



Planning and Zoning Commission Report ZC 18-16

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on May 10, 2016:

ZONING CHANGE request from Single-Family Residential to Commercial for the property located at Lot 13, Blk. 3, Eastridge Addition, approx. 0.28 acres, Property ID 21439 (ZC 18-16)

John Foreman presented the staff report. The applicant is seeking a zoning change to redevelop the tract to rebuild a new building as well as parking.

Public notifications were mailed to 10 property owners on April 29, 2016. Several phone calls were received with concerns regarding the impact to the neighborhood.

After reviewing the request Staff finds that the proposed zoning category of Commercial does not meet criteria for approval. Staff recommends a change to an alternative zoning category, Neighborhood Commercial, which would allow the applicant's development while protecting surrounding properties from adverse impacts from more intense commercial uses.

The Commission asked about parking and platting the lots. The zoning was discussed and difference between Commercial and Neighborhood Commercial. The applicant, Ken Reininger was present to answer questions. He explained that the zoning proposed would work with the request. The detention pond was discussed. The regular meeting was then recessed and a public hearing was held.

Eva Graham spoke regarding her opposition to the request. She stated her concern is for the traffic and it is already congested. She is also afraid that the property values will be affected.

There being no further response from the public the regular meeting reconvened for action. The zoning proposed was discussed amongst the Commission.

After consideration of the staff report and all information given regarding Zoning Change 18-16, the Planning and Zoning Commission voted 7-1-0, to Recommend to City Council to Approve the Zoning Change request to Neighborhood Commercial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL –
MOTION PASSED 7-1-0**

Dora Youngate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 18-16
106 Preston Dr.
Zoning Change R-1 to C

Applicant:

First United Holdings, LLC
3030 Stemmons Frwy, Ste B
Dallas TX

Property Owner:

First United Holdings, LLC
3030 Stemmons Frwy, Ste B
Dallas TX

Property Address/Location:

110 Preston Drive

Legal Description:

Lot 13, Block 3, Eastridge
Subdivision

Lot Size/Project Area:

.24 acres

Future Land Use Plan:

Community Node

Notifications:

Mailed: April 29, 2016
Newspaper: April 24, 2016

Comments Received:

One call received with questions
and concerns about Commercial

Staff Review:

John Foreman, AICP, CNU-A
Asst. Director of Planning

Attachments:

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

REQUEST:

A Zoning Change request Single-Family Residential to Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant
N of Property	C	Vacant
S of Property	R-1	Single-Family Residence
E of Property	C/ZL	Commercial/Zero Lot Line homes
W of Property	C	Commercial

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant proposes to change the zoning to allow construction of a small commercial/office development along with the two lots to the north. Staff finds that the proposed zoning category of Commercial does not meet criteria for approval. Staff recommends a change to an alternative zoning category, Neighborhood Commercial, which would allow the applicant's development while protecting surrounding properties from adverse impacts from more intense commercial uses.

Planning Department Recommendation:

	Approve as submitted
	Approve with conditions or revisions as noted
X	Alternative – staff recommends approval of NC zoning
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION AND REQUEST:

The site is a platted lot within the Eastridge subdivision. A structure on the property was removed several years ago, and it is currently vacant. The site is located between commercial uses and zoning along Court Street to the north, and an established single-family neighborhood to the south. The applicant proposes to develop the lot under consideration along with the two lots to the north, which are already zoned commercial. The new development would consist of new offices for the existing insurance business currently on the site as well as additional office/retail lease space.

CODE REQUIREMENTS:

Commercial uses are not allowed with the R-1 zoning, so a change is required prior to developing as the applicant intends.

COMPREHENSIVE PLAN:

The future land use map identifies the area within the Community Node. The Community Node recommends a range of commercial land uses.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is at a point of transition between the intense, primarily commercial uses along Court and the residential area to the south. Preston Drive contains a mix of uses, including single-family, self-storage, and assisted living. Commercial zoning for this lot is logical. The Commercial zoning for the retail development across Preston extends to a depth of approximately 220' from Court, about the same distance as the southern property line of the subject tract. Approval of the change to Commercial would allow these three lots additional area to meet landscaping, parking, and other site requirements. Also, the lot in question faces the driveway for the retail development across Preston, making it less attractive for single-family development.

The specific zoning category proposed, Commercial, presents several challenges at this location. The lot shares a side property line with an existing single-family residence. Also, Preston Drive is residential in character in this area. Some of the more intense uses allowed under the Commercial would be disruptive and out of character to the area.

