

Agenda Information Sheet:

Planning and Zoning Commission Meeting Date:
CUP 16-02

November 10, 2016
Agenda Item #5

Public Notice Description:

Discussion and possible action on a request for a CUP, Conditional Use Permit, to allow a manufactured home at 202 Martin Luther King Jr. Drive, within Building Block 60, East of Main St., +/-0.137 acres, approximately 6,000 square feet, defined by metes and bounds, February 1956 zoned SF-7 Single Family Residential within the city limits of Bastrop, Texas.

Item Summary:

Owner/Applicants: Jose M Morales and Miriam Salas
Location: 202 Martin Luther King Jr. Drive
Utilities: City water, sewer and BP&L electric
Zoning: SF-7, Single-Family Residential-7

Request: The property owners, Jose M. Morales and Miriam Salas, are requesting a Conditional Use Permit to allow the placement of a manufactured home at 202 Martin Luther King Jr. Drive, located on the west side of the street, at the corner of Martin Luther King Jr. Drive and Mill Street.

The subject property is a small lot of approximately 0.137 acres, being approximately fifty feet (50') wide and only 6,000 square feet. This property is currently vacant. The property owners have received approval for variances to the front and side setbacks. The proposed house is planned at twenty eight feet (28') wide with a reduced ten-foot (10') setback on the south (Mill Street) property line and a reduced twelve-foot (12') setback on the north/rear property line adjacent to the neighboring property. The proposed house will access the carport and parking area from Mill Street.

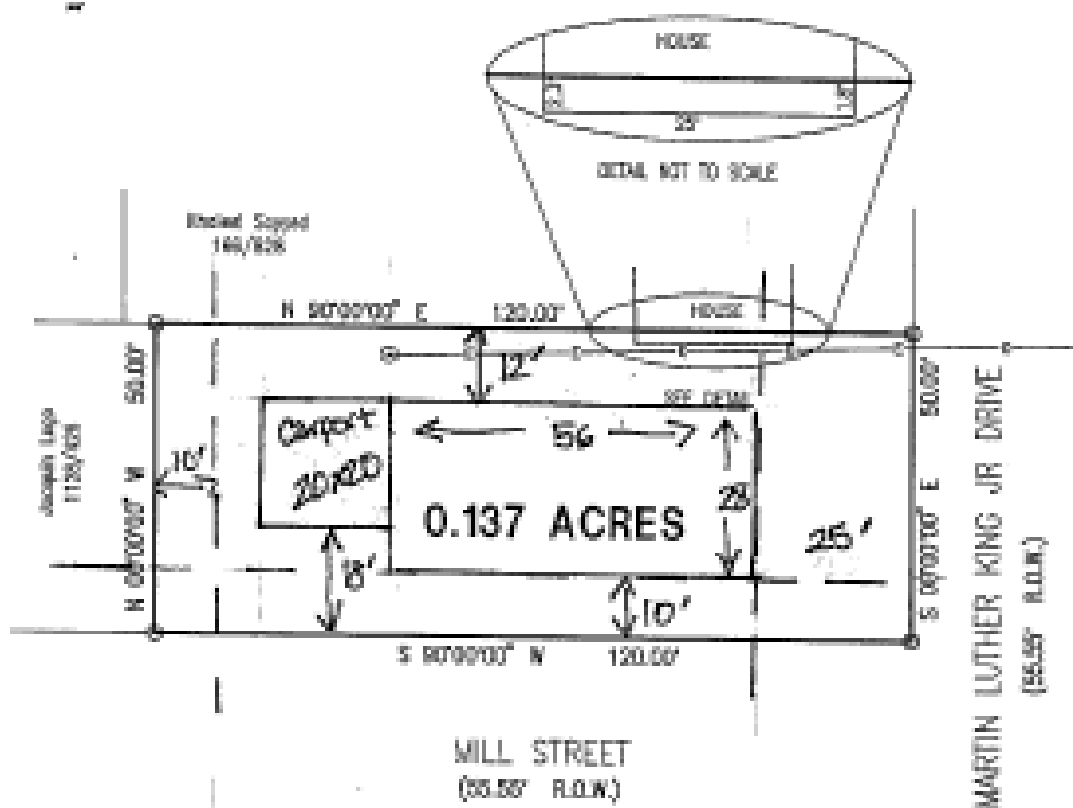
Location and Aerial Map



Description:

The current lot is vacant and the owner would like to place a new single family home on the property. The front door will face Mill Street.

