

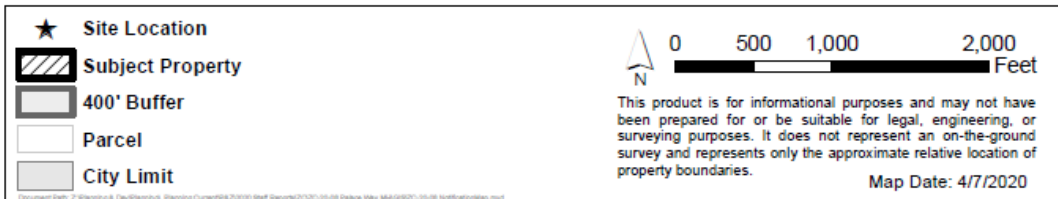
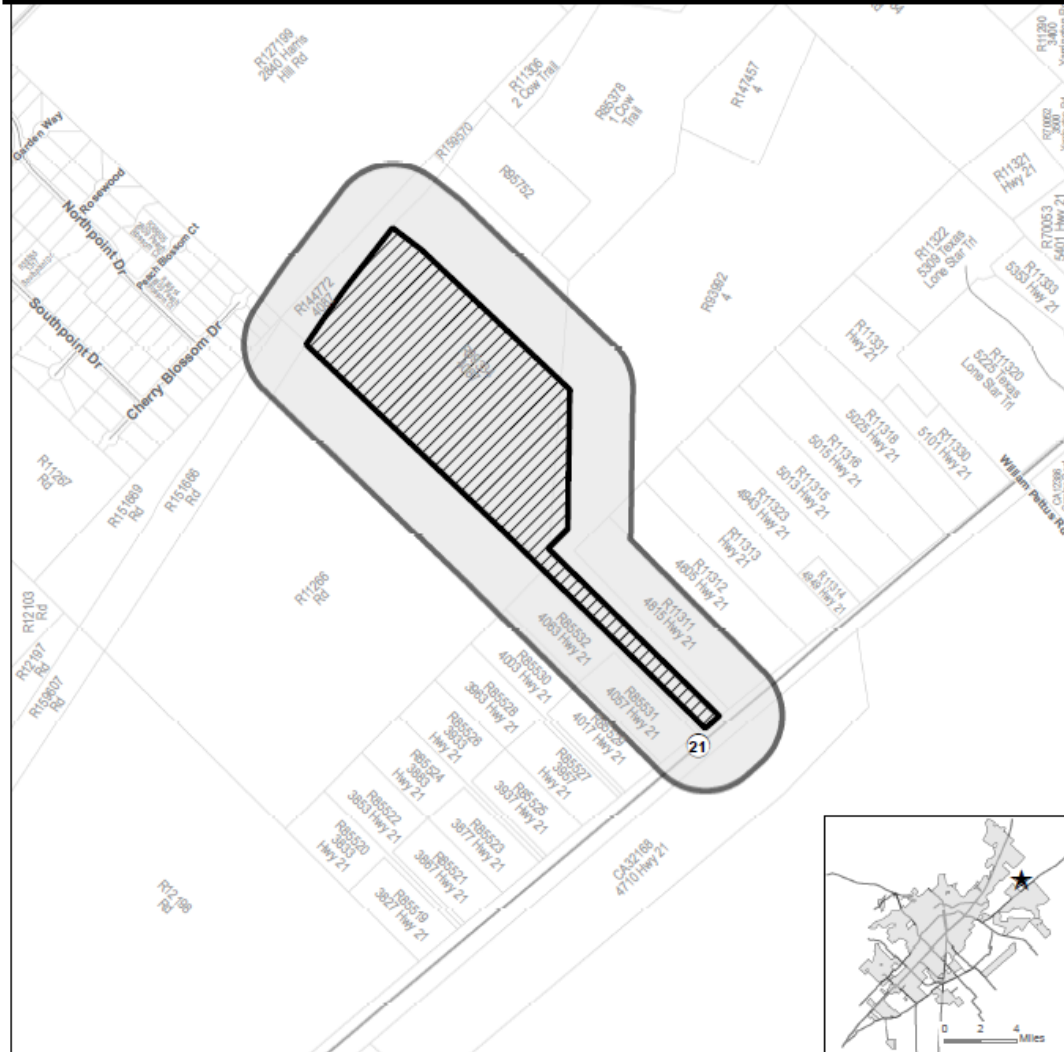
ZC-20-08 (Palace Way MH)

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “MH” Manufactured Home, for approximately 44.69 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Location:

- Approximately 44.69 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family / rural (ETJ)
 - Agricultural
 - Harris Hill Race Track / proposed FM 110
 - San Marcos Regional Airport
- Located outside the City Limits (Extraterritorial Jurisdiction)

ZC-20-08 400' Notification Buffer Palace Way MH Zoning — 4087 Hwy 21

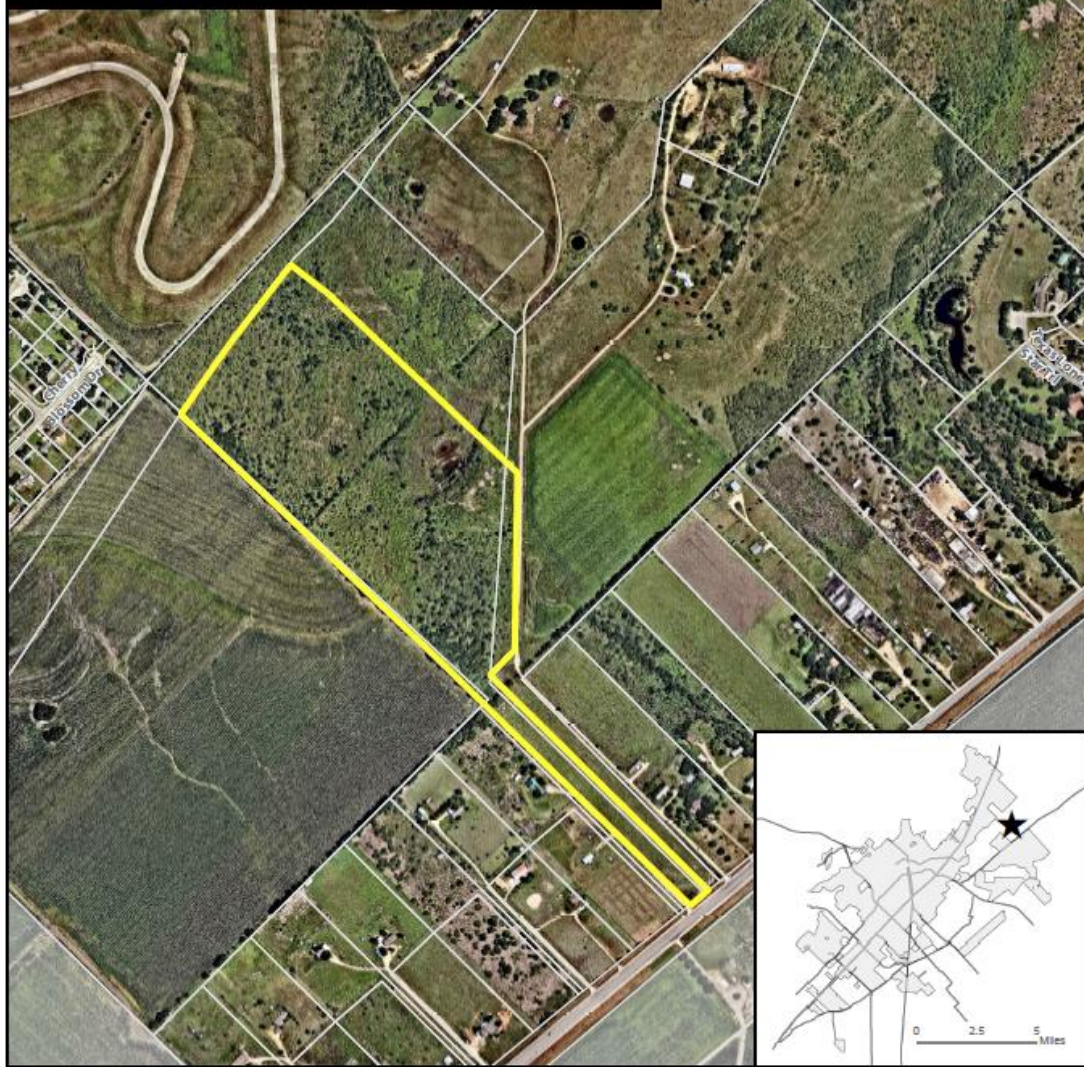




Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Manufactured Home (MH)
- Proposed MH zoning allows manufactured home or manufactured home/mobile home communities as well as travel trailers/RVs short term stays, agricultural or public uses
- Applicant is currently proposing a 250 unit manufactured home community with associated amenities.
- Annexation request is being processed concurrently for property located outside City Limits

ZC-20-08
Aerial View
Palace Way MH Zoning — 4087 Hwy



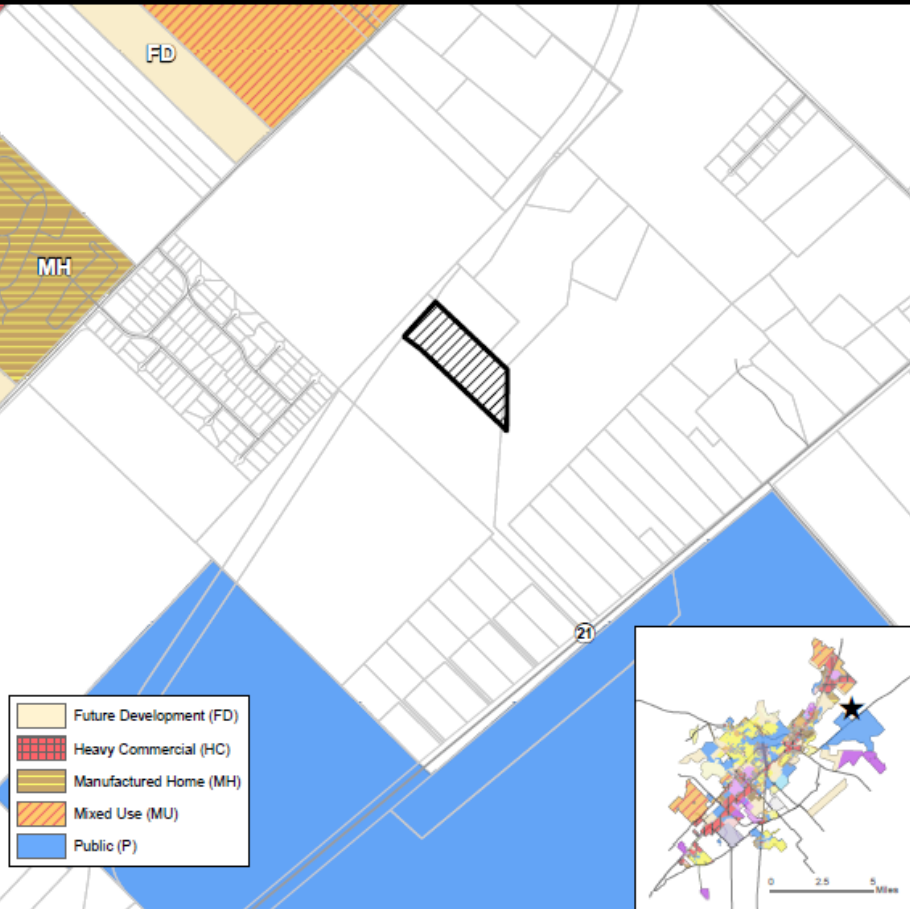
- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



