

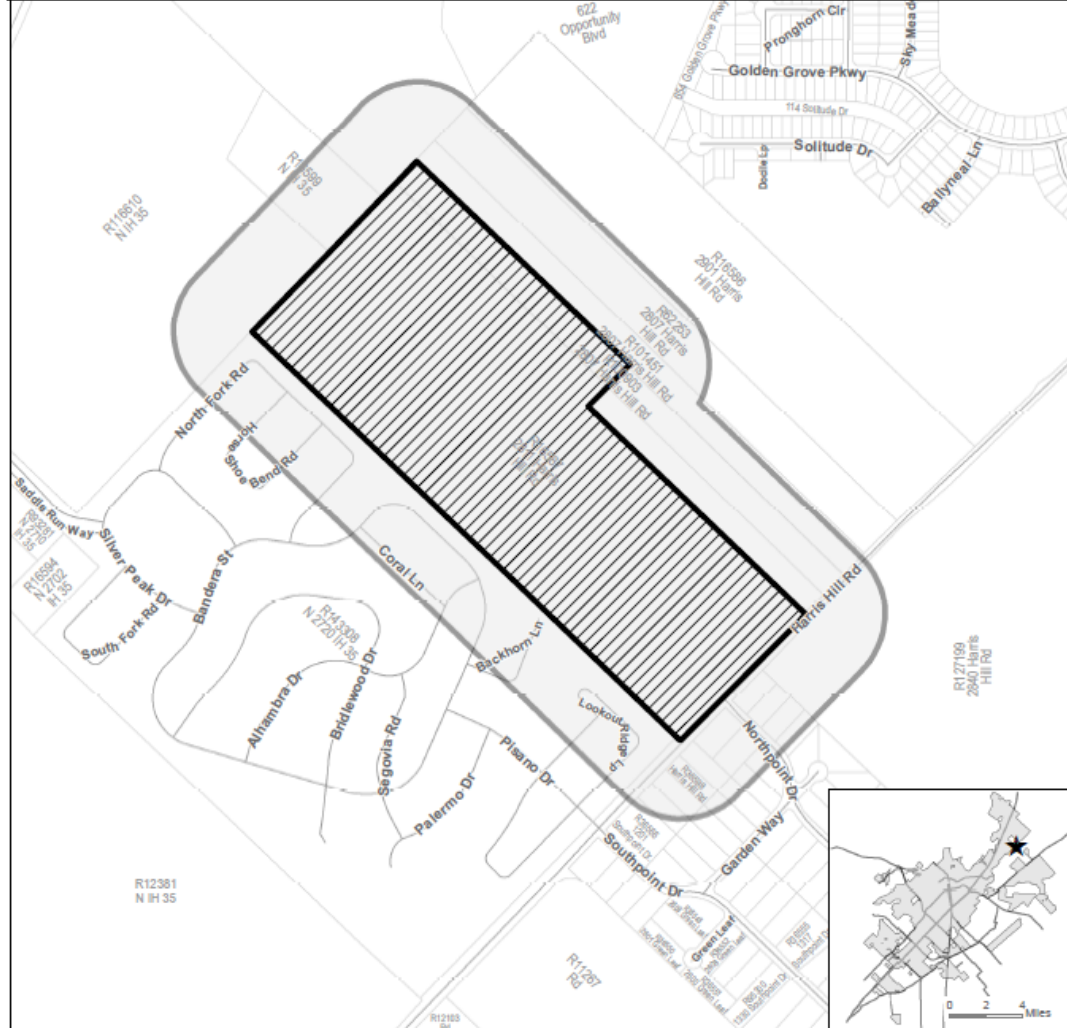
## **ZC-20-22 (Harris Hill MH)**

Hold a public hearing and consider a request by Alejandra Ruiz Esparza, on behalf of Albin Popham, for a Zoning Change from Future Development (FD) to Manufactured Home (MH), or, subject to consent of the owner, another less intense zoning district classification, for approximately 72.85 acres, more or less, out of the Joel Miner Survey, Hays County, located on Harris Hill Road approximately one half mile south of Yarrington Road. (T. Carpenter)

