



Planning and Zoning Commission Report ZC 02-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2015:

ZONING CHANGE request from Commercial and R-1 to Multi-Family 3 for the property located at 920 W. San Antonio Ave., Abs: 6, H Branch Survey, approx. 9.196 acres, Property ID 51288

John Foreman presented the staff report. The applicant is proposing to develop apartments on the site. Notifications were mailed on February 27, 2015 and published on February 22, 2015 with no comments received. Staff recommended approval as submitted.

Wayne Windle, speaking on behalf of the applicant was present to answer questions. He stated that the purchaser would like to build apartments in the reasonable future and would serve the community well being across from Park West. He is prepared to put up screening, adequate lighting, and follow all codes. Concluding discussion, the regular meeting recessed and a public hearing was held.

Fred Shanafelt spoke regarding his concern on the screening. Pamela Centeno explained that there are requirements for screening and would be part of the site process. His concern with thievery was expressed.

Wayne Windle addressed the commission explaining that these apartments will be built at current construction rates. All occupants will go through a credit check to become renters.

There being no further 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 8-0-1, to Recommend to City Council to Approve the zoning change request to Multi-Family 3.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO MULTI FAMILY 3–
MOTION PASSED 8-0-1**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 02-15
920 W. San Antonio Ave.
Zoning Change

Applicant:

Don Buttrum
22640 N. 21 Ave 1
Phoenix, AZ 85027

Property Owner(s):

Orange Land Properties, LLC
8886 Venzia Plantation Dr.
Orlando, FL 32829

Property Address/Location:

920 W. San Antonio Ave.

Legal Description:

Abs: 6, H Branch Survey,
Property ID 51288

Lot Size/Project Area:

Lot – approx. 9.196 acres

Future Land Use Plan:

Historic City Center

Notifications:

- Mailed: February 27, 2015
- Published: February 22, 2015

Comments Received:

None to date

Staff Review:

John Foreman, AICP, CNU-A
Asst. Director of
Planning/Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Commercial/R-1 to MF-3.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C/R-1	Vacant/Proposed Apartments
N of Property	C	Auto Salvage
S of Property	R-1/PD	City Parkland
E of Property	C/P/R-1	Church/Single-Family Residential
W of Property	MF-1/PD/P	Church/Multi-Family Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing to develop the property with apartments. Staff finds the request meets all criteria and recommends approval.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

The current zoning of Commercial and Single-Family Residential do not allow multifamily residential, and a zoning change is required for the proposed apartments.

SITE DESCRIPTION:

The subject property is currently undeveloped with a few trees in the center.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is surrounded by an auto salvage business to the north, a church and single-family residential to the east, parkland to the south, and an apartment complex and another church to the west. Apartments are compatible with this mix of uses, though the site should be thoughtfully designed considering the adjacent tracts.

COMPREHENSIVE PLAN:

The site is located in the Historic City Center district. The intent of this district is to promote infill development that is compatible with the form, rhythms, and character that exists. MF-3 is allowable in this area but subject to review. Considering that the City Center district contains a variety of residential properties, and there are existing

apartments across the street from the subject property, staff finds that the request meets the intent of the comprehensive plan.

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

The tract has not been identified as being of historical, cultural or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site has frontage on San Antonio and Vaughn Avenue. Sidewalks will be required at the time of development.

UTILITIES:

