



Planning and Zoning Commission Report

ZC 11-24 & GLUP 04-24

A request for a Zoning Change (ZC 11-24) from Commercial (C) to Planned Unit Development (PUD), and a recommendation for approval for a General Land Use Plan (GLUP) to allow for a mixed-use development for property located at 101 E. Nolte St., Property ID 27916 was considered during a public hearing at the Planning & Zoning Commission meeting on August 13, 2024.

Armando Guerrero presented the staff report. He stated that the applicant is requesting a zoning change and approval for a GLUP for a proposed mixed-use development at 101 E. Nolte St.

Mr. Guerrero noted that the 0.92-acre site property is an entire city block located within the Downtown Historic District, and briefly touched on the history of the building. Mr. Guerrero pointed out the building configuration on the lot and the past use and layout of the property.

Mr. Guerrero gave an overview of the surrounding zoning adjacent to the property and pointed out that the proposed uses could be allowed within the current zoning but may require a SUP or LUP to allow it. A zoning change to PUD and GLUP approval would allow for the proposed uses and require certain aesthetics and design standards to be met to preserve and protect Downtown's look and feel.

Mr. Guerrero pointed out that the site is within the Downtown Core of the City's Future Land Use Plan (FLUP), and that the Downtown Core area encourages residential and commercial uses, high-density development, walkability, and pedestrian interaction. Mr. Guerrero also noted that new and existing uses should prioritize pedestrian-oriented streetscape elements such as lighting, street trees, and benches to create a more welcoming environment within the Downtown Core.

Mr. Guerrero pointed out the frontages for this city block and went over the criteria for a zoning change with the Commission.

Mr. Guerrero explained the GLUP to the commission noting that the submitted GLUP identifies a variety of uses, identifies different areas/levels of the building that uses will be permitted, and standards and requirements that will protect the Downtown Historic District. Mr. Guerrero highlighted sections within the GLUP that required minor edits to the wording.

Mr. Guerrero concluded by noting that notifications were mailed out for the requests, and two (2) letters of support were received.

The regular meeting recessed, and a public hearing was held.

Kyle Kramm, Main Street and CVB Director went over the history and the intent of the proposed site and noted that they are looking to adopt a GLUP that would set the criteria and guidelines for how this property would develop. The approval of the design would go before The Historic Preservation for approval. Mr. Kramm also requested that this site be exempt from the city's minimum lot size and dimensions requirements to be included in the GLUP, to avoid any future variance request when the property is platted. Mr. Kramm also noted that the site would be eligible for historic tax credits if platted.

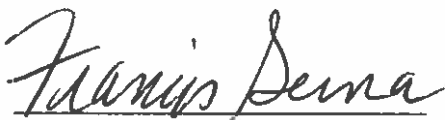
The commission asked if the plan was to replat the property.

Mr. Kramm noted that they plan to, and that the bank and old post office would not meet the minimum requirements if platted.

There being no further responses from the public the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 11-24), Vice-Chair Felty moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Planned Unit Development (PUD) for the property located at 101 E. Nolte St., Commissioner Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)



Francis Serna
Recording Secretary

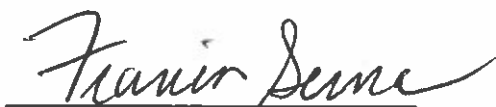
MOTION PASSED
6-0-0



ATTEST: Armando Guerrero,
Planning Manager

After consideration of the staff report and all information given regarding the General Land Use Plan (GLUP 04-24), Commissioner Davila moved that the Planning and Zoning Commission recommended approval of the General Land Use Plan (GLUP) with staff's recommended edits and with the condition that the site be exempt from the City's minimum lot size and dimension standards for property the located at 101 E. Nolte St., Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE GENERAL LAND USE PLAN (GLUP)



Francis Serna
Recording Secretary

MOTION PASSED
6-0-0



ATTEST: Armando Guerrero,
Planning Manager



PLANNING & CODES

Applicant:

City of Seguin
205 N. River St.
Seguin, TX 78155

Property Owner:

City of Seguin
205 N. River St.
Seguin, TX 78155

Property Address/Location:

101 East Nolte Street
Seguin, Texas 78155

Legal Description:

LOT: 1-10 BLK: 155 ADDN:
INNER.

