



Planning and Zoning Commission Report ZC 03-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2015:

ZONING CHANGE request from R-1 to Multi-Family 3 for the property located at SH 46 and Huber Rd., Portion of Abs: 11, J D Clements Survey, approx. 123.82 acres (approx. 20 acres for rezone), Property ID 52883

Helena Schaefer presented the staff report. The applicant is proposing to build a single-family and multi-family development currently known as Butte Meadows. Notifications were mailed on February 27, 2015 and published on February 22, 2015 with one phone call received requesting further information on the development. The proximity to Huber Airpark was discussed. The rezone does not fall within the approach zone. Staff recommended approval of the zoning change; the request is compatible with the recent developments. It was also noted that all standards should be adhered to with the development of this property including but not limited to public improvements, landscaping, sidewalks, and drainage.

The prior zoning request was discussed and staff informed the commission that the boundaries of the proposed development have changed. The portion reviewed before are no longer a part of this request.

Steve Carter spoke on behalf of the applicant, Cal Sierra and answered questions regarding the development process. The commission was informed of the phases and areas to be developed.

There being no further questions for the applicant 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, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the zoning change request to Multi-Family 3.

**RECOMMENDATION TO APPROVE ZONING CHANGE 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 03-15
SH 46 and Huber Rd.
Zoning Change

Applicant:

Mark Hermann
Cal Sierra Financial, Inc.
P.O. Box 3559
Merced, CA 95344

Property Owner(s):

Falcon International Bank
7718 McPherson Road, Bldg F
Laredo, TX

Property Address/Location:

SH 46 and Huber Rd.

Legal Description:

Portion of Abs: 11, J D Clements
Survey, Property ID 52883

Lot Size/Project Area:

Lot – approx. 123.82 acres
Portion for rezoning – 20+
acres

Future Land Use Plan:

Town Corridor and Regional
Node B

Notifications:

- Mailed: Feb 27, 2015
- Published: Feb 22, 2015

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
March 4, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Lot Layout

REQUEST: A Zoning Change request from R-1 to MF-3 for a portion of 123.82 acres, approximately 20 acres.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant – farm land
N of Property	LI	Vacant, Residences
S of Property	A-R	Vacant – farm land
E of Property	A-R	Vacant – farm land
W of Property	MHP/LI	Villa Vista Park, Shooting Range

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff recommends the approval of this zoning change request from A-R to MF-3. Staff finds the proposed use of multi-family housing compatible with the existing and proposed uses of the area. This is also an area of growth and a multi-family housing complex would assist in providing a variety of housing choices.

Planning Department Recommendation:

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

The applicant is proposing a change from Single-Family Residential (R-1) to Multi-Family (MF-3) for a 20 acre portion of the 123.82 acres. This area of rezoning can include a variety of multi-unit structures as long as all dimensional and development standards are met.

CODE REQUIREMENTS:

The property is zoned Single-Family Residential. A zoning change is required for the proposed use because multi-family is not allowed in a R-1 zoned district. The MF-3 zoning allows for 20 units per acre, 70% of impervious cover on the lot area and limits the height of structures to 45 feet or 3 stories. The number of units that the MF-3 rezone would be allowed is 400 units.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The majority of the land surrounding this property is not developed and/or in agricultural use. The property directly to the west is zoned as manufactured home park (MHP). To the northeast lies the Huber Airpark.

COMPREHENSIVE PLAN:

The property is located in the Town Corridor Approachway District. The general intent of this district is to provide an attractive area into the city, while preserving the character of the land adjacent to it. The Inner Loop of the thoroughfare plan coincides with this district, which makes it a possible future approachway. Multi-family housing is not an appropriate use for this district. However, this segment of the Inner Loop is being removed for the thoroughfare plan as its current alignment runs through existing structures (i.e. airpark and baseball fields). Removing this thoroughfare segment would render this district unviable.

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

No health, safety or environmental significance has been identified by the applicant. However one concern is the Huber Airpark. The City of Seguin doesn't currently have an overlay district for airports and airparks, but it must be taken into consideration with development near these features. According to Federal Aviation Administration (FAA), "visual" runways (no instrument guided landings or take-offs) require an approach zone with a length of 5,000 feet with a width (at the furthest point from the runway end) of 1,250 feet. Approach zones can be used for height limitations. The proposed development falls 200 feet outside of this approach zone.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has access from both State Hwy 46 N and Huber Road.