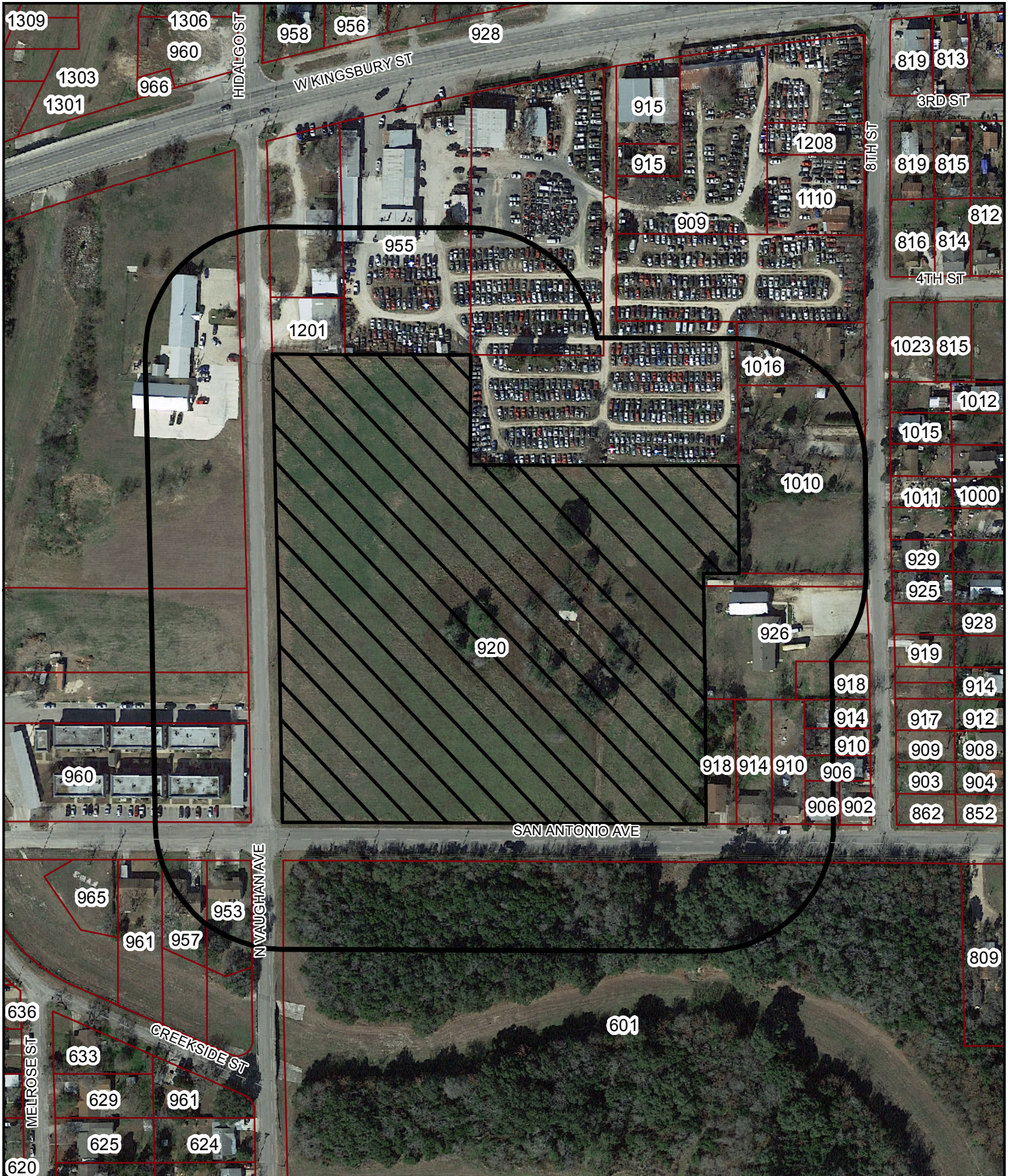
Water, wastewater, and electric are provided by the City of Seguin. The developer will be responsible for connecting to utilities.

PARKING:

The site will be required to meet code requirements for parking at the time of Site Permit.

