



Planning and Zoning Commission Report ZC 20-19

A request for Zoning Change 20-19 was considered during a public hearing at the Planning & Zoning Commission meeting on November 12, 2019:

A Zoning Change from Multi-Family Residential-3 (MF-3) and Single-Family Residential-1 (R-1) to Planned Unit Development (PUD) on a request for property located on Harry Miller Pass, east of S State Hwy 123 Bypass.

Ismael Segovia presented the staff reports for both the zoning change to PUD and the associated General Land Use Plan (GLUP). He reminded that the Commission that they will recommend the zoning change to the City Council, but the Commission is the approving body for the GLUP. A PUD designation is needed as the applicant is proposing a number of mixed uses such as single-family structures, apartments, retail businesses, offices, convenience store/gas station, carwash and storage facilities. Mr. Segovia further explained that these proposed uses are compatible with the existing land uses and the future land use plan. It was mentioned that there would be a necessity for screening and buffering from the existing single-family use (Meadows at Nolte Farms).

The applicant and the property owner, Rick Miller of 184 Wampum Way, was present to answer any questions from the Commission. He described the type of screening he would construct to buffer any uses from the existing single-family residential use. It would be similar to the solid, concrete 7 foot privacy fencing located near the Social Security office and Casa Sol restaurant. The Commission expressed some concern about the placement of the gas station and storage facility and recommended that these uses be placed away from the Meadows at Nolte Farms subdivision.

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

Carmen Wolfe of 908 Harry Miller Pass, voiced her opposition to the proposed use of a car wash. She noted that there was an existing car wash in the area.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 20-19), Commissioner Gettig moved that the Planning and Zoning Commission recommend approval of the zoning change from Multi-Family Residential-3 and Single-Family Residential-1 to Planned Unit Development for the property located on Harry Miller Pass. Commissioner Kirchner seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVAL OF ZONING CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)

MOTION PASSED

6 -1-0



Francis Serna
Planning Assistant



ATTEST: Ismael B Segovia
Asst. Director of Planning & Codes



PLANNING & CODES

**ZC 20-19 Staff Report
SH123 & Harry Miller Pass
Zoning Change from MF-3/R-1 to PUD**

Applicant:

Triple M Development Corp.
184 Wampum Way
Seguin, TX 78155

Property Owner:

Triple M Development Corp.
184 Wampum Way
Seguin, TX 78155

Property Address/Location:

SH 123 and Harry Miller Pass

Legal Description:

The Countyside #6, Block 1,
Lot 5, 6.817 ac.
Prop ID: 116456

Lot Size/Project Area:

Approx. 6.817 acres

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed: Oct. 28, 2019
Newspaper: Oct. 28, 2019

Comments Received:

None

Staff Review:

Ismael B. Segovia
Asst. Dir. Planning & Codes

Attachments:

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

REQUEST:

A Zoning Change request from Multi-Family Residential (MF-3)/Single-Family Residential 1 (R-1) to Planned Unit Development (PUD).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-3 & R-1	Vacant land
N of Property	MF-3 & R-1	Multi-family development
S of Property	PUD	Single-family development
E of Property	MF-3	Multi-family development
W of Property	PUD	Vacant land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located on Harry Miller Pass, east of SH-123 has a split zoning of Multi-family 3 (MF-3) and Single-family residential 1 (R-1). This application is associated with a General Land Use Plan (GLUP) submitted by the applicant which proposes uses such as single-family homes, multi-family apartments, retails businesses, office spaces convenience store/gas stations, car wash and storage facilities. There are existing uses to the north, south and east of the property. Residential uses are located to the south in an existing area zoned as a Planned Unit Development (PUD). Staff recommends approval of the zoning change to Planned Unit Development (PUD) and the associated General Land Use Plan as this will complement the surrounding zoning districts and uses.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property located on Harry Miller Pass, east of SH-123 has a split zoning of Multi-family 3 (MF-3) and Single-family residential 1 (R-1). The property is currently vacant. Approximately 4-acres are zoned MF-3 and approximately 3.3-acres are R-1. With the split zoning, any development of this property would have to conform to the existing zoning districts.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.18 Planned Unit Development (PUD) may be used to achieve proposed development that does not conform in all respects with the land use pattern designated on the zoning map, the district regulations prescribed by the zoning ordinance, or the requirements of Chapter 3 in the UDC. The PUD may include a combination of different dwelling types and/or a variety of land uses, which creatively complement each other and harmonize with existing and proposed land uses in the vicinity.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located adjacent to an existing PUD that includes a mixture of single-family residential, commercial, and offices land uses. The proposed land uses in the General Land Use Plan (GLUP) are compatible with the existing and proposed surrounding land uses. The land uses in the associated GLUP will provide land uses that are supportive to the existing single-family residential development and the multi-family development.

