereon and no less than 3,000 square feet in area. Such spaces shall be clearly delineated on the ground in accordance with an approved layout plan prior to issuance of a permit.
- (2) Spacing and separation of manufactured homes. A minimum separation of 30 feet between manufactured homes shall be provided. No manufactured home, accessory buildings, or appurtenances shall be closer than 25 feet from a park boundary abutting a public street nor closer than 10 feet from a park boundary that does not abut a public street.
 - (3) Off-street parking spaces. At least two off-street parking spaces shall be provided for each manufactured home space to reduce traffic hazards and improve the appearance of the manufactured home park. Where individual parking spaces are used, parking may be in tandem. In addition, an additional 150 square feet for each two manufactured home spaces shall be provided in a common area for the storage of boats and visitors' parking. All parking areas shall be hard surfaced with all-weather material and located to eliminate interference with access to parking areas provided for other manufactured homes and common parking areas within the park. Each parking space shall be maintained by the owner or agent free of cracks, holes, or other hazards.
 - (4) Streets. Every manufactured home park shall have direct access from a public street and each manufactured home space shall have direct access to a public street or to an internal street. Internal streets, no-parking area signs, and street name signs shall be privately installed, owned, and maintained, unless dedicated to and accepted by the city. Streets shall be designed for safe and convenient access to all manufactured home spaces and to facilities for common use of park residents. Internal streets shall be kept open and free of obstruction in order that police and fire vehicles may have access to any areas of the manufactured home park. The police department shall be authorized to issue citations for the violation of the provisions hereof and to remove and impound offending vehicles. All internal streets shall be paved and constructed to the general construction standards established by the city and shall be maintained by the owner or agent free of cracks, holes, and other hazards.
 - (5) Emergency access. Where an internal street provides access to a manufactured home space, the same shall be dedicated to the public as an emergency access easement to allow for the rapid and safe movement of emergency health and public safety vehicles. Each emergency access easement shall have a clear unobstructed width of at least 30 feet and shall connect at each end of a dedicated public street or shall have a turnaround of minimum 100 feet diameter.
 - (6) Street names and numbering. Internal streets shall be named and manufactured home spaces numbered to conform with block numbers on adjacent public streets. Street signs shall be of a color and size contrasting with those on public streets to avoid confusion as to which are private and which are public streets. These signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles.
 - (7) Walkways. All parks shall provide concrete walkways of minimum 36 inches in width for pedestrian access to each manufactured home from the adjacent street, constructed to specifications approved by the city.
 - (8) Streetlights. Streetlights shall be installed at every intersection or significant curve of public or internal roads, at the end of any cul-de-sac that exceeds 200 feet in length, and along public or internal roads such that there is no more than 500 feet between streetlights, as measured along the roadway.

- (9) Electrical and communication service. All electrical wiring in the manufactured home park shall be underground and in accordance with the city's electrical regulations. All telephone, cable TV, internet and other communication service lines in the manufactured home park shall also be installed underground.
- (10) Water supply. An adequate supply of potable water shall be supplied through the public water supply system to each manufactured home space through piping conforming with the city's plumbing regulations, and an outdoor hydrant shall be installed at each manufactured home space, at least four inches above the ground. All manufactured homes shall be within 500 feet of a fire hydrant.
- (11) Sewage disposal. Each manufactured home space shall be provided with a sewer riser pipe of minimum of four inches diameter. The individual sewer connections and other elements in the park sewer system shall conform with the city's plumbing regulations. Disposal shall be into the public sewer system.
- (12) Drainage. The park shall be located and graded as to drain away all surface water in a safe and efficient manner. Accumulations of stagnant water will not be permitted. Culverts and drainage ditches shall be maintained free of dirt and debris by the owner or agent.
- (13) Fire protection. Service buildings (office, laundry facilities, repair shops, etc.) shall be provided with emergency fire extinguishing apparatus of such types and sizes as may be prescribed by the city's fire prevention regulations. Fire-resistant skirting with the necessary vents, screens, and/or openings shall be installed on each manufactured home within 30 days after its emplacement in the park. Each manufactured home shall be equipped with an operable smoke detector. To ensure compliance by the manufactured homeowner with these requirements, the property owner shall make such compliance and confirmation thereof a condition in the agreement for rental of a manufactured home space.
- (14) Extensions of manufactured homes. No structural extension shall be attached to a manufactured home in violation of the spacing and clearance requirements of this code. An extension that does not violate those requirements may be installed if it meets the following requirements:
- a. Length no greater than that of manufactured home to which it is accessory.
 - b. To be dismantled on removal from the park of the manufactured home to which it is accessory.

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion, and possible action to approve BuyBoard
Quote No. B585900 from Ferguson Waterworks for the purchase of
fire hydrants in an amount not to exceed \$96,000.00
Public Works Dept.
Citizen Comment:

Summary:

Attachments:

None

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion, and possible action on reconsideration of Agenda Item 7n from June 25, 2026, Regular Council Meeting; Consideration, discussion, and possible action to appoint one new member to the Floresville Economic Development Board; to include any re-appointment of current members, appointment to fill vacancies and/or replace existing members.
Mayor Pro Tem Flores
Citizen Comments:

Summary:

Attachments:

None

Item Report

To: City Council
Meeting Date: July 8, 2026
Subject: Consideration, discussion, and possible action to appoint one new member to the Floresville Economic Development Board; to include any re-appointment of current members, appointment to fill vacancies and/or replace existing members.
City Manager
Citizen Comment:

Summary:

Attachments:
None