



**Planning and Zoning Commission Report
ZC 04-20**

A request for Zoning Change 04-20 was considered during a public hearing at the Virtual Planning & Zoning Commission meeting on April 14, 2020:

A Zoning Change from Neighborhood Commercial (NC) to Commercial (C) on a request for property located at 1711 N. Austin Street, Property ID 22488.

Ismael Segovia presented the staff report. He stated that the zoning change request is for property located at 1711 N. Austin. The request is to change zoning from Neighborhood Commercial to Commercial. The site currently houses a vacant fire station. The applicant is proposing to use the site for a distillery. As per the UDC Chapter 3, Section 3.4.3, the proposed land use of a distillery will require the approval of a Specific Use Permit. The applicant has submitted for a SUP (SUP 03-20) that will be heard following the zoning requests. Mr. Segovia explained that the surrounding properties provide a variety of land uses from zero-lot line single-family residential, commercial and industrial. The zero-lot line single-family residential lot to the south and the industrial lot located to the north and west are vacant and undeveloped. He stated that the request to Commercial is compatible with the surrounding land uses as it could offer a range of supportive commercial uses to the nearby residential developments as well as provide additional commercial activity to N. Austin Street which is a major transportation corridor to and from downtown Seguin. The addition of the commercial zoning district will also create a buffer between the Zero Lot Line single-family zoning district and the Industrial zoning district. As per the City's Comprehensive Plan, the subject property is located within the Corridor Approach district. The land use designations in this district should be primarily commercial, with appropriate single-family and multi-family uses that complement adjacent non-residential activities. The proposed land use of a distillery is consistent with the Future Land Use Plan as the proposed development will serve as a place of employment for residents in the surrounding community as well as a place of entertainment. The property has frontage along N. Austin Street. Access to the property on Austin Street will need to be coordinated with the Texas Department of Transportation (TxDOT) as N. Austin St. is maintained by TxDOT. In addition, the property will also have frontage to a proposed unnamed City street along the southern boundary. Access will need to be coordinated with the City of Seguin as this proposed public street will be maintained by the City once constructed. Staff recommended approval of the zoning change to Commercial (C).

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 04-20), Vice Chair Kirchner moved that the Planning and Zoning Commission recommend approval of the zoning change from Neighborhood Commercial (NC) to Commercial (C) for 1711 N. Austin Street. Commissioner Garza seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

7 -0-1



Francis Serna
Planning Assistant



ATTEST: Ismael B Segovia
Assistant Director of Planning & Codes



PLANNING & CODES

**ZC 04-2020 Staff Report
1711 N. Austin St.
Zoning Change from NC to C**

Applicant:

Ken L. Reininger
111 E. Mountain
Seguin, TX 78155

Property Owner:

City of Seguin
205 N. River
Seguin, TX 78155

Property Address/Location:

1711 N. Austin
PID 22488

Legal Description:

0.422 Acre, Part of Lot 4,
Block 15 Farming Blocks,
Humphries Branch Survey,
A-6

Lot Size/Project Area:

Approx. 0.422 acres

Future Land Use Plan:

Corridor Approach

Notifications:

Mailed: 4-3-2020
Newspaper: 4-3-2020

Comments Received:

Staff Review:

Ismael B. Segovia
Asst. Director

Attachments:

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

REQUEST:

A Zoning Change request from Neighborhood Commercial (NC) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	NC	Vacant City Fire Station
N of Property	I	Vacant
S of Property	ZL	Vacant Single-family residential
E of Property	I	Vacant
W of Property	C	Commercial retail/restaurant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located at 1711 N. Austin St. It is currently zoned Neighborhood Commercial (C) and houses a vacant City fire station. The proposed Commercial (C) zoning district is compatible with the surrounding zoning districts as it is located on a major corridor leading into Seguin. Staff does recommend approval of the zoning change to Commercial (C).

Planning Department Recommendation:

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Neighborhood Commercial (NC). The property is currently housing a vacant City fire station. The applicant is proposing a distillery for the site.

CODE REQUIREMENTS:

According to the UDC's Section 3.2 Zoning Districts, the Commercial zoning district consists of a wide range of retail uses, offices, personal and business services. Commercial properties should have access provided by arterial streets with the heaviest concentration of commercial land uses located at the intersections of arterial streets. UDC Chapter 3, Section 3.4.3 Land Use Matrix states that the proposed land use of a distillery does require the approval of Specific Use Permit (SUP). The applicant has applied for a Specific Use Permit (SUP 03-20) as part of this request and action will also be taken on this request by the Planning & Zoning Commission.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties surrounding the subject property provide a variety of land uses from zero-lot line single-family residential (to the south), commercial (to the west) and industrial (to the north and west). The zero-lot line single-family residential lot to the south and the industrial lot located to the north and west are vacant and undeveloped. The industrial site was used by TxDOT as a staging area for equipment during the reconstruction of N. Austin St. The proposed placement of a commercial zoning district at the subject property would be compatible with the surrounding land uses as it would offer a range of supportive commercial uses to the nearby residential developments as well as provide additional commercial activity to N. Austin St. which is a major transportation corridor to and from downtown Seguin. The addition of the commercial zoning district will also create a buffer between the Zero Lot Line single-family zoning district and the Industrial zoning district.