COMPREHENSIVE PLAN:

The property is located within the Emergent Residential District. The intent of this district to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. The Comprehensive Plan states that Emergent Communities in Seguin are those areas that are outside of the center city and that break from existing neighborhood and commercial forms. Planned Unit Developments (PUD) is a recommended zoning district for Emergent Residential areas.

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):

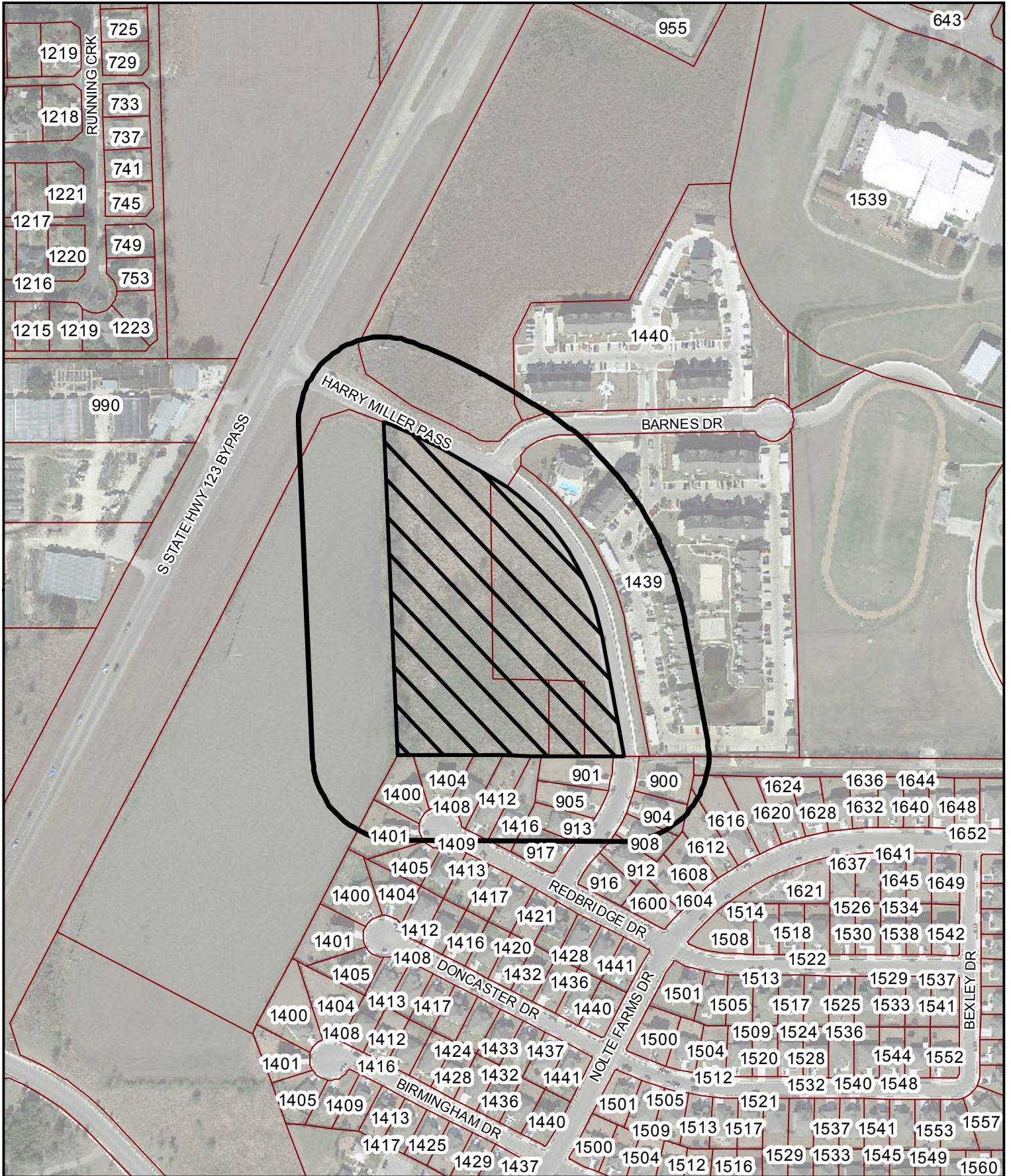
The property fronts Harry Miller Pass and will take access from this street as well.

