



Legislation Details (With Text)

File #: ZC-20-08 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 4/13/2020 **In control:** Planning and Zoning Commission

On agenda: 4/28/2020 **Final action:** 4/28/2020

Title: 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-20-08 Staff Report, 2. ZC-20-08 Maps, 3. ZC-20-08 Code Comparison, 4. ZC-20-08 Comp Plan Analysis Checklist, 5. ZC-20-08 Personal Notice, 6. ZC-20-08 Application Documents, 7. ZC-20-08 Presentation

Date	Ver.	Action By	Action	Result
4/28/2020	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

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)

Meeting date: April 28, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). The property is currently vacant and is adjacent to existing single family and rural/agricultural property as well as adjacent to the Harris Hill Race Track and the San Marcos Regional Airport. In addition, FM 110 is proposed to be located to the north of the property. The subject property has already dedicated right-of-way in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Manufactured Home” zoning is to allow the development of a Manufactured Home Park with approximately 250 spaces. According to the applicant, the community will have a club house with exercise gym, party room, and on site management offices. Additionally, the grounds will have a swimming pool, tennis courts, basketball court, community garden area, dog parks, playgrounds, a covered postal box center, and off-street parking. The applicant stated that the development will be a land-lease community with the residents owning their homes and renting the lots, however, up to 30% of the homes may be rental homes. The park will consist of a mix of single-wide and double-wide units ranging in size from 800 square feet to 1,400 square feet. Most homes will be 3-bedroom, 2-bath homes with some 2-bedroom, 2-bath homes.

The applicant is also requesting a rezoning to Light Industrial, “LI” for approximately 14 acres abutting the subject property to the east. This request is being considered as part of a separate zoning request (ZC-20-07). Both zoning requests are being processed concurrently with an annexation request for the property.

The City of San Marcos will provide wastewater services at the site and the Maxwell Water Supply Corporation will provide water service. The developer will be responsible for extending water and wastewater facilities through the site. Pedernales Electric Service will provide electric service.

Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

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 as outlined in the staff report. The proposed zoning change to Manufactured Home is generally compatible with surrounding residential and rural residential uses, however, the proposed zoning will allow for a denser layout of units. The subject property’s location abutting the proposed FM 110 San Marcos eastern loop may create compatibility concerns with regards to residential uses along a major thoroughfare. FM 110 is identified as an “Employment Corridor” on the Preferred Scenario Map and is envisioned to have commercial or employment related uses. FM 110 will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

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, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.