



Planning and Zoning Commission Report ZC 16-15

The following request was considered in conjunction with Zoning Change 16-15 during a public hearing at the Planning & Zoning Commission meeting on August 11, 2015:

ZONING CHANGE request from Mixed to Multi-Family 1, Multi-Family 2, Neighborhood Commercial, and Single-Family Residential for the following properties in the UDC Rezoning Group 3B: 13842, 13843, 13845, 13846, 13901, 13902, 13904, 15992, 15993, 15994, 15995, 15999, 16000, 16423, 16446, 16448, 16503, 16504, 16506, 16507, 17976, 17977, 17980, 17982, 38462, 38464, 39465, 38475, 38476, 38477, 129922

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Mixed" zoning district and spot zoning. Staff explained the logic behind the rezoning of the 33 parcels, using the existing land uses and input from the property owners.

Public notifications were mailed to 82 property owners on July 31, 2015. One phone call was received asking for more information. Two written responses were received from adjacent property owners.

Mary Blacketer, 475 Sandy Lane, Seguin, TX 78155 in favor of

Jim & Patsy Howard, 122 S King St, Seguin, TX in favor of
"As long as it doesn't change zoning of our business"

Staff explained that the Howards' concern is muted, because their property was not being rezoned. They received the notice because their property was in the 200 ft buffer area.


There being no further questions the regular meeting was recessed and a public hearing was held. Two property owners spoke at the public hearing.

Mrs. Douglas Miller, property owner of Parcel ID 129921, vacant lot – she had questions about the rezoning of the apartment complex just to the north. She also asked about the zoning status of her property. Staff informed her that her property will need to be rezoned because the "O-P" zoning classification has been removed. The property will be rezoned to "NC".

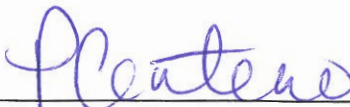
John Shanley, 10501 Wilke Rd, Kingsbury, TX – had concerns about the rezoning and its effect on his property taxes. The structure has always been a house and is currently appealing the GCAD decision to appraise his property as commercial. To assist him, staff will send a zoning letter to the Chief Appraiser about the rezoning of his property to R-1, single-family residential. He also had some concerns about the lot configurations; he was told that he needed to speak to the GCAD about the issue.

After consideration of the staff report and all information given regarding Zoning Change 16-15, the Planning and Zoning Commission voted 5-0-1, to Recommend to City Council to Approve the Zoning Change request to Multi-Family 1, Multi-Family 2, Neighborhood Commercial, and Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO MULTI-FAMILY 1, MULTI-FAMILY 2,
NEIGHBORHOOD COMMERCIAL AND SINGLE-FAMILY RESIDENTIAL—
MOTION PASSED 5-0-1**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 16-15
UDC Rezoning for Pre-development
Group 3B

Applicant:

City of Seguin

Property Owner(s):

See attached list of property ownership.

Property Address/Location:

Group 3B is an area west along N and S King St where properties were zoned Mixed in 1989.

Legal Description:

See Attached Prop. ID List

Lot Size/Project Area:

11.28 acres

Future Land Use Plan:

Historic City Center and Central Township

Notifications:

Mailed July 31, 2015
Newspaper July 26, 2105

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
August 6, 2015

Attachments:

- Group 3B Map Notification Map
- Existing Zoning Map
- Property Owner List
- Future Land Use Plan Map

REQUEST:

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin’s Unified Development Code.

ZONING AND LAND USE:

	Zoning	Land Use	SEE ATTACHED MAPS
Subject Property	M	Various land uses including residential, commercial, and vacant.	
N of Property	R-1, C	Residential, Commercial	
S of Property	C	Commercial	
E of Property	C, P, R-1, MF	Residential, Commercial, church, Pecan Villa apts	
W of Property	R-1,	Residential	

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision), there are 421 properties that were zoned either Pre-development or Mixed. The 33 parcels in Group 3B were all zoned as Mixed.

Staff has evaluated the parcels in Group 3B with consideration of the current land uses, property owners’ input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of the proposed zoning districts as depicted on the attached maps.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 3B is one of fifteen (15) areas that require rezoning due to the removal of the “Pre-development” and/or “Mixed” zoning classifications from the Unified Development Code. The case is to determine the zoning districts for Group 3B. There are 33 parcels in this group and are located along N King and S King Streets.

