



## Planning and Zoning Commission Report ZC 33-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on November 10, 2015:

**ZONING CHANGE request from Light Industrial to Single-Family Residential 1 for the property located at 1840 E Walnut St, Abstract 35, John Sowell Survey, approx. 4.00 acres, Property ID 59161 (ZC 33-15)**

John Foreman presented the staff report. Public notifications were mailed on October 30, 2015 to 6 property owners. No responses were received. Staff reviewed the request and recommends approval as submitted.

Adrian Till Carter, applicant spoke regarding her request. She explained that when applying for a refinance she realized the zoning would need to be changed for home ownership and insurance purposes. She has resided at this residence for 7 years.

There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 33-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Single-Family Residential 1.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM LIGHT INDUSTRIAL TO SINGLE-FAMILY  
RESIDENTIAL 1—  
MOTION PASSED 6-0-0**

Dora Toungate  
Planning Assistant

ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

**ZC 33-15**  
**1840 E. Walnut**  
**Zoning Change LI to R-1**

**Applicant:**

Adrian Till Carter  
PO BOX 1167  
Seguin, TX 78156

**Property Owner:**

Adrian Till Carter  
PO BOX 1167  
Seguin, TX 78155

**Property Address/Location:**

1840 E. Walnut

**Legal Description:**

Abs 35, John Sowell Survey,  
Property ID 59161

**Lot Size/Project Area:**

Approx. 4.00 acres

**Future Land Use Plan:**

Riverside, Community Node

**Notifications:**

Mailed October 30, 2015  
Newspaper October 25,  
2105

**Comments Received:**

None to date

**Staff Review:**

John Foreman  
Asst. Director of Planning

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Light Industrial to Single-Family Residential.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	LI	Residence
<b>N of Property</b>	R-1	Vacant Land
<b>S of Property</b>	C, ZL	Vacant Land
<b>E of Property</b>	R-1	Vacant Land
<b>W of Property</b>	P	Cemetery

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Prior to the applicant's purchased of the property, it was zoned Light Industrial for a development which never occurred. The applicant intends to use the property only for single-family. This use is consistent with the comprehensive plan and compatible with other uses in the area. Staff finds that the request meets criteria for approval.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

Prior to the applicant's purchase of the property, it was zoned Light Industrial for a development which never occurred. The applicant purchased the property as a residence and intends to use the property only for single-family. The site contains a house and several accessory structures. No agricultural uses exist or are proposed.

### **CODE REQUIREMENTS:**

The single-family use of the property is currently legally nonconforming in the LI district. The applicant intends to rezone to make the use fully legal for insurance purposes. No further development is proposed at this time. Should the property further develop or subdivide at some point in the future, all applicable requirements of the Unified Development Code must be met.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

R-1 is consistent with the single-family and zero lot line homes across Walnut. The adjacent property to the north and east is zoned R-1 as well.

### **COMPREHENSIVE PLAN:**

The majority of the site is located in the Riverside District. The intent of this district is to provide a zone where river landscapes dominate development. R-1 is identified as an appropriate zoning district in certain situations. In this case, the site is outside of the floodplain and away from sensitive features, making it appropriate for R-1.

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

No area of health, safety or historical significances has been identified by the applicant.

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

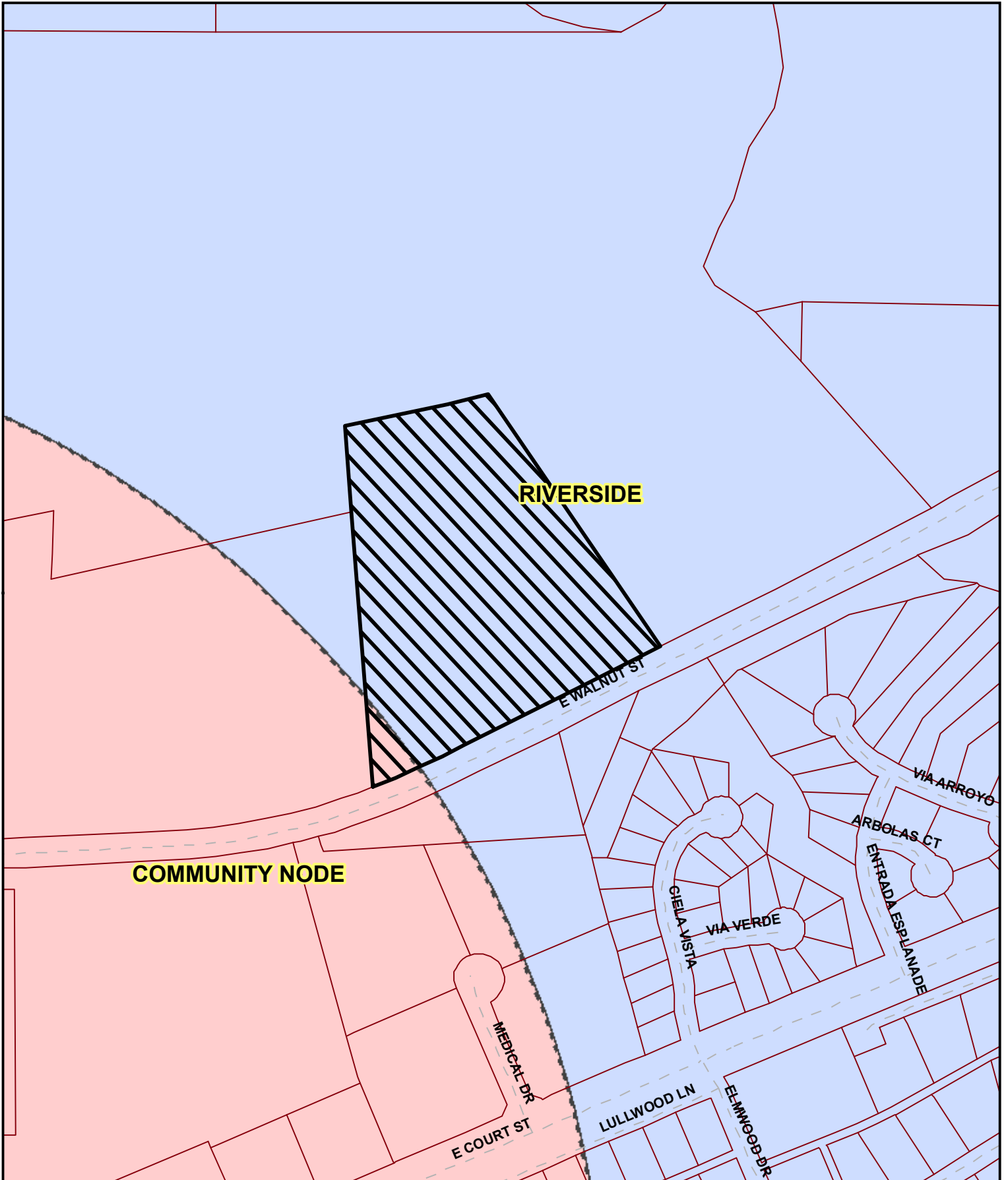
The property has frontage on and takes access from Walnut.

