



PLANNING & CODES

ZC 06-17 Staff Report 1561 N Heideke St Zoning Change R-1 to MF-2

Applicant:

Smartmen LLC
193 High Country
Seguin, TX 78155

Property Owner:

Smartmen, LLC
193 High Country
Seguin, TX 78155

Property Address/Location:

1561 N Heideke St

Legal Description:

Lot: 4 NW Cor 210x225 of
Blk: 12, Farm Addition

Lot Size/Project Area:

Approx. 1.24 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed Mar. 3, 2017
Newspaper Feb. 26, 2017

Comments Received:

None as of Mar. 8, 2017

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential to Multi-Family 2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant residential structures
N of Property	LI	Vacant lot
S of Property	R-1	Residences
E of Property	P	Seguin ISD Bus Depot
W of Property	MF-1	Apartments

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a rezoning change for the property located at 1561 N Heideke St. There are two existing structures on the property; the applicant/owner has applied for demolition permits. Staff recommends approval of the zoning change from Single-Family Residential to Multi-Family 2, as the request is compatible with the surrounding land use and existing zoning.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently zoned Single-Family Residential 1 and has two vacant and dilapidated structures on it. The property was placed on Building and Standards' structure list; the property owner was given the option by the Building and Standards Commission to either bring the structures up to codes or demolish them. The property was then purchased by the applicant, who wants to demolish the structures and develop quadplexes (multi-family structures). Based on the maximum units per acre for the MF-2 zoning, the 1.24 acre lot could have up to 14 units.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.9, the intent of the MF-2 zoning is to allow medium density multi-family development, such as apartments and condominiums. This zoning serves as a transition between low density residential and more intensive uses, such as commercial and high traffic generators. The MF-2 zoning allows for 12 units per acre.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on the southeast corner of N Heideke and E Seideman streets. The Seguin ISD Bus depot is located to the east of this property, a high traffic generator. To the north, the vacant land is zoned light industrial. To the south and the west, low density residential. This zoning and use is compatible to the surrounding zoning and the existing uses.

COMPREHENSIVE PLAN:

The property falls into one future land use district, Central Township. The Central Township FLUP is an area of existing development that is not part of the historic "fabric" of Seguin. The predominant forms are more neighborhood oriented. Although high density multi-family use is not a recommended use for this future land use district, the zoning is compatible with the surrounding land uses and is a good transition from single-family residential to light industrial.