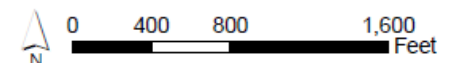
## Location:

- Approximately 72.293 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Saddlebrook Manufactured Home Community
  - Agricultural
  - Harris Hill Race Track
- Located outside the City Limits (Extraterritorial Jurisdiction)

## ZC-20-22 400' Notification Buffer Harris Hill Mobile Home Community 2811 Harris Hill Road



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit

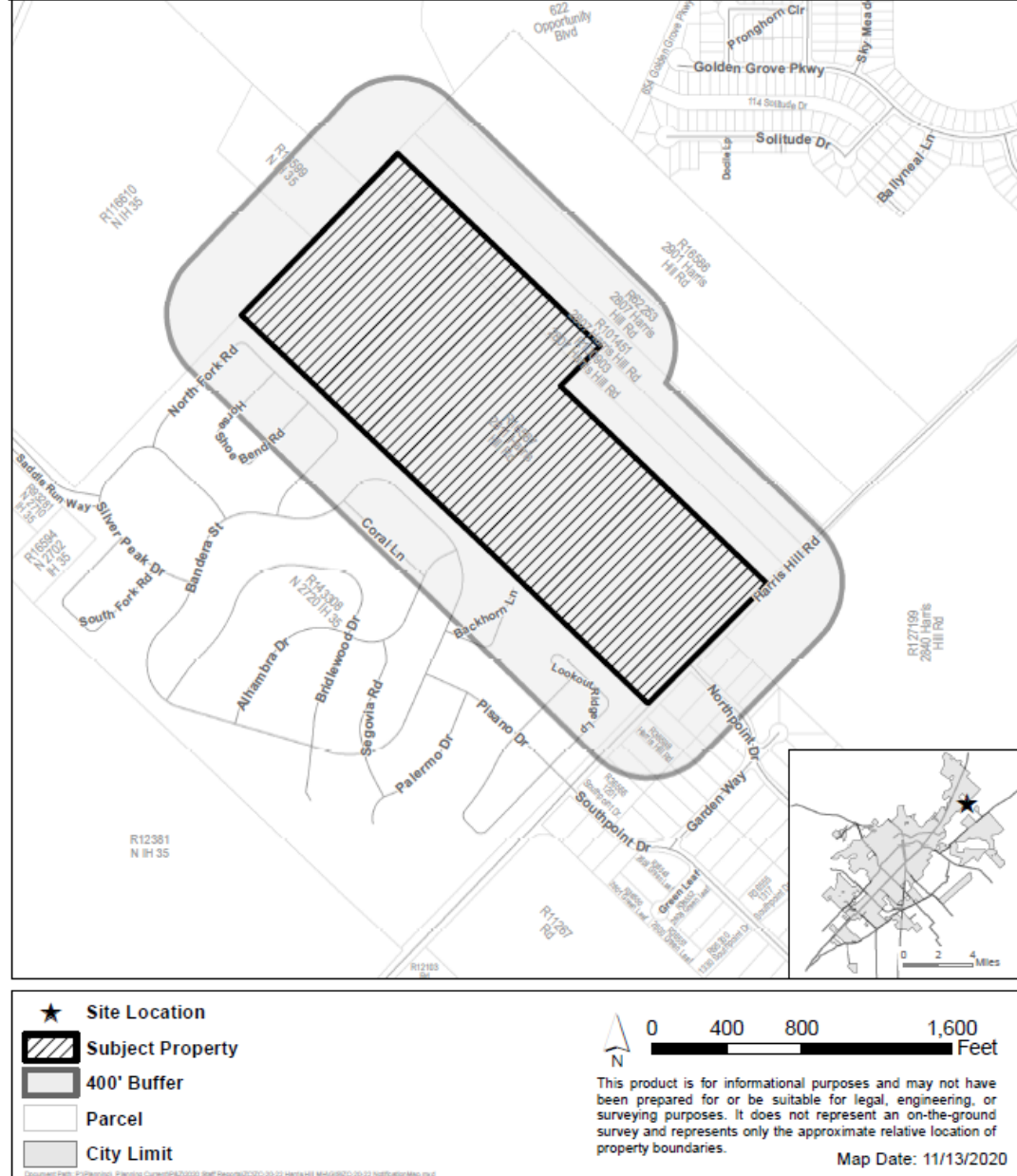


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Map Date: 11/13/2020

## **Location:**

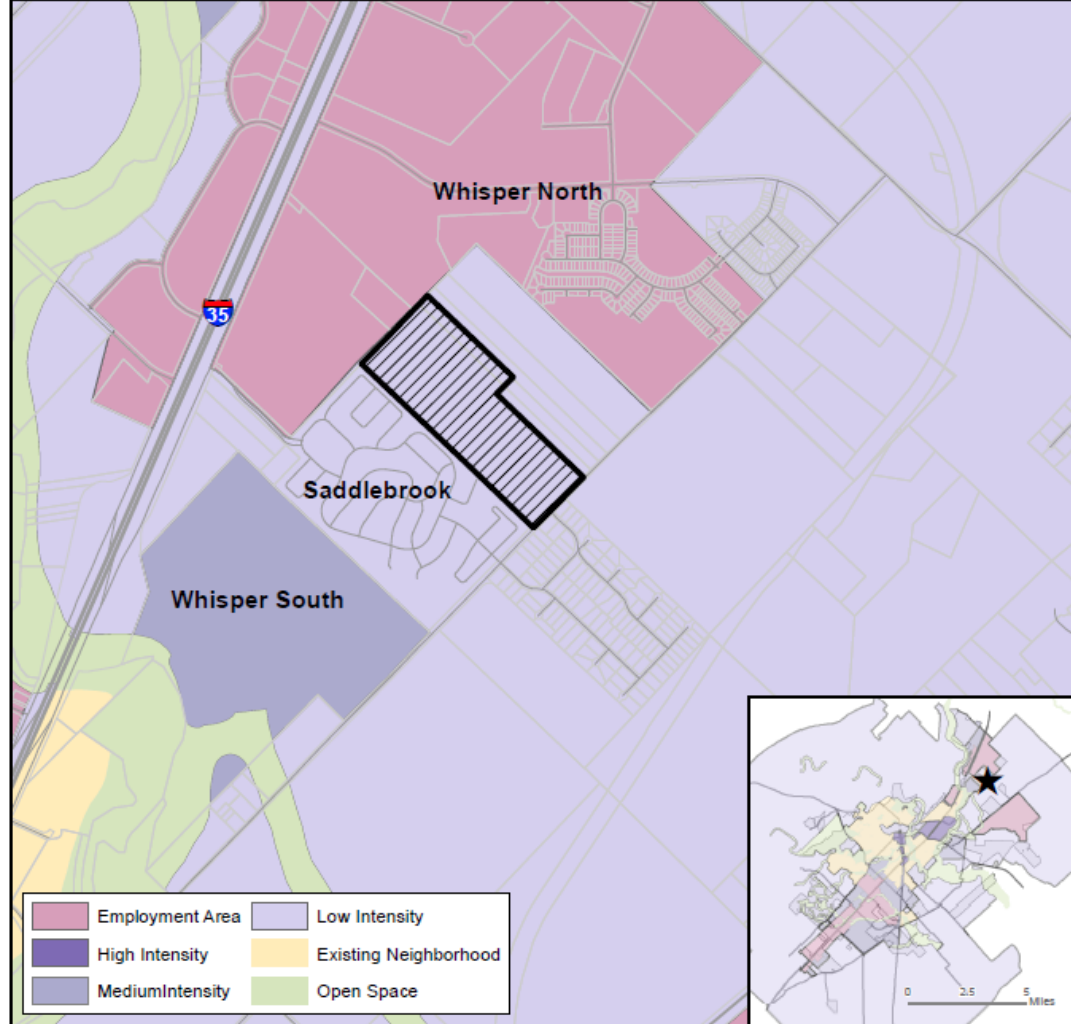
- Approximately 72.293 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Saddlebrook  
Manufactured Home  
Community
  - Agricultural
  - Harris Hill Race Track
- Located outside the City  
Limits (Extraterritorial  
Jurisdiction)



