



PLANNING & CODES

ZC 03-24 Staff Report
216 E College Street
P to NC

Applicant:

Jason Howell
562 S. Hwy 123 Bypass,
#271
Seguin Texas, 78155

Property Owner:

Jason Howell

Property Address/Location:

216 E College Street
Seguin, TX 78155

Legal Description:

LOT: ALL BLK: 240 ADDN:
COLLEGE HEIGHTS
Property ID: 22695

Lot Size/Project Area:

4.0020 Ac.

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: 03/28/2024
Newspaper: 03/24/2024

Comments Received:

None to date

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	School (not in use)
N of Property	R-1	Single family residence
S of Property	R-1	Single family residence
E of Property	R-1	Single family residence/commercial (washateria)
W of Property	C	Funeral home/single family residences

SUMMARY OF STAFF ANALYSIS:

The property, located at 216 E college has been zoned Public (P) since the initial zoning of 1989. This property had the use of a school, Mary B. Erskine Middle School. The current owner wishes to change the zoning to neighborhood commercial for the growth of commercial spaces. At the time of this report no specific use was given. Any potential uses permitted by NC zoning would be allowed if the zoning change is approved.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – consistent, the future land use plan is Downtown Core and is highly supportive of Neighborhood Commercial (NC) zoning.

Compatible with existing and permitted uses of surrounding property – The property is adjacent to single family residential lots to the north, east and south as well as commercially zoned lots to the west across River Street. A rezone to Neighborhood Commercial would act as a transition from the single-family residential lots to the commercial lots also adjacent to the property.

Adverse impact on surrounding properties or natural environment – There is potential for increase of traffic in the surrounding area. This would depend on the scale of development that could happen if a change to Neighborhood Commercial is approved.

Proposed zoning follows a logical and orderly pattern – This zoning change request does follow a logical pattern, as the zoning of neighborhood commercial acts as a transition zoning from R-1 directly east to commercial directly west.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site has its original zoning designation of Public (P) from the initial city zoning in 1989. The site was originally Mary B. Erskine Middel School, which the old school building remains. It is situated on 4.002 acres of land mostly surrounded by single family residences, and a funeral home, Goetz, to the west across River Street.

CODE REQUIREMENTS:

The applicant wishes to rezone this lot to expand potential Neighborhood Commercial uses. Public zoning does not allow for commercial uses per section 3.4.3. land use matrix of Seguin's Unified Development Code. Intensities in the zoning type range from office and retail space to event facilities, and mixed use (1st floor commercial with 2nd floor and above residential). If a zone change to Neighborhood Commercial is approved for this location, a commercial site plan and all required permits will be needed for any new development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is surrounded by single family residential lots to the north, east and south, as well as commercial lots to the west. Neighborhood Commercial zoning is appropriate in residential areas if it contributes to district walkability and vehicle circulation. This zoning type also acts as a transition zoning from R-1 single family residential to straight Commercial (C) zoning.

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

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

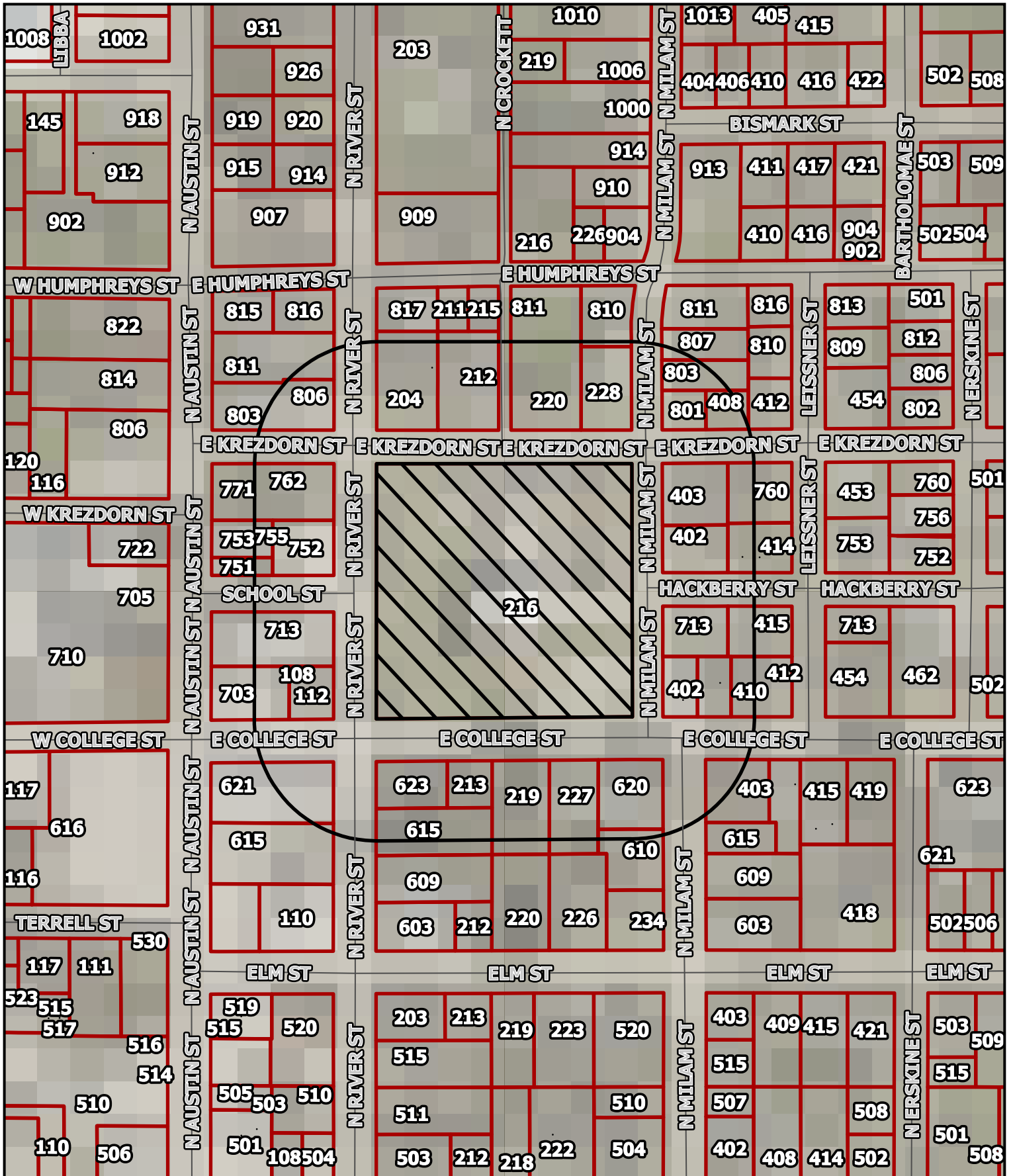
The property is in the Downtown Core use district of the Comprehensive Plan. This plan does strongly recommend Neighborhood commercial zoning if the tract is consistent with the scale and form of other downtown tracts. The intent of this district is to promote a more pedestrian oriented development that encourages density, walkability, and strong fiscal performance.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on E Krezdorn, N Milam, N River, and E College, all city streets. The property has entrances on both N Milam and E Krezdorn Streets.