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

No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

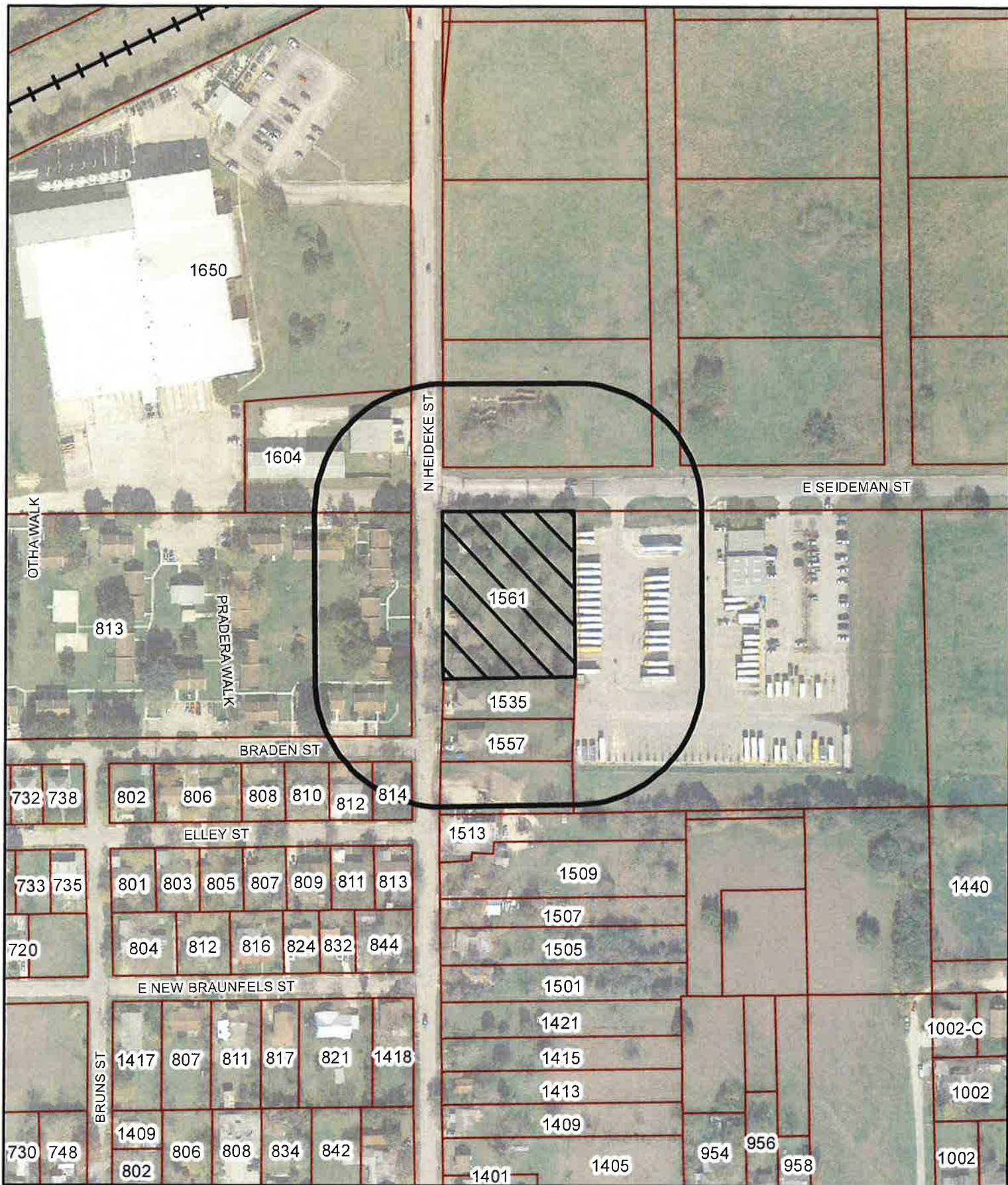
The property is a corner lot of N Heideke and E Seideman streets. The property is addressed to N Heideke and has an existing driveway.

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 review.)

