



Planning and Zoning Commission Report ZC 20-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on August 11 2015:

ZONING CHANGE request from Pre-Development to Commercial and Duplex-2 for the property located at 1505 Lucille St, Abstract 35, John Sowell Survey, approx. 3.79 acres, Property ID 59384 (ZC 20-15)

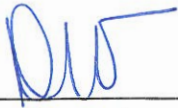
Helena Schaefer presented the staff report. The property is being rezoned in conjunction with the UDC Rezoning process. The southeast corner of property was originally zoned Commercial in conjunction with a 145 foot strip of Commercial zoning along the north side of E Kingsbury. The Applicant wanted to increase this portion of Commercial. The remaining portion of the property was requested as Duplex 2. Notifications were mailed on July 31, 2015 and published on July 26, 2015 with no comments received. Staff is recommending approval of the Zoning Change from Pre-Development to Commercial and Duplex 2. Staff finds this request to be compatible with the surrounding existing uses (businesses along E Kingsbury and the residences to the north). The Commission asked about the three existing structures on the property; staff responded that two were vacant and the third one was the property owner's house.

Mark Haynie of e Property Realty spoke on behalf of the applicant. The applicant is purchasing this property and the property that fronts it along E Kingsbury St; the property owner wants to sell both properties as one. Mr. Haynie said that the front property, which has a commercial structure on it, will open a used car dealership. The Commission asked why the additional 60 foot of commercial on the property. Mr. Haynie explained that the applicant would like to buffer the car lot and the duplexes.

There being no further questions for the applicant 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 20-15, 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 COMMERCIAL AND
DUPLEX 2-
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 20-15
1505 Lucille St.
Zoning Change

Applicant:

Richard & Randy Mercer
PO Box 847
Belmont, TX 78604

Property Owner(s):

Lozano Reyes
1505 Lucille St
Seguin, TX 78155

Property Address/Location:

1505 Lucille St.

Legal Description:

Abstract 35, John Sowell
Survey, Property ID 59384

Lot Size/Project Area:

Lot – approx. 3.79 acres

Future Land Use Plan:

Central Township

Notifications:

- Mailed: July 31, 2015
- Published: July 26, 2015

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
August 6, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Possible Street and Lot Configuration

REQUEST: A Zoning Change request from Pre-Development to Commercial and Duplex-2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	PD	Residences
N of Property	R-1	Residences
S of Property	C	Businesses
E of Property	C	Businesses
W of Property	PD/DP-2	Vacant – Ag use

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, several properties in the City require zoning change. The majority of parcel 59384 is currently zoned “Pre-development”. Although the City originally proposed to rezone that portion of the property zoned as Single-Family Residential, the Applicant requested another zoning, Duplex-2 and an increase of the Commercial portion. The Applicant, who has a contact on the property, requested the property be withdrawn from consideration and has pursued an individual zoning change request. Staff is recommending the approval of the zoning change from Pre-development to an additional 60 foot strip of Commercial and the remainder as DP-2 given the existing commercial uses and the proposed duplexes as a buffer to the single-family residential area to the north.

Planning Department Recommendation:

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

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

SITE DESCRIPTION:

This property is located along Lucille St. A portion of the property is zoned Commercial; this is in conjunction with a 145 foot strip of Commercial zoned along E Kingsbury St. The property has three legal non-conformity residences.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located near an area of commercial development, E Kingsbury St. The increase in Commercial would be compatible. The proposed zoning of Duplex-2 would provide a compatible buffer between this commercial area and the residential area to the north (along Sycamore St.)

