



Planning and Zoning Commission Report ZC 09-21

A request for Zoning Change 09-21 from Single Family Residential 1 (R-1) to Multi-Family Residential 2 (MF-2) located at the 1720 N. Guadalupe Street, Property ID 51543 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on June 8, 2021.

Helena Schaefer presented the staff report. She explained that the property has several grandfathered residential structures and one non-residential structure. The property has its original zoning from the 1989 zoning process. She explained the number of potential units allowed in Multi Family 2 zoning district.

Ms. Schaefer gave a brief overview of the surrounding properties and stated that the rezoning of the property to Multi Family 2 is compatible with the existing uses and surrounding zoning. A good planning practice is to transition the two uses of light industrial and single family residential with a higher residential density, such as multi-family. The property is in the Central Township with the intent to enhance quality of residential developments, more residential density and to maintain a higher density of single-family homes. Multi-Family Residential is not recommended, however, the light industrial uses to the west and north will not be abandoned to develop the properties for single-family residential development. A buffer of a higher residential density is a good transition.

One Letter of opposition was received regarding concerns with the amount of traffic a multi-family residential zoning will generate. Ms. Schaefer stated that Mr. Saucedo was available to elaborate on his concerns.

Staff recommended approval of the zoning change request to Multi-Family Residential 2 as a high residential density provides a good transition and buffer from Single Family Residential to the east and Light Industrial to the west. She stated that the current property owners were present.

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

Thomas V. Castellon, 410 Gordon Street stated he was representing the owners since the applicant was not present.

Wayne Wahl, 491 Timber Hollow, New Braunfels, Tx stated he was the purchaser of the property. He said it is their intention to create a very attractive multi-family development. He feels that multi-family is the best use of the property. Mr. Wahl stated that the development would be more of a condominium regime as opposed to apartments. The Commission asked how many units are proposed. Mr. Wahl stated that they would like 39 units but did not have an issue with fewer units to accommodate city requirements.

Javier Saucedo, 1713 N. Guadalupe stated he resides across the street from the proposed development. He expressed his concerns regarding the increase in traffic. He stated that there are no traffic devices in place and that vehicles travel at high rates of speed. Mr. Saucedo said there have been several wrecks where vehicles have ended up on his property. He stated he was in opposition of the request.

Thomas Castellon, 410 Gordon said he understood the traffic concerns and notes that traffic has increased in other areas of the city as well. He explained that the property owners have been trying to sell the property for years. Mr. Castellon stated the proposed development will be an improvement for the area.

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

The Commission asked about traffic in the area. Ms. Schaefer explained that a general traffic analysis is submitted with the zoning change application to provide the increase of peak hour traffic. She stated that the application determined with the proposed 39 units there would be an increase of 30 vehicles added to the peak hours on N. Guadalupe Street. Ms. Schaefer stated that N. Guadalupe Street does allow for 18 wheelers although could be reevaluated. She further explained that with platting will come the opportunity to either dedicate more right-of-way and if right turn lanes are allowed.

After consideration of the staff report and all information given regarding Zoning Change (ZC 09-21), Commissioner Bregande moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential 1 (R-1) to Multi Family Residential 2 (MF-2) for property located at 1720 N. Guadalupe Street. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULTI FAMILY RESIDENTIAL 2 (MF-2)

MOTION PASSED

4 -1-0


Francis Serna, Planning Assistant


ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

ZC 09-21 Staff Report 1720 N Guadalupe St Zoning Change from R-1 to MF-2

Applicant:

Barclay & Johnson
491 Timber Hollow
New Braunfels, TX 78132

Property Owner:

Garcia Lucy Vega Estate
7 Arrowbluff
Seguin, TX 78155

Property Address/Location:

1720 N Guadalupe St

Legal Description:

Abs: 6 Sur: H Branch 3.28 ac;
Property ID 51543

Lot Size/Project Area:

Approx. 3.28 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed: May 28, 2021
Newspaper: May 23, 2021

Comments Received:

No Comments Received

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential (R-1) to Multi-Family-2 (MF-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Residential structures
N of Property	LI	Farmland/Helipad
S of Property	R-1	Single-Family Residences
E of Property	R-1	Single-Family Residence
W of Property	LI	United Alloy - manufacturing

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located along the 1700 Blk of N Guadalupe. It is currently zoned Single-Family Residential and has several residential structures. To the north and west, it is an area of manufacturing. Staff recommends approval of the zoning change to Multi-Family 2 (MF-2) as a higher residential density provides a good transition and buffer from Single-Family Residential (to the east) to Light Industrial (to the west).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 3.28 acre property is currently zoned Single-Family Residential 1. There are several structures on the property; there are three residential dwellings and one non-residential structure. These structures are grandfathered as R-1 only allows one dwelling unit per lot. The subject property has its original zoning from the 1989 city wide zoning process.

