Planning and Zoning Commission Report
ZC 22-15

The following request was considered in conjunction with Zoning Change 22-15 during a public hearing at the Planning & Zoning Commission meeting on September 9, 2015:

ZONING CHANGE request from Pre-Development to Agricultural-Ranch, Commercial, Light Industrial, Neighborhood Commercial, and Public for the following properties in the UDC Rezoning Group 4A: 14396, 44600, 51201, 51276, 51277, 51314, 51425, 51426, 51427, 52944, 151708, 151709

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-development" zoning district in the old zoning ordinance. Staff explained the logic behind the rezoning of the 12 parcels, using the Comprehensive Plan and existing land uses. There were a number of parcels that were split by zoning. This area includes the Tyson Facility and the TxDOT hike and bike trail. Feedback from property owners were also taken into consideration.

Public notifications were mailed to 74 property owners on August 28, 2015. One phone call was received; she expressed concerns about the property located at 1426 Hidalgo. She remembered a previous zoning change attempt in 2006 for the property where the applicant wanted to operate a bar. Staff informed her that the zoning district of "NC" will not allow for a bar or nightclub.
One written response was received by the property owner of property ID# 151709

Mark Soward, 84 Hampton S, Seguin, TX 78155
"I would request my property to be zoned commercial because of the proximity to the Wal-mart and the soon to be frontage road on IH-10. I am less than 200 yds from both."

Staff informed the Commission that the property was proposed for Commercial. The Commissioners had a variety of questions about the zoning of A-R in conjunction with the City's Livestock ordinance; existing houses on a NC zoned property, and the structure at 1426 Hidalgo (how long it has been vacant and a need for a code compliance to be occupied).

There being no further questions 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 22-15, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request to Agricultural-Ranch, Commercial, Light Industrial, Neighborhood Commercial, and Public.

RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH, COMMERCIAL, LIGHT INDUSTRIAL, NEIGHBORHOOD COMMERCIAL, PUBLIC–
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 22-15
UDC Rezoning for Pre-development Group 4A

Applicant:
City of Seguin

Property Owner(s):
See attached list of property ownership.

Property Address/Location:
Group 4A is an area along W New Braunfels, Fleming Dr, CH Matthies JR, and IH 10W where properties were zoned PD in 1989.

Legal Description:
See Attached Prop. ID List

Lot Size/Project Area:
63.91 acres

Future Land Use Plan:
Regional Node B and Central Township

Notifications:
Mailed August 28, 2015
Newspaper August 23, 2105

Comments Received:
Update at P&Z meeting

Staff Review:
Helena Schaefer
GIS Analyst
Sept. 4, 2015

Attachments:
- Group 4A Map notification Map
- Existing Zoning Map
- Property Owner List
- 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	Various land uses including residential, commercial, public, industrial, and vacant.	**SEE ATTACHED MAPS**
N of Property	P	Vacant	
S of Property	P,C, R-1	TLU, Vacant, Residential	
E of Property	R-1	Residential	
W of Property	MF-3, C	Earlybird Apts, Future Wal-Mart	

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 12 parcels in Group 4A were all zoned as Pre-development.

Staff has evaluated the parcels in Group 4A 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 4A 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 4A. There are 12 parcels in this group, were originally zoned "Pre-development", and are located along W New Braunfels, Fleming Dr, CH Matthies Jr, and IH 10W.

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. These 12 parcels have not been rezoned since the zoning was assigned during the original 1989 zoning process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:
The properties in Group 4A are fronted along N King, E Seideman, and E Kingsbury Streets. For most of these properties, the proposed zoning is a reflection of the existing zoning already assigned. For example, some properties are split by zoning; the front portion was zoned and the remainder zoned as "Pre-development" (The Tyson property is a good example).

COMPREHENSIVE PLAN:
The properties are within the Historic City Center, Town Corridor, Core Approach, and Central Township Districts. Two of these districts, Historic City Center and Central Township, emphasize residential uses, while the Core Approach and Town Corridor districts focuses on more 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 City in this group.

