

## **ZC-20-08 (Palace Way MH)**

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 44.99 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21, from “FD” Future Development District to “MH” Manufactured Home District; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

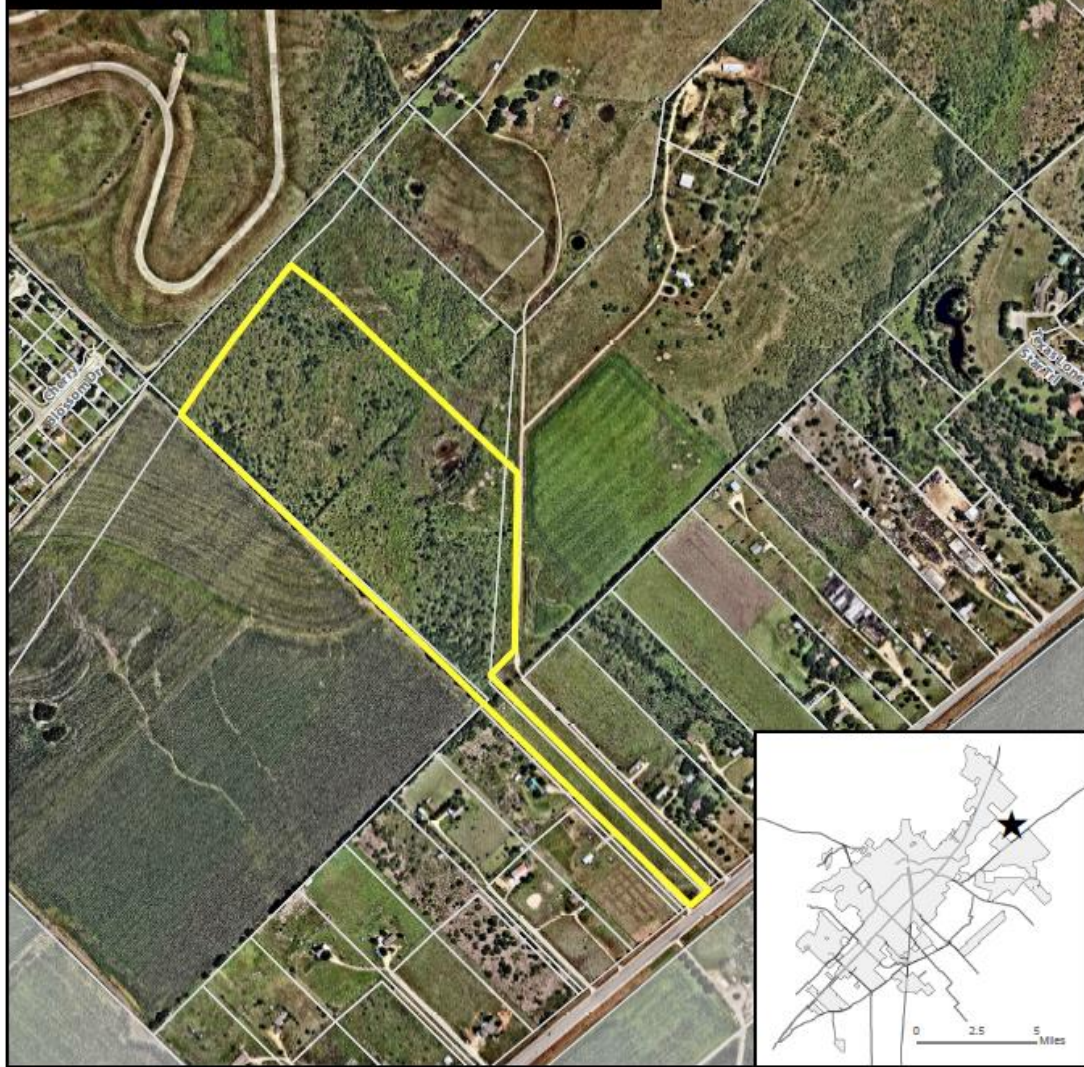




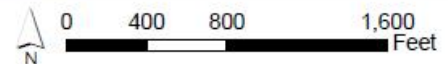
