



Planning and Zoning Commission Report ZC 12-16

The following Zoning Change 12-16 was considered during a public hearing at the Planning & Zoning Commission meeting on April 12, 2016:

ZONING CHANGE request from Retail to Single-Family Residential 1 for the property located at 1728 N Guadalupe St.

Pamela Centeno presented the staff report. She explained that this property looks familiar because it came before the Commission last month. At the property owner's request after the meeting, the City withdrew their request for rezoning to allow the owner to pursue their own rezoning. The property owner has stated that there are no future plans for the property and they would continue to keep the lot in the family.

Public notifications were mailed to 12 property owners on April 1, 2016. No responses were received.

Mrs. Alice Vega Melchor of 7 Arrowhead Bluff, Seguin, TX 78155, the applicant and property owner spoke before the Commission.

The Commission asked the applicant/property owner about the structure and its use. Mrs. Melchor stated that the building is used for storage. She also stated that the family member met prior to the meeting and were in agreement of the rezone to Single-Family Residential. The regular meeting was then 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 12-16, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request to Single-Family Residential 1.

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL 1 – MOTION PASSED 9-0-0

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 12-16
1728 N Guadalupe St.
Zoning Change R to R-1

Applicant:

Mary Alice Vega Melchor
7 Arrowhead Bluff
Seguin, TX 78155

Property Owner:

Mary Alice Vega Melchor
7 Arrowhead Bluff
Seguin, TX 78155

Property Address/Location:

1728 N Guadalupe St

Legal Description:

Abs 6, H Branch Survey
0.2800 AC Property ID 51547

Lot Size/Project Area:

Approx. 0.2800 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed April 1, 2016
Newspaper March 27, 2016

Comments Received:

None as of April 6, 2016

Staff Review:

Helena Schaefer
GIS Analyst

Attachments:

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

REQUEST:

A Zoning Change request from Retail to Single-Family Residential 1.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R	Non-residential structure
N of Property	LI	Farmland
S of Property	R-1	Residences
E of Property	R-1	Residences
W of Property	LI	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, several properties in the City require a zoning change. The zoning classification of "Retail" has removed from the zoning districts. 1728 N Guadalupe St is currently zoned as "Retail". The property owner has indicated that there is no future plans to redevelop this lot as commercial, so staff recommends the rezoning of this property to Single-Family Residential 1.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Retail and contains a non-residential structure that has been used, according to the property owner as storage. The property needs rezoning as the Retail zoning has been removed from the new UDC zoning classification. The City intended to rezone the property as Neighborhood Commercial, but withdrew its request. The withdrawal allows the property owner to pursue their own zoning change request. The property owner stated in a written response,

“Our family owns a large metal building at 1728 N Guadalupe St used as a large storage shed. It has no water or sewer connections. We store items needed from maintaining the property (i.e., riding lawn mower, edger, lawn chairs, tables, ice chests. Items typically stored in a garage. The shed is just a big man cave!!! We would appreciate it if you would zone the property –Residential – Thank you!”

The property underwent a previous zoning change; in September 1998, the applicant (who is still the same property owner), requested a change from Pre-development to Commercial. Staff at the time recommended denial to the adverse impacts on the immediate residential properties. The property ended up with a Retail zoning with conditions in order to operate the welding shop.

CODE REQUIREMENTS:

According to the UDC, all properties within the City Limits require zoning. With the removal of the “Retail” zoning from the zoning classification, this property needs another zoning. The City proposed rezoning the property to Neighborhood Commercial, as it has similar zoning uses as Retail.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The existing uses in this area are residential; however, the zoning for vacant lots indicates more commercial and light industrial uses (to the north and the west). Neighborhood Commercial would be a better use for the property, but the City will honor the property owner’s request.

