



PLANNING & CODES

Planning and Zoning Commission Report ZC 24-18

A request for Zoning Change 24-18 was considered during a public hearing at the Planning & Zoning Commission meeting on November 13, 2018:

A Zoning Change from Multi-Family High Density (MF-3) and Commercial (C) to Multi-Family High Density (MF-3) as a request for property located at 1231 W. Court, Property ID 51153

Pamela Centeno presented the staff report. She explained that the 7.8-acre tract is currently under a split zoning of Multi-Family High Density 3 and Commercial. The proposed area to be rezoned to Multi-Family 3 is approximately 1.8 acres zoned Commercial. The property is in the University District which favors a mixture of uses to support TLU which include residential densities that should be higher than surrounding districts. The applicant is proposing to develop an apartment complex on the entire tract. The zoning is compatible with the surrounding area. Staff recommended approval of the zoning change to Multi-Family 3 to allow the primary use of the property for multi-family development.

Steven Buffum, Costello Inc., 1016 La Posada Drive #288, Austin, Texas and Jack Brown, LDG Development, 1305 E. 6th Street Unit 13, Austin TX were available to answer questions.

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

After consideration of the staff report and all information given regarding Zoning Change ZC 24-18 to Multi-Family High Density 3, Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval to City Council. Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO MULTI-FAMILY HIGH DENSITY (MF-3).

MOTION PASSED

7-0-0

A handwritten signature in cursive script, reading "Francis Serna", written in dark ink over a horizontal line.

Francis Serna
Planning Assistant

A handwritten signature in cursive script, reading "P Centeno", written in dark ink over a horizontal line.

ATTEST: Pamela Centeno, Director of Planning & Codes



PLANNING & CODES

Applicant:

Steven Buffum, PE
1016 La Posada Dr. #288
Austin, TX 78752

Property Owner:

LDG Development, LLC
1305 E. 6th Street, Unit 13
Austin, TX 78702

Property Address/Location:

1231 West Court

Legal Description:

ABS: 6, SUR: H Branch
9.8900, Prop ID: 51153

Lot Size/Project Area:

Approx. 9.8900 acres

Future Land Use Plan:

University District

Notifications:

Mailed:
Newspaper:

Comments Received:

Staff Review:

Ismael B. Segovia
Asst. Director

Attachments:

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

ZC 24-18 Staff Report

1231 West Court

Zoning Change from MF-3 & C to MF-3

REQUEST:

A Zoning Change request from Multi-Family 3 (MF-3) and Commercial (C) to Multi-Family 3 (MF-3).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-3 & C	Vacant lot
N of Property	P	TLU
S of Property	R-1	Single-family residential
E of Property	MF-3 & C	Single-family house & Apartments
W of Property	MF-3 & C	J&R Gymnastics, Vacant lot and Apartments

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 1231 West Court and has a split zoning of Multi-family 3 and Commercial. To the north of the subject property is Texas Lutheran University (TLU). There are multi-family units already existing to both the east and west of the subject property. Staff recommends approval of the zoning change to Multi-family 3 (MF-3) to allow the primary use of the property for multi-family development. The location of the lot does lend itself to such development.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently under split zoning of Multi-family and Commercial. The lot is currently vacant. The subject property is in between existing multi-family developments. There is also single-family residential to the south of the property along Jefferson Ave. To the north of the subject property is TLU which is a source of multi-student housing facilities. Applicant is requesting the zoning change for a single zoning district on the property for the proposed construction of multi-family development. The existing area of MF-3 is approximately 7.8 acres and the proposed area to be rezoned is approximately 1.8 acres.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, Multi-family 3 (MF-3) will permit the outright development of multi-family construction. Based on the UDC Chapter 3, Section 3.6.2 Standards – Residential Districts, the MF-3 zoning district will limit the number of apartments that can be placed on the site. MF-3 places a limit of twenty units to the acre, thus this being 9.8900 acres the proposed development will be limited to 197 residential units. This number may potentially be less due to requirements such as parking areas, drainage features, landscaping and travel paths.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located adjacent to West Court Street a major corridor through the City. This corridor has a mixture of zoning districts to include commercial, multi-family and public. Rezoning this property would be compatible with the surrounding properties.

