



## **Planning and Zoning Commission Report ZC 21-21**

A request for Zoning Change 21-21 from Agricultural Ranch (A-R) to Multi-Family Residential 3 (MF-3) located at 3500 Block of SH 123 N, Property ID 52359 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on October 12, 2021.

Commissioner Bregande recused himself from discussion and vote.

Armando Guerrero presented the staff report. He stated that the applicant has requested a zoning change from Agriculture-Ranch (A-R) to Multi-Family High Density (MF-3) to allow for multi-family development. Agriculture Ranch (A-R) zoning does not allow for multi-family development therefore a zoning change is required.

The 9.925-acre parcel is undeveloped and with no existing structures. Commercial zoning is seen to the north and east of the property, with Suburban Residential zoning to the south and west. The property is located within the Community Node district of the City's Future Land Use Plan and Multi-Family High Density 3 is a recommended zoning use.

He explained that Multi Family High Density 3 allows 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. In addition to the required setback standards for Multi Family High Density 3, an additional setback of ten feet (10') will be required the first story and five feet (5') for each additional story of any proposed multi-family structure. The planting of shade canopy trees every twenty feet on center between the multi-family development and the adjacent residences to provide an adequate buffer and screening is also required. Access to the site will require TxDOT approval. One letter in opposition was received.

Staff recommended approval of the zoning change to Multi-Family High Density (MF-3) for the property located at the 3500 Block of SH 123 N.

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 21-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Multi-Family High Density 3 (MF-3) for property located at the 3500 Block of SH 123 N. Commissioner DePalermo seconded the motion. The following vote was recorded:

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

**MOTION PASSED**

**7-0-0**



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero  
Planner



## 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                     |
|-------------------------|--------|------------------------------|
| <b>Subject Property</b> | A-R    | Farm Land                    |
| <b>N of Property</b>    | C      | Commercial Use / Undeveloped |
| <b>S of Property</b>    | S-R    | Residential                  |
| <b>E of Property</b>    | C      | Commercial Use / Undeveloped |
| <b>W of Property</b>    | 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:**

|          |   |
|----------|---|
| <b>X</b> | 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.

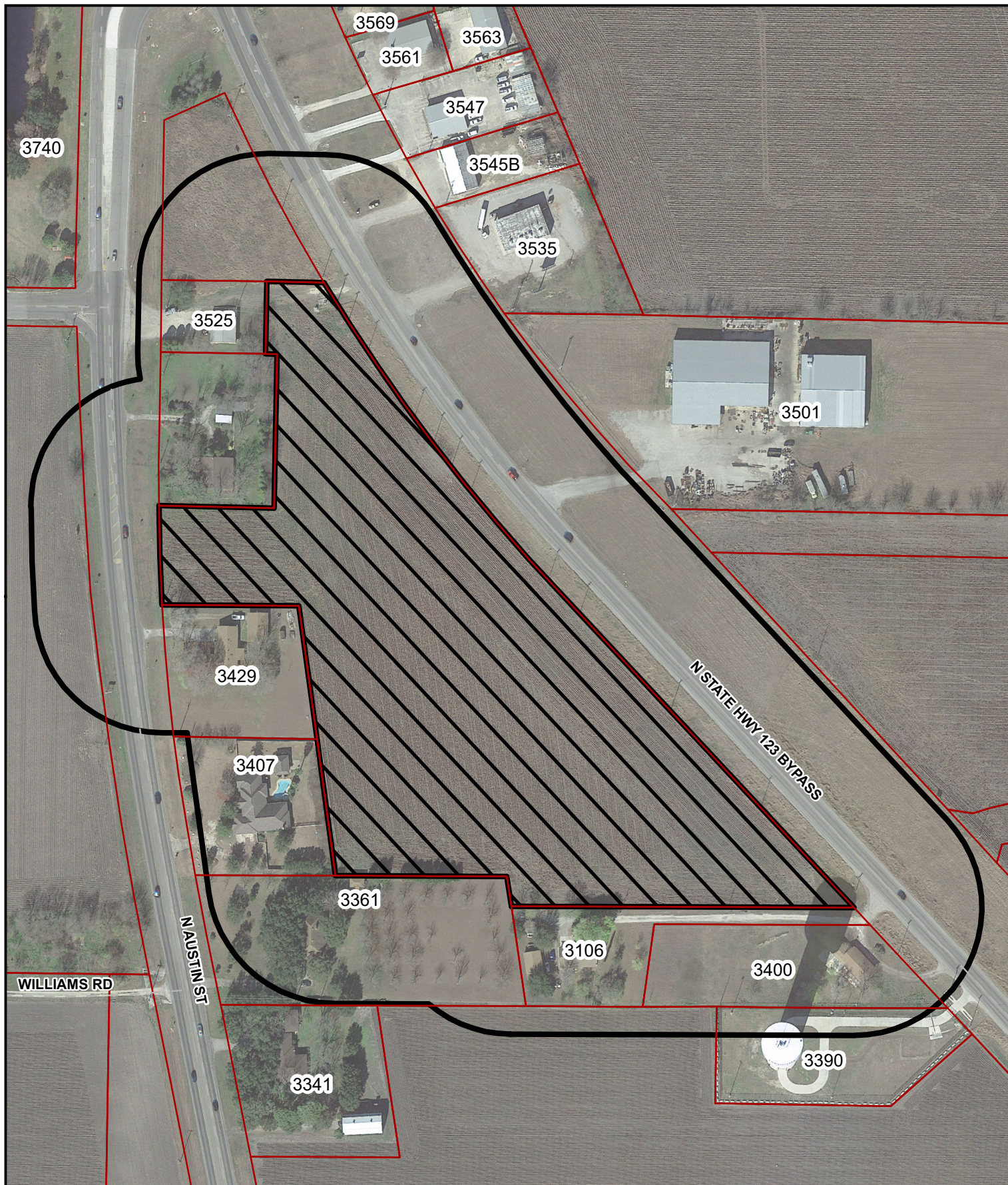
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