CODE REQUIREMENTS:

In order to construct an apartment complex, the property must be zoned one of the three Multi-Family districts. These Multi-Family zoning districts are distinguished from one another by the allowed unit density. The applicant is requesting Multi-Family 2. According to the UDC's Section 3.4.3 Land Use Matrix, Multi-family 2 (MF-2) zoning district does allow a density of twelve (12) units per acre. Based on this, there is a potential for up to thirty-nine (39) units to be built on the site under the MF-2 zoning district. The subject property does meet all of the other lot dimensional requirements, such as minimum lot size, depth, frontage.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This section of N Guadalupe St between the railroad and IH 10 W is a delineation between residential and non-residential uses. The east side of N Guadalupe St along this section is residential in use with well established neighborhoods. The west side has very few residential properties, farmland and is an area of light industrial/manufacturing growth. Directly west of this property, an United Alloy facility has been constructed and across Eighth St, there is Niagara water bottling and Continental Structural Plastics facility. To the north is the City of San Antonio City Public Service Power Plant and the City of Seguin Manuel Castilla Park. As a good planning practice, a higher residential density use, like an apartment complex, is a recommended buffer and transition between lower residential density and non-residential use. Rezoning this property to Multi-Family 2 would be compatible with the existing uses and surrounding zoning.

COMPREHENSIVE PLAN:

The property is located within the Central Township. The intent of this district is to enhance quality of residential developments, to see more residential density, and to maintain a higher density of single-family homes. Multi-family zoning districts are not recommended by the Comprehensive Plan within the Central Township area. However, the light industrial uses to the west and north will not be abandoned to develop the properties for Single-Family residential development. As stated above, the buffer of a higher residential density would be a good transition in this situation.

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):

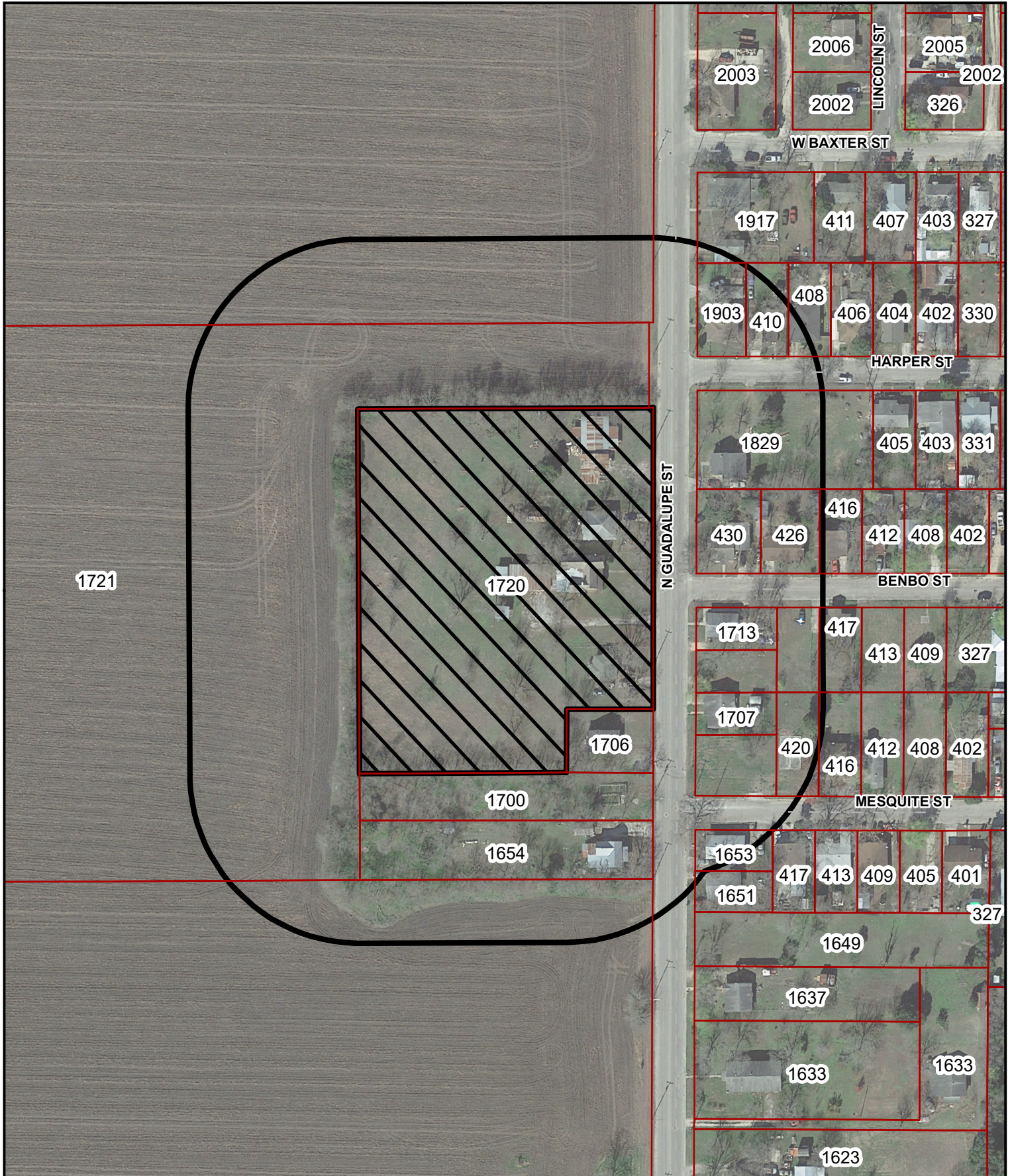
The property fronts N Guadalupe St.

