



Consent Agenda

ZC-25-04

Palace Way North LI to MH

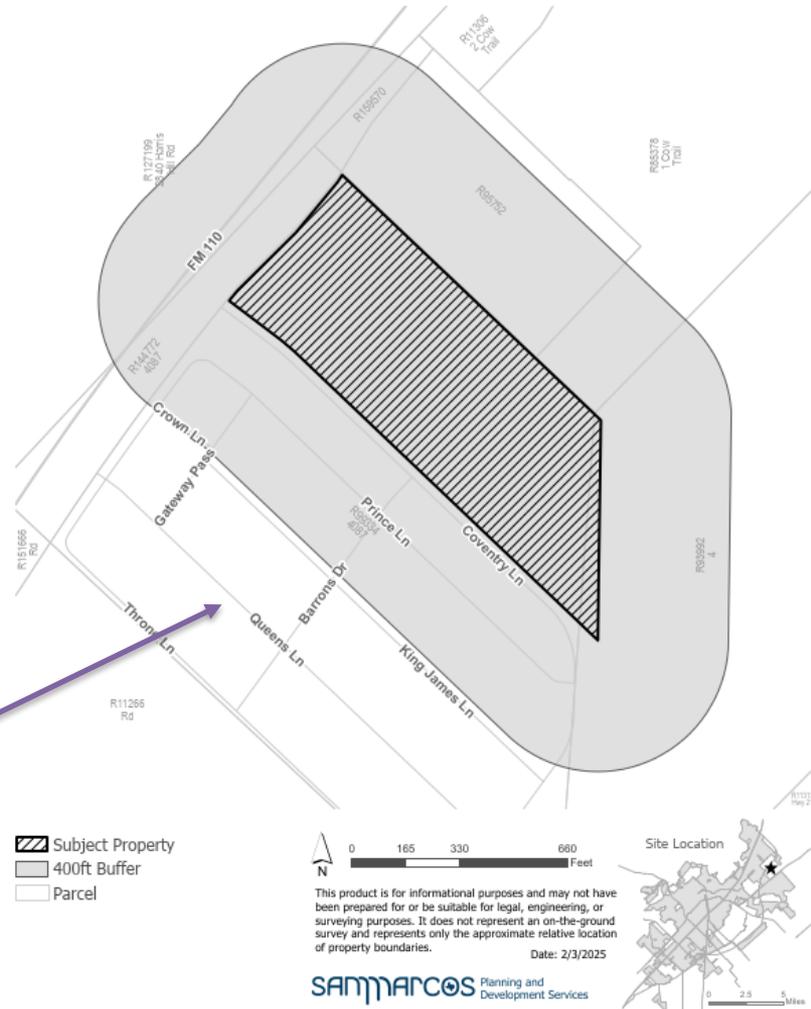
Consider approval of Ordinance 2025-10, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-25-04, by rezoning approximately 14.798 acres of land, generally located on the southeastern side of FM-110, approximately 4,600 feet south of the intersection between Yarrington Road and FM-110 in Hays County, Texas, from Light Industrial (“LI”) District to Manufactured Home (“MH”) District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.



Property Information

- Approximately 15 acres
- Located on FM-110 across from Harris Hill Raceway and adjacent Palace Way Park Phases 1-3 (currently under development).
- Located within City Limits

Private roadways within approved Palace Way Ph 1-3 (not yet constructed)



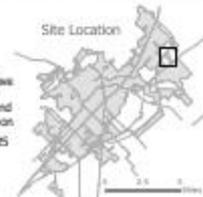


Context & History

- Currently vacant.
- Surrounding Uses
 - Agricultural/ rural residential
 - Vacant (future manufactured home park)
 - Raceway/ FM-110



