



## PLANNING & CODES

### **Planning and Zoning Commission Report ZC 13-18**

A request for Zoning Change 13-18 was considered during a public hearing at the Planning & Zoning Commission meeting on July 10, 2018:

#### **ZONING CHANGE TO PUBLIC (P) FOR PROPERTIES LOCATED AT 524 MEDLIN AND 530 MEDLIN, PROPERTY ID NUMBERS 46349 AND 46350.**

Helena Schaefer presented the staff report. She stated that the City is requesting a zoning change for the properties purchased at 524 and 530 Medlin. The Police Department is in great need for additional parking at the headquarters. To construct a parking lot for the Police Department, the property needs to be rezoned to Public.

She said the two properties, approximately .23 acres are currently zoned Single-Family Residential, 530 Medlin is a vacant lot and 524 Medlin had a residential structure which the City demolished once it purchased the property. Ms. Schaefer gave a brief overview of the surrounding properties. She explained that directly east is 520 Medlin which was purchased by the City in 2016 with the intent that this property be used for the parking lot.

Regarding the comprehensive plan, public is an appropriate use in all Future land use district. In this case, these properties fall in to the Historic City Center district. This district helps to regulate in-fill development for compatibility with existing characteristics and forms.

Although the city-owns property in which the Police Department Headquarters is located is rather large, it is not possible to place more parking onto the property. She explained the elevation of the back portion of the property would make it unfeasible to construct another parking lot; the elevation drops 15 feet. In addition, the Walnut Springs hike and bike trail runs through the property and occupies the area where a parking lot extension could possibly go.

Public notifications were mailed on June 29, 2018. No comments were received.

She stated staff recommended approval of the zoning change from Single Family Residential (R-1) to Public (P). In addition, all development standards must be adhered to with the development of this parking lot, to include, but not limited to screening/buffering from the residential area, drainage, and landscaping.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change 13-18 Commissioner Spahn moved that the Planning and Zoning Commission recommend to City Council approval of the Zoning Change Request to Public. Commissioner Schievelbein seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-2.**

**MOTION PASSED**

**6-0-0**



Francis Serna  
Planning Assistant



ATTEST: Helena Schaefer  
Senior Planner



**PLANNING & CODES**

**ZC 13-18 Staff Report  
524 & 530 Medlin St  
Zoning Change from R-1 to P**

**Applicant:**

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

**Property Owner:**

Same as applicant

**Property Address/Location:**

524 & 530 Medlin St

**Legal Description:**

Lot: H-1 & H-2, Blk: 1068,  
Addn: West Prop ID: 46530  
& 46529

**Lot Size/Project Area:**

Approx. 0.23 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

Mailed June 29, 2018  
Newspaper June 24, 2018

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Single Family Residential 1 to Public.

**ZONING AND LAND USE:**

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

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The City of Seguin’s Police Department is in need of more off-street parking for their facility. The City has purchased three lots north of Medlin St for additional parking. In 2016, the City acquired and rezoned one of these lots. The City recently purchased the other two lots and now are requesting a zoning change. Staff recommends approval of the zoning change to Public as the proposed use is an appropriate use for this zoning district.

<b>Planning Department Recommendation:</b>	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

These two lots are located along Medlin directly across from the existing parking lot of the Seguin Police Department facility. The property has an existing residential structure on it. The City is in need of more off-street parking for the Police Department. It is not possible to expand the existing parking lot on the police site as the Walnut Branch Hike/Bike trail runs along the back of the property along the Walnut Branch floodplain. As well, the elevation of the property drops almost 15 feet from the front to the back of the property. In 2016, the City acquired 520 Medlin St, the lot to the east of these two lots, for a future parking lot. It was approved for rezoning from R-1 to P in May of 2016.

### **CODE REQUIREMENTS:**

According to the Unified Development Code, "Public" zoning is intended for those entities that are suited for public assembly, meetings, recreational areas, schools, places of worship, and similar uses. Changing the zoning of these properties for the Police Department to use for parking would be an appropriate rezoning; single-family residential does not permit a parking lot. A standalone parking lot is allowed in a Public-zoned property with a Specific Use Permit.

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

The properties are located in a residential area in close proximity to N Guadalupe St, a major corridor in the city. The Police Department is located directly adjacent to the property. There is another parking lot nearby to these properties that belongs to the Refuge Church of Our Lord, another public zoned use. As a parking lot is an accessory use to a public building (such as a police department facility or a church), this use would be compatible with the area.

### **COMPREHENSIVE PLAN:**

The site is located in the Historic City Center; the intent of this future land use district is to promote infill development that is compatible with the form, rhythms, and characters that exists. Public is an appropriate use within this district.

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

No health, safety or environmental issues have been identified for these properties.