OTHER CONSIDERATIONS:

As always, all development standards must be adhered to with the development of this property, to include, but not limited to platting, off-street parking, landscaping, drainage, etc.

LOCATION MAP

ZC 09-21 1720 N. Guadalupe



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.



Lot Lines



Site Location

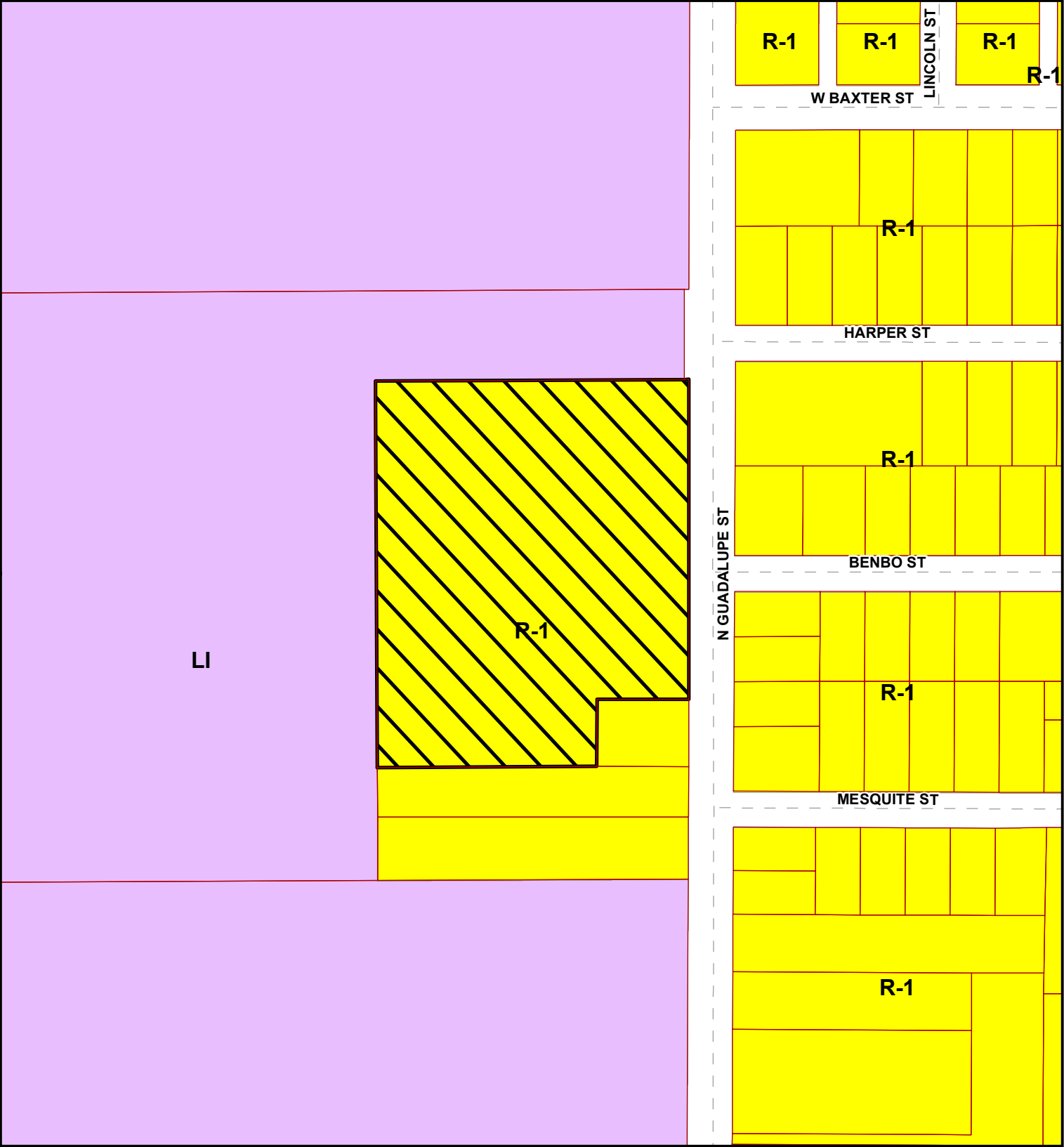


200' Notification Buffer
1 inch = 150 feet

