
CITY OF PORT LAVACA

MEETING: October 12, 2026 **AGENDA ITEM** _____

DATE: 09.28.2026

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a request 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 Port Lavaca Original Townsite, Block 20, Lot 4,5,6 (503 S. Colorado St.).

Chapter 26-4 – HUD-Code Manufactured housing

In accordance with Chapter 26.2(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.

Caleb and Layn Barnett are requesting placement of a 2027 manufactured home at 503 S. Colorado St.

Staff Recommendation: Denial

The request does not comply with the adopted ordinances

Planning Board Recommendation: Denial

The request does not comply with the adopted ordinances

Attachments:

- Application request and letter
- Future Land Use Map
- CAD details



City of Port Lavaca
Request for Variance

Planning Board Review

Date: 08/19/2026

Time: 6:00 PM

Location: 202 N Virginia
St. Port Lavaca, TX 77979

Date: August 5, 2026

Applicant Name: Caleb Barnett & Kalyn Barnett

Property ID or Address for variance: 503 S. Colorado St.

Variance being requested: manufactured Home Variance Request

Reason for request:

Placement of a manufactured home in the
City of Port Lavaca on the original townsites
block 20 currently known as 503 S. Colorado St.
(Please see attached documentation for required
specs and model information.)

Signature:

[Signature]

Phone

361-746-3470

CITY OF PORT LAVACA

To: Port Lavaca Planning Board Committee & City of Port Lavaca

From: Dionicio & Joyce Aguilar

Subject: Request for Variance Application - Aguilar Property 503 S. Colorado, Port Lavaca, Texas, Original Townsite Block 20, Lots 4, 5, 6

Date: August 5, 2026

Dear Planning Board Committee,

My name is Joyce Aguilar, and my husband is Dionicio Aguilar. We are both long-time Port Lavaca residents and live at 503 S. Colorado Street in Port Lavaca. We are respectfully submitting a Manufactured Home Variance Request application for your consideration and approval to allow the placement of a manufactured home on our property site. We understand that there are city requirements for submitting a request for a variance. We believe we have all the necessary paperwork for the application but we can provide additional information should you request something further.

My husband and I have been proud long-time residents of Port Lavaca for over 55 years. Our home is located on 3 lots. Our request is that you allow us to put a manufactured home on one of our lots where our daughter and son-in-law will reside until they save enough to purchase land, sell the manufactured home, and build their forever home. Many years ago, my husband's parents did this for our young family, allowing us to build our lives and roots here. Now, we hope to pass that same blessing and stability down to our daughter and son-in-law. They currently have a home and reside in Victoria, where they will be putting their house on the market soon. We would very much like to be able to provide our daughter and son-in-law with the opportunity to be Port Lavaca residents as well. This move will allow them to do so and be closer to work and family.

Submitted for your review are the specs for a 2027 manufactured home with windstorm requirements, anchoring, fees, and a foundation plan. The proposed manufactured home will be modern, well-maintained, safe, and properly installed to meet all local building, utility, and aesthetic standards. We kindly ask the Board to grant us your approval.

