Planning and Zoning Commission Report
ZC 23-15

The following request was considered in conjunction with Zoning Change 23-15 during a public hearing at the Planning & Zoning Commission meeting on September 9, 2015:

ZONING CHANGE request from Mixed and Pre-Development to Commercial, Duplex-2, Multi-Family 1, Multi-Family 2, Manufactured Home Park, Public, and Single-Family Residential for the following properties in the UDC Rezoning Group 4B: 44604, 44605, 44606, 44607, 44608, 44609, 44610, 44611, 44612, 44613, 44614, 44615, 44616, 44617, 44618, 44619, 46240, 46241, 46242, 46243, 46244, 46259, 46260, 46262, 46263, 46266, 46267, 46268, 46269, 46270, 46272, 46273, 46274, 46275, 46276, 46277 46278, 46279, 46280, 46281, 46284, 46285, 46286, 46290, 46291, 46292, 46293, 51101, 51103, 51104, 51106, 51168, 51169, 51194, 51195, 51273, 51318, 51446, 51525

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the "Mixed" zoning district in the old zoning ordinance and the use in areas where there are varied uses. Group 4B is an area of varied residential uses, single, multi-family, and duplexes due to its close proximity to Texas Lutheran University. This group also includes the new park, Park West and the TxDOT hike and bike trail. Staff explained the logic behind the rezoning of the 58 parcels, using the Comprehensive Plan and existing land uses. There were a number of parcels that were split by zoning and staff proposed to zone the remainder of the properties as the existing zoning. Staff also explained that there is a private family cemetery located on Prexy Dr. The property owner requested that the property not be zoned "public" as it has a connotation of being opened to anyone. Staff proposed the cemetery to be zoned as Single-Family Residential and create a legal non-conforming use. The property is highly unlikely to be redeveloped. It was also noted that Group 4B originally consisted of 59 properties, but one property owner requested that his property be withdrawn from consideration. He was unable to attend the open house. Staff explained that if he would have attended the open house, he would have proposed "DP-2" for his property; he is proposing to build duplexes on the vacant lot.

Public notifications were mailed to 157 property owners on August 28, 2015. One phone call was received; they wanted more information and provided no opinion on 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 23-15, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request to Commercial, Duplex-2, Multi-Family 1, Multi-Family 2, Manufactured Home Park, Public and Single-Family Residential.

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL, DUPLEX-2, MULTI-FAMILY 1, MULTI-FAMILY 2, MANUFACTURED HOME PARK, PUBLIC AND SINGLE-FAMILY RESIDENTIAL– MOTION PASSED 9-0-0

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes

City of Seguin

Planning/Codes Department
Staff Report

ZC 23-15
UDC Rezoning for Pre-development Group 4B

Applicant:
City of Seguin

Property Owner(s):
See attached list of property ownership.

Property Address/Location:
Group 4B is an area along San Antonio Ave, N Vaughan, Vickers, Prexy, and W Court where properties were zoned PD or M in 1989.

Legal Description:
See Attached Prop. Owner ID List

Lot Size/Project Area:
74.20 acres

Future Land Use Plan:
University and Historic City Center

Notifications:
Mailed August 28, 2015
Newspaper August 23, 2105

Comments Received:
Update at P&Z meeting

Staff Review:
Helena Schaefer
GIS Analyst
Sept. 4, 2015

Attachments:
- Group 4B 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	
Subject Property	PD and M	Various land uses including residential (single and multi-family), commercial, public, and vacant.	**SEE ATTACHED MAPS**
N of Property	R-1, C	Residential, Vacant	
S of Property	C, MF-1	Commercial, Apartments	
E of Property	R-1	Residential	
W of Property	P, R-1	Residential, Texas Lutheran University	

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 58 parcels in Group 4B were zoned as Mixed and Pre-development. There was originally 59 parcels in this group. One property owner has requested that their property be withdrawn to pursue their own zoning change.

Staff has evaluated the parcels in Group 4B 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 4B 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 4A. There are 58 parcels in this group and are located along San Antonio, N Vaughan, Vickers, Prexy, and W Court St.

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 59 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 4B are fronted or accessed along San Antonio Ave, N Vaughan Ave, Vickers Ave, Prexy Dr, and W Court St. For most of these properties, the proposed zoning is a reflection of the existing use. There are some properties split by the zoning (along W Court St – Nash Car dealership). For those public-owned properties, they are proposed for "Public" as these are scattered through the city. As well, TLU is located in this area and most of the uses reflect the residential need for the school.

