



PLANNING & CODES

QC 05-24 & GLUP 01-24 Staff Report
102 Lenz Dr.
R-1 to PUD

Applicant:

Samuel Panchevre
212 Center St. Apt: 2002
San Antonio, TX 78202

Property Owner:

Mark J. Baptiste
52 Vinyard Dr
San Antonio, TX 78257

Samuel and Maricela Maya
Panchevre Family LP.
215 North Center St., Ste.
2002
San Antonio, TX 78202

Property Address/Location:

102 Lenz Dr
Seguin, Texas 78155

Legal Description:

LOT: 79 & ADJ STRIP BLK:
ADDN: PARKVIEW ESTATES
2.885 AC.
Property ID: 195969

Lot Size/Project Area:

2.885 Ac.

Future Land Use Plan:

Riverside

Notifications:

Mailed: May 30, 2024
Newspaper: May 26, 2024

Comments Received:

None at time of printing

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single family residence
N of Property	P	Max Starcke Park Golf Course
S of Property	R-1	Undeveloped property
E of Property	C	The Power Plant Texas Grill
W of Property	R-1	Single family residences

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Planned Unit Development (PUD) to allow for the operation of a ceremony grounds for weddings and events adjacent to the Power Plant restaurant. The zoning change request and General Land Use Plan (GLUP) would not impact the residential structure's use. The request is for the backyard portion of the property that is adjacent to the Power Plant restaurant. The proposed use of a ceremony ground working in conjunction with The Powerplant Texas Grill is written into the submitted GLUP to ensure that the proposed use would not negatively impact the neighborhood or neighbor. Staff's recommended conditions for the submitted GLUP addresses potential issues that could arise now and in the future.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, structure would still function as residential, proposed ceremony grounds would not alter the existing layout of the site.

Compatible with existing and permitted uses of surrounding property – PUD zoning would only impact the back portion of the property that is adjacent to the Power Plant restaurant.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern - PUD zoning would not impact the residential use of the property. The GLUP will dictate the use within the rear yard adjacent to the Power Plant.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 2.885 acre property was annexed and zoned into the City of Seguin May of 1993. The existing residential structure on site was built in 1970 and contains two floors, both the main floor and second floor contain 1,840 square feet. The residence is not currently occupied by a permanent resident and is being utilized primarily for short-term rental usage. The residence contains three (3) bedrooms, three (3) baths, and sleeps up to six (6) guests per its listing on the Airbnb website.

This site is located within three (3) different areas of flood hazard. Floodway to the rear of the property, the 100 Flood Zone encompasses a good portion of the rear yard and ends at the residential structure, leaving a small portion of the side yards and structure within the 500 Year Flood Zone.

CODE REQUIREMENTS:

The current zoning does not allow for the proposed use at this location. A zoning change to PUD could allow for a land use that normally isn't done within the area but would be allowed with the approval of a General Land Use Plan (GLUP). The GLUP will be the guiding document for the proposed use at the location and is designed to creatively complement the proposed use to ensure that there will be no impact to the neighborhood or neighboring properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is neighbored by commercial zoning and use (The Powerplant Texas Grill) to the east, residential (R-1) use to the west, undeveloped residential (R-1) property to the south, and the river and the public zoning and use (Max Starcke Park) to the north. The proposed PUD zoning would be compatible with the surrounding zoning and use. The residential structure would still operate in a residential capacity, allowing for short-term rental at the site, similar to what has been done in the past.

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

No health, safety or general welfare issues have been identified for this site, the proposed use of a ceremony grounds will take place with the back portion of the property, parking and access will be made through the sidewalk connecting The Powerplant Texas Grill to the back portion of the property.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This site is located within the Riverside district of the City's Future Land Use Plan. Development within the Riverside area should be low-density residential and low scale commercial to conform to the existing topography and should be focused on preserving the physical conditions and visual character of Seguin's water bodies.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed through Lenz Dr. The access point from Lenz Dr will be strictly for the use of the residential structure for short-term rental use only. Access to the proposed ceremony site would be made through the sidewalk path from the Power Plant parking lot.