One final consideration is that although the subject property is proposed to be developed with the other two lots to the north, it is currently its own platted lot. Should the zoning be approved, the owner is not bound to these plans and could develop each lot individually or combine them.

Considering all this, staff finds that the Commercial zoning proposed does not meet criteria for approval of zoning changes in 2.4.4 of the UDC because some of the allowed uses in the Commercial zoning district are not compatible with surrounding properties and could create adverse impacts on these properties. Staff also finds that a change to an alternate zoning category, Neighborhood Commercial, would allow the property to be developed as the applicant proposes. However, the most intense commercial uses would not be allowed or would require additional review through Limited or Specific Use Permits. Please see the attached comparison of uses.

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

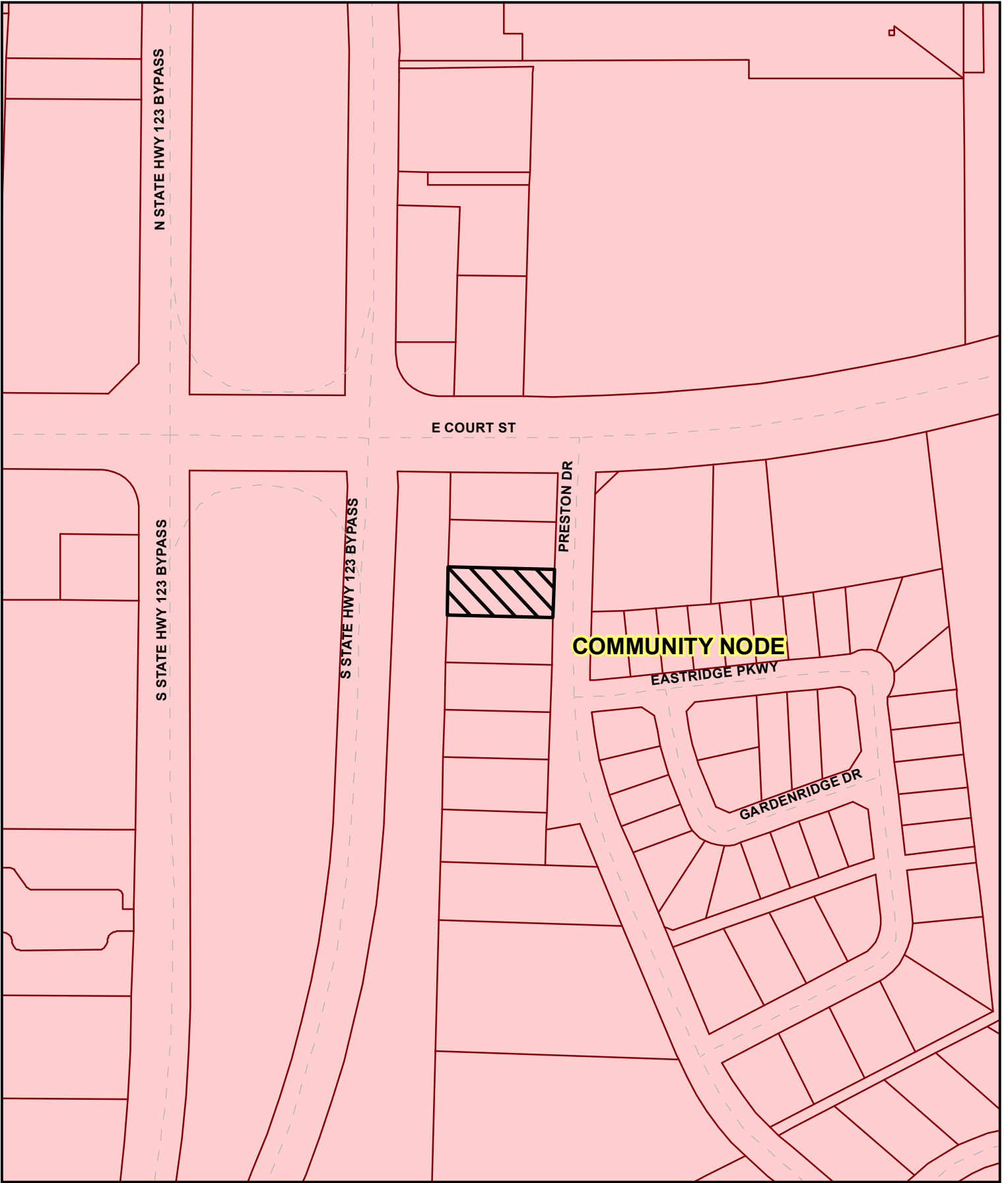
The site has not been determined to be of historical, cultural, or environmental significance. The site is outside the floodplain.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has access to Preston Drive, a local street. If combined with the two lots to the north as proposed, the site will have access to Court Street. TxDOT will regulate driveway location and design on Court.