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



Site Location



200' Notification Buffer

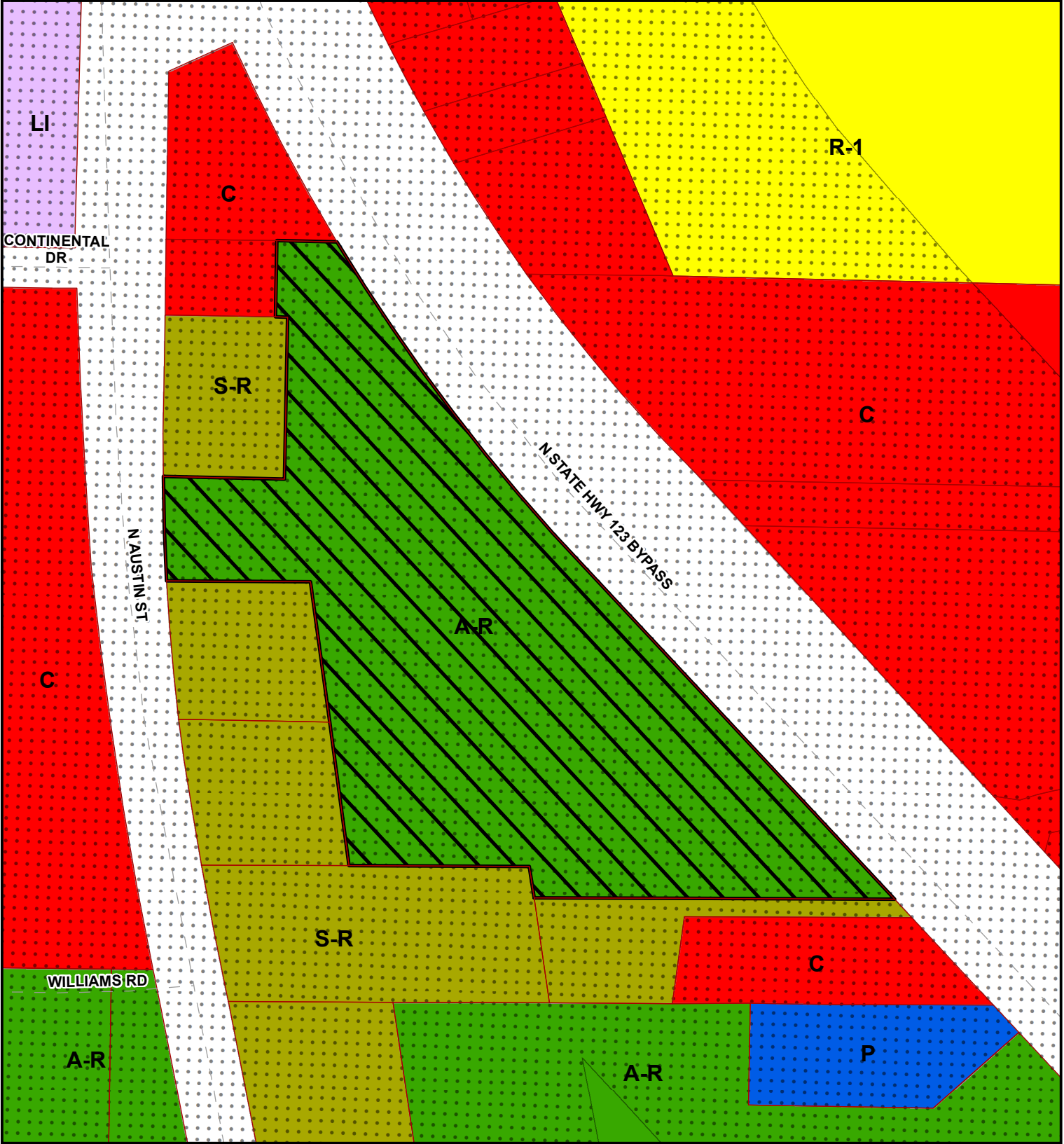
1 inch = 200 feet

Printed: 8/11/2021



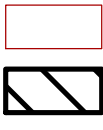
ZONING MAP

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                      |

