



PLANNING & CODES

ZC 21-21 3500 Blk of N SH 123 Bypass Zoning Change from A-R to MF-3

Applicant:

Silver Spur Ventures LLC
210 Bluffcrest
San Antonio, TX 78156

Property Owner:

Robert Trautmann
110 Umbria
San Antonio, TX 78230

Property Address/Location:

3500 Blk of N SH 123 Bypass

Legal Description:

Bypass North Sub Lot #2
9.925 acs. Aka Abs: 10 Sur:
M Cherino
Property ID: 52359

Lot Size/Project Area:

9.925 acres

Future Land Use Plan:

Community Node

Notifications:

Mailed: September 30, 2021
Newspaper: September 26,
2021

Comments Received:

One

Staff Review:

Armando Guerrero
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Agricultural-Ranch (A-R) to Multi-family High Density (MF-3)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Farm Land
N of Property	C	Commercial Use / Undeveloped
S of Property	S-R	Residential
E of Property	C	Commercial Use / Undeveloped
W of Property	S-R	Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Agriculture-Ranch (A-R) to Multi-Family High Density (MF-3) to allow for multi-family development. Staff is recommending approval of the zoning change to Multi-Family High Density (MF-3). High density residential is an recommended use for this node, and development standards will require a buffer to the adjacent residents.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 9.925-acre parcel is located on the 3500 Blk of N SH 123. It is currently undeveloped and has no existing structures on the property. This property is bordered by (S-R) Suburban Residential to the south and west, the area east of the property across SH 123 is zoned Commercial, and the area to the north is zoned Commercial.

CODE REQUIREMENTS:

Agriculture Ranch (A-R) zoning does not allow for multi-family development. A zoning change to Multi-Family High Density (MF-3) would be needed to allow for any multi-family development.

In addition to the required lot setback standards for Multi-Family High Density (MF-3) found in section 3.2.6 of the City's UDC, an additional setback of 10' feet will be required the first story and 5' for each additional story of any proposed multi-family structure. In addition, shade canopy trees (minimum of 4" caliper) shall be planted every twenty feet on center between the multi-family development and the adjacent residences to provide an adequate buffer and screening between the two.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently Five (5) Suburban Residentially (S-R) zoned homes border this property, with each lot consisting of at least an acre to a half-acre of land. 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 both Austin St. (Arterial), and N SH 123 (Parkway) meeting the required street classification.

Site development standards found in Chapter 5 of the UDC (landscaping, screening, parking, fencing, buffering, lighting, drainage and detention, etc.) will be followed for any future multi-family development.

COMPREHENSIVE PLAN:

This property is located within the Community Node district of the City's future land use plan. Some residential housing forms are appropriate in this node. High- density ranges can be established within this node, with Multi-Family High Density (MF-3) being one of the zoning uses recommended for this node.

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

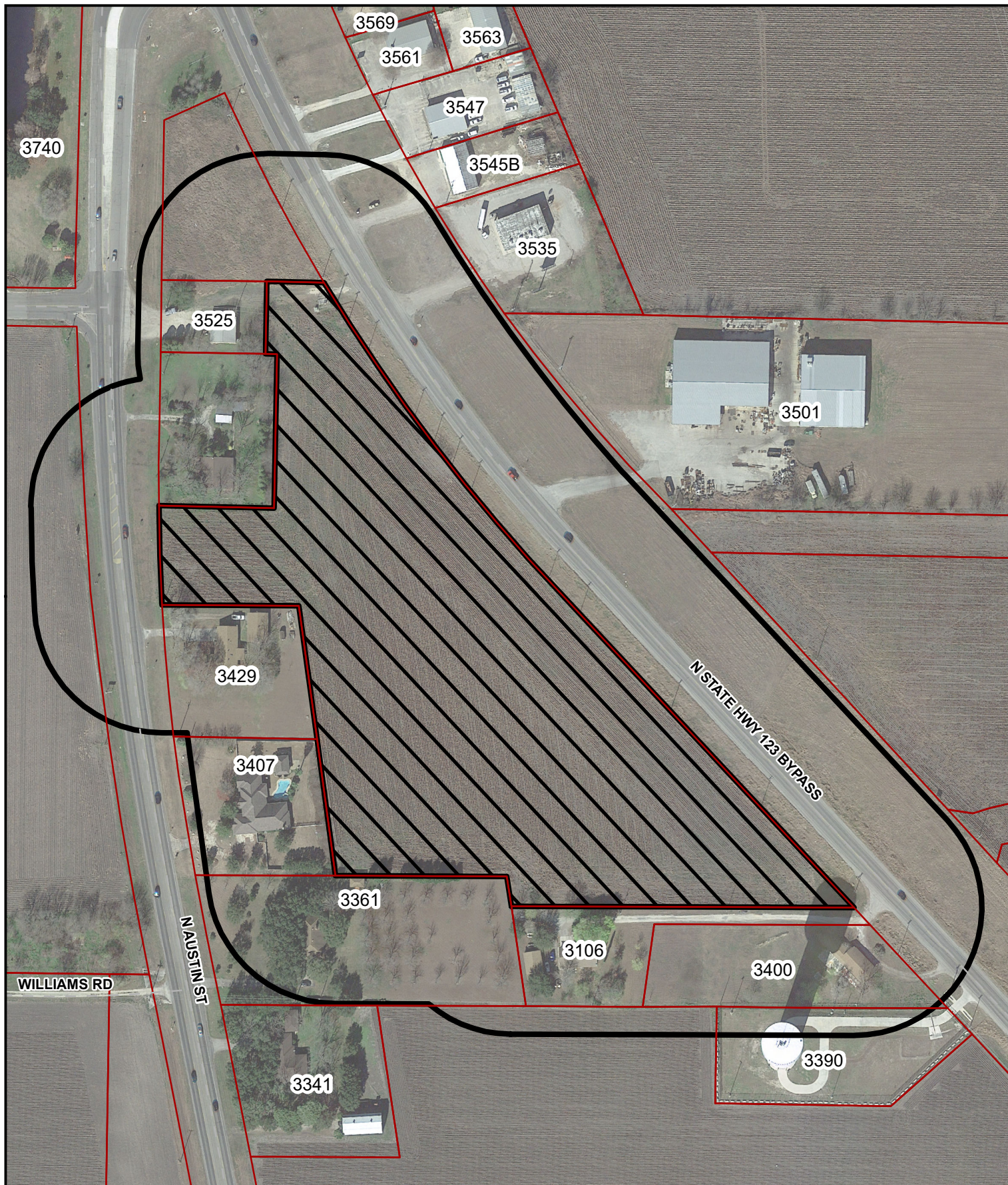
No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is located between Austin St. (Arterial), and N SH 123 (Parkway). Access to the site will require TxDOT review and approval.

