



Planning and Zoning Commission Report ZC 13-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on July 14 2015:

ZONING CHANGE request from Pre-Development to Public for the property located on Fred Byrd Rd, Abstract 6, H Branch Survey, approx. 16.7630 acres, Property ID 51191 (ZC 13-15)

Helena Schaefer presented the staff report. The property is being rezoned in conjunction with the UDC Rezoning process. The property is owned by the City and is proposed to be the site of the future Animal Services Facility. Notifications were mailed on July 3, 2015 and published on June 28, 2015 with no comments received. Staff is recommending approval of the Zoning Change from Pre-Development to Public. Staff finds this request to be compatible with the surrounding existing uses (Starcke Park, Coliseum, Utilities Warehouse).

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 13-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Public.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM PRE-DEVELOPMENT TO PUBLIC—
MOTION PASSED 6-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 13-15

UDC Rezoning for Pre-development
Group 2D

Applicant:

City of Seguin

Property Owner(s):

City of Seguin

Property Address/Location:

16.76 acres located at Fred Byrd Dr and S Austin St

Legal Description:

Abs 6, H Branch Survey 16.730 AC, Property ID # 51191

Lot Size/Project Area:

16.73 acres

Future Land Use Plan:

Riverside and Core Approach

Notifications:

Mailed July 3, 2015

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
July 8, 2015

Attachments:

- Group 2D Map (w/ Proposed Zoning)
- 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
Subject Property	PD	Vacant
N of Property	P	Utilities Warehouse, Ball fields
S of Property	P	Golf Course/Starcke Park
E of Property	P	Knights of Columbus Hall
W of Property	P	Golf Course/Starcke Park

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 one parcel in Group 2D was zoned as Pre-development.

Staff has evaluated the parcel in Group 2D 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 the proposed zoning districts as depicted on the attached maps.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 2D 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 2D. There is only one parcel in this group, the 16.73 acre city-owned property near Starcke Park.

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. This one parcel has not been rezoned since the zoning was assigned during the 1989 original zoning process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property in Group 2D is located near Starcke Park and is own by the City of Seguin. This property is the proposed site for the future animal service center. The use of this property as public is compatible with the surrounding City property (Utilities Warehouse, the golf course, the baseball field and the volleyball fields). The recommended zoning reflects the surrounding uses and existing zoning.

COMPREHENSIVE PLAN:

The property is within the Riverside and Core Approach Districts. For both of these districts, public is an appropriate use.

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):

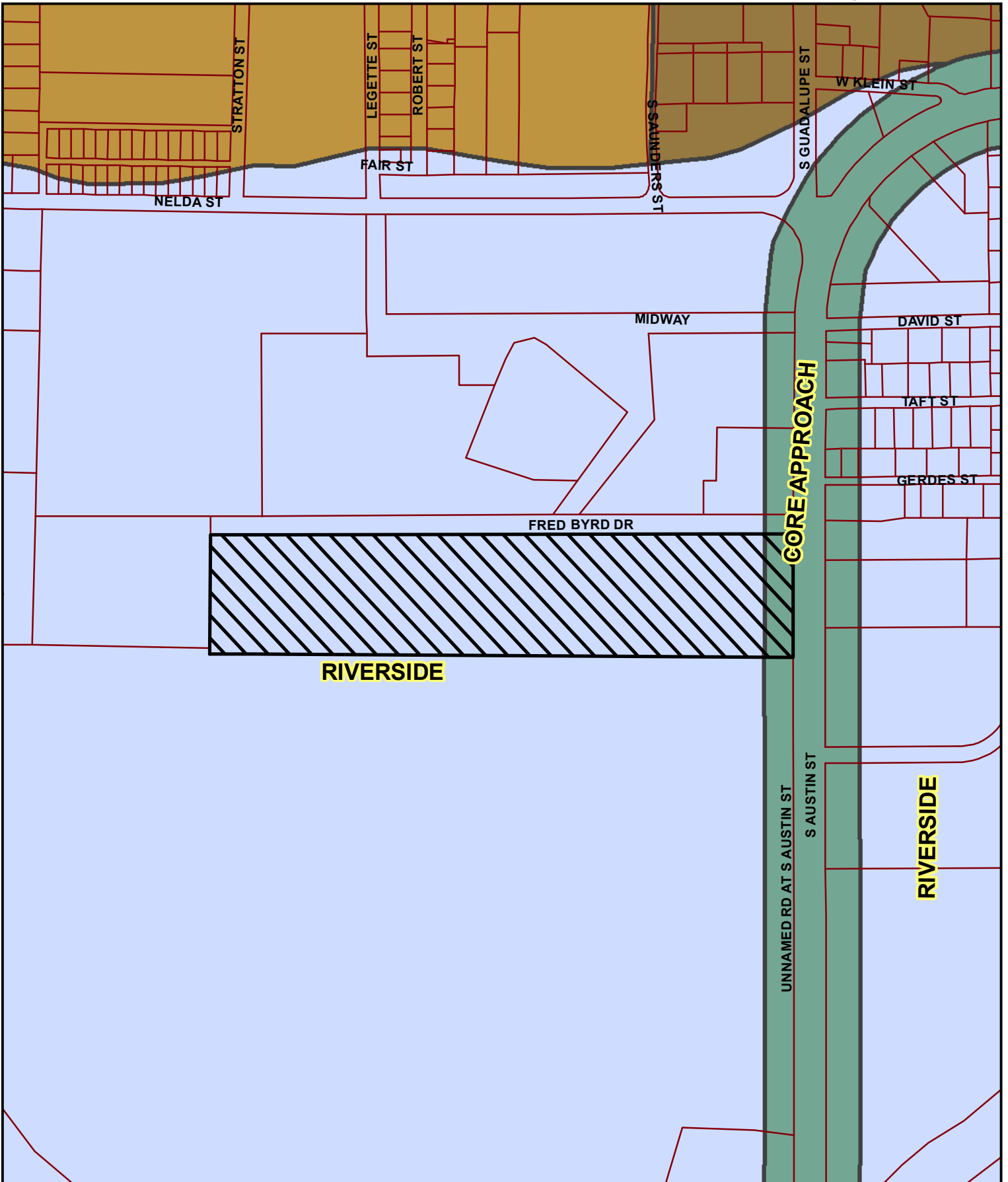
The property in Group 2D is located along Fred Byrd Dr and S Austin St. For access onto S Austin, permission would be required from TxDOT.