OTHER CONSIDERATIONS:

Drainage, parking, landscaping and other site requirements will be enforced at the time of development.



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Site Location



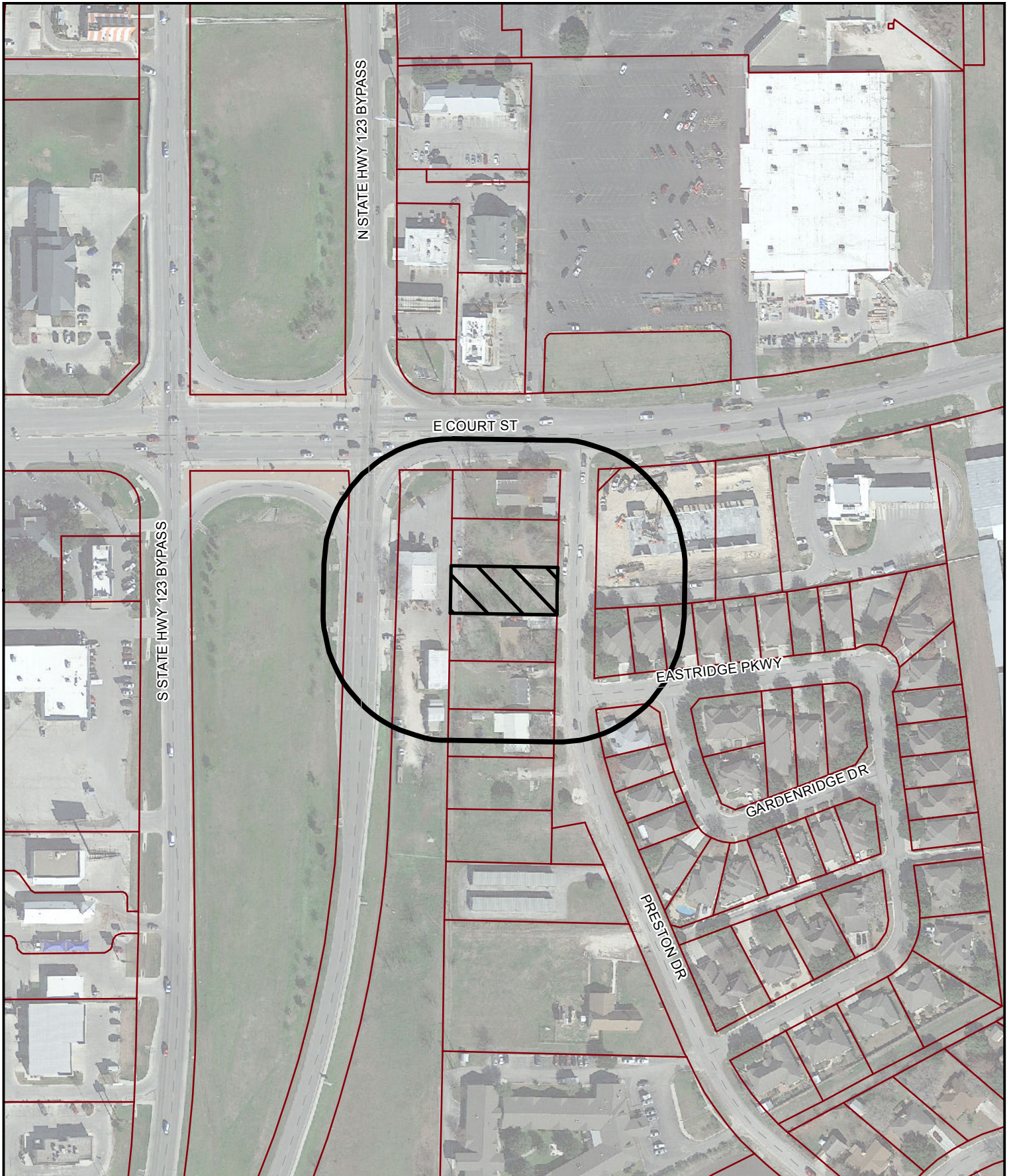
Lot Lines

1 inch = 200 feet

Printed: 4/20/2016

LOCATION MAP

