



## **PLANNING & CODES**

### **Planning and Zoning Commission Report ZC 24-16**

A request for Zoning Change 24-16 was considered during a public hearing at the Planning & Zoning Commission meeting on August 9, 2016:

**ZONING CHANGE request from Single-Family Residential and Commercial to Multi-Family 3 for the property located between proposed Greencrest and Greenspoint Parkway/200 ft. west of SH 46, approx 12.04 acres (ZC 24-16)**

John Foreman presented the staff report. Notifications were mailed on July 29, 2016 and published on July 24, 2016 with no responses received to date. The applicant is request a Zoning Change from Single-Family Residential and Commercial to Multi-Family 3. Staff finds that the request meets applicable criteria and recommends approval.

Harry Jewett was present to answer questions. He explained the request is to put the multi-family where there is good traffic circulation. The first step is changing the Zoning. Entry space, collector streets and access were discussed.

There being no further questions for staff the regular meeting 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 24-16, the Planning and Zoning Commission voted 5-0-0, 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 5-0-0**

A handwritten signature in black ink, appearing to read "Dora", written over a horizontal line.

Dora Toungate  
Planning Assistant

A handwritten signature in blue ink, appearing to read "P. Centeno", written over a horizontal line.

ATTEST: Pamela Centeno  
Director of Planning/Codes



## PLANNING & CODES

**ZC 24-16**  
**2800 Blk of SH 46**  
**Greenspoint**  
**Zoning Change**

**Applicant:**

Harry B Jewett III  
307 W Rhapsody Dr  
San Antonio, TX 78216

**Property Owner(s):**

AK Property LLC  
9310 Broadway Bldg 2, Ste  
101  
San Antonio TX 78217

**Property Address/Location:**

2800 Block West of SH 46

**Legal Description:**

Abs 11, JD Clements Survey  
No. 18

**Lot Size/Project Area:**

Lot – approx. 4.91 acres for  
rezone

**Future Land Use Plan:**

Town Approach and Farm

**Notifications:**

- Mailed: July 29<sup>th</sup>
- Published: July 24<sup>th</sup>

**Comments Received:**

None to date

**Staff Review:**

John Foreman AICP, CNU-A  
Asst. Director of Planning

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Single-Family Residential (R-1) and Commercial (C) to Multi-Family (MF-3).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C/R-1	Vacant Land
<b>N of Property</b>	C	Vacant Land
<b>S of Property</b>	R-1	Vacant Land
<b>E of Property</b>	C	Santo Tomas Cemetery
<b>W of Property</b>	R-1	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:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**CODE REQUIREMENTS:**

The current zoning, Commercial and Single-Family Residential, 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 majority of the land surrounding the property is undeveloped and/or in agricultural use. This is an area of growth. The new Corner Store is located to the north, and other tracts within the Greenspoint development are proposed for commercial and single-family residential.

**COMPREHENSIVE PLAN:**

The property is located in the Farm and Town Approach Districts.

**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. Santo Tomas Cemetery is adjacent but separate from the subject property.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

