



## Planning and Zoning Commission Report ZC 02-14

The following zoning change request was considered during a public hearing at the Planning & Zoning Commission meeting on March 11, 2014:

**ZONING CHANGE request from Single-Family Residential to Public for the property located at 619 E. Humphreys, East one-half of Lot 7, 0.1444 acres situated in Bauer Addition, Block 410 with Property ID 15830.**

Helena Schaefer presented the staff report explaining that the compatibility with the surrounding land use is consistent. According to the comprehensive plan the property is located in the historical city center district and contains pockets of non residential use such as churches and schools. Staff recommended approval of the request to change the zoning to Public.

*Carline Lehnhoff, applicant, was present to answer questions and discuss the proposed use of the property.*

*Mike Halmark, 410 Milltex Road, Councilmember for Cross Church, spoke regarding the proposed use of the property as well stating the Council has not quite made up their minds as to wanting a storage building or additional parking for the Church. The possibility of having both at some point was stated.*

There was no response when opened for a public hearing.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 9-0-0 to recommend to City Council to approve the zoning change request to Public.

### RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC – MOTION PASSED 9-0-0.

Dora Toungate  
Planning Assistant

ATTEST: Bill Couch  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

ZC 02-14  
619 E. Humphreys

**Applicant:**

Carline Lehnhoff-  
Cross Church  
814 N. Bauer  
Seguin, TX 78155

**Property Owner(s):**

Cross United Church  
Evangelical  
814 N. Bauer  
Seguin, TX 78155

**Property Address/Location:**

619 E. Humphreys

**Legal Description:**

East one-half of Lot: 7, Block:  
410, Addn: Bauer, Property ID  
#15830

**Lot Size/Project Area:**

Approx. 0.1444 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

Mailed Feb. 28, 2014

**Comments Received:**

None as of Mar 6, 2014

**Staff Review:**

Helena Schaefer  
GIS Analyst  
March 6, 2014

**Attachments:**

- Notification/Aerial Map
- Zoning Map
- Future Land Use Plan Map

**REQUEST:**

Zoning Change request from "R-1" to "Public".

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1	Vacant lot
<b>N of Property</b>	R-1	Residences
<b>S of Property</b>	R-1	Residences
<b>E of Property</b>	P	Church
<b>W of Property</b>	R-1	Residences

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Staff recommends approval of the zoning change from Single Family Residential (R-1) to Public.

**Planning Department Recommendation:**

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

## **PLANNING DEPARTMENT ANALYSIS**

### **CASE SUMMARY:**

The purpose of this request is to rezone the property to Public for use by the Cross United Church of Christ Evangelical and Reformed Church. The church will either build a storage shed or create more parking on this property. The existing housing structure has been demolished.

### **CODE REQUIREMENTS:**

According to the Seguin Zoning Ordinance, property in public use such as churches shall be zoned "Public". The code indicates that any building used for public uses are allowed and doesn't specify if the structure is defined as primary or accessory.

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

The area surrounding the property consists mainly of single family residences; the only exception being the property that the church currently resides on.

### **COMPREHENSIVE PLAN:**

The property is located within the "Historic City Center" District. This district is the historic residential backbone of the city and contains pockets of non-residential uses, such as churches and schools. This type of "public" use is consistent with the Future Land Use Plan and considered appropriate.

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

This property has not been identified as being of historic, cultural or environmental significance.

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

The property is accessible from E Humphreys St.

