

# Memo

**Meeting Date:** July 21, 2014

**To:** Planning Commission members

**From:** Kevin Boyd, Planner

**Subject:** Z14-18: William Countess, a request for a zone change from General Commercial / Heavy Commercial (CG/CH) to Manufactured Housing Park (MHP), on the following property:

**Location:** 1940 Saint Ann Street, located approximately 1,700 feet east of the intersection of South Bell Street and Saint Ann Street; more specifically occupying 4.75 acres of the G Schubitz Survey 0326, Abstract 1854, in east San Angelo.

**Purpose:** Approval of this request would zone the property to Manufactured Housing Park (MHP)

**Contacts:** William Chad Countess, owner 325-939-0045  
Kevin Boyd, Planner 325-657-4210

---

**Summary:** The Planning Commission may:

- (1) **Recommend approving** the proposed zone change as requested; or
- (2) **Recommend modifying** the application to some alternative zoning classification believed to be more appropriate; or
- (3) **Deny** the proposed zone change, altogether.

**Recommendation:** Planning staff recommends **approval** of the proposed zone change request to Light Manufactured Housing Park (MHP).

## History and Background:

The 4.75 acre tract is located within the Ft. Concho East Neighborhood, in eastern San Angelo. The property is zoned General Commercial / Heavy Commercial (CG/CH). Back in 1972, the City Council approved a special permit (SP 416) to allow for mobile homes on the property. This request was granted several years before the standards by the United States Department of Housing and Urban Development (HUD) was adopted on June 15, 1976. Currently the mobile home park also contains recreational vehicles, which was not included in the original special permit. Under the current manufactured zoning a maximum 30 percent of total spaces can be reserved from recreational vehicles (RVs).

The park is comprised of around 40 spaces and is located along Saint Ann Street (please refer to original preliminary\_site plan below). Since the park existed prior to new regulations, the applicant is not required to adhere to the general development standards or regulatory requirements of annual inspections and fees, but can take advantage of lesser restrictions.

### **General Information**

Existing Zoning: General Commercial/Heavy Commercial (CG/CH)

Existing Land Use: An existing mobile home park

Surrounding Zoning/Land Use:

North:	Single-Family Residential (RS-1)	Vacant, open space
West:	Planned Development (PD) and General Commercial (CG)	Vacant, open space and single-family residences
South:	Planned Development (PD)	City / SAISD Vehicle Maintenance
East:	Planned Development (PD) and Ranch & Estate (R&E)	Vacant, open space and Quicksand Golf Course

Thoroughfares/Streets: Saint Ann Street is identified as a "local street", designed to carry light neighborhood traffic at low speeds.

Zoning History: The property was annexed into the city limits prior to 1949.

In 1954, the area in question was split zoned Ranch & Estate, R&E, (southern) and Single-Family Residential, RS-1, (northern).

In 1972, the zoning was changed from Single-Family Residential (RS-1) to General Commercial / Heavy

Commercial (CG/CH). In addition, a special permit was approved to allow for a mobile home park.

Vision Plan Map: Industrial

Notification Required: Yes

Notifications Sent: 3

Responses in Favor: 0

Responses in Opposition: 0

### **Analysis:**

The staff recommendation is based upon the statements listed below.

Given existing conditions related to the site staff is inclined to recommend approval of the request. The applicant is seeking a zone change to Manufacturing Housing Park (MHP) to further legitimize an existing mobile home park approved in 1972. More specifically, approval of this request will allow for manufactured housing and maximum of 30 percent of the spaces within the park can be used for the placement of recreational vehicles or RVs. Measuring nearly 5 acres, the tract is currently zoned General Commercial / Heavy Commercial (CG/CH). The zone change to a more restrictive zoning will revert and limits development to certain residential uses. The Vision Plan envisions 'Industrial' and industrial-related uses, MHP zoning is merely residential in nature. Aspects of uses allowed have recently been interpreted as industrial-related uses, namely group living and workforce housing in which the proponent has sought to expand on the tract. Staff finds that future development plans for the tract, under the proposed zoning, is consistent with elements of the long-range plan.

