



PLANNING & CODES

Planning and Zoning Commission Report ZC 29-21

A request for Zoning Change 29-21 from Commercial (C) to Multi-Family Residential 3 (MF-3) located at the 3000 Block of N. Austin Street, Property ID 51510 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Armando Guerrero presented the staff report. He stated that the property is currently undeveloped and has no existing structures on the property. Commercial zoning does not allow for a multi-family development; therefore, a zoning change is required. He pointed out that in addition to the required lot setback standards for Multi-Family High Density (MF-3) a visual landscape buffer must be provided for development between any non-residential property and the adjacent right-of-way.

Mr. Guerrero stated that the property is bordered by three different zoning districts, Industrial, Commercial and Agricultural Ranch. The request is compatible with the surrounding land uses and the City's Future Land Use Plan. The property is in the Regional Node A District, Multi-Family zoning is allowed. He pointed out that the property fronts N. Austin Street and any proposed access to the site will require TxDOT approval.

Staff recommended approval of the zoning change from Commercial (C) to Multi-Family High Density (MF-3). The proposed zoning change is compatible with the City's Future Land Use Plan, and existing street classification meets the requirements for a multi-family development.

The Commission discussed the water on the property and traffic impacts of the location.

George Herrera, Bright Black TX Ventures, LLC, the applicant gave an overview of the request and the multi family development.

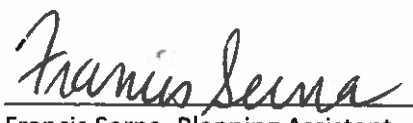
The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

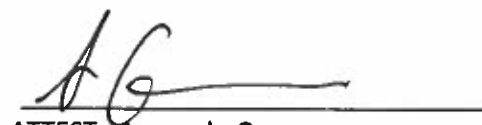
After consideration of the staff report and all information given regarding Zoning Change (ZC 29-21), Commissioner Jeffers moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Multi-Family High Density 3 (MF-3) for property located at the 3000 Block of N. Austin Street. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULTI FAMILY HIGH DENSITY 3.

MOTION PASSED

9-0-0


Francis Serna, Planning Assistant


ATTEST: Armando Guerrero
Planner



PLANNING & CODES

ZC 29-21 Staff Report
3000 Blk of N. Austin St
Zoning Change from C to MF-3

Applicant:

BRT BLK TX Ventures, LLC
(Bright Black Property
Advisors, LLC)
16333 Vance Jackson, # 2127
San Antonio, TX 78257

Property Owner:

Mark and Terry O. Smith
29 Saddlehorn Dr.
Seguin, TX 78155
&
205 N. Texas Ave.
Bryan, TX 77803

Property Address/Location:

3000 Blk of N. Austin St

Legal Description:

Abs: 6 Sur: H Branch
21.1960 Ac.
Property ID: 51510

Lot Size/Project Area:

21.19 acres

Future Land Use Plan:

Regional Node A

Notifications:

Mailed: Oct 30, 2021
Newspaper: Oct 24, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) to Multi-family High Density (MF-3).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Farmland
N of Property	I	Seguin Operations Center
S of Property	C	QuikTrip
E of Property	C	D&D Outfitters (rear portion of business)
W of Property	A-R	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Commercial (C) to Multi-Family High Density (MF-3) for a future multi-family development.

Staff is recommending approval of the zoning change from Commercial (C) to Multi-Family High Density (MF-3). The proposed zoning change is compatible with the City's Future Land Use Plan, and existing street classification meets the requirements for a multi-family development.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 21.196-acre property is located on the 3000 Blk of N. Austin St. It is currently undeveloped and has no existing structures on the property.

CODE REQUIREMENTS:

Commercial (C) zoning does not allow for a multi-family development, a zoning change to Multi-Family High Density (MF-3) is needed to allow for this particular development.

In addition to the required lot setback standards for Multi-Family High Density (MF-3), a visual landscape buffer shall be provided for developments between any non-residential property and the adjacent right-of-way. The landscape buffer shall consist of shrubs and a tree planted on average of every 50 feet. Shrubs shall generally be planted to maintain a visual landscaping of the parking area.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is bordered by three different zoning districts, Industrial (I) to the north, Commercial (C) to the east and south, and Agriculture-Ranch (A-R) to the west across Austin St.

