



PLANNING & CODES

Planning and Zoning Commission Report

ZC 02-24

A request for Zoning Change 02-24 from Public (P) to Single Family Residential (R-1) for a property located at 735 Beale St, Property ID 28513 was considered during a public hearing at the Planning & Zoning Commission meeting on March 12, 2024.

Kyle Warren presented the staff report. He stated the property had been zoned public since the initial city zoning of 1989. He stated that the owner wanted to go forward with a zone change to bring back the lost grandfathered use of the existing single-family home on the lot.

The property is surrounded by single family residential, public, and commercial zoning types. The property is in the Traditional Neighborhood of the FLUP which supports single family zoning. The access to the property is on Beale Street, a city street. No health, safety or general welfare issues were identified.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being zoned R-1 single family residential as well.

No public comment letters received in favor or against.

Commissioner Felty asked why the property had been zoned public originally. Kyle Warren stated that he was unsure why it was initially zoned this way, other than the fact the property was adjacent to a church that was also publicly zoned.

The regular meeting recessed, and a public hearing was held. No one from the public came forward to speak on this case.

After consideration of the staff report and all information given regarding Zoning Change (ZC 02-24), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Single Family Residential (R-1) for property located at 735 Beale Street. Commissioner Jones, III seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

9-0

A blue ink signature of Armando Guerrero, consisting of a stylized 'A' and 'G' followed by a horizontal line.

Armando Guerrero
Planning Manager

A blue ink signature of Kyle Warren, written in a cursive style above a horizontal line.
ATTEST: Kyle Warren,
Planner



PLANNING & CODES

ZC 02-24 Staff Report
735 Beale Street
P to R-1

Applicant:

Trevin Hartwell
348 W Chevy Chase Dr #24
Glendale, CA 91204

Property Owner:

Estate of Julius Williams

Property Address/Location:

735 Beale Street
Seguin, TX 78155

Legal Description:

LOT: 9 BLK: 2 ADDN: JOYE
0.1320 AC
Property ID: 28513

Lot Size/Project Area:

0.132 Ac.

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: 02/29/2024
Newspaper: 02/25/2024

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 Single Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Single family residence
N of Property	R-1	Single family residence
S of Property	P	Vacant lot
E of Property	P	Church
W of Property	R-1	Detached garage (legal non-conforming use)

SUMMARY OF STAFF ANALYSIS:

The property, currently located at 735 Beale, has been zoned Public (P) since the initial zoning of 1989. This property had a single-family residential use until April of 2022 when utilities were cut off. Due to the loss of utility usage the single-family use is now no longer grandfathered in Public zoning, although the house still exist. The current owner is trying to re zone the house to R-1 zoning so that it can be sold as a single-family home once again.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – consistent, the future land use plan is Traditional Residential and is highly supportive of single family (R-1) zoning.

Compatible with existing and permitted uses of surrounding property – The property is adjacent to single family residential lots to the north and the west (western lot has the use of a detached garage). It's also adjacent to Public zoning to the south and east owned by Bethel Church-Cladic.

Adverse impact on surrounding properties or natural environment – There would be no foreseen adverse impacts as this lot's use had been a single-family house for years.

Proposed zoning follows a logical and orderly pattern – This zoning change request does follow a logical pattern, as all lots west and north on Beale Street are R-1 zoned.

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. Until 2022 the use of the property was a single-family residence. The property now sits unused. The lot is approximately 57' wide by 100' deep and is 5,749 square feet, all measurements meet R-1 zoning lot standards.

CODE REQUIREMENTS:

The applicant wishes to rezone this lot to bring back the lost single-family use. Public zoning does not allow for residential single-family use per section 3.4.3. land use matrix of Seguin's Unified Development Code.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is bordered by single family residential lots across Beale Street as well as to the immediate west. Beale Street is low density residential in nature, and a re-zone to single family zoning would bring 735 Beale more into conformity with the surrounding properties.