## Context & History

- **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

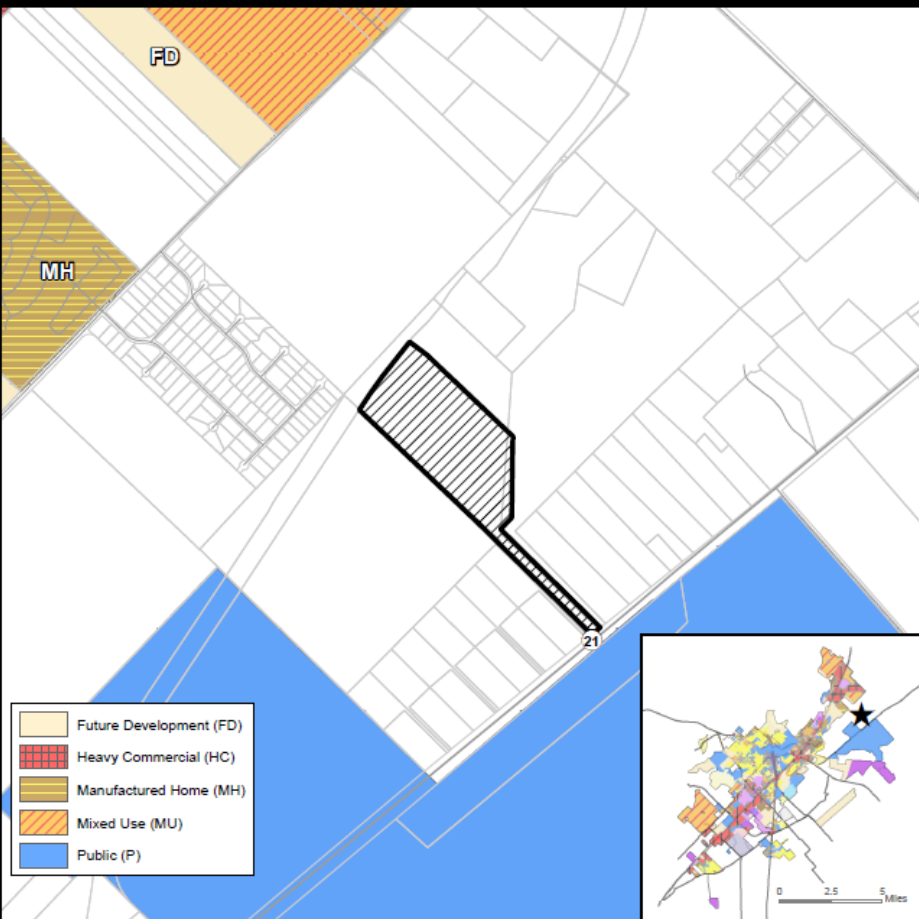


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020



## ZC-20-08 Zoning Map Palace Way MH Zoning — 4087 Hwy 21



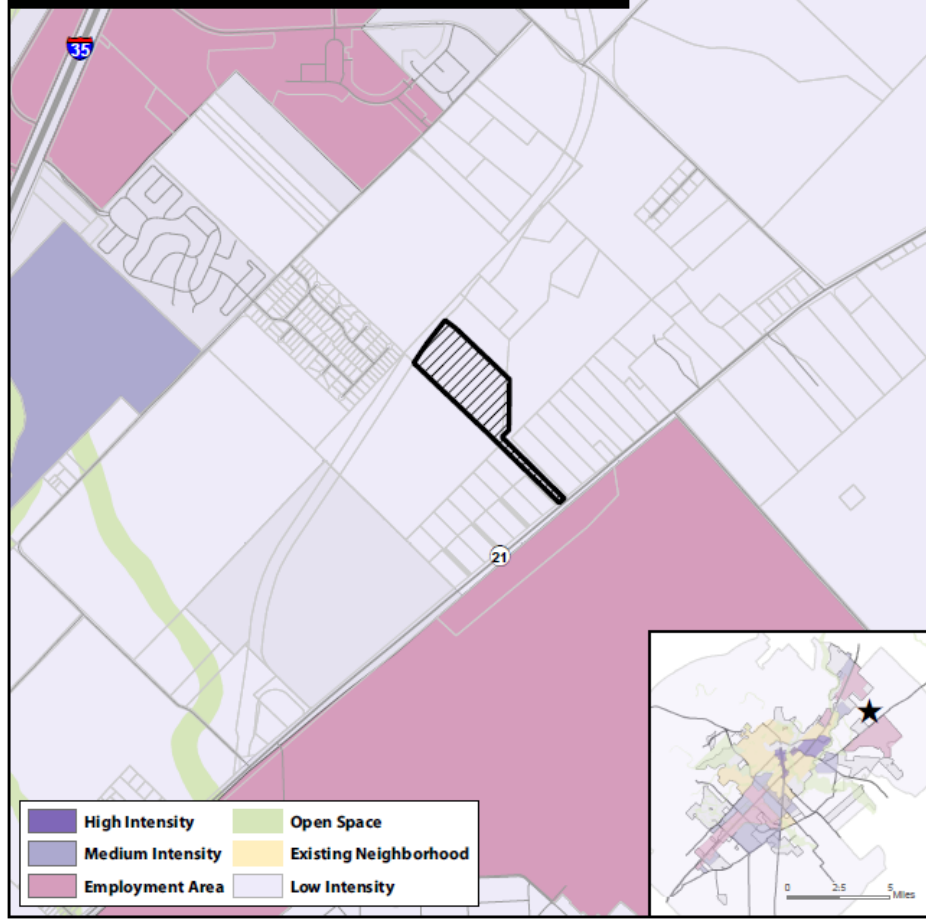
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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.