## Location:

- Approximately 72.293 acres
- **Current Configuration:**  
Vacant / Agricultural land
- Surrounding uses include:
  - Saddlebrook  
Manufactured Home Community
  - Agricultural
  - Harris Hill Race Track
- Located outside the City Limits (Extraterritorial Jurisdiction)

## ZC-20-22 Surrounding Developments Harris Hill Mobile Home Community 2811 Harris Hill Road



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



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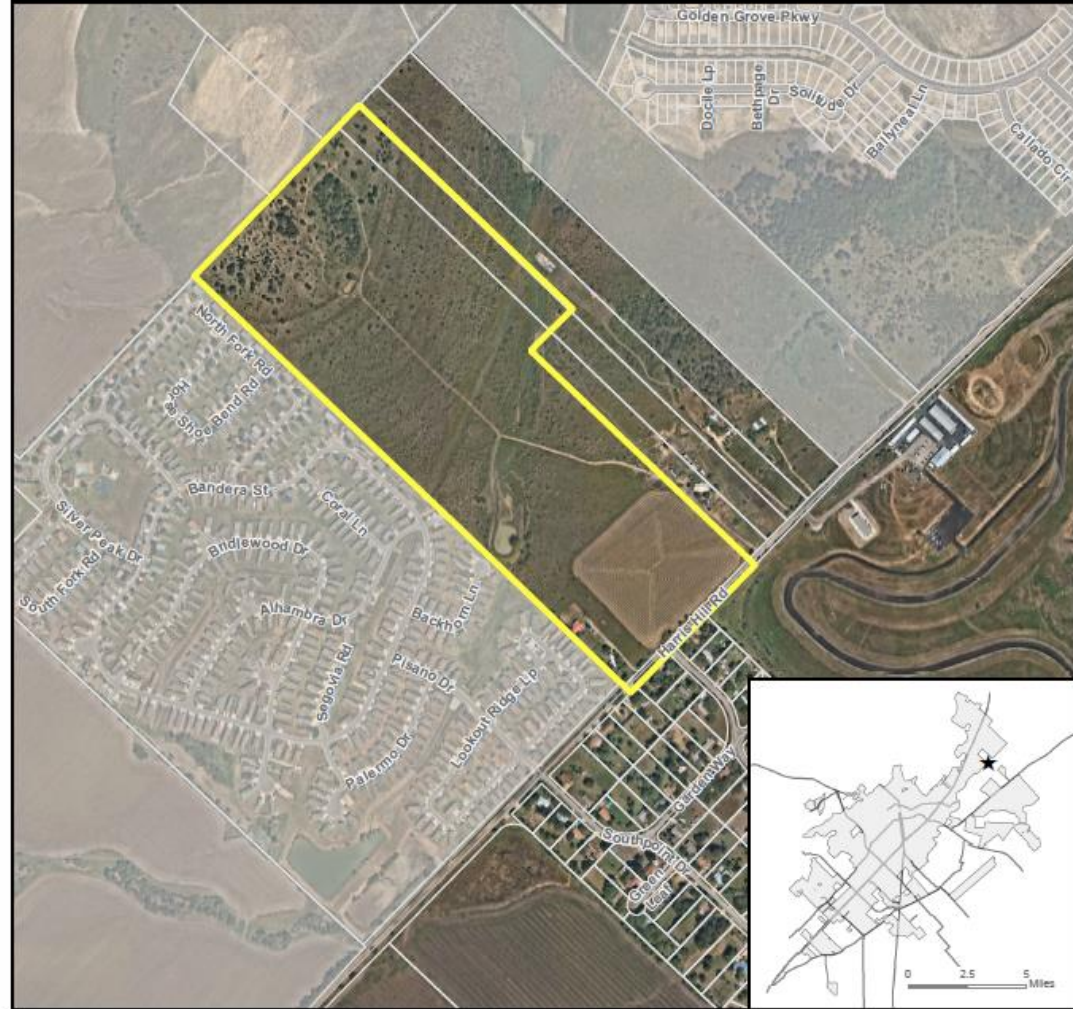
Map Date: 12/2/2020