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):

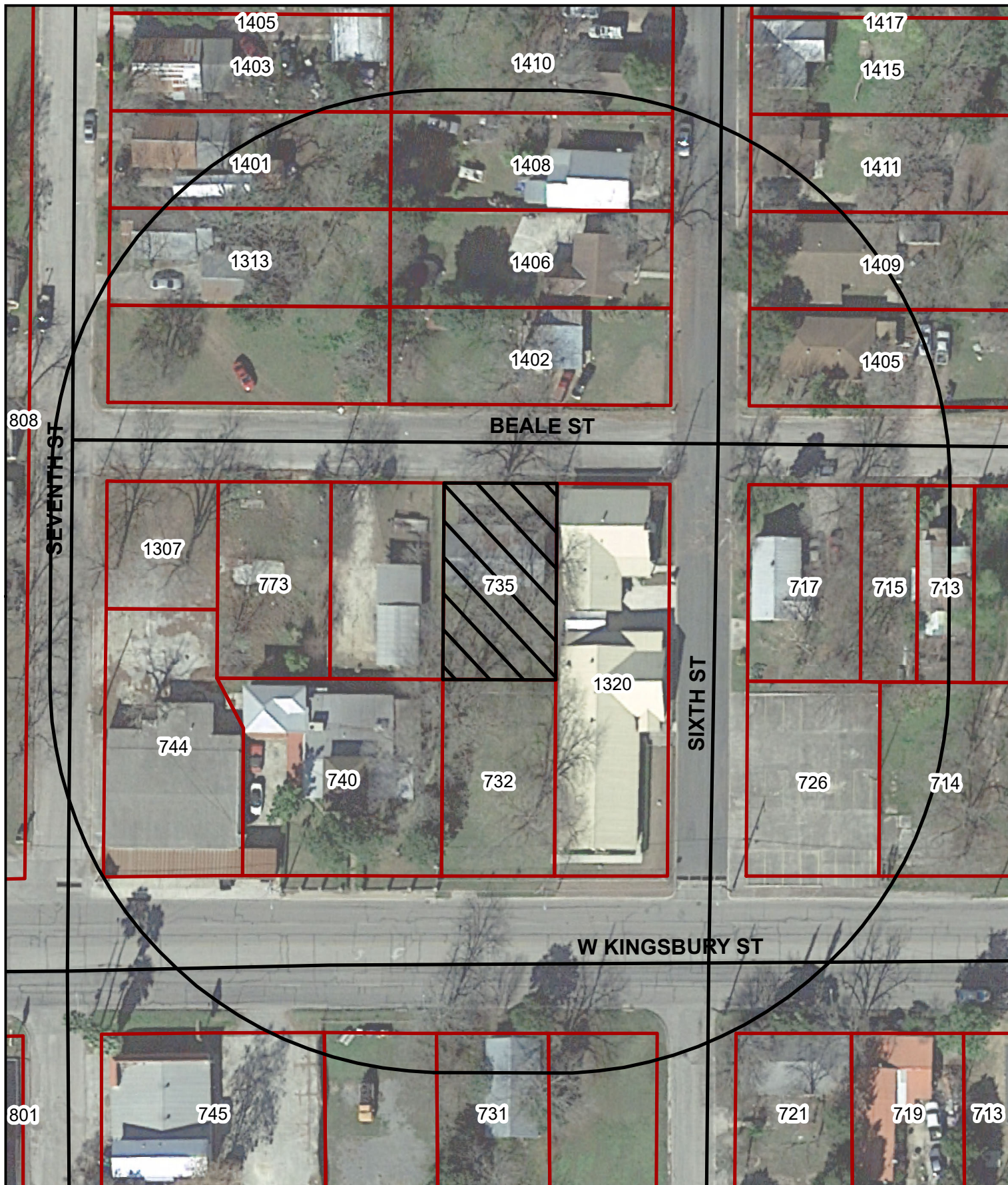
The property is in the Traditional Residential future land use district of the Comprehensive Plan, which does strongly recommend single family zoning. The intent of this district is to promote traditional residential uses found in the immediate core of Seguin, surrounding downtown.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on Beale Street, a city street with 40 feet of right-of-way.