LOCATION MAP

ZC 06-17: 1561 N Heideke St



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Site Location



200' Notification Buffer

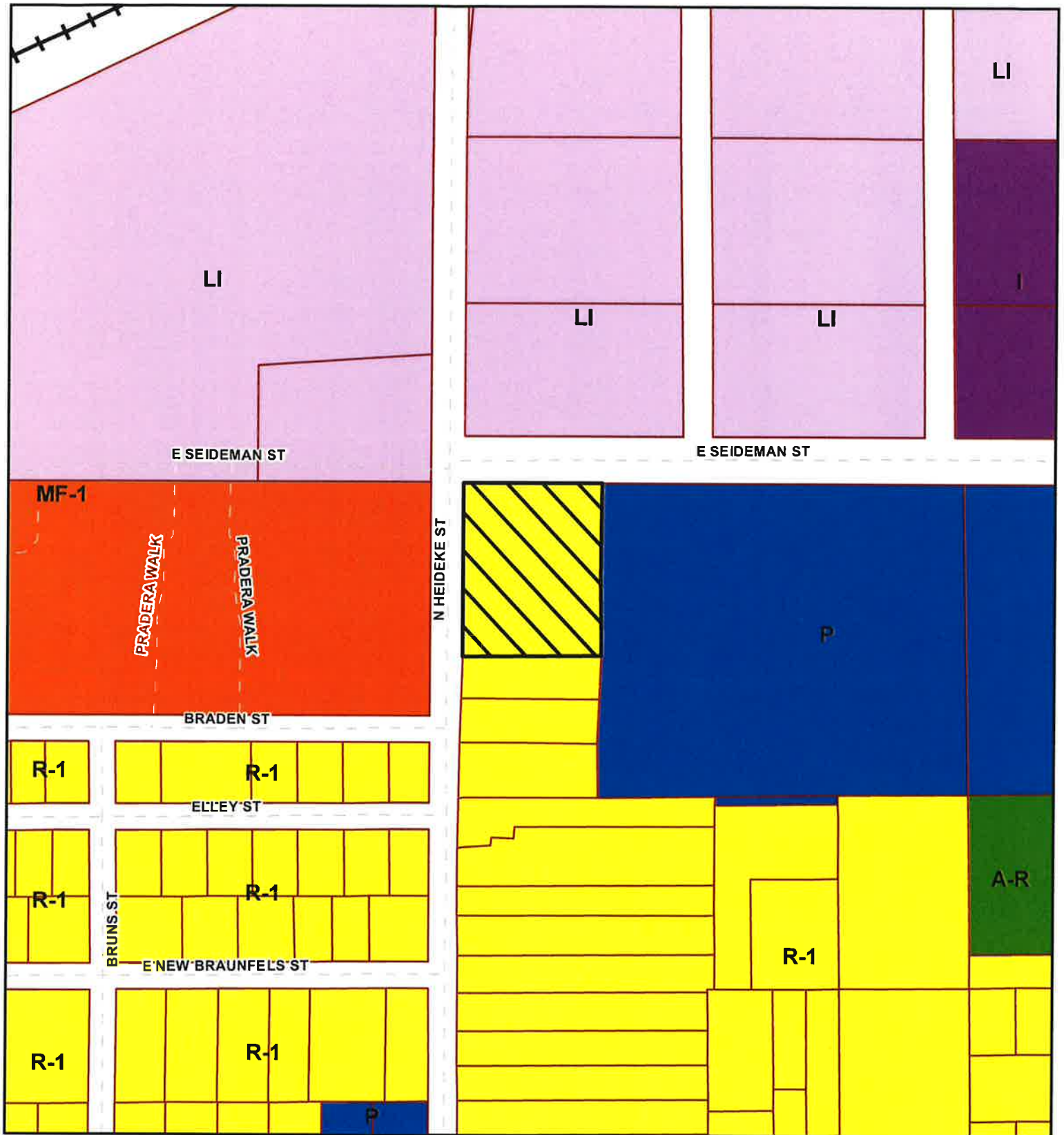
1 inch = 200 feet

Lot Lines

Printed: 2/14/2017

ZONING MAP

ZC 06-17: 1561 N Heideke St



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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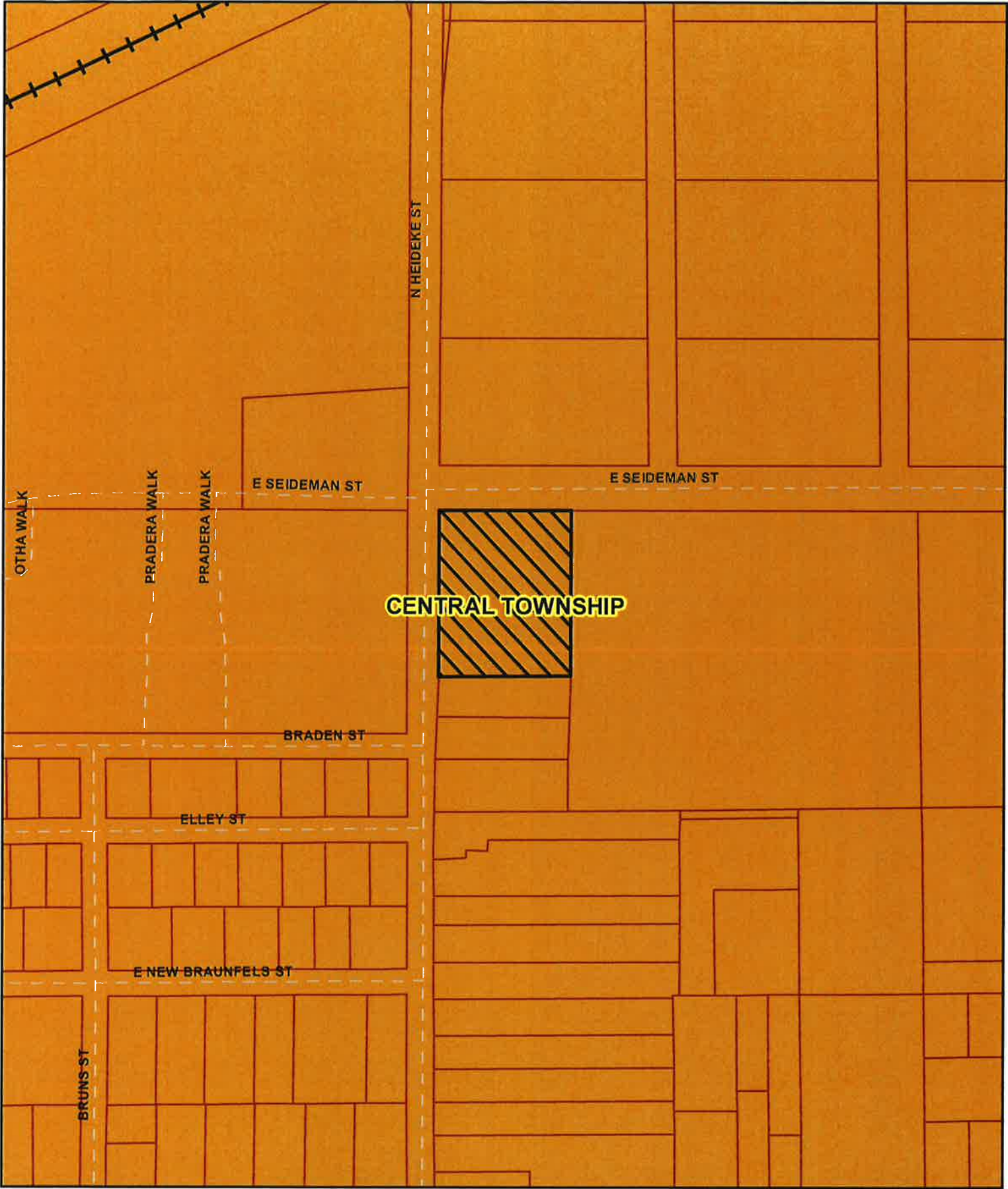
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Site Location