### **PARKING:**

None

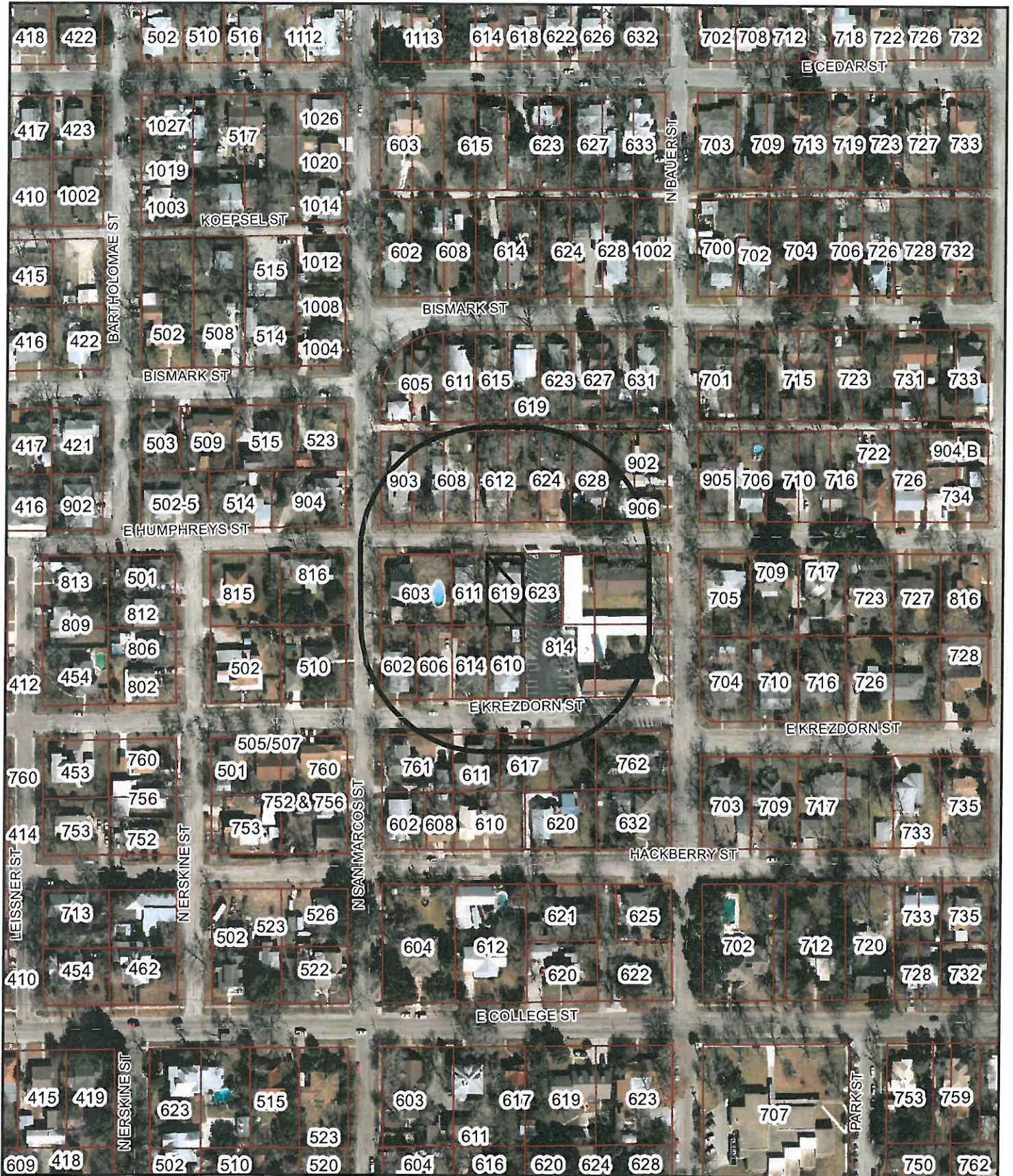
### **OTHER:**

All applicable permits shall be acquired with the building of storage in accordance with the City ordinances and regulations, and include adherence to "public" area requirements.