- Subject Property
- Parcel
- ETJ

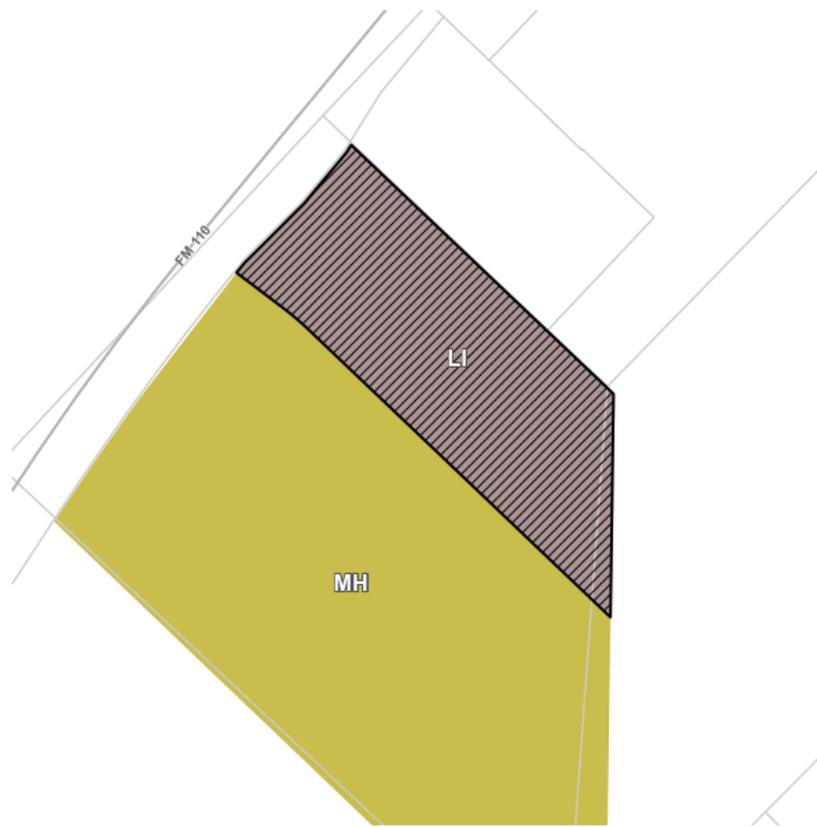


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Date: 2/25/2025



Context & History

- Existing Zoning:
Light Industrial (LI)
 - Allows industrial uses including food and beverage production, warehouse & distribution, and manufacturing.
 - Not located within the Airport Zoning Overlay.
- Proposed Zoning:
Manufactured Home (MH)
 - Intended for manufactured homes or manufactured home communities with associated standards

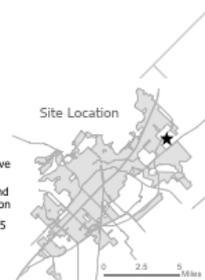


 Subject Property
 LI
 MH



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 Planning and Development Services





Comprehensive Plan Analysis

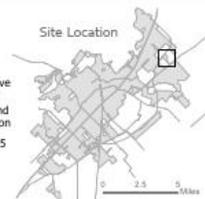
Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Neighborhood Medium
- *“To recognize existing neighborhoods which are primarily attached single-family and multi-family housing and to guide the development of new medium density neighborhoods that are connected to amenities, goods, and services.- VisionSMTX*



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Comprehensive Plan Analysis

Step 2: Is the request consistent with Table 4.1?

“MH” Manufactured Home within “Neighborhood Medium” & “Conservation/ Cluster.”

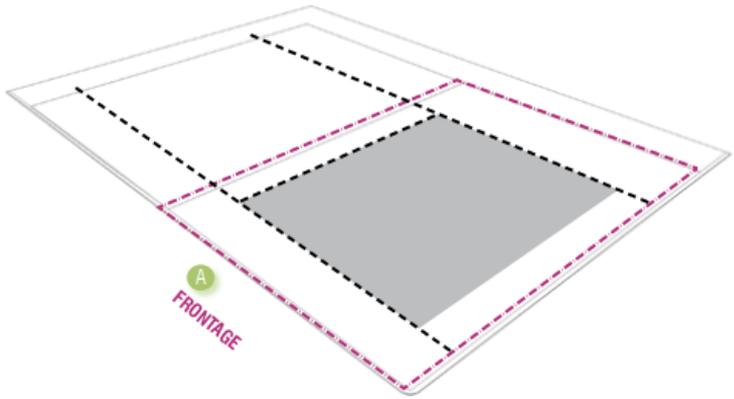
Zoning District		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/Commercial Low	Employment/Commercial Medium	Conservation/Cluster
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
PA	-	C*	-	-	-	C*	C*	C*	C*	C*	
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider NP= Not Preferred (-) = Preferred Scenario Amendment (PSA) Required