LOCATION MAP

ZC 02-15: 920 W San Antonio Ave



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Site Location



200' Notification Buffer



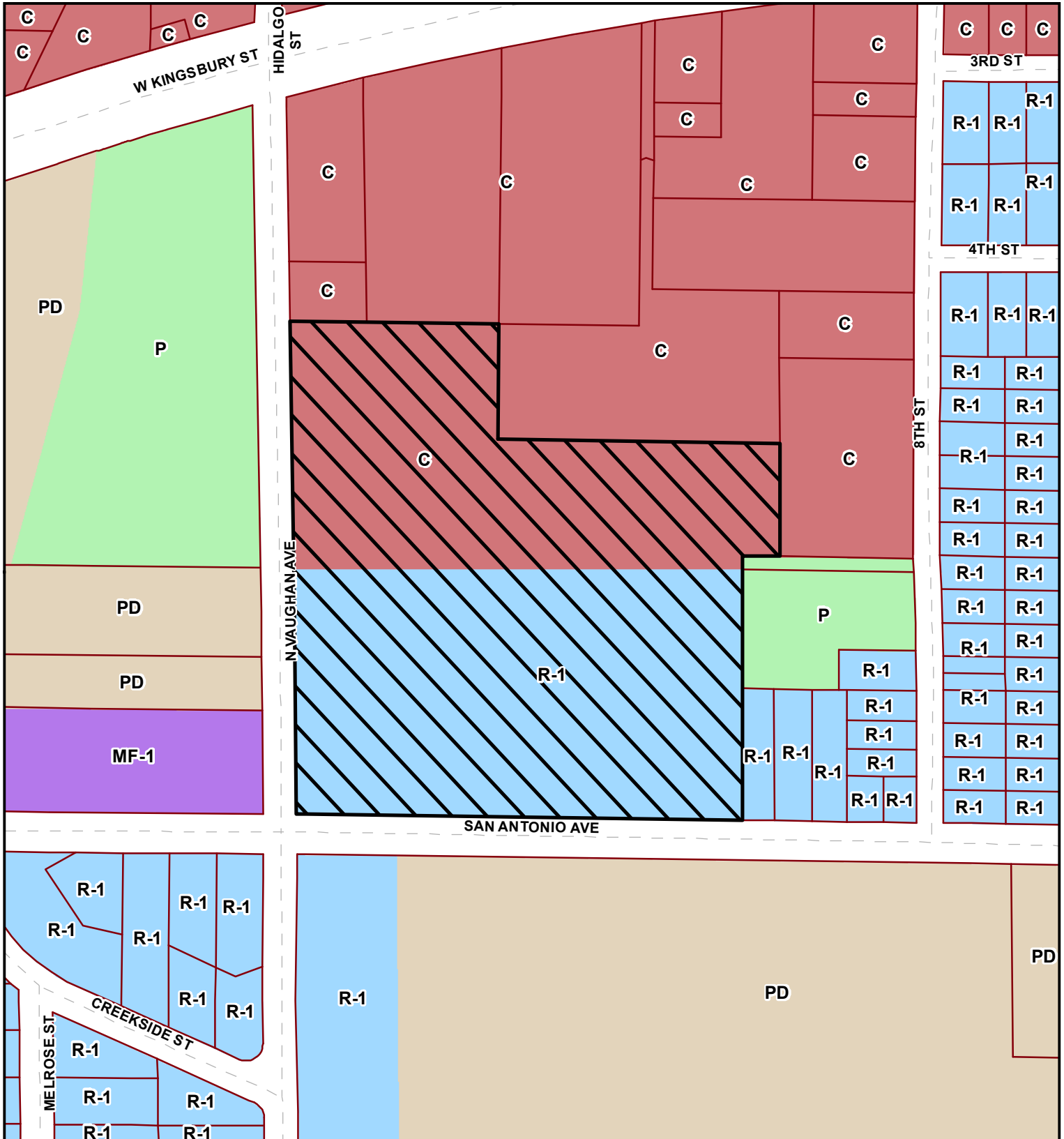
Lot Lines

1 inch = 200 feet

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ZONING MAP

ZC 02-15: 920 W San Antonio Ave



- | | | | |
|-------------------------|-------------------------------|---------------------------------------|------------------------------|
| O-P Office Professional | R-1 Single-Family Residential | MHP Manufactured Home Park | PD Pre-Development |
| R Retail | ZL Zero Lot Line | MHS Manufactured Home Subdivision | M Mixed Use |
| C Commercial | MF-1, MF-2, MF-3 Multi-Family | M-R Manufactured Home and Residential | PUD Planned Unit Development |
| P Public | DP-1, DP-2 Duplex | A-R Agricultural Ranch | LI Light Industrial |
| | | | I Industrial |