# LOCATION MAP

ZC 02-14: 619 E Humphreys 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' Notification Buffer



Lot Lines

1 inch = 200 feet

Printed: 2/19/2014



# ZONING MAP

## ZC 02-14: 619 E Humphreys St



O-P Office Professional  
R Retail  
C Commercial  
P Public

R-1 Single-Family Residential  
ZL Zero Lot Line  
MF-1, MF-2, MF-3 Multi-Family  
DP-1, DP-2 Duplex

MHP Manufactured Home Park  
MHS Manufactured Home Subdivision  
M-R Manufactured Home and Residential  
A-R Agricultural Ranch

PD Pre-Development  
M Mixed Use  
PUD Planned Unit Development  
LI Light Industrial  
I Industrial

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Site Location



Lot Lines

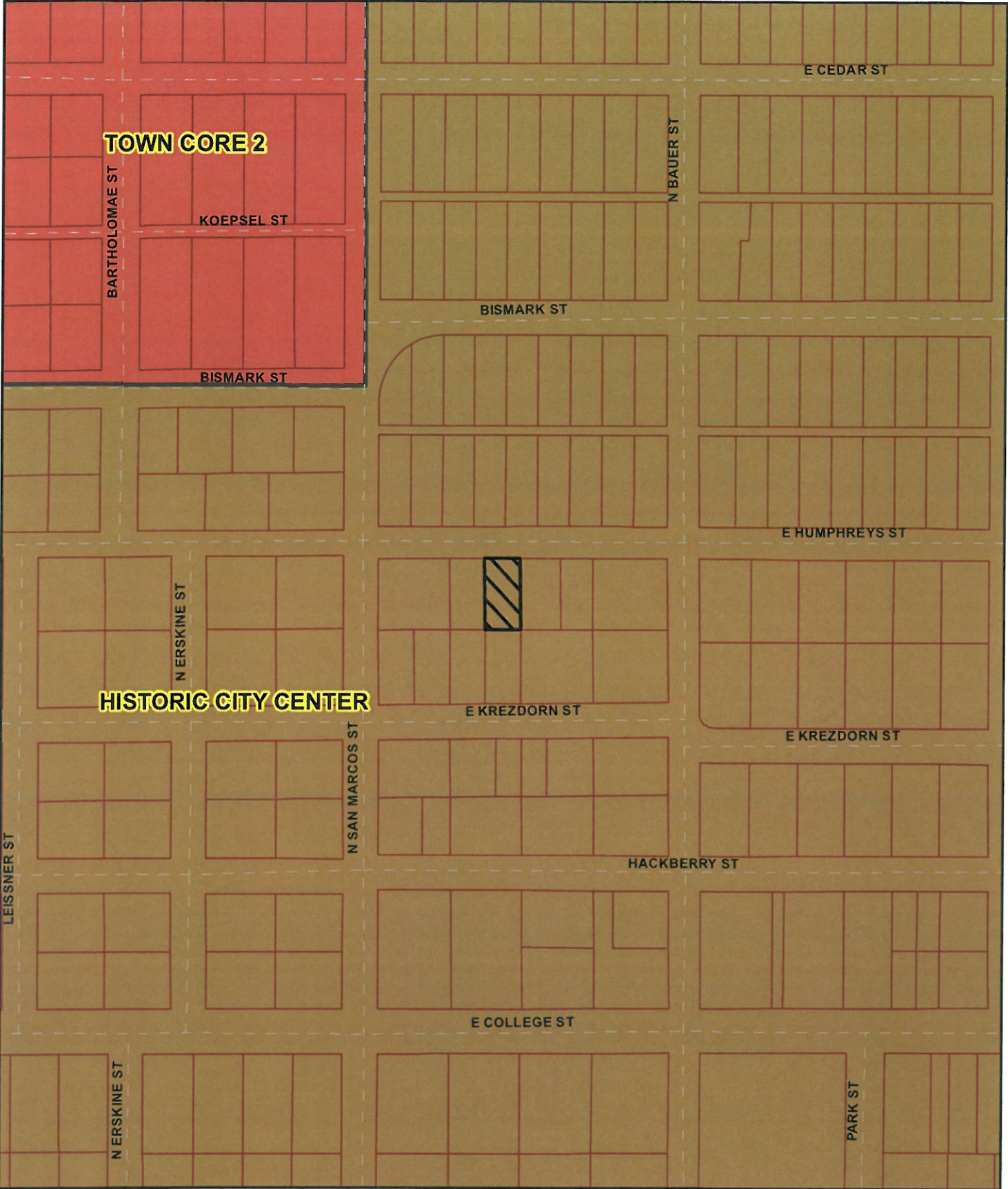
1 inch = 200 feet

Printed: 2/19/2014






FUTURE LAND USE MAP

ZC 02-14:619 E Humphreys St



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**Site Location**


**Lot Lines**

1 inch = 200 feet  
Printed: 2/19/2014

zC 02 - 14

CITY OF SEGUIN  
ZONING CHANGE APPLICATION

State law requires that a zoning change application must be reviewed by City staff, the Planning Commission and City Council and that certain public notices be mailed and posted. This process generally takes 6 - 8 weeks. Acceptance of this application is not approval of the zoning change.

CROSS CHURCH - Carlene A. Ahlhoff 7/4/14  
Signature of Applicant Date

Applicant(s) CROSS CHURCH  
Applicant's Mailing Address 814 N. BAUER  
SEGUIN, TX 78155  
Applicant's Phone 830-379-4312  
Property Owner(s) of Record CROSS CHURCH

Owner's Mailing Address (If different from applicant) \_\_\_\_\_

Address or General Location of Property 619 E. HUMPHREYS

Legal Description (If platted, respond here; if not platted, use attachment as noted below) \_\_\_\_\_