LOCATION MAP

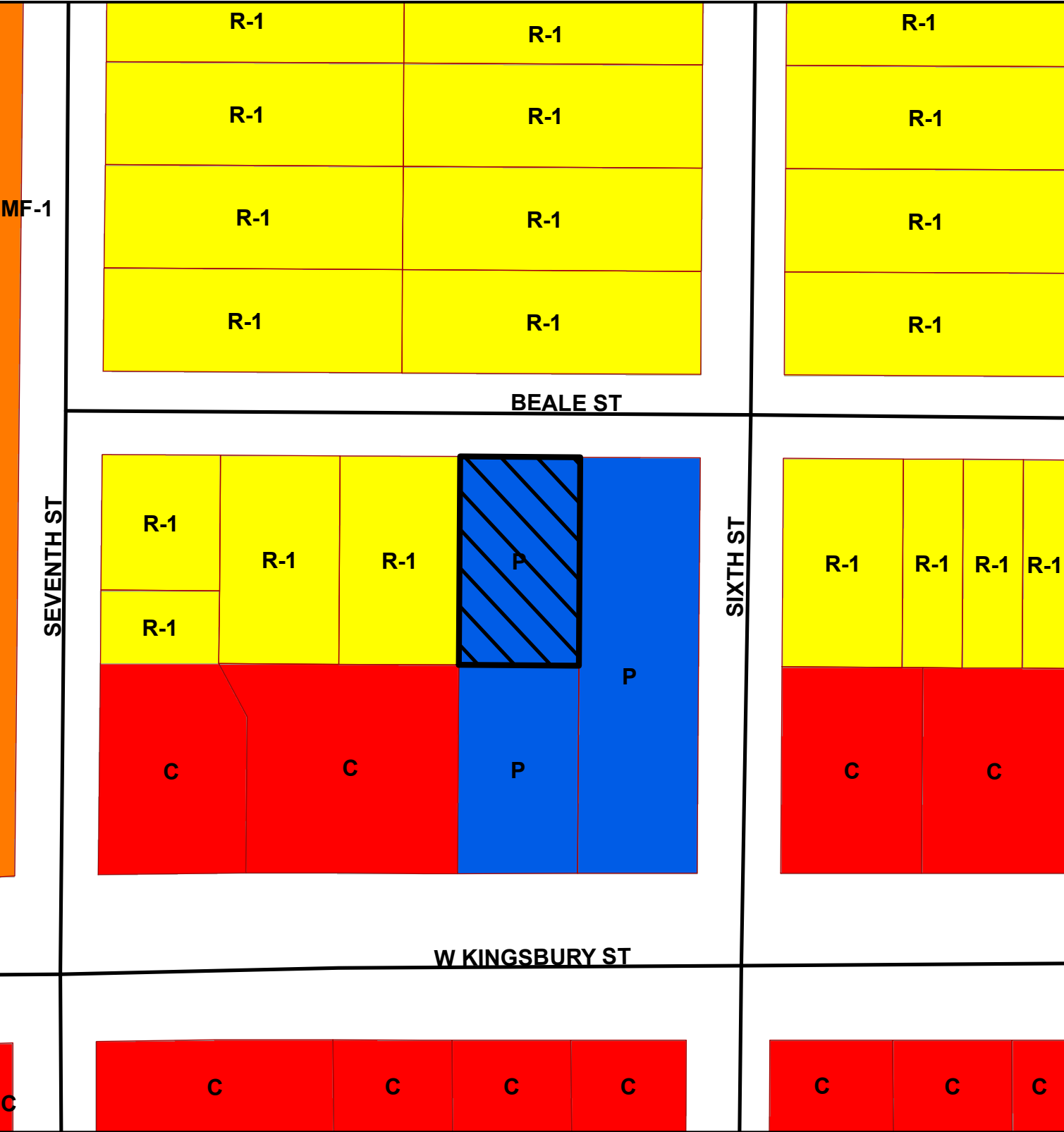
ZC 02-24 735 Beale St



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.