COMPREHENSIVE PLAN:

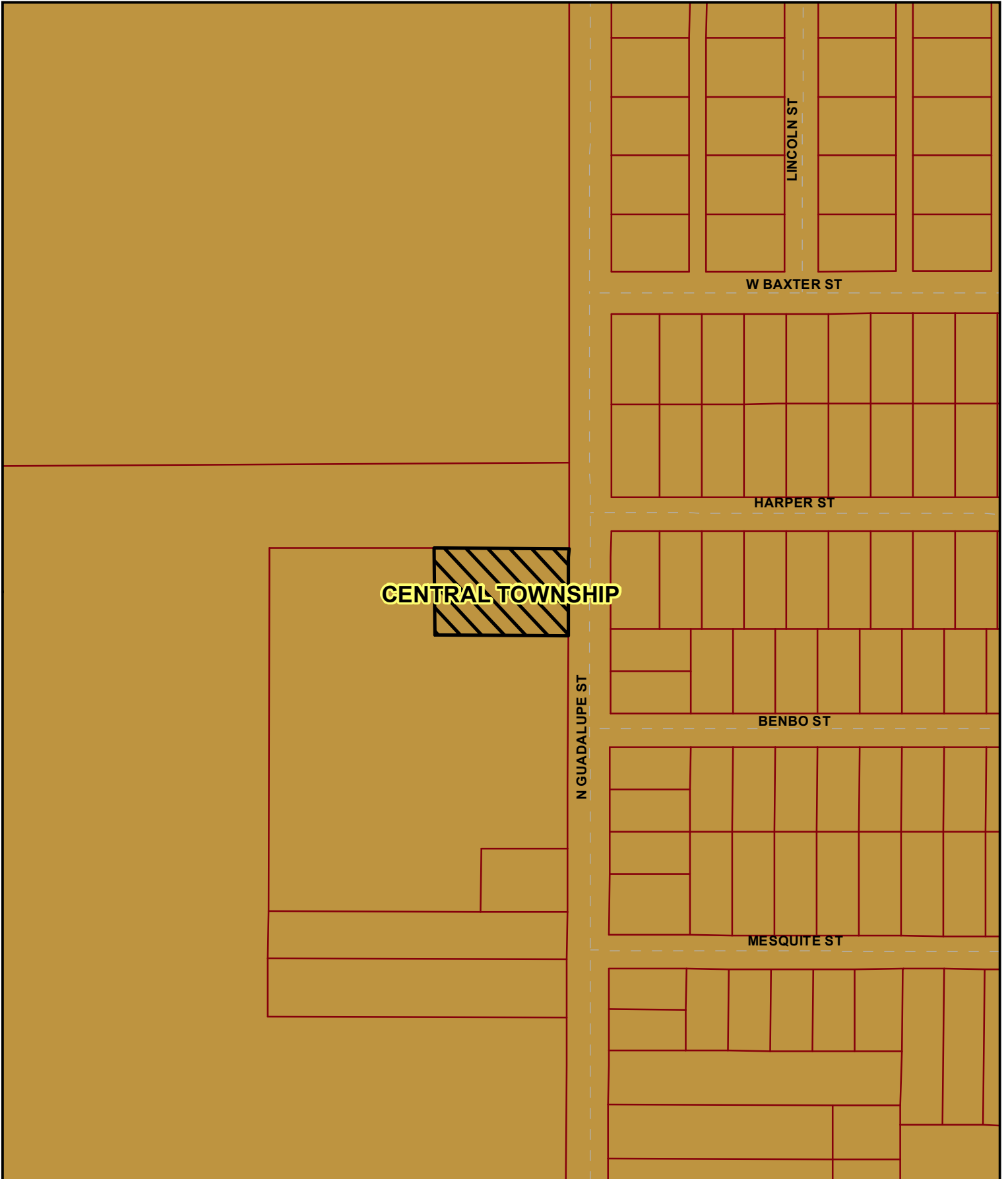
This property falls into the Central Township future land use district. Most of this uses in this district are residential in nature with little commercial uses.