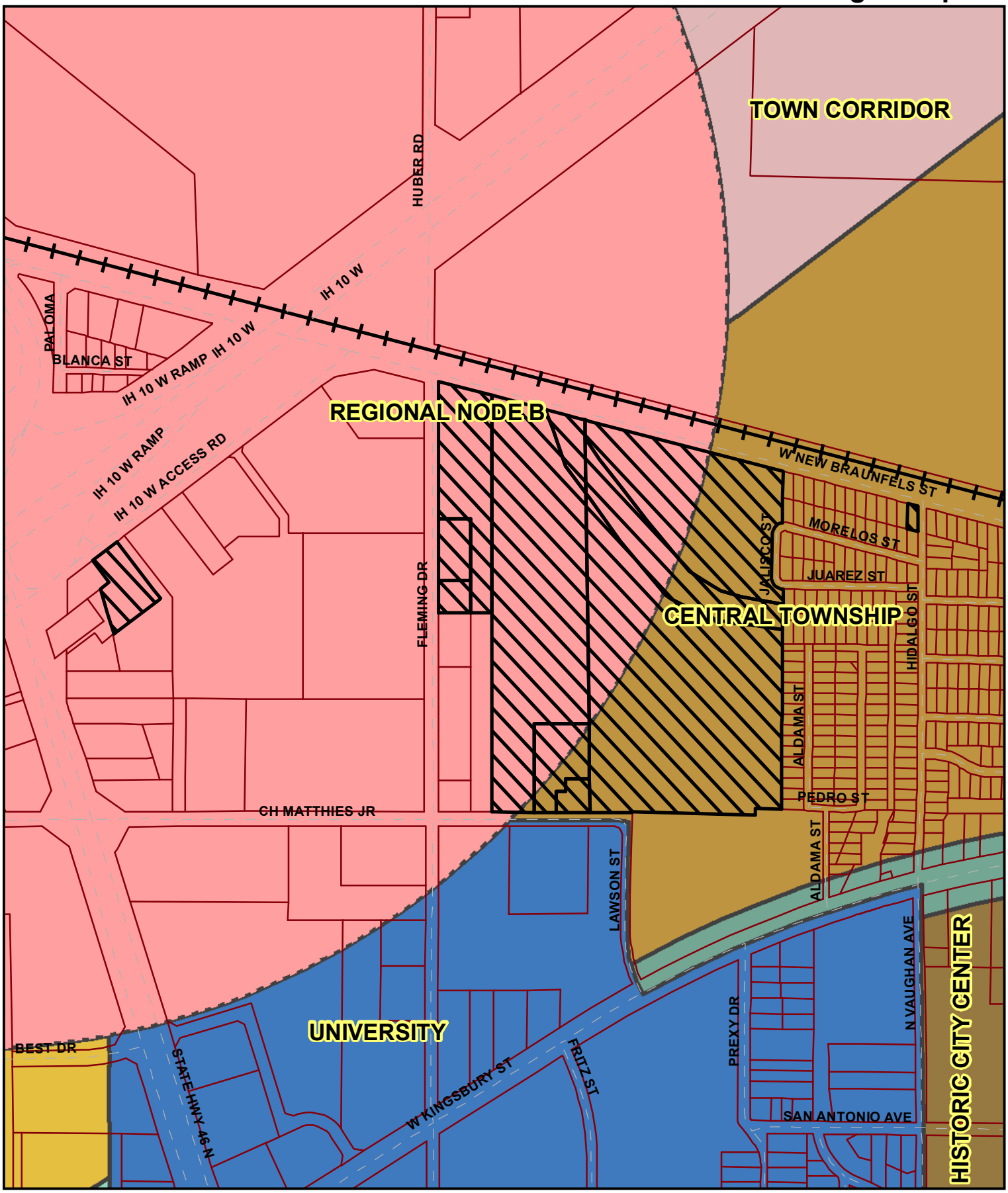
TRAFFIC (STREET FRONTAGE & ACCESS):
The properties in Group 4A are located along W New Braunfels, Fleming Dr, CH Matthies Jr, and IH 10 W.

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.

FUTURE LAND USE MAP

ZC 22-15: UDC Rezoning Group 4A



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.