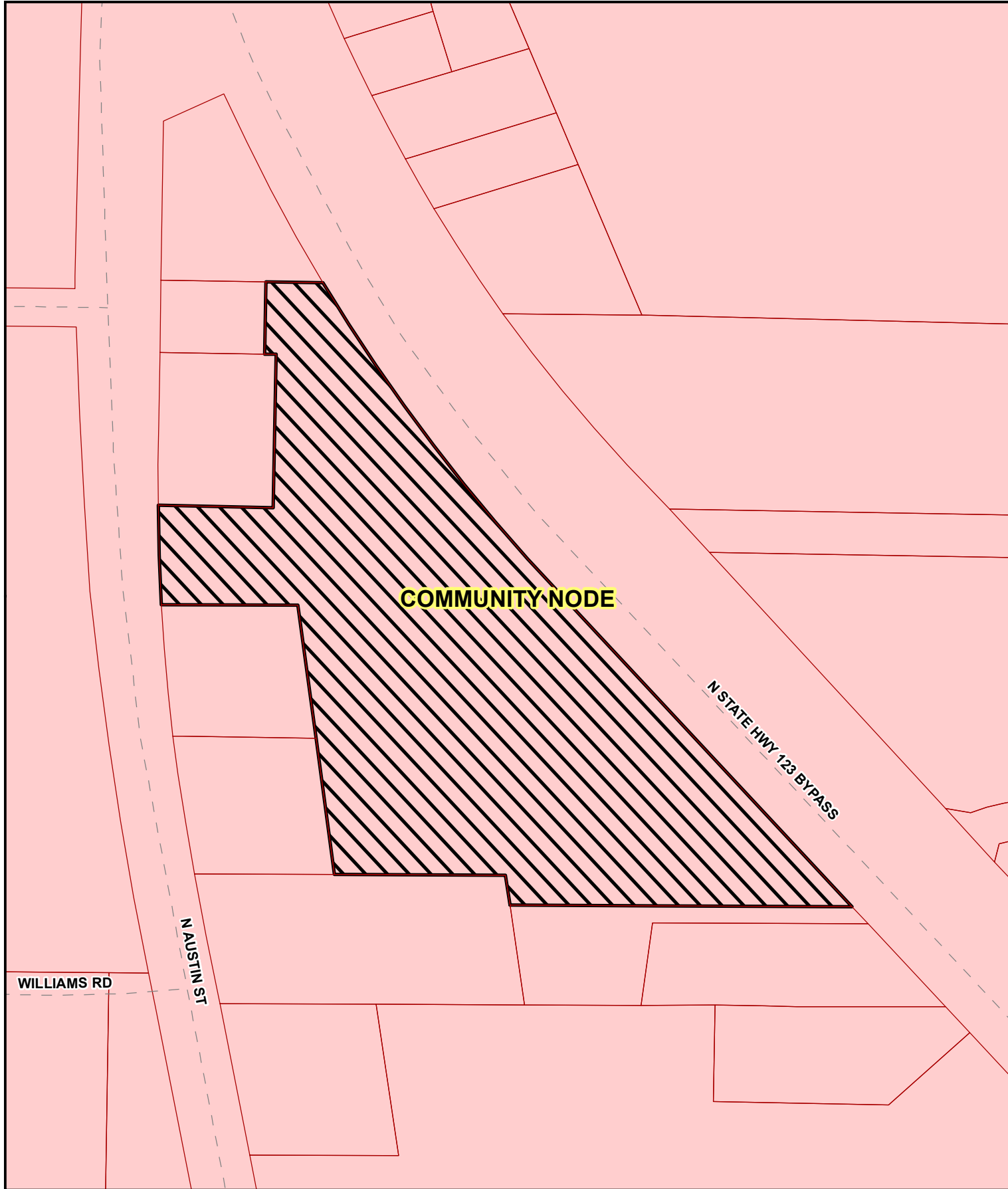
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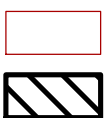

Ownership  
Site Location

1 inch = 200 feet

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Ownership

Site Location

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