Map Date: 4/6/2020

## ZC-20-08 Preferred Scenario Palace Way MH Zoning — 4087 Hwy 21

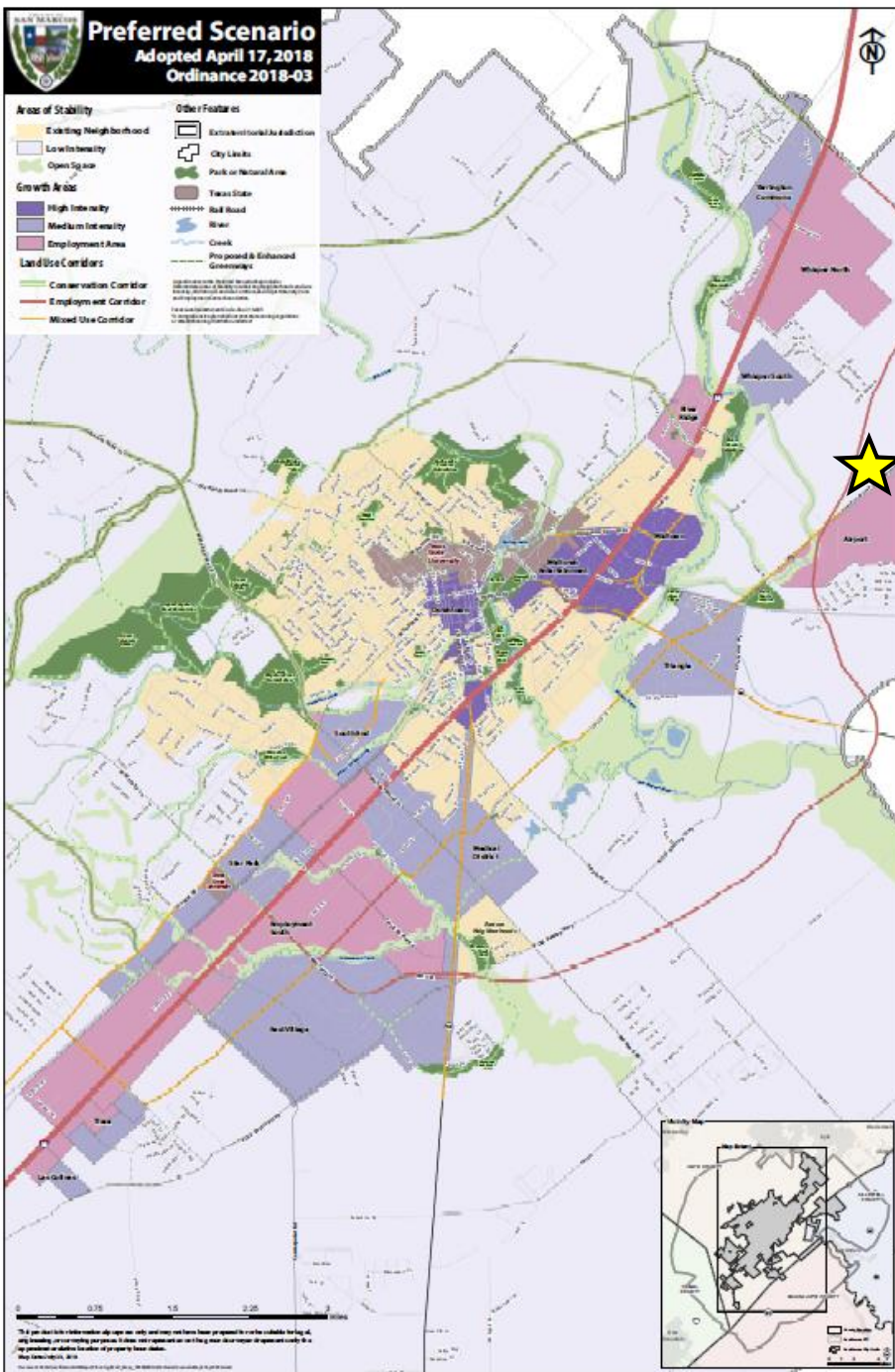


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 1,200 2,400 4,800 Feet

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.

Map Date: 4/6/2020



# Comprehensive Plan Analysis

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

**Located in an Area of Stability – Low Intensity**

*“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”*  
(Comprehensive Plan, pg. 77)

# Comprehensive Plan Analysis

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

**Applicant is requesting a “Special District” (Manufactured Home zoning) within a Area of Stability – Low Intensity.**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

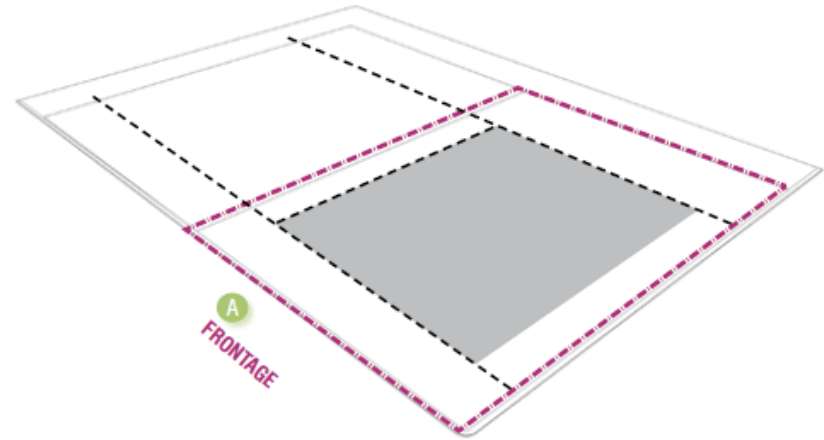
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character 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:

- MH 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



KEY

Property Line (ROW)  
Metric 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 sf min.
Corner Lot or Space	4,400 sf 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.