Property ID: 27916

Lot Size/Project Area:

0.92 Ac.

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: August 1, 2024
Newspaper: July 28, 2024

Comments Received:

None at time of printing

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) to Planned Unit Development (PUD) and a request for General Land Use Plan (GLUP) approval.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Commercial (C)	Commercial & Parking Lot
N of Property	Public (P)	City of Seguin Central Park
S of Property	Commercial (C)	Residential & Parking Lot
E of Property	Public (P)	St. Andrew's Episcopal Church
W of Property	Commercial (C)	Starcke Furniture/Palace Theatre

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Commercial (C) to Planned Unit Development (PUD) to allow for a mixed-use development at this location. The zoning change request and General Land Use Plan (GLUP) would allow for a unique redevelopment that would be held to certain standards to ensure the redevelopment meets city goals and objectives regarding historic preservation, program uses, and design.

Staff has reviewed the submitted GULP and is recommending minor modifications to the wording to ensure the development is reviewed and enforceable by all applicable departments.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, mixed use and density are encouraged within the Downtown Core.

Compatible with existing and permitted uses of surrounding property – Yes, uses within the area are similar to what is being proposed.

Adverse impact on surrounding properties or natural environment – Increase in traffic

Proposed zoning follows a logical and orderly pattern – Yes, land use at this location would be subject to the approved GLUP

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 0.92-acre property is located within Seguin's Downtown Historic District and has been operating as the Wells Fargo bank for over 30 years. The existing building(s) are situated along the northern portion of the lot with the entire side portion of the building(s) fronting East Nolte St. The main entrance is situated at the corner of East Nolte and South Austin St. The southern portion of the lot is utilized for drive-thru banking service, and additional parking for customers and staff members.

CODE REQUIREMENTS:

The current zoning would not allow for the proposed mixed uses at this location. A zoning change to PUD could allow for a land use that normally isn't done within the area but would be allowed with the approval of a GLUP. The approved GLUP will be the guiding document for all proposed development at the location and would be designed to creatively complement the proposed use to ensure that there will be no impact to the neighborhood or neighboring properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is neighbored by Public (P) zoning to the north (Central Park) and east (St. Andrew's), and Commercial (C) zoning to the south (residential use) and west (Starcke Furniture & Palace Theatre).

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

No health, safety or general welfare issues have been identified for this site.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This site is located within the Downtown Core of the City's Future Land Use Plan (FLUP). The Downtown Core designation includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally. High-density development should promote walkability to ensure pedestrian interaction with Downtown establishments along the street. Integration of public spaces within Downtown encourages passive and active pedestrian activity. New and existing uses should prioritize pedestrian-oriented streetscape elements such as lighting, street trees, and benches to create a more welcoming environment.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property contains frontages along E. Nolte, S. Austin, E. Washington, and S. River St.

GENERAL LAND USE PLAN (GLUP):

The submitted GLUP is intended to ensure that goals and objectives of the Downtown Historic District are preserved and met. The proposed GLUP identifies a variety of allowed uses (retail, restaurant, bar, hotel, office, multi-family, town home dwelling units, and/or any combination thereof). The plan also identifies different areas/levels of the building that uses will be permitted.

Below are a few of the development requirements that are being proposed for this location. The intent of the standards and requirements listed is to establish development standards for all proposed uses and buildings that will be occupying space within this location. The standards included will maintain and protect the Downtown Historic District's look and encourage a mixture of uses and developments to stimulate pedestrian activity within the area.

Street level: Ground floors shall be designed for and accommodate active pedestrian friendly uses, such as the retail or restaurant, no apartments at street level.

Rooftop: Rooftop garden, bar, restaurant and/or other public assembly is encouraged.

Open court: is to be activated with pedestrian friendly uses, exterior retail/restaurant areas, patios, lounge areas, and/or any combination thereof.

Multi-family apartments: Not allowed at street level and are only permitted along East Washington St.

Town homes: Town home use is permitted only along E. Washington St.

Parking structure: Located mid-block to the south end of the property, south of the Nolte Building. The parking structure will be a maximum of 4 levels and may be a maximum of 55 feet in height. Facades facing the public right of way shall be designed with screening elements that are responsive to scale massing.

Access: Vehicular access drives are not permitted on East Nolte Street.

Setbacks: Buildings are to be built to the property line, with a few exceptions as noted within the GLUP.

Height: Maximum height 55 feet along property line. Massing above 55 feet will be set back 5' from the property line. Street level floor-to-floor height: shall be a minimum of 12 feet in height up to a maximum of 18 feet.