COMPREHENSIVE PLAN:

The site is located in the Central Township; this district is neighborhood oriented with medium residential densities. Single-Family Residential and Two Family Dwelling land uses are recommended in this district. Commercial use would be subject to review and not necessarily an appropriate use in Central Township.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

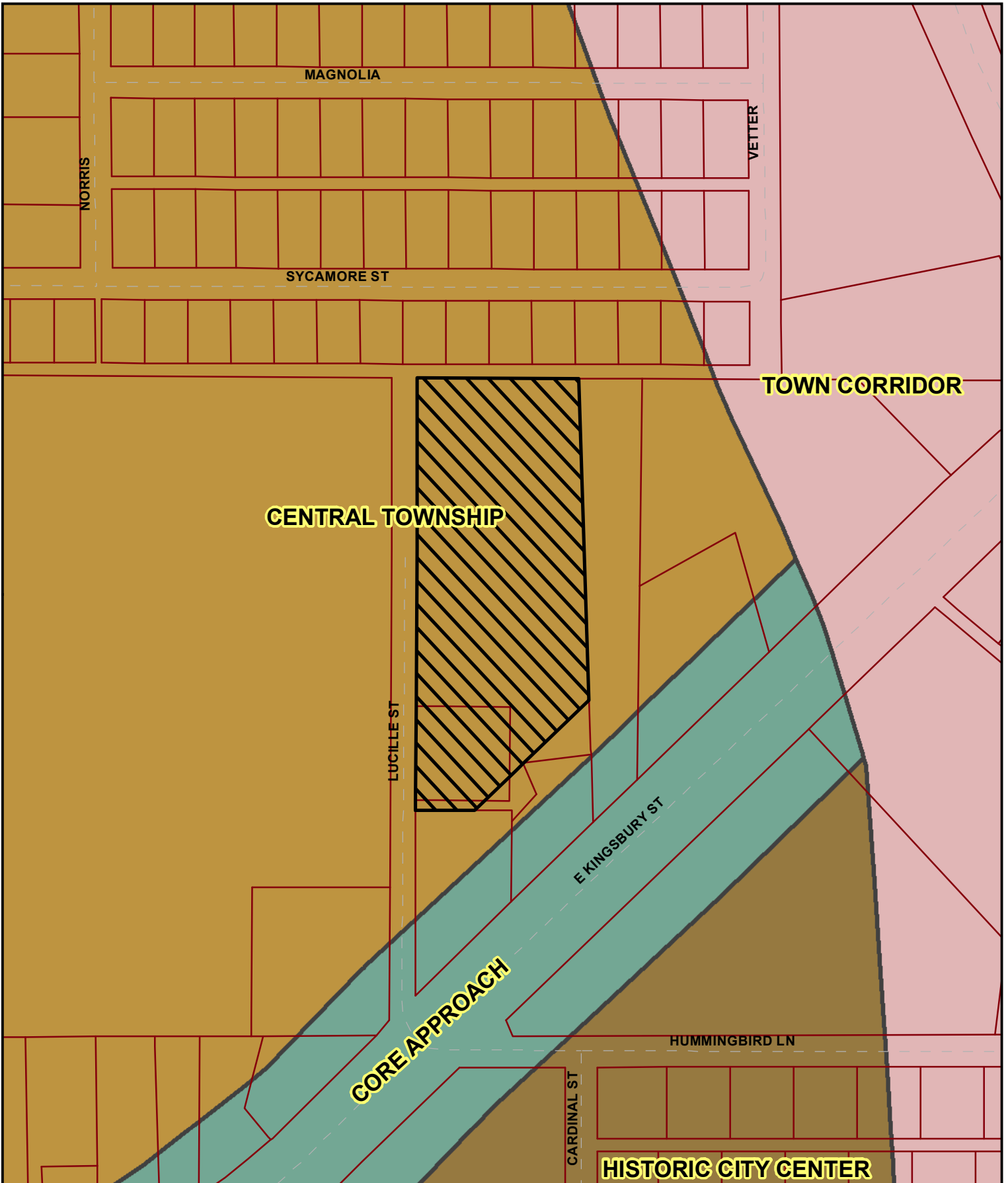
The site is accessed from Lucille Street.

PARKING:

Parking standards will need to be adhere to and based on the number of units created in the Duplex-2 portion and the type of business in the Commercial portion.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, street construction and site plan).



