

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.

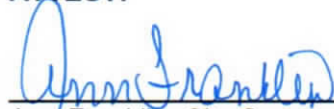
READ and APPROVED on the Second Reading on the 27th day of November 2018.

APPROVED:



Connie B. Schroeder, Mayor

ATTEST:

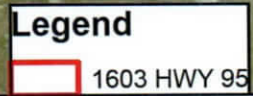
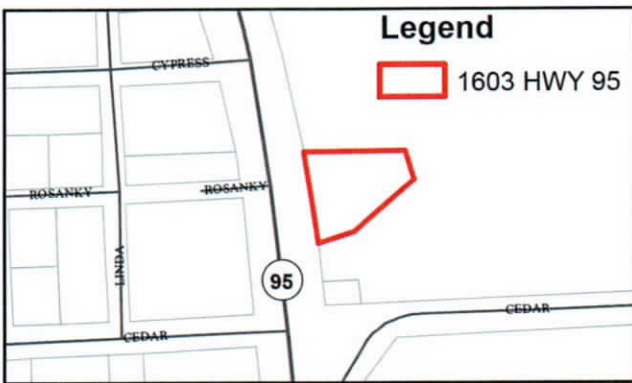


Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney



1 inch = 73 feet

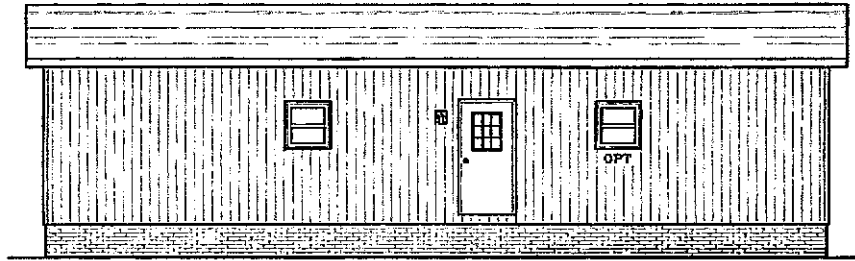
Exhibit A
 Location Map
 1603 HWY 95
 Conditional Use Permit for a Manufactured Home



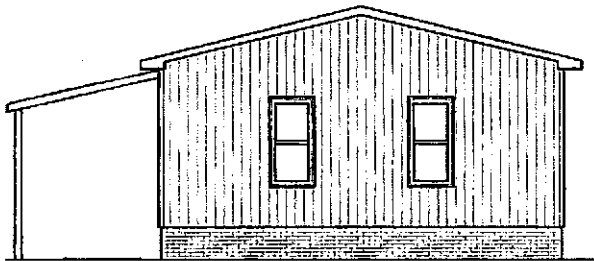
The accuracy and precision of this cartographic data is limited and should be used for information/planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 10/16/2018

Exhibit B



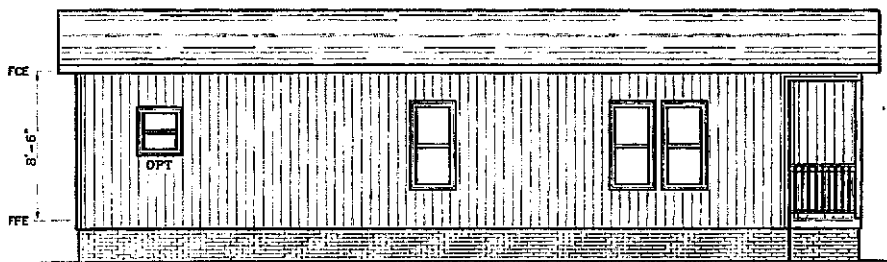
South



East



West (street facing)