## 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
- Annexation request is being processed concurrently for property located outside City Limits

**ZC-20-22**  
**Aerial View**  
**Harris Hill Mobile Home Community**  
**2811 Harris Hill Road**



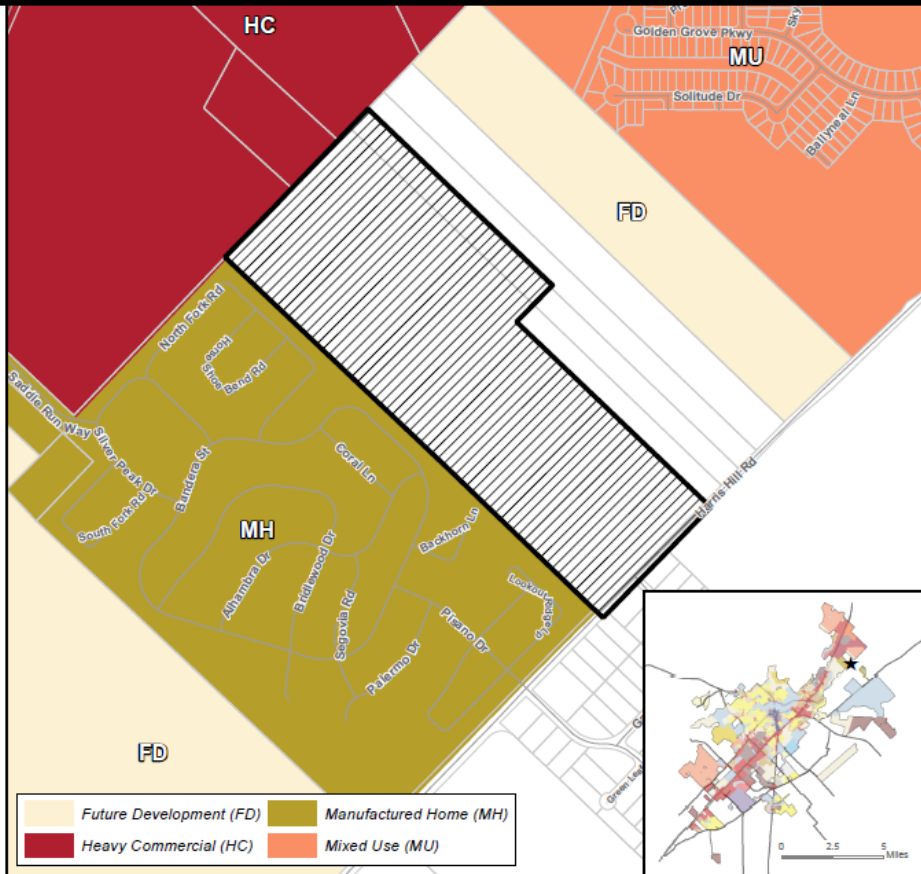
 **Subject Property**  
 **Parcel**  
 **City Limit**