PARKING:

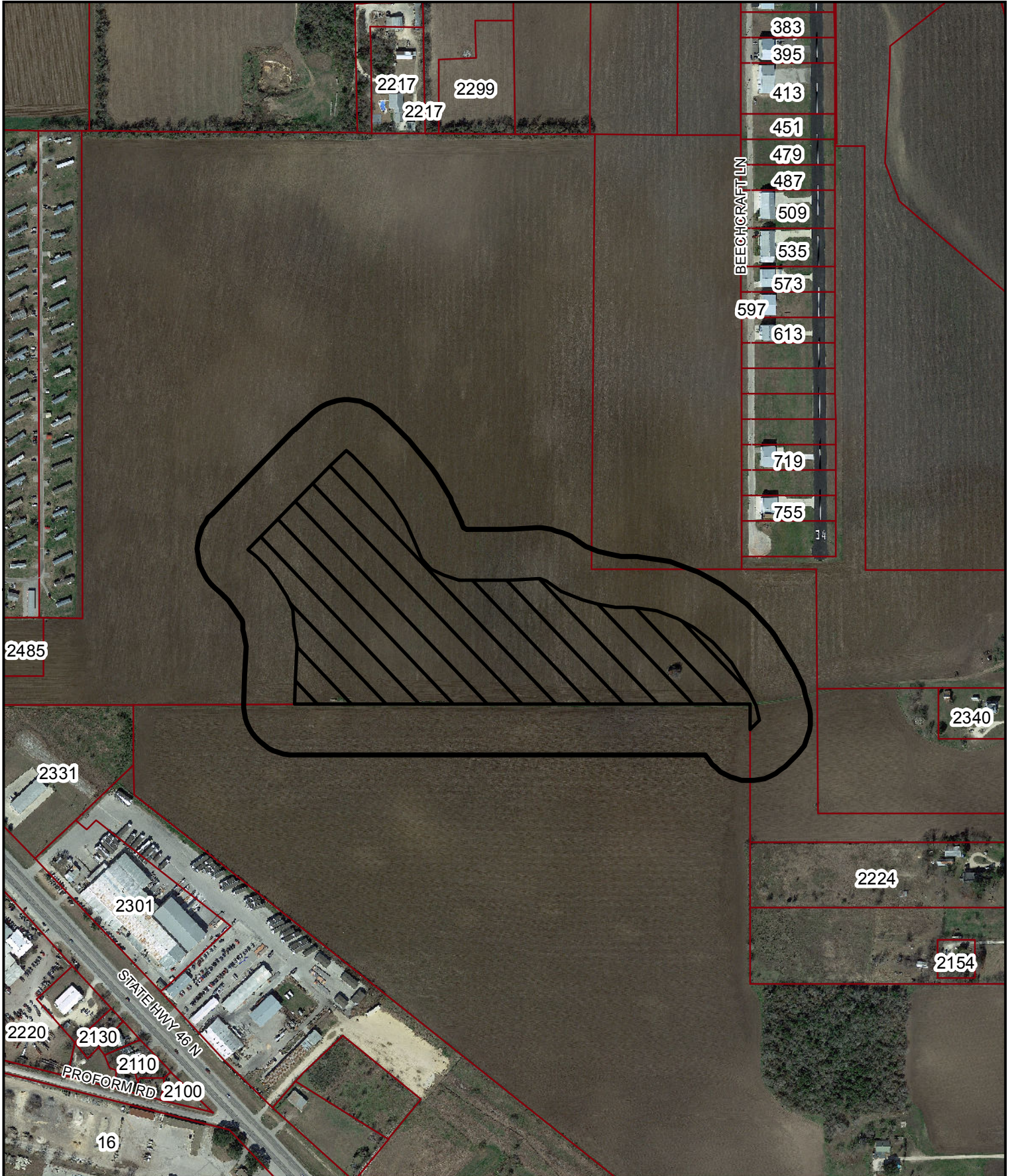
Depending on the number of bedrooms of each unit, the number of parking spaces per unit will vary from one (1) space for an efficiency unit for two (2) spaces for a two (2) bedroom unit with an additional space for each additional bedroom.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and site plan).

