ORDINANCE 2018-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MANUFACTURED HOUSE ON 0.572 ACRES OF FARM LOT 65, EAST OF MAIN STREET, LOCATED AT 1603 STATE HIGHWAY 95, AN AREA ZONED A/OS, AGRICULTURAL/OPEN SPACE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS SHOWN IN EXHIBITS A AND B; SETTING OUT CONDITIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Lossie Peterson (the "Owner") submitted a request for a Conditional Use Permit (CUP) for a manufactured house on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, within the City limits of Bastrop, Texas, hereinafter referred to as "the Property"; and

WHEREAS, a location map is attached hereto as Exhibit "A" (the "Property"); and

WHEREAS, the Property is currently zoned as Agricultural/Open Space (A/OS); and

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the CUP was given to all property owners located within two hundred (200) feet of the Property, and the Planning and Zoning Commission of the City of Bastrop held a public hearing on the CUP request on October 8, 2018; and

WHEREAS, the owner's proposed development, with the stated conditions, meets the intent of the Zoning Ordinance, Section 33.2, Conditional Use Permit criteria and Section 35.4, Special and Supplemental Requirements for manufactured homes; and

WHEREAS, after notice and hearing, the Planning and Zoning Commission, by a vote of 8-1, recommended approval of the proposed request, subject to certain conditions set forth herein; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicant, and all other information presented, City Council finds by a majority vote of all members that it is in the public interest to approve the CUP.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: A Conditional Use Permit for a manufactured house, situated on 0.572 acres of Farm Lot 65, East of Main Street, located at 1603 State Highway 95, within the city limits of Bastrop, Texas as more particularly shown on Exhibits "A" and "B", shall be and is hereby approved with the following conditions to:

a. Construction shall be in conformance with the City of Bastrop regulations.

b. All necessary permits for the proposed development shall be acquired prior to occupying the building.

c. A Building Permit shall be applied for and secured within one year from the date
the Conditional Use Permit is granted (second reading of the ordinance).

d. A property survey will be required for the building permit review that accurately shows the property boundaries and location of the OSSF.

**Section 2:** If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

**Section 3:** This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ and ACKNOWLEDGED on First Reading on the 13th day of November 2018.

READ and APPROVED on the Second Reading on the 27th day of November 2018.

APPROVED:

[Signature]
Connie B. Schroeder, Mayor

ATTEST:

[Signature]
Anni Franklin, City Secretary

APPROVED AS TO FORM:

[Signature]
Alan Bojorquez, City Attorney
20 lb ROOF LOAD
SIDEWALL OPENING PER LOAD
24" BOX WIDTH

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*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7a & 7b IN THE INSTALLATION MANUAL.*

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**TYPICAL FRAME SUPPORT PIER**

**SERVICE DROP LEGEND**
- [x] = Support column or pier
- [y] = Support drop below roof
- [z] = Water inlet
- [aa] = GW plumbing drop
- [bb] = Gas inlet

**PIER LEGEND**

1. Pier loads shown are to be used to size the footings.
2. Refer to Table 9 for pier configuration and maximum allowable heights, cross-reference the pier height with the maximum allowable floor height listed in the frame bedroom charts (Table 10, 10a, and 10b).
3. Pier height shown is for standard product only. Contact the mfg plant for specifications of options ordered.
4. Service drop locations identified are approximate.
5. The maximum spacing for frame support piers for 8" I-beams is 8 feet; 10" I-beams are 10 feet.

**CMH**

OLD DRAWING NUMBER: 250142

N/A SOLFT. (90% OPT. PORCH/RECESS "CONDITIONED")

Product Design: Wakefield 24" x 39" Developer