



PLANNING & CODES

Planning and Zoning Commission Report

ZC 21-23

A request for Zoning Change 21-23 from Single Family Residential (R-1) to Manufactured and Residential M-R) for property located at 1551 FM 20, Property ID 111991 was considered during a public hearing at the Planning & Zoning Commission meeting on December 12, 2023.

Armando Guerrero presented the staff report. He stated that the 1.220-acre property was platted in 2003, annexed and zoned R-1 in 2009. The manufactured home has been seen on the property since 2008 and has been functioning as a residence. The electric service to the site was disconnected in 2022. He explained that the legal non-conforming use of the manufactured home within R-1 zoning was lost when the utilities were turned off for a continuous 6-month period. With the loss of the legal non-conforming use, the site would be required to meet all R-1 zoning requirements, which does not permit a manufactured home.

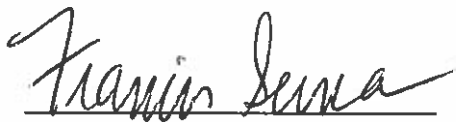
Mr. Guerrero gave an overview of surrounding uses and zoning. The property is in the Suburban Residential District of the FLUP. The request is consistent with FLUP and compatible with the existing and permitted uses of surrounding properties. No health, safety or general welfare of surrounding properties were identified. Access to the site will be used by the existing driveway off FM 20.

One letter in support was received stating that surrounding properties also consist of manufactured homes.


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

After consideration of the staff report and all information given regarding Zoning Change (ZC 21-23), Commissioner Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-1) to Manufactured Residential (M-R) for property located at 1551 FM 20. Commissioner Berger seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MANUFACTURED AND RESIDENTIAL (M-R)


Francis Serna
Recording Secretary

MOTION PASSED
7-0-0


ATTEST: Armando Guerrero,
Planning Manager



PLANNING & CODES

ZC 21-23 Staff Report
1551 FM 20.
Zoning Change R-1 to M-R

Applicant:

Jose Nelson Parada
1908 FM 20
Seguin, TX 78155

Property Owner:

Jose Nelson Parada
1908 FM 20
Seguin, TX 78155

Property Address/Location:

1551 FM 20
Seguin, TX 78155

Legal Description:

RANKIN SUBD LOT 1
1.2200AC
MH=TEX0041503/504

Property ID: 111991

Lot Size/Project Area:

1.220 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Nov 30, 2023
Newspaper: Nov 26, 2023

Comments Received:

None

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Manufactured and Residential (M-R)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Residential
N of Property	OCL	Outside City Limits
S of Property	R-1	Residential
E of Property	R-1	Residential
W of Property	A-R	Vacant Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Manufactured and Residential (M-R) on a 1.22-acre lot located at 1551 FM 20. This request would allow the continued use of the existing manufactured home on the lot. The lot has lost its legal non-conforming status due to the disconnection of utilities (electric) for over a year at the location. Zoning requirements do not allow a manufactured home within the current zoning of Single-Family Residential (R-1). The request for Manufactured and Residential (M-R) zoning would allow for the continued use of the manufactured home on the lot. The surrounding use within the area is primarily residential, with housing types within the area ranging from single-family residential detached homes, existing manufactured homes zoned Agricultural Ranch (A-R), and Single-Family Residential (R-1).

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, different housing types are encouraged to allow for various ownership opportunities.

Compatible with existing and permitted uses of surrounding property – Yes, similar uses can be seen within the area.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Proposed zoning would be utilized as residential.

Other factors that impact public health, safety or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 1.220-acre property was platted in 2003 and annexed into the city and zoned (R-1) in 2009. The existing manufactured home can be seen on aerials and street view from Google Maps at this location as far back as February of 2008. Since then, the site has been a residential use. Utilities (electric) to the site were disconnected in June of 2022 and are still currently off.

CODE REQUIREMENTS:

The legal non-conforming use of this manufactured home within Single-Family Residential (R-1) zoning was lost when the utilities (electric) ceased to operate for a continuous period of six months. With the loss of this legal non-conforming use, the site would be required to meet all requirements of the Single-Family Residential (R-1) zoning, which does not permit a manufactured home for residential use. The current zoning would only permit a single-family dwelling or a modular home (with the approval of a Limited Use Permit).

To allow for the continued residential use of this manufactured home at this location the property needs to be rezoned to Manufactured and Residential (M-R).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The surrounding zoning for this area is a mixture of Agriculture Ranch (A-R) and Single-Family Residential (R-1). The surrounding use within the area is residential use, with vacant portions of undeveloped AG land. The housing within the area is mixed, with single-family residential detached homes, and existing manufactured homes.

COMPREHENSIVE PLAN:

This property is located within the Suburban Residential district of the city's Future Land Use Plan (FLUP). Housing within this designation can consist of a range of housing types and densities, including detached single-family homes and duplexes. Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets, with different housing types to encourage various ownership opportunities.

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

None specifically identified.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site contains an existing access point off of FM 20, a County road.

LOCATION MAP

ZC 21-23 1551 FM 20



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 = 200 feet
Printed: 11/16/2023



	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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