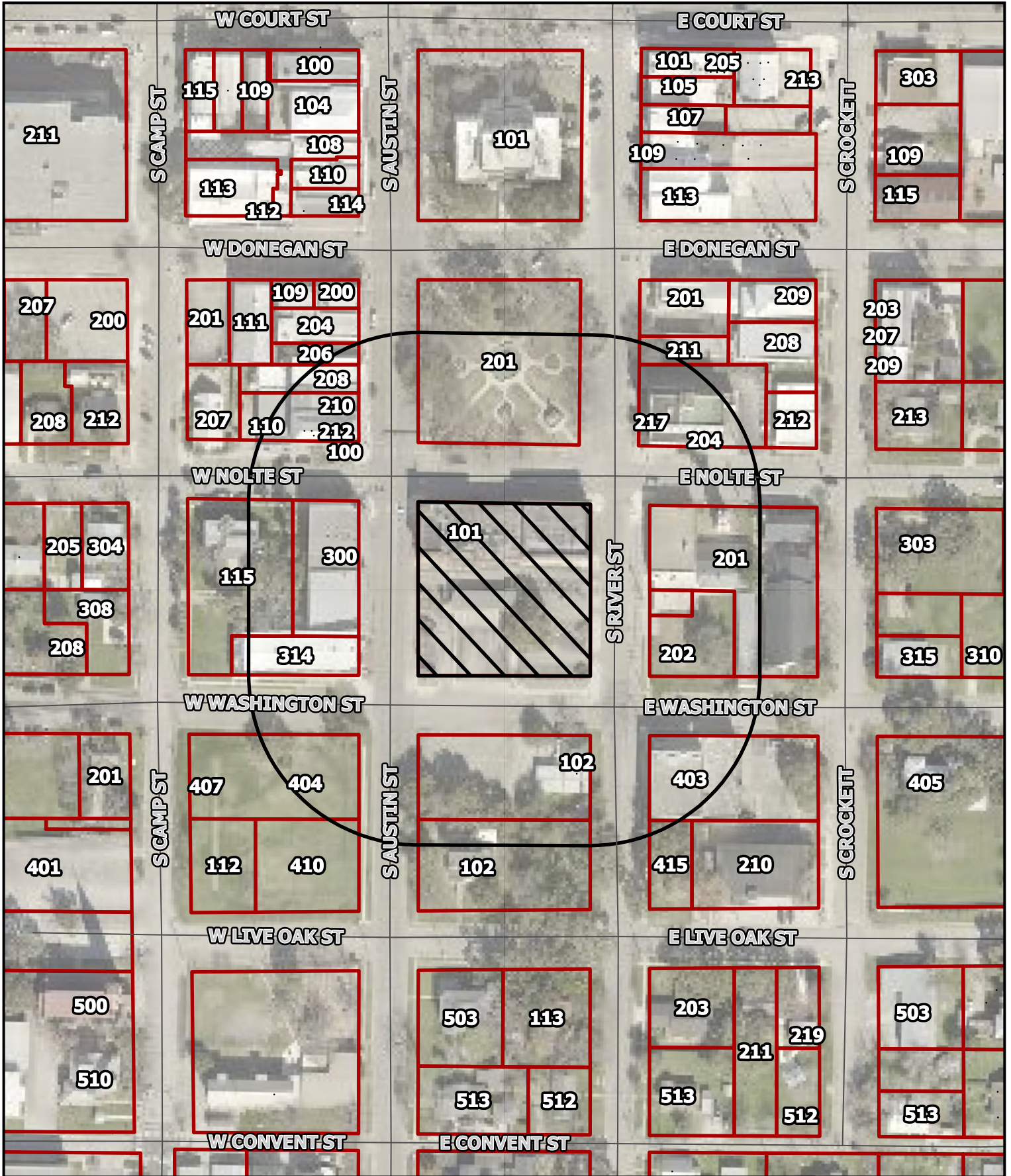
Corner Tower: Northeast corner of the site shall be allowed a max height of 75 feet from grade. Footprint of the tower will not exceed 30 feet frontage on E. Nolte St and S. River St.

Staff has reviewed the submitted GULP and is recommending minor modifications to the wording to ensure the development is reviewed and enforceable by all applicable departments. Clarity in the wording is critical to ensure that the development meets the goals and requirements of the GLUP.

Staff is recommending approval of the submitted GLUP, the proposed GLUP provides a mixture of uses that align with the goals and objectives of the Downtown Historic District, while accounting for the uniqueness of the Downtown Historic District by incorporating materials, themes, and preserving the building's historic character.

