



Planning and Zoning Commission Report ZC 26-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on September 9, 2015:

ZONING CHANGE request from Single-Family Residential to Multi-Family 3 for the property located at the 1400 Blk of Barnes Dr., a portion of Abstract 35, John Sowell Survey, approx. 4.91 acres, Property ID 19568 (ZC 26-15)

John Foreman presented the staff report. Public notifications were mailed on August 28, 2015 and published on August 23, 2015 with no response received. The applicant is proposing a Multi-Family development for the site. Staff finds it does meet the criteria for the request and does recommend approval.

The surrounding areas and zoning were discussed. Street usage and the traffic impact analysis were discussed. Staff informed the Commission that a traffic impact analysis would be done to determine the impact it would have.

There being no further questions the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 26-15, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request from Single-Family Residential to Multi-Family 3.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM SINGLE-FAMILY RESIDENTIAL TO MULTI-FAMILY 3—
MOTION PASSED 9-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 26-15
1400 Blk of Barnes Dr.
Zoning Change

Applicant:

Triple M Development Corp.
406 North Travis St.
Seguin, TX 78155

Property Owner(s):

Triple M Development Corp.
406 North Travis St.
Seguin, TX 78155

Property Address/Location:

1400 Blk of Barnes Dr.

Legal Description:

A portion of Abstract 35, John Sowell Survey, Property ID 19568

Lot Size/Project Area:

Lot – approx. 4.91 acres for rezone

Future Land Use Plan:

Emergent Residential

Notifications:

- Mailed: August 28, 2015
- Published: August 23, 2015

Comments Received:

None to date

Staff Review:

John Foreman
Asst. Director of Planning
August 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Single-Family Residential to Multi-Family 3.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant Land
N of Property	MF-1/ R-1	Assisted Living/Residences
S of Property	MF-3	Apartments
E of Property	P	Jim Barnes Middle School
W of Property	PD/C	Vacant Land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The Applicant is requesting a zoning change to Multi-Family 3. Staff finds that the request meets applicable criteria and recommends approval.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

The current zoning of Commercial does not allow multifamily residential so a zoning change is required. MF-3 is the highest density of the City’s three multifamily districts, allowing up to 20 units per acre.

SITE DESCRIPTION:

The subject property is currently undeveloped.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The existing Oak Hollow Apartments are to the south, Barnes Middle School to the east, an assisted living center to the north, and the balance of the undeveloped tract to the west. New apartments are compatible with these existing uses.

COMPREHENSIVE PLAN:

In the Emergent Residential area, a range of residential densities should exist including multifamily.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
The tract has not been identified as being of historical, cultural or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

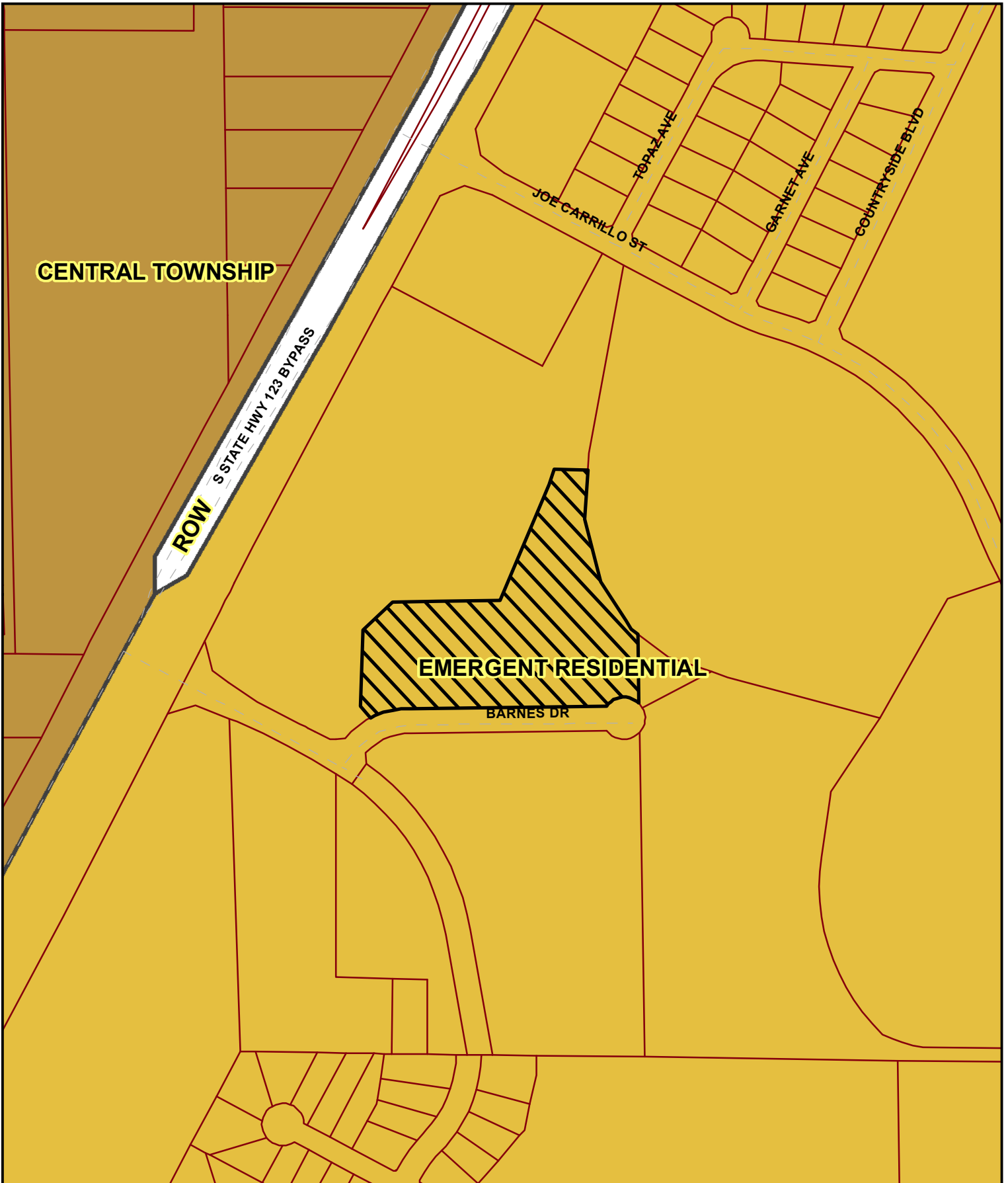
The site will take access from Barnes Drive. Sidewalks will be required at the time of development.

