



**Planning and Zoning Commission Report  
ZC 18-21**

A request for Zoning Change 18-21 from Single Family Residential (R-1) to Commercial (C) located at the 115 E. New Braunfels Street, Property ID 23211 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on July 13, 2021.

Chris Riggs presented the staff report. He explained that the property is split by two zoning classifications. The property has its original zoning from 1989 and regardless of the property lines, the major corridors in the City were stripped zoned, meaning the first 120 feet from the main corridor were zoned Commercial and the remained of the property was zoned to its original use. The property fronts E. New Braunfels with existing driveways.

The property is located near N. Austin Street, a major corridor through the City. The corridor has a mixture of zoning districts to include commercial and light industrial. Rezoning of the property is compatible with the surrounding properties. The property is located within the Town Core 2 District which Commercial is an approved use for the district.

Mr. Riggs stated that redevelopment of the property may trigger certain development standards which may include landscaping, buffering from residential uses, and off-street parking requirements. There are no plans for redevelopment currently.

Staff recommended approval of the zoning change to Commercial to allow the primary use of commercial for the entire property due to the proximity of N. Austin Street.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 18-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-1) to Commercial (C) for property located at 115 E. New Braunfels Street. Commissioner DePalermo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)**

**MOTION PASSED  
7-0-0**

  
Francis Serna, Planning Assistant

  
ATTEST: Chris Riggs, Assistant Director  
Planning & Codes



## PLANNING & CODES

## ZC 18-21 Staff Report 115 East New Braunfels Street Zoning Change from R-1 to C

**Applicant:**

Gloria Kinz  
Tri-County Surveying  
114 N. Austin St  
Seguin, TX 78155

**Property Owner:**

Jason Howell  
562 S. Hwy 123 Bypass #270  
Seguin, TX 78155

**Property Address/Location:**

115 East New Braunfels St  
Seguin, TX 78155

**Legal Description:**

Lot: 1 C 192 x 116, Blk: 305,  
Addn: FARM ABS G 0990  
Prop ID: 23211

**Lot Size/Project Area:**

Approx. 0.511 acres

**Future Land Use Plan:**

Town Core 2

**Notifications:**

Mailed: June 27, 2021  
Newspaper: July 1, 2021

**Comments Received:**

None

**Staff Review:**

Chris Riggs  
Assistant Director  
Planning and Codes

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Single-Family Residential 1 (R-1) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1 and C	Commercial structure
<b>N of Property</b>	R-1	Commercial structure
<b>S of Property</b>	R-1 and C	Single-family house
<b>E of Property</b>	R-1	Single-family house/commercial structure
<b>W of Property</b>	C	Commercial structure

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The property located at 115 East New Braunfels St has a split zoning of Single-Family Residential 1 and Commercial. There are existing commercial uses to the north and west of the property. Residential use is located to the east and south. Staff recommends approval of the zoning change to Commercial (C) to allow the primary use of commercial for the entire property due to the close proximity of N Austin St, a major corridor.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

This property is split by two zoning classifications. This property has its original zoning from 1989 and regardless of property lines, major corridors in the City were stripped zoned – meaning the first 120 feet from the main corridor was zoned Commercial and the remainder of the property was zoned to its original use.

### **CODE REQUIREMENTS:**

Section 3.4.3 Land Use Matrix of the UDC, Single-Family Residential (R-1). Permitted uses: residential uses, LUP's and SUP's for uses such as place of worship or an event center.

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

The property is located near N Austin Street, a major corridor through the City. This corridor has a mixture of zoning districts to include commercial and light industrial. Rezoning this property would be compatible with the surrounding properties along N Austin Street. There is existing residential to the east and south.

### **COMPREHENSIVE PLAN:**

The property is located within the Town Core 2 District. Commercial is an approved use for this district.

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

No health, safety or environmental issues have been identified on the property.

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

The property fronts East New Braunfels Street with existing driveways.

