

City of Natalia, Texas  
City Council Workshop  
May 2, 2016 at 6:00 pm  
Minutes

Roll Call: Mayor Manuel C. Saldana - Present Alderman Sam Smith –Present  
Alderman Mike Fernandez –Absent Alderman Tommy Ortiz - Present  
Alderman Sam Bluemel – Present Alderman Ruben Juarez – Present

Call to Order:

- 1) Mayor Saldana called the workshop to order at 6:00pm.

Discussion/Consideration of Action Items:

- 2) **Discuss/Consider adopting an Ordinance; Amending the Code of Ordinances, Chapter 6, providing prohibitions, regulations, permit application process, inspections and fees for the installation of mobile homes, manufactured homes, modular homes, travel trailers and recreational vehicles inside city limits.**

Discussion highlights:

- a. defining types of manufactured homes, and distinguishing these homes from mobile homes and modular homes;
- b. prohibiting future installation of all mobile homes were constructed before 1976;
- c. understanding that modular homes are not regulated by US Dept. of Manufactured Housing and Urban Development, but rather by the Texas Department of Licensing and Regulations compliance of International Residential Building Codes, and all modular type homes are permitted within residential zoned districts;
- d. providing reasonable location of where travel trailers and recreational vehicles are permitted to park for temporary occupancy, this does not apply to residential dwellings who have such trailers parked on premises but not connected to utilities or housed as temporary dwelling; however, council did request that the city administrator allow such trailers be occupied for emergency uses at an established residential dwelling for no more than one-week, any longer would require council approval, this is the only exception to location;
- e. restricting non-property owners from making application from installing or erecting a manufactured home on property they do not own, unless located in a manufactured home park;
- f. considering size of lots, and structures attached to meet setback requirements;
- g. providing stricter installation compliance on approved manufactured homes; such as, decreasing the age of home from 10-years to 5-years; requiring permanent built porch, deck, and stairs not having less than a 4'x6' landing; requiring permanent skirting around the perimeter of the home, not to include materials of vinyl, plastic, tin, aluminum; requiring a driveway approach and maintenance; and consider including the requirements with home purchase package agreement;
- h. and, increasing permit and inspection fees for manufactured homes; establishing fees for travel/recreational trailers, and determining manufactured home park fees; and increasing special permit/variance fees from \$100 to \$200.

Motion: No action taken.

- 3) **Review/Discuss/Consider recommendations to the City's Zoning Ordinance regulating districts, specific uses, and special exceptions.**

Discussion: City Administrator Hernandez explained that the manufactured home restrictions ordinance does not change the fact that the placement of the homes is still restricted certain zoned areas, but if the city council wishes to reclassify District R-1 to allow manufactured homes in the districts without filing for a special use permit or zoning variance, the zoning ordinance must be amended; otherwise the placement of manufactured homes is still prohibited, making each applicant come before city council for placement approval. City Council did not want to change zoning District R-1; and suggests that a zoning

district be created, perhaps District R-3, prohibiting manufactured/mobile/modular and pier-beam homes from being installed or built in this district, which so far would only be applied to Mustang Estates. City Council determined that creating such a district would keep the estates value, and agreed to make amendment proposals to the city's current zoning.

Motion: No action taken.

- 4) **Adjournment:** Alderman Smith motioned to adjourn the meeting at 8:38pm, and Alderman Bluemel seconded the motion. Motion carried unanimously.

Passed and Approved this 16<sup>th</sup> day of May, 2016.

Approval:

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Sam Smith, Mayor Pro-Tem

Attest:

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Lisa S. Hernandez,  
City Administrator/Secretary