OTHER CONSIDERATIONS:

As a reminder, any redevelopment of this property may trigger certain development standards. This may include, but not limited to, site plan review, landscaping, buffering from residential uses, and off-street parking requirements.

LOCATION MAP

ZC 20-19: 800 Blk Harry Miller Pass



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.



Site Location



200' Notification Buffer

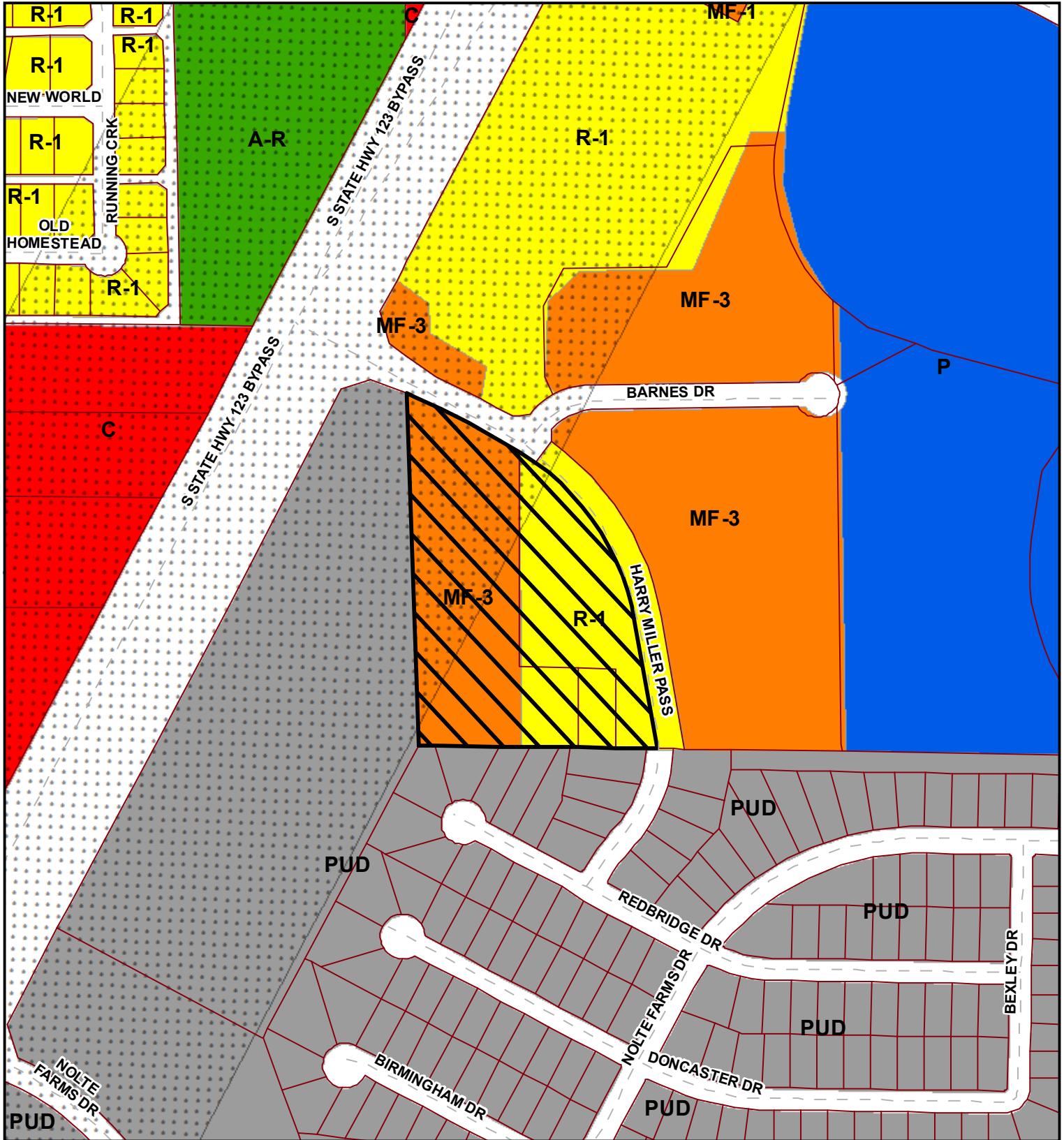
Lot Lines

1 inch = 300 feet

Printed: 10/11/2019

ZONING MAP

ZC 20-19: 800 Blk Harry Miller Pass



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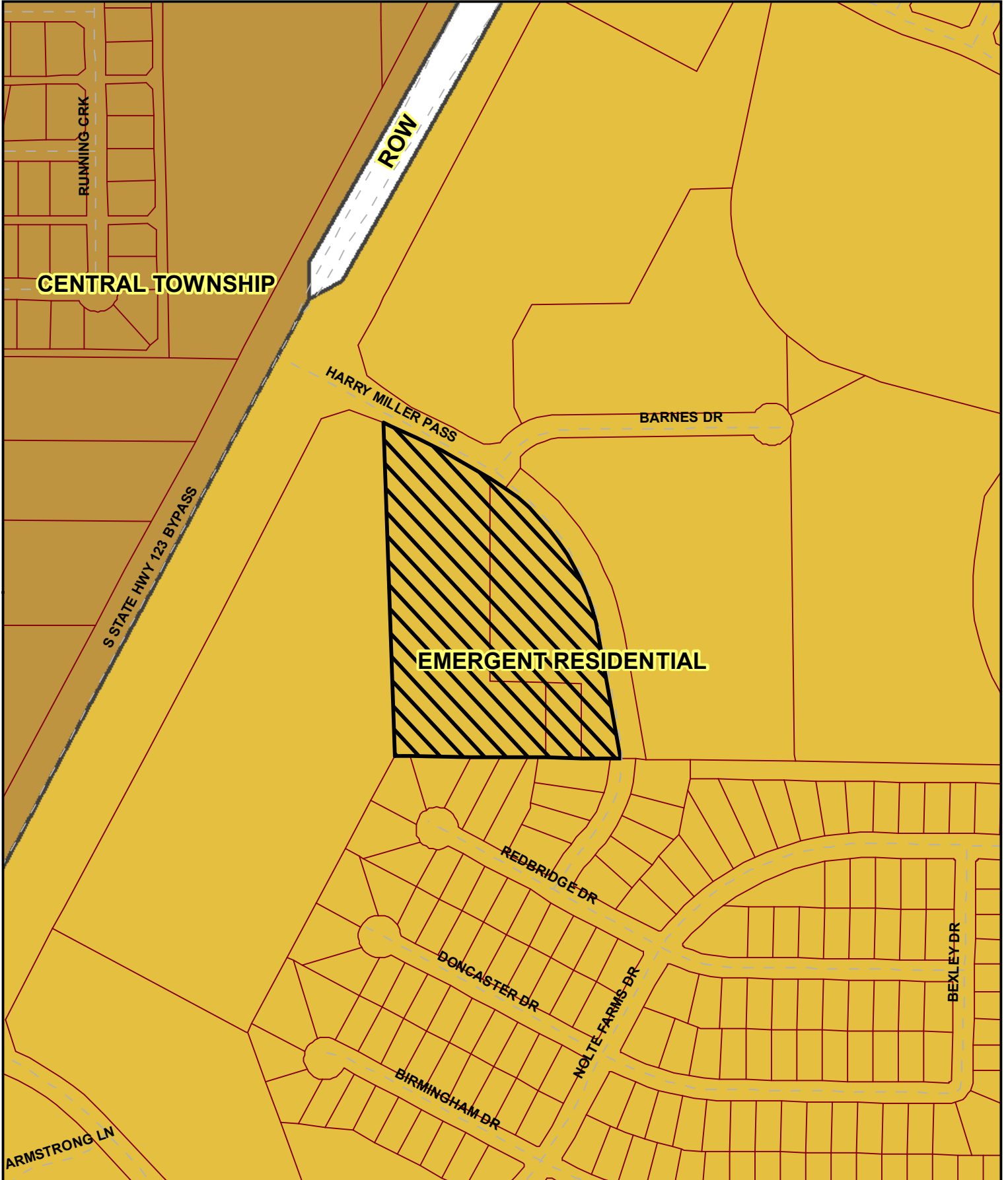
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