N

Site Location

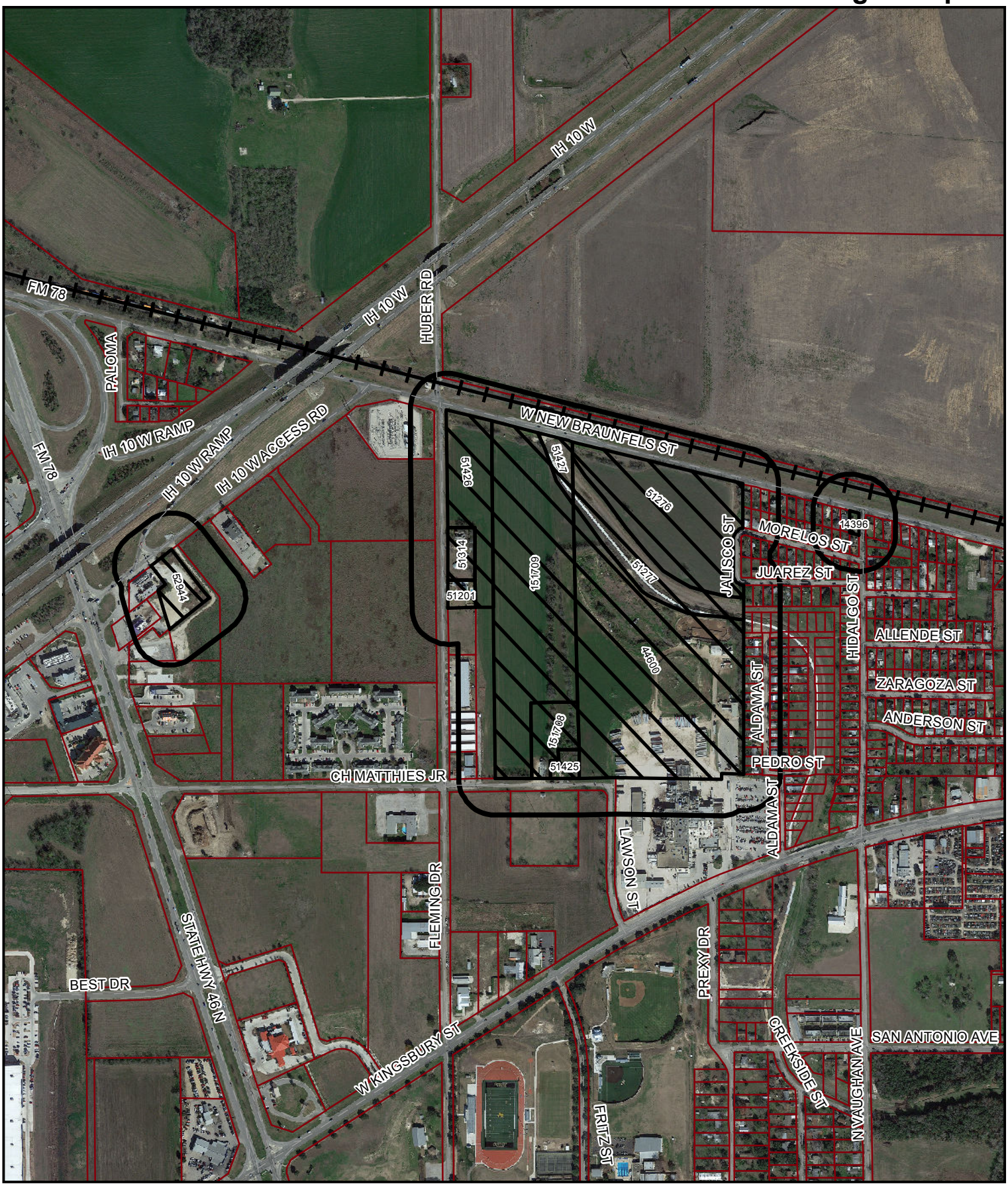
Lot Lines

1 inch = 600 feet

Printed: 8/20/2015

LOCATION MAP

ZC 22-15: UDC Rezoning Group 4A



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N

Site Location

200' Notification Buffer