MF-3 zoning is intended to create more variety in housing opportunities by utilizing small areas to avoid large tracts devoted to strictly to multi-family residential development. MF-3 development is allowed a maximum of 20 units per acre and should be accessed by a collector or higher classification street, with N. Austin St. (Arterial), meeting the required street classification.

COMPREHENSIVE PLAN:

This property is located within the Regional Node A district of the Future Land Use Plan, multi-family designations such as MF-3 are allowed within this node.

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

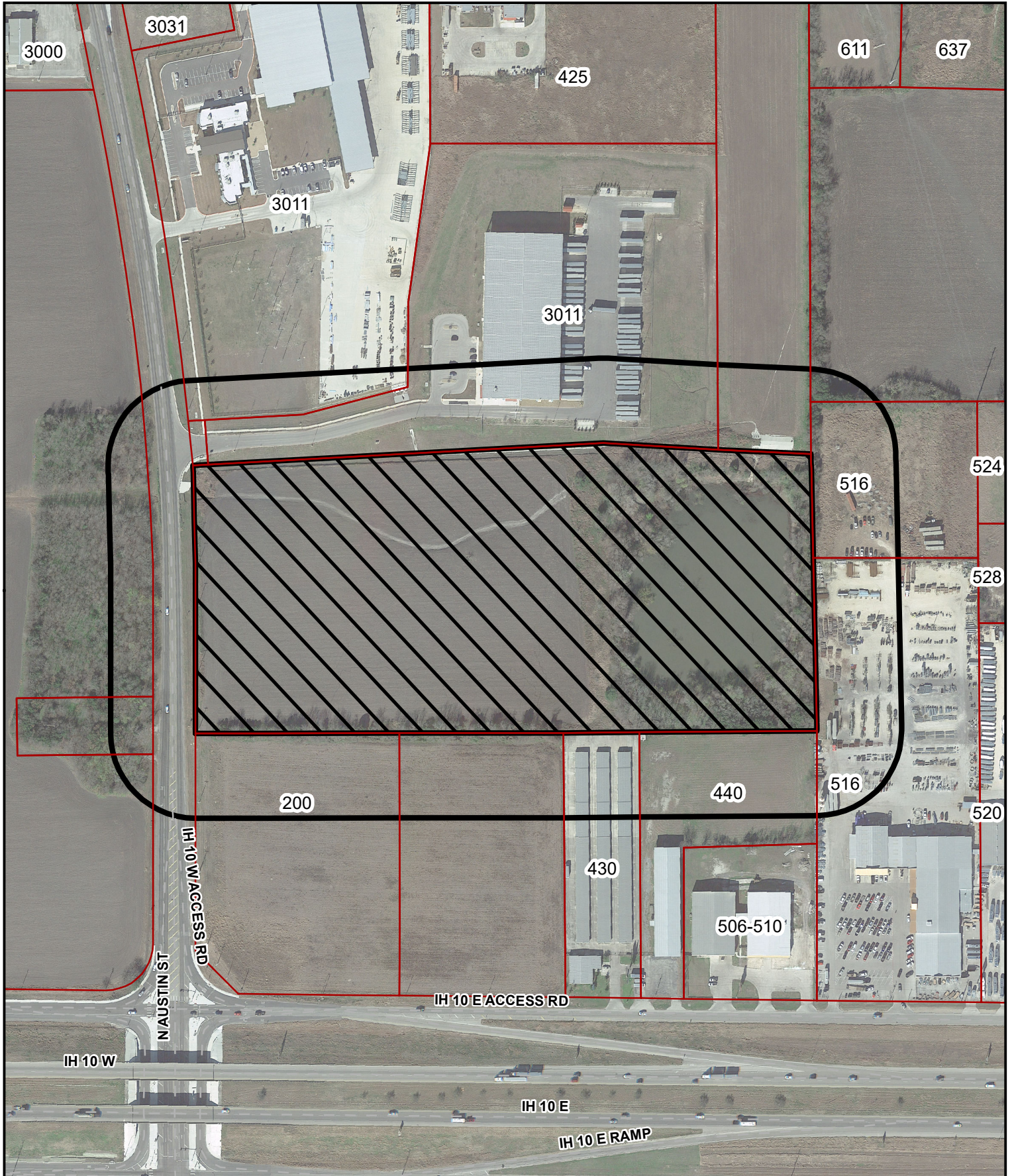
No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