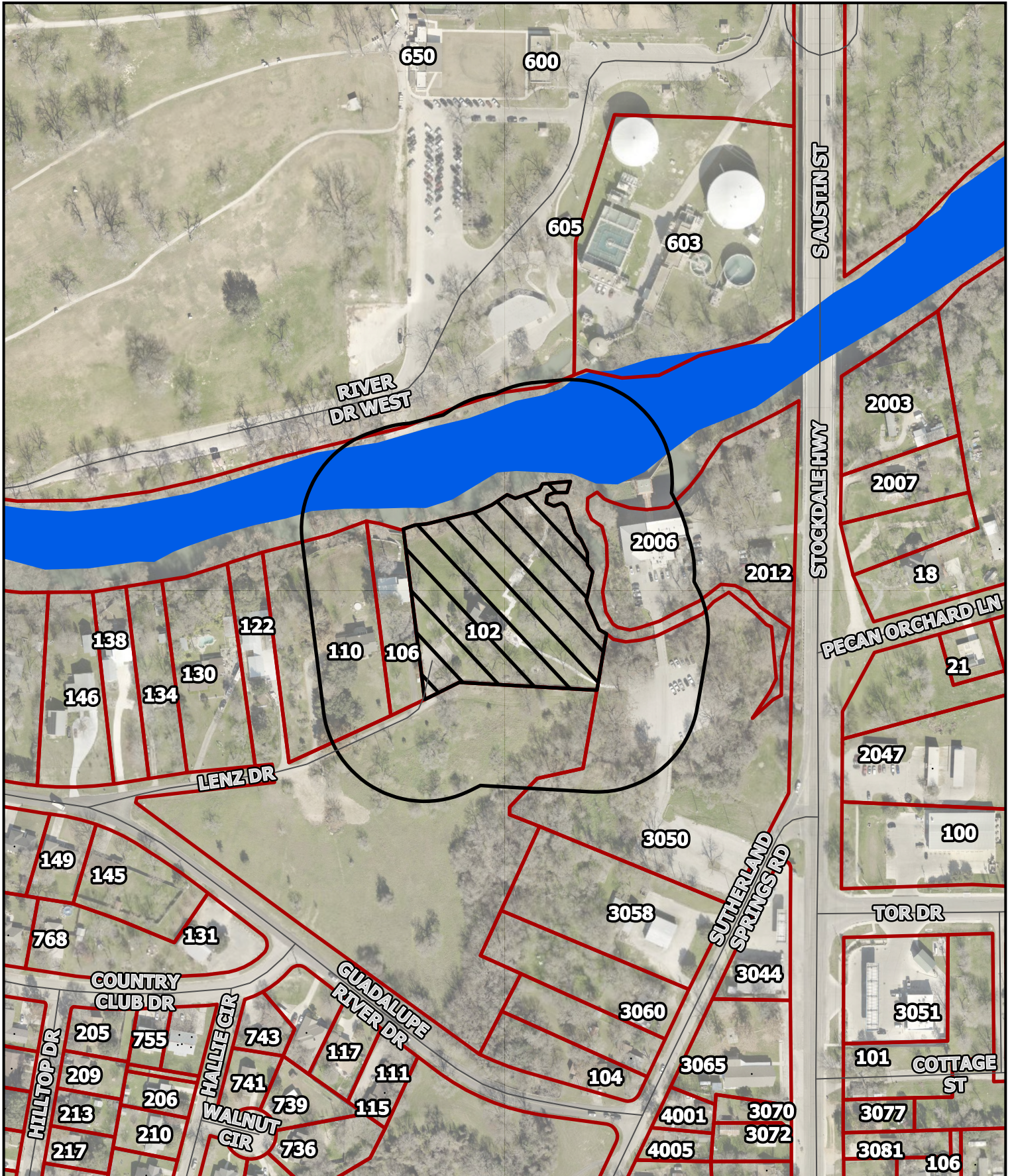
GENERAL LAND USE PLAN (GLUP):

The applicant is proposing to utilize the back portion of the property as a ceremony ground for wedding/events. The proposed use would not require any additional structures to be built, all items (chairs, tables, tent/gazebo) that would be used would be removed the day of the event or the next day. Access would be made through the existing sidewalk that connects the proposed ceremony grounds to The Powerplant Texas Grill parking lot. The existing residential structure would not be part of the request and would continue to operate as a short-term rental. Guests of the grounds would not have access to the inside. The applicant is proposing the hours 11am – 10pm for proposed functions. The intent is for the group to move to the restaurant after the ceremony and pictures have concluded. The grounds hours would function similar to the hours of the Power Plant restaurant.

