



PLANNING & CODES

Planning and Zoning Commission Report ZC 11 -18

A request for Zoning Change 11-18 was considered during a public hearing at the Planning & Zoning Commission meeting on June 12, 2018:

ZONING CHANGE request from Neighborhood Commercial (NC) to Single Family Residential 2 (R-2) for property located at the Northwest corner of N. King and E. Cedar (Property ID 129921).

Helena Schaefer presented the staff report. She explained that the property is currently zoned Neighborhood Commercial. Neighborhood Commercial does permit apartments if they are located on the second floor of a retail development. The applicant is seeking a zoning change to Multi-Family 2 because they are not interested in placing a commercial /retail feature to the development. The site does meet the required dimensions required by the UDC. The property is located within a corridor with mixed zoning district to include commercial, multi-family and single family residential. Rezoning the property would be compatible with the surrounding properties. The property is in the Historic City Center and any non-residential uses should be appropriate for the neighborhood. Ms. Schaefer stated that no health, safety or environmental issues have been identified for the property. Access to the property is proposed from E. Cedar Str, a City Right-of-way. The requested zoning will reduce the traffic impact as only five units will be permitted by code. Off-street parking will also need to be provided. Staff recommended approval of the zoning change to Multi-Family Residential 2 (MF-2) to allow the primary use of the property for multi-family development.

Public notifications were mailed on June 1, 2018 and published in the newspaper on May 27, 2018. No comments were received.

The regular meeting was then recessed and a public hearing was held.

Debra Rocha, 1061 E. Cedar asked what was going to be built. Staff advised that an apartment complex. Ms. Rocha stated she has concerns with apartments and the type of inhabitants that will reside at the apartments. She also had concerns with traffic at all hours and noise. Ms. Rocha said she preferred a development such as a church or a commercial business that has regular business hours.

There being no additional responses from the public the regular meeting reconvened.

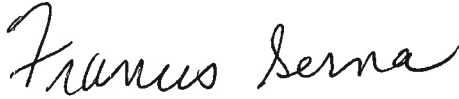
Commissioner Leos Smith stated she understands the concerns although no one can control the future.

After consideration of the staff report and all information given regarding Zoning Change 11-18 Commissioner Gettig moved that the Planning and Zoning Commission recommend to City Council approval of the Zoning Change Request to Single Family Residential 1. Commissioner Leos-Smith seconded the motion. The following vote was recorded:

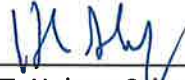
RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 1

MOTION PASSED

5-0-0



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer, Senior Planner



PLANNING & CODES

Applicant:

Michele Debs
63 Kenrock Ridge
San Antonio, TX 78254

Property Owner:

Tierra Rica Investments LLC
105 S River St.
Seguin, TX 78155

Property Address/Location:

E. Cedar St. & N. King St.

Legal Description:

Lot: 1, King Subd., Vol. 7, Pg. 277; Prop ID: 129921

Lot Size/Project Area:

Approx. 0.43 acres

Future Land Use Plan:

Historic City Center

Notifications:

Mailed: May 31, 2018
Newspaper: May 27, 2018

Comments Received:

None

Staff Review:

Ismael B. Segovia
Asst. Director

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Neighborhood Commercial (NC) to Multi-Family-2 (MF-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	NC	Vacant lot
N of Property	MF-1	Multi-Family Residences
S of Property	NC	Roca Eterna Church
E of Property	P	Seguin ISD Admin Offices
W of Property	R-1	Residences

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at on the northwest corner of E. Cedar Street and N. King Street is currently zoned Neighborhood Commercial. There is multi-family to the north of the property and single family residential to the west. Staff recommends approval of the zoning change to Multi-Family-2 (MF-2) to allow the primary use of the property for multi-family development. The location of the lot does lend itself to such development.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Neighborhood Commercial and is located on the northwest corner of E. Cedar St. and N. King St. The lot is currently vacant. The property was zoned to Neighborhood Commercial as part of the UDC zoning category consolidation efforts in March 2016. The property had the original zoning of Professional & Retail which were consolidated into the current Neighborhood Commercial zoning district.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, Neighborhood Commercial zoning district does permit apartments if they are placed as the second floor of a retail development through a Limited Use Permit. The applicant is not interested in placing a commercial/retail feature to the development and is seeking the rezoning to build apartment housing on the site. Based on the UDC Chapter 3, Section 3.6.2 Standards – Residential Districts, the MF-2 zoning district will limit the number of apartments that can be placed on the site. MF-2 places a limit of twelve units to the acre, thus this being 0.43 acres the proposed development will be limited to five residential units. The site does meet the required dimensions required by the UDC.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located adjacent to N. King St. a major corridor through the City. This corridor has a mixture of zoning districts to include commercial, multi-family and single-family residential. Rezoning this property would be compatible with the surrounding properties.

