

# Detailed Narrative Describing Proposed Use

**Project Name:** Hachar Investments - Manufactured Home Sales Office

**Applicant:** Hachar Investments

**Property Address:** Intersection of U.S. Highway 83 and Facultad Blvd.

**Requested Conditional Use Permit:** Manufactured Home Sales Office

## 1. Project Overview

Hachar Investments is requesting a Conditional Use Permit to establish a manufactured home sales office at the intersection of U.S. Highway 83 and Facultad Blvd. The office will serve as the primary location for the marketing, sale, and consultation of manufactured homes for prospective buyers in Laredo and the surrounding areas.

This sales office will not be a residential structure but rather a professionally managed business location dedicated to providing customer service, financing assistance, and model home tours. The property will be developed with a manufactured office building, customer parking, and outdoor display models showcasing available home options.

The project will occupy approximately 5.1364 acres and include:

- A **manufactured home unit** serving as the sales center.
- A **designated customer parking area** for visitors and staff.
- A **selection of manufactured home models** for display purposes only.
- Signage to enhance curb appeal.

## 2. Justification for Conditional Use Permit

The proposed sales office is essential for providing affordable housing solutions to the Laredo community by giving potential homeowners a place to explore financing options, floor plans, and home features before purchasing a manufactured home.

This Conditional Use Permit is necessary to allow the sales center and storage of manufactured home models. The project aligns with the City of Laredo's long-term development goals by:

- **Encouraging homeownership** through affordable housing solutions.
- **Supporting economic growth** by creating jobs and increasing local housing sales.
- **Improving the utilization of commercial land** in a way that benefits residents.

The office will operate during standard business hours and will not generate excessive traffic or noise, ensuring compatibility with the surrounding area.

## 3. Site Plan and Development Details

The **proposed site layout** includes the following features:

- **Manufactured Home Office Unit** – Professionally installed and compliant with all city and state regulations.
- **Customer Parking Area** – Paved and striped parking spaces for clients and employees.
- **Model Home Display Area** – A small selection of manufactured home models for customers to tour.
- **Landscaping & Signage** – A well-maintained property with appropriate fencing and business signage in compliance with city codes.
- **Utility Connections** – Water, sewer, and electrical connections as required by city regulations.

The office will adhere to all ADA accessibility requirements and ensure that all installations meet local building and zoning codes.

## **4. Conditional Use Permit - Specific Requirements**

### **Hours and Days of Operation**

The sales office will be open between the hours of 9:00 AM to 7:00 PM, Monday through Sunday.

### **Number of Employees**

The office will employ an average of six (6) employees at any given time, consisting of sales representatives, administrative staff, and management personnel.

### **Average Dimensions of Manufactured Homes on Display**

The manufactured homes displayed on the property will vary in size, but the average dimensions are as follows:

- Single-Wide Manufactured Homes: 16 feet x 70 feet
- Double-Wide Manufactured Homes: 26 feet x 62 feet

### **Number and Placement of Manufactured Homes on Property**

There will be, on average, between fifteen and twenty (15-20) manufactured homes on the property at any given time. The number may increase during peak sales seasons and decrease during slower periods. These homes will serve as inventory only and will not be installed or become permanent fixtures.

- The manufactured homes will be placed in an orderly manner to allow easy customer access and compliance with safety regulations.

- All homes will be removed as they are sold.
- No manufactured homes will be permanently affixed to the property, ensuring compliance with zoning and land-use regulations.

## 5. Community Impact and Compatibility

This manufactured home sales office will provide a valuable service to the community while maintaining a low impact on surrounding properties.

### Benefits to the Community:

- **Homeownership Support:** Provides education, financing options, and consultation services for prospective homeowners.
- **Minimal Traffic Impact:** The office will serve only walk-in customers and scheduled appointments interested in purchasing manufactured homes, reducing congestion concerns.
- **Aesthetic Appeal:** The site will be professionally maintained with proper signage to enhance the area.
- **Job Creation:** The sales office will provide employment opportunities for local residents.

Furthermore, the project is designed to be fully compatible with adjacent properties, ensuring no disruption to nearby residential or commercial areas.

## 6. Conclusion

The proposed manufactured home sales office represents a positive addition to the City of Laredo, supporting economic growth, homeownership, and responsible land use. By approving this Conditional Use Permit, the city will enable Hachar Investments to provide a much-needed housing resource for residents in an organized, professional, and community-friendly manner.

We welcome any additional feedback from the City of Laredo and are prepared to adjust the proposal as needed to ensure compliance with all zoning and planning requirements.