



Planning and Zoning Commission Report ZC 19-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on August 11, 2015:

ZONING CHANGE request from Multi-Family 3 to Single-Family Residential for the property located at SH 46 and Huber Rd., Portion of Abs: 11, J D Clements Survey, approx. 123.82 acres (approx. 11.9 acres for rezone), Property ID 52883

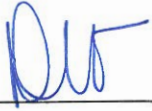
Helena Schaefer presented the staff report. The applicant is proposing to build a single-family and multi-family development currently known as Butte Meadows. The applicant wants to increase the number of lots for single family dwellings and decrease the amount of multi-family area. Notifications were mailed on July 31, 2015 and published on July 26, 2015 with no phone call received. The proximity to Huber Airpark was discussed. The rezone does not fall within the approach zone. Staff recommended approval of the zoning change; the request is compatible with the recent developments. It was also noted that all standards should be adhered to with the development of this property including but not limited to public improvements, landscaping, sidewalks, and drainage.

Stephen Carter spoke on behalf of the applicant, Cal Sierra and answered questions regarding the development process. The commission was informed of the phases and areas to be developed. The Commission asked why the rezone from Multi-Family 3 to Single-Family Residential. Mr. Carter explained the reason for the decrease of high residential density was due to the cost of development. The developer cited that the higher residential density was increasing the cost of development. The developer would prefer the higher density but the cost of infrastructure (roads and sewer) was driving up the cost.

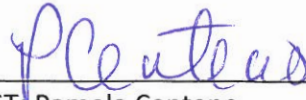
There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the zoning change request from Multi-Family 3 to Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL—
MOTION PASSED 6-0-0**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 19-15
SH 46 and Huber Rd.
Zoning Change

Applicant:

Mark Hermann
Cal Sierra Financial, Inc.
P.O. Box 3559
Merced, CA 95344

Property Owner(s):

Falcon International Bank
7718 McPherson Road, Bldg F
Laredo, TX

Property Address/Location:

SH 46 and Huber Rd.

Legal Description:

Portion of Abs: 11, J D Clements
Survey, Property ID 52883

Lot Size/Project Area:

Lot – approx. 123.82 acres
Portion for rezoning – 11.9+
acres

Future Land Use Plan:

Town Corridor and Regional
Node B

Notifications:

- Mailed: Aug 31, 2015
- Published: Aug 26, 2015

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
August 5, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Rezone Layout

REQUEST: A Zoning Change request from MF-3 to R-1 for a portion of 123.82 acres, approximately 11.9 acres.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-3	Vacant – farm land
N of Property	LI	Vacant, Residences
S of Property	A-R	Vacant – farm land
E of Property	A-R	Vacant – farm land
W of Property	MHP/LI	Villa Vista Park, Shooting Range

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff recommends the approval of this zoning change request from MF-3 to R-1. Staff finds the proposed use of additional single-family housing within the same subdivision compatible with the existing and proposed uses of the area. This is also an area of growth.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

The applicant is proposing a change from Multi-Family (MF-3) to Single-Family Residential (R-1) for a 11.9 acre portion of the 123.82 acres. This area of rezoning would increase the area for single-family residential housing to approximately 115 acres. The applicant sought a zoning change for 20 acres of the original 123.82 acres from R-1 to MF-3 at the Planning and Zoning March 2105 meeting. The applicant would like to increase the number of single family lots.

CODE REQUIREMENTS:

The portion of the property is zoned multi-Family residential. The applicant would like to increase the number of lots for single-family detached dwellings. To do such, a portion of the MF-3 has to be rezoned to Single-Family Residential.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The majority of the land surrounding this property is not developed and/or in agricultural use. The property directly to the west is zoned as manufactured home park (MHP). To the northeast lies the Huber Airpark.

COMPREHENSIVE PLAN:

The property is located in the Town Corridor Approachway District. The general intent of this district is to provide an attractive area into the city, while preserving the character of the land adjacent to it. The Inner Loop of the thoroughfare plan coincides with this district, which makes it a possible future approachway. Single-family housing is an appropriate use for this district.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety or environmental significance has been identified by the applicant. However one concern is the Huber Airpark. The City of Seguin doesn't currently have an overlay district for airports and airparks, but it must be taken into consideration with development near these features. According to Federal Aviation Administration (FAA), "visual" runways (no instrument guided landings or take-offs) require an approach zone with a length of 5,000 feet with a width (at the furthest point from the runway end) of 1,250 feet. Approach zones can be used for height limitations. The proposed development falls 200 feet outside of this approach zone.