- The proposed zoning will legitimize the existing recreational vehicles (RVs) on the property and allow the placement of manufactured homes, the special permit approved only permitted mobile homes on the property.
- Since aspects of the proposed zoning are consistent with the long-range plan, namely that request will provide an assortment of workforce related housing along with long-term residential living, staff finds that there is no need to make changes to the Vision Plan.

MHP zoning is intended to provide opportunities for development of land with improvements and utilities specifically for the accommodation of manufactured housing in projects under a unified management and control. The parks may include other services and common facilities for the use and by the residents. In 1972 a special permit and zone change were granted on the property and elements of the park is largely conforming. The park already complies with many of the requirements of the Section 414 Manufactured Housing Park Standards, as it relates to skirting and separation requirements (between dwellings in the

park), prior to the latest amendment to update the ordinance on manufactured housing parks or the April 15th 2014 adoption.

Much of the surrounding area remains largely open space at this time. Directly south is the city's main maintenance facility, which is rather large and covers more than 5 acres. More to the far west there are two sprawling estates, on large tracts, that fronts Roosevelt Street. Given the nature of the use, the mere isolation makes it a suitable area for this type of development – this is a common aspect shared by other mobile home parks in the city. Being so close to the maintenance facility, the housing park is exposed to loud noises generated by the site. Saint Ann Street is identified as a local street in the city's Thoroughfare Plan and currently extends roughly 2,350 feet. The street conforms with the minimum street requirements stipulated in the Subdivision Ordinance. Considering allowable uses, staff expects that a change to MHP zoning will generate less traffic to the site than if the area remained as-is.

- This request represents a drastic change in conditions – CG/CH zoning is the most intensive commercial zoning and allows for a wide variety of uses. MHP zoning in conjunction with the previously approved special use on the property will allow for placement of mobile and manufactured homes, recreational vehicles and accessory uses (Section 415, Zoning Ordinance).
- Ordinarily, the MHP zoning has a more restrictive setback in relation to commercial districts. In this case, designated spaces for the existing park were approved with the special permit – and thus conforms with the Ordinance.
- Under the current CG/CH zoning, the Floor Area Ratio (FAR) is twice (or 2x) the total gross square footage of the lot. Under the 2000 adoption, the spacing requirements for MHP zoning were a minimum 10 feet separation between other dwellings and curb or edge of pavement on driveway providing common access.
- The zone change may likely have reduced impacts on the natural environment. Changes in stormwater runoff may vary depending on the uses occupied on the property. Commercial properties are generally associated with larger building footprints and impervious surfaces – that being said, the types of uses occupying the property will largely remain the same following the requested change.
- The proposed zoning provides alternative, and at times, more affordable housing opportunities for residences in the area. MHP is a largely underutilized zoning classification in the city.

Although development patterns in the area have remained unchanged for quite some time, the nature of the existing park – with approval of this request – will be able to better accommodate for current market trends as it relates to the placement of various types of a mobile homes. Manufactured homes, for example, will be permissible throughout the site, **the previous approval only granted mobile homes**. While there is the inherent possibility that more industrial uses may be introduced around the site, given the area's 'Industrial'

designation on the Vision Plan map, the land use has coexisted in harmony with surrounding uses for many years. Overall, the nature of the use on-site will remain largely unchanged.

**Proposed Conditions**

N/A

**Attachments:**

Excerpt from zoning map, highlighting subject property;

Aerial photo, highlighting subject property; and

Excerpt from the comprehensive plan vision map highlighting the subject property; and

Original application and site plan.

