



Planning and Zoning Commission Report ZC 10-15

The following request was considered in conjunction with Zoning Change 10-15 during a public hearing at the Planning & Zoning Commission meeting on July 14, 2015:

ZONING CHANGE request from Mixed and Pre-Development to Commercial, Manufactured-Residential, Neighborhood Commercial, Public and Single-Family Residential for the following properties in the UDC Rezoning Group 2A: 34119, 56739, 56763, 56764, 56790, 56791, 56813, 56822, 56828, 56829, 56859, 56869, 56883, 56884, 56885, 56892, 56905, 56918, 56923, 56932, 56933, 56935, 56937, 56953, 56959, 56960, 57007, 57026, 57057, 57088, 57091, 57102, 57107, 57113, 57130, 57136, 57158, 57196, 57203, and 57257

Helena Schaefer presented the staff report. Prior to specific zoning, staff gave a presentation about the former Mixed zoning classification, non-conformities, and "spot zoning". The Commissioners asked questions about the use of residential structures in neighborhood commercial and working with the current property owners on the rezoning.

Public notifications were mailed to 103 property owners on July 3, 2015. One phone call was received in favor of the proposed zoning changes.

There being no further questions 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 10-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Commercial, Manufactured-Residential, Neighborhood Commercial, Public, and Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL, MANUFACTURED-RESIDENTIAL,
NEIGHBORHOOD COMMERCIAL, PUBLIC, AND SINGLE-FAMILY RESIDENTIAL—
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 10-15
UDC Rezoning for Pre-development
Group 2A

Applicant:

City of Seguin

Property Owner(s):

See attached list of property ownership.

Property Address/Location:

Group 2A is an area between Stockdale Hwy and Sutherland Springs Rd where properties were zoned M or PD in 1993 as a result of the 1992 annexation.

Legal Description:

See Attached Prop. ID List

Lot Size/Project Area:

26.48 acres

Future Land Use Plan:

Riverside, Core Approach, and Central Township

Notifications:

Mailed July 3, 2015

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
July 8, 2015

Attachments:

- Group 2A Map (w/ Proposed Zoning)
- 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, PD	Various land uses including residential, commercial, and vacant.	
N of Property	R-1, C	Residential and Commercial	
S of Property	R-1, C	Residential and Commercial	
E of Property	R-1, C	Residential, Dollar General, Pic-N-Pac	
W of Property	R-1, C, A-R, P, M-R	Residential, Vacant properties	

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 42 parcels in Group 2A were all zoned as Mixed with just one parcel that was zoned as Pre-development.

Staff has evaluated the parcels in Group 2A 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 2A 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 2A. There are 42 parcels in this group and are located between Stockdale Hwy and Sutherland Springs Rd. There is also a parcel located on Guadalupe River Dr. and was zoned as Pre-development.

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 42 parcels have not been rezoned since the zoning was assigned during the 1992 annexation process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 2A are bounded between Stockdale Hwy and Sutherland Springs Rd. The majority of the properties are residential in nature with a few being commercial. The recommended zoning reflects the surrounding uses or creates buffers between residential and commercial.

COMPREHENSIVE PLAN:

The properties are within the Riverside, Core Approach, and Central Township Districts. Two of these districts, Riverside and Central Township, emphasize residential uses, while the Core Approach district focuses on more commercial uses. The properties that front Stockdale Hwy and fall in the Core Approach district are proposed as Neighborhood Commercial.

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):

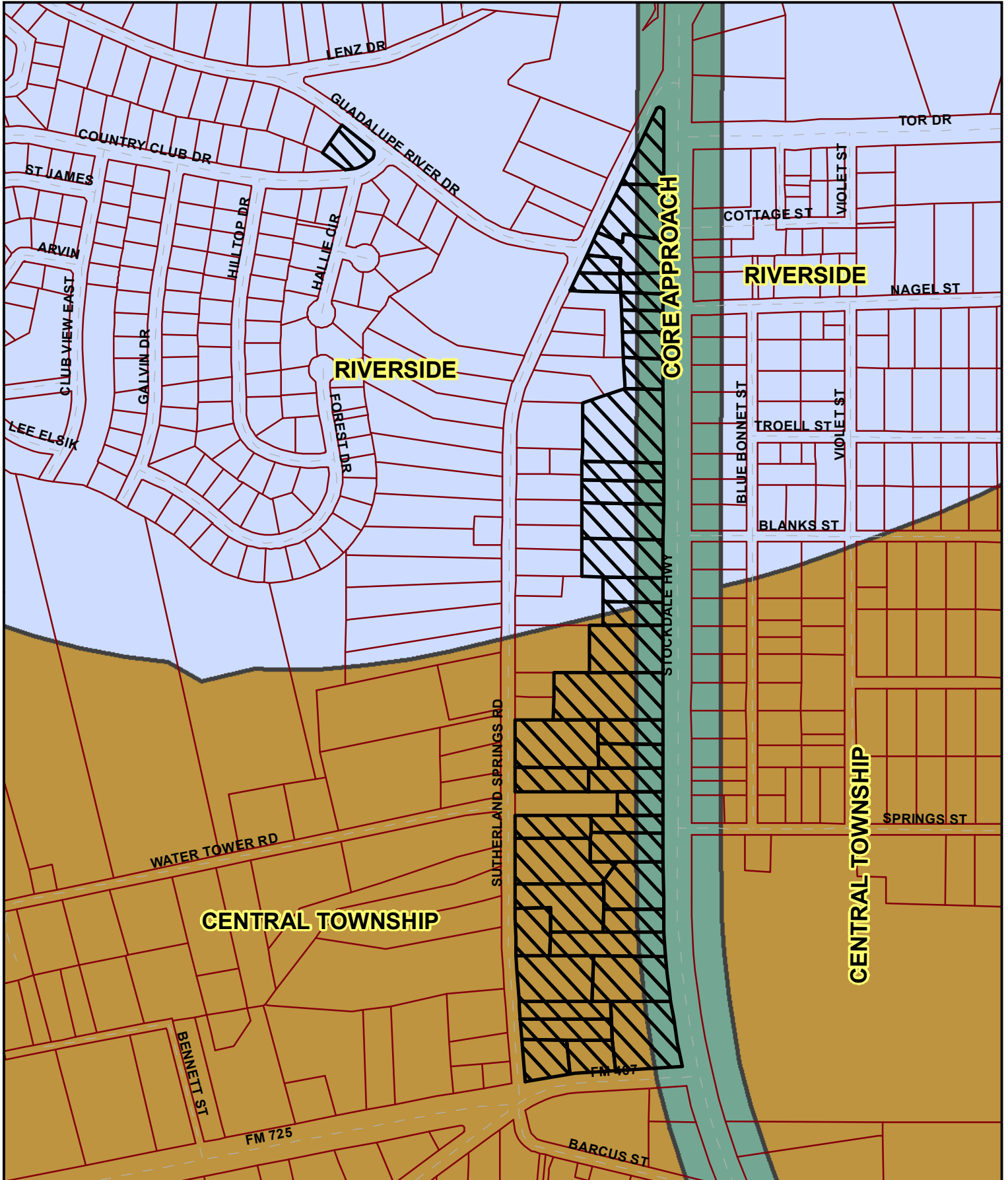
The properties in Group 2A are located along Stockdale Hwy, Sutherland Springs Rd, FM 725, and Guadalupe River Drive.