 0 400 800 1,600 Feet

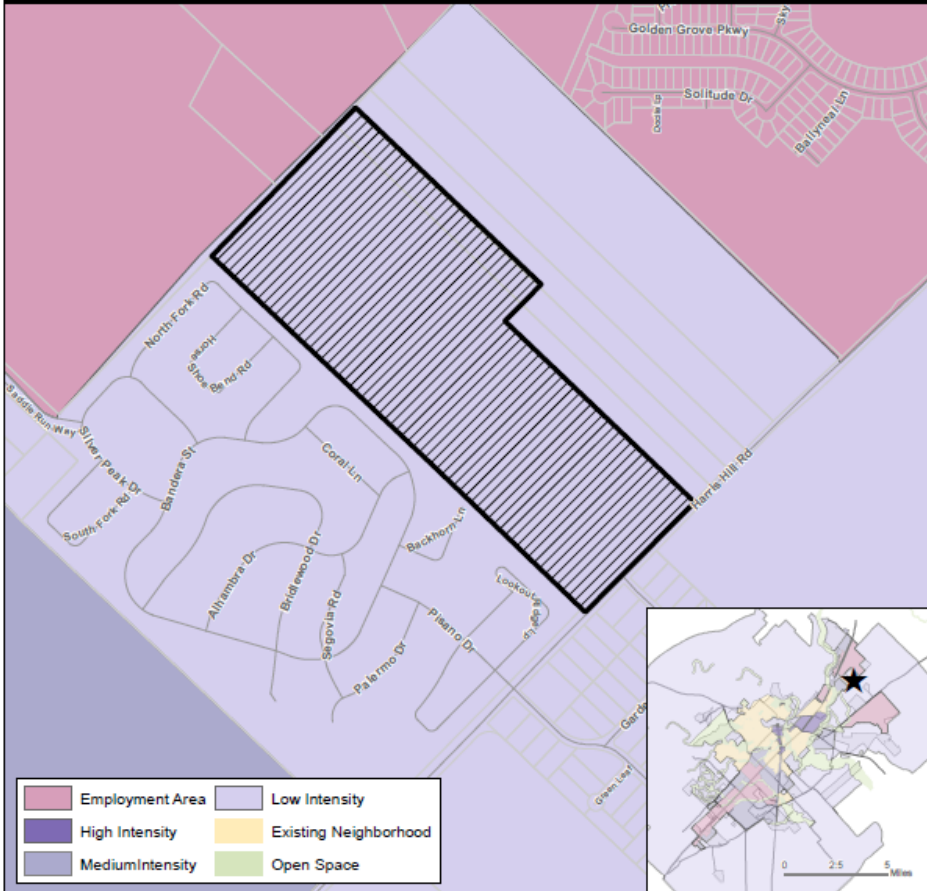
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Map Date: 11/13/2020

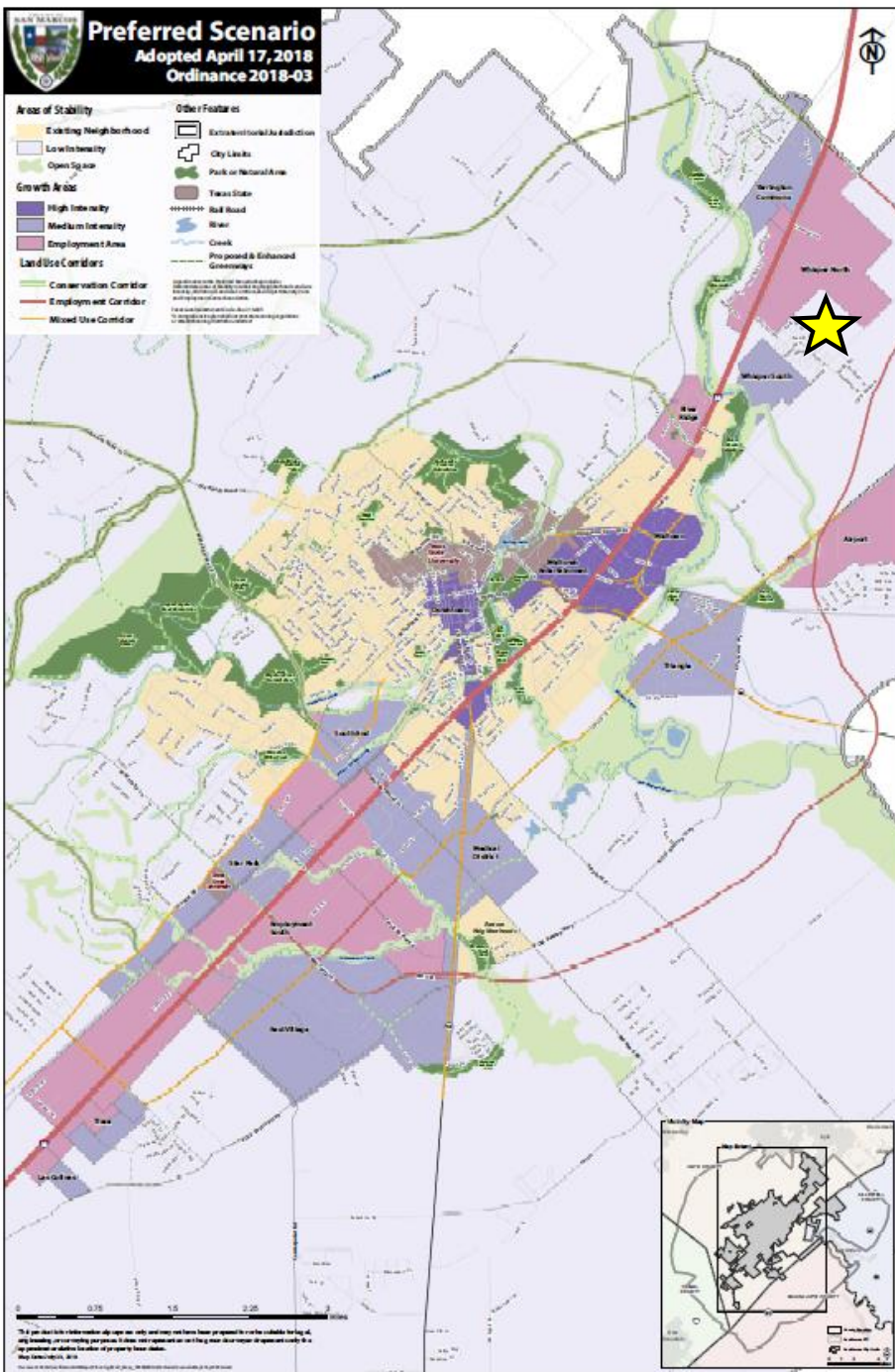
## ZC-20-22 Existing Zoning Harris Hill Mobile Home Community 2811 Harris Hill Road