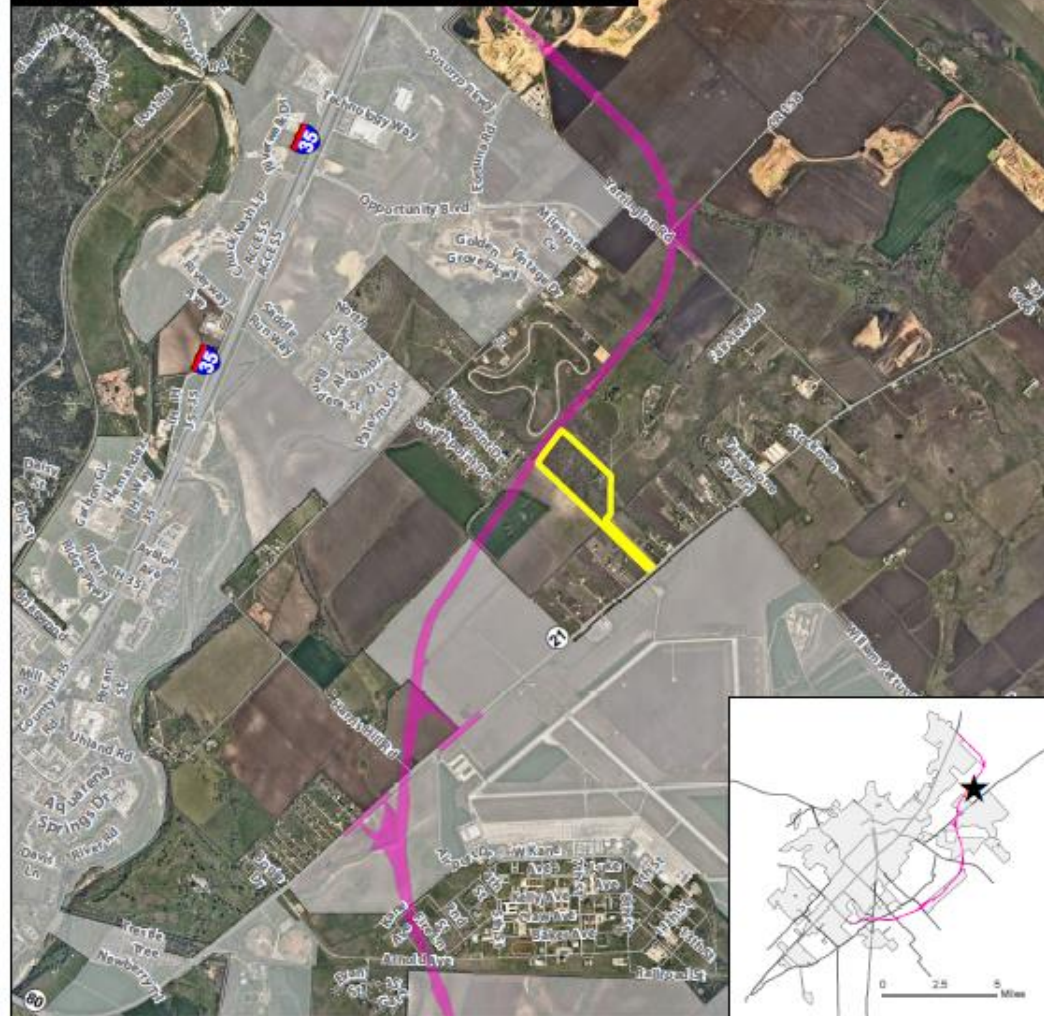
## Proposed FM 110

- 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-20-08  
FM 110 Location  
Palace Way MH Zoning — 4087 Hwy