UTILITIES:

Water and wastewater will be provided by the City of Seguin and electric by GVEC. The developer will be responsible for connecting to utilities.

PARKING:

The site will be required to meet code requirements for parking at the time of Site Permit.



CENTRAL TOWNSHIP

ROW S STATE HWY 123 BYPASS

TOPAZ AVE
JOE CARRILLO ST

GARNET AVE

COUNTRYSIDE BLVD

EMERGENT RESIDENTIAL

BARNES DR

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



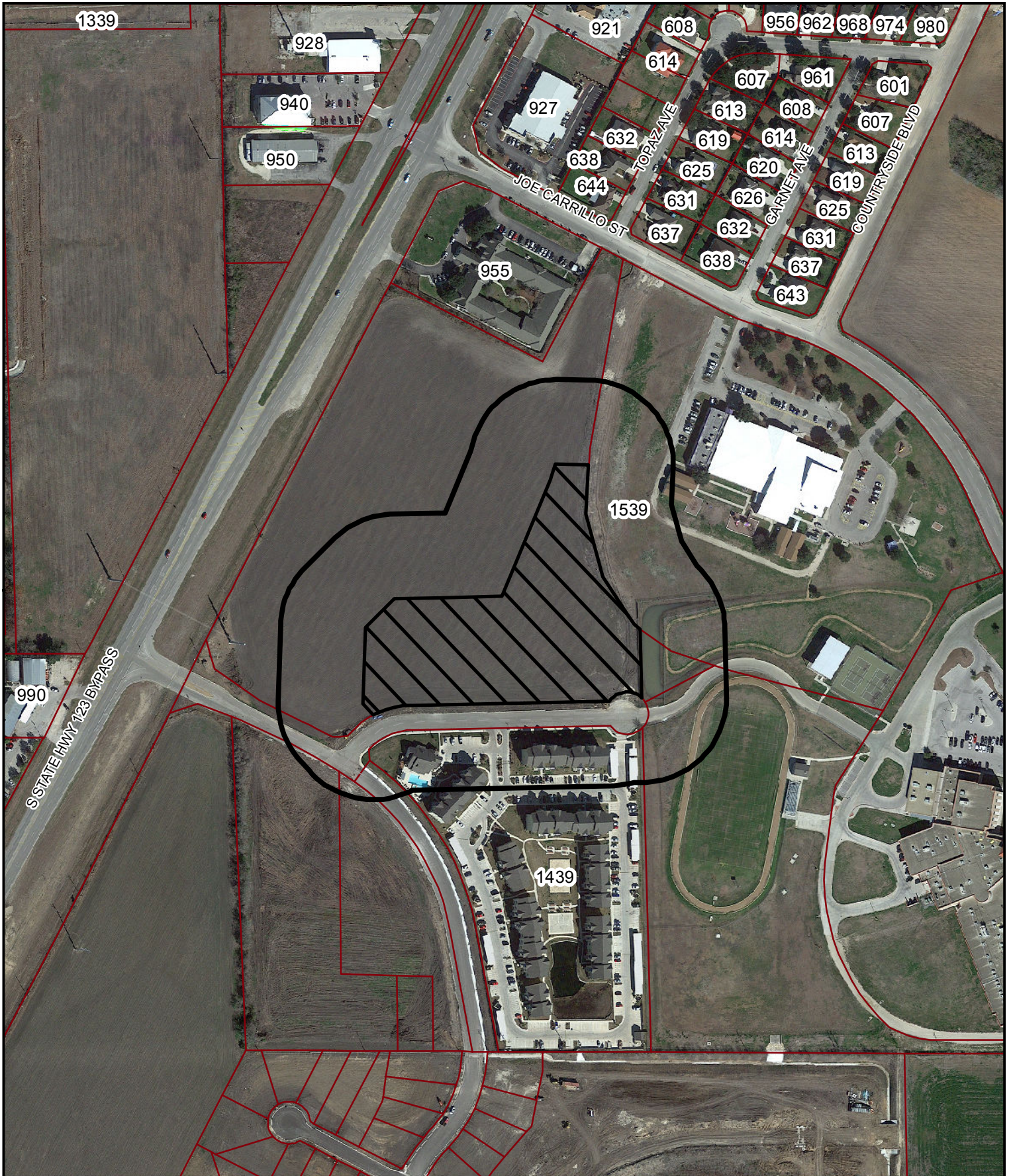
Lot Lines

1 inch = 300 feet

Printed: 8/19/2015

LOCATION MAP

ZC 26-15: Barnes Dr



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Site Location



200' Notification Buffer



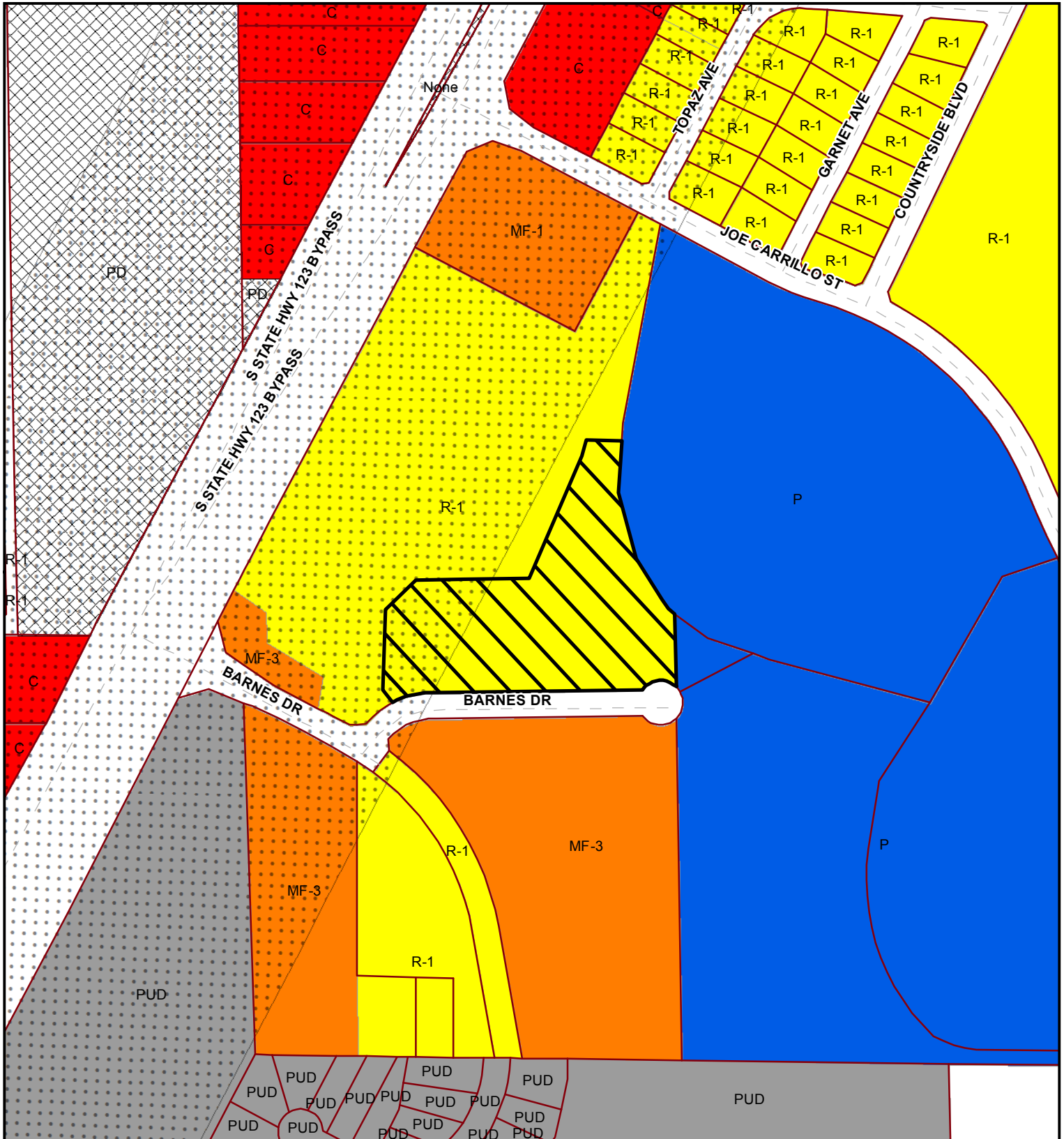
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ZONING MAP

ZC 26-15: Barnes Dr



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