Thank you for your time, consideration, and service to Port Lavaca

Dionicio & Joyce Aguilar



Search Website



The Mercer

★ BEST VALUE

2852H32P01
1,387 Square Feet
Size 52' (L) X 26'-8" (W)
3 Bedrooms
2 Bathrooms

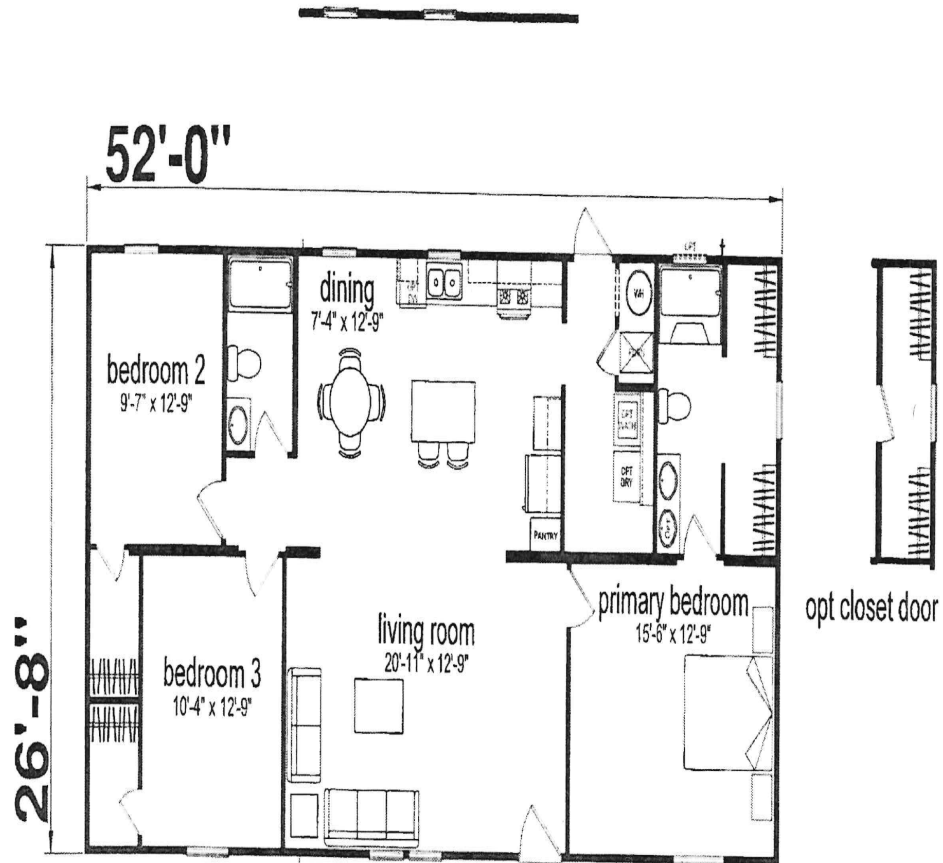
Starting at: **\$89,900**
Delivery is available in Texas, Oklahoma, and New Mexico. Starting prices do not include required delivery and installation. Actual price will be higher. *See below for pricing details and home information.

FIND WHERE THIS MODEL IS ON DISPLAY

EXTERIOR
INTERIOR



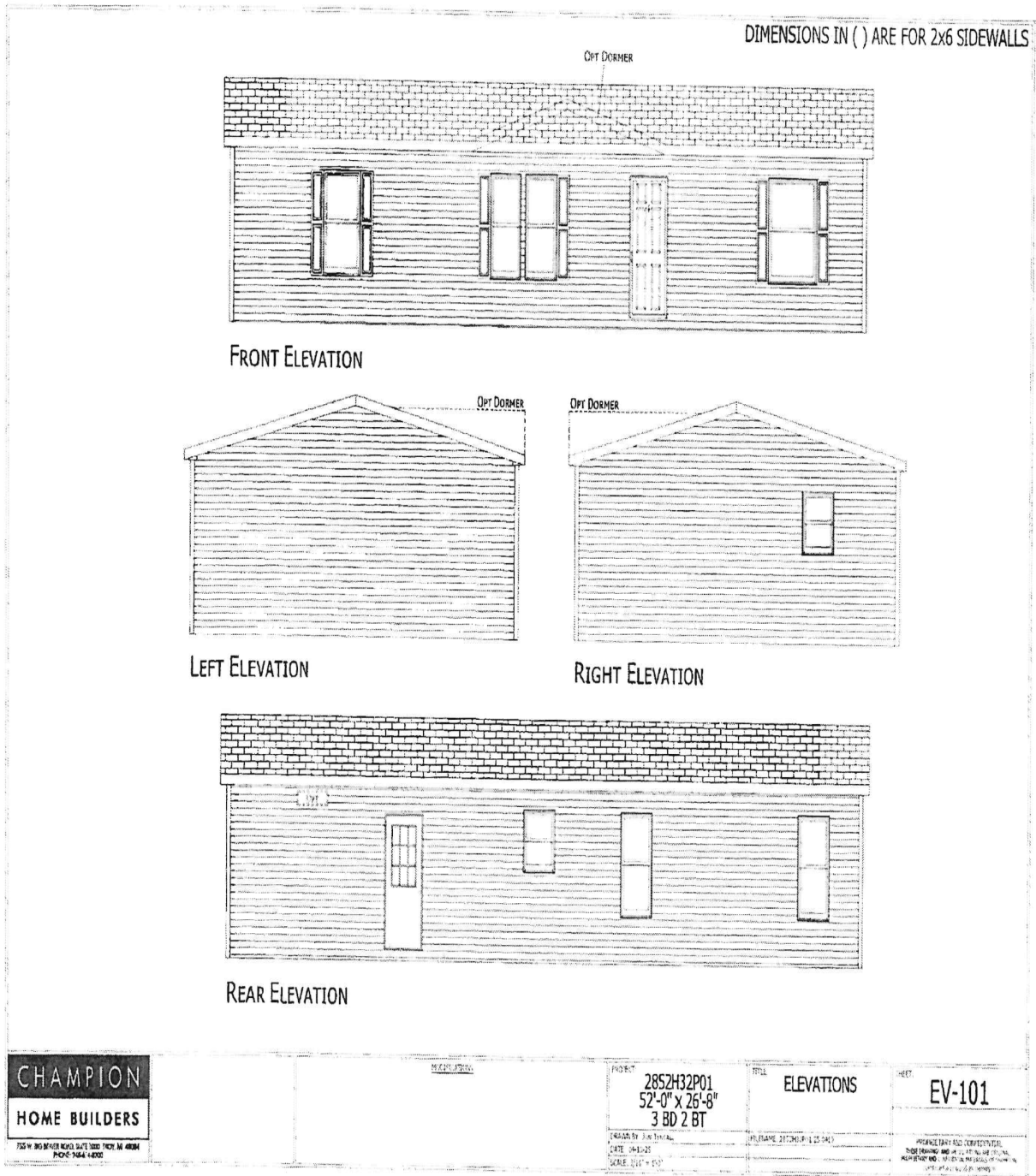
DATE: 11-18-24
SCALE: 1/4" = 1'-0"



