

# Zoning Request

ZC-20-22

# Harris Hill Mobile Home Community



## Summary

<b>Request:</b>	Zoning change from FD to MH		
<b>Applicant:</b>	Lanzola Corp. 105 Acuna Ct, Ste 112 Del Valle, TX 78617	<b>Property Owner:</b>	Alvin Popham 1700 Mill Creek Rd Seguin, TX 78155

## Notification

<b>Application:</b>	November, 20, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	November 22, 2020	<b># of Participants</b>	N/A
<b>Posted:</b>	November, 20, 2020	<b>Personal:</b>	November, 20, 2020
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Legal Description:</b>	72.293 Acres out of the Joel Miner Survey		
<b>Location:</b>	Harris Hill Road one half mile south of Yarrington Road.		
<b>Acreage:</b>	72.293 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Future Development	<b>Proposed Zoning:</b>	Manufactured Home
<b>Existing Use:</b>	Agricultural	<b>Proposed Use:</b>	Manufactured Home Community
<b>Existing Occupancy:</b>	Do Not Apply	<b>Occupancy:</b>	Do Not Apply
<b>Preferred Scenario:</b>	Low Intensity Zone	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	6
<b>Utility Capacity:</b>	By Developer	<b>Floodplain:</b>	Yes
<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>	FD	Vacant	Low Intensity
<b>South of Property:</b>	MH	Manufactured Home Park	Low Intensity
<b>East of Property:</b>	ETJ	Harris Hill Race Track	Low Intensity
<b>West of Property:</b>	HC	Vacant (Whisper North Development)	Employment Center

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### Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A		
<b>Title :</b> Planner		<b>Date:</b> December 3, 2020

### History

The subject property is currently located outside the City Limits in the San Marcos Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to the Saddlebrook Manufactured Home park.

If approved, the City of San Marcos will provide wastewater service. Water service will be provided by Maxwell Water Supply Corporation. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Cooperative will provide electric service to this development. This zoning request is being processed concurrently with an annexation request for the property.

### Additional Analysis

Upon annexation, the property will be zoned "FD", the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council.

The Development Code states that a request for Manufactured Home (MH) zoning in a Low Intensity designation is "Not Preferred" and requires additional scrutiny. However, the proposed zoning change to MH is generally compatible with surrounding existing uses.

There is an existing dry creek bisecting the property which is designated as floodplain. The developer would be required to meet the City floodplain requirements.

Additional details regarding this analysis is outlined in the staff report and the Comprehensive Plan Analysis checklist.

### 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>			<p><b>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</b></p> <p>The subject property is located within a Low Intensity designation. Vision San Marcos Comprehensive Plan states that “the preferred scenario anticipates that these areas will generally maintain their existing character. Being located in an area of stability does not mean that these areas should not or will not change. It means that any changes, whether new development, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” The proposed zoning to MH is generally compatible with the character of surrounding development.</p> <p>Furthermore, a zoning change to MH promotes the Comprehensive Plan goal of diverse housing needs.</p>
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</b></p> <p>Studies were not complete at time of request.</p>
		<u>N/A</u>	<p><b>Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council</b></p>
<u>X</u>			<p><b>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</b></p> <p>There is no current or proposed development agreement for this property.</p>
<u>X</u>			<p><b>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></p> <p>MH zoning is restricted to the manufactured home, or manufactured home park uses. The Saddlebrook Mobile Home Community is the only developed property immediately adjacent to the subject property.</p>
		<u>X</u>	<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b></p> <p>The proposed zoning will reinforce the existing character of the developed area which includes an existing manufactured home community. However, approval of this zoning change would allow the property to develop in a manner that is “NP” Not Preferred according to the District Translation Table.</p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>Whether the site is appropriate for the development allowed in the proposed district</b></p> <p>The property is vacant and shown to be in a low to moderately constrained area on the Land Use Suitability Map.</p>
		<u>N/A</u>	<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b></p> <p>The property is currently not zoned as it is located outside City Limits.</p>
<u>X</u>			<p><b>Whether there is a need for the proposed use at the proposed location</b></p> <p>The proposed rezoning would allow a manufactured home community which would provide additional home ownership opportunities.</p>
<u>X</u>			<p><b>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</b></p> <p>The developer will extend required utilities to the site, including City wastewater and Maxwell waterlines.</p>
<u>X</u>			<p><b>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</b></p> <p>The surrounding property is primarily agricultural and manufactured housing which complements the proposed Manufactured Home zoning.</p>
		<u>N/A</u>	<p><b>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</b></p> <p>This request is not for a Neighborhood Density District.</p>
<u>X</u>			<p><b>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</b></p> <p>While there is floodplain present on the property, the majority of the site is not environmentally constrained.</p>
		<u>N/A</u>	<p><b>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</b></p> <p>None noted.</p>