TRAFFIC (STREET FRONTAGE & ACCESS):

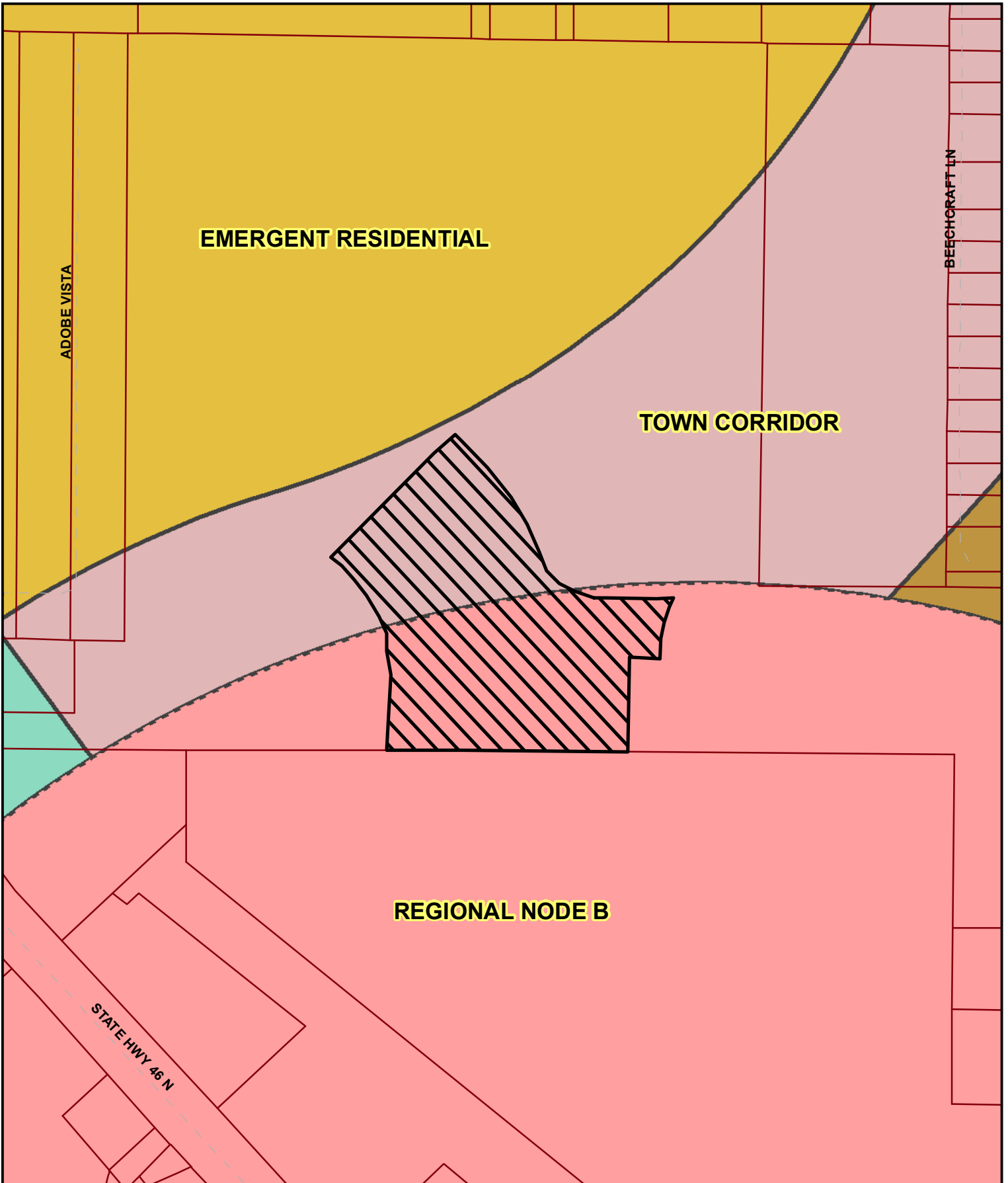
The property has access from both State Hwy 46 N and Huber Road.