LOCATION MAP

ZC 03-24 216 E College St.



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1 inch = 208 feet

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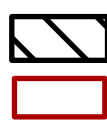
ZONING MAP

03-24 216 E College St.



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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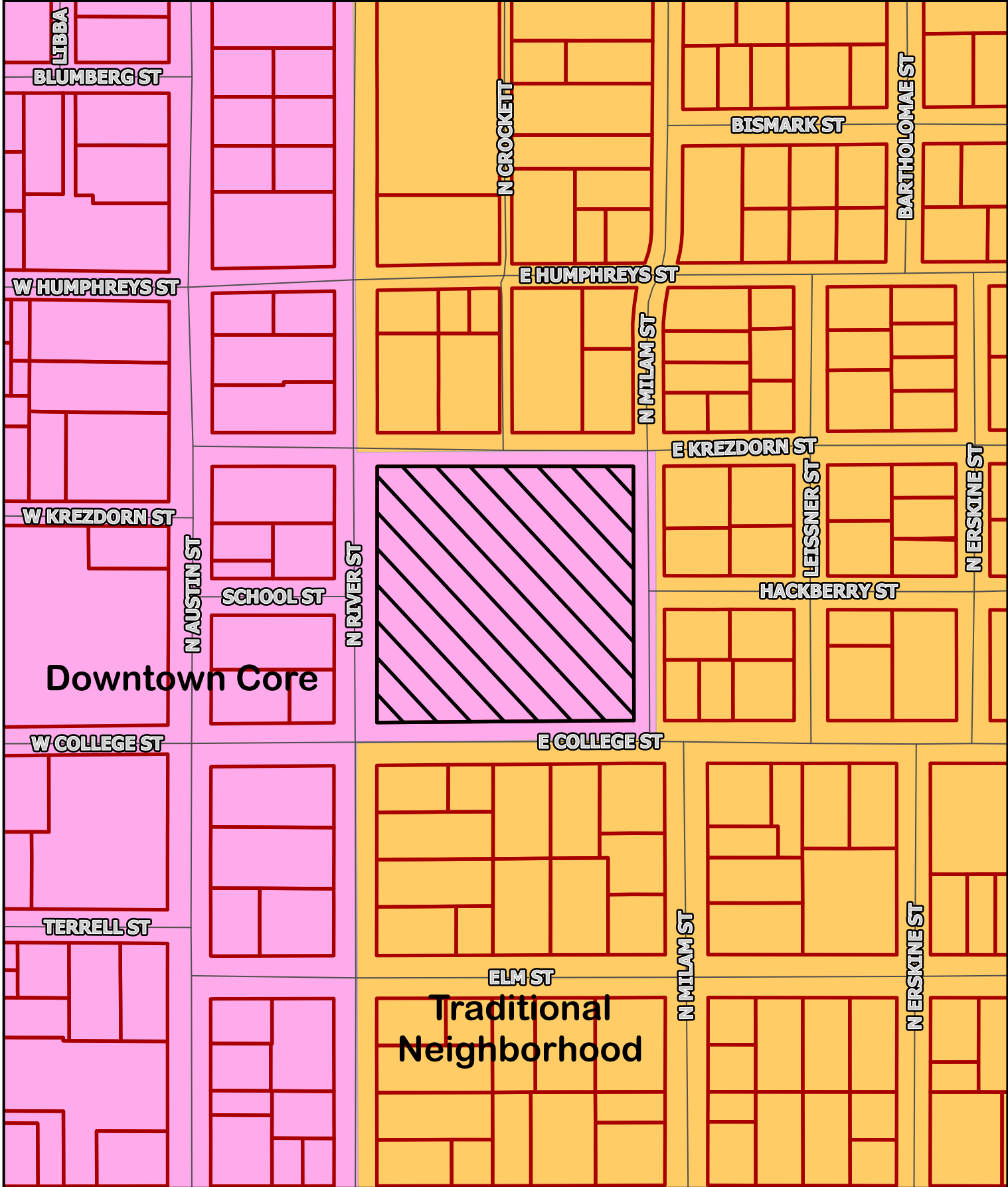


Site Location

Parcel

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