

**CITY OF SCHULENBURG
SCHULENBURG, TX
FEBRUARY 21, 2017**

The City Council of the City of Schulenburg met in Special Session on Tuesday, February 21, 2017, at 6:30 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas, 78956. Elected Officials present included Mayor Roger Moellenberndt and Aldermen Rodney Gresser, Brenda Rehak, Arnold Stoever, Harvey Hercik and Larry Veselka. City Staff included City Administrator, Tami Walker, Candace Berger and City Attorney, Monte Akers. Visitors included Frank Wick III, Billy Beiersdorfer, Peggy Leaman, Brian Lux, Otto Kocian, Andy Behlen, Lisa Mederos and Gary Adamek.

Mayor Moellenberndt called the Special Meeting to order at 6:30 P.M. with City Attorney, Monte Akers giving an explanation of city regulations of mobile homes, HUD manufactured homes, modular homes, container homes, barnminiums, tiny homes, container houses, travel trailers and manufactured home parks – the installation of additional (pre-1976) mobile homes and designating locations where such homes may be located in the City.

A draft ordinance had previously been prepared and submitted for Council's review. Attorney Akers also submitted a questionnaire for Council to give him direction.

Council unanimously agreed that the City would not allow any additional mobile homes (pre-1976) into the city limits – not in any zoning district including the manufactured home district.

Alderman Hercik directed everyone's attention to section 5.39 on page 18 with regard to barnminiums, tiny houses, container homes and the allowance of HUD manufactured home as businesses. It was his recommendation that these should not be allowed in the city at all - this section should be stricken from the ordinance. Members of Council agreed. Candace Berger asked if the section could be written to state that the City prohibits these structures in the city limits so that when someone calls and questions it, we have proof that it has been restricted. Administrator Walker agreed that some have to see it black on white. It was a unanimous straw poll of members that these structures should not be allowed.

City Council also directed Attorney Akers to include that homes should have at least 500 square feet in them.

The ordinance also established a "late-model" HUD manufactured district – homes five years and less old could be placed in a certain area without a permit other than a building permit. It was a unanimous straw poll of members that a new district should not be set up.

Conversation about restricting mobile homes and HUD manufactured homes to the mobile home park and the manufactured home district was also approved in a unanimous straw poll; however, Council did agree that if someone wanted to place a "late model" home in a non-conforming area, they could submit an application to the Planning and Zoning Board for approval and their recommendation would then be considered by the City Council for final approval and the issuance of a SUP – Special Use Permit. This process was previously performed by the Zoning Board of Adjustments through a variance application.

Council members were in agreement not to regulate the placement of modular homes to any district. They will be allowed in any single-family residential neighborhood unless restricted by deed restrictions; however, the price of a modular will need to be equal to or greater than the medium home value of homes within 500' of the lot the home is to be placed on. Modular buildings will be allowed to serve as commercial structures.

Mobile or HUD manufactured homes that currently exist in non-conforming locations – not in the park or existing district – may remain there; however, if they need to be replaced, they can only be replaced once.

Alderman Hercik talked about the current manufactured home district and the need to modify it. He would like for everyone to drive the district and then make recommendations for a modified district at the next meeting. We also need to provide a map of the current mobile home park on Paulus Street for review.

Council members did agree that should someone want to establish another manufactured home park in Schulenburg, they would entertain the idea – it most likely would have to be located on property that would have to be annexed into the city.

City Council adjourned into Executive Session at 7:55 P.M. as authorized under Local Government Code 551.071 Advice of Legal Counsel and 551.072 Real Property to consult with its attorney regarding access licenses at 407 E. US Highway 90.

The City Council came back into regular session with Mayor Moellenberndt announcing that the City Council took no action in the Executive Session. Alderman Veselka made a motion, seconded by Alderman Stoever to adjourn the meeting at 8:23 P.M. The motion passed unanimously.