COMPREHENSIVE PLAN:

The property is located within the Historic City Center. This future land district is characterized as the historic residential fabric of the City. Any non-residential uses should be those appropriate for a neighborhood setting.

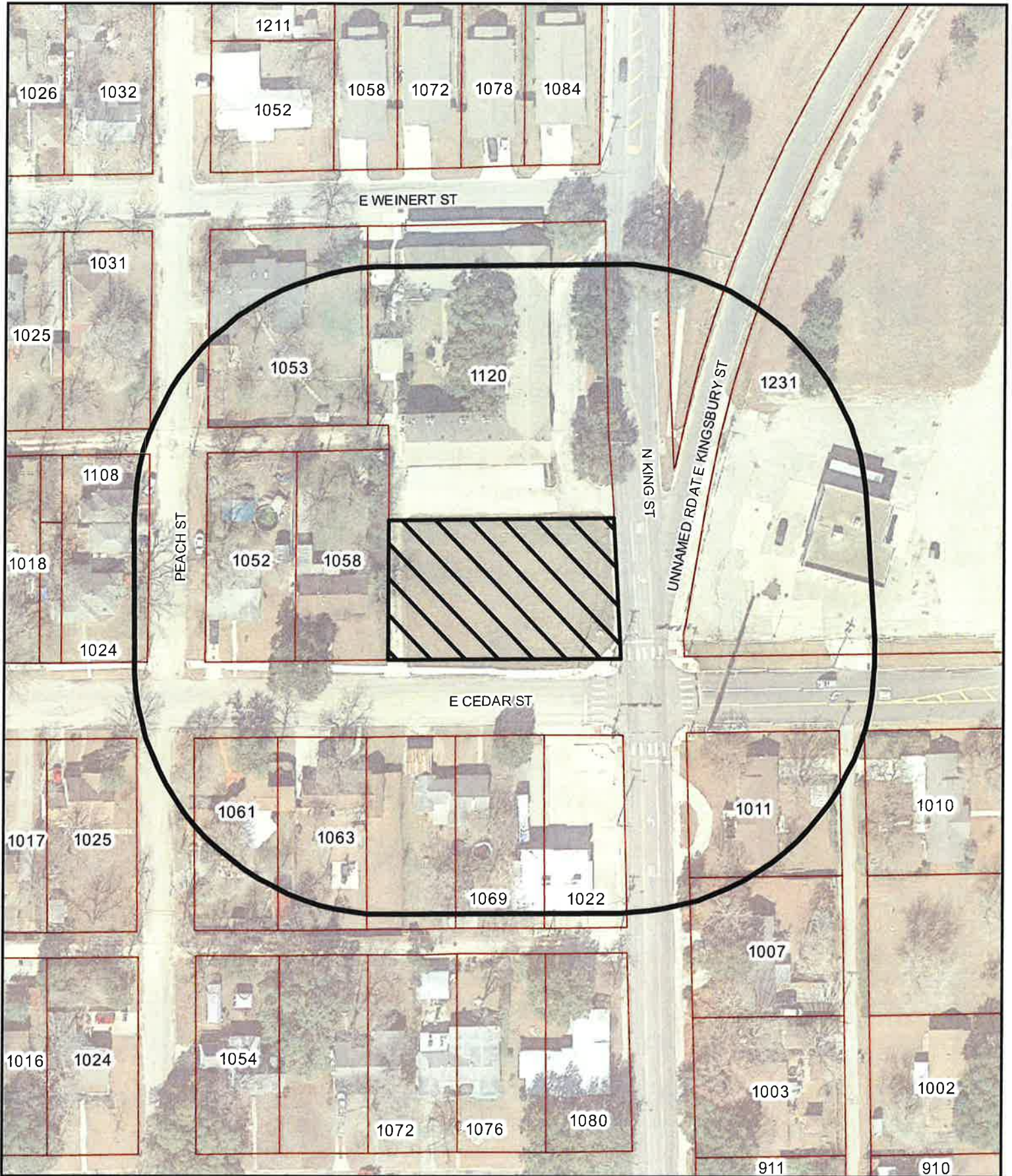
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property fronts E. Cedar & N. King. Access is proposed from E. Cedar St., a City Right-of-way. The requested zoning of MF-2 will reduce the traffic impact as the only five units will be permitted by code to be on site. The existing zoning of neighborhood commercial permits uses such as offices, restaurants and retail which can have constant in and out traffic. Off-street parking will also need to be provided.