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.



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



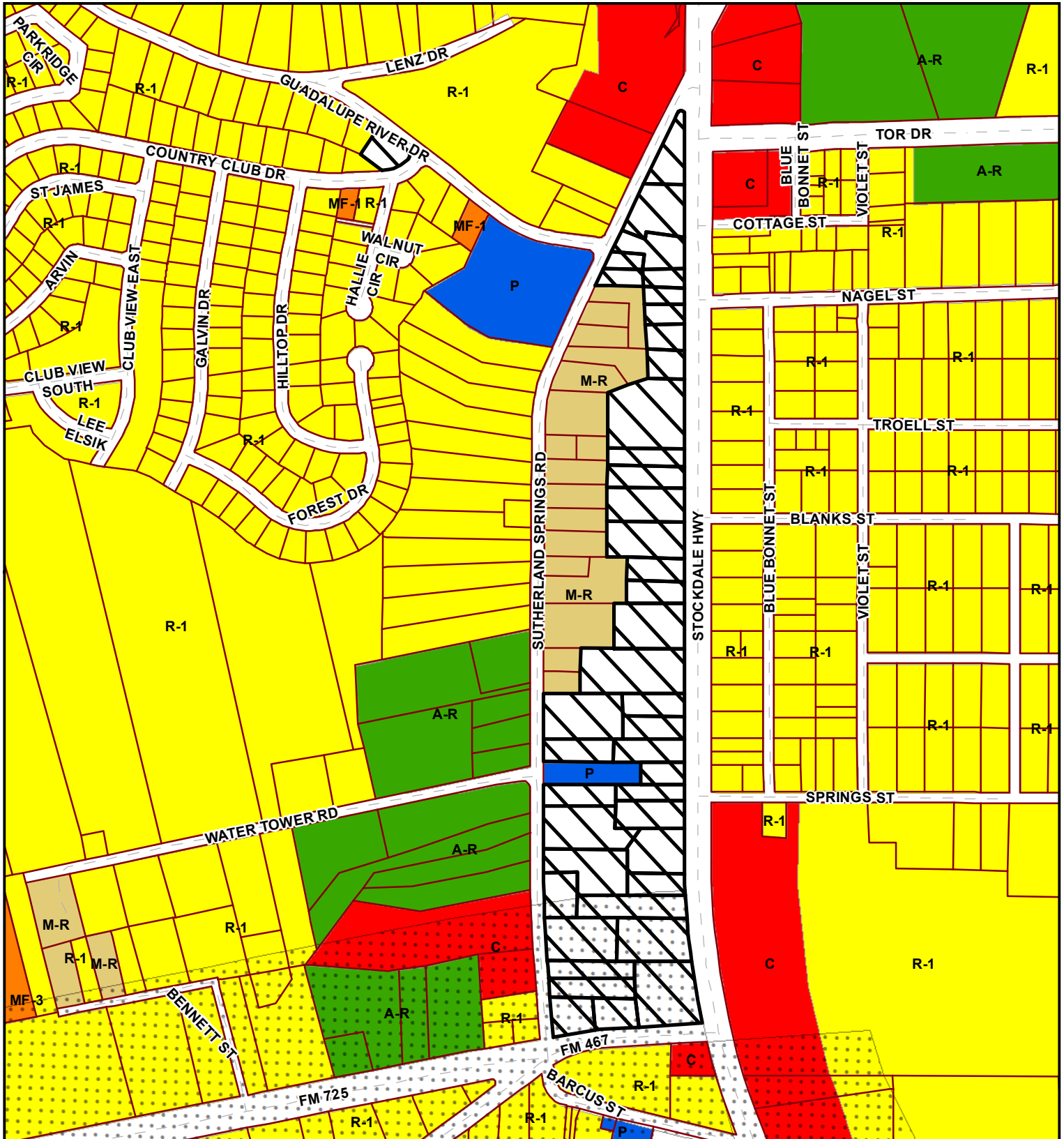
Lot Lines

1 inch = 450 feet

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ZONING MAP

ZC 10-15: UDC Rezoning Group 2A



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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Site Location



Lot Lines

1 inch = 500 feet

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