Staff had reviewed the submitted GLUP from the applicant and included conditions for the proposed use to limit the impact on the surrounding neighborhood. Staff is recommending approval of the GLUP with the recommended conditions from staff shown on the edited GLUP in the commissions' packet.

LOCATION MAP

ZC 05-24 & GLUP 01-24 102 Lenz Dr.



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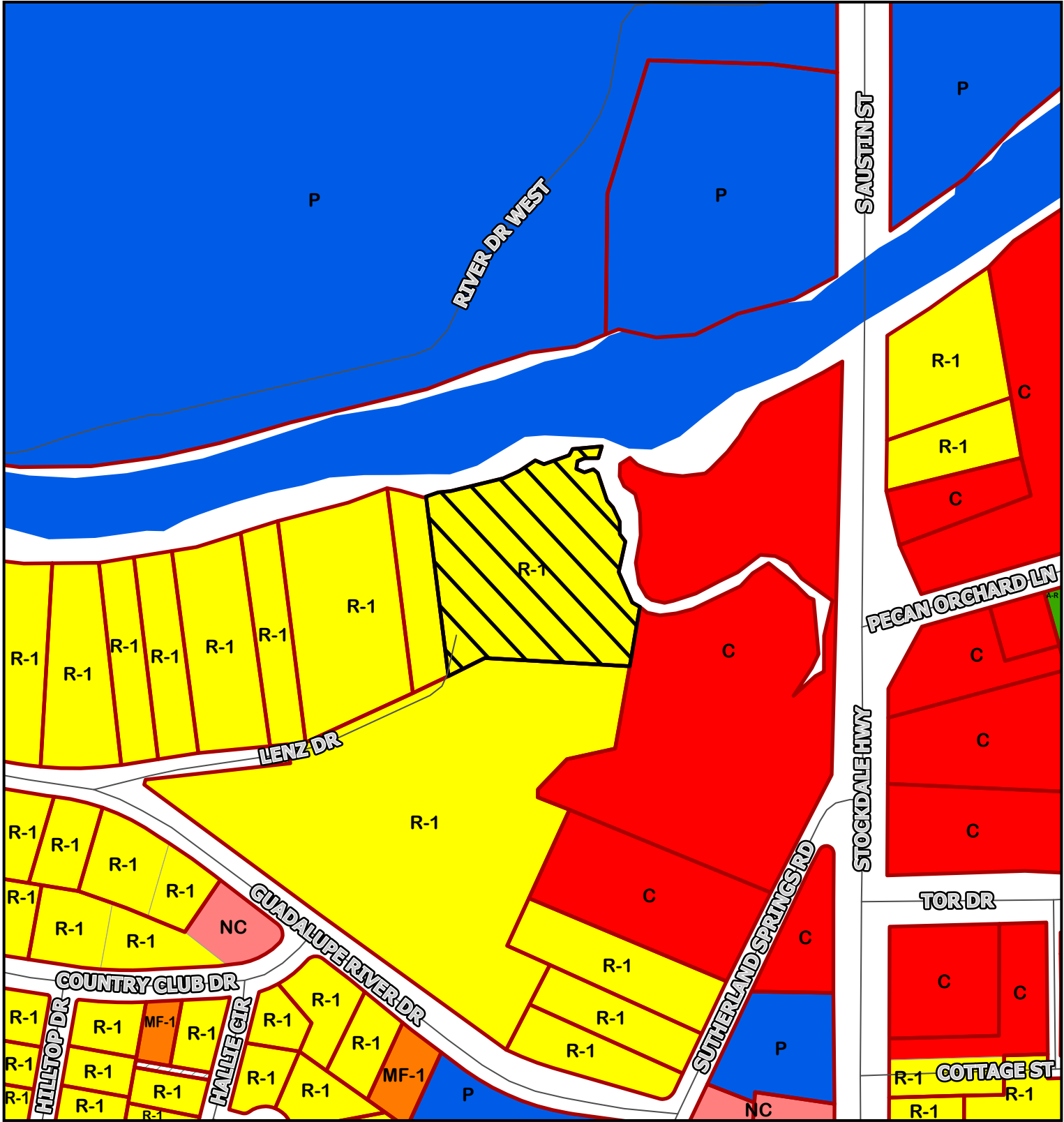