PARKING:

According to the off-street parking requirements, two parking spaces are required for each single-family dwelling.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and site plan).



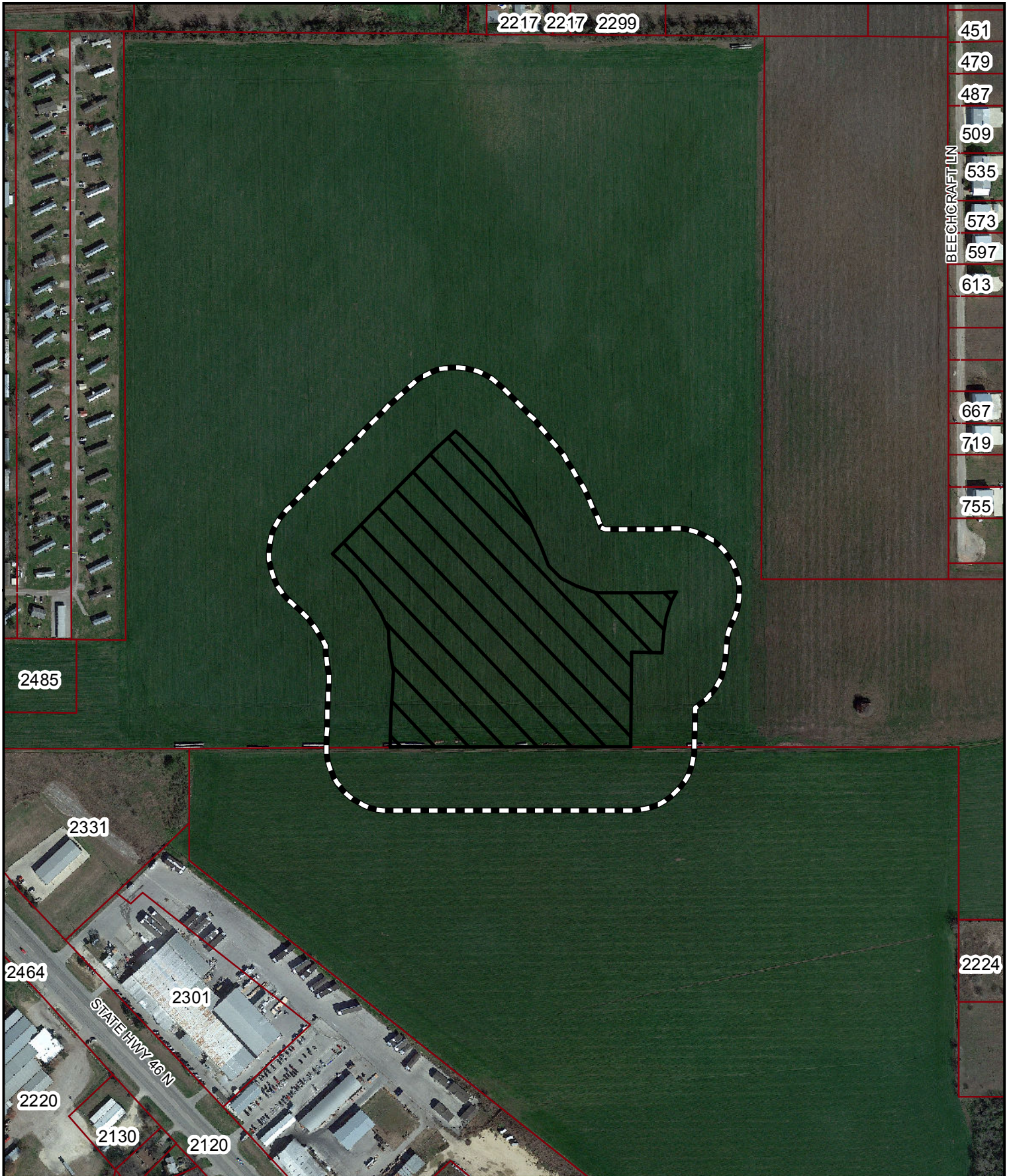
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