2852H32P01
3 BEDROOM 2 BATH
1387 SQ. FT. - CONDITIONED

04-16-2025
2852H32P01.DWG

CITY OF PORT LAVACA

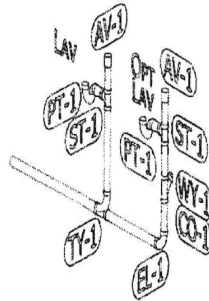


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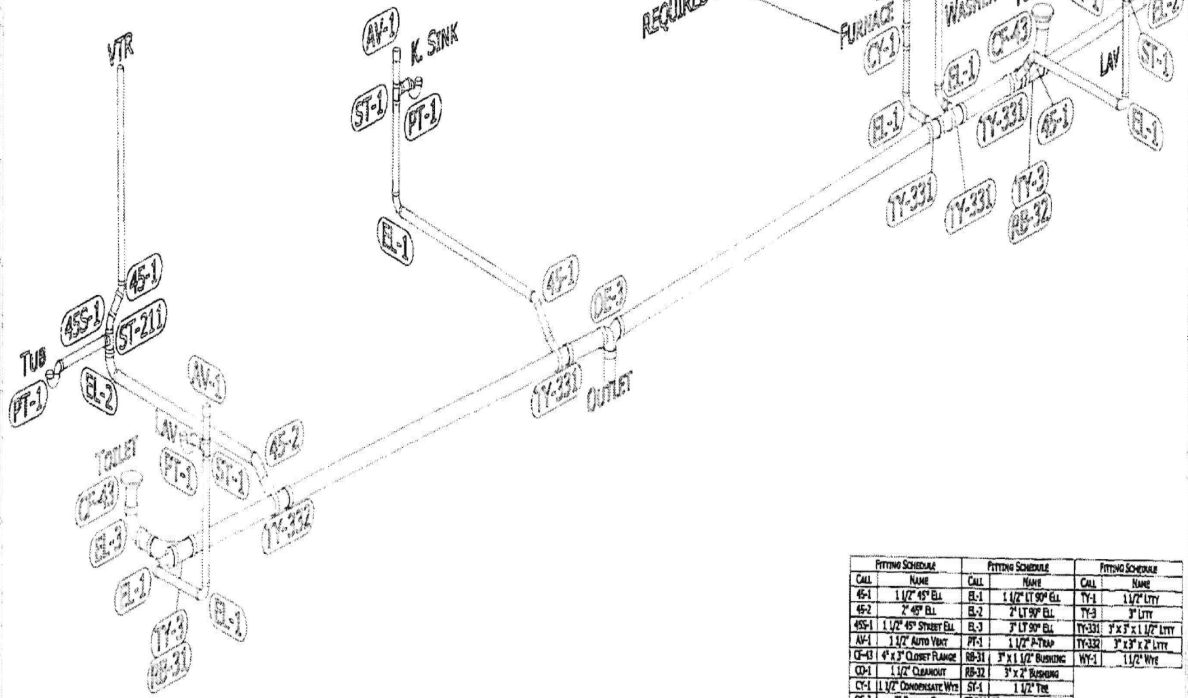
NOTES:

1. PIPE SIZES DETERMINED BY FITTINGS ON EACH SIDE.
2. SITE INSTALLED PLUMBING NOTED BY -----,

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS



OPT. DOUBLE LAVY



FITTING SCHEDULE		FITTING SCHEDULE		FITTING SCHEDULE	
CALL	NAME	CALL	NAME	CALL	NAME
45-1	1 1/2" 45° EL	EL-1	1 1/2" 45° EL	TY-1	1 1/2" TEE
45-2	2" 45° EL	EL-2	2" 45° EL	TY-2	2" TEE
45-3	1 1/2" 45° STREET EL	EL-3	1 1/2" 45° STREET EL	TY-3	1 1/2" TEE
45-4	1 1/2" 45° STREET EL	EL-4	1 1/2" 45° STREET EL	TY-4	1 1/2" TEE
45-5	1 1/2" 45° STREET EL	EL-5	1 1/2" 45° STREET EL	TY-5	1 1/2" TEE
PT-1	1 1/2" AUTO VENT	PT-2	1 1/2" AUTO VENT	PT-3	1 1/2" AUTO VENT
ST-1	1 1/2" CLINET PLUMB	ST-2	1 1/2" CLINET PLUMB	ST-3	1 1/2" CLINET PLUMB
CO-1	1 1/2" CLEANOUT	CO-2	1 1/2" CLEANOUT	CO-3	1 1/2" CLEANOUT
DE-1	1 1/2" DOWNLINE W/TS	DE-2	1 1/2" DOWNLINE W/TS	DE-3	1 1/2" DOWNLINE W/TS
DE-4	1 1/2" DOWNLINE W/TS	DE-5	1 1/2" DOWNLINE W/TS	DE-6	1 1/2" DOWNLINE W/TS

