



PLANNING & CODES

Planning and Zoning Commission Report ZC 20-16

The following request for Zoning Change 20-16 was considered during a public hearing at the Planning & Zoning Commission meeting on June 14, 2016:

ZONING CHANGE request from Single-Family Residential and Public to Public and Single-Family Residential for a portion of the following properties at 905 & 933 Nolan St and 205 S Heideke St respectively.

Helena Schaefer presented the staff report, citing the need to “clean up” some of the City’s zoning as part of the UDC adoption. It came to the attention of the Planning Department that some of Guadalupe Blanco River Authority (GBRA) complex was not zoned as public; it would be appropriate to rezone to public as GBRA is a state created entity. GBRA has requested a rezone in the past (in 2002) for part of the property located at 905 Nolan St. The property directly to the west also has a zoning issue. The northern portion of 205 S Heideke is zoned public and the south is zoned single-family residential. This rezoning request is to remove issues of zoning split properties. Staff also mentioned that both property owners, GBRA and Rinn Family Trust were notified of the zoning request and were in favor it.

Public notifications were mailed to 17 property owners on June 3, 2016. No written comments were received.

The Commission asked about the property at 205 S Heideke and the reason why part of it was zoned Public. Staff responded at one time GBRA and the Rinn Family had an access agreement to allow GBRA to use the northern portion as a driveway. The regular meeting was then 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 20-16, the Planning and Zoning Commission voted 5-0-1, to Recommend to City Council to Approve the Zoning Change request to Public and Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC AND SINGLE-FAMILY RESIDENTIAL –
MOTION PASSED 5-0-1**

A handwritten signature in blue ink, appearing to read "Dora", written over a horizontal line.

Dora Toungate
Planning Assistant

A handwritten signature in blue ink, appearing to read "Pamela Centeno", written over a horizontal line.

ATTEST: Pamela Centeno
Director of Planning/Codes



PLANNING & CODES

**ZC 20-16 Staff Report
205 S Heideke/905&933 Nolan
Zoning Change R-1/P to P/R-1**

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Guadalupe Blanco River
Authority and Rinn Family
Trust

Property Address/Location:

905 & 933 Nolan St – GBRA
205 S Heideke - Rinn

Legal Description:

Lot 1,2,3,4 of blk 60 River
Addition and Enclave@River
Bend, Lot 1

Lot Size/Project Area:

Approx. 2.778 acres

Future Land Use Plan:

Central Township and
Riverside

Notifications:

Mailed June 3, 2016
Newspaper May 29, 2016

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential 1 to Public for the Nolan properties and Public to Single-Family Residential 1 for a portion of 205 S Heideke.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C, MF-1, and R-1	TXDoT Bike and Hike Trail
N of Property	Multiple zones	Residences, businesses
S of Property	Multiple zones	Residences, businesses
E of Property	Multiple zones	Residences, businesses
W of Property	Multiple zones	Residences, businesses

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The City of Seguin is in the process of “cleaning up” zoning issues as part of the Unified Development Code adoption. It has recently come to the City’s attention that the GBRA properties located on Nolan St are not all zoned public. The City of Seguin is proposing a zoning change to public to reflect the existing use of the GBRA properties. The City is also requesting a zoning change for the residential lot to the west of the GBRA properties. This residential lot was once used by GBRA for access. Staff recommends approval of the zoning changes.

Planning Department Recommendation:	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The properties are currently zoned Public and Single-Family Residential. These properties are located south of E Court St and north of the Guadalupe River. Two of the properties are owned by GBRA and are zoned Single-Family Residential; the other property (the northern portion of 205 S Heideke) is owned by the Rinn Family Trust and is zoned Public. Both property owners were contacted prior to this zoning change request and are in favor of the change. These properties have retained their original 1989 zoning, except for a 0.45 acre portion of 905 Nolan St that was rezoned in 2002 by GBRA. At one time, GBRA had an agreement with the Rinns to use their property to access their facility. There is an existing driveway on 205 S Heideke, but has since been gated (GBRA rarely uses this entrance).

CODE REQUIREMENTS:

According to the UDC's Section 3.2.15, properties that house City, County, State or Federal government facilities are permitted uses in the "Public" district. Section 3.2.4 addresses the intent of the "Single-Family Residential" district for residential use.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The existing land uses for the surrounding properties are compatible with the zoning change request. The property to the north is owned by GBRA and rezoning their properties to public would be appropriate.. The property located at 205 S Heideke is adjacent to other single-family residential uses and zoning.