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

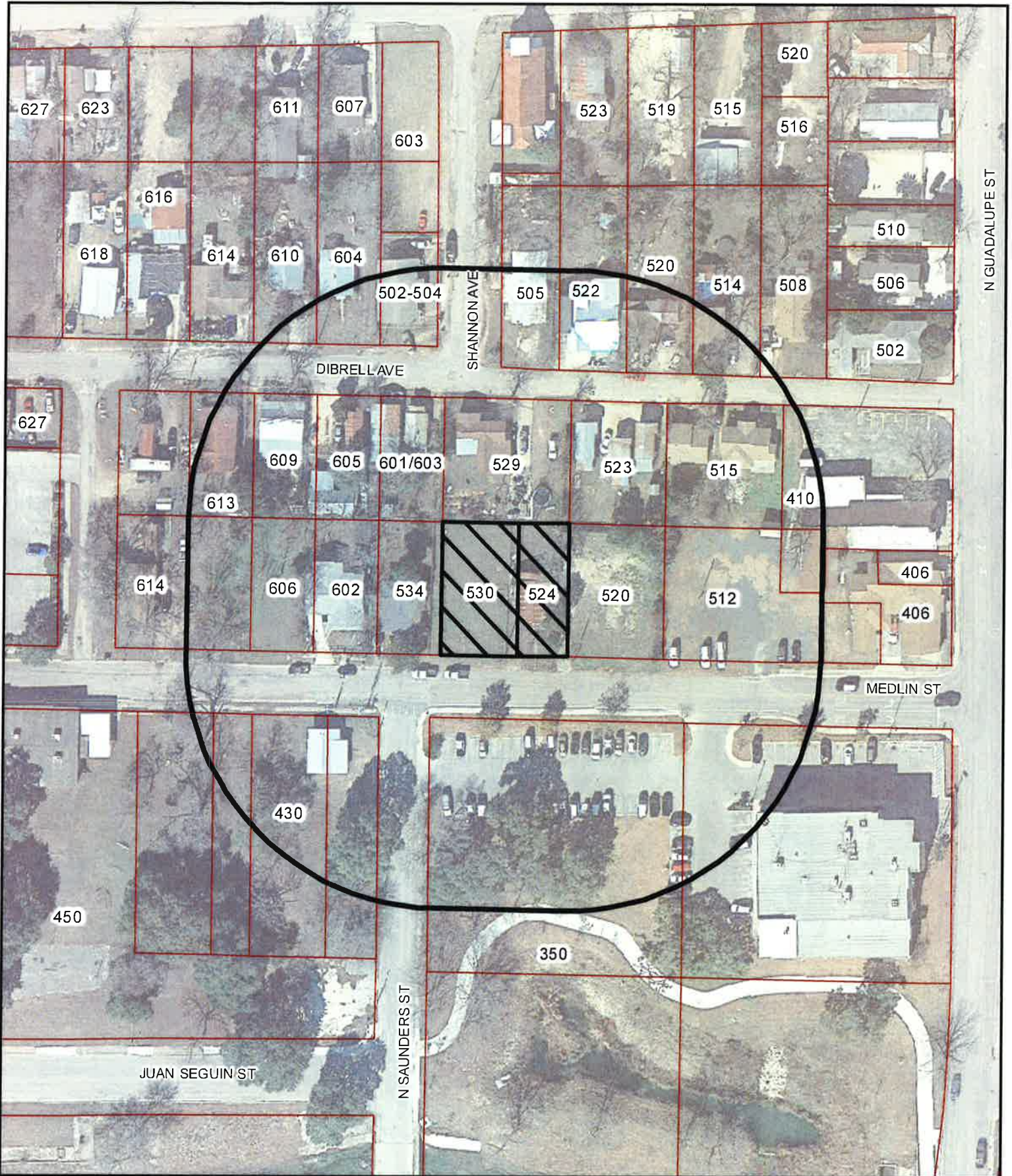
The properties are accessed from Medlin Street.

### **OTHER CONSIDERATIONS:**





As these properties are intended to be a parking lot for the Seguin Police Department, development standards must be adhered to, to include buffering and drainage. Buffer yards are required between non-residential and residential properties, as well as from the right-of-way. Buffers may include fencing and/or landscaping.

# LOCATION MAP

# ZC 13-18: 524 & 530 Medlin 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 = 100 feet  
Printed: 6/22/2018

# ZONING MAP

# ZC 13-18: 524 & 530 Medlin St



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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	1 inch = 100 feet
		Lot Lines	Printed: 6/22/2018



**HISTORIC CITY CENTER**

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  **Site Location**  
 **Lot Lines**

1 inch = 100 feet  
Printed: 6/22/2018