COMPREHENSIVE PLAN:
The properties are within the Historic City Center and University Districts. These two districts emphasize residential uses, especially the University District.

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.

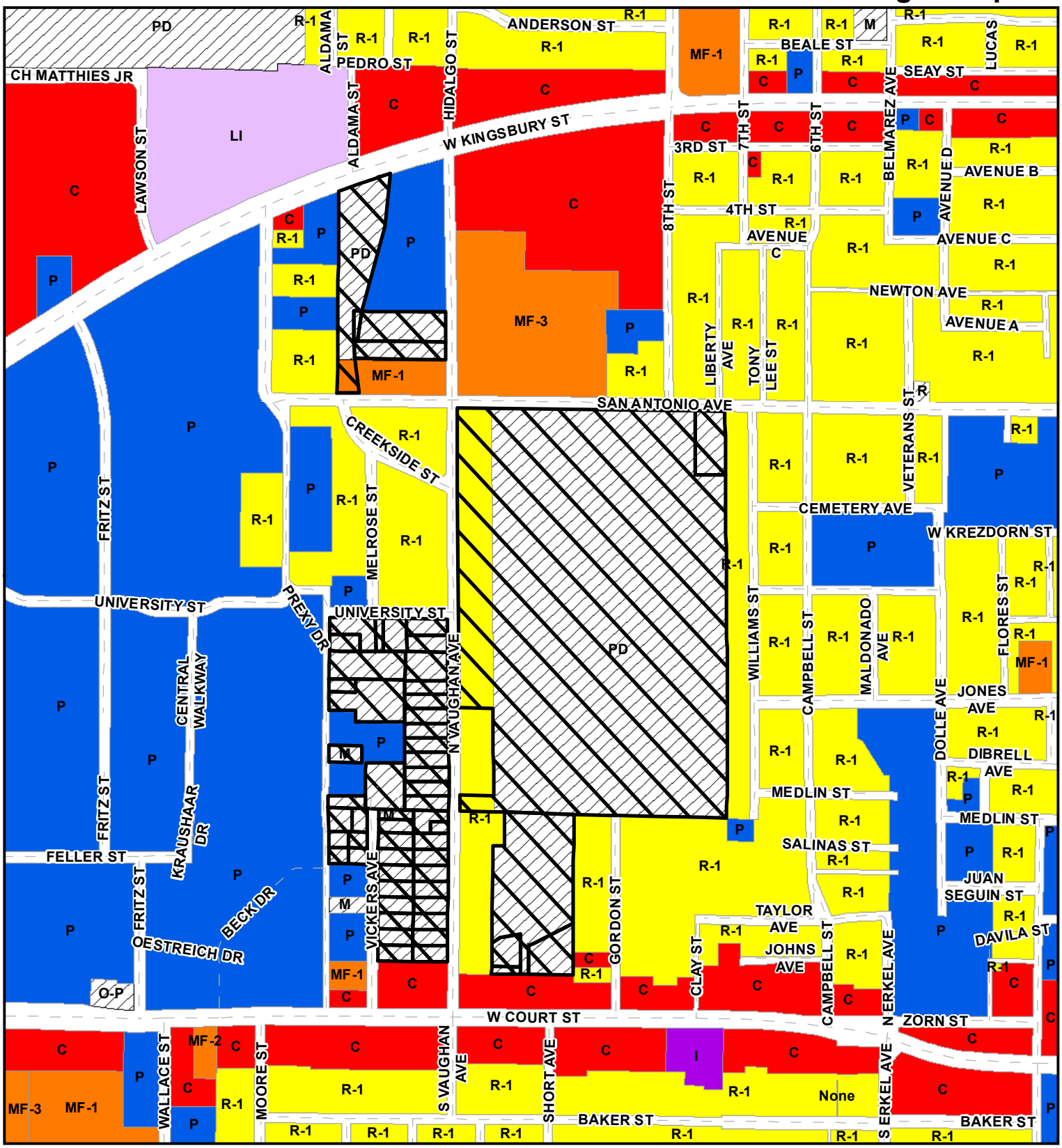
TRAFFIC (STREET FRONTAGE & ACCESS):
The properties in Group 4B are located along San Antonio Ave, N Vaughan Ave, Vickers Ave, Prexy Dr, and W Court St.