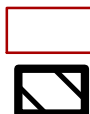
This property fronts N Austin St, any proposed access to the site will require TxDOT review and approval

LOCATION MAP

ZC 29-21 3000 Blk of N. Austin St



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Lot Lines



Site Location



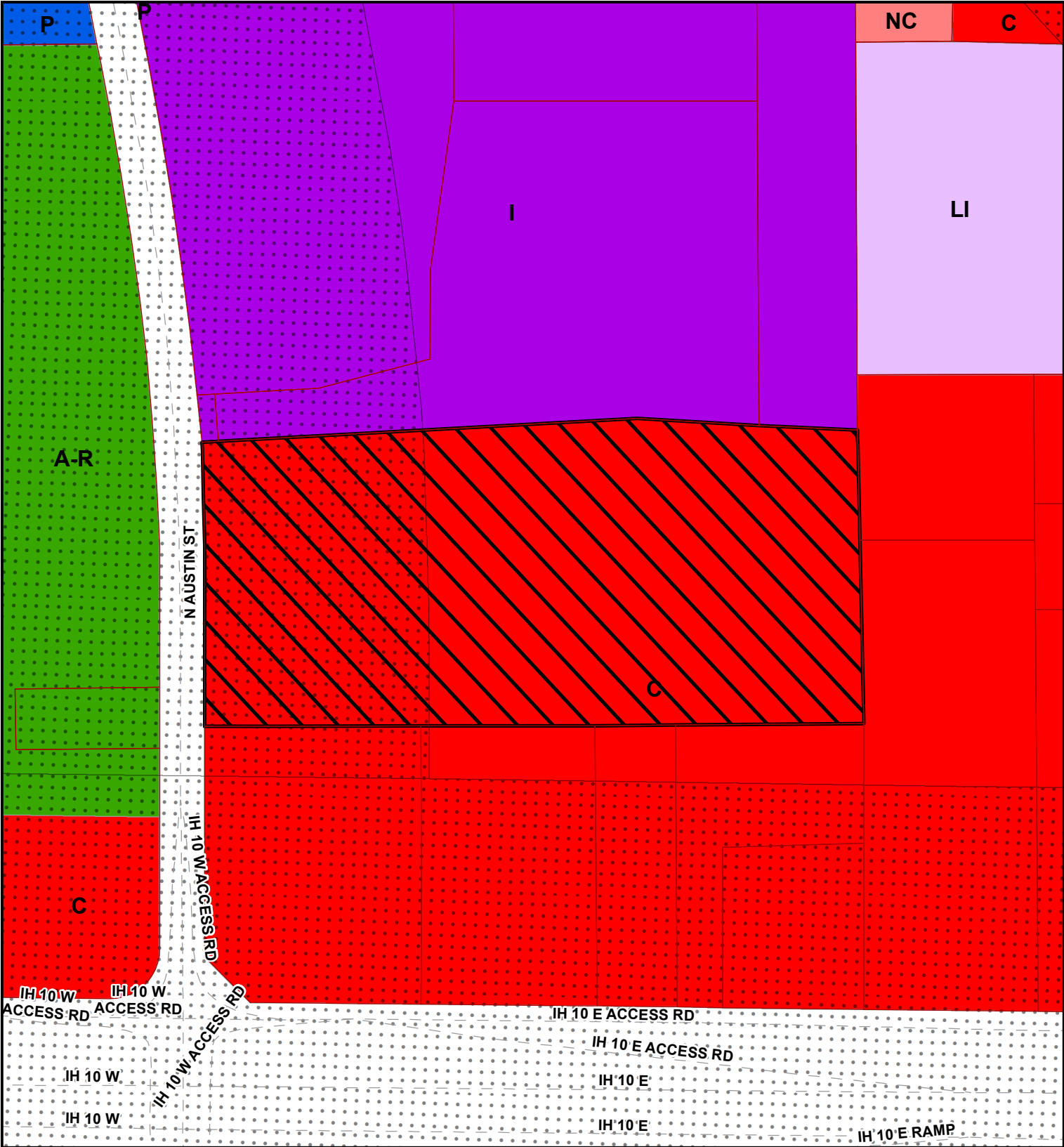
200' Notification Buffer





















1 inch = 300 feet

Printed: 10/21/2021

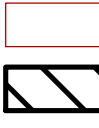
ZONING MAP

ZC 29-21 3000 Blk of N. Austin St



	Agricultural - Ranch		Single Family Residential 2		MultiFamily 1		Manufactured Home Park		Industrial
	Rural Residential		Zero Lot Lines		MultiFamily 2		Neighborhood Commercial		Public
	Suburban Residential		Duplex 1		MultiFamily 3		Commercial		Planned Unit Development
	Single Family Residential 1		Duplex 2		Manufactured-Residential		Light Industrial		ROW

