

Montgomery City Council
AGENDA REPORT

Meeting Date: May 27, 2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action on a request for a manufactured home to be placed at 413 Westway Drive, Montgomery, Texas, for the establishment of voter residency by residential occupancy within the proposed MUD 255 for TriPointe Homes.

Discussion

The developer has submitted a request to temporarily place a manufactured home on the development site to serve as a voter trailer, specifically to meet the Texas Commission on Environmental Quality (TCEQ) voter residency requirements during the MUD formation process.

The developer will need to comply with all applicable regulations regarding manufactured home placement and ensure proper utilities are available at the site.

References:

Sec. 54-25 Granting of exception to place home outside park; standards for homes located outside park.

No HUD code manufactured home not existing on the effective date of the ordinance from which this article is derived will be allowed along the Highway 105 corridor.

This finding is not met; however, the placement of this manufactured home is temporary and will be removed once voter residency requirements are satisfied.

The property must be one-fourth of an acre or larger in size.

This finding is met. The development property size is larger than one-fourth acre.

No more than one dwelling is permitted on any residential lot.

This finding is met. There is only one dwelling on this property.

The property must have a minimum of 75 linear feet street frontage.

This finding is met. The street frontage is greater than 75 feet.

The HUD code manufactured home must be placed a minimum of 15 feet from side property lines.

This finding will be met.

The HUD code manufactured home must be set back a minimum of 25 feet from the frontage line of the property, or 35 feet where the property faces a major street.

This finding will be met.

The HUD code manufactured home must be set back a minimum of 25 feet from the back property line.

This finding will be met.

The HUD code manufactured home must be used as a single-family dwelling.

This finding will be met.

The HUD code manufactured home must contain no less than 1,000 square feet.

This finding is not met; however, given its temporary nature, 941 square feet still provides adequate living conditions to fulfill necessary regulations.

Montgomery City Council
AGENDA REPORT

The HUD code manufactured home shall be no older than five years and in good condition at the time of permitting.

This finding will be met.

The HUD code manufactured home must be anchored to meet the manufacturer's specifications.

This finding will be met.

Four-inch sewer service shall be connected with SCH 40 PVC pipe, and shall be equipped with a sewer cleanout and P-trap. The line shall be left open for inspection.

This finding will be met.

Water service will be three-fourths of an inch rigid PVC pipe equipped with a cut-off valve within five feet of the service entrance to the HUD code manufactured home.

This finding will be met.

Electrical service from the utility pole will be routed underground and protected with a two-inch PVC conduit from the body of the HUD code manufactured home to the service disconnect on the utility pole. The line shall be left open for inspection.

This finding will be met.

Gas service lines must be routed underground to the service connection on the HUD code manufactured home. No gas lines shall be enclosed under the HUD code manufactured home by skirting.

This finding will be met.

Each HUD code manufactured home shall have a service porch at the primary entrance to be of a size no less than 12 feet by eight feet, with the long side to be against the manufactured home.

This finding will be met.

All HUD code manufactured homes and required porches shall be underpinned with products designed for such use and shall be properly skirted.

This finding will be met.

Upon completion of the items listed, each HUD code manufactured home owner shall contact the city building official to inspect and certify to the city, in writing, that the manufactured home is in compliance with this article. Such inspection shall also certify that the property meets or exceeds the requirements of the state plumbing code and the National Electrical Code, the requirements of the state department of labor and standards, and the requirements of all applicable technical codes adopted by the city.

Montgomery City Council
AGENDA REPORT

Recommendation

Based on the findings above, staff recommends approval subject to the following conditions:

1. The Developer shall obtain all required building permits and associated trade permits prior to placement of the manufactured home.
2. The temporary manufactured home (voter trailer) must be removed within thirty (30) calendar days following the successful confirmation of the MUD election results. Upon removal:

The site must be restored to a clean condition with all rubbish and debris removed

All utilities must be properly capped and terminated according to applicable codes

Developer shall notify staff upon completion of removal and site restoration.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/20/2025
Interim City Administrator	Anthony Solomon	Date: 05/20/2025