
CITY OF PORT LAVACA

MEETING: May 13, 2024

DATE: 04/24/2024

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a Variance to Chapter 26, the Manufactured and Recreational Vehicle Parks ordinance, to place a manufactured home on a developed existing residential lot that is not in a manufactured home park. The property is described as Block B, Lot 30, 15' of 29 of the Lou Davis Subdivision (302 Davis).

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.

Karl Meyer is requesting a variance to place a manufactured home on 302 Davis. Mr. Meyer's variance application explains that a manufactured home had previously been placed on the property. According to our records, service was discontinued on August 30, 2021 and the manufactured home was removed during that time. According to the tax appraisal office, Mr. Meyer purchased the property on September 2, 2022.

Planning Board Recommendation: DENIAL of the request for a Variance to Chapter 26, the Manufactured and Recreational Vehicle Parks ordinance, as to not set a precedent.

Staff Recommendation: Denial

The variance request for a manufactured home to be permanently installed as a residential home on an existing developed residential lot for the intent of occupancy does not meet the City Code of Ordinance, Chapter 26 Section 26.4(2)(c). If the request is approved, then this may allow other property owners throughout town to use this request for their benefit and defeat the intent of the ordinance. Therefore, staff recommends denial as per the aforementioned ordinance citation.

Attachments:

- Planning Board Review Application
- Request for Variance Form
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
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City of Port Lavaca
Request for Variance

Date: 4-9-2024


Name: Karl Meyer

Address: 302 Davis

Variance being requested: Manufactured ordinance

Reason for request: Own lot had a manufactured home on lot for over 50 years. Lot is set up for a new one water sewer & electric. Would like to put a new one back on the lot.

Karl F. Meyer
Signature


Phone number

Date of Planning Board: _____

Received by: 4/9/24



CITY OF PORT LAVACA
TEXAS

Application for Planning Board Review

(Required for all commercial / mixed use / residential more than 4 units ORD 42-159)

APPLICATION DATE: 4-9-2024

TO: PLANNING BOARD

FROM: Karl Meyer PHONE: 361 649-3339

SUBJECT: Variance Request to MFT ordinance

ADDRESS: 302 Davis / email. Kfmeyer33@gmail.com

SUMMARY DESCRIPTION:

LAND USE MAP: This area is shown as _____ on the Future Land Use Map.

FLOOD ELEVATION: _____ **BASE ELEVATION STRUCTURE:** _____

IS IT ON TXDOT HWY Yes/No (If so coordinate access & drainage with TXDOT)

PARKING ORD 48-106 & 48-107: _____

INCLUDE THE FOLLOWING:

- Copy of plat
- Conceptual plan with location of existing/new structures, parking, setbacks, drainage etc.
- Number of units proposed
- Location of city water/sewer (Owner pays for service extension over 35' if no meter on property)
- Location Fire Hydrant (hydrant within 250ft of property)

Property Details

Account

Property ID: 19641 **Geographic ID:** S0115-000B0-0015-00
Type: Real **Zoning:**
Property Use: **Condo:**

Location

Situs Address: 302 DAVIS AVE PORT LAVACA, TX 77979
Map ID: S0115-000B0-0030-00 **Mapsc0:** 1150
Legal Description: LOU DAVIS (PORT LAVACA), BLOCK B, LOT 30, 15' OF 29
Abstract/Subdivision: S0115 - LOU DAVIS (PORT LAVACA)
Neighborhood: 1150

Owner

Owner ID: 102243
Name: MEYER KARL FRED

Agent:

Mailing Address: 112 T ROOSEVELT
PORT LAVACA, TX 77979

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,010 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,400 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$6,410 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$6,410 (=)

Homestead Cap Loss: \$0 (-)

Assessed Value: \$6,410

Ag Use Value: \$0

Values displayed are certified 2023 values.

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.

Property Taxing Jurisdiction

Owner: MEYER KARL FRED %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$6,410	\$6,410	\$50.04	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$6,410	\$6,410	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$6,410	\$6,410	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$6,410	\$6,410	\$35.90	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$6,410	\$6,410	\$0.45	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$6,410	\$6,410	\$0.04	
S01	CALHOUN COUNTY ISD	0.794900	\$6,410	\$6,410	\$50.95	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$137.38

Estimated Taxes Without Exemptions: \$137.38