1 inch = 65 feet
 Printed: 2/8/2024



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

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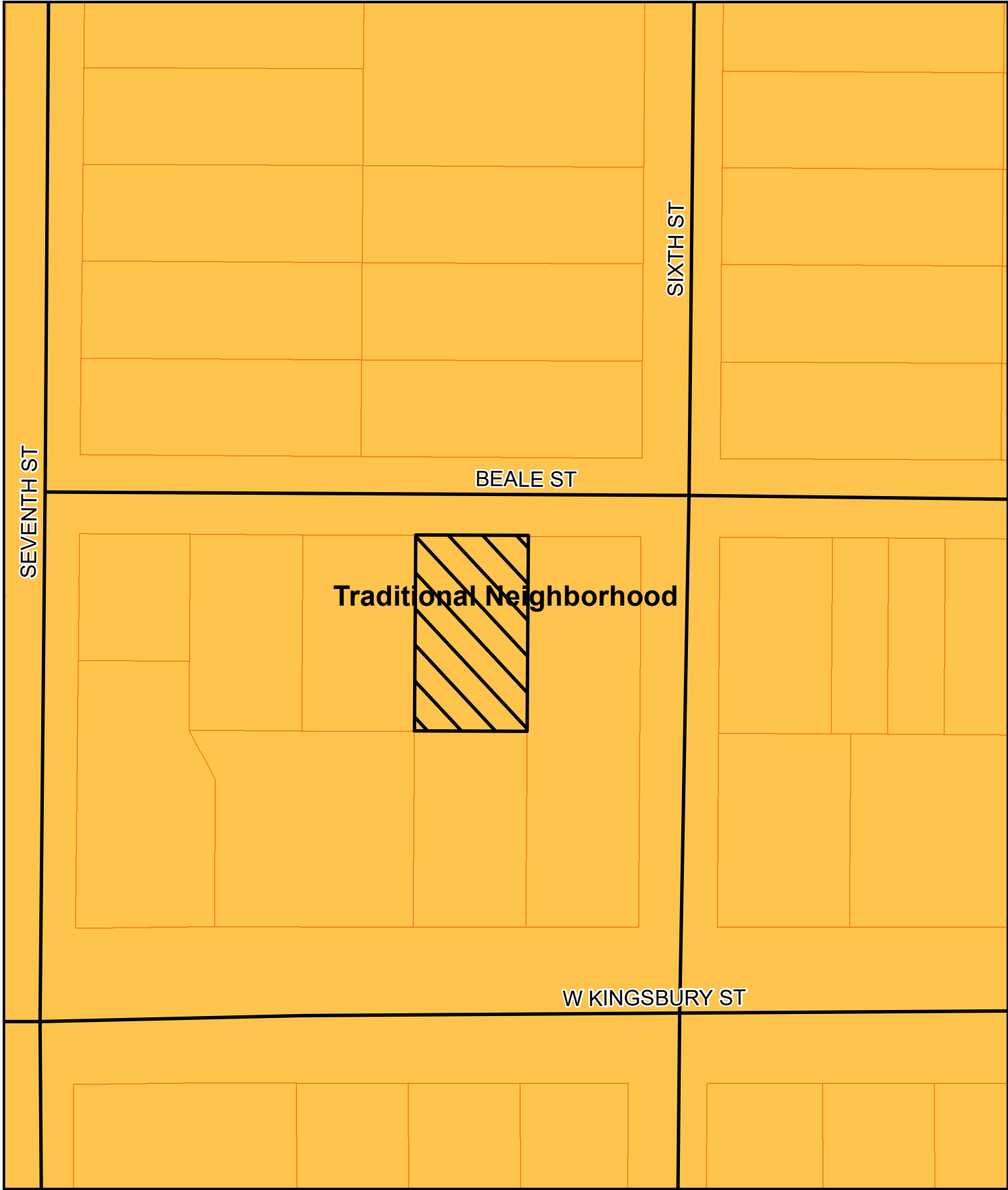
Site Location



Parcels

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Site Location



Ownership

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