LOCATION MAP

ZC 03-15: SH 46 & Huber Rd



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



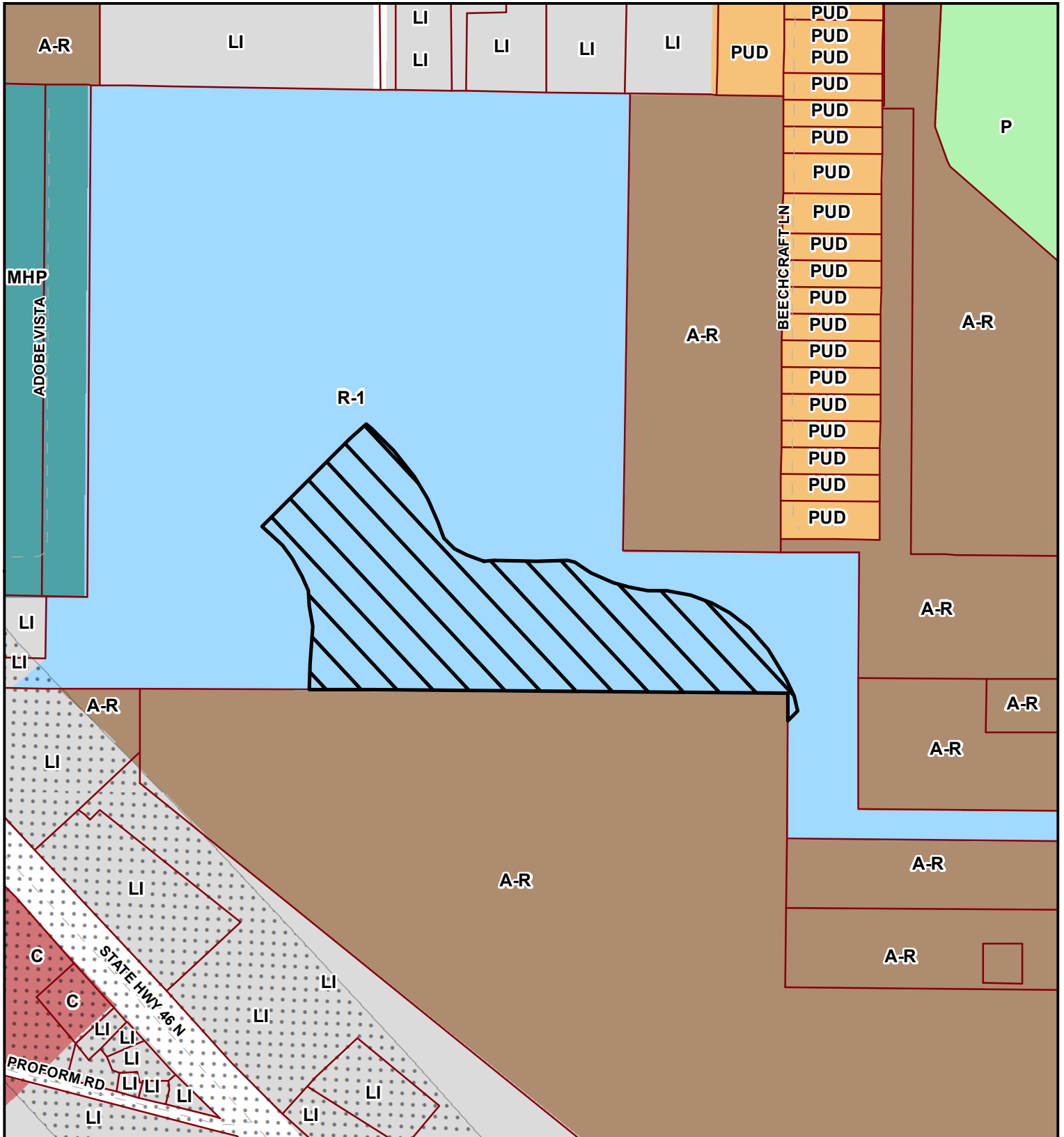
Lot Lines

1 inch = 500 feet

Printed: 2/12/2015