  Site Location
 Lot Lines

1 inch = 400 feet
Printed: 7/17/2015

LOCATION MAP

ZC 19-15: Butte Meadows - 11 Acres



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Site Location



200' Notification Buffer

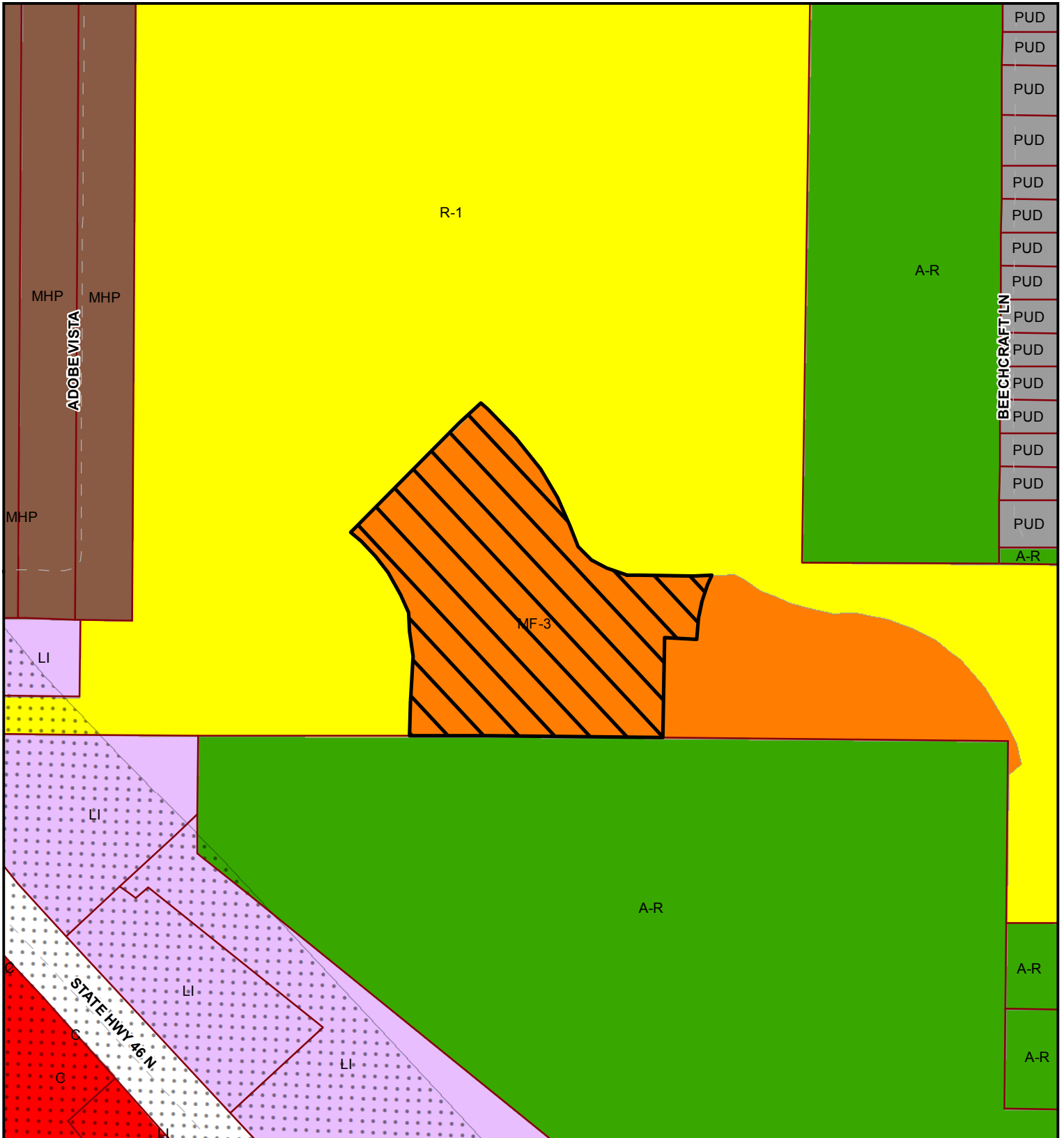
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ZONING MAP

ZC 19-15: Butte Meadows 11 Acres



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P Public |
| S-R Suburban Residential | MF-1,2,3 Multi-Family | C Commercial | PUD Planned Unit Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial | |

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