CHAMPION
HOME BUILDERS

PFS
PFS
PFS

PROJECT
2852H32P01
52'-0" x 26'-8"
3 BD 2 BT

TITLE
DRAIN LINE
PLAN

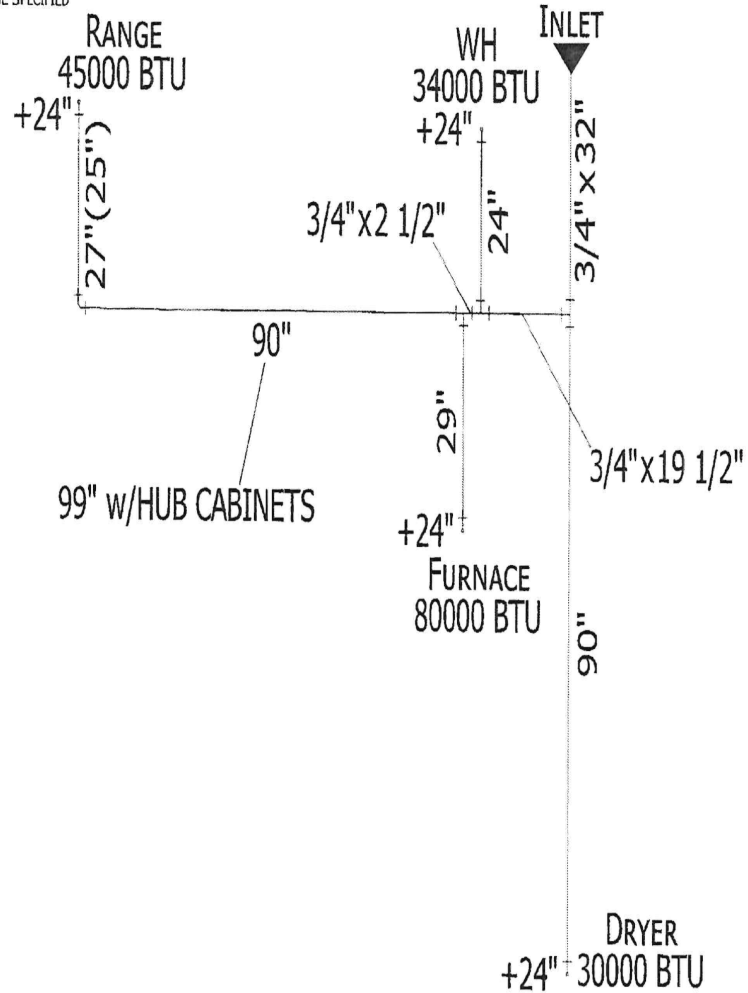
PROJECT
D-101

CITY OF PORT LAVACA

NOTES:

1. ALL PIPE SIZES 1/2" UNLESS OTHERWISE SPECIFIED
2. TOTAL BTU = 189,000
3. COLUMN LENGTH = 20'-0"
4. GAS APPLIANCES ARE OPTIONAL

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS



CHAMPION
HOME BUILDERS

PFS
PROFESSIONAL FIRM
REGISTERED IN
THE STATE OF TEXAS
102222

PROJECT

DATE

2852H32P01
52'-0" x 26'-8"
3 BD 2 BT

SCALE 3/8" = 1'-0"

TITLE

GAS LINE
PLAN

DESIGNED BY: J. J. JONES

SHEET

G-101

PLUMBING AND MECHANICAL
WORK SHOWN ARE CONSIDERED OPTIONAL
UNLESS OTHERWISE NOTED

DIMENSIONS IN () ARE FOR 2x6 SIDEWALLS

OVERALL CHECK ☒ PASS

WIND ZONE
WIND LOAD PSF

MODULE WIDTH IN.
NUMBER OF BOXES
WALL HEIGHT IN.
ROOF PITCH :12
ANGLE °
ROOF OVERHANG IN.
FLOOR JOIST SPACING IN. O.C.
RIM JOIST PLIES
FRAME SPACING IN.
BEAM DEPTH IN.
OPEN PORCH FT.
HOME LENGTH FT.

DIAPHRAGM CONSTRUCTION

DIAPHRAGM TYPE
FOAM BRAND
MINIMUM WIDTH IN.
MAX PLF PLF
MAX. END WALL REACTION LBS
MAX. INTERIOR REACTION LBS
MAX. SPAN FT.

FASTENERS

WALL CONSTRUCTION

BOTTOM PLATE THICKNESS
TOP PLATE THICKNESS
WALL TO FLOOR JOIST

GROUND TIE CHART

PIER HEIGHT (IN.)	NEAR BEAM ANGLE (DEG.)	FAR BEAM ANGLE (DEG.)	GROUND TIE SPACING (FT.)	MAX SPACING (FT.)
12	39.97		5.33	5'-4"
20	48.81		5.33	5'-4"
28	55.36		5.05	5'-0"
36	60.29	20.09	5.33	5'-4"
44	64.08	23.24	5.33	5'-4"
52	67.05	26.25	5.33	5'-4"
60	69.44	29.1	5.33	5'-4"
68	71.4	31.81	5.33	5'-4"

FLOOR CONSTRUCTION

FLOOR JOIST SIZE
FLOOR JOIST SPECIES
FLOOR JOIST GRADE
DECKING GLUED TO JOISTS

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

LEFT END WALL SHEAR WALL

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	Z2-1
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

*MAX. 1.1 JOIST PER NETHER S.C. ON SPILL (20.0)

