



## **Planning and Zoning Commission Report ZC 08-20**

A request for Zoning Change 08-20 was considered during a public hearing at the Virtual Planning & Zoning Commission meeting on May 12, 2020:

A Zoning Change from Multi-Family 3 (MF-3) to Zero Lot Lines (ZL) on a request for property located at 920 San Antonio Avenue, Property ID 166892.

Helena Schaefer presented the staff report. She explained that the applicant is requesting a zoning change for 920 San Antonio Avenue from Multi-Family 3 to Zero Lot Lines. Ms. Schaefer gave an overview of Zero Lot line zoning. The lot dimensions for zero lot lines vary from the Single-Family Residential 1 zoning in lot area, lot frontage, lot depth, and front and rear setbacks. Zero Lot lines do allow for one side of the structure to be placed on the property line in a uniform matter. The side of the structure that is placed on the property line cannot have any windows and each block of the Zero Lot line zoning must be more than 4 adjoining lots on each street.

The property was rezoned in 2015 when the current property owner was proposing to build an apartment complex. The 10.196 acres is currently vacant.

Ms. Schaefer gave an overview of the mixed uses in the area. She explained that the property to the north is zoned commercial and is a salvage yard and auto service which is a grandfathered use. The applicant is aware of the salvage yard and that the applicant is responsible to construct any screening between the two uses. The proposed zoning is compatible with the surrounding zoning and land uses.

She explained that the property is in the Historic City Center future land use district in the comprehensive plan which recommends a higher residential density. The Zero Lot Lines dimensional standards does allow for higher density than R-1. Zero Lot Line zoning is best compatible to the Historic City Center future land use district.

The property takes access from San Antonio Avenue and N Vaughan Avenue. No public comments were received.

Staff recommended approval of the zoning change given the mixed uses in the area and the suggested residential density of the future land use plan.

The applicant, Kaili Partin with Tri Tech Engineering was present via zoom to answer any questions.

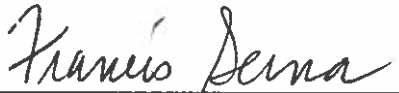
The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 08-20), Commissioner Jeffers moved that the Planning and Zoning Commission recommend approval of the zoning change from Multi-Family 3 (MF-3) to Zero Lot Lines for property located at 920 San Antonio Avenue. Commissioner DePalermo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)**

**MOTION PASSED**

**8-0-0**



Francis Serna  
Planning Assistant



ATTEST: Helena Schaefer  
Senior Planner



## PLANNING & CODES

## ZC 08-20 Staff Report 920 San Antonio Ave Zoning Change from MF-3 to ZL

**Applicant:**

Al Carroll (Tri Tech)  
PO Box 968  
San Marcos, TX 78667

**Property Owner:**

Don Buttrum  
25100 S IH 35  
New Braunfels, TX 78130

**Property Address/Location:**

920 San Antonio Ave

**Legal Description:**

Park West Apartments, Lot  
1, Block 1. Prop ID: 166892

**Lot Size/Project Area:**

Approx. 10.196 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

Mailed May 1, 2020  
Newspaper April 26, 2020

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Multi-Family Residential 3 to Zero Lot Line.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	MF-3	Vacant lot
<b>N of Property</b>	C	Salvage yard, Auto Service
<b>S of Property</b>	P	Park West
<b>E of Property</b>	R-1, P, C	Residences, Christian Fellowship Baptist Church
<b>W of Property</b>	MF-1, P	Sunset Terrace Apartments, West Side Baptist Church

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The property located at 920 San Antonio Ave is currently zoned Multi-Family Residential 3. The applicant is proposing to construct a zero lot line development. Given the mix of surrounding land uses (Park West, churches, and other single-family residences) and the residential density of the Historic City Center future land use district, staff is recommending the zoning change to Zero Lot Line.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The property is currently zoned Multi-Family Residential 3; it was rezoned in May 2015 with the intent of constructing an apartment complex. The vacant lot is 10.196 acres in size.