Site/Plot Plan showing proposed home and improvements



Manufactured Home



Per Section 35.4, Special and Supplemental Requirements, all manufactured homes approved through a Manufactured Home Overlay or Conditional Use Permit, must satisfy the following requirements:

- A. All dwelling units shall be HUD-code manufactured home units.
- B. Anchorage of Manufactured Homes: To insure against natural hazards such as tornadoes, high winds, and electrical storms, anchorage at each manufactured home shall be provided, at the time of installation, according to the Building Code.
- C. Skirting:
 - 1. All manufactured home units not attached to a permanent foundation shall provide weather resistant skirting, at the time of installation, from the top of the unit's frame to grade. Skirting shall totally enclose and secure from view the unit's axles and all required anchors, footings, and piers.
 - 2. All required skirting shall be of a texture and color similar to the materials used in the construction of the manufactured home unit.
- D. Two (2) off-street parking spaces must be provided. One must be covered (carport/garage) and must meet the setback requirements. A building permit must be submitted for this carport or garage within two (2) months from the date the manufactured home was installed. The carport or garage must be built within six (6) months from the date the manufactured home was installed.
- E. The main roof shall be pitched, rather than flat.
- F. The manufactured home must be sited with its longest dimension parallel to the street.
- G. The exterior finish cannot have a high-gloss finish. The exterior walls shall look like wood or masonry, regardless of the actual composition.
- H. The hitch must be removed.
- I. The lot must be landscaped so that it is equivalent to the average amount of landscaping that exists on the adjoining lots. At a minimum, two (2) trees of the large variety and two (2) shrubs must be provided. Furthermore, the entire lot must be sodded with grass.
- J. The manufactured home must have a minimum floor area of one thousand (1000) square feet.
- K. A manufactured home that is not being placed within a Manufactured Home Park or subdivision must have a minimum width of at least twenty-eight feet (28').
- L. A manufactured home that is not being placed within a manufactured home park or subdivision shall have a gabled entry or other such break in the facade or roof line.

Basis of Support:

Staff supports the Conditional Use Permit, because it will comply with the intent of the Zoning Ordinance and the mixture of manufactured homes located in this neighborhood.

Comments: Fifteen (15) adjacent property owner notifications were mailed 10/21/2016 and no responses have been received at this time.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit to allow placement of a manufactured home on the property commonly known as 202 Martin Luther King Jr. Drive, within the City of Bastrop, Bastrop County, Texas zoned SF-7, Single Family Residential, with the following conditions:

- 1. Construction and permits submitted shall be in conformance with the City of Bastrop regulations and shall meet the special requirements of Section 35.4, including concrete/asphalt parking/driveway.

2. All necessary permits for the proposed development shall be acquired prior to construction/movement of the manufactured home on the subject property.
3. A Building Permit shall be applied for and secured within one (1) year from the date the conditional use permit is granted (second reading of the ordinance).

Any additional conditions as defined by the Commission.

City Contact:

Melissa M. McCollum, AICP, LEED AP, Director
Planning and Development Department

Attachments:

Letter from applicant and maps

DEAR MEMBERS OF THE PLANNING & ZONING COMMISSION

My name is Jose M. Morales and my wife Miriam Salas are first time property owners we have purchased a small legal lot that's 50 feet wide with 2 street frontages on Mill st. and ~~MLM~~. we recieved a variance to the setbacks a 10 foot front setback on Mill street and a rear setback of 12 feet.

We have purchased our manufactured home and would greatly appreciate a conditional use permit for our property so that we can move into our home with our children's ages 4 and 7. We would loved for our children to grown into this beautiful and quiet town, can't wait to meet our neighborhood thank you for your consideration and time.