COMPREHENSIVE PLAN:

The property is located within the University District. This district does favor a mixture of uses to support TLU which includes residential densities that should be higher than in surrounding districts.

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

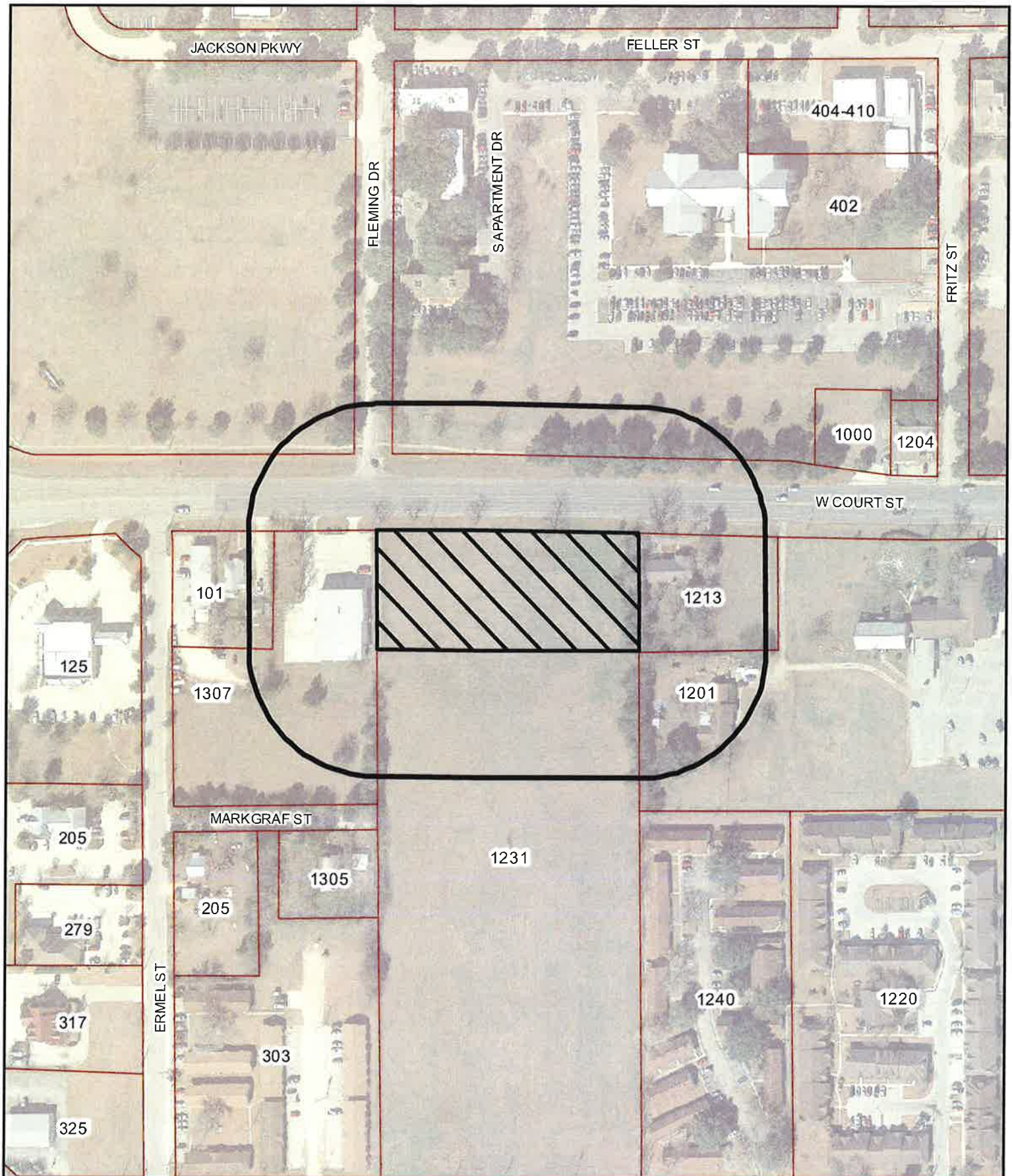
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property fronts West Court Street and Jefferson Ave. The requested zoning of MF-3 may have less traffic impact than other uses as the existing zoning of commercial permits uses such as offices, restaurants and retail which can have constant in and out traffic. Off-street parking will also need to be provided.