### **CODE REQUIREMENTS:**

According to the UDC's Section 3.4.3 Land Use Matrix, only one single-family residential structure is allowed on a lot zoned Multi-Family Residential 3. In order to construct a zero lot line residential development, a zoning change is required. Zero lot lines vary from Single-Family Residential 1 in lot area, lot frontage, lot depth, front and rear setbacks. These dimensional standards in the zero lot line zoning are smaller than the single-family residential zoning. There are some unique requirements for this zoning: uniform placement of the dwellings against one of the side property lines, no windows on the side of the dwelling that abut this line, and each block shall contain more than 4 adjoining lots on each street.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

This is an area of mixed uses. There are single-family residential structures to the east; some are zoned appropriately as R-1 and some are grandfathered uses. There are two churches in close proximity: Christian Fellowship Baptist Church on Eighth St and West Side Baptist Church of Seguin on N Vaughan Ave (both zoned Public). To the north, the properties are zoned Commercial and house Shanafelt Salvage Yard and Auto Service businesses. These are grandfathered uses. The applicant is aware of the existing salvage yard to the north. There is an apartment complex to the west, Sunset Terrace and is zoned Multi-Family 1 (low density). To the south is Park West and is zoned Public. The request to Zero Lot lines would be compatible with the surrounding land uses and zoning, except for the use to the north.

### **COMPREHENSIVE PLAN:**

The property is located within the Historic City Center future land use district. This district is the historic residential fabric of Seguin. Residential density, styles, and forms have changed over time and are quite different throughout the district. Single-Family Residential is subject to review (zero lot line is similar to single-family residential). However, zero lot line standards and dimensions would allow for a greater residential density as more structures can be placed per acre – the lot frontage for zero lot lines is 40 feet, 10 feet less than single-family residential.

### **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):**

This property takes access from San Antonio Ave and N Vaughan Ave, both City streets.