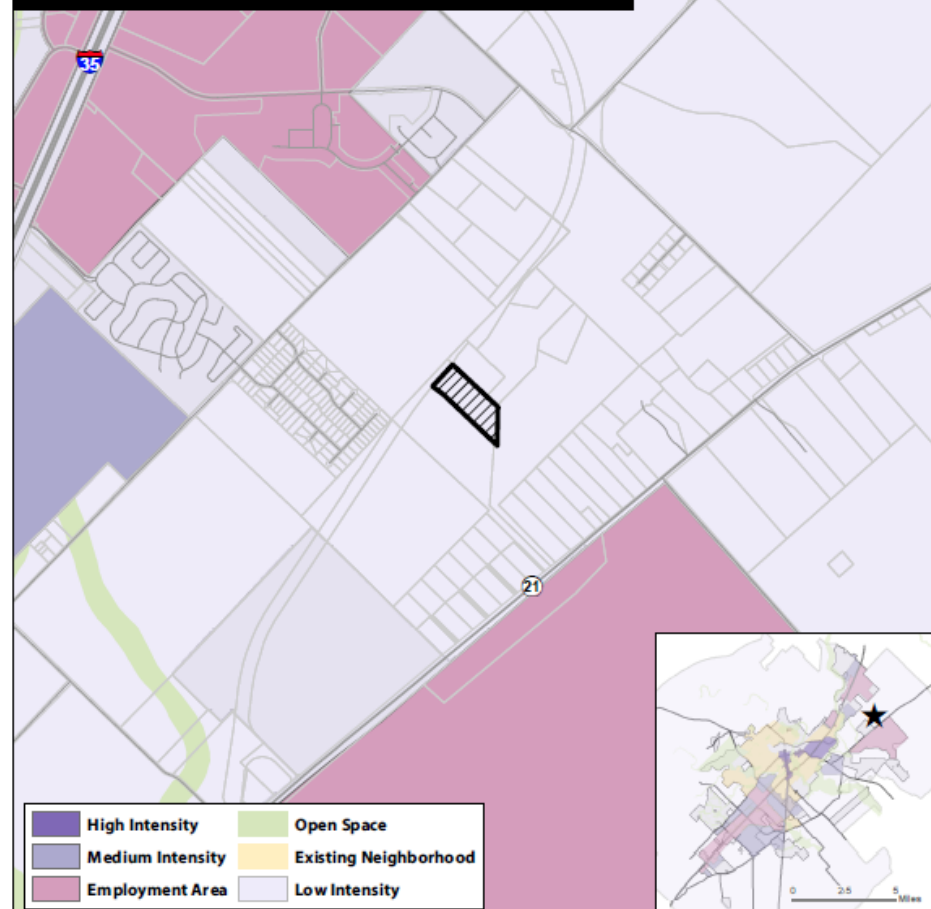
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 4/6/2020

ZC-20-07 Preferred Scenario Palace Way LI Zoning — 4087 Hwy 21



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 1,200 2,400 4,800 Feet

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Map Date: 4/6/2020

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Special District” (Light Industrial zoning) within a Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