**East one-half of Lot No. 7 in Block 14, NCB 410,  
Bauer Subdivision of Original Farm Block No. 3 of Seguin, Texas**

Property Size \_\_\_\_\_ Acres and/or \_\_\_\_\_

Floodplain ☐ Yes ☒ No

Floodway ☐ Yes ☒ No

Existing Land Use B-1 (Vacant - House Demolished)

Proposed Land Use Public - Storage for Church

Existing Zoning Designation B-1

Proposed Zoning Designation Public

Reasons for, or explanation of, requested zoning change \_\_\_\_\_  
Rent house was demolished. Property  
is adjacent to the church property and  
should be zoned as church property.

Has a previous zoning change request for the same classification  
on the same property been considered within the last 12 months?

☐ Yes ☒ No

Attached are the following:

- (1) \$250.00 Application Fee (Non-Refundable).
- (2) If not platted, a metes and bounds legal description of the  
subject property. If the zoning change involves more than  
one proposed designation, include a separate metes and bounds  
description for each different portion.
- (3) Agent's Affidavit (If applicable).

**PLANNING DEPARTMENT'S USE ONLY**

Accepted by \_\_\_\_\_ Date \_\_\_\_\_ ZC \_\_\_\_\_ - \_\_\_\_\_

Public Hearing Date \_\_\_\_\_

Date Notices Mailed \_\_\_\_\_

Zoning Commission Recommendation \_\_\_\_\_

Vote \_\_\_\_\_

Date Forwarded to City Attorney \_\_\_\_\_

Date Forwarded to City Secretary \_\_\_\_\_

Date of City Council Consideration \_\_\_\_\_

Date Notices Mailed \_\_\_\_\_

City Council Action \_\_\_\_\_

Ordinance Number \_\_\_\_\_ Date of Ordinance \_\_\_\_\_



C. Bruns : Qrg Block 6.

8	112	112	112	60	113.04	113.04	113.04	113.04	60	113.04	113.04	113.04	113.04
8	7	6	5		8	7	6	5		8	7	6	5
	XIV					XV					XIV		
1	2	3	4		1	2	3	4		1	2	3	4

Krezdorn Str.

1	2	3	4	Base	1	2	3	4	5	Stack	1	2	3	4
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Zorn-Stir

1	2	3	4	5
112.5			112.5	

1	2	3	4	5
112.04	112.04	112.04	112.04	

1	2	3	4	5
113.04	113.04	113.08	113.04	

College Ave

8	7	6	5
1	2	3	4

60

103.4	103.4	103.4
6	5	4
1	2	3

60

103.4	103.4	103.4
6	5	4
1	2	3

May 5 Str

1	2	3	4	88	88	88	102%	102%	102%	102%
1	2	3	4	6	5	4	6	5	4	6
1	2	3	4	II	III	III	1	2	3	4
112%	112%	112%	112%	1	2	3	102%	102%	102%	102%

Wm Baver Subdivision of Original Farm Block 3,  
Seguin, Texas.

Surveyed May 16-18, 1910 A. Conrade, Surveyor.

The State of Texas.()

County of Guadalupe.() Know all men by these presents that I, Wm Bauer of Guadalupe County, State of Texas, do hereby dedicate to the public the streets and alleys, named, marked and designated on the above and foregoing plat to be known as Bauer Addition to the town of Seguin and being a subdivision of Block No Three of the Farming or Twelve Acre lots of the town of Seguin.

Witness my signature this the 7th day of June 1910.

Wm Bauer.

The State of Texas.()

County of Guadalupe.() Before me, Lizzie Koether, a notary public in and for Guadalupe County Texas, on this day personally appeared Wm Bauer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this June 7th 1910.

(SEAL)

Lizzie Kiether

Notary Public Guadalupe County Texas.

Filed for Record at 3 O'clock P:m. June the 7th A.D. 1910.

Recorded at 3 O'clock P.M. June the 16th A.D. 1901.

S. W. Dibrill  
Clerk County Court Guadalupe County Texas.

The State of Texas,  
County of Guadalupe. I KNOW ALL MEN BY THESE PRESENTS: That I, Wm. Bauer of the County of Guadalupe State of Texas for and in consideration of the sum of Six Hundred (\$600.00) Dollars to me in hand paid, by J.F. Boring in cash the receipt of which is hereby acknowledged have GRANTED SOLD AND CONVEYED, and by these presents do Grant Sell and Convey, unto the said J.F. Boring of the County of Guadalupe State of Texas, all that certain lot and parcel of land situated in the city of Seguin in Guadalupe County, Texas, known and designated as Lot No. Seven (7) in Block No. fourteen (14) of the Bauer Subdivision of Original Farm Block No. three in said city of Seguin as shown by plat of same recorded in Guadalupe County deed record book 34 page 440 which is here referred to and made a part hereof for further description. Said lot fronts north on Humphreys Street a distance of 112½ feet and runs south between parallel lines a distance of 116.9 feet. As a part of the consideration for this conveyance it is agreed that the said J.F. Boring, nor his heirs or assigns shall at any time, sell or lease said property to any person of the African or Mexican race and that no dwelling shall be erected on said property that has a value of less than one thousand dollars. A breach of any of these covenants shall cause said land to revert to the grantor hereof. TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J.F. Boring and his heirs and assigns forever; and I do hereby bind myself and my heirs executors and administrators to Warrant and Forever Defend all and singular the said premises unto the said J.F. Boring and his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand at Seguin, Texas, this 2nd day of September A.D. 1919.

(\$1.00 U.S. Int. Revenue Stamps Can. Wm. Bauer.

The State of Texas,  
County of Guadalupe. Before me the undersigned authority in and for Guadalupe County, Texas, on this day personally appeared Wm. Bauer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of September A.D. 1919.

(SEAL) Alvin P. Mueller Notary Public Guadalupe County, Texas.

Filed for record this the 3rd day of September A.D. 1919 at 5 o'clock P. M.

Recorded this the 4th day of September A.D. 1919 at 5:45 o'clock P. M.

*Alvin P. Mueller*  
County Clerk, Guadalupe County, Texas.