



Planning and Zoning Commission Report ZC 28-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on October 13, 2015:

ZONING CHANGE request from Pre-Development to Neighborhood Commercial for the following properties in the UDC Rezoning Group 5B: 53100, 52812, 53144, 53078, 53003 (ZC 28-15)

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-development" zoning district in the old zoning ordinance. Staff explained the logic behind the rezoning of the 5 parcels, using the Comprehensive Plan and existing land uses. Staff informed the Commission with the amendment of the uses in the Neighborhood Commercial district, an existing house is an allowed use. Rezoning these properties to Neighborhood Commercial would not be creating any non-conformity. Feedback from property owners were also taken into consideration.

Public notifications were mailed to 15 property owners on October 2, 2015 with no comments.

There being no questions from the Commission, 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 28-15, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Neighborhood Commercial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL—
MOTION PASSED 8-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 28-15

UDC Rezoning for Pre-development
Group 5B

Applicant:

City of Seguin

Property Owner(s):

53100, 52812, 53144, 53078,
53003

Property Address/Location:

Group 5B is an area along W
Kingsbury St where properties
were zoned PD in 2013

Legal Description:

Abstract 11, JD Clements
Survey, multiple acreage

Lot Size/Project Area:

63.91 acres

Future Land Use Plan:

Town Approach

Notifications:

Mailed October 2, 2015
Newspaper September 27,
2105

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
Oct 5, 2015

Attachments:

- Group 5B Map notification Map
- Existing Zoning Map
- 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	PD	Residences	
N of Property	DP-1	Residences	
S of Property	C	Residences, Businesses	
E of Property	MHP, C	Businesses	
W of Property	Out of CL	Out of City Limits	

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 5 parcels in Group 5B were all zoned as Pre-development.

Staff has evaluated the parcels in Group 5B 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 Neighborhood Commercial for these 5 (five) parcels.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 5B 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 5B. There are 5 parcels in this group, were originally zoned “Pre-development”, and are located along W Kingsbury 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 5 parcels have not been rezoned since their annexation in 2013.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 5B are fronted along W Kingsbury Streets. Currently the structures on these properties are used for residential purposes. Due to the future development, it would be appropriate to zone these properties as neighborhood commercial to allow for existing use. The NC zoning would be compatible in this area.

COMPREHENSIVE PLAN:

The properties are within the Town Approach District. The intent of this district is to encourage appropriate development practices to reinforce the intensification of the road. The primary use is multi-family and rural single-family residential.

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 5B are located along W Kingsbury 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.

