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**CITY OF PORT LAVACA**

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**PB MEETING:** December 06, 2021 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 11.27.2021

**TO:** PLANNING BOARD

**FROM:** JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Consider and Discuss a Variance Request for manufactured homes to be permanently placed on two of the lots of a 3-lot proposed replat that is not a manufactured home park or in a block with at least half of the residential homes are manufactured homes. Being Lot 2A and Lot 3A, of Block 1, of the original W. Peikert Subdivision.

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**Chapter 26 – Manufactured housing**

No person shall place a manufactured home on property not approved for a manufactured home as per Chapter 26 of the City of Port Lavaca Code of Ordinances without a variance approval of said manufactured home by the Planning Commission.

Onel Diaz is presenting this proposed site plan for a variance request to place two manufactured homes on a parcel currently being platted from one lot to three lots. The two proposed lots requested for a variance for manufactured homes are accessed from Peikert Road. The remaining lot has an existing primary single-family residence.

Below references City Code of Ordances, Chapter 26 – Manufactured Housing, Section 26.2, where this variance request is compliant and will meet the ordinance as presented.

**Sec. 26-2. - Mobile home requirements.**

(a) Connection to water/sewer system prohibited. From and after the effective date of the ordinance from which this chapter is derived, placement permits shall not be issued for the installation of a mobile home, as defined in section 26-1, within or outside of the city limits where it is to be connected to the city's water and sewer systems.

*Applicant will adhere to the proper permitting prior to placement of the manufactured home.*

(c) Use. No mobile home shall be used for any purpose other than residential occupancy without the planning commission's recommendation and the city council's approval.

*The intent for the manufactured homes is to be utilized as a residence for perpetuity.*

Below references the City Code of Ordances, Chapter 26, Section 26.4, where this variance request is non-compliant and does not meet the ordinance as presented.

**Sec. 26-4. - HUD-Code manufactured housing.**

(2) Installation, habitability, and use.

c. HUD-Code manufactured housing shall be installed only in a manufactured housing park, manufactured housing subdivisions or other property approved by the building official as described in the remainder of this subsection. A HUD-Code manufactured home will be permitted to be installed on any lot on which a manufactured home was situated or any block with a mobile home density of at least 50 percent of existing structures, as of the effective date of the ordinance.

*The proposed manufactured homes are to be permanently installed on vacant lots that are not a manufactured home park and is not in a block with at least 50 percent of the existing structures are manufactured homes.*

**Future Land Use Map**

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The location of this variance request for manufactured homes is in proximity to the Future Land Use Map designated area for manufactured homes, and the Lakeside RV Resort is directly across Henry Barber Way from this plat. The two lots proposed for the manufactured homes are accessed from Peikert which is not a block with a mobile home density of at least 50 percent of existing structures per the aforementioned code.

**Department Comments:**

**Fire:** Manufactured homes meets all ordinance requirements for installation.

**Public Works:** Manufactured homes meets all ordinance requirements for installation.

**Development Service:** If the Planning Commission approves this variance request from Chapter 26 Manufactured Housing Sec 26.4(2)(c), the applicant must achieve compliance with all conditions of approval. Including, adherence to the site plan as approved. Ensure all installation permits and inspections are administered and followed.

Attachments:

- Replat
- Calhoun CAD
- Aerial map