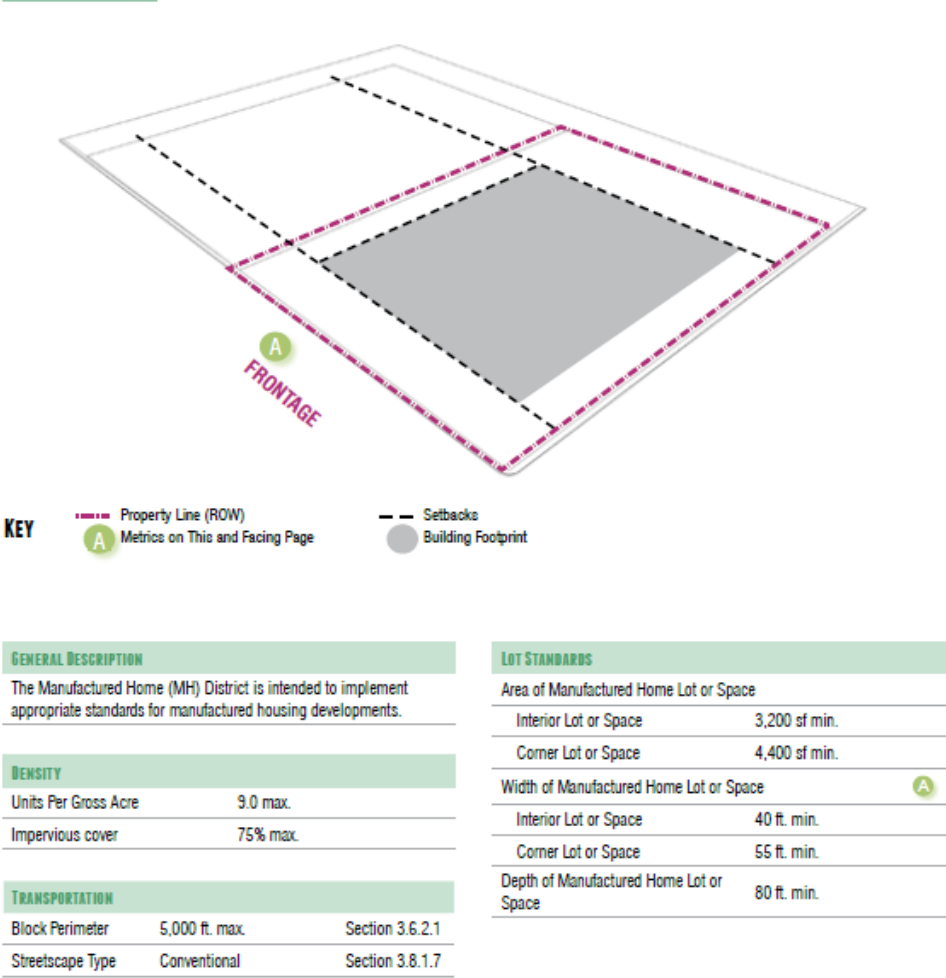
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider	

MH Zoning Analysis:

- LI zoning is intended for manufactured homes or manufactured home communities with associated standards
- Allowable Building Types:** *N/A (this district is intended for manufactured homes / mobile homes)*
- Allowable Uses:** *Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses*
- Chapter 7, Article 6:** *standards for manufactured home parks such as access and circulation, parking, street lighting, fire safety, utilities, and recreational areas.*
- Surrounding area is comprised of generally rural single family and agricultural land as well as a major thoroughfare
- The city does not have zoning authority to regulate the use of surrounding property located outside the city limits.
- Proposed Industrial Zoning adjacent to the development (ZC-20-07)