RESULT ☒ PASS

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

SHEAR WALL 2

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	Z2-2
JOIST	2
WALL SCR.	8
SC O.C.	39 @ 4"
SF O.C.	45 @ 3.5"
BEAM LAG	4

*MAX. 1.1 JOIST PER NETHER S.C. ON SPILL (20.0)

RESULT ☒ PASS

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

SHEAR WALL 3

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	
JOIST	
WALL SCR.	
SC O.C.	
SF O.C.	
BEAM LAG	

RESULT ☐

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

SHEAR WALL 4

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	
JOIST	
WALL SCR.	
SC O.C.	
SF O.C.	
BEAM LAG	

RESULT ☐

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

SHEAR WALL 5

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	
JOIST	
WALL SCR.	
SC O.C.	
SF O.C.	
BEAM LAG	

RESULT ☐

VERTICAL TRIB FT.
KING POST HEIGHT* IN.
PORCH END WALL IN.

SHEAR WALL 6

DIST. TO NEXT SW FT.
MANUAL INPUT LBS
LOAD TO SHEARWALL LBS

PANEL LAYOUT

FROM MODULE EDGE IN.
PANEL LENGTH IN.
FROM MODULE EDGE IN.
PANEL LENGTH IN.

SHEARWALL PLF PLF

SHEARWALL PANEL
GYP. BRAND
FASTENERS
ADHESIVE
ONE SIDE OR TWO
MAX. SHEARWALL PLF PLF

*CONSTRUCT PER ENCL. 25.01

ZONE-ID	
JOIST	
WALL SCR.	
SC O.C.	
SF O.C.	
BEAM LAG	

RESULT ☐

CHAMPION
HOME BUILDERS
750 W. BEND AVENUE, SUITE 100, BEND, MN 55005
PHONE: 763-441-1000

PFS #25
1000 W. BEND AVENUE, SUITE 100, BEND, MN 55005
PHONE: 763-441-1000

REGISTRATION

PROJECT: 2852H32P01
52'-0" x 26'-8"
3 BD 2 BT

DESIGNED BY: K. FARMER
DATE: 10/16/14
SCALE: 1/8" = 1'-0"

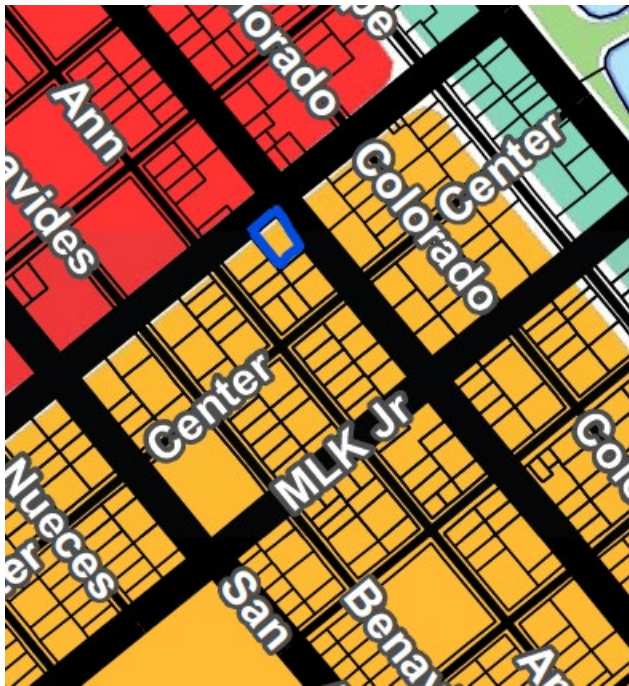
WIND ZONE II
SHEARWALL CALC

DESIGNED BY: K. FARMER
DATE: 10/16/14
SCALE: 1/8" = 1'-0"

SW-Z02

DESIGNED BY: K. FARMER
DATE: 10/16/14
SCALE: 1/8" = 1'-0"

CITY OF PORT LAVACA



Future Land Use

Low Density Residential	Commercial
Medium Density Residential	Light Industrial
High Density Residential	Industrial
Multi-Family	Parks and Open Space
Manufactured Home Park	Public/Semi-Public
Mixed Use	