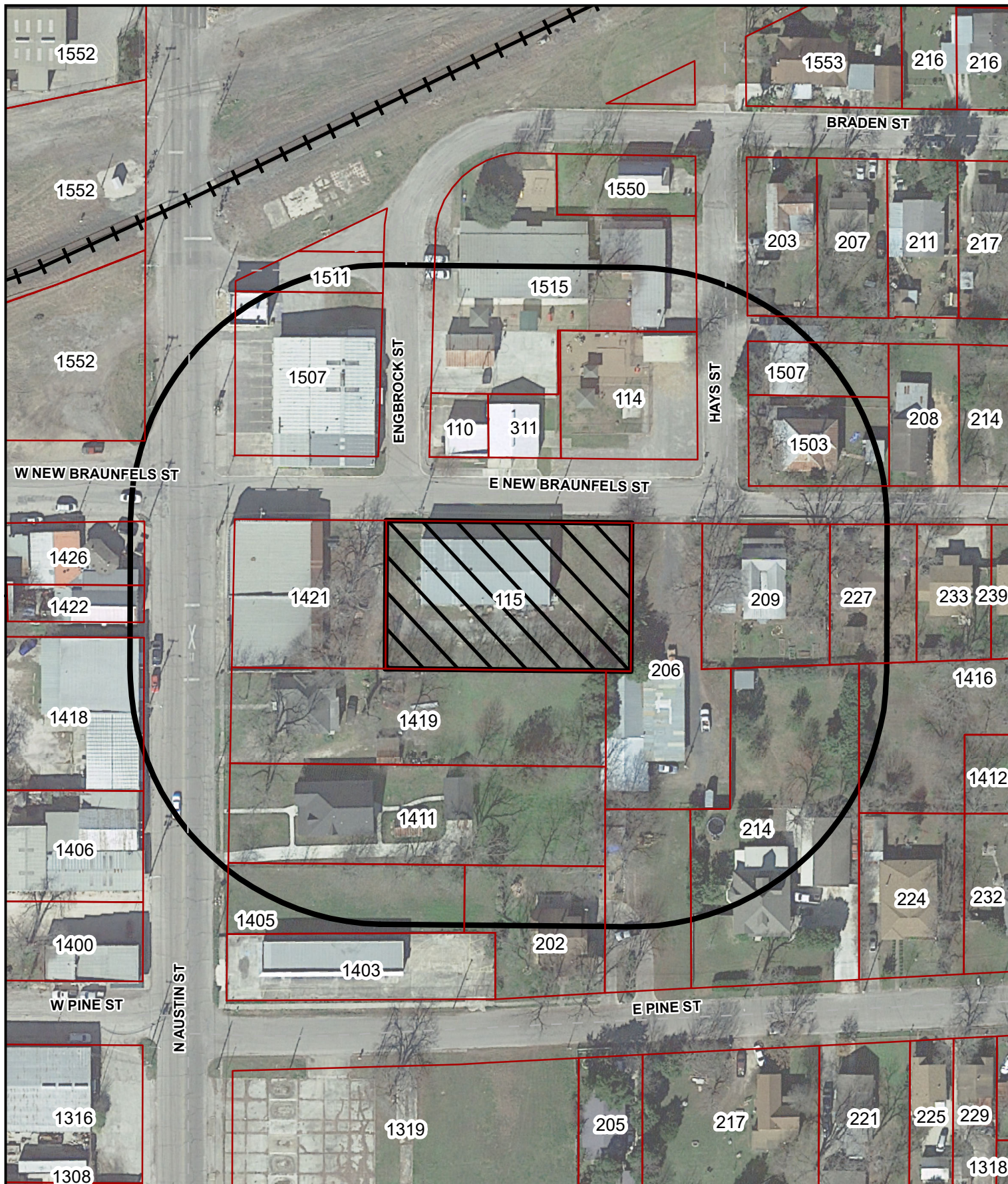
### **OTHER CONSIDERATIONS:**

Any redevelopment of this property may trigger certain development standards. This may include landscaping, buffering from residential uses, and off-street parking requirements. There are no plans for redevelopment at this time.