- ★ Site Location
- Subject Property
- Parcel
- City Limit
- FM 110

0 1,750 3,500 7,000 Feet

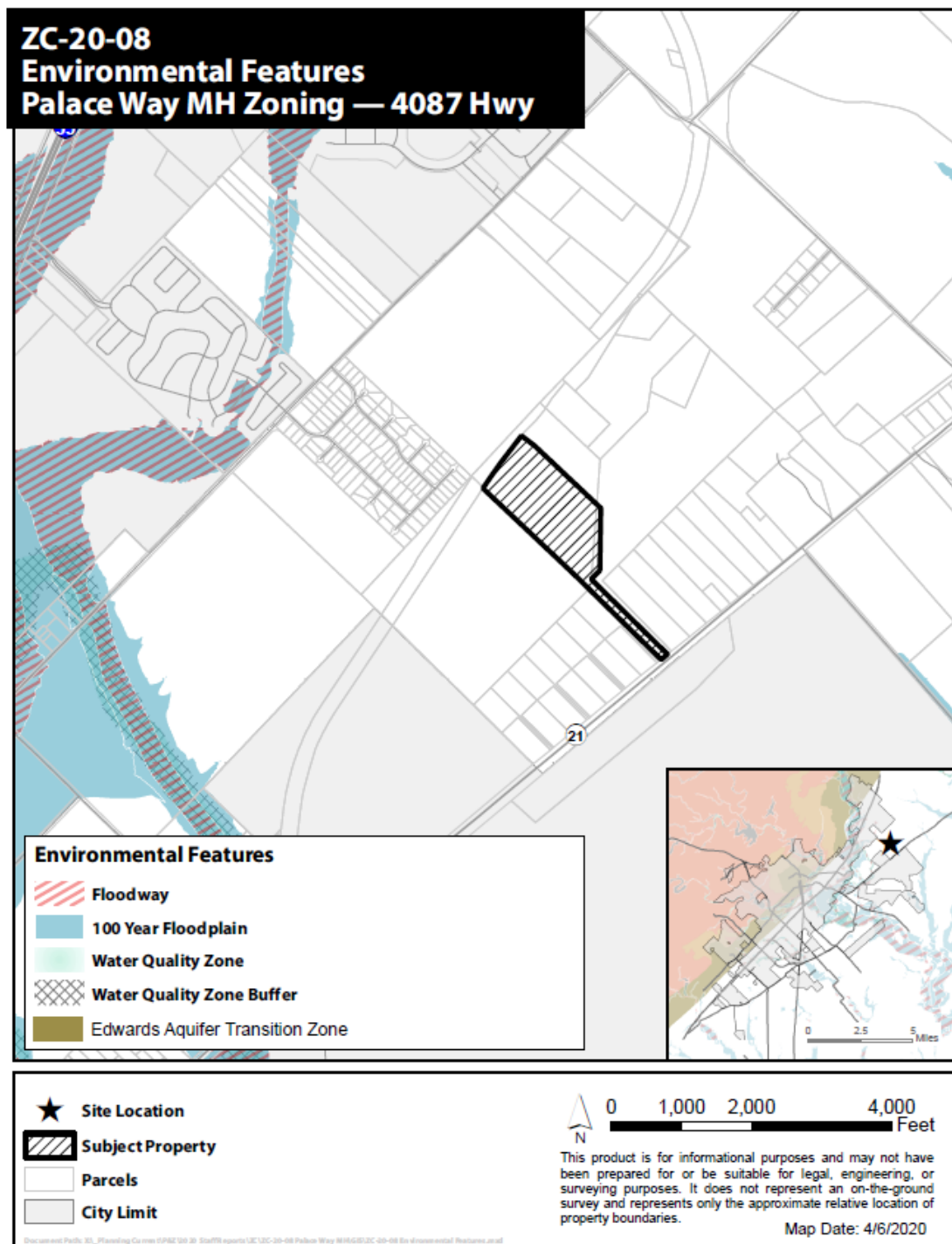
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020