COMPREHENSIVE PLAN:

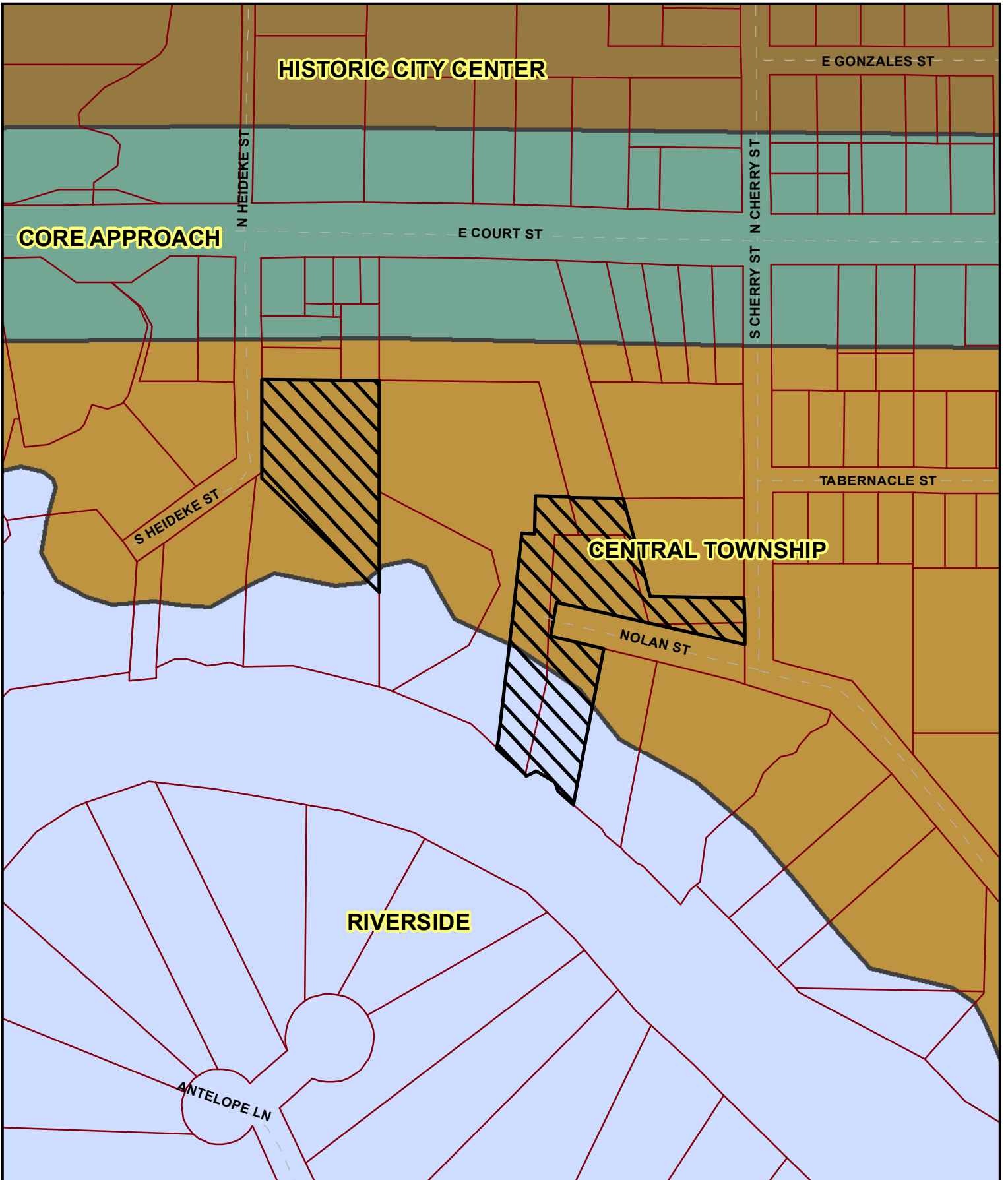
The properties fall into two future land use districts, to include Central Township and Riverside. Public zoning is "as of right" in both of these districts, as well as Single-Family Residential.