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.

ZONING MAP

ZC 23-15: UDC Rezoning Group 4B



A-R Agricultural Ranch
R-R Rural Residential
S-R Suburban Residential
R-1 Single Family Residential
ZL Zero Lot Lines
DP-1,2 Duplex
MF-1,2,3 Multi-Family
M-R Manufactured Residential
MHP Manufactured Home Park
NC Neighborhood Commercial
C Commercial
LI Light Industrial
I Industrial
P Public
PUD Planned Unit Development

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.

N

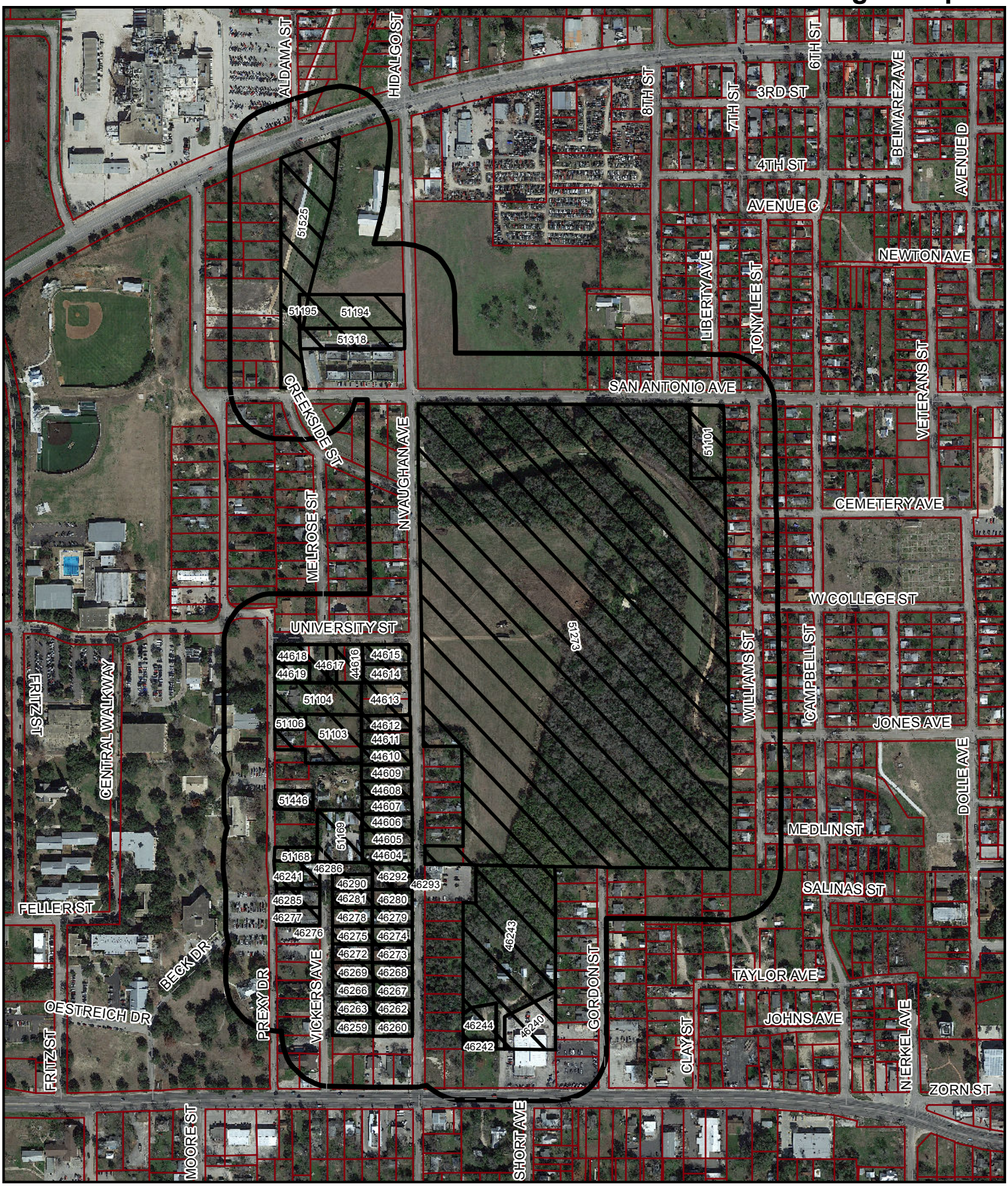
Site Location

1 inch = 600 feet

Printed: 9/3/2015

LOCATION MAP

ZC 23-15: UDC Rezoning Group 4B



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Site Location

200' Notification Buffer

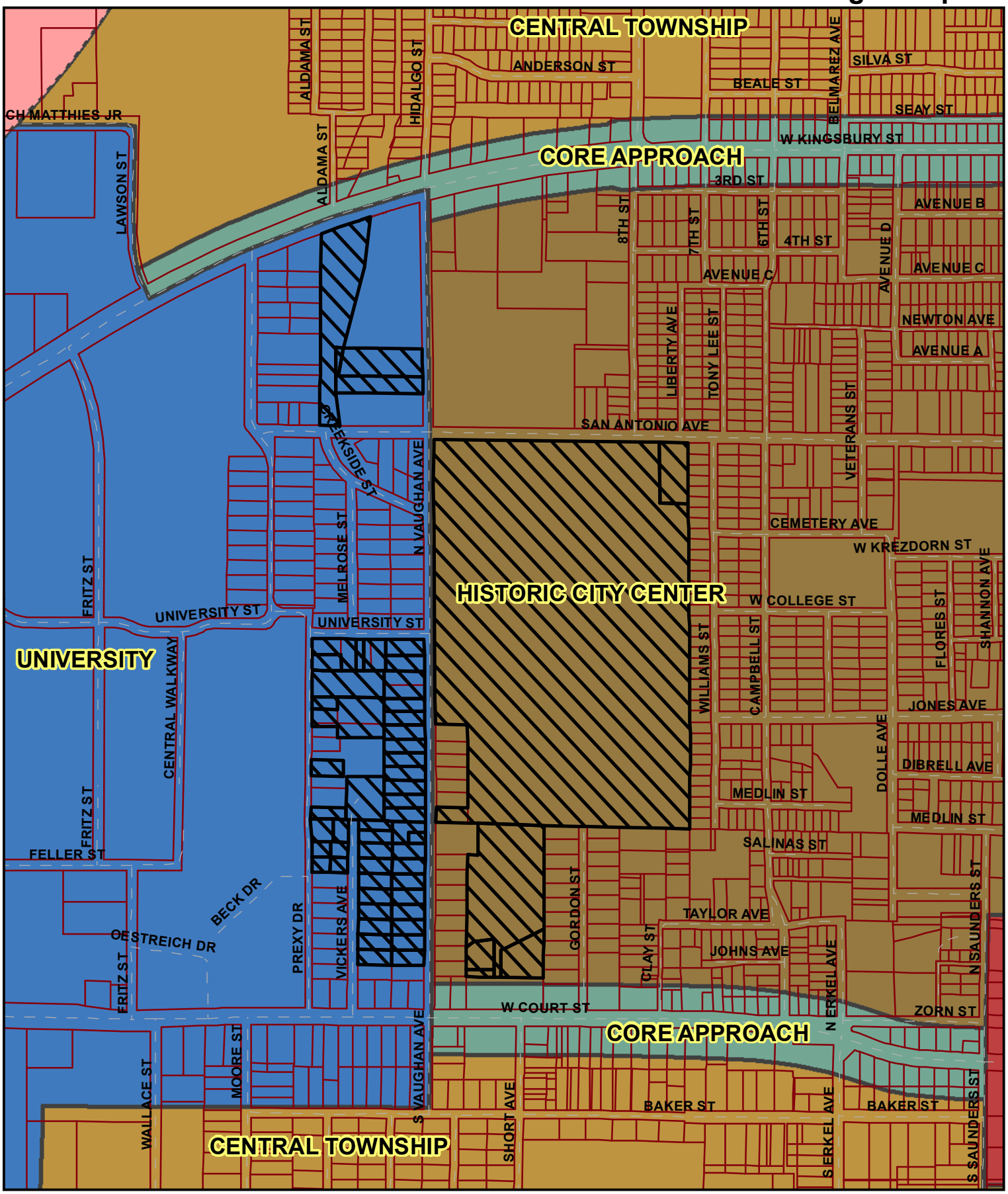
Lot Lines

1 inch = 500 feet

Printed: 9/3/2015

FUTURE LAND USE MAP

ZC 23-15: UDC Rezoning Group 4B



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Site Location

Lot Lines

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