# LOCATION MAP

ZC 18-21 115 E. New Braunfels



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Lot Lines



Site Location

200' Notification Buffer

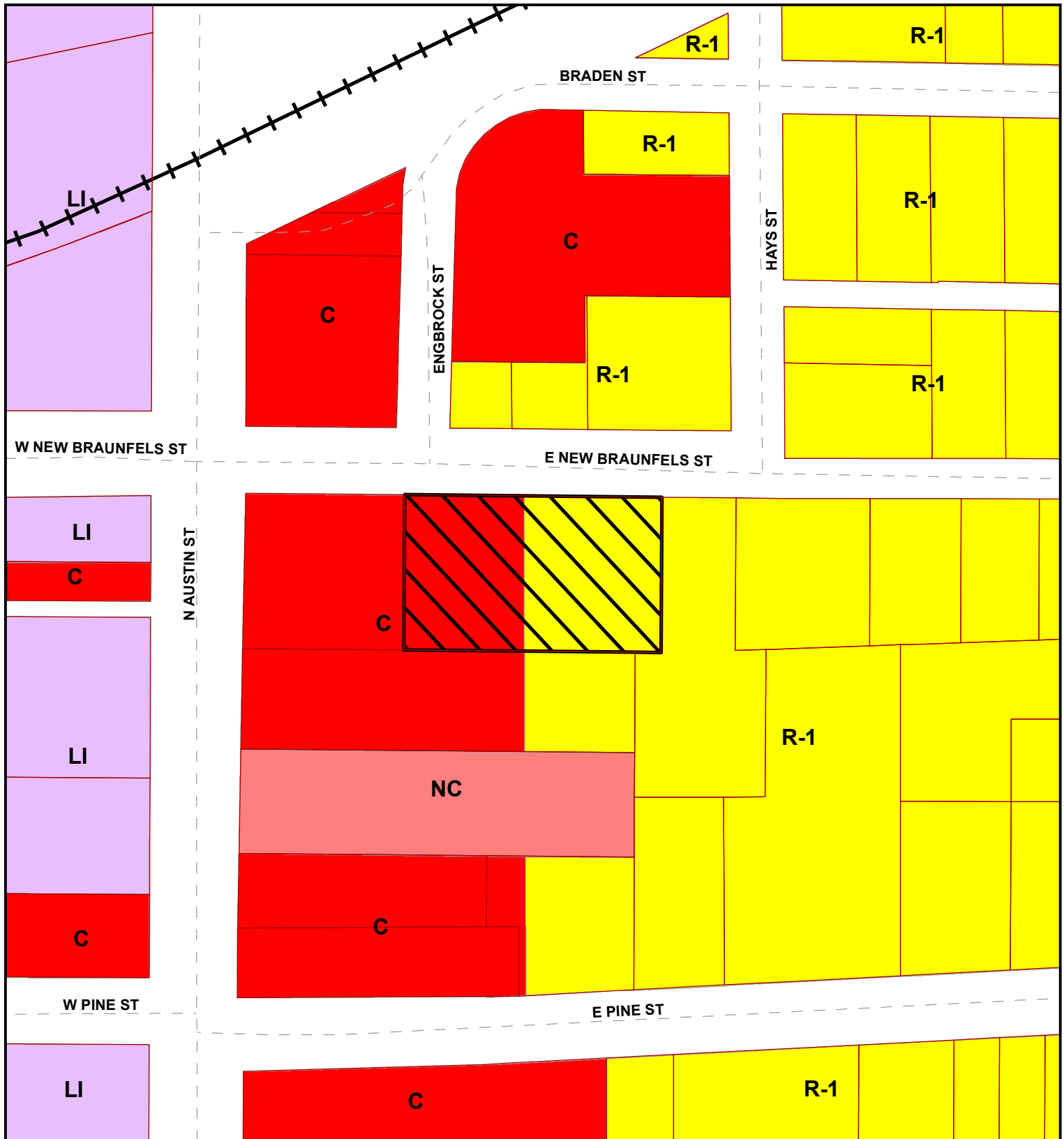
1 inch = 100 feet

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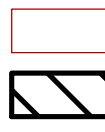
# ZONING MAP