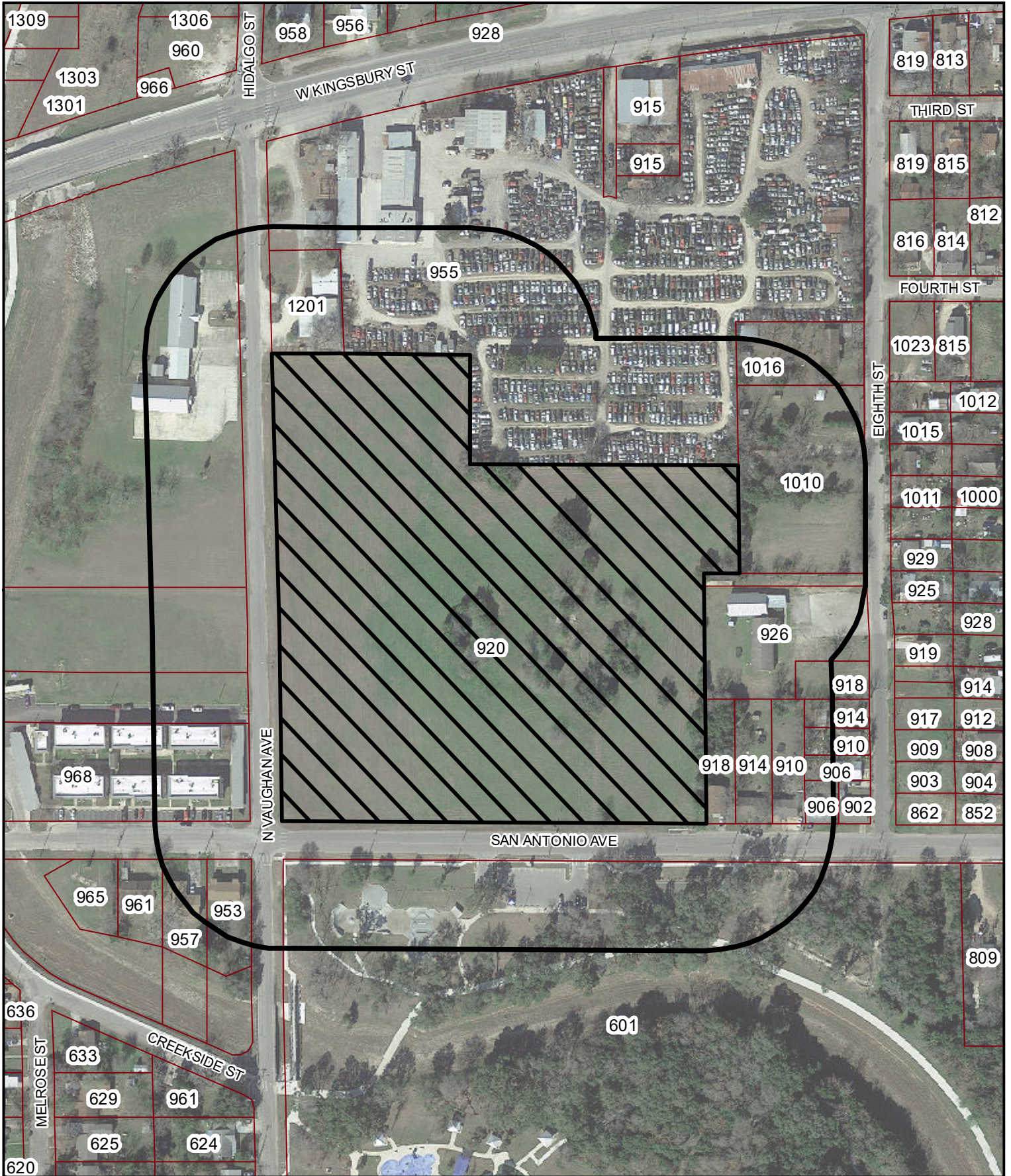
### **OTHER CONSIDERATIONS:**

As always, development standards and adopted codes will be considered in the development of this property, to include platting, drainage, and off-street parking.



## LOCATION MAP

**ZC 08-20: 920 San Antonio Ave**



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## Site Location



200' Notification Buffer

1 inch = 200 feet

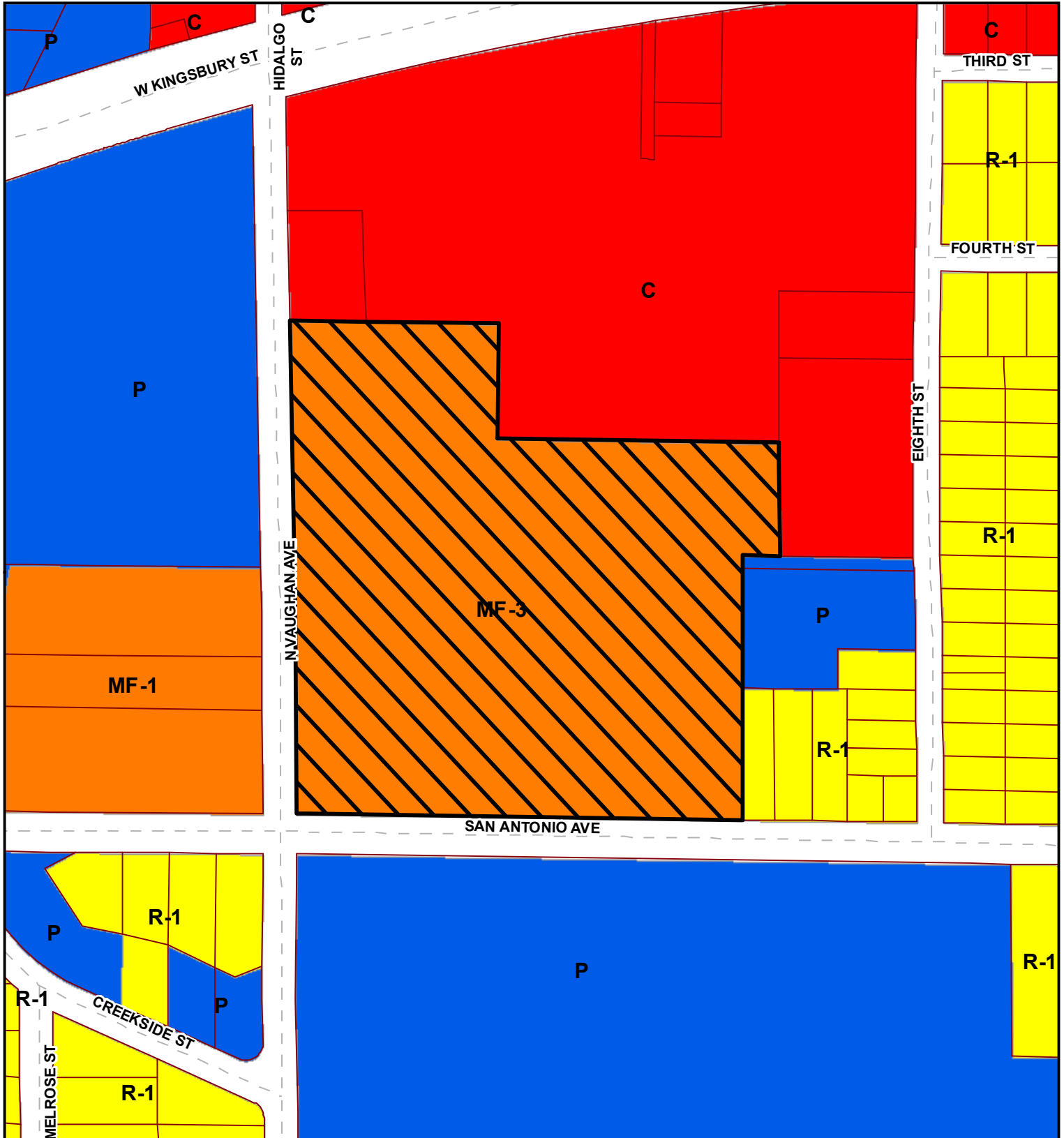
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## Lot Lines