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 33 parcels have not been rezoned since the zoning was assigned during the original 1989 zoning process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 3B are located west along N King and S King Streets. For most of these properties, the proposed zoning is a reflection of the existing land use. The recommended zoning reflects the surrounding uses or creates buffers between residential and commercial.

COMPREHENSIVE PLAN:

The properties are within the Historic City Center and Central Township Districts. Two of these districts, Historic City Center and Central Township, emphasize residential uses with some commercial uses.

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 City in this group.

TRAFFIC (STREET FRONTAGE & ACCESS):

The properties in Group 3B are located along N King and S King Streets

PARKING:

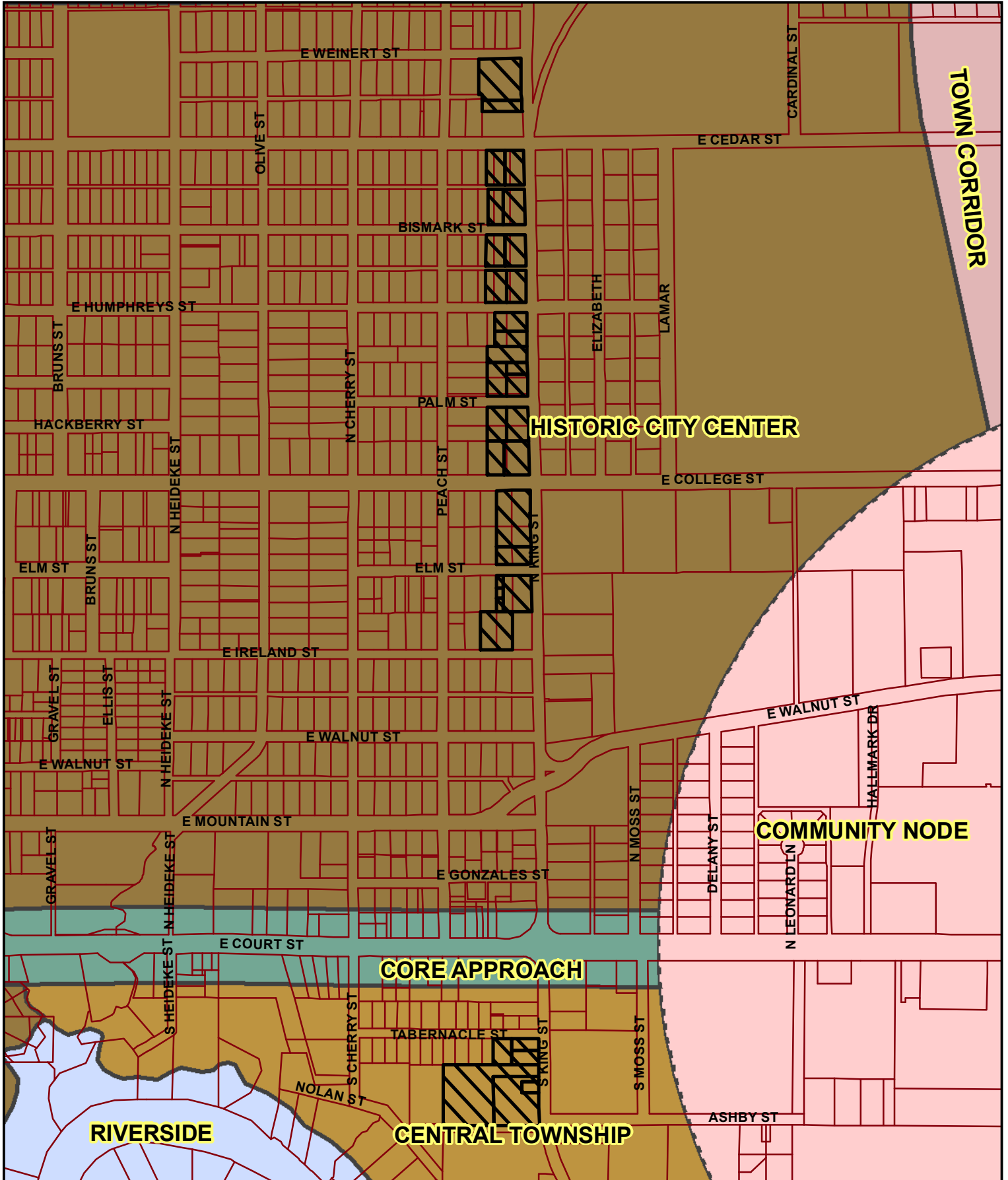
Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

OTHER:

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property’s existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.