## 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



## 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

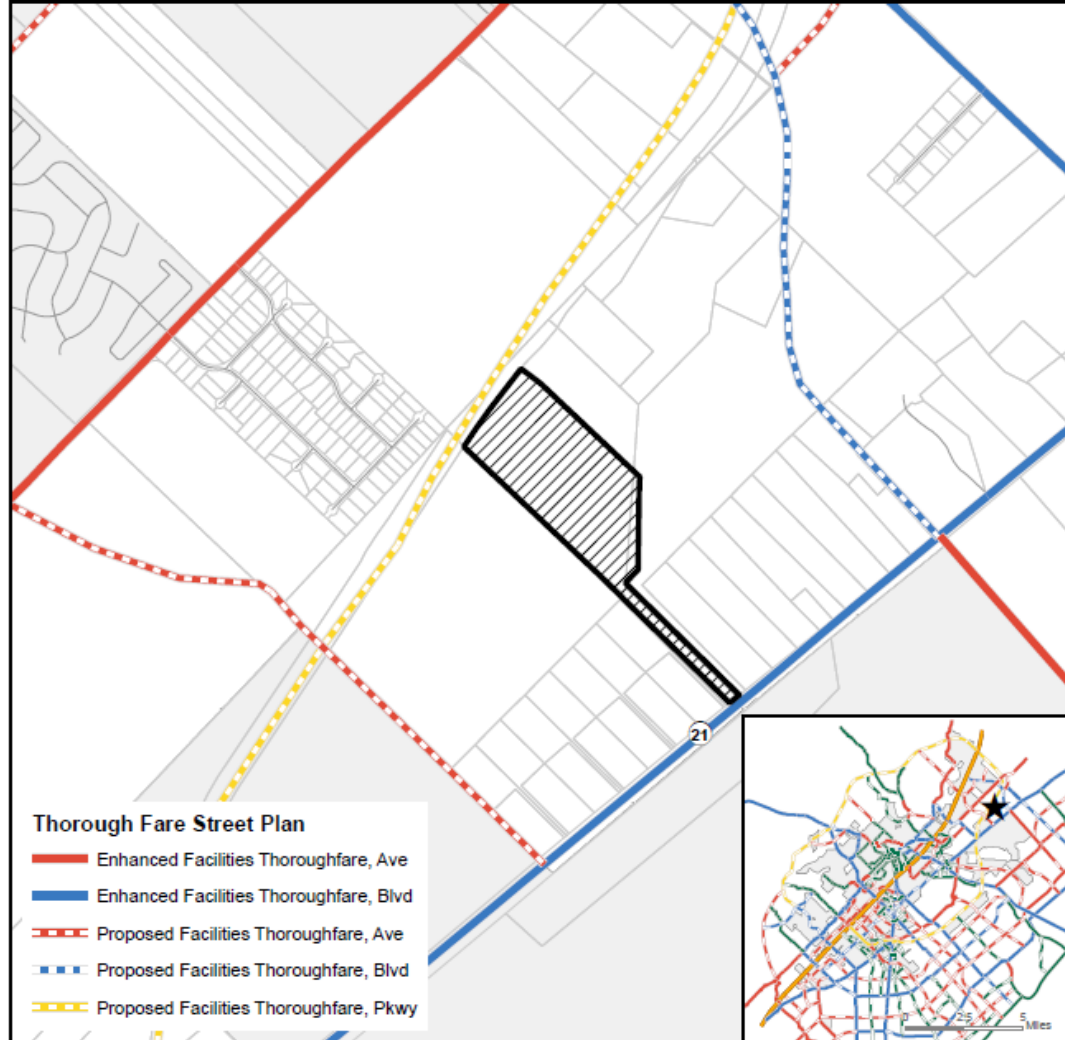
- Extension of water and wastewater facilities in accordance with City standards