*For Table 4.18, Employment Center = Employment/Commercial Medium and Low; High Intensity Zone = Mixed Use Medium; Medium Intensity Zone = Mixed Use Low; Low Intensity Area = Conservation/Cluster and Neighborhood Low-New

Zoning Analysis

- Only zoning district where manufactured homes (HUD regulated) are permitted by right.
- MH developments must comply with additional standards in Chapter 7, Article 6 of the Land Development Code
- Residential and associated civic uses only permitted.
- Manufactured Home Rental Community proposed.



KEY

- - - Property Line (ROW)
- A Metrics on This and Facing Page
- Setbacks
- Building Footprint

GENERAL DESCRIPTION

The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.

DENSITY

Units Per Gross Acre	9.0 max.
Impervious cover	75% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

LOT STANDARDS

Area of Manufactured Home Lot or Space	
Interior Lot or Space	3,200 sq. ft. min.
Corner Lot or Space	4,400 sq. ft. min.
Width of Manufactured Home Lot or Space	
Interior Lot or Space	40 ft. min.
Corner Lot or Space	55 ft. min.
Depth of Manufactured Home Lot or Space	80 ft. min.

Environmental Analysis

- Not located within the Edwards Aquifer Recharge Zone and Transition Zone.
- Not located within the 100-year floodplain or floodway.
- Not located within the San Marcos River Corridor or River Protection Zone.

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Palace Way North LI to MH - FM 110

Environmental Features



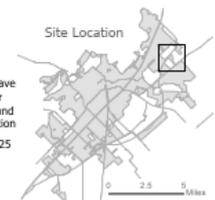
- ▨ Subject Property
- Parcels
- ▨ Floodway
- ▨ 100 Year Floodplain



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Infrastructure

• Streets

- Connection to SH-21 to be constructed as part of the development of Palace Way Park Phases 1-3.
- Block perimeter (5,000 feet)
- Improved bicycle & sidewalk connections required along FM 110 at the time of site development.