ZONING MAP

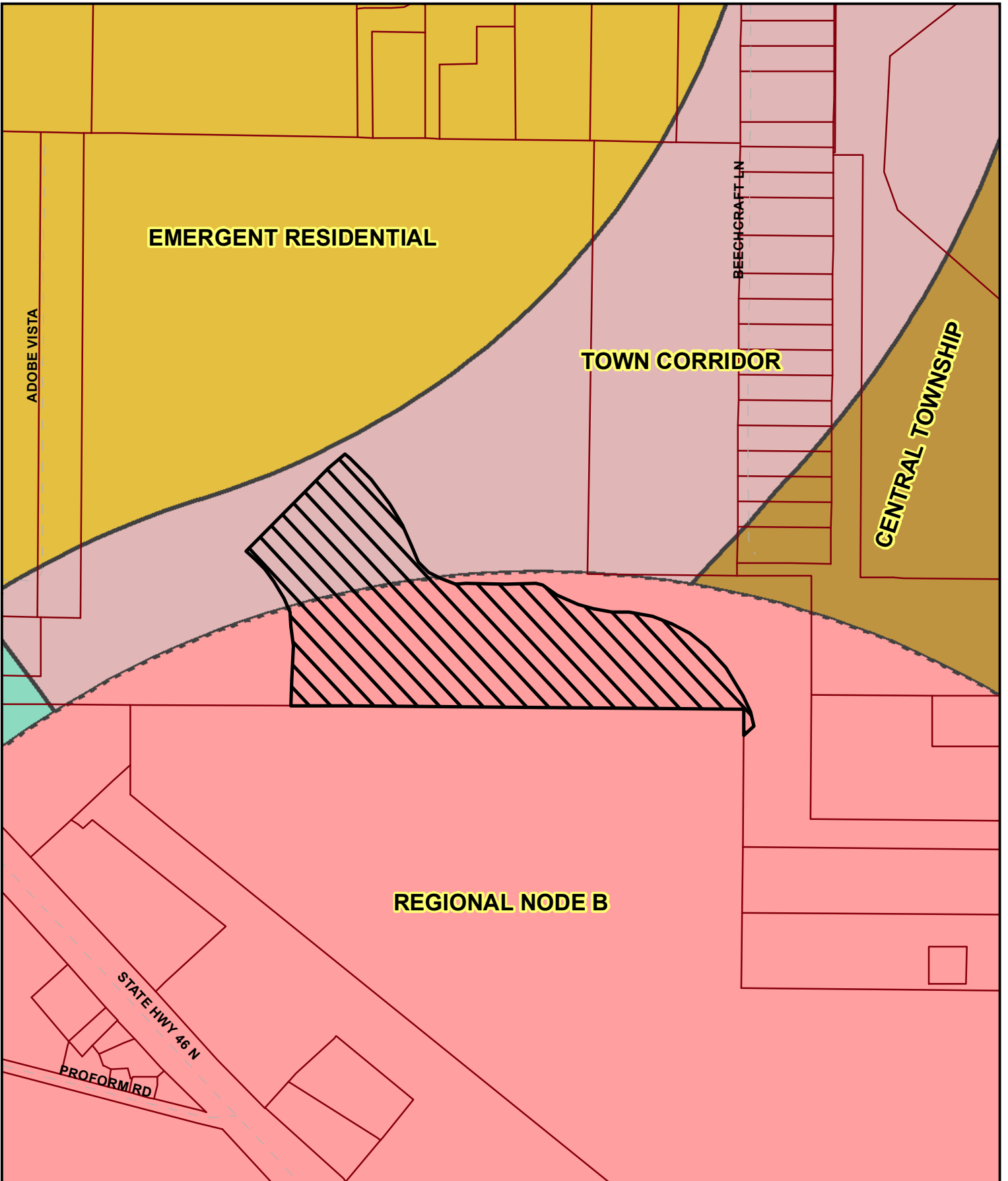
ZC 03-15: SH 46 & Huber Rd



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

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.