MH

SECTION 4.4.5.5 MANUFACTURED HOME



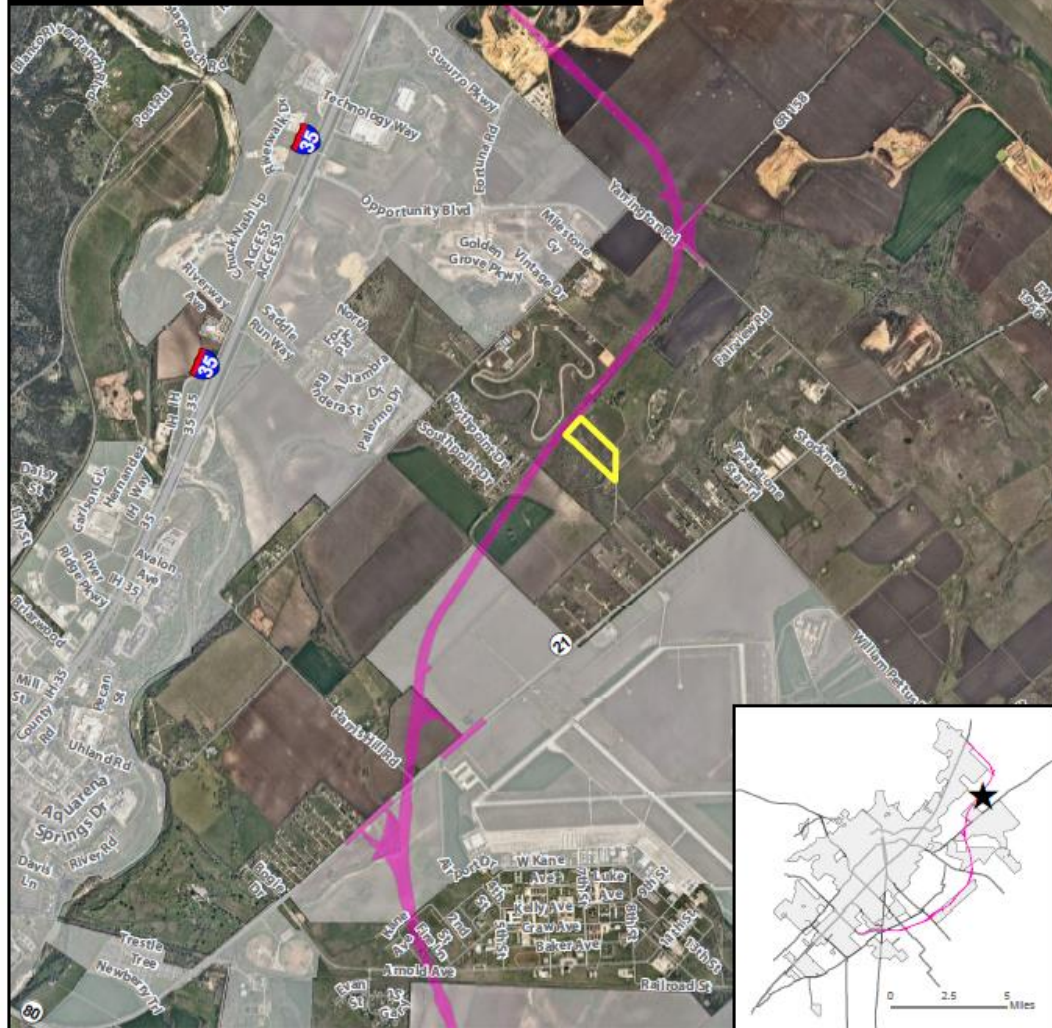
Proposed FM 110

- Hays County / San Marcos / TxDOT
- East loop includes two travel lanes with potential of four lanes
- **Funding:** Transportation Reinvestment Zones (TRZs) which captures a portion of the increased value of development along the alignment