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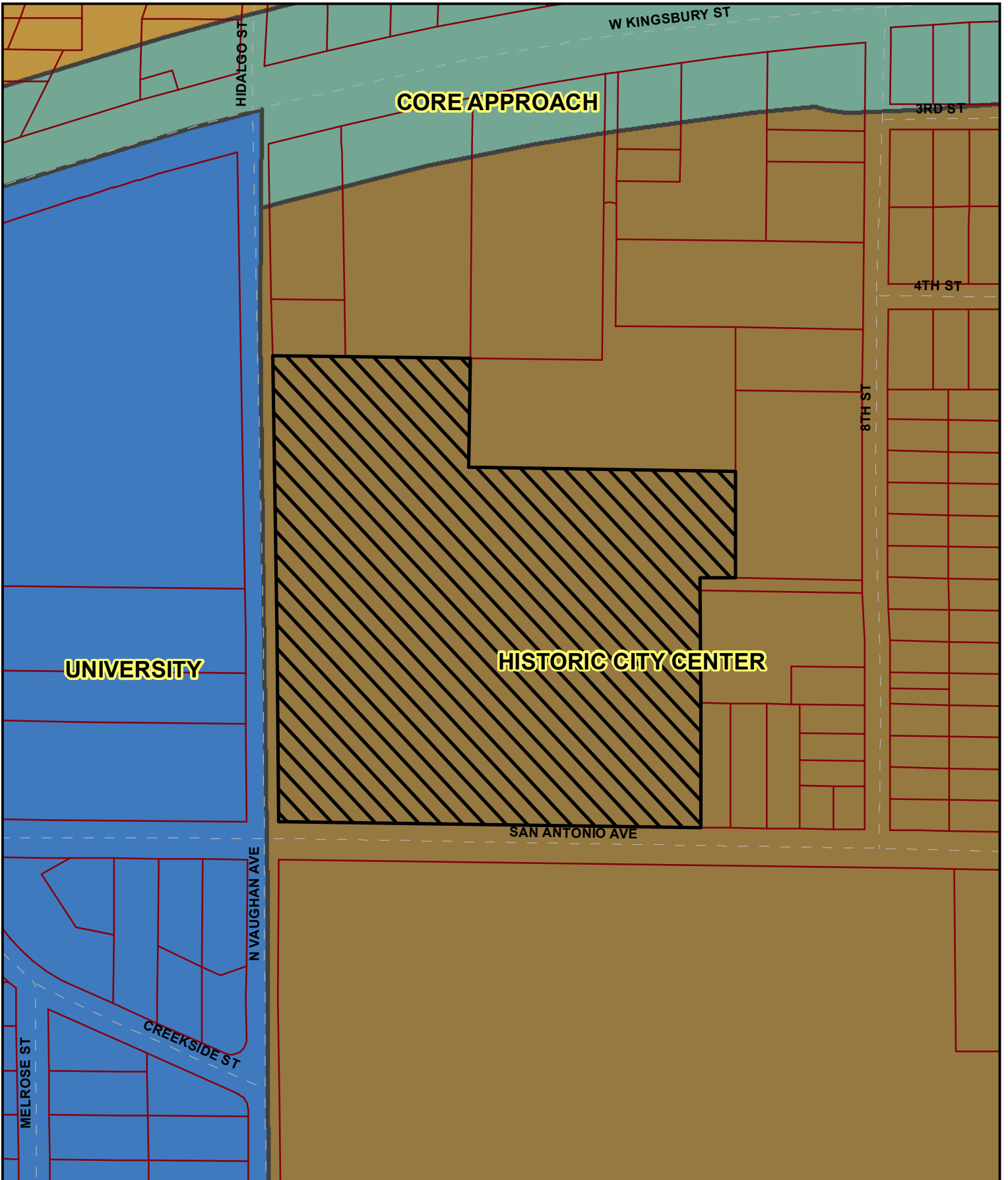
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FUTURE LAND USE MAP

ZC 02-15: 920 W San Antonio Ave



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Site Location



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