### • Parkland Dedication / Development

ZC-20-08

Transportation Master Plan

Palace Way MH Zoning — 4087 Hwy 21



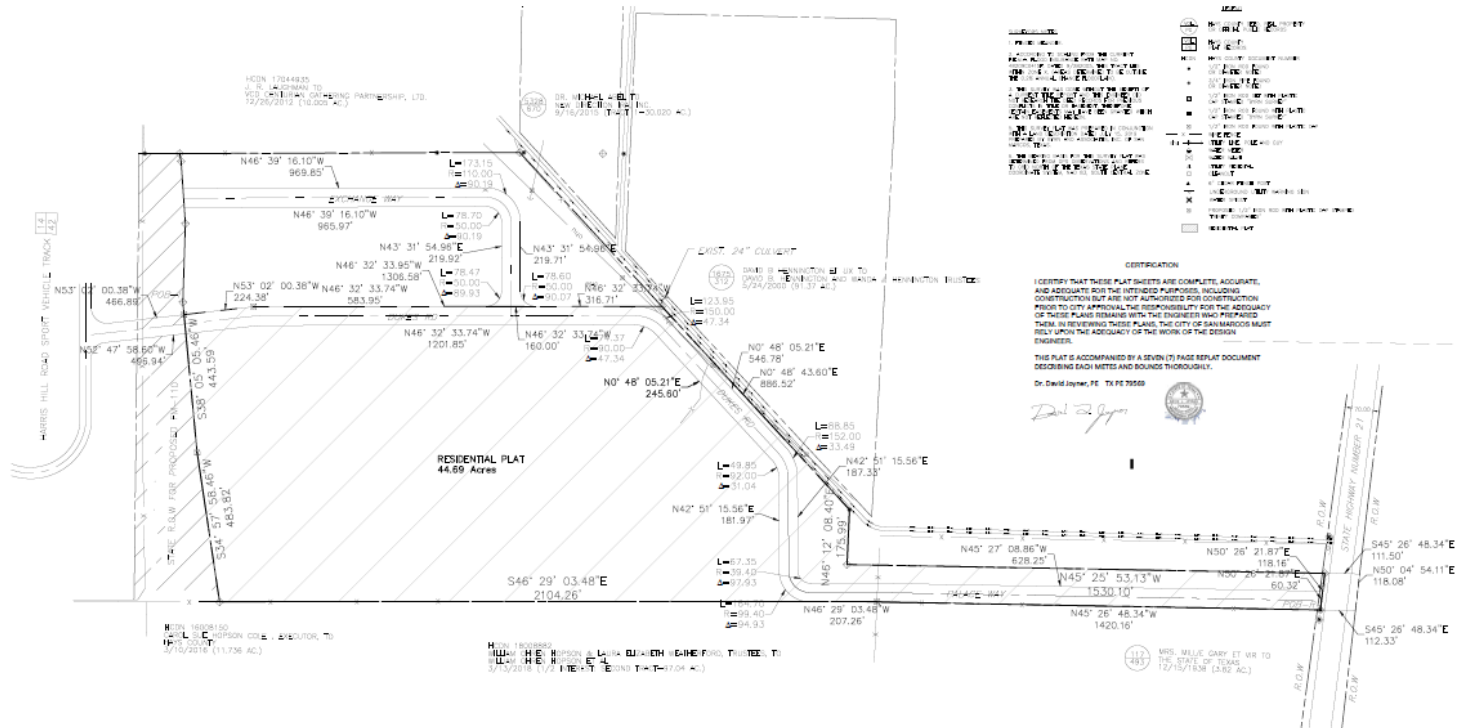
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 750 1,500 3,000 Feet

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.

