

Montgomery City Council
AGENDA REPORT

Meeting Date: October 10, 2023	Available Funds: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a request to locate a HUD-code manufactured home at 14692 North Liberty Street, Montgomery, Texas.

Recommendation

Consider the information and act as you see fit. Staff has no objections to the request.

Discussion

Issue:

The city has received a request from a resident to place a HUD-code manufactured home at 14692 North Liberty Street to replace the existing home that will be demolished prior to delivery of the new home.

Regulations:

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

The City Council may permit HUD-code manufactured housing to be located outside of a HUD code manufactured home park subject to the following requirements:

- (1) The property owner shall present a written request to the city for approval to place a HUD code manufactured home outside of a licensed HUD code manufactured home park. [*Met requirement*]
- (2) A public hearing will be scheduled by the city council to hear the request, with proper legal notice and publication required. [*Met requirement*]
- (3) 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. [*N/A*]
- (4) The property must be one-fourth of an acre or larger in size. [*Met requirement: 0.70-acre*]
- (5) No more than one dwelling is permitted on any residential lot. [*Will meet requirement with demo of existing home*]
- (6) The property must have a minimum of 75 linear feet street frontage. [*Met requirement: 159'*]
- (7) The HUD code manufactured home must be placed a minimum of 15 feet from side property lines. [*Met requirement: >25'*]
- (8) 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. [*Met requirement: >43'*]
- (9) The HUD code manufactured home must be set back a minimum of 25 feet from the back property line. [*Met requirement: >120'*]
- (10) The HUD code manufactured home must be used as a single-family dwelling. [*Met requirement*]
- (11) The HUD code manufactured home must contain no less than 1,000 square feet. [*Met requirement: 1,475 sq.ft.*]
- (12) The HUD code manufactured home shall be no older than five years and in good condition at the time of permitting. [*Meets requirement: will be new*]
- (13) The HUD code manufactured home must be anchored to meet the manufacturer's specifications. [*To be confirmed during inspection*]

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- (14) 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. ***[To be confirmed during inspection]***
- (15) 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. ***[To be confirmed during inspection]***
- (16) 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. ***[To be confirmed during inspection]***
- (17) 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. ***[To be confirmed during inspection, if applicable]***
- (18) 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. ***[To be confirmed during inspection]***
- (19) All HUD code manufactured homes and required porches shall be underpinned with products designed for such use and shall be properly skirted. ***[To be confirmed during inspection]***
- (20) Upon completion of the items listed in subsections (4) through (19) of this section, each HUD code manufactured homeowner 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.

Analysis:

If approved by City Council, the applicant will submit a permit application with the city. Separate permits will be required for the HVAC, plumbing, and electrical work. Once all work is completed, and inspection is done by the city building inspector to ensure compliance with all requirements.

Conclusion:

Staff has no objections to the request.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 10/06/2023
City Administrator	Gary Palmer	Date: 10/06/2023