CITY OF PORT LAVACA

CC MEETING: April 14, 2025 **AGENDA ITEM _____**

DATE: 04.07.2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a Variance to Ordinance Chapter 26- Manufactured Housing and Recreational Vehicles for a manufactured home to be placed on a residential lot that is not in a manufactured housing park. The property is described as Lot 2 of Block 61 of the Original Townsite (521 S. Nueces St.).

Chapter 26 – Manufactured housing

In accordance with Chapter 26.4(2)(c) of City of Port Lavaca Code of Ordinances, 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.

Mr. Benjamin had made a similar request on a different property in June of 2024. The request was approved by the Planning Board and City Council. However, he was not able to come to an agreement with the owners of the property. Jacob Benjamin is requesting a variance to place a manufactured home on 521 S. Nueces Street. Mr. Benjamin's variance request is due to medical necessity. Mr. Benjamin has purchased a new manufactured home and will be leasing the property. Included is a note from his primary care provider that states that he should live within three (3) minutes response rate by EMS or to get to the hospital.

According to the tax role, the current property owner is William H. Clay (Estate) c/o Raymond C. Clay, Jr.

Due to the fact that both boards had approved Mr. Benjamin's previous request at another location, staff is recommending that council approve this request. However, staff is requesting that Mr. Benjamin be granted a Specific Use Permit for the sole and singular use.

Staff Recommendation: Approval contingent on granting a Specific Use Permit for the sole and singular use.

Property ID: 17479 For Year 2024

2024 Appraisal Notice | View Map | Print

Property Details

Account			
Property ID:	17479	**Geographic ID:**	S0001-00610-0002-00
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	521 S NUECES ST PORT LAVACA, TX 77979		
Map ID:	S0001-00610-0002-00	**Mapsco:**	
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 61, LOT 2		
Abstract/Subdivision:	S0001		
Neighborhood:	(1600) PORT LAVACA TOWN		
Owner			
Owner ID:	97121		
Name:	CLAY WILLIAM H (ESTATE)		
Agent:			
Mailing Address:	C/O RAYMOND C CLAY JR 463 RABBIT RUN RD VICTORIA, TX 77905		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$7,700 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$7,700 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$7,700 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$7,700
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

John B. Wright, MD
Port Lavaca Clinic Associates, PA
1200 North Virginia
Port Lavaca, TX 77979

361-552-6721
Fax: 361-552-7463

Re: Benjamin, Jacob, DOB 12/15/1957

6/11/2024

To Whom it May Concern.

I have been Mr. Benjamin's primary care provider for the past 8 years. He has several critical illnesses including having a tracheostomy secondary to vocal cord paralysis. In addition, he has atrial fibrillation and diabetes mellitus. He has also poor mobility due to osteoarthritis and respiratory issues. He can suddenly become incapacitated due to his medical problems and response times that vary by minutes can make huge difference in his possible outcome. Ideally, he should live within 3 minutes response rate by EMS or to get to the hospital.

Should you have any questions, do not hesitate to call: 361-552-6721.

Sincerely,

John B. Wright, MD
Port Lavaca Clinic Associates, PA