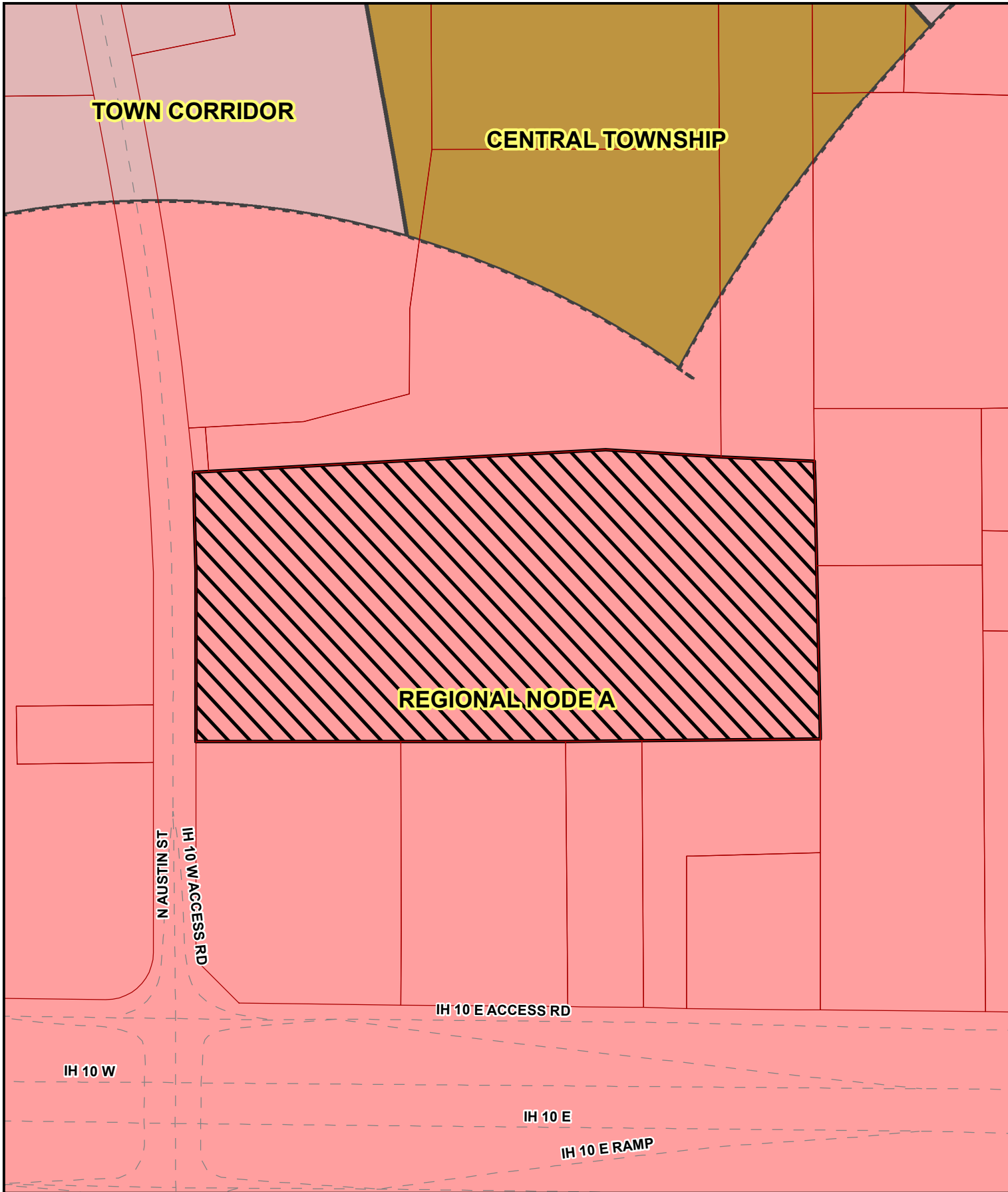
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Ownership
Site Location

1 inch = 300 feet

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Ownership

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