

Zoning Request	913 Horace Howard Dr MH Zoning
ZC-23-18	



Summary

Request:	Zoning change from FD to MH		
Applicant:	Lonnie Eaves P.O. Box 163314 Austin, TX 78716	Property Owner:	3MCD SK7 Centerpoint, LLC 9811 S. IH35, Bldg 3, Ste 100, Austin, TX 78744

Notification

Application:	8/1/2023	Neighborhood Meeting:	N/A
Published:	8/6/2023	# of Participants	N/A
Posted:	8/4/2023	Personal:	8/4/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	L.S. Yeates Survey, Abstract 509 and the J.R. King Survey, Abstract 270		
Location:	Approximately 3,800' W of the Centerpoint Rd & S. Old Bastrop Hwy intersection		
Acreage:	25.55 acres	PDD/DA/Other:	N/A
Existing Zoning:	FD	Proposed Zoning:	MH
Existing Use:	Vacant	Proposed Use:	Tiny &/or Manufactured Homes
Existing Occupancy:	N/A	Occupancy:	Do Not Apply
Preferred Scenario:	Low Intensity	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension Required at Developer's Expense	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P	Master's School of SM	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	ETJ	Vacant	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Will Rugeley, AICP	Title: Planner	Date: 8/16/2023

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<u>History</u>	
ZC-23-18 seeks to develop approximately 150 tiny and/or manufactured homes pursuant to the “MH” Manufactured Home District regulations. Tiny home units would be less than 400 sf, and manufactured housing units would have similar architectural characteristics but would be greater than 400 sf. An annexation application (AN-23-10) is being considered concurrent with this zoning change application.	
<u>Additional Analysis</u>	
N/A.	
<u>Comments from Other Departments</u>	
Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. Where currently designated “FD”, table 4.1 offers a “Not Preferred” designation for zoning requests to “MH”.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area. Studies were not complete at the time of the request.
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect.
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified. The surrounding area is currently predominantly rural, undeveloped land.
		<u>X</u>	Whether the proposed zoning will reinforce the existing or planned character of the area. The proposed development will establish the area’s character.
		<u>X</u>	Whether the site is appropriate for the development allowed in the proposed district.
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning. The property is currently located outside the City limit and is therefore not zoned.
		<u>X</u>	Whether there is a need for the proposed use at the proposed location.
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development. The City will provide both water and wastewater service and any extensions will be financed and constructed by the developer.

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property. <i>The surrounding area is predominantly vacant, but a small percentage is developed as a variety of residential and commercial uses.</i>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5.
		<u>X</u>	The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management. <i>A small portion of the property is situated within an environmentally sensitive area: the 100-year floodplain.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.