LOCATION MAP

ZC 11-24 & GLUP 04-24 101 E. Nolte St



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
 200' Buffer
 Parcel

1 inch = 150 feet

Printed: 7/10/2024

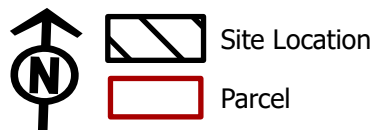
ZONING MAP

ZC 11-24 & GLUP 04-24 101 E. Nolte St



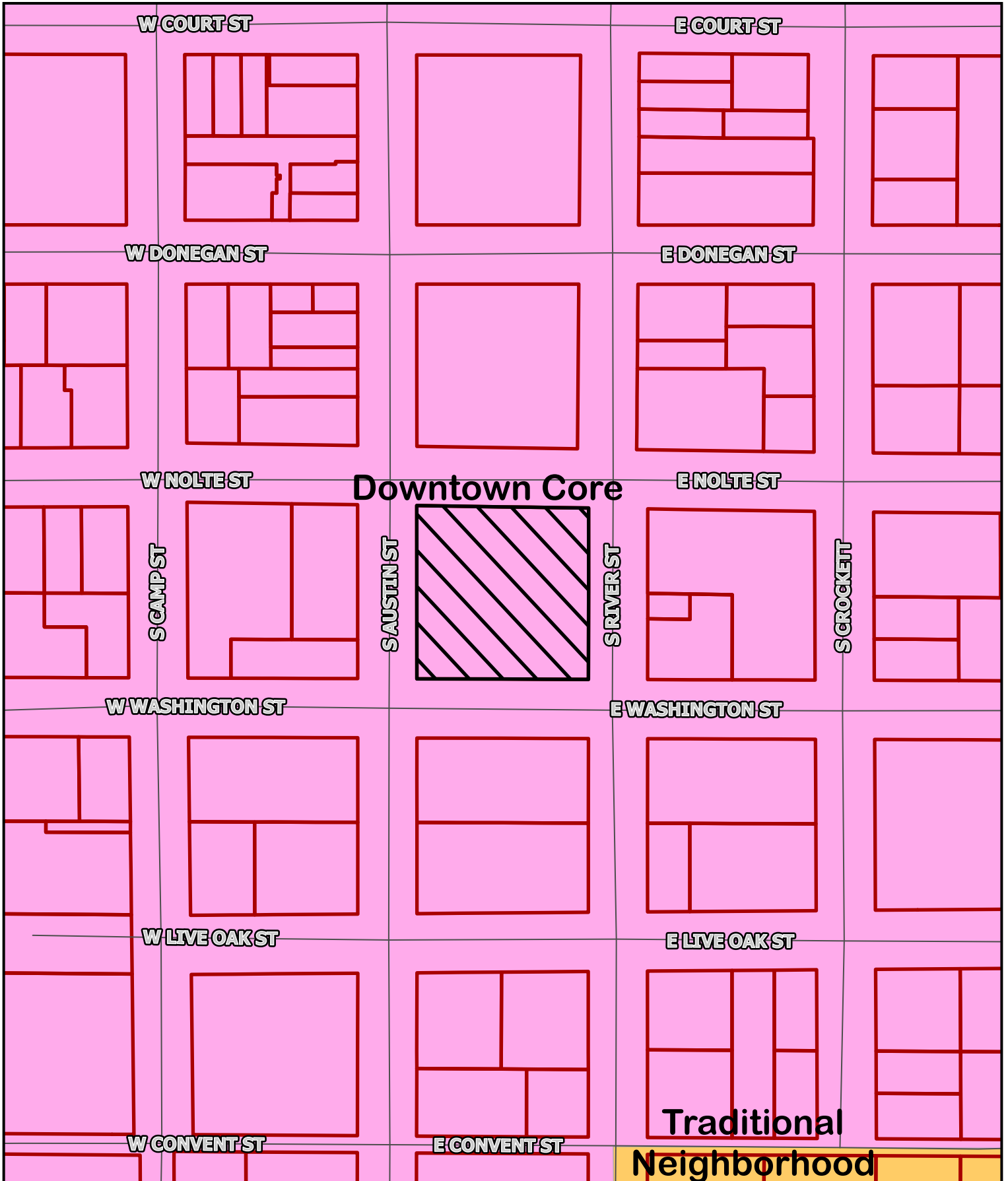
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|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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Site Location



Parcel

1 inch = 150 feet

Printed: 7/10/2024

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

ZC 11-24
101 E. Nolte St.
Property ID 27916



Name: STARCKE FURNITURE CO / HILMAR STARCKE

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

Reasons and/or comments _____