LOCATION MAP

ZC 21-21 3500 Blk of SH 123 Bypass



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.



Lot Lines



200' Notification Buffer

1 inch = 200 feet

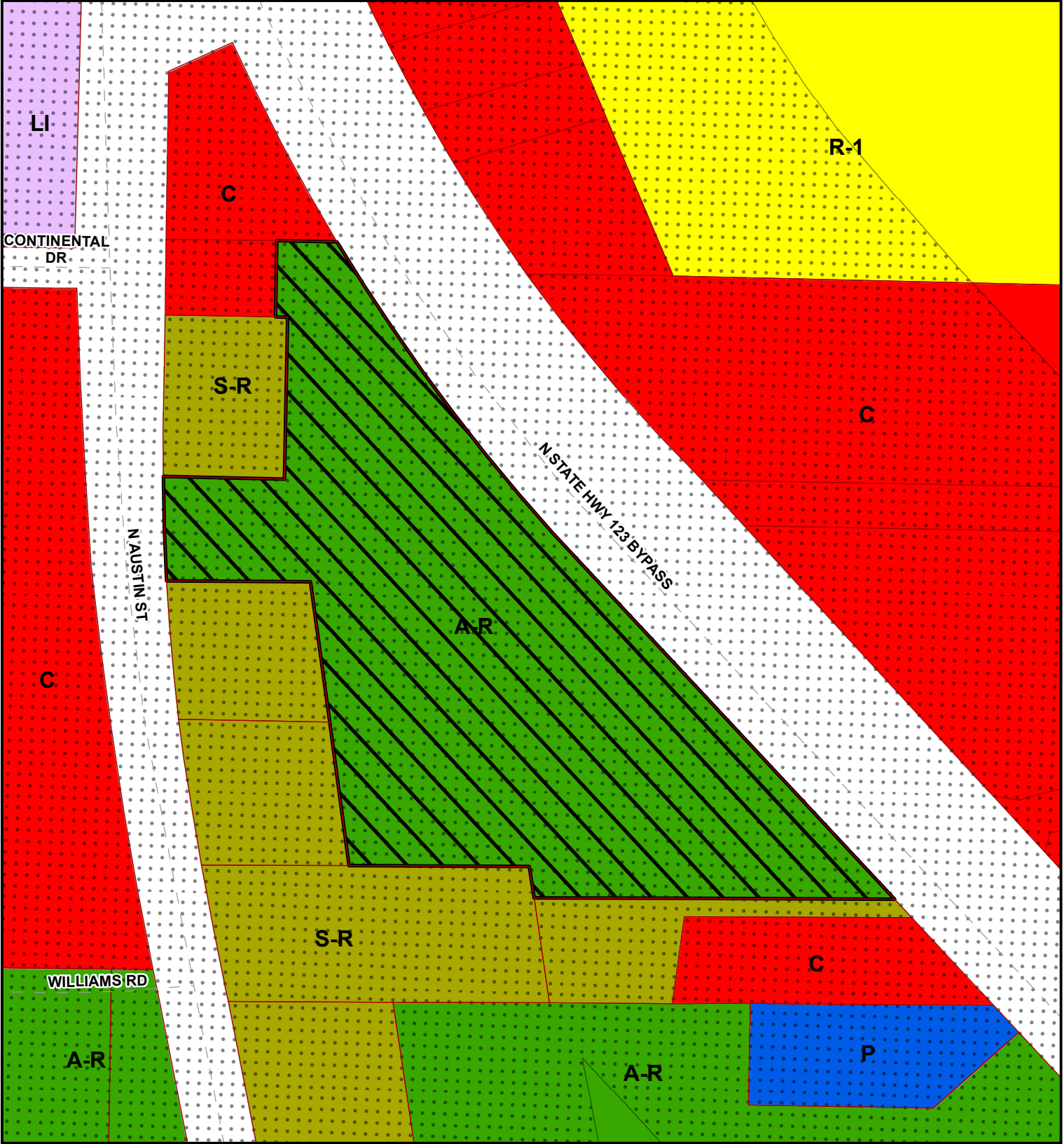


Site Location

Printed: 8/11/2021

ZONING MAP

ZC 21-21 3500 Blk of SH 123 Bypass



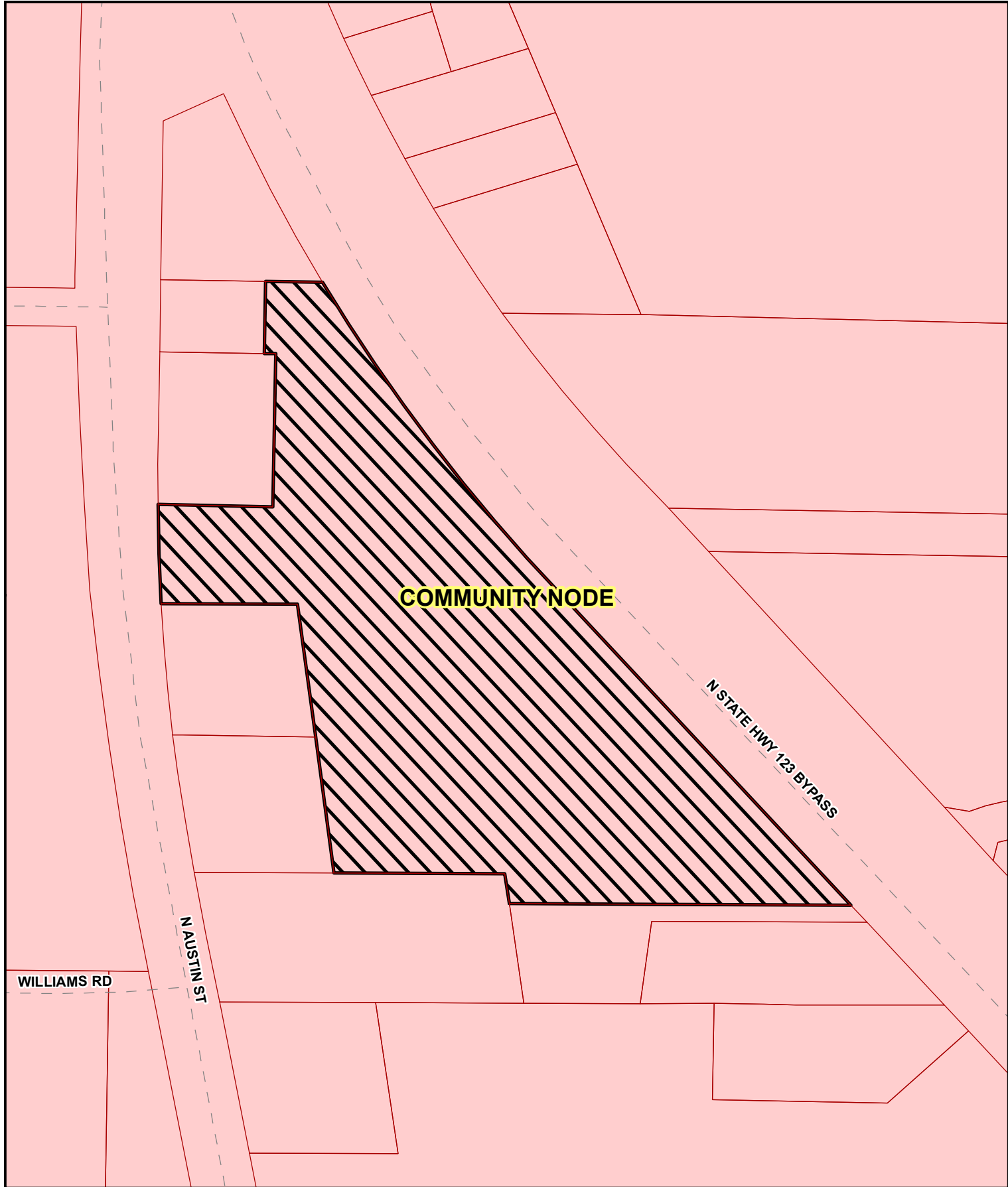
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential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

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.

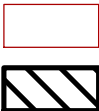


Ownership
Site Location

1 inch = 200 feet
Printed: 8/11/2021



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.



Ownership
Site Location

1 inch = 200 feet
Printed: 8/11/2021