LOCATION MAP

ZC 11-18: NW Corner of N King & E Cedar



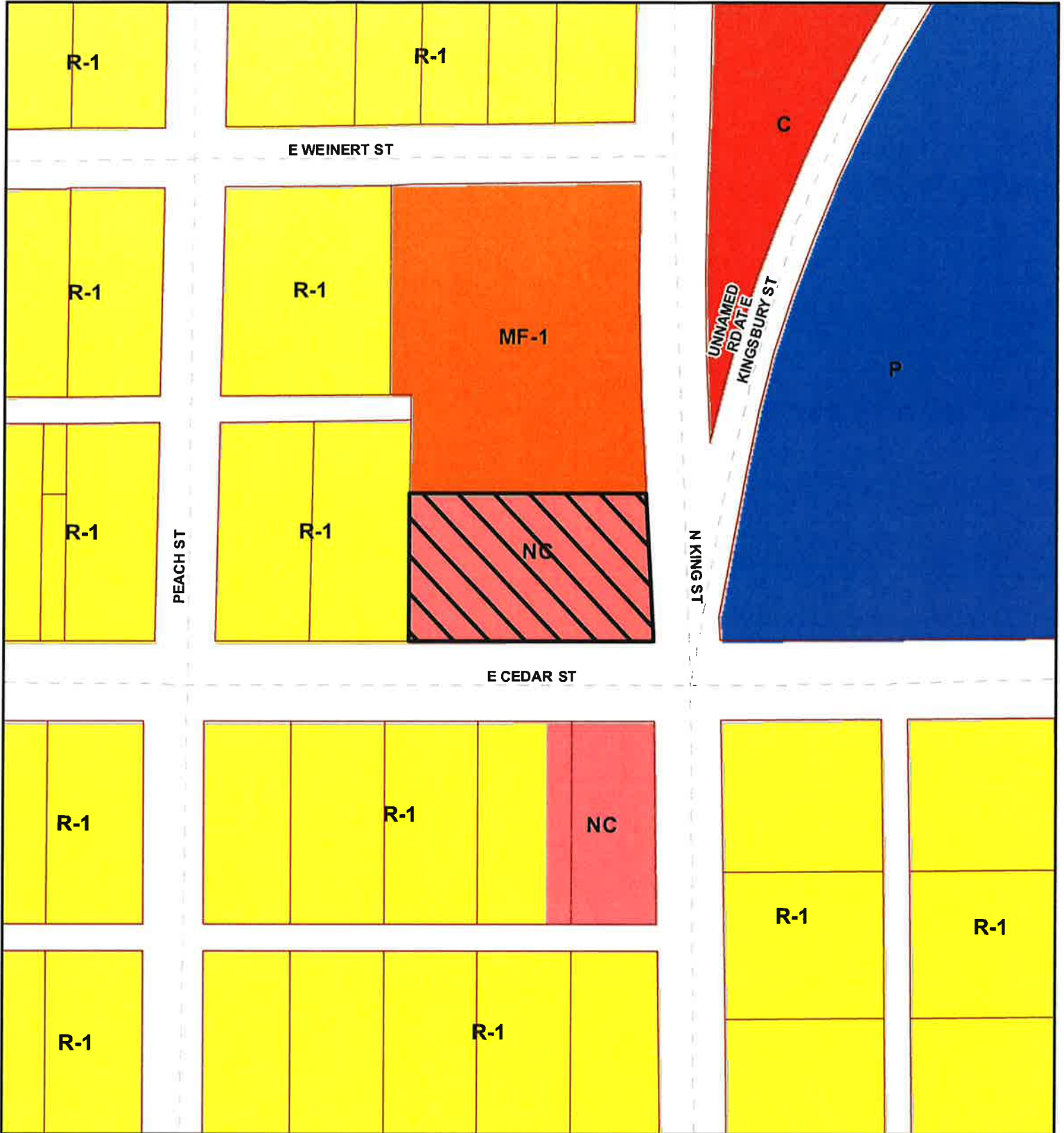
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		Site Location		200' Notification Buffer
		Lot Lines		