# ZONING MAP

ZC 08-20: 920 San Antonio Ave



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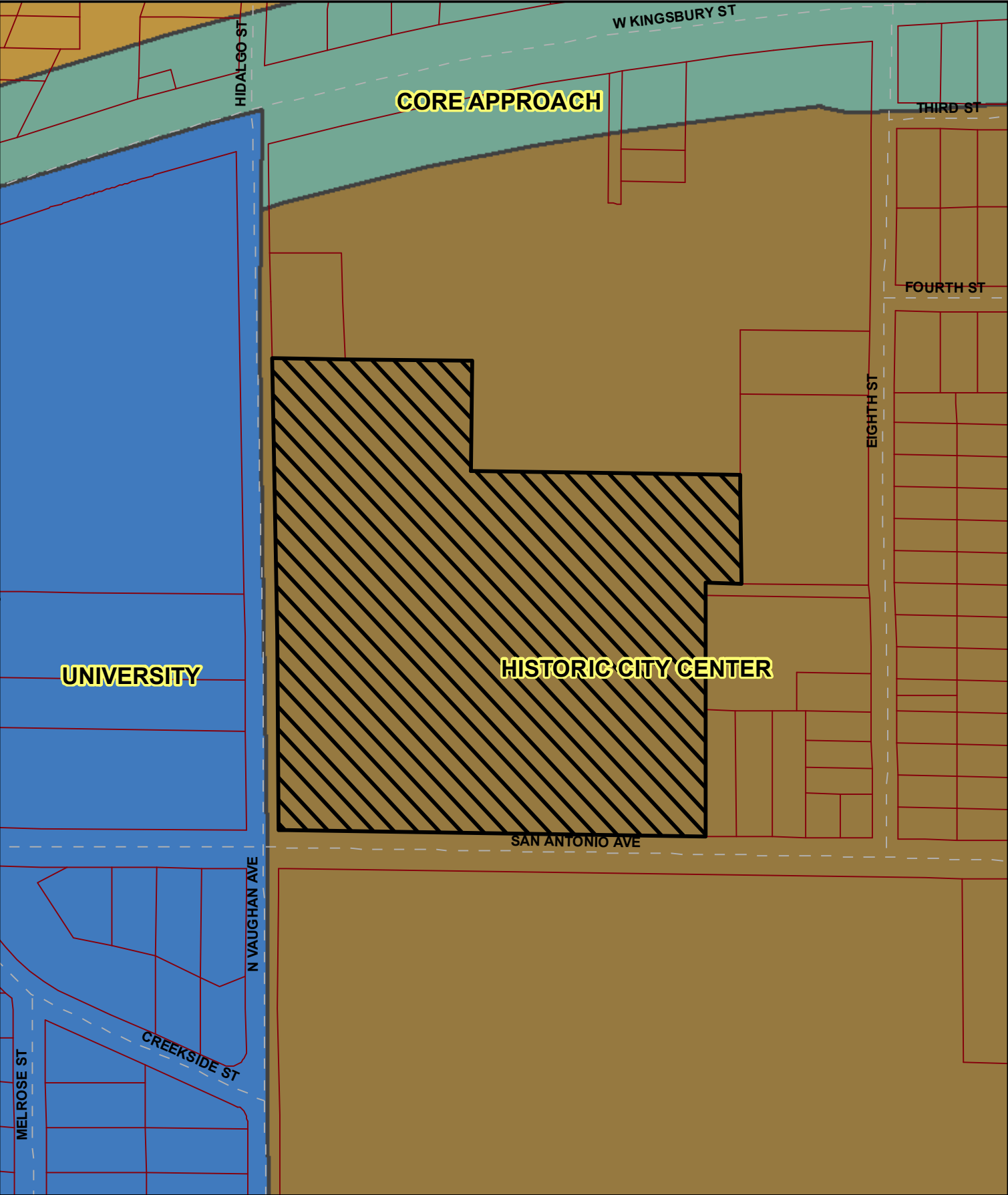
Site Location



Lot Lines

1 inch = 200 feet

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Site Location

Lot Lines

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