**Presentation:**

Kevin Boyd, Planner

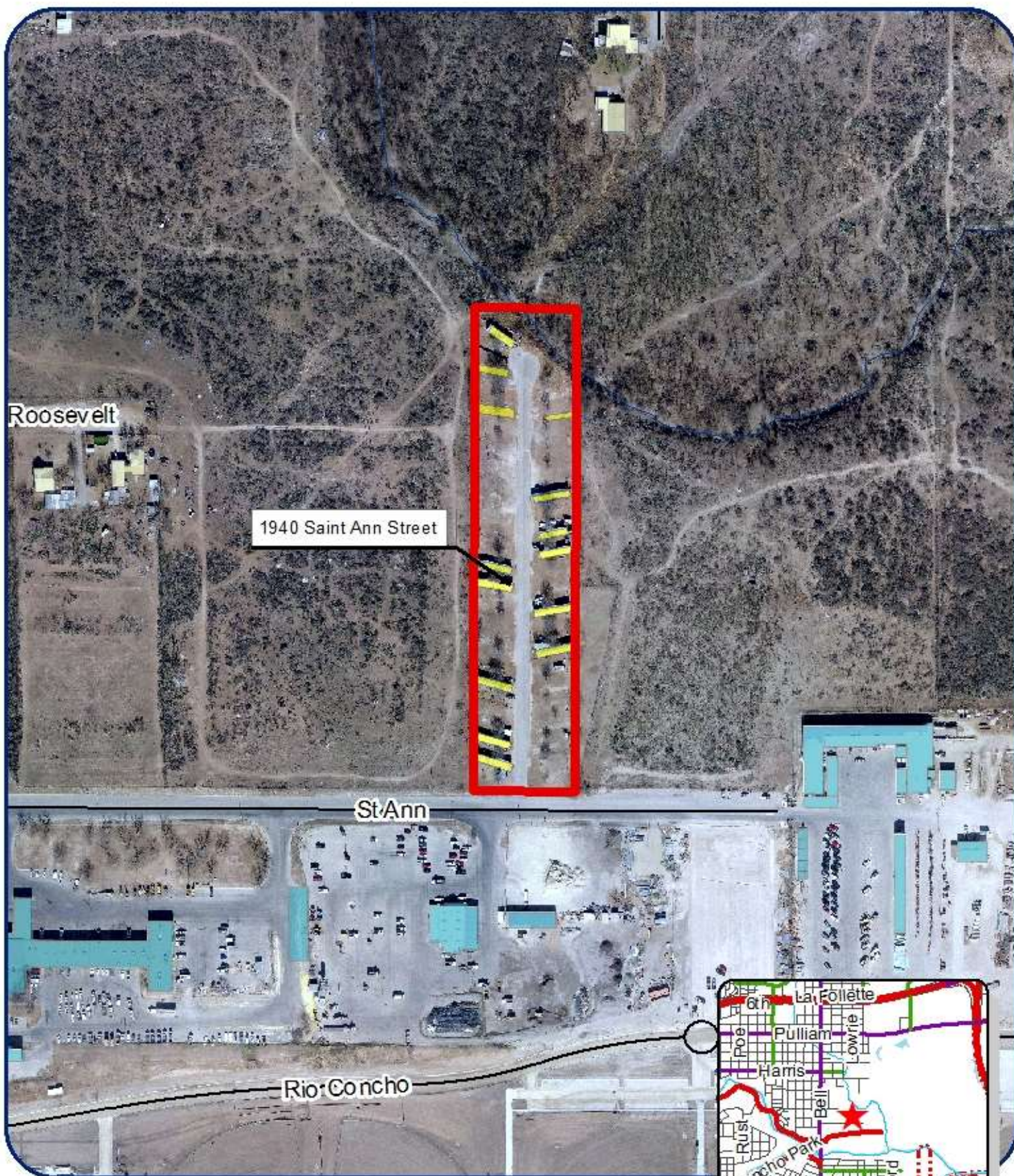
Patrick Howard, AICP, Director of Development Services