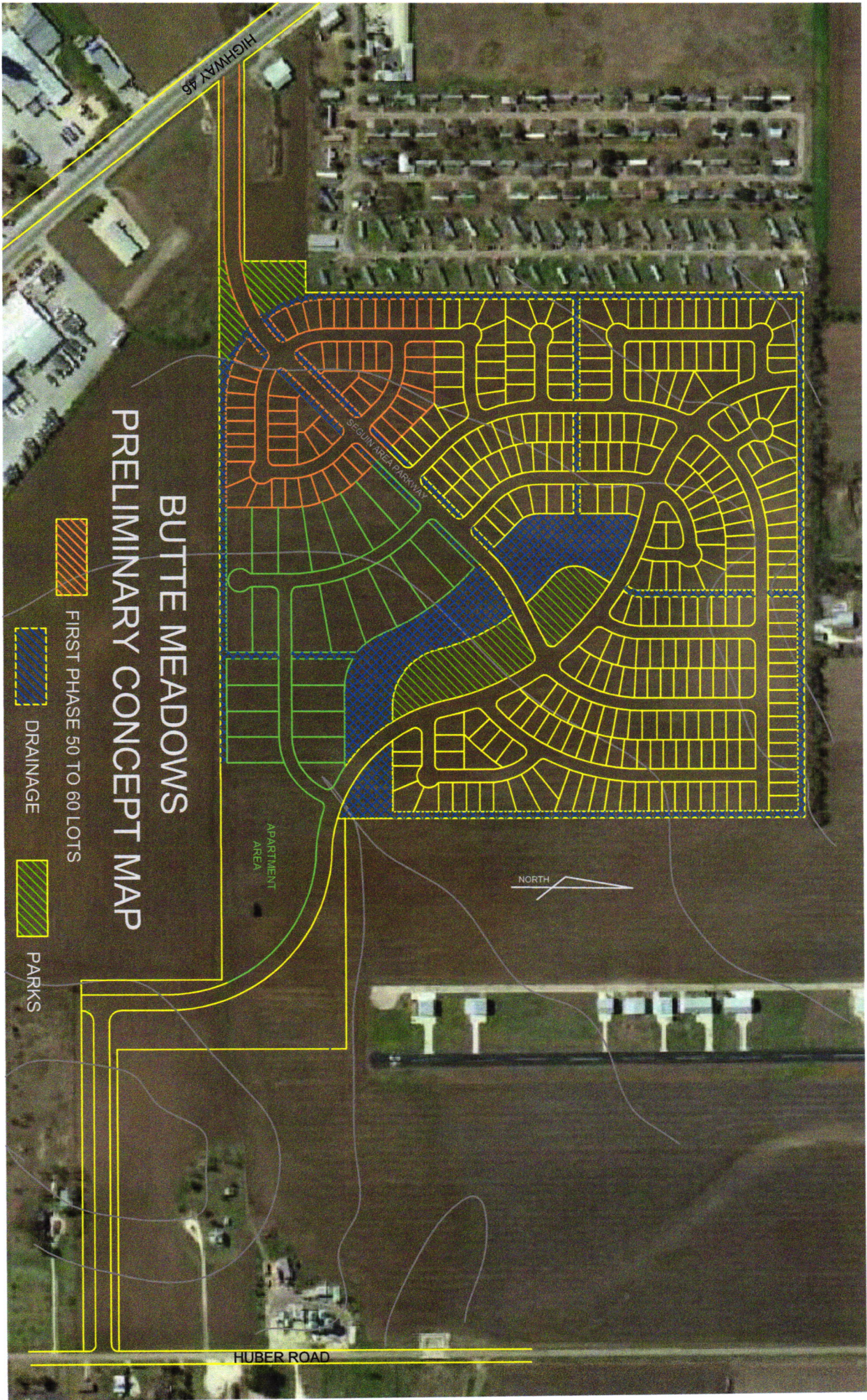
		Site Location	1 inch = 500 feet
		Lot Lines	Printed: 2/12/2015



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 = 500 feet
Printed: 2/12/2015



BUTTE MEADOWS PRELIMINARY CONCEPT MAP



FIRST PHASE 50 TO 60 LOTS



DRAINAGE



PARKS



NORTH

HUBER ROAD

HIGHWAY 46

SEGUIN AREA PARKWAY

APARTMENT
AREA