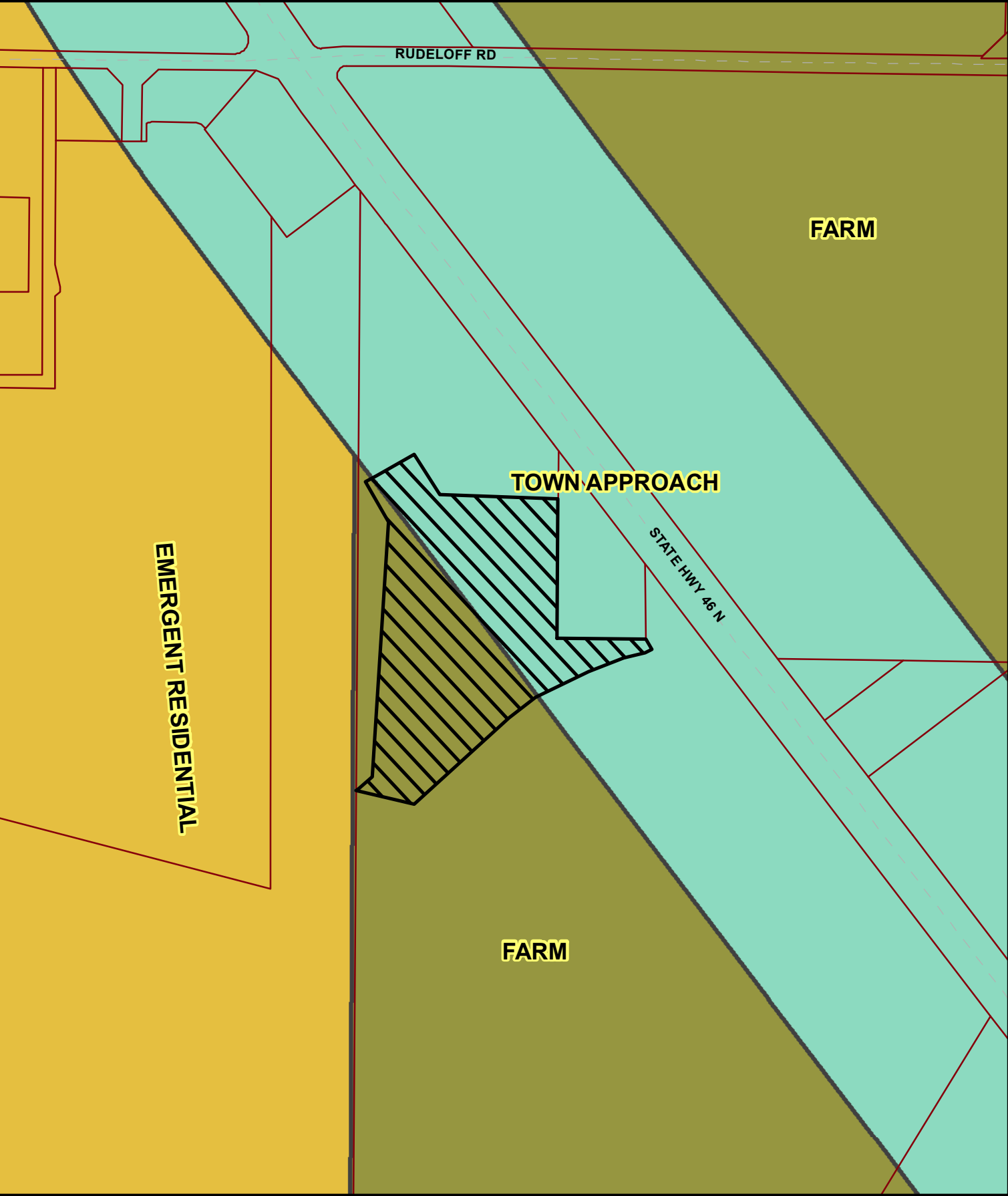
The property has frontage and proposes to take access from the future outer loop (shown as Greenspoint Parkway) and Greencrest, a proposed collector road. Because the site currently has no access, portions of these streets necessary for access must be constructed prior to or concurrently with development of this tract. Once constructed, the streets will be adequate to accommodate traffic from a multifamily development. Access points and other transportation improvements will be determined during the platting and site review process. Sidewalks will be required at the time of development.

**UTILITIES:**

Water will be provided by Springs Hill, wastewater 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.