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 applicant.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on N Guadalupe 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
 Lot Lines

1 inch = 150 feet
Printed: 3/16/2016

LOCATION MAP

ZC 12-16: 1728 N Guadalupe St



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Site Location



200' Notification Buffer



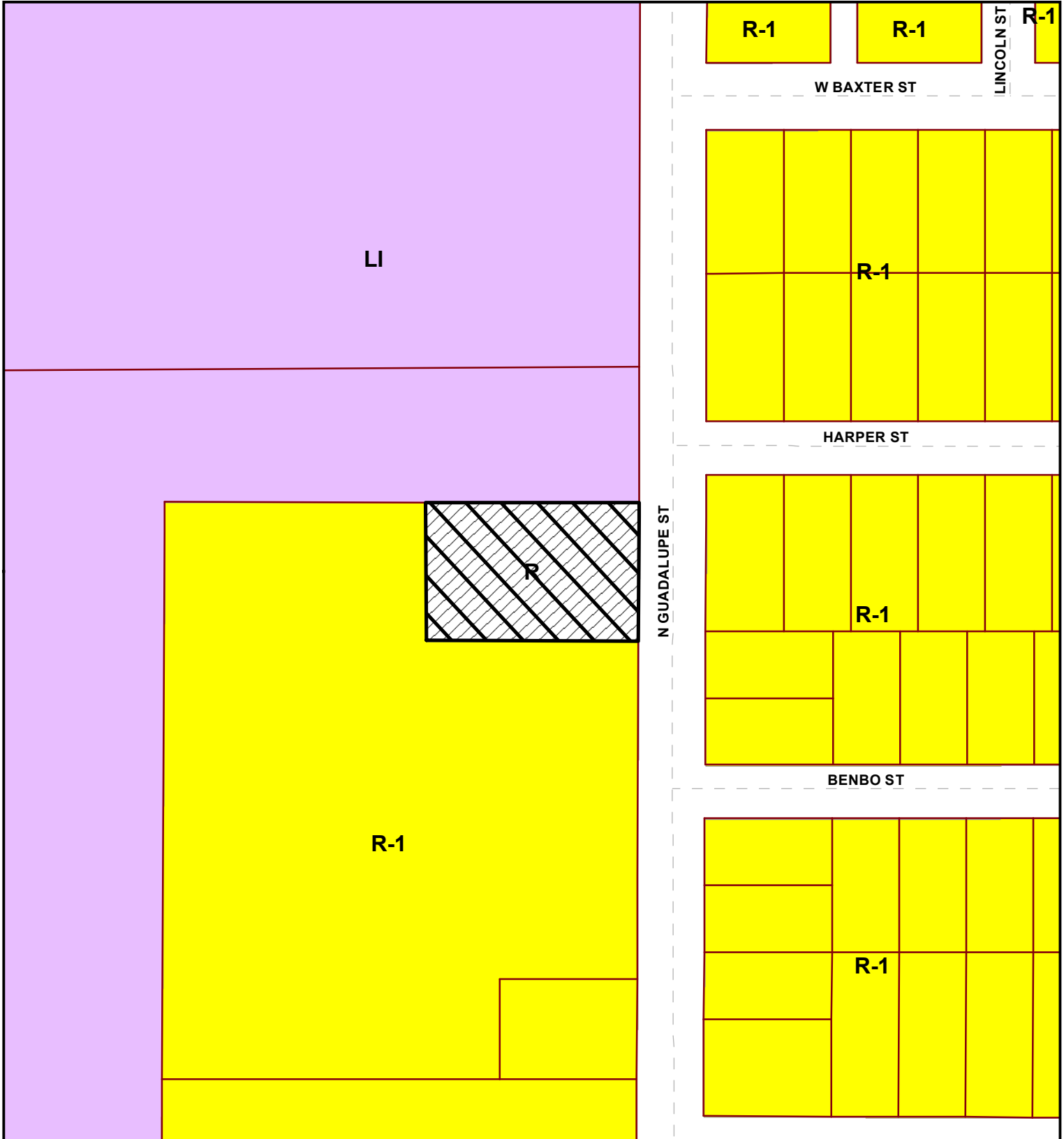
Lot Lines

1 inch = 100 feet

Printed: 3/16/2016

ZONING MAP

ZC 12-16: 1728 N Guadalupe 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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