FUTURE LAND USE MAP

ZC 16-15: UDC Rezoning Group 3B



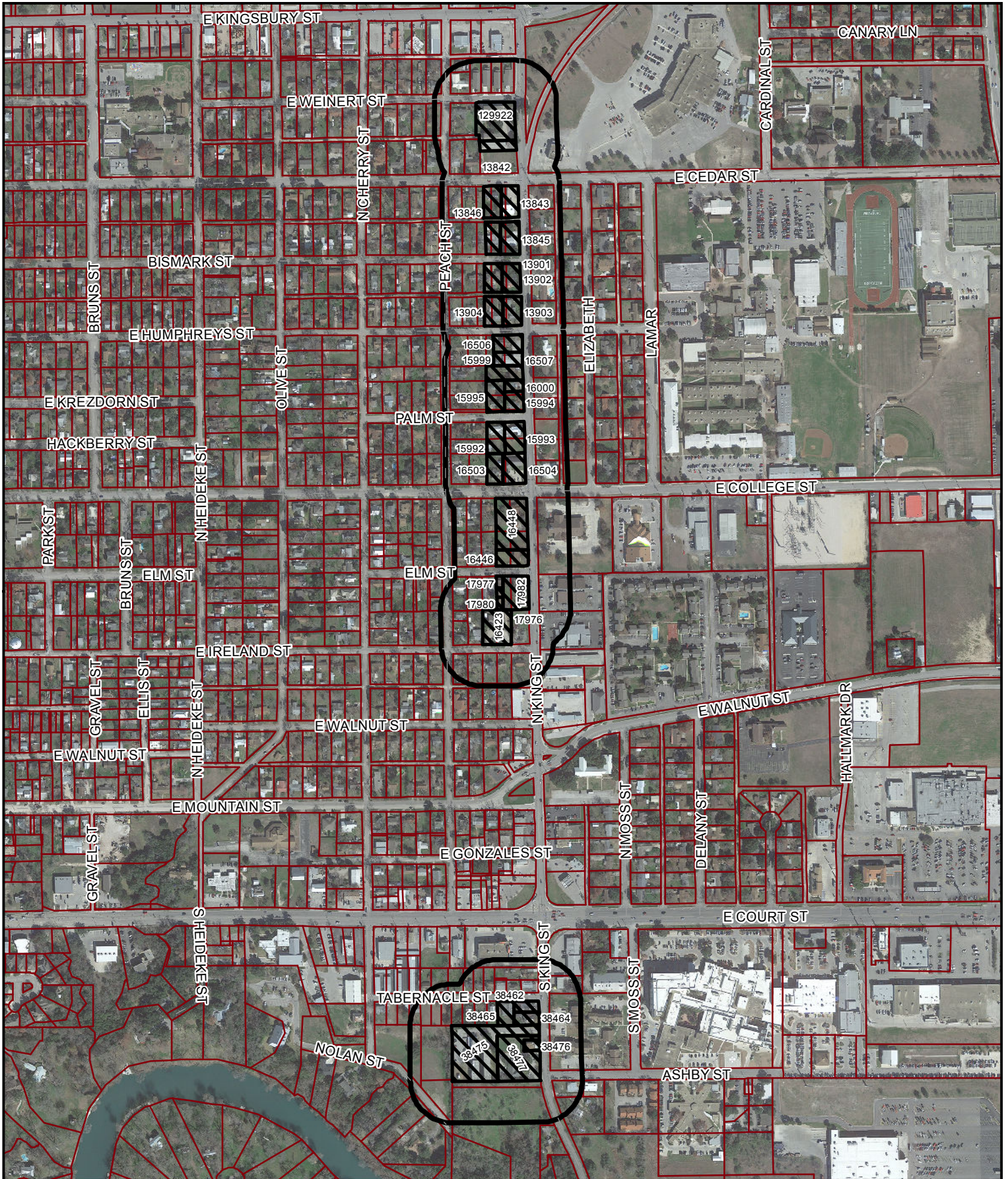
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.


 Site Location
 Lot Lines

1 inch = 559 feet
 Printed: 7/22/2015

NOTIFICATION MAP

ZC 16-15: UDC Rezoning Group 3B



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Site Location



200' Notification Buffer

1 inch = 610 feet

Lot Lines

Printed: 7/22/2015

