



PLANNING & CODES

**ZC 11-19 Staff Report
Behal Ln. and Martindale Street.
Zoning Change C to R-1**

Applicant:

JHFS Holdings
18618 Tuscany Stone
Ste. 210
San Antonio, TX 78258

Property Owner:

Mark Dietz
182 Lee St.
Seguin, TX 78155

Property Address/Location:

Behal Ln. and Martindale St.
Seguin, TX 78155

Legal Description:

Approx. 8 +/- acres of Abs.
Survey 6 H Branch 14.94 ac

Lot Size/Project Area:

Approx. 8 +/- acres

Future Land Use Plan:

Regional Node A

Notifications:

Mailed: 05-30-19
Newspaper: 05-30-19

Comments Received:

Staff Review:

Ismael Segovia
Asst. Dir. Planning & Codes

Attachments:

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

REQUEST:

A request to change zoning from Commercial (C) to Single Family Residential – 1 (R-1) for a proposed subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Agricultural use
N of Property	C	Commercial
S of Property	P	Elementary School
E of Property	R-1	Agricultural use/Proposed Subdivision
W of Property	C & A-R	Tractor Sales & Agricultural use

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking the rezoning of property located near Behal Ln. and Martindale St. The site is currently zoned commercial and is vacant. Applicant is seeking to rezone the property for the purpose of subdividing the land for residential development. Staff recommends approval of the zoning change to Single-Family Residential-1, as the proposed zoning is compatible with the single-family residential zoning in the area and it is supportive to the adjacent elementary school.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property currently is currently being used for agriculture. The applicant also owns the property to the east that has already been zoned for single-family residential. The applicant is seeking the rezoning in order to subdivide the property for single-family residential development which is proposed to be the second unit to the Meadows of Martindale development.

CODE REQUIREMENTS:

To use this 8 +/- acres as a residential development, a zoning change from commercial to single-family residential is necessary. As per UDC Chapter 3, Section 3.6 Lot Dimensional and Development Standards, once the site is rezoned each lot developed will need to comply with the following requirements: lot width 50' (corner lot 60'), lot depth 100', front yard setback 25', rear yard setback 15', side yard setback 5' (corner lot 15'), impervious cover maximum 60%, maximum height of structures 30' or 2 ½ stories.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently this property is being used for agricultural activities. However, this is also an area of potential residential growth. This request is associated with the ZC 22-18 (approved November 2018) for a proposed single-family residential development (Meadows of Martindale).

COMPREHENSIVE PLAN:

The property falls into the Regional Node A based on its proximity from I-10 and SH 123 intersection. Due to limited street connections and the adjacent residential neighborhood, staff feels that the subject property does not possess the same characteristics as those properties located closer to and along the I-10 and SH-123 intersection. R-1 is an appropriate use for area as the commercial districts are already fronting I-10 and are separated from the subject property via an existing alley. The requested R-1 zoning district will also provide a suitable development adjacent to the existing school.

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

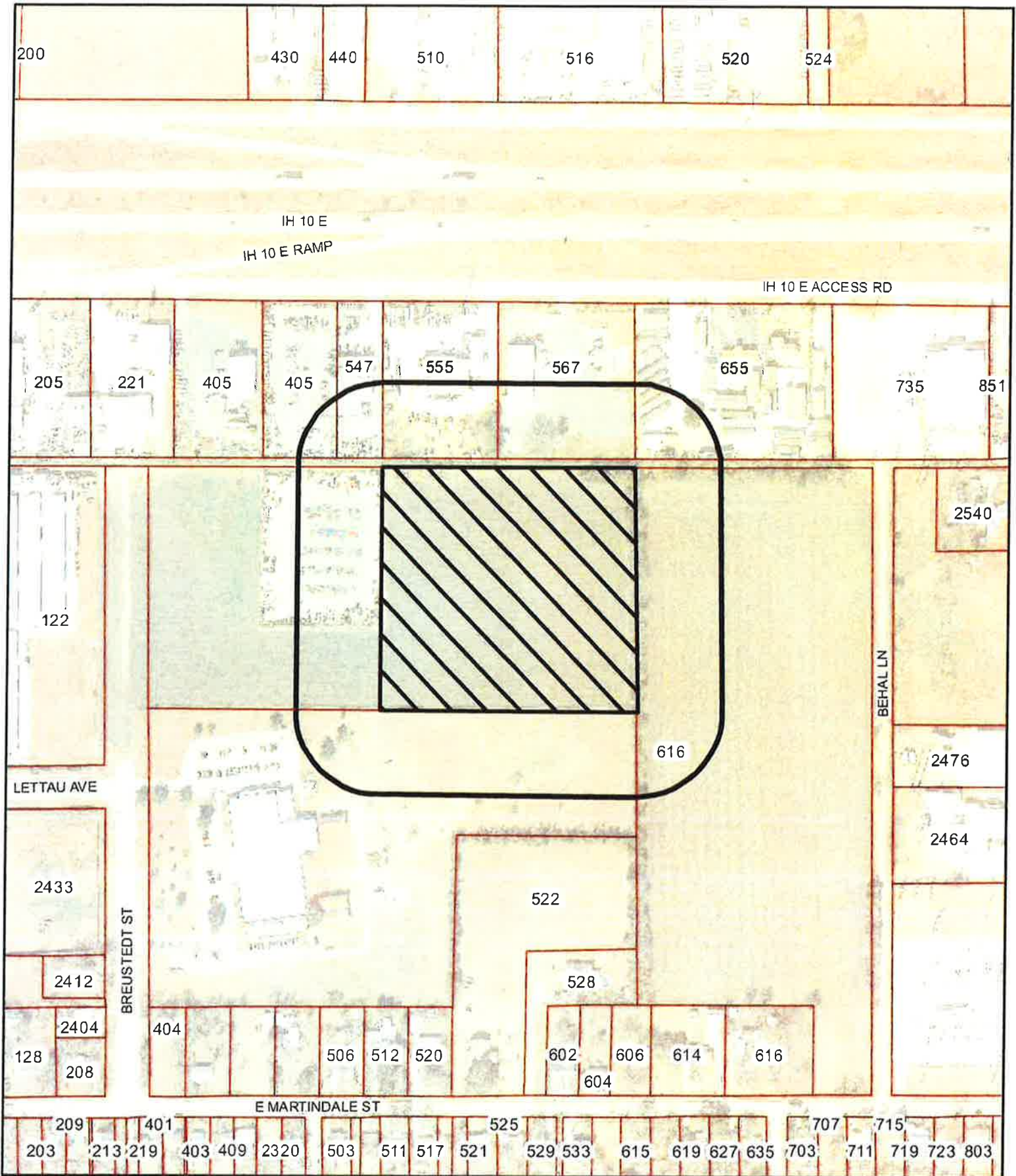
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The subject property is proposing to gain access to Behal Ln. through the Meadows of Martindale subdivision.