COMPREHENSIVE PLAN:

The property is located within the Corridor Approach. The approach to the Town Core is such a critical component, these corridors should be visually distinct from their surrounding fabric. The land use designations in this district should be primarily commercial, with appropriate single-family and multi-family uses that complement adjacent non-residential activities. All uses and designations should signal and enhance the sense of approach and arrival to the Town Core. The proposed land use of a distillery is consistent with the Future Land Use Plan as the proposed development will serve as a place of employment for residents in the surrounding community as well as a place of entertainment. The development is proposed to include services such as a manufacturing room, cocktail bar, outdoor seating area, outdoor stage and a children's play area. Access to the Core Approachway will also assist in enhancing the appeal and types of services provided along N. Austin as this is a major access point to the City's Downtown.

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):

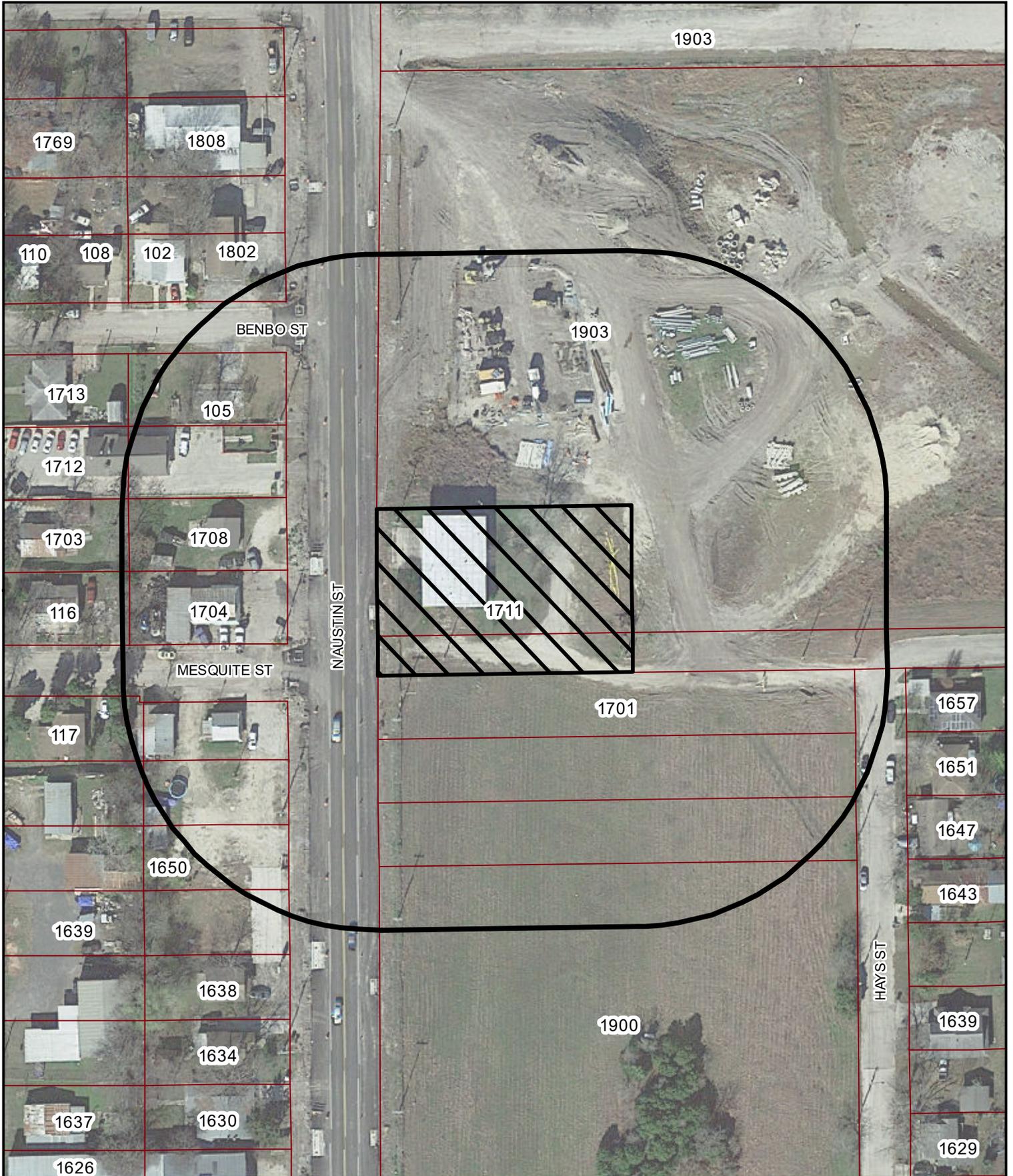
The property has frontage along N. Austin St. Access would need to be coordinated with the Texas Department of Transportation (TxDOT) as N. Austin St. is maintained by TxDOT. The property will also have frontage to a proposed unnamed City street along the southern boundary. Access will need to be coordinated with the City of Seguin as this proposed public street will be maintained by the City once constructed.