Preferred Scenario: Employment Corridor

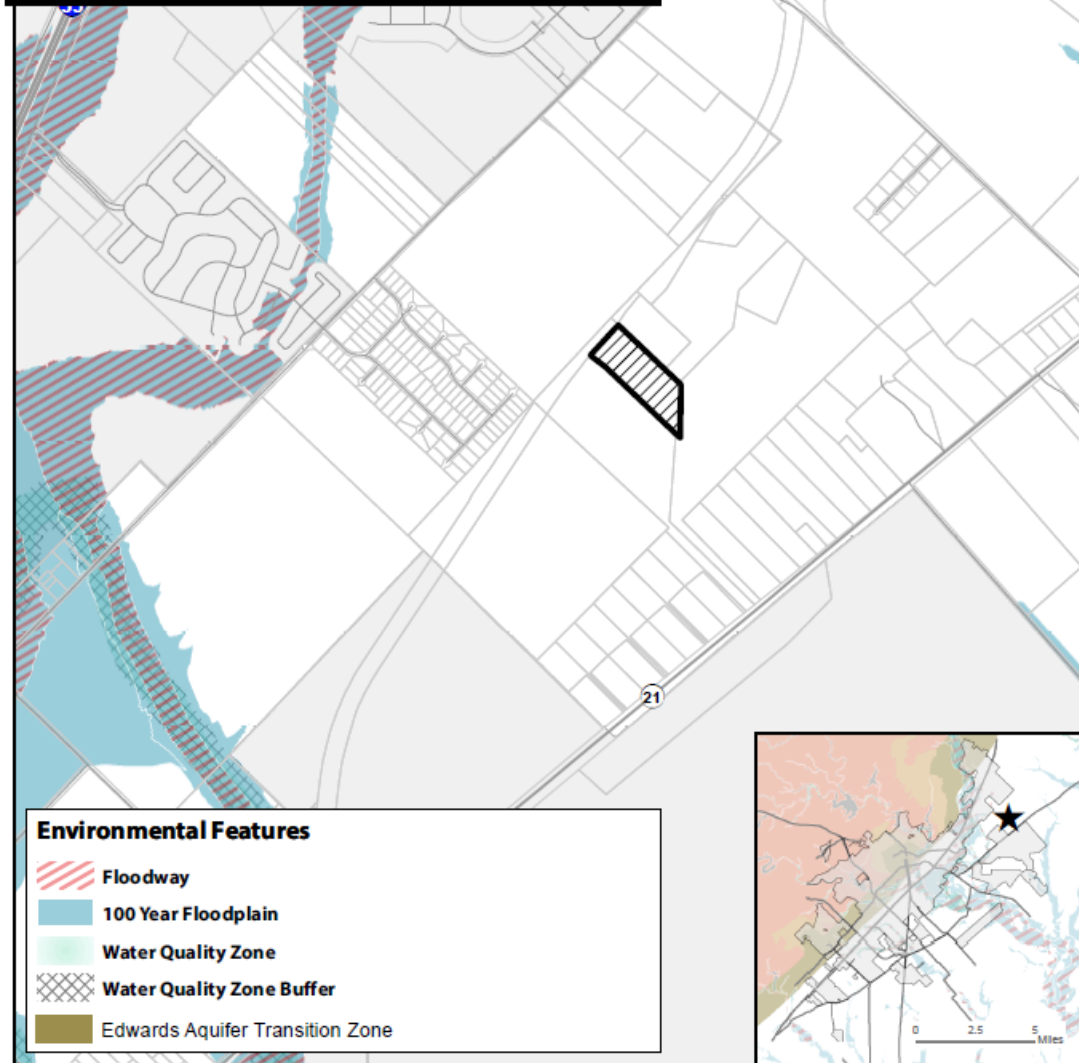
- **Employment Corridors:** “intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”
- FM 110 abuts the subject property and may attract a diversity of uses seeking access and development along the roadway.