Printed: 5/18/2021

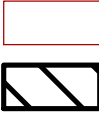
ZONING MAP

ZC 09-21 1720 N. Guadalupe



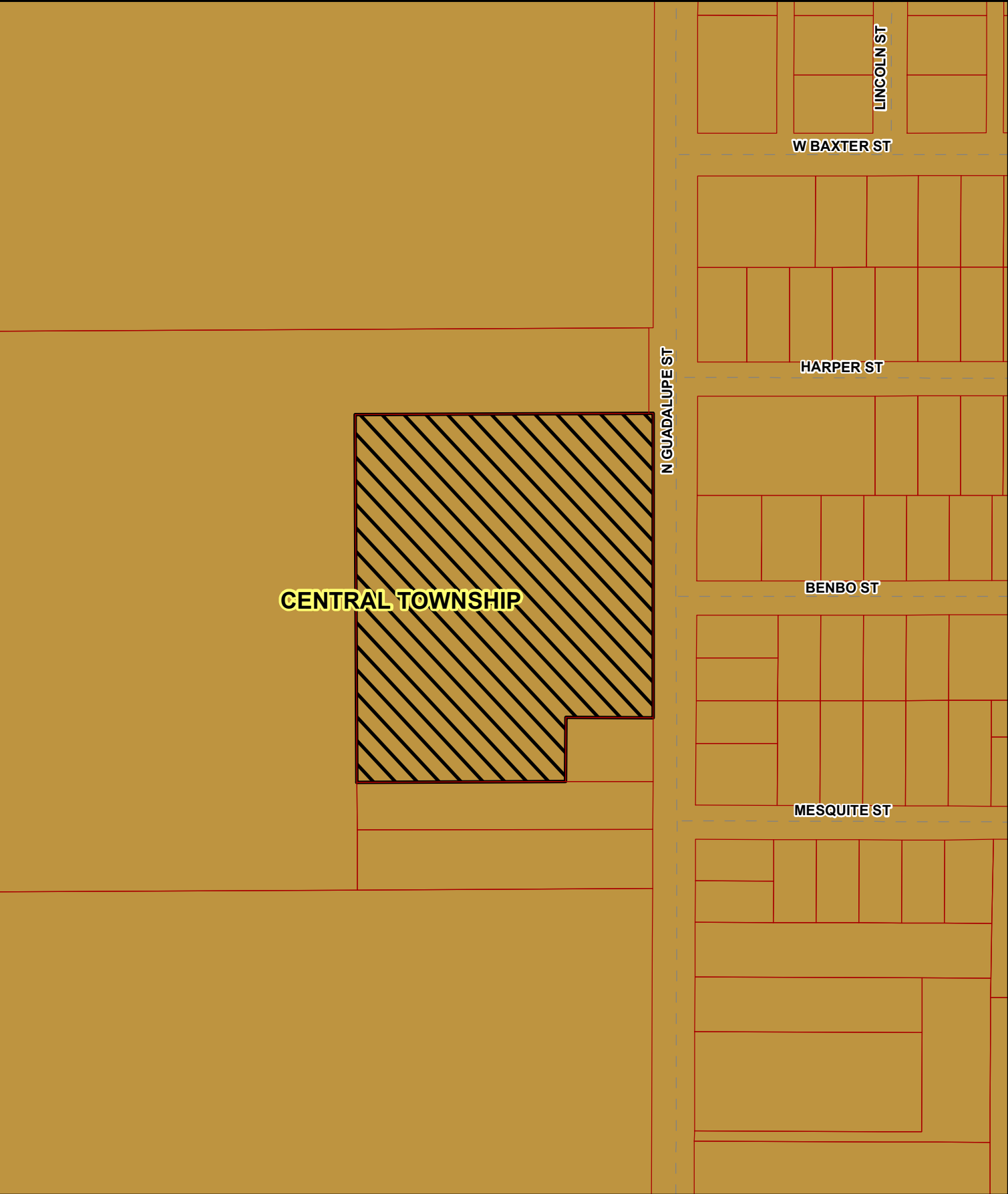
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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.



Ownership
Site Location

1 inch = 150 feet
Printed: 5/18/2021



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.



Ownership

Site Location

1 inch = 150 feet

Printed: 5/18/2021