OTHER CONSIDERATIONS:

As a reminder, any development of this property will be required to follow the City's development standards. This may include, but is not limited to, platting, site plan review, landscaping, buffering from residential uses, and off-street parking requirements.

LOCATION MAP

ZC 04-20: 1711 N Austin St



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Site Location



200' Notification Buffer

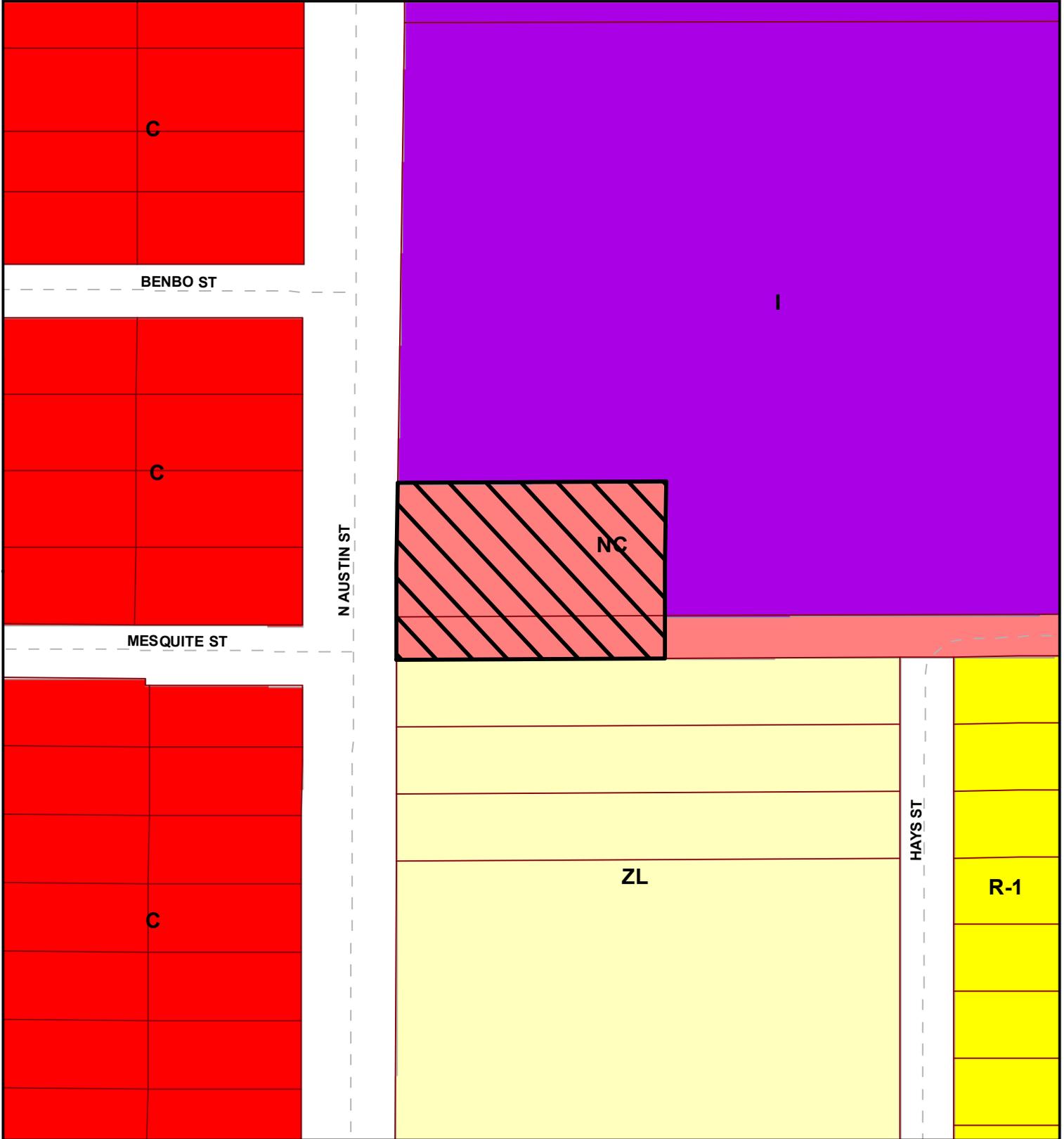
Lot Lines

1 inch = 100 feet

Printed: 3/17/2020

ZONING MAP

ZC 04-20: 1711 N Austin 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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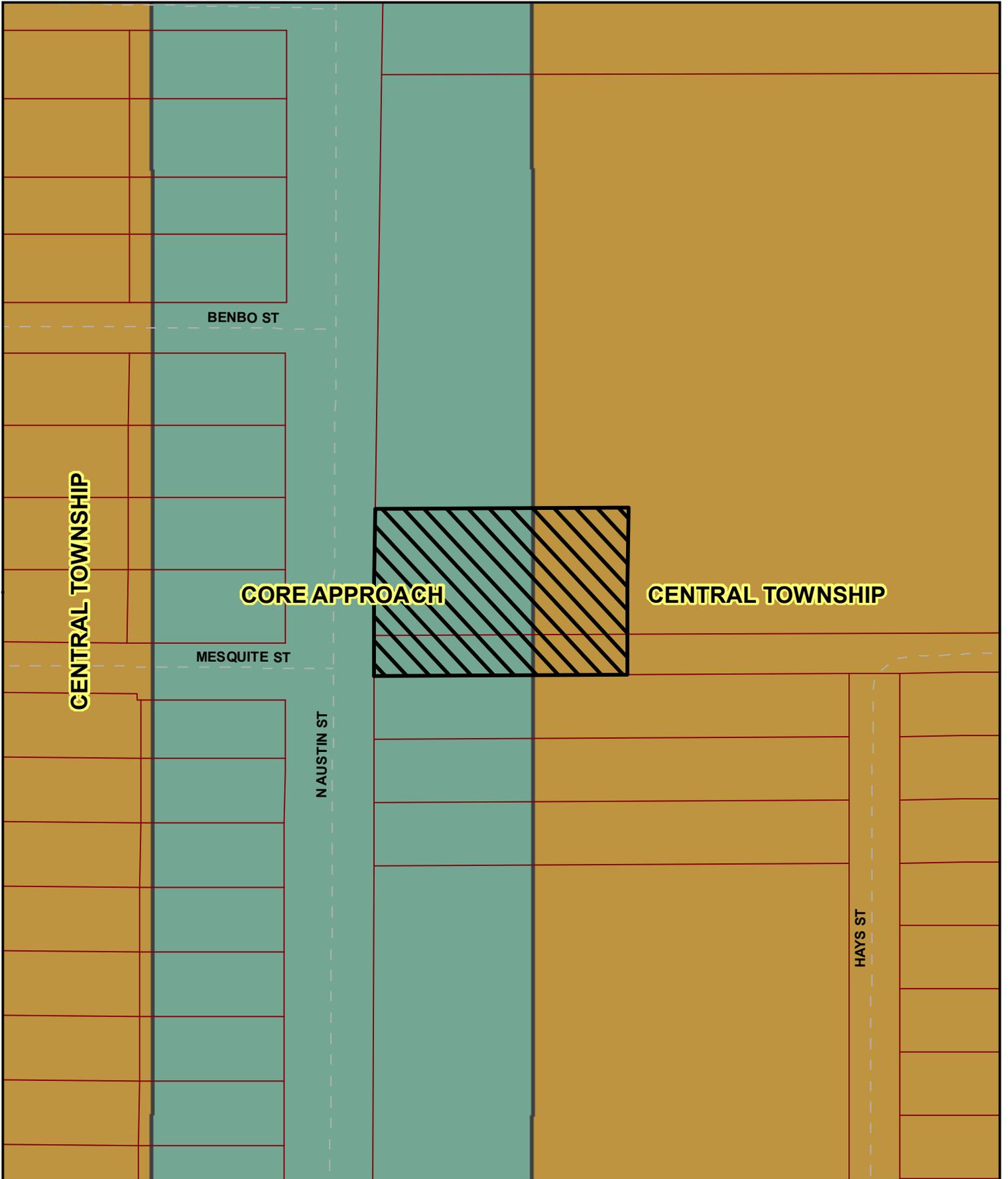
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