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.



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



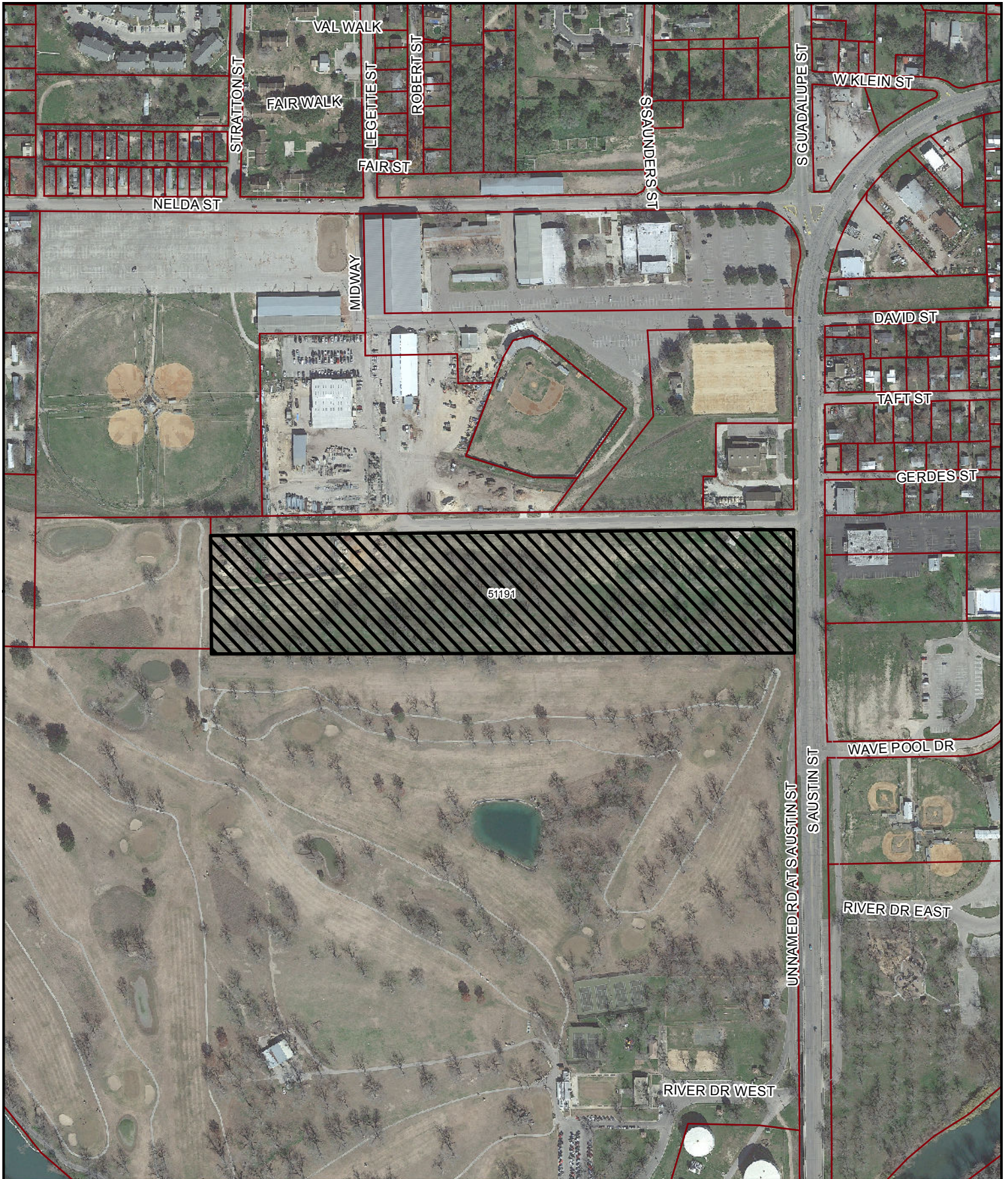
Lot Lines

1 inch = 400 feet

Printed: 6/16/2015

NOTIFICATION MAP

ZC 13-15: UDC Rezoning Group 2D



