



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	04/21/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Requestor
Reviewed by City Attorney		Department	Developmental Services
Subject	Discussion and possible action to variance request received, allowing for placement of a manufactured home on lot 44 of Travis Avenue; Manufactured Home Ordinance Chapter 151; Renobato		
Attachments / Supporting documents	Request, Letter, & Corresponding Information Submitted by Requestor		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

A variance is being requested by the property owner to allow the placement of a manufactured home on Lot 44 of Travis Avenue. The property is currently undeveloped.

The requestor proposes using a manufactured home to allow the structure to be elevated due to inadequate drainage conditions in the area. The owner's intent is to mitigate drainage issues and avoid creating additional runoff that could impact neighboring properties.

Should Council consider approval of the variance, the following stipulations would need to be addressed:

- Establishment of a timeframe for installation and/or an expiration date for the approved variance (e.g., six months, not to exceed one year).
- Establishment of a minimum age requirement for the manufactured home. The current ordinance allows replacement of an existing manufactured home only if it is no more than five years old.

§ 151.02 MOBILE HOMES PROHIBITED.

No mobile home shall be permitted within the city limits. Any mobile home located in the city legally, prior to the enactment of this subchapter and used and occupied as a residential dwelling shall be allowed to remain, but shall not be replaced with another mobile home under any circumstance.

(Ord. 104-99, passed 5-10-99) [Penalty, see § 151.99](#)

§ 151.03 UNLAWFUL PARKING, USE OR LOCATION OF HUD MANUFACTURED HOMES.

It shall be unlawful for any person, firm or corporation to park, locate or permit the parking or location of any HUD Code manufactured home upon any lot, street or tract of land within the city, unless the parking or location of said HUD Code manufactured home meets the requirements of § [151.04](#).

(Ord. 104-99, passed 5-10-99; Am. Ord. 103-04, passed 2-17-04) [Penalty, see § 151.99](#)

§ 151.04 PERMISSIBLE PARKING OR LOCATION.

(A) A HUD Code manufactured home may be placed, located or permitted to remain within the corporate limits of the City of Sweeny, Texas, if and only if, it is situated:

- (1) In a manufactured home park licensed pursuant to the terms of this Code of Ordinances;
- (2) In a duly platted and recorded manufactured home subdivision, which meets all the requirements of this Code of Ordinances;



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(3) Upon a site that such manufactured home has continuously occupied prior to and since the effective date hereof, provided such occupation was lawful on that date, and further provided that the continued occupation thereof does not pose a significant threat to the health or safety of persons within the manufactured homes or others. The term **SITE** as used in this division and division (A)(4) following means the lot or lots on which the manufactured home is located;

(4) The exemption for existing manufactured homes shall apply to the manufactured home being occupied prior to and at the time of the adoption of this section as defined in division (A)(3) above, and shall include any replacement manufactured homes for such site provided that such replacement is made within three months of the date the existing manufactured home being replaced has been removed, damaged or destroyed, if the replacement manufactured home meeting HUD Code manufactured home standards can meet the setback, distance, and all other requirements found in this Code and provided that the replacement manufactured home is not more than five years old.

(B) It shall be unlawful for any person to park, place or locate a manufactured home at any location not authorized by this chapter, or to permit or allow any manufactured home to remain within the corporate limits of the city in any location not authorized pursuant to this chapter.

Recommended Action

If approving:

To approve a variance to Chapter 151 of the City's Ordinances allowing the owner, Ruben Renobato, of Lot 44 on Travis Street, to place a manufactured home on the property within _____ months, provided the home is no more than _____ years old and meets all zoning, review, and permitting requirements