LOCATION MAP

ZC 11-19: 8 out of 14 acres Parcel Id 51239



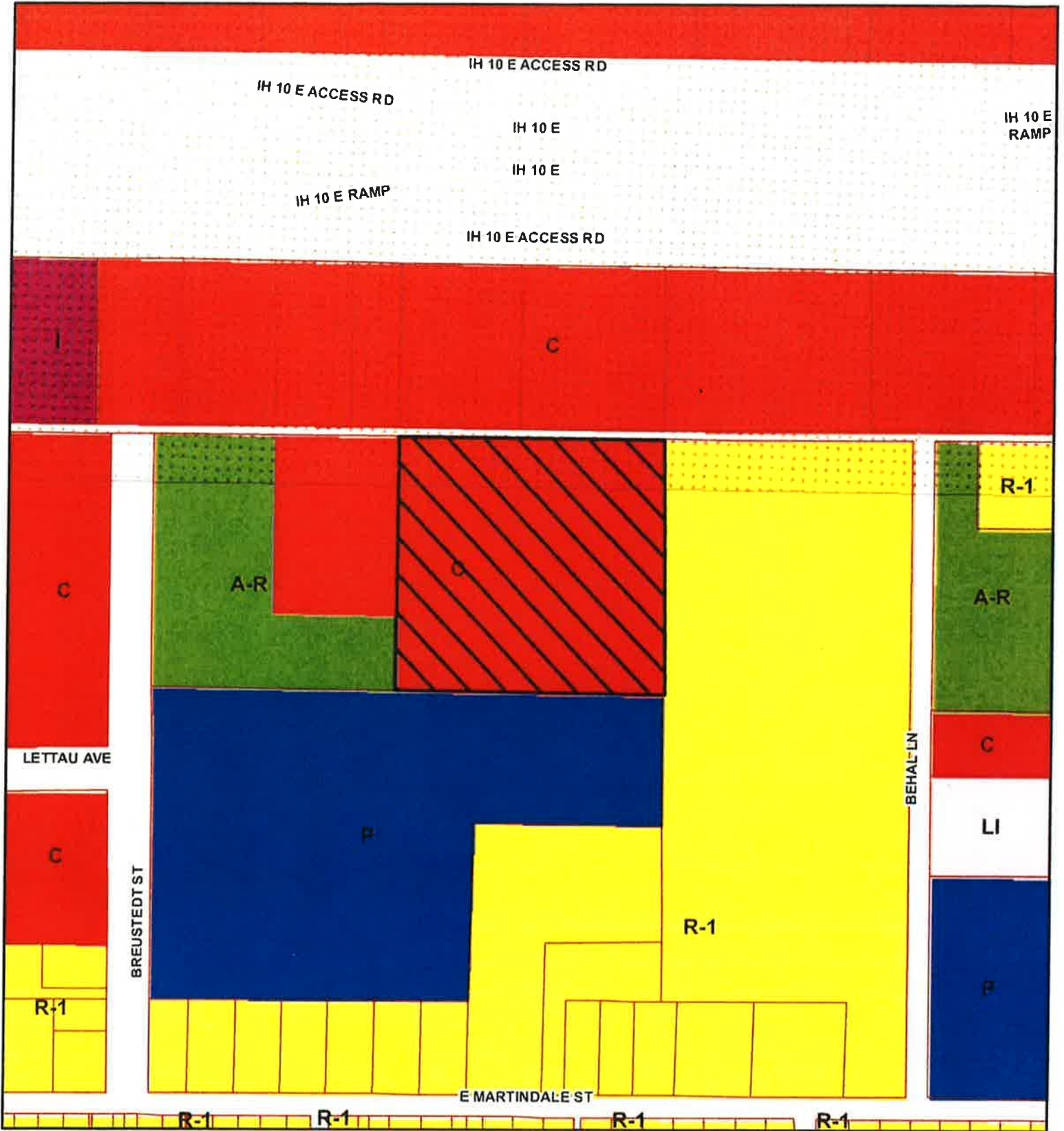
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 Site Location
  200' Notification Buffer
 Lot Lines