ZC 18-21 115 E. New Braunfels



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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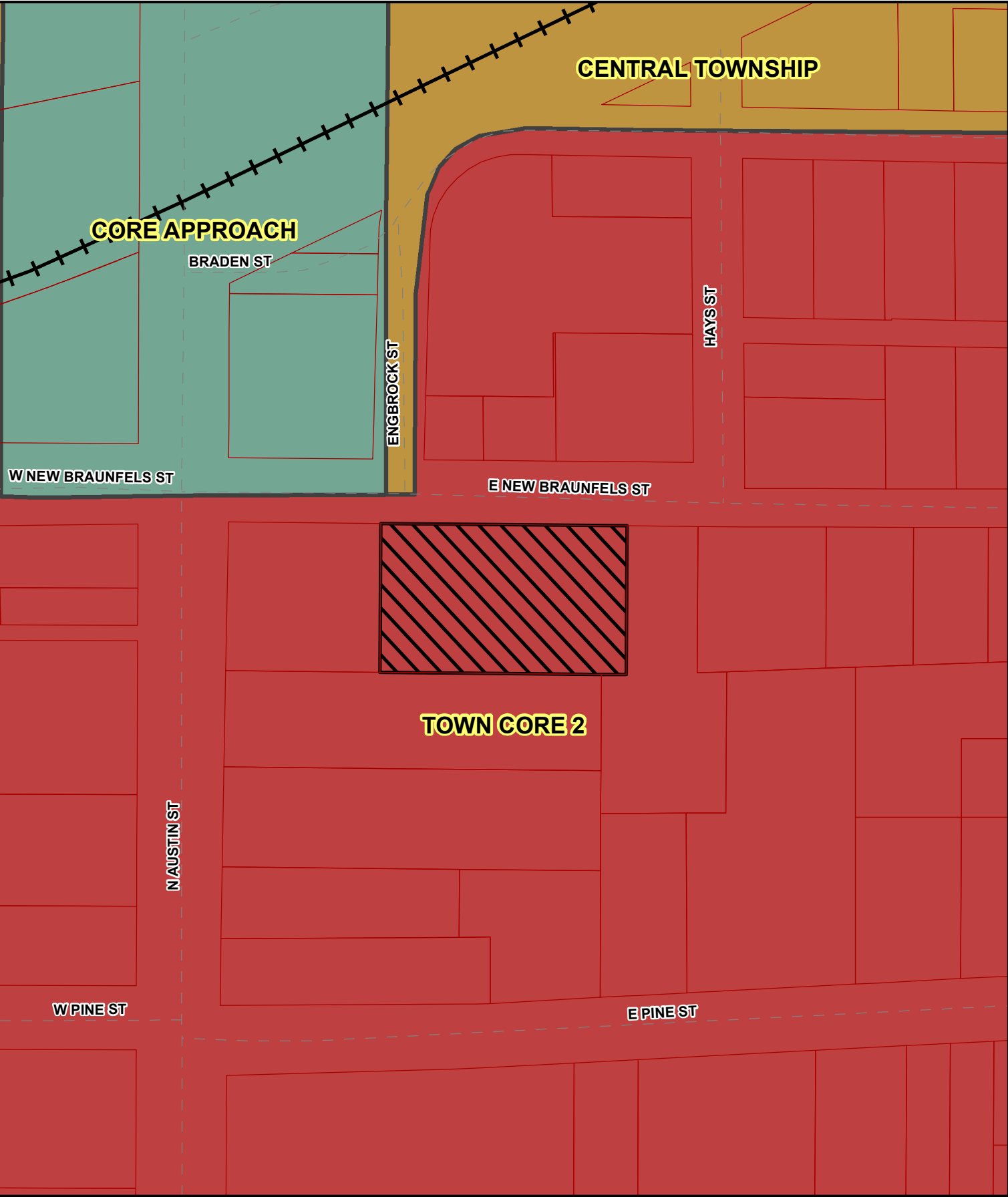


Ownership



Site Location

1 inch = 100 feet

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