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



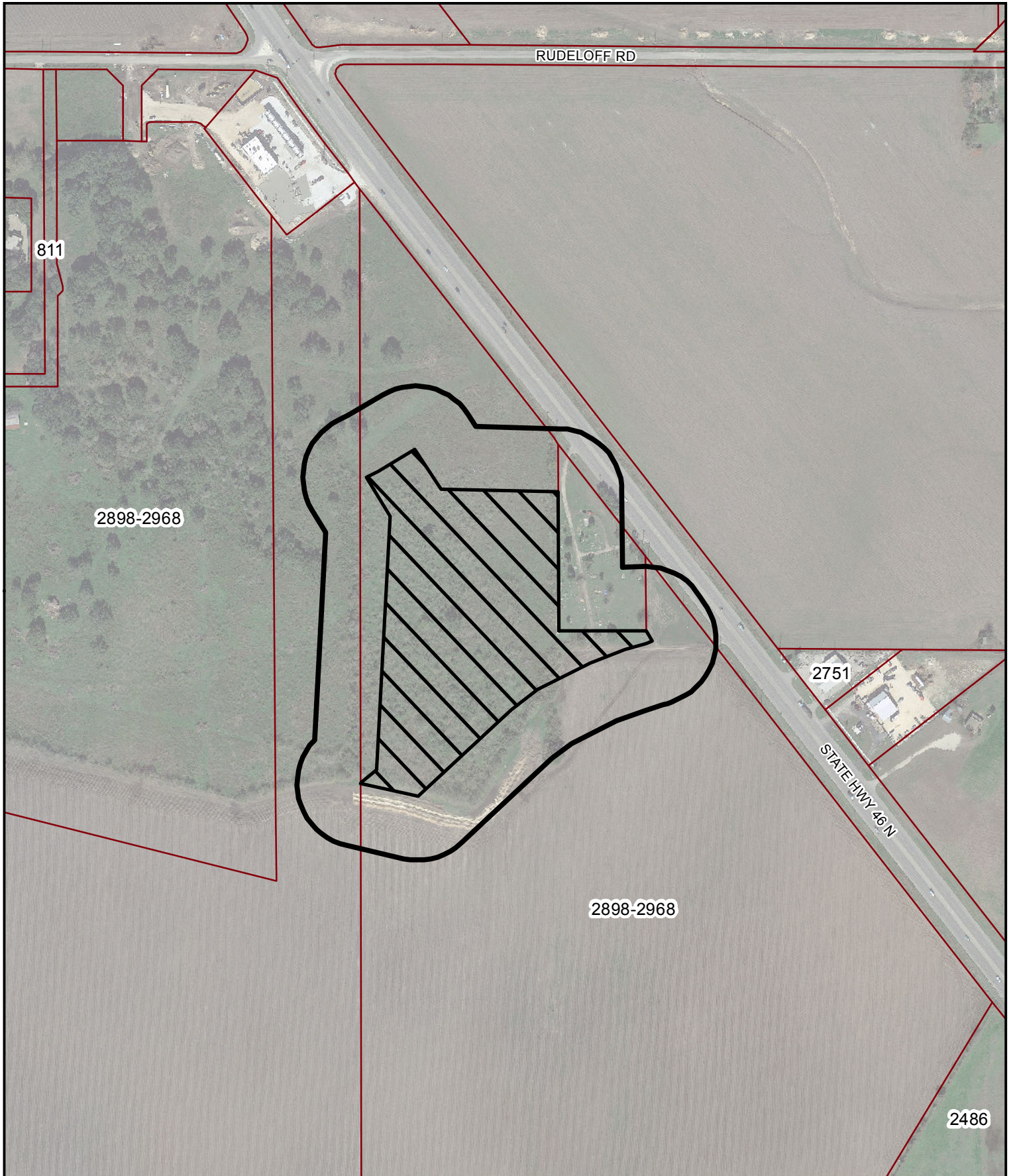
Lot Lines

1 inch = 400 feet  
Printed: 8/2/2016



# LOCATION MAP

ZC 24-16: Greenpoints 12.08 acres



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Site Location



200' Notification Buffer



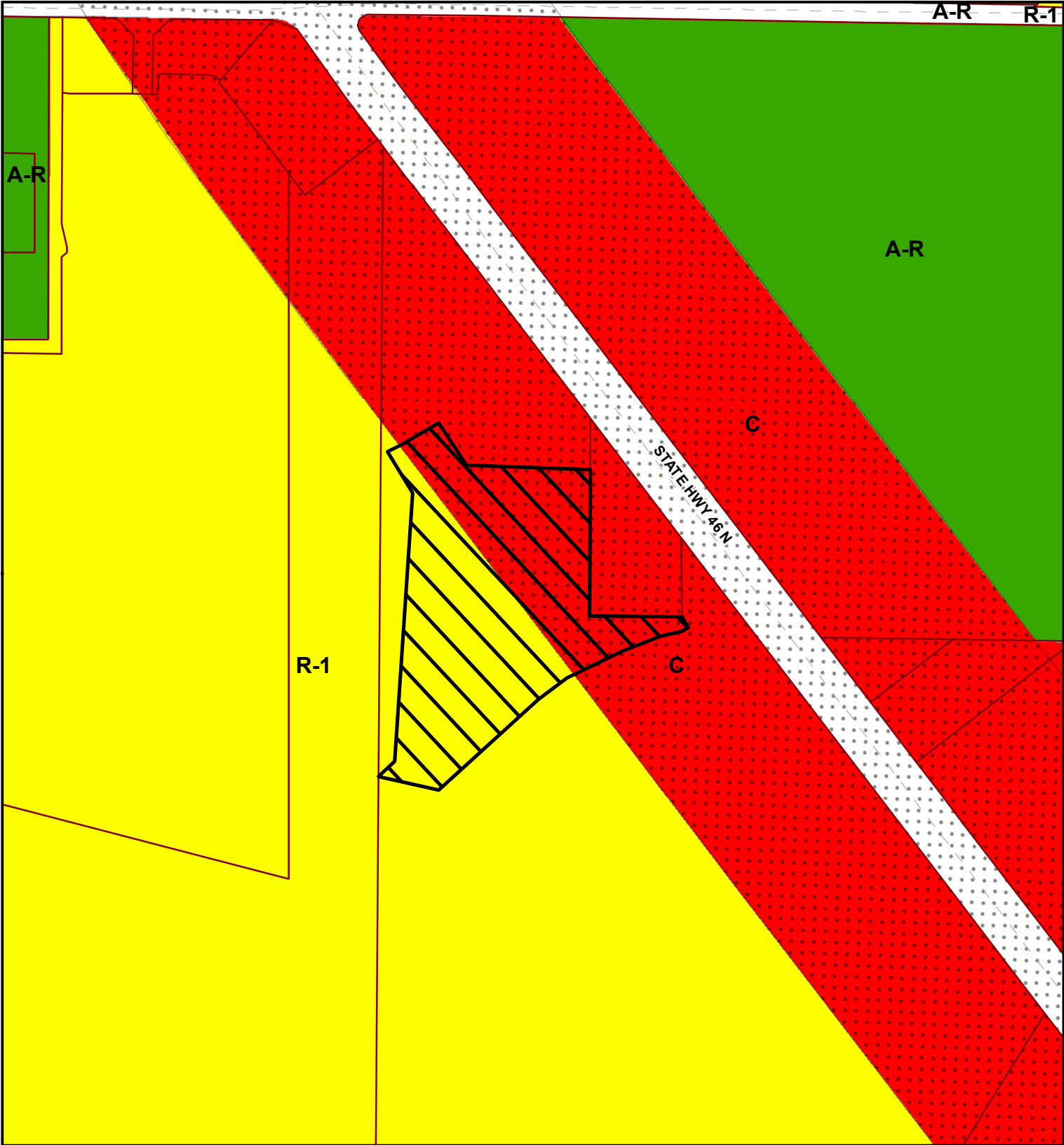
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ZONING MAP

ZC 24-16: Greenspoint 12.08 acres



- |                               |                              |                            |                  |
|-------------------------------|------------------------------|----------------------------|------------------|
| 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 |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial        | Development      |

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