**Reviewed by:**

Patrick Howard, AICP, Director of Development Services







## Zoning Case File

### Case: Z14-18

Council District: Don Vardeman

Neighborhood: Ft. Concho East

Scale: 1" approx. = 260 ft

Subject Property: 1940 Saint Ann Street

#### Legend

Subject Properties: —

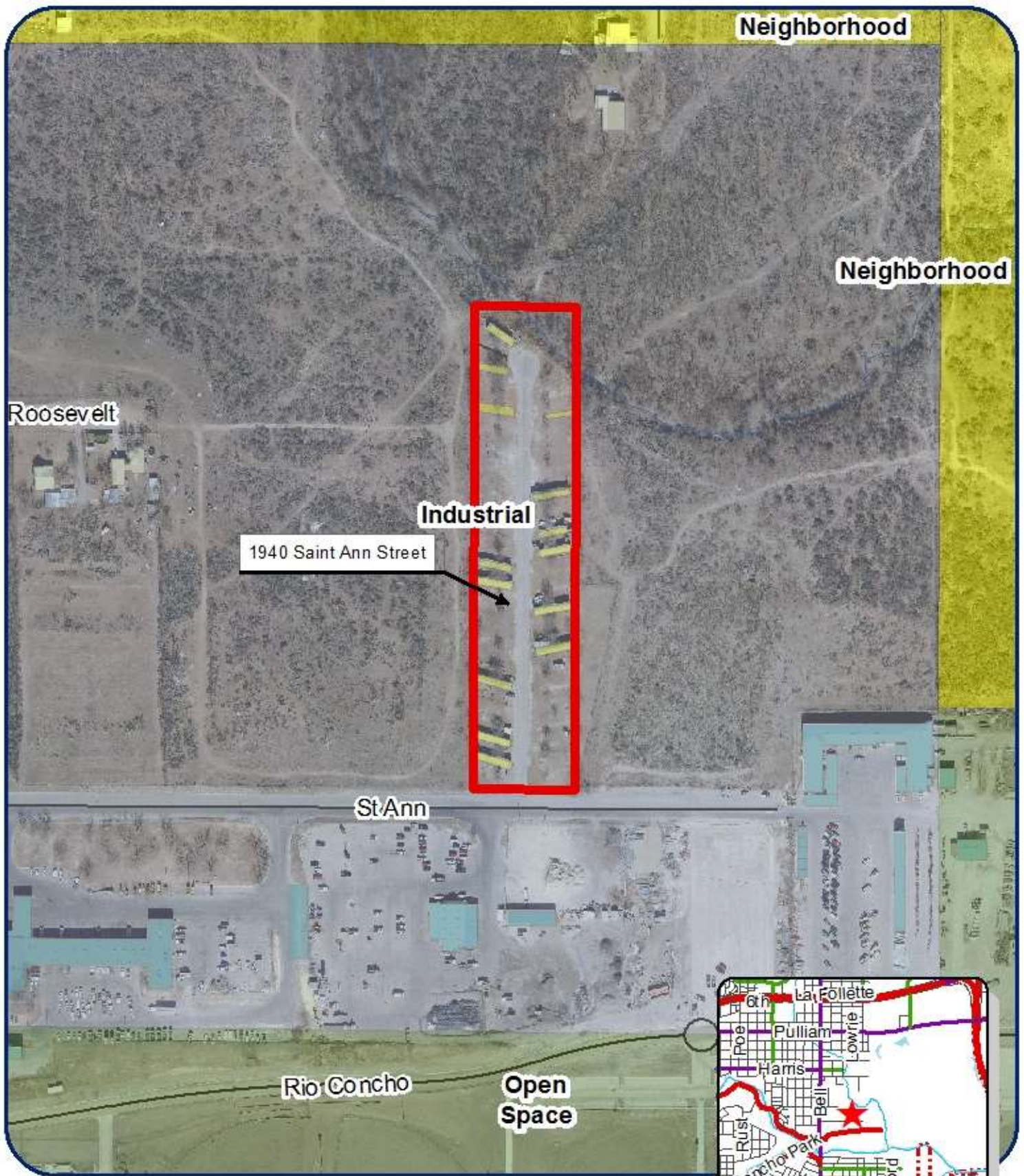
Current Zoning: CG/CH

Requested Zoning Change: MHP

Vision: Industrial







## Zoning Case File

### Case: Z14-18

Council District: Don Vardeman

Neighborhood: Ft. Concho East

Scale: 1" approx. = 260 ft

Subject Property: 1940 Saint Ann Street

## Legend

Subject Properties: —

Current Zoning: CG/CH

Requested Zoning Change: MHP

Vision: Industrial

