



Planning and Zoning Commission Report ZC 07-14

The following zoning change request was considered during a public hearing at the Planning & Zoning Commission meeting on July 8, 2014:

ZONING CHANGE request from Commercial and Single-Family Dwelling District to Multi-Family for the property located at 1037 W. Court, Lot 2-A, Ybarra Subdivision, approx. 0.55 acres, Property ID 111960

Pamela Centeno presented the staff report. The site is located across from Texas Lutheran University. While the adjacent properties are zoned Commercial and Single Family Dwelling District, there is a large area with Multi-Family Developments to the southwest. Notifications were sent to property owners within 200' of the site. One comment was received, in favor of the request listing specific details referring to the variance requested.

Concluding the Staff Report and noting the surrounding land uses and existing businesses, staff recommended approval of the zoning change to "Multi-Family".

Paul McCann, applicant, was present to answer questions regarding rebuilding the structure, number of units, and parking. Mr. McCann stated that he is trying to gear this project towards student housing for Texas Lutheran University. He is looking to build 6 (six) units at this time.

The following spoke during the public hearing:

Kevin Lomax, owner of the property next door (Rent House), spoke regarding his concern for the effects of the Zoning Change request. He does not want the noise coming from his bar to affect his property with the neighbor complaints.

Connie Lomax, owner of the property next door (Rent House), spoke regarding her concern of the effects if the property were to catch fire and how a fire truck would access the site.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 7-1-0, to recommend to City Council to approve the zoning change request to MF-2 (Multi-Family – 2).

RECOMMENDATION TO APPROVE ZONING CHANGE TO MF-2 – MOTION PASSED 7-1-0.

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 07-14
1037 W. Court

Applicant:

Paul McCann
2484 Palo Vista Rd.
Fallbrook, CA 92028

Property Owner(s):

Paul & Lisa McCann
2484 Palo Vista Rd.
Fallbrook, CA 92028

Property Address/Location:

1037 W. Court

Legal Description:

Lot 2-A, Ybarra Subdivision,
Property ID #111960

Lot Size/Project Area:

Approx. 0.55 acres

Future Land Use Plan:

University

Notifications:

Mailed: June 27, 2014
Published: June 22, 2014

Comments Received:

None Received

Staff Review:

Pamela Centeno
Director of Planning/Codes
July 1, 2014

Attachments:

- Notification/Aerial Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:

Zoning Change request from Commercial and Single-Family Residential to Multi-Family (MF-3).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Commercial/ R-1	Vacant Motel
N of Property	Public	TLU
S of Property	Commercial	Vacant Lot
E of Property	Commercial/ R-1	Residential
W of Property	Commercial	Bar/Tavern

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant/property owner of the site is proposing to redevelop the vacant motel into a one-story apartment complex, utilizing the existing foundation of the original motel, parking areas, and open space currently located on the site. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, which encourages high-density residential and multi-family land uses near the TLU campus.

Staff recommends approval of the zoning change request to MF-3.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

The applicant/property owner is proposing to redevelop the existing vacant motel into a one-story apartment complex. A zoning change to Multi-Family is required in order to redevelop the site as proposed.

CODE REQUIREMENTS:

Multi-Family zoning districts are identified by density. The applicant is proposing 7 units on 0.55 acres, which requires a high density district (MF-3). The maximum density allowed in MF-3 is 20 units per acre. The maximum density allowed for this site based on acreage would be 11 units.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is located across the street from Texas Lutheran University. While the adjacent properties are zoned Commercial and R-1, there is a large area with Multi-Family developments located to the southwest of the site.

COMPREHENSIVE PLAN:

The property is located within the University District, which encourages land uses that service college students, faculty, and visitors. The district also encourages housing mixes that are appropriate for a campus area and residential densities that are higher than in surrounding districts. Multi-family land uses are recommended within the University District.

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

The site is located just across the street from Texas Lutheran University, a private university founded in 1891.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property is accessed from Court Street, a TxDOT right-of-way. There is an existing driveway on the northwest corner of the property.

PARKING:

Parking will be required in accordance with Section 39 of the Zoning Ordinance. The off-street parking requirements for Multi-Family districts is based on the number of bedrooms as follows:

Efficiency Apartment 1 Space
One (1) Bedroom Apartment 1 ½ Spaces
Two (2) Bedroom Apartments 2 Spaces
Each Additional Bedroom 1 Space

LOCATION MAP

ZC 07-14: 1037 W Court St



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 Sequim assumes no liability for errors on this map or use of this information.



Site Location



200' Notification Buffer

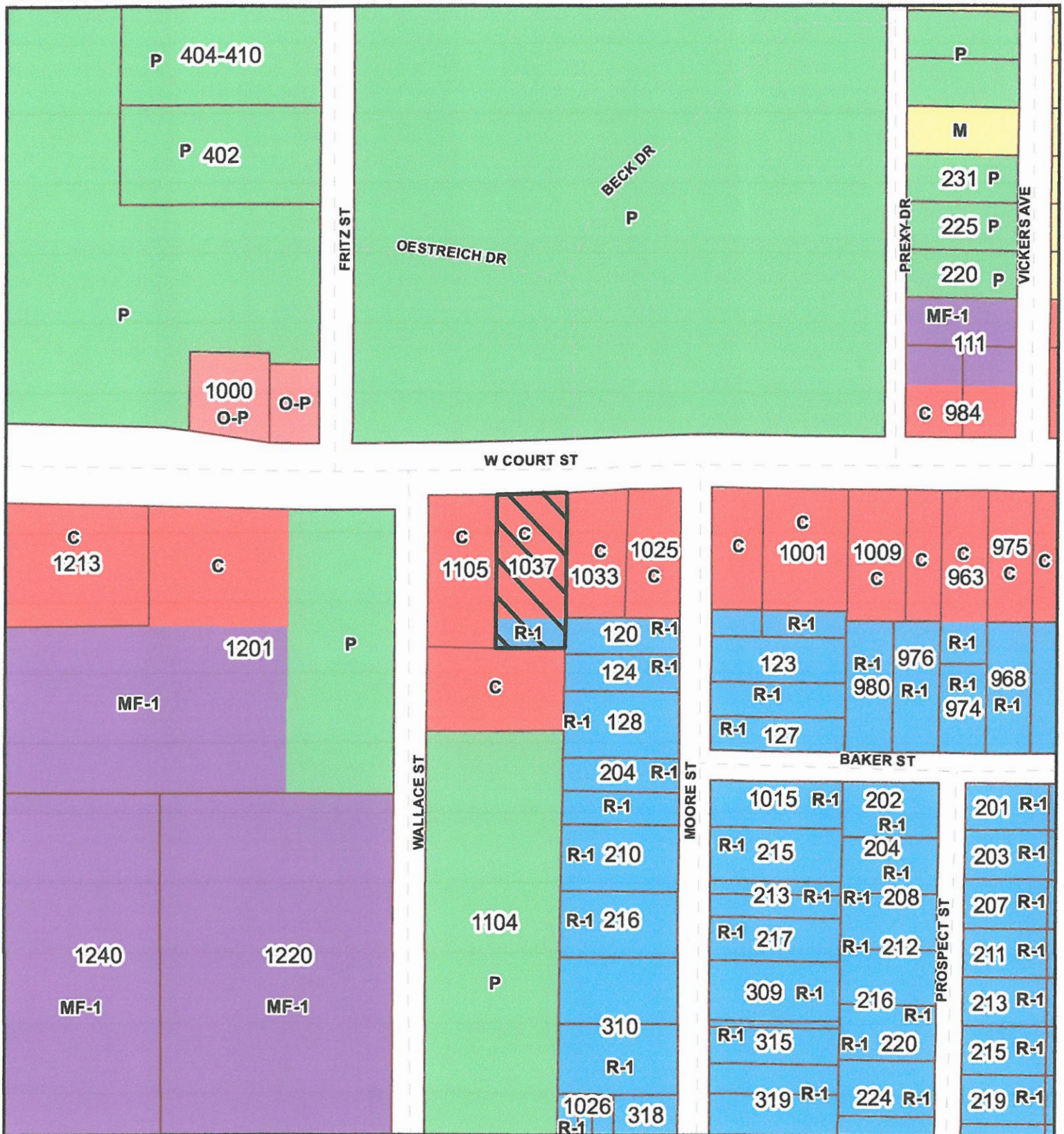
1 inch = 200 feet

Lot Lines

Printed: 6/16/2014

ZONING MAP

ZC 07-14: 1037 W Court St



- | | | | |
|-------------------------|-------------------------------|---------------------------------------|------------------------------|
| 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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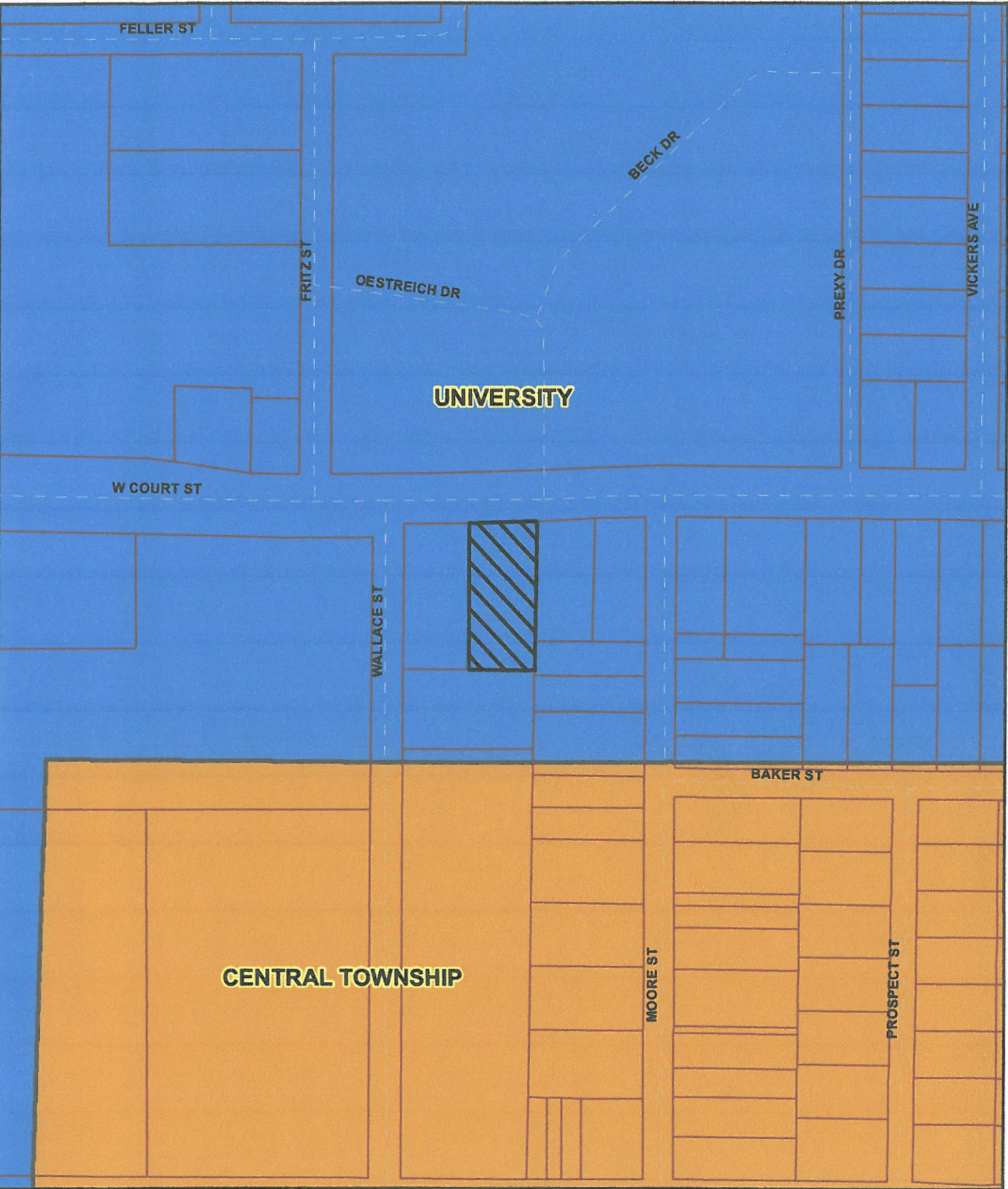
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