Jose Martinez

Miriam Salas

RECEIVED

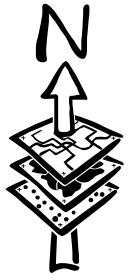
OCT 14 2016

By






Property Location Map for 202 MLK

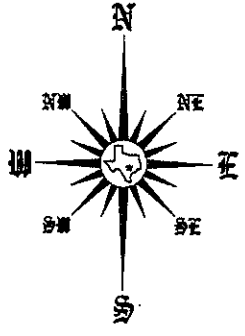


Legend

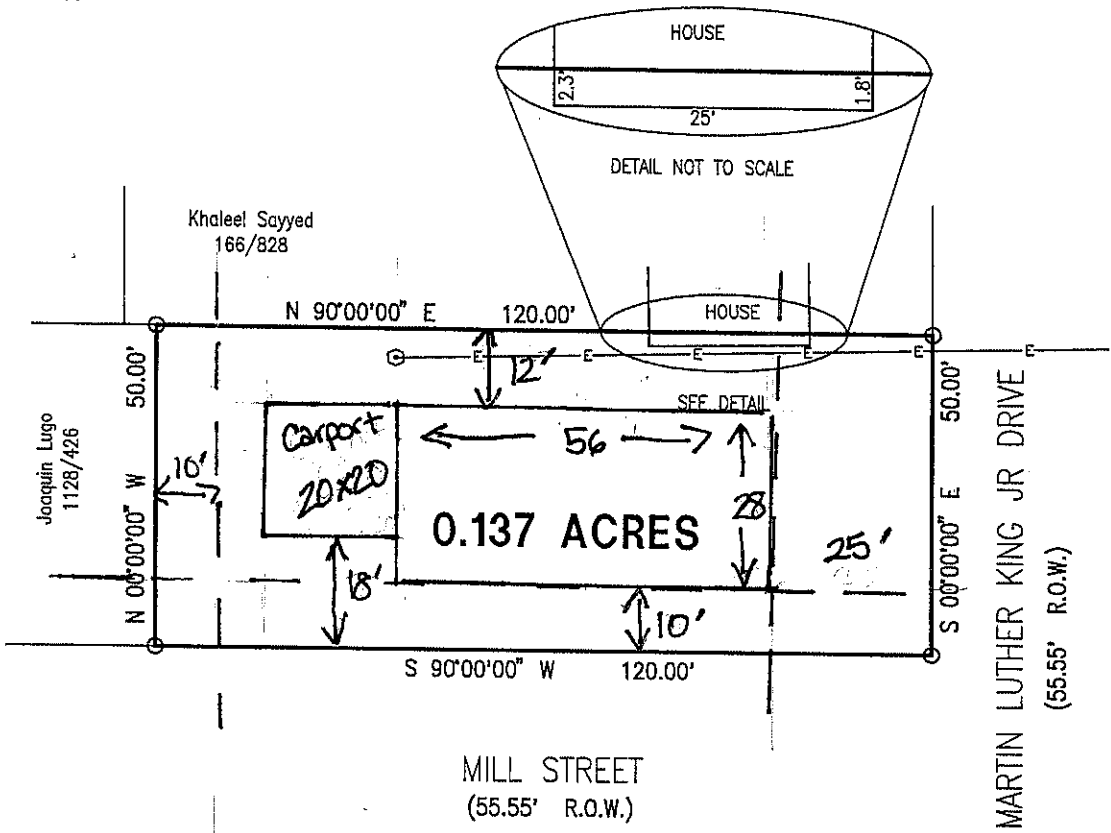
 202 MLK

RECEIVED
AUG 29 2016
By 

BUILDING BLOCK 60 (EMS)



- SCALE: 1" = 30'**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - 5/8 IRON ROD SET
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - E- ELECTRIC LINE
 - BOUNDARY LINE



FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF YELLOW SEAL IS PRESENT



DALE L. OLSON MICHAEL D. OLSON
REG. NO. 1753 REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
DATE: 25 JUL 16

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT

of a 0.137 ACRE TRACT being a portion of BUILDING BLOCK 60, EAST OF MAIN STREET, recorded in PLAT CABINET 1, PAGE 23A, PLAT RECORDS of BASTROP COUNTY, TEXAS.

SCALE:	1" = 30.00'	JOSE MORALES	
DRAFTSMAN:	D. BROOKS		
DATE:	25 JUL 16	DISK-FILE	109-30_4
		ORDER #	16-109-30_4
		PLAT FILE #	-0-