Map Date: 4/6/2020

## Proposed Plat (not approved)



PROJECT NO. <b>12148</b>	<b>TRINITY GROUP</b>	DRAWN BY <b>D. Adams</b>	SCALE <b>1" = 200'</b>		SHEET NO. <b>C-02</b>	<b>SHEET NO.</b> <b>PROPOSED PLAT</b> <b>FOR RESIDENTIAL</b> <b>DEVELOPMENT</b>	 <b>TRINITY GROUP</b> A REAL-ESTATE SERVICE COMPANY <small>WE HELP BUY "YOUR PLANT"</small> <small>WE ASSIST WITH THE ACQUISITION OF LAND FOR RESIDENTIAL DEVELOPMENT</small>	<b>PALACE WAY DEVELOPMENT</b> Location: <b>4087 ST. HIGHWAY 21</b> San Marcos, Texas	
TX Form # 12056		APPROVED BY <b>Trinity Group</b>			REVISIONS				
DATE <b>Mar 2020</b>		CHECKED BY <b>D. Joyner</b>							



CYNTRAIL

**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



## Additional Analysis

- **Compatibility:** While Manufactured Home is generally compatible with surrounding single-family land uses, it will be a much more dense residential product. In addition, the property's location along the future FM 110 may situate the property around future high density commercial or industrial uses.
- **Preferred Scenario:** "Manufactured Home" is designated as "NP" Not Preferred within an "Area of Stability – Low Intensity" designation on the Preferred Scenario Map.
  - Alternatively, "Manufactured Home" is to be "C" Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an "Employment Area", it is located between two existing areas, Whisper development and the Municipal Airport.
- **FM 110:** The property is located along the proposed FM 110, which is designated as an "Employment Corridor" on the Preferred Scenario Map.
  - FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.



## Staff Recommendation:

At the April 28, 2020 Meeting the Planning and Zoning Commission recommended approval of the zoning change with a 7-0 vote.

The Development Code states that a request for Manufactured Home 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 varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral recommendation** and leaves a decision of approval or denial of the request up to the City Council.



# Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Manufactured Home (MH)
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.	The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.
Uses	Primarily agricultural, residential, and public/institutional (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 (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Depends on use	Depends on use. For example, two parking spaces are required for each manufactured home site in accordance with the requirements for residential single family dwellings under Section 7.1.2.1 of the Development Code.
Max Residential Units per acre	0.4 units per acre (max)	9 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements based on use	Tree and shrub requirements based on Multi-Family landscape requirements (20% landscape area)
Building Height (max)	2 stories ( 40 feet)	2 stories
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	Measured from manufactured homes spaces. 10' minimum front; 5' minimum side; 20' minimum rear
Impervious Cover (max)	30%	75%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	3,200 sf minimum lot area; 4,400 sf minimum lot area for corner lot; 40' minimum lot width; 55' minimum lot width for corner lot 80' minimum lot depth
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



# Palace Way Park

---

A MANUFACTURED HOME COMMUNITY

# Quick Facts

---

- 230-240 Homes
- 5-Star Design
- Land-Lease Community
- On Site Management
- Quality Homes





# Code Compliant

---

- San Marcos Manufactured Housing Code
- Hud & State Codes
- Set-up by state Licensed installers
- Inspected by the City, and our Engineering Firm



# Affordable Housing

---

- 20-30% Less per month than renting a comparable size apartment.
- Builds Equity
- Average 14.2 Years



# HUD

---

As one solution to the affordable housing issue.

The Department of Housing & Urban development is encouraging cities to add manufactured housing zoning to their planning by making it part of the block grant requirements.





# Video

---

Showing the look and feel that the Palace Way park is being designed too