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



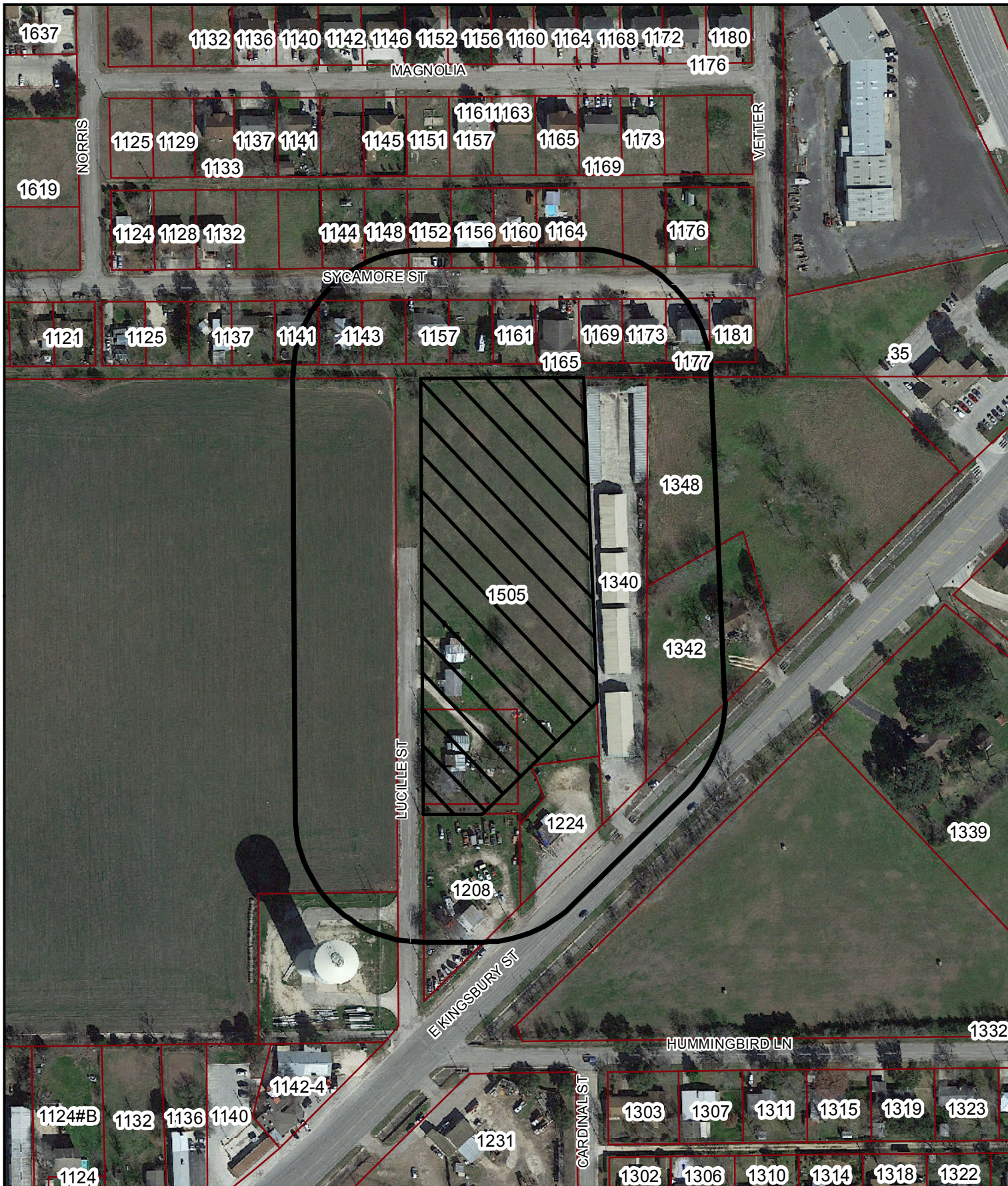
Lot Lines

1 inch = 200 feet





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LOCATION MAP

ZC 20-15: 1505 Lucille St



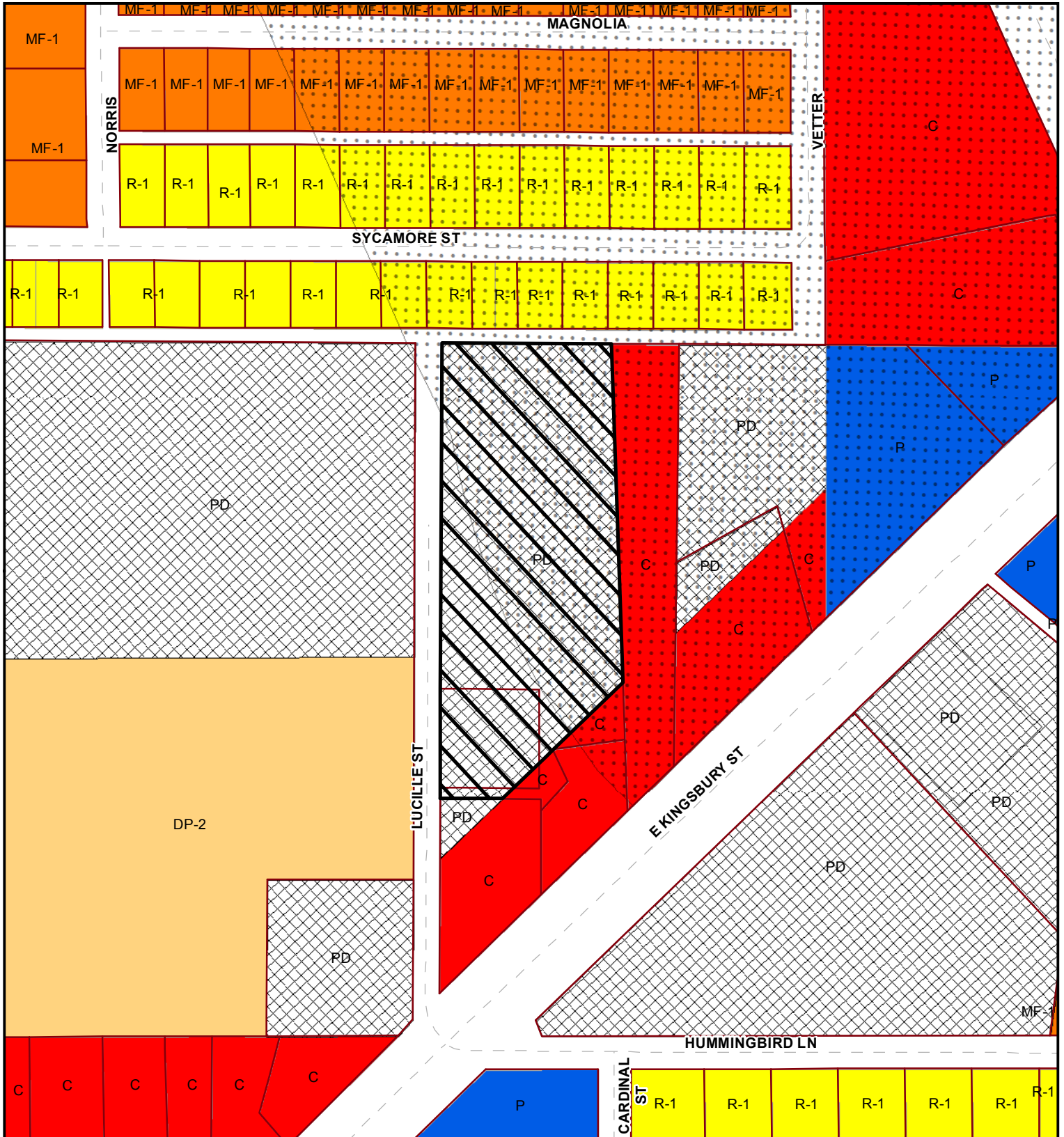
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 Site Location
  200' Notification Buffer
 Lot Lines

1 inch = 200 feet
Printed: 7/22/2015

ZONING MAP

ZC 20-15: 1505 Lucille 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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Site Location



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