## ZC-20-22 Preferred Scenario Harris Hill Mobile Home Community 2811 Harris Hill Road







# 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**

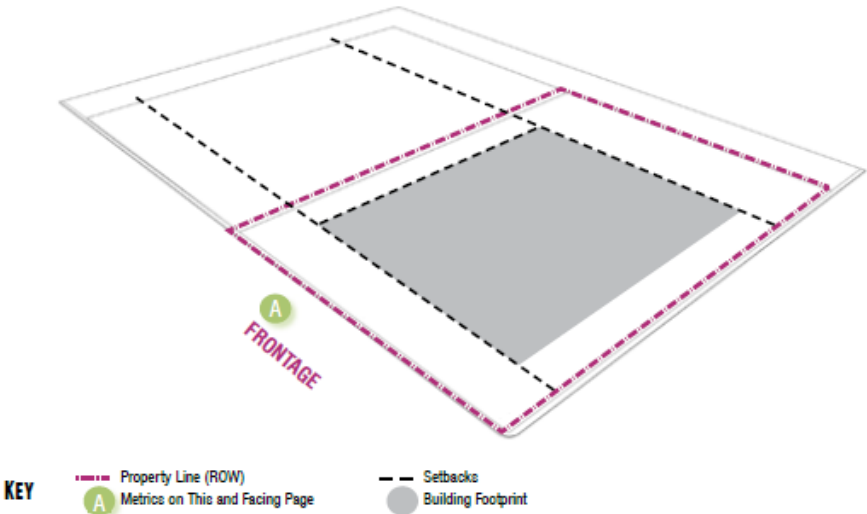
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character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

- 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 agricultural land and a manufactured home community.
- The city does not have zoning authority to regulate the use of surrounding property located outside the city limits.

**MH**

**SECTION 4.4.5.5 MANUFACTURED HOME**



**KEY**

- Property Line (ROW)
- Metrics on This and Facing Page
- Setbacks
- Building Footprint

