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**CITY OF PORT LAVACA**

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**MEETING:** APRIL 10, 2025

**DATE:** 04/05/2023

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Per applicant, Sylvia Chapa, consider and discuss a Variance Request to Chapter 26 - Manufactured Housing and Recreational Vehicles for the placement of a manufactured home. To be placed on 515 S Ann, Lot 2 parcel ID # 17270

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Sylvia Chapa owns 515 S Ann, which is a 2 lot parcel of land. Ms. Chapa is requesting a variance to the Manufactured Housing and Recreational Vehicles ordinance to place a manufactured home on lot 2. The lot where Ms. Chapa is requesting the manufactured home to be placed does not currently have a manufactured home on the lot and has not had a manufactured home on the property in the last 180 days. The manufactured year is 1999.

**Chapter 26 – Manufactured housing**

**Sec. 26-4 (2) 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 in the past 180 days.*

**Sec. 26-3. (c)**

*Replacement option. Each manufactured home existing outside a manufactured home park or subdivision shall only be replaced one time with a newer model of equal or greater construction no older than ten years from the date of replacement. If the property with an existing manufactured home has a homestead exemption, the one-time replacement statement does not apply to that property. Any additional replacements shall be in conformance with the currently adopted codes set out in the City of Port Lavaca Code of Ordinances.*

**Department Comments:**

**Planning Board:** Denied. Members of the Planning Board made a motion to deny the request as to not set a precedent in allowing manufactured homes on residential lots not inside manufactured home parks and subdivisions. Also, it was noted the age of the manufactured home did not meet the minimum requirement of a 10-year replacement option.

**Development Service:** If approved, the applicant must ensure all installation permits and inspections are administered and followed.

Attachments:

- Variance request
- Calhoun CAD map