LOCATION MAP

ZC 24-18: 1231 W Court St



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Site Location



200' Notification Buffer



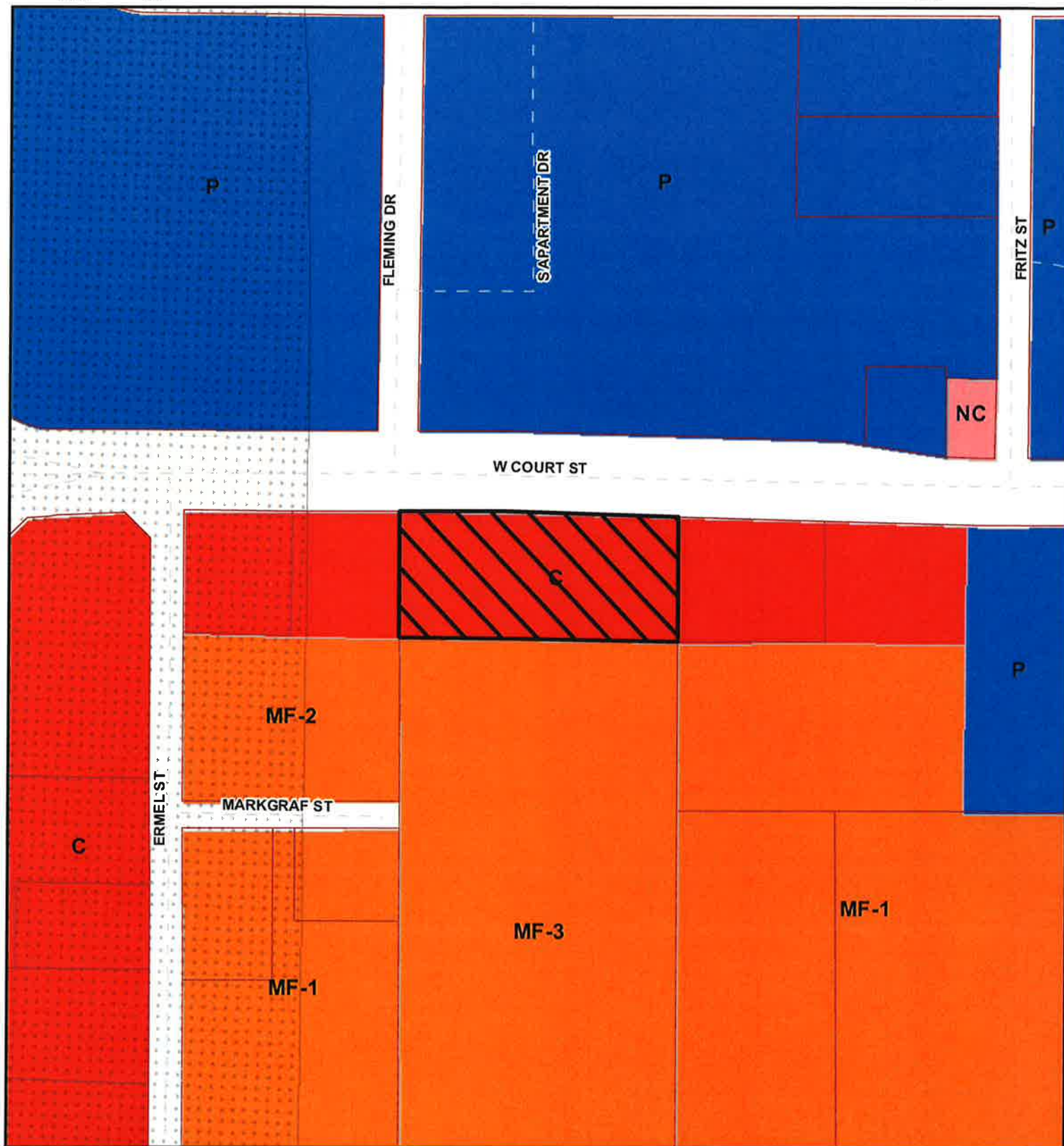
Lot Lines

1 inch = 200 feet

Printed: 10/16/2018

ZONING MAP