1 inch = 300 feet
Printed: 5/22/2019




ZONING MAP

ZC 11-19: 8 out of 14 acres Parcel Id 51239

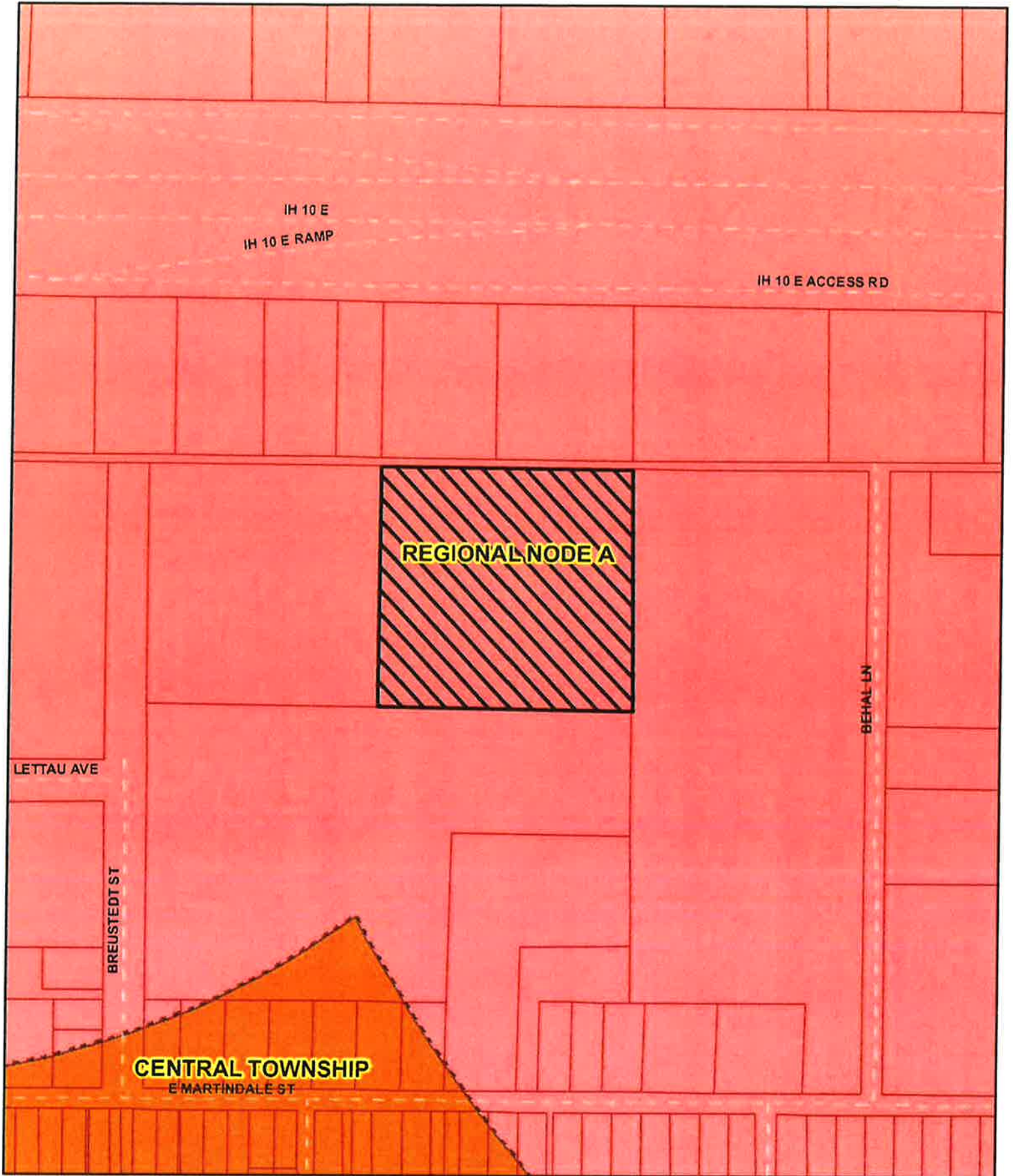


- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P 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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