LOCATION MAP

ZC 28-15: UDC Rezoning Group 5B



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

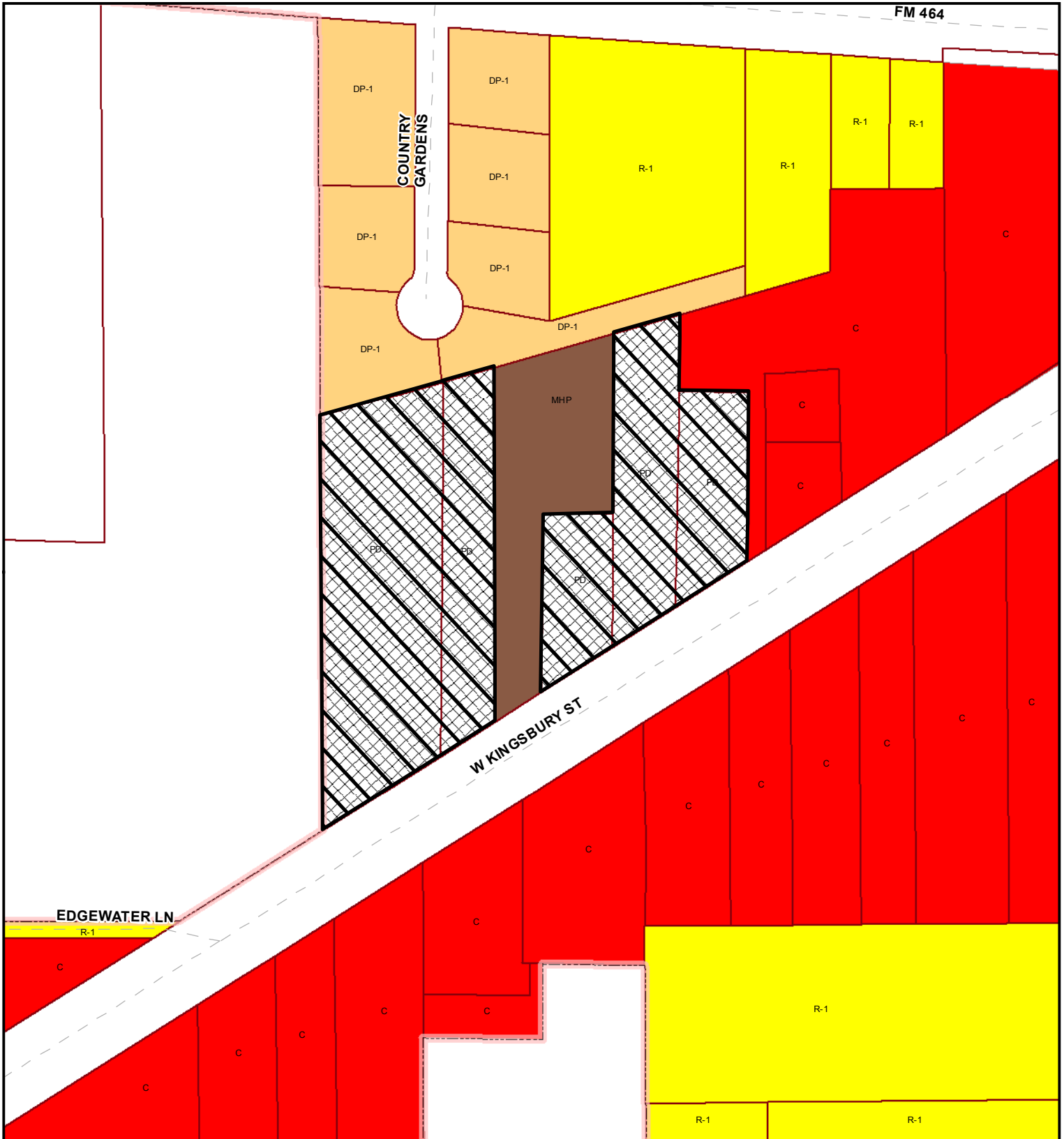
Lot Lines

1 inch = 300 feet

Printed: 9/18/2015

ZONING MAP

ZC 28-15: UDC Rezoning Group 5B



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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 | |

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.



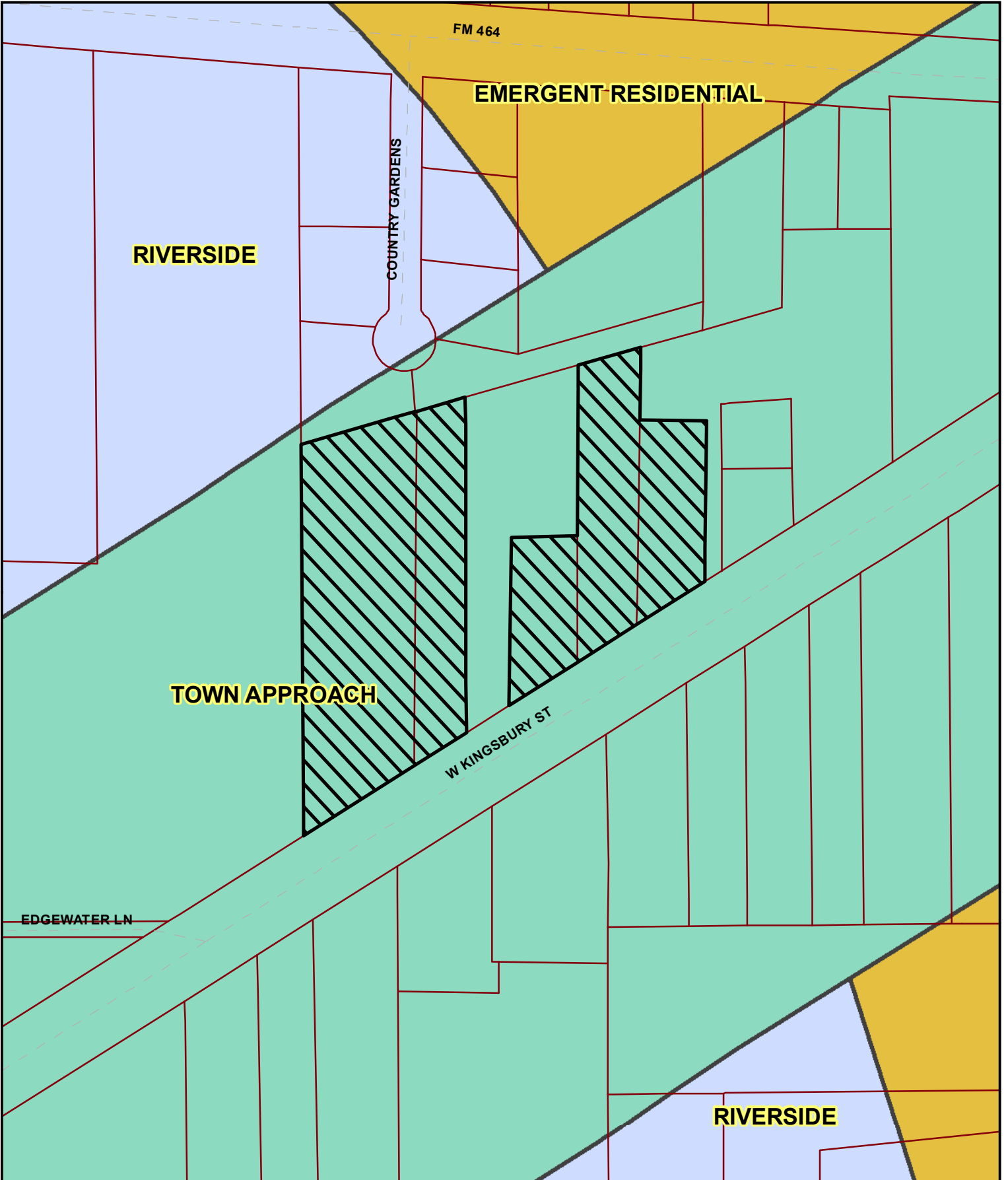
Site Location



Lot Lines

1 inch = 200 feet

Printed: 9/11/2015



FM 464

EMERGENT RESIDENTIAL

RIVERSIDE

COUNTRY GARDENS

TOWN APPROACH

W KINGSBURY ST

EDGEWATER LN

RIVERSIDE

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 = 200 feet

Printed: 9/11/2015