1 inch = 250 feet

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ZONING MAP

ZC 05-24 & GLUP 01-24 102 Lenz Dr.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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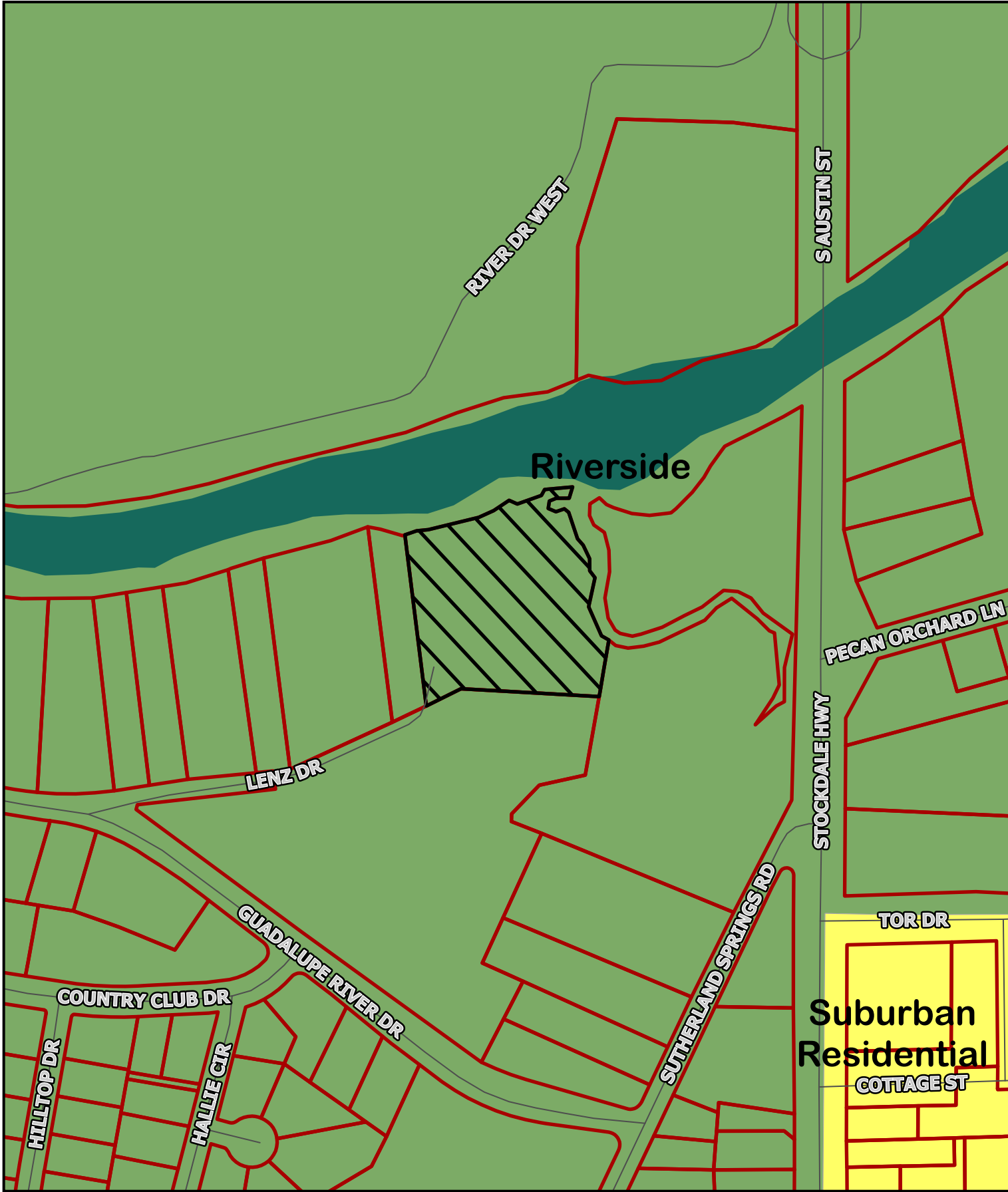
Site Location



Parcel

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