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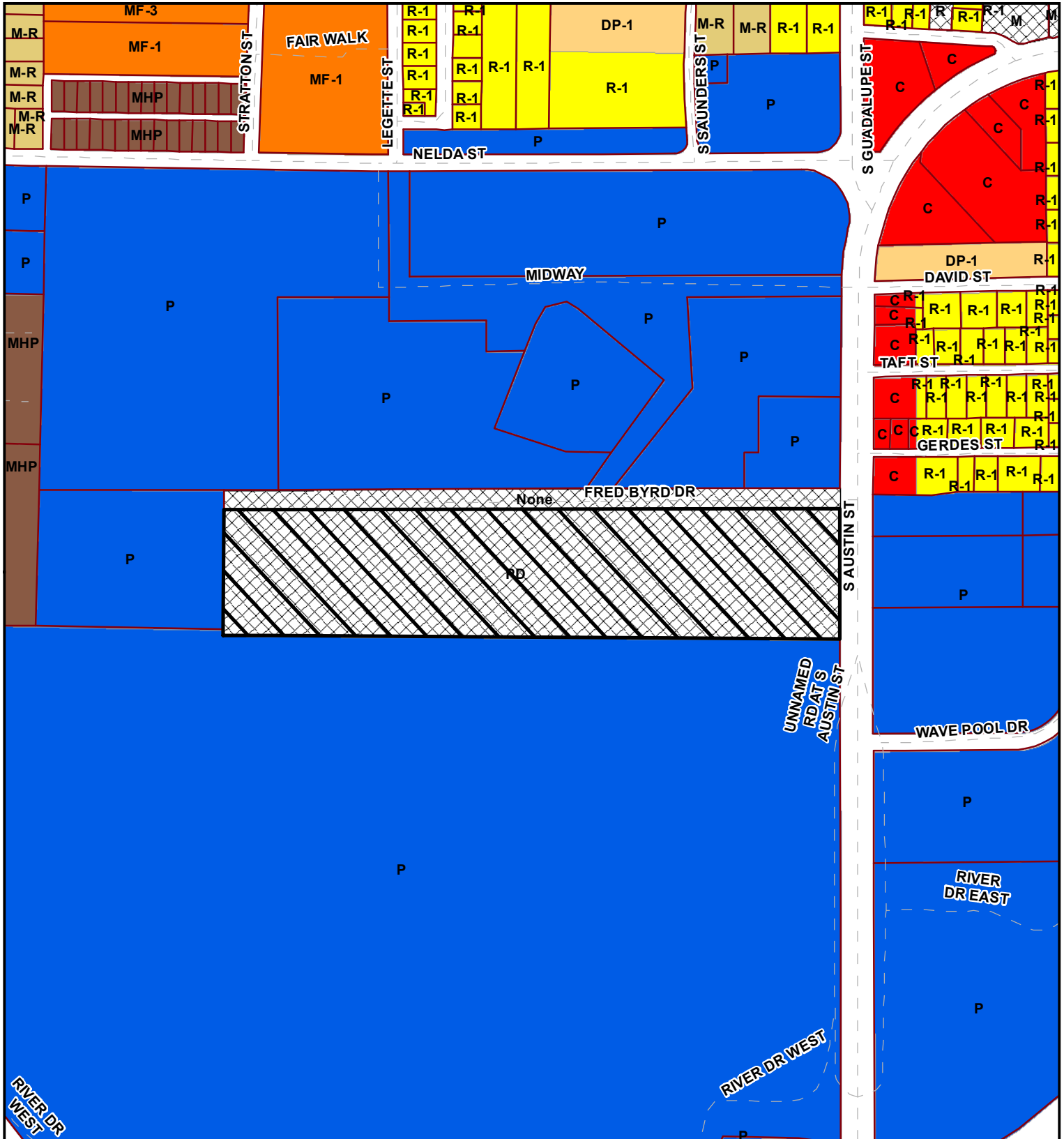
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ZONING MAP

ZC 13-15: UDC Rezoning Group 2D



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