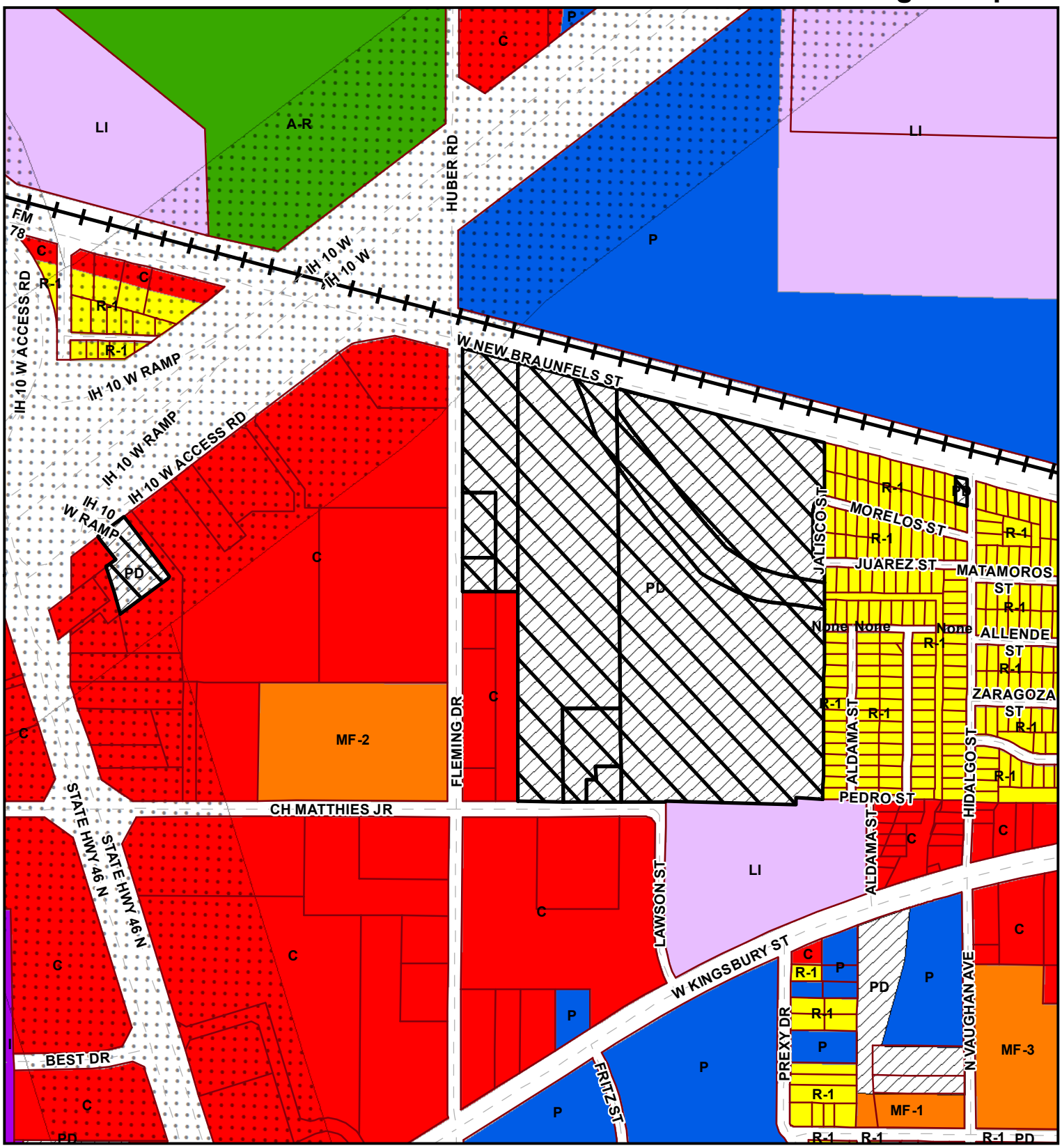
Lot Lines

1 inch = 700 feet

Printed: 8/20/2015

ZONING MAP

ZC 22-15: UDC Rezoning Group 4A



A-R Agricultural Ranch
R-R Rural Residential
S-R Suburban Residential
R-1 Single Family Residential
ZL Zero Lot Lines
DP-1