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. However, the properties are located near the Guadalupe River floodway. No permanent structures can be built in the floodway without meeting FEMA requirements.

TRAFFIC (STREET FRONTAGE & ACCESS):

The GBRA properties front Nolan Street and the Rinn Family Trust property fronts S Heideke. The western portion of Nolan Street was dedicated for public use in 2003



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



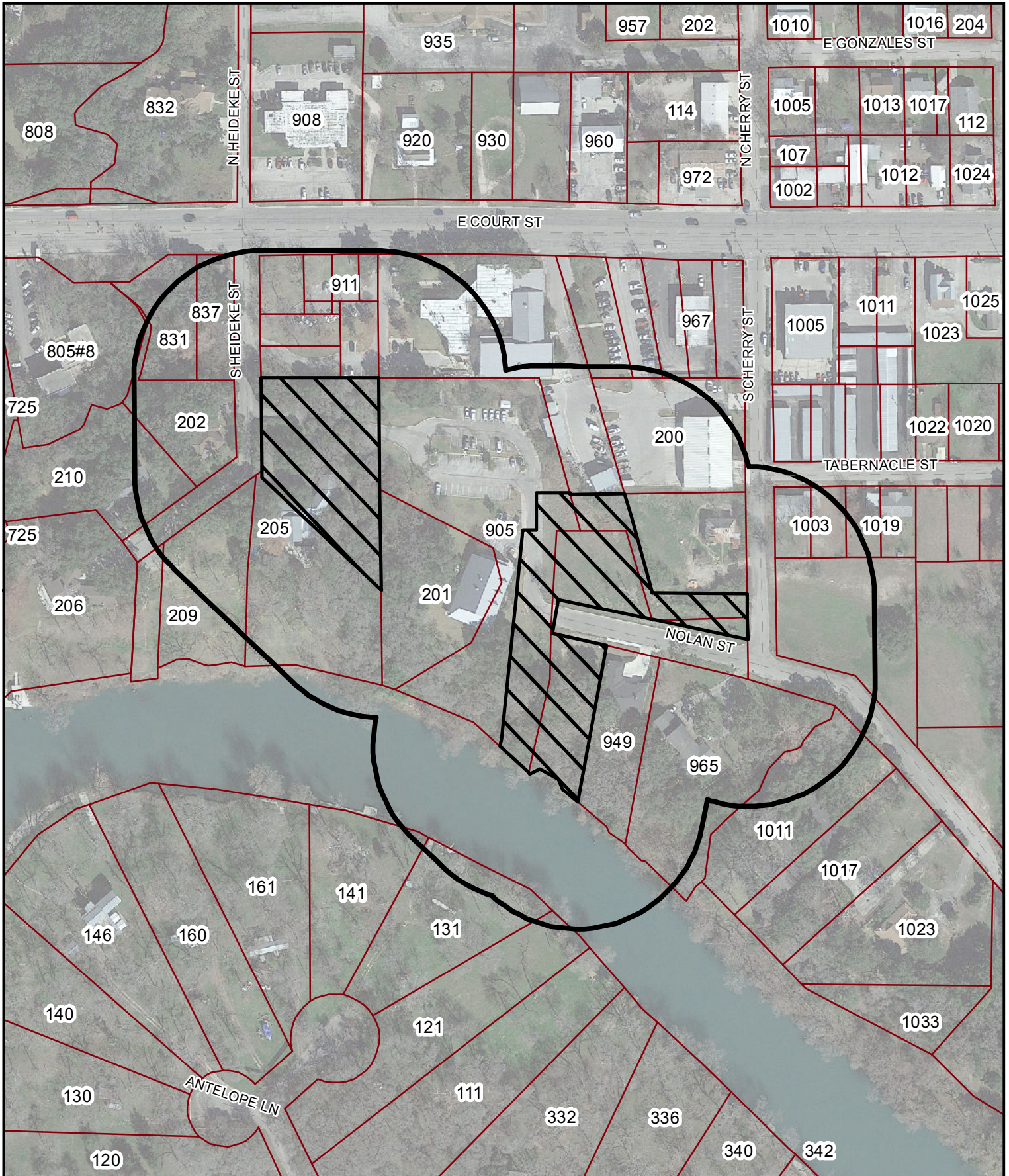
Lot Lines

1 inch = 200 feet

Printed: 5/24/2016

LOCATION MAP

ZC 20-16: 205 S Heideke/905 & 933 Nolan St



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Site Location



200' Notification Buffer



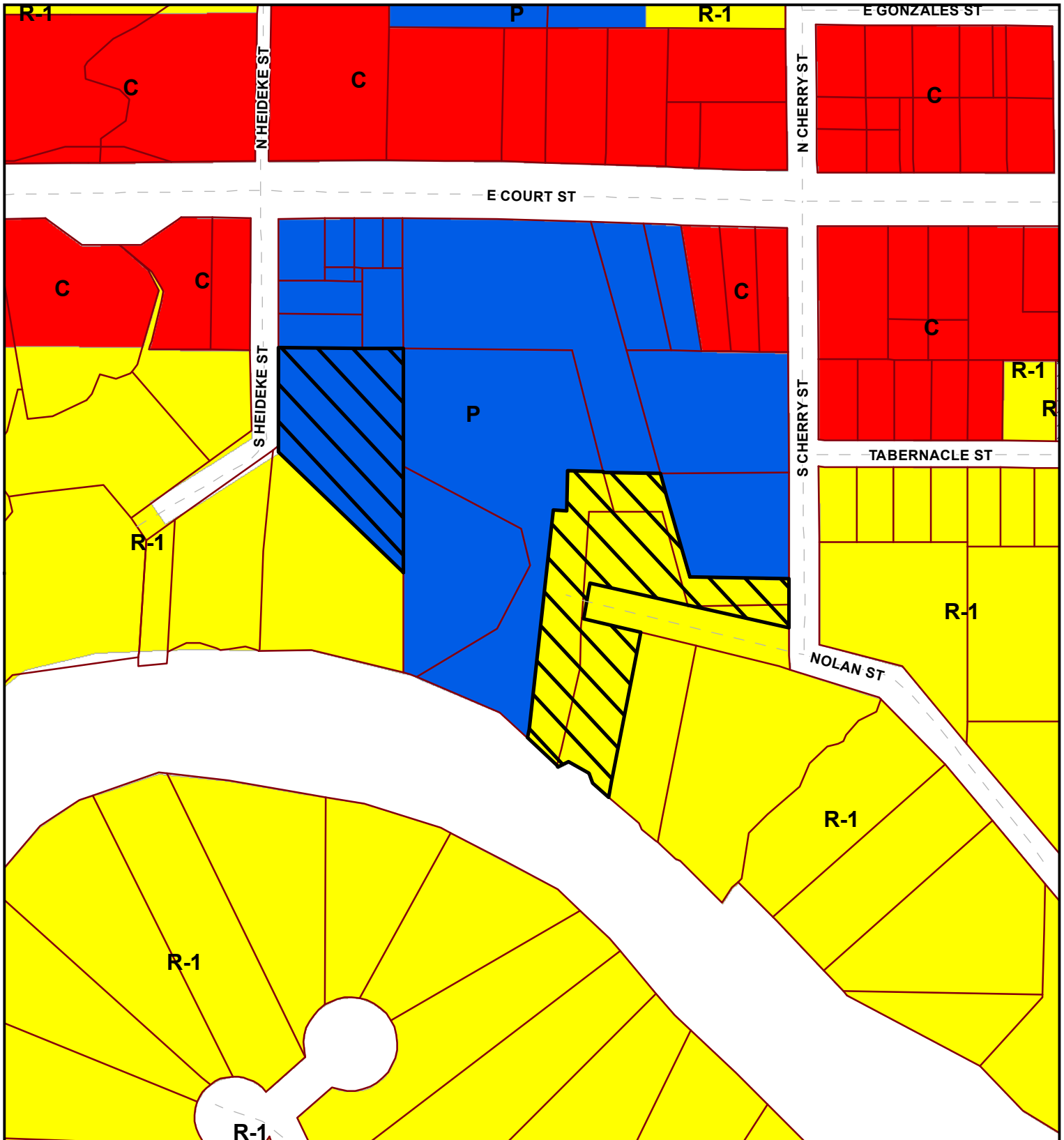
Lot Lines

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ZONING MAP

ZC 20-16: 205 S Heideke/905 & 933 Nolan 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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