1 inch = 100 feet
Printed: 5/11/2018

ZONING MAP

ZC 11-18: NW Corner of N King & E Cedar



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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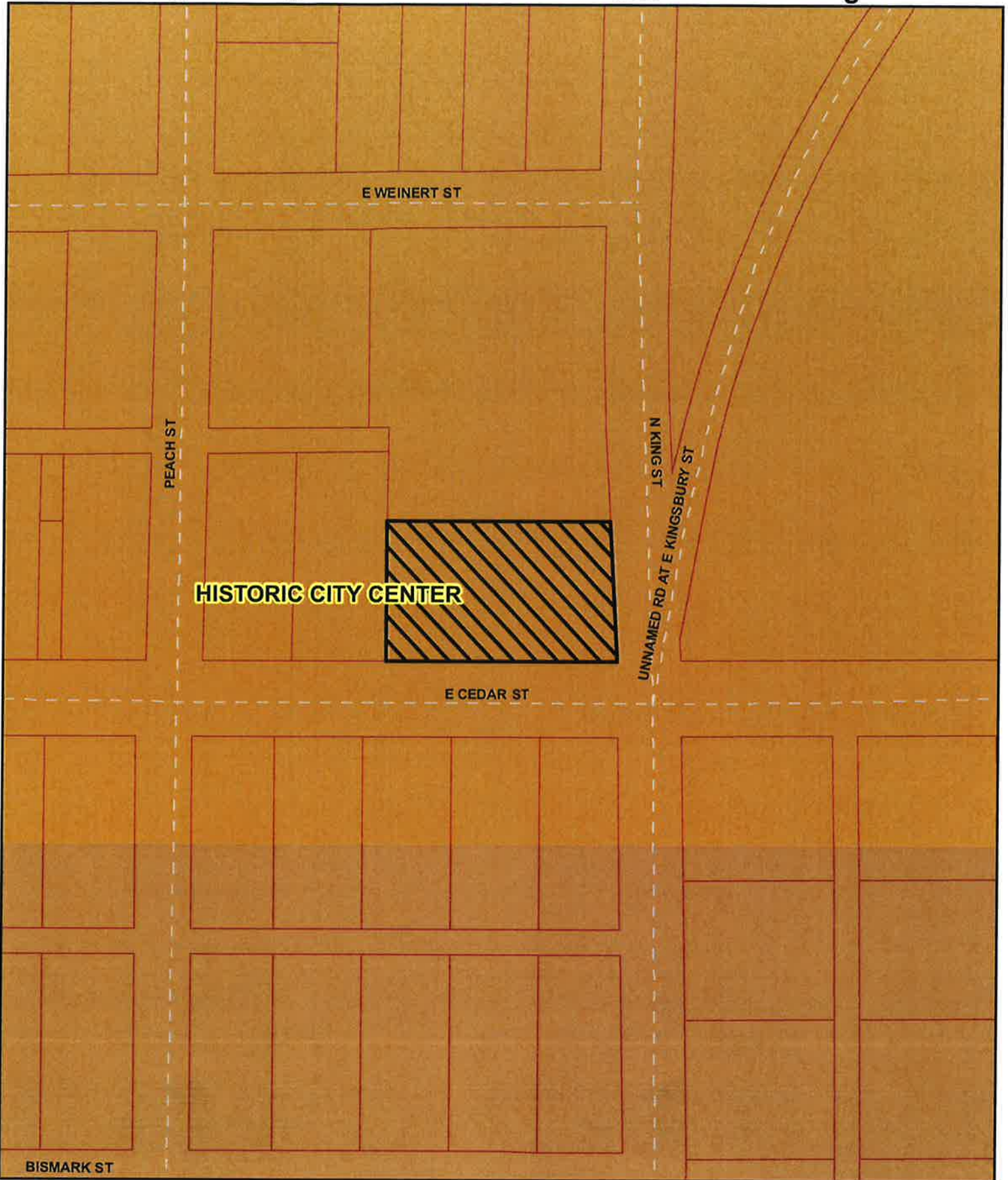
Site Location





Lot Lines

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  Site Location
 Lot Lines

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