North

OLD DRAWING NUMBER 281143
 887 SQ.FT. (STD PLAN "CONDITIONED")
 N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

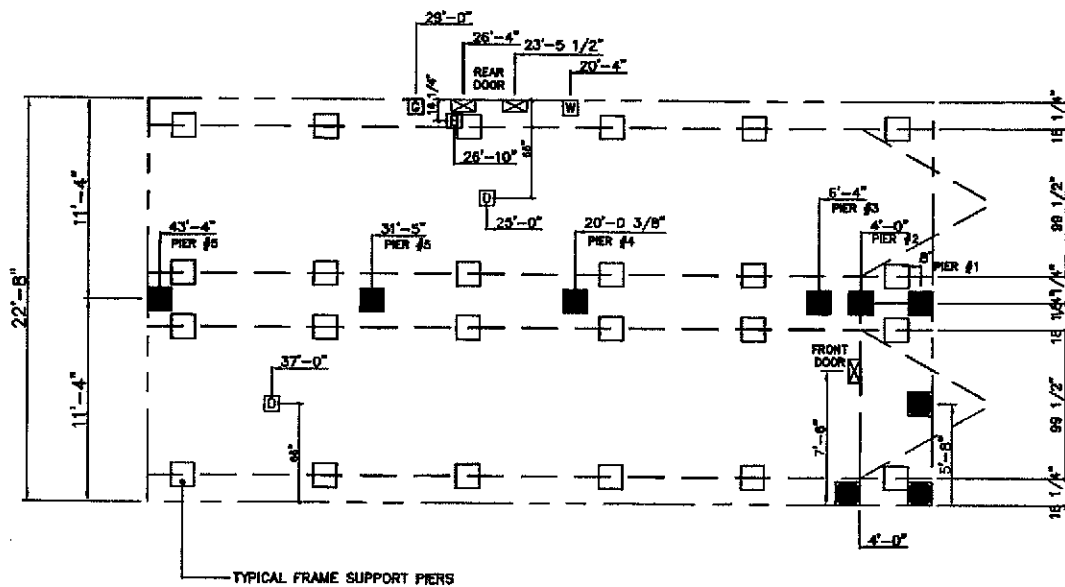
CMH MANUFACTURING	Model #: DEV24442A	Drawing #:
	Drawn: 1/18/10	Scale: NTD
Product Designer: WalkersR	24' x 44' Developer	

ELEVATION

20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 24" BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1100	1240	1380	1520	1800	2080

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

PIER LOAD 20lb. ROOF LOAD		PIER LOAD 30lb. ROOF LOAD	
COLUMN PIER #	COLUMN LOAD (Lbs)	COLUMN PIER #	COLUMN LOAD (Lbs)
PIER # 1	740	PIER # 1	1307
PIER # 2	740	PIER # 2	1307
PIER # 3	2738	PIER # 3	4423
PIER # 4	2738	PIER # 4	4423
PIER # 5	2539	PIER # 5	4159
PIER # 6	2539	PIER # 6	4159



GENERAL NOTES:

- PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
- 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 TIEDOWN CHARTS (TABLE 18, 19, AND 20).
- FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
- SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
- THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

SERVICE DROP LEGEND

	ELECTRICAL DROP
	WATER INLET
	DRY PLUMBING DROP
	GAS INLET

PIER LEGEND

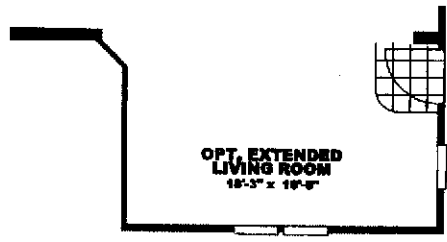
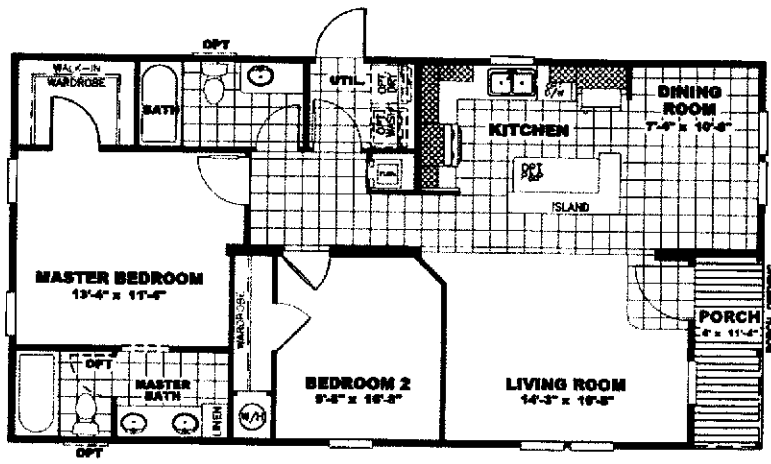
	SUPPORT UNDER WINDOW OPENING
	SUPPORT AT WINDOW COLUMN
	SUPPORT UNDER RAILING WALL
	PIER PORCH/RECESSED ENTRY
	PIER MAIN BEAM
	PIER PERIMETER
	TIE-DOWN SUPPORT (QTY. PIER TOL. N. SEE DETAIL D-4 IN FOUND. PLAN)

OLD DRAWING NUMBER: 32M143
 997 SQ.FT. (STD PLAN "CONDITIONED")
 N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

CMH
 MANUFACTURING

Model #: DEV24442A Drawing #: 32M372
 Date: 1/21/910 Scale: NTS
 Product Designer: Walters 24' x 44' Developer

PIER LOADS



Palmer

Model #: DEV24442A

Drawing #:

32M372