ZC 24-18: 1231 W Court 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

R-1 Single Family Residential

M-R Manufactured Residential

LI Light Industrial

Development

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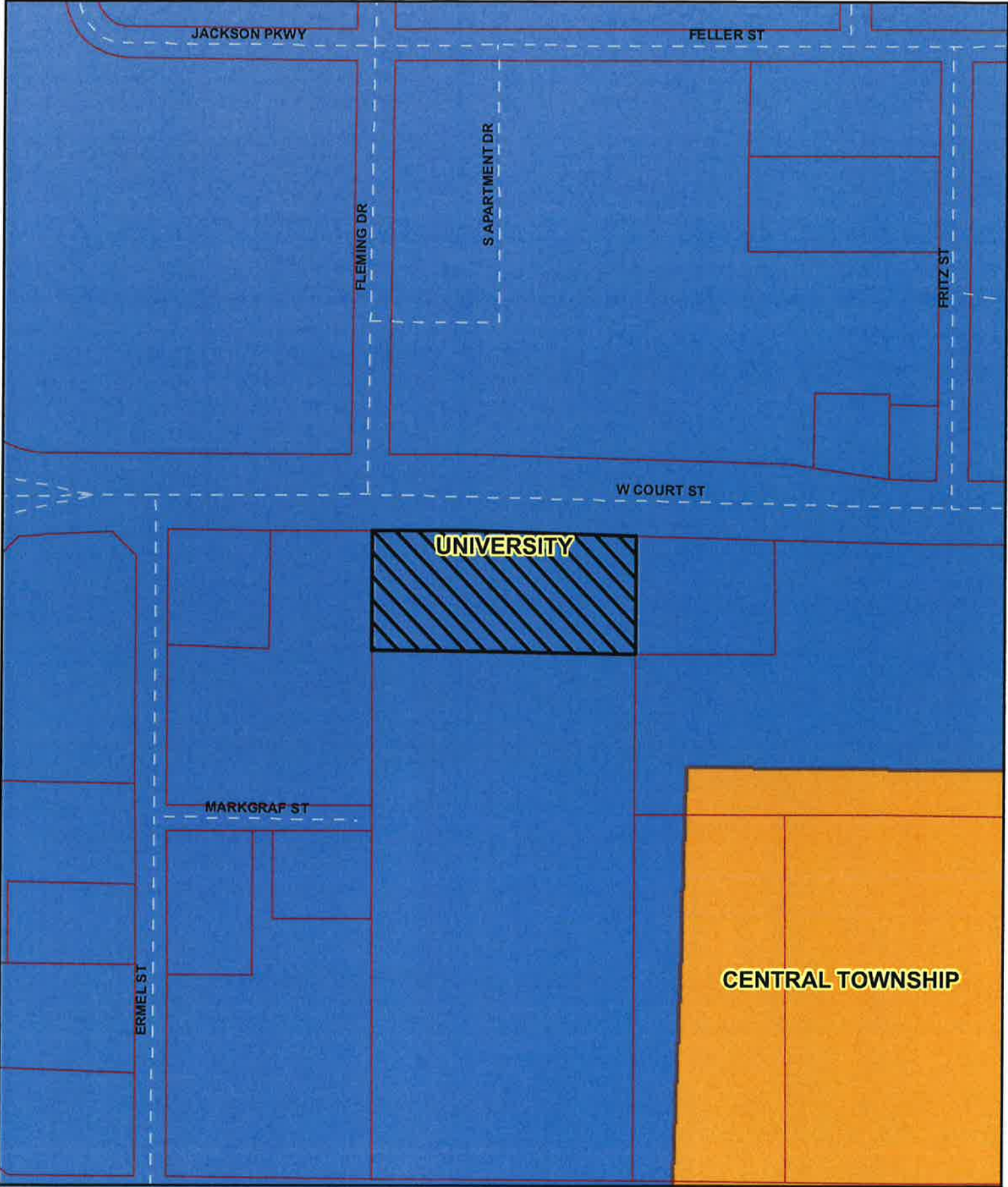
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