ZC-20-07 FM 110 Location Palace Way LI Zoning — 4087 Hwy 21



Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports



-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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Additional Requirements

• Street Requirements

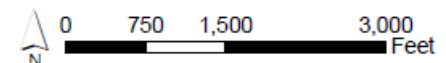
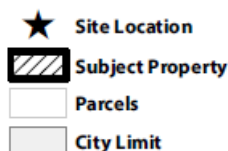
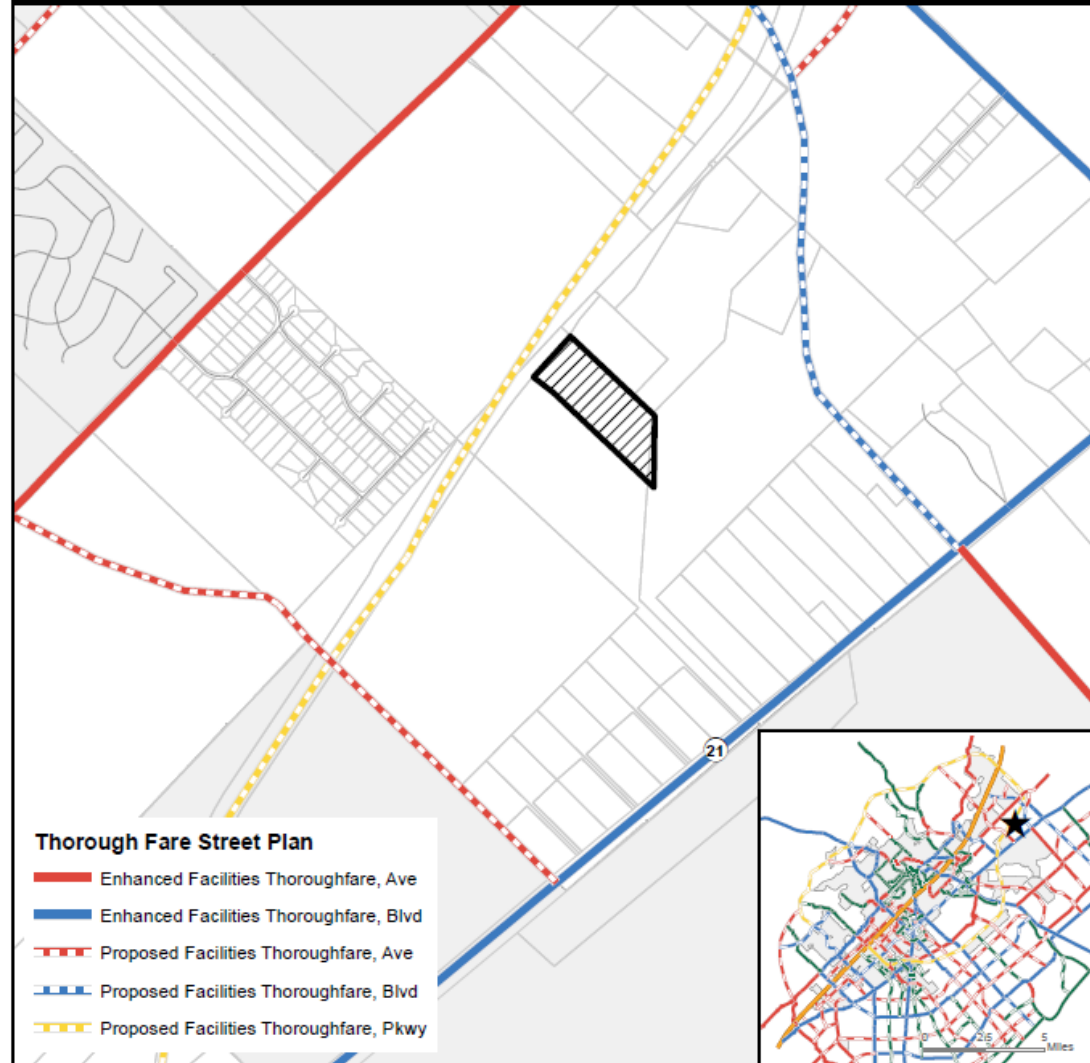
- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

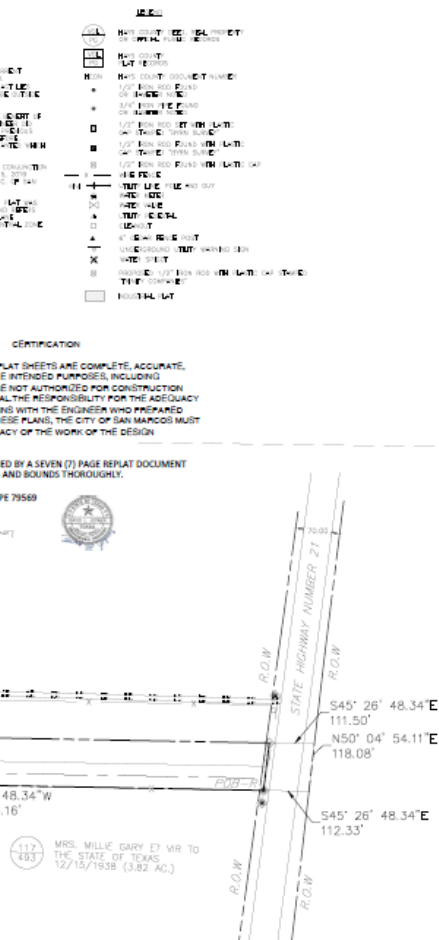
• Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards



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Map Date: 4/6/2020



CYTRAIL

PUBLIC NOTICE

40+ ACRE FARM HOUSE
AMAZING VIEWS / ROLLING HAY FIELDS
3 PONDS / GREAT TREES
512-656-5544 / 512-657-1731

Public Hearing Notice Case: ZC-20-07
FD LI
4/28/20
5/19/20

Public Hearing Notice Case: ZC-20-08
FDMH
4/28/20
5/19/20

Staff Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity is “Not Preferred” and requires additional scrutiny outlined in detailed in the staff report.

Due to the increased deliberation of this request, **staff is not providing a recommendation.**

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Light Industrial (LI)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	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.
Uses	Residential (<i>See Land Use Matrix</i>)	Primarily Industrial with some commercial and public/institutional (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	2 spaces per dwelling unit (Single Family Detached)	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, 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	No Block Perimeter Required	5,000 ft. Block Perimeter max