Lot Lines

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Printed: 2/14/2017



PLANNING & CODES

Planning and Zoning Commission Report ZC 06-17

A request for Zoning Change 06-17 was considered during a public hearing at the Planning & Zoning Commission meeting on March 14, 2017:

ZONING CHANGE request from Single Family Residential to Multi-Family Medium Density for property located at 1561 N. Heideke Street.

Helena Schaefer presented the staff report. She explained that the property owner/applicant has proposed a multi-family quadruplex development on the 1.24 acre lot. Ms. Schaefer pointed out that based on the maximum units per acre for the Multi-Family 2 zoning; the 1.24 acre lot could have up to 14 units. The owner is proposing 12 units on the property. She stated that the property is located on the corner of N. Heideke and E. Seideman Street and gave a brief overview of the adjacent properties. There are currently two vacant structures on the property. Ms. Schaefer pointed out that the property is currently on the Building and Standards' structure list giving the owner the option to either bring the structures up to code or demolish them. The owner advised that he plans to demolish one structure and move the other. She mentioned that the property falls into a future land use district, Central Township and not part of the historic "fabric" of Seguin. Although high density multi-family is not a recommended use for the future land use district, the zoning is compatible with the surrounding land uses and is a good transition for the area. Ms. Schaefer added that there are no health, safety and environmental issues with the property.

Public notifications were mailed on March 3, 2017 and published in the newspaper on February 26, 2017. No comments were received.

Staff recommended approval of the zoning change as the request is compatible with the surrounding land uses and existing zoning. A rezoning to Multi-Family Medium Density will be a good buffer to the residential area to the South as it transitions to Light Industrial and Commercial uses to the North and East.

Commissioner Jackel inquired on the zoning for the Shrimp Barn. Staff advised that the Shrimp Bar is zoned Single Family Residential and is a legal non-conforming use.

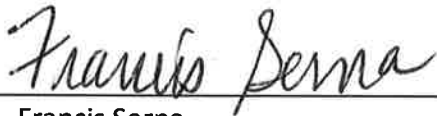
The Commission had no further questions. The regular meeting was then recessed and a public hearing was held.

Michael Schomer, the applicant, 193 High Country, Seguin Texas answered questions. Commissioner Jackel asked Mr. Schomer regarding the entrances to the property. Mr. Schomer explained that based on the utility locations there could be one entrance on Seideman and two on Heideke. Commissioner Jackel inquired about drainage runoff from the property. Helena Schaefer pointed out that the drainage would be reviewed during the site plan process. The development of the proposed units was briefly discussed.

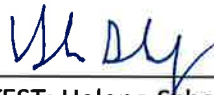
There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 06-17, the Planning and Zoning Commission voted 7-0-0, to recommend to City Council to approve the Zoning Change request to Multi-Family Medium Density.

RECOMMENDATION TO APPROVE ZONING CHANGE TO MULTI-FAMILY MEDIUM DENSITY
MOTION PASSED 7-0-0



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner