



<b>Zoning Request</b>	<b>FM 110</b>
<b>ZC-25-04</b>	<b>Palace Way North LI to MH</b>

**Summary**

<b>Request:</b>	Zoning change from Light Industrial to Manufactured Home.		
<b>Applicant:</b>	David Joyner Trinity Group 838 Meyer Rd, Kingsbury, TX 78638	<b>Property Owner:</b>	David Joyner, Jim Glasgow Palace Way Partners P.O Box 818 Waxahachie, TX 75168

**Notification**

<b>Application:</b>	Jan 22, 2025	<b>Neighborhood Meeting:</b>	February 3, 2025
<b>Published:</b>	February 9, 2025	<b># of Participants</b>	None
<b>Posted:</b>	February 7, 2025	<b>Personal:</b>	February 7, 2025
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	14.798 +/- acres of land, more or less, out of the Thomas G McGehee Survey, Abstract No. 11		
<b>Location:</b>	Generally located on the southeastern side of FM-110 approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 in Hays County, Texas		
<b>Acreage:</b>	14.798 +/- acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Light Industrial	<b>Proposed Zoning:</b>	Manufactured Home
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Manufactured Home Rental Community/ Mobile Home Park
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	Restrictions Do Not Apply
<b>Preferred Scenario:</b>	Neighborhood Medium	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Extension Required at Developer's Expense (adjacent utilities being constructed Palace Way Phases 1-3)	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Vacant/ Agricultural/ Car Racing Track	Commercial/ Employment Low
<b>South of Property:</b>	Manufactured Home	Vacant (MH park under development)/	Neighborhood Medium
<b>East of Property:</b>	ETJ	Vacant/ Agricultural/ Rural residential	Conservation/ Cluster
<b>West of Property:</b>	Manufactured Home/ ETJ	Vacant (MH park under development)/ Race Track	Neighborhood Medium/ Commercial / Employment Low



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**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
<b>Staff:</b> Julia Cleary, AICP	<b>Title :</b> Senior Planner	<b>Date:</b> February 12, 2025

**Commission Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<p><b>Speakers in favor or opposed</b> David Joyner (applicant – in favor)</p> <p><b>Recommendation from the Planning and Zoning Commission Meeting held February 25, 2025</b> A motion was made by Commissioner Agnew, second by Commissioner Dunn to recommend approval of the request. The vote passed with a 9-0 vote <b>For: 9</b> (Agnew, Burlison, Case, Costilla, Dunn, Garber, Kelsey, Meeks, Spell) <b>Against: 0</b> <b>Absent: 0</b></p> <p><b>Discussion Topics:</b> <b><u>Designation in Comprehensive Plan</u></b> – Commissioner Agnew asked why the property had been designated as Neighborhood Medium in the Preferred Scenario. Staff responded that it was likely due to the existing Manufactured Home zoning classification on the lot to the west. <b><u>MH Zoning in Table 4.1/ Consistency with Comprehensive Plan</u></b> – Commissioner Agnew stated that he did not find Manufactured Home to be inconsistent with Neighborhood Medium and asked why MH was not “Consider” as opposed to “Not Preferred” in Table 4.1 as it was a residential district. Staff responded that this could be revisited at a future time.</p>		

**History**

The site was annexed and zoned to Light Industrial in 2020 (Ord 2020-35). The developer is now requesting MH zoning to align with the adjacent site, which they also own. The adjacent site is currently in the final stages of permitting (Palace Way Park) a manufactured home rental community.

**Additional Analysis**

See additional analysis below.

**Comments from Other Departments**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

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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 <b><i>The Equivalency Table shows that MH zoning districts are “NP” Not Preferred in Neighborhood Medium place types; however the current zoning district of Light Industrial, if requested today, would not be allowed at all without a Preferred Scenario Amendment. The zoning change request would move the property into closer alignment with the Preferred Scenario Map than under the current zoning.</i></b>
		<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 <b><i>Studies were not complete at the time of the request.</i></b>
		<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 <b><i>There are no development agreements in effect for this site.</i></b>
<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 <b><i>Manufactured Home (MH) zoning is restricted to residential and associated civic uses. The lot to the east is also zoned MH and the land to the east is rural/ residential in nature.</i></b>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <b><i>The site is adjacent a proposed mobile home park which is currently under development (Palace Way Park phases 1-3).</i></b>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <b><i>There are no known environmental constraints on the property or other factors which would make this unsuitable for Manufactured Housing.</i></b>
	<u>X</u>		Whether there are substantial reasons why the property cannot be used according to the existing zoning <b><i>The site could be developed under its existing Light Industrial zoning.</i></b>
		<u>X</u>	Whether there is a need for the proposed use at the proposed location <b><i>The city does not have an adopted Housing Needs Assessment however the proposed Manufactured Home zoning will allow for additional affordable housing to be provided within the City limits.</i></b>

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Consistent	Inconsistent	Neutral	
<u>X</u>			<p>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</p> <p><b><i>Wastewater is being extended as part of the development of the first 3 phases of Palace Way Park to the southwest, in addition to a roadway providing a connection between SH 21 and FM 110.</i></b></p>
<u>X</u>			<p>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</p> <p><b><i>The Manufactured Home District is a residential district which does not permit any “bad neighbor” uses which would have a significant adverse impact on surrounding neighbors.</i></b></p>
		<u>N/A</u>	<p>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</p> <p><b><i>This is not a request for a Neighborhood Density District.</i></b></p>
<u>X</u>			<p>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</p> <p><b><i>The site is not located within the 100-year floodplain, Edwards Aquifer Recharge Zone, or the San Marcos River corridor. The zoning change will also result in a decrease in impervious cover allowed on the site – 80% impervious cover is permitted in the existing LI zoning compared to only 75% under the proposed MH zoning.</i></b></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p> <p><b><i>There are no other factors which would substantially affect public health, safety, morals, or general welfare.</i></b></p>