### **PARKING:**

Off-street parking is provided on the site.

### **OTHER CONSIDERATIONS:**

Upon further development of the site, requirements of the Unified Development Code must be addressed, including but not limited to sidewalks, drainage, parkland dedication, and street construction.



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.



Site Location

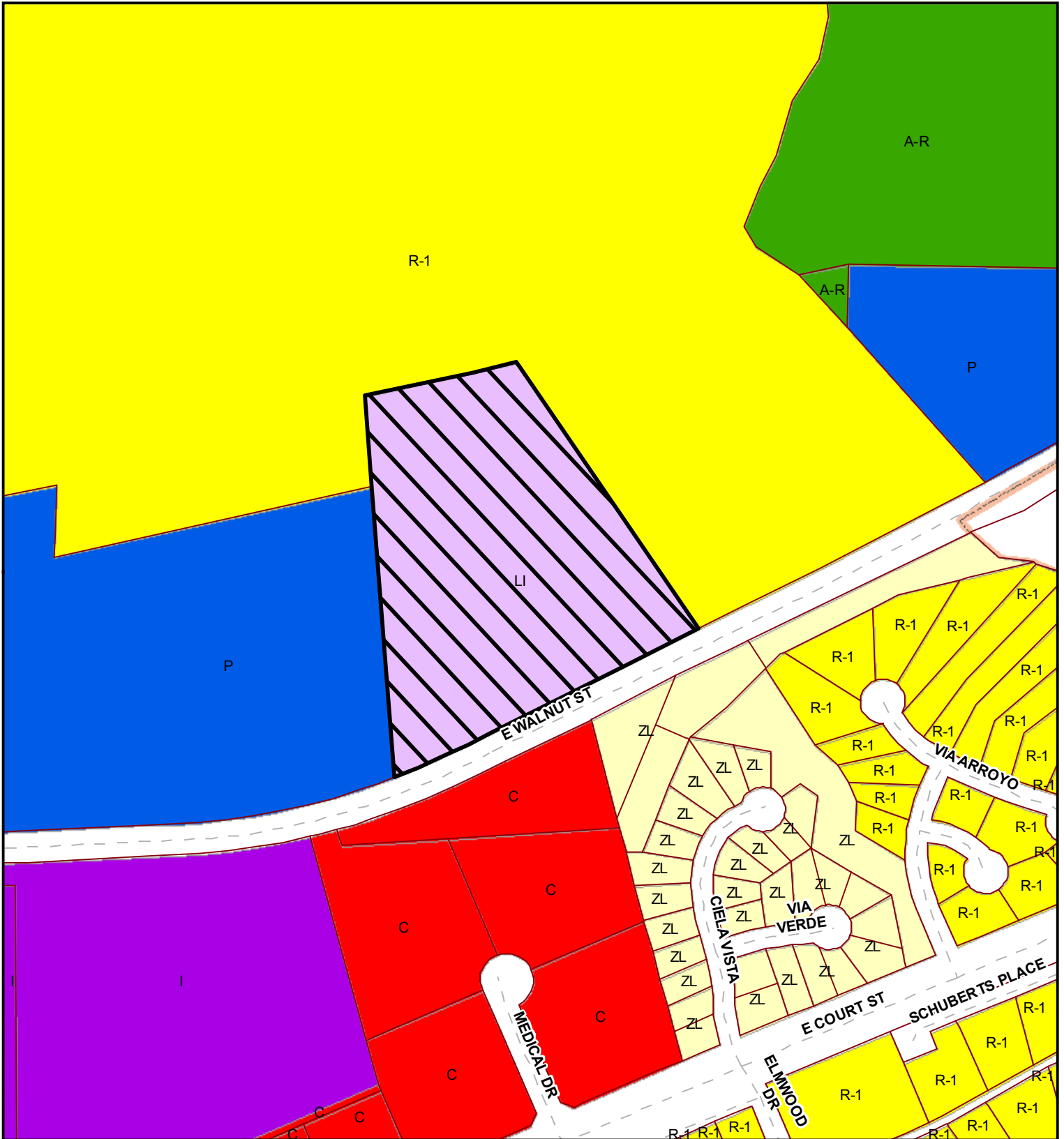


Lot Lines

1 inch = 300 feet

Printed: 10/20/2015





- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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