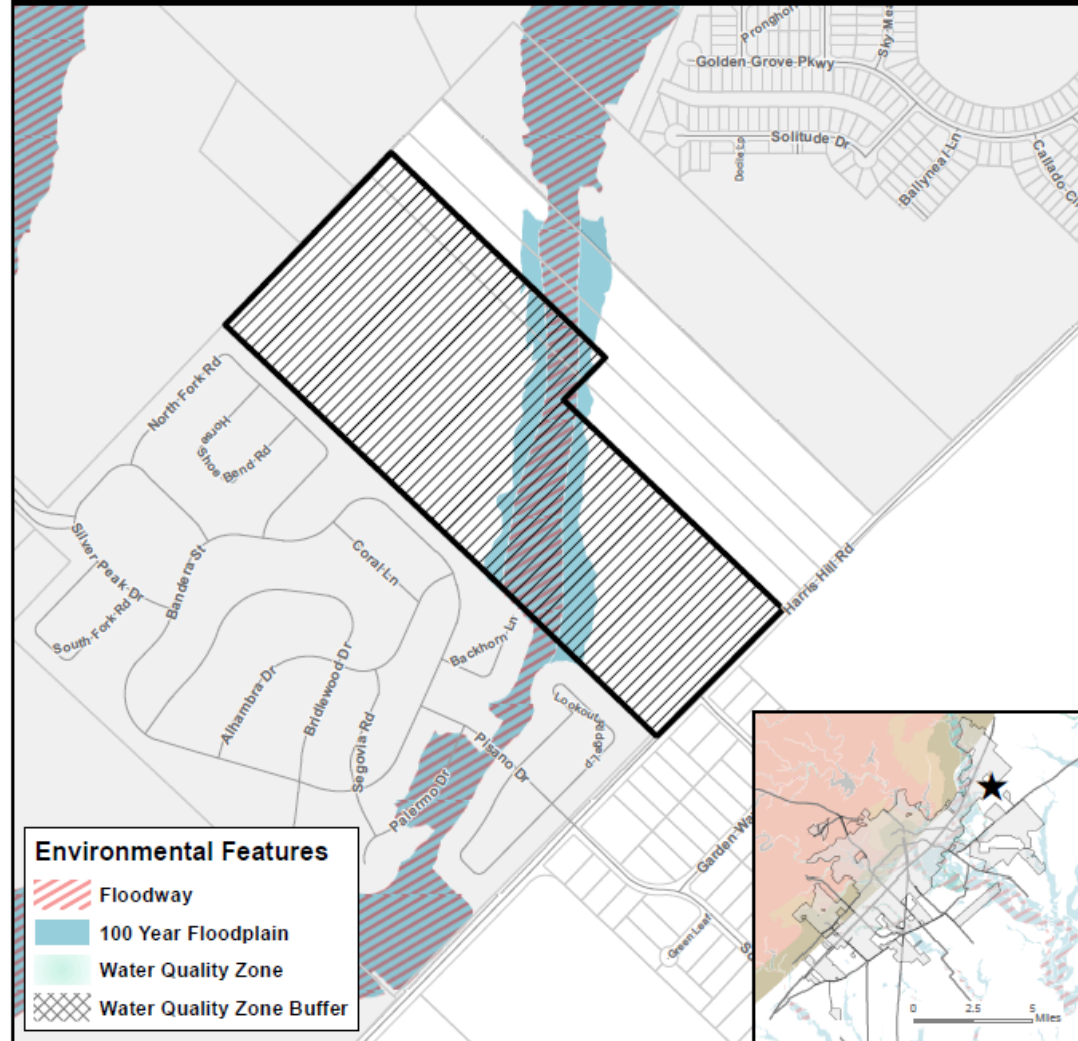
GENERAL DESCRIPTION		
The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.		
DENSITY		
Units Per Gross Acre	9.0 max.	
Impervious cover	75% max.	
TRANSPORTATION		
Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	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.

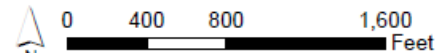
## Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Located in floodplain
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

### ZC-20-22 Environmental Features Harris Hill Mobile Home Community 2811 Harris Hill Road



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



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Map Date: 11/13/2020





Public Hearing Notice Case: ZC-20-22  
Existing Zoning: **FD** Rezone to: **MH**  
Planning & Zoning Public Hearing Date: **12/08/20**  
City Council Public Hearing Date: **01/05/21**  
For More Information Contact: 714.230.4226  
zoning@fdplanning.com



## **Staff Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD”, Future Development to “MH” Manufactured Home

# 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