ZC 18-16: 106 Preston Dr



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Site Location



200' Notification Buffer

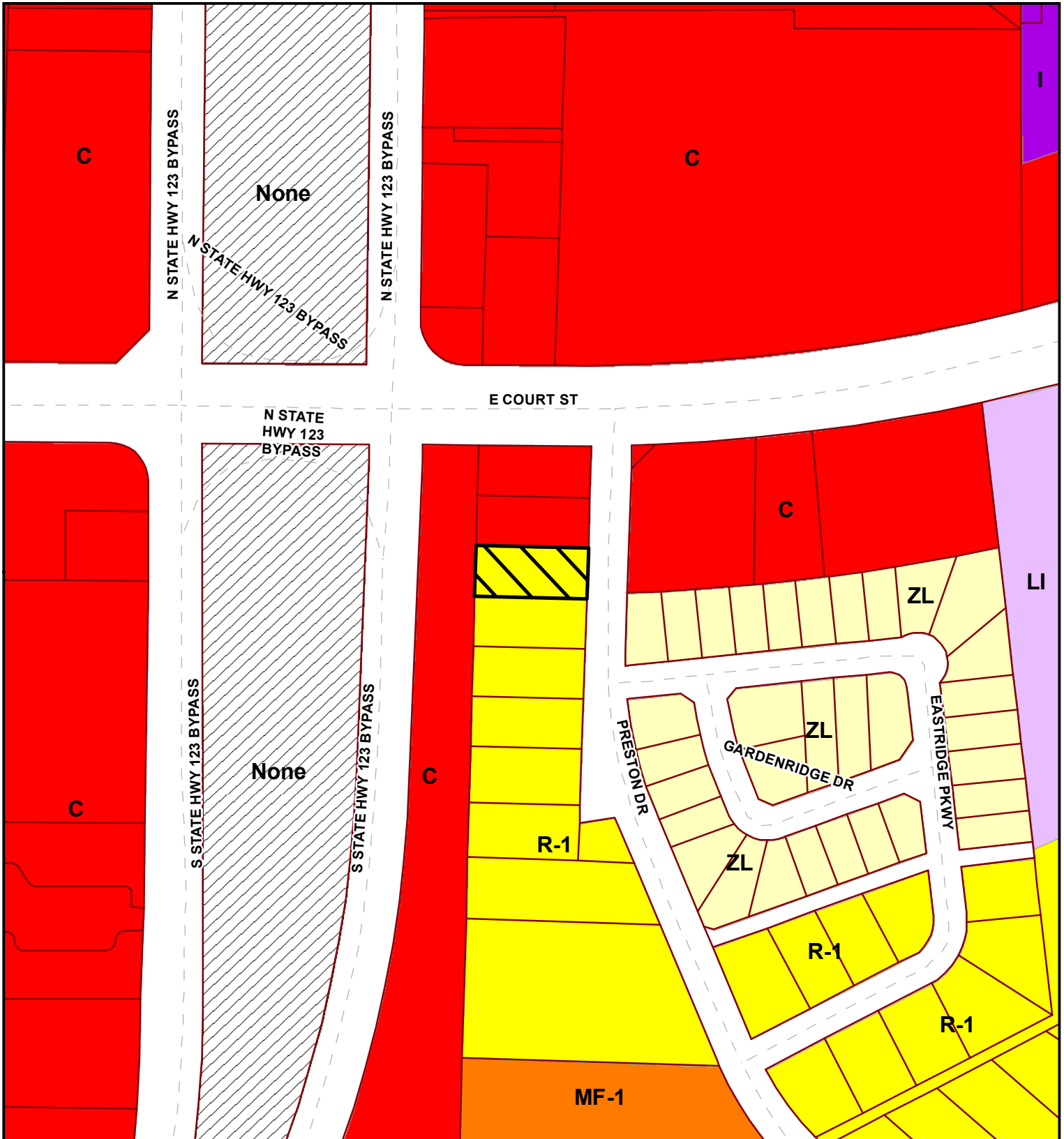
Lot Lines

1 inch = 200 feet

Printed: 5/31/2016

ZONING MAP

ZC 18-16: 106 Preston Dr



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