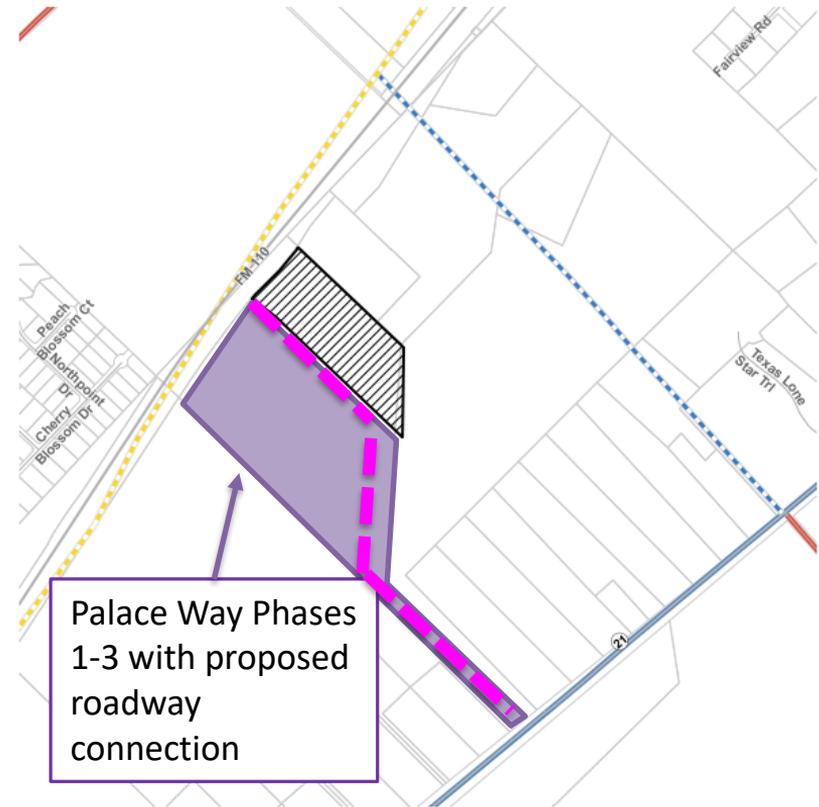
• Utilities

- City of San Marcos Wastewater
- Maxwell Water/ Pedernales Electric

ZC-25-04

Palace Way North LI to MH - FM 110

Thoroughfare
Plan

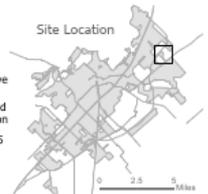


Palace Way Phases 1-3 with proposed roadway connection



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Recommendation

- Planning and Zoning Commission recommended **approval** of ZC-25-04 as presented with a 9-0 vote.
- **Discussion Topics:**
 - Background of “Neighborhood Medium” designation in Comprehensive Plan
 - Reasoning for “Manufactured Home” (MH) zoning being designated as “NP” Not Preferred in Table 4.1
- Staff recommended **approval** of ZC-25-04 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Light industrial (LI)	Proposed Zoning: Manufactured Home (MH)
Zoning Description	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses.	The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments. Additional requirements for Manufactured Home Rental Communities can be found in Chapter 7, Article 6 of the San Marcos Land Development Code.
Uses	Primarily industrial uses as well as light manufacturing, offices, waste related services, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (See Land Use Matrix)	Community Garden, Urban Farm, accessory structures, manufactured, home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses
Parking Location	No location standards	No location standards
Parking Standards	Depends on use.	Depends on use. For a manufactured home rental community, two parking spaces are required for each manufactured home site in addition to a Common Area Parking requirements of 150 square feet per Mobile Home.
Max Residential Units per acre	N/A - Residential uses are not allowed	9 units per acre.
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements based on Multifamily landscape requirements (20% landscape area)
Building Height (max)	4 stories	2 stories
Setbacks	20' minimum front, side, and rear	10' minimum front; 5' minimum side; 20' minimum rear
Impervious Cover (max)	80%	75%
Lot Sizes	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Applicable to Manufactured Home Lots or Spaces. 3,200 sf minimum area; 4,400 sf minimum area for corner lot/space; 40' minimum width; 55' minimum width for corner lot/space; 80' minimum depth.
Streetscapes	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	5,000 ft. block perimeter max	5,000 ft. block perimeter max

Indicative Site Plan - Not Approved



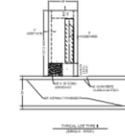
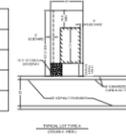
RECREATIONAL AREA REQUIREMENT = 14.801 ACRES X 5% = 0.74 ACRES
= 32,236.58 SF

RECREATIONAL AREA	AREA (SF)
A	20597.99
B	2485.68
C	1777.86
D	8805.59
E	4740.91
F	2344.57
TOTAL	40752.60

PARKING AREA REQUIREMENT = 79 LOTS X 150 SF = 11,850 SF

PARKING AREA #	AREA (SF)
I	1314.97
II	1314.97
III	891.65
IV	5963.51
V	2500.00
TOTAL	11985.10

LOTS	
LOT TYPE	QUANTITY
SINGLE WIDE	40
DOUBLE WIDE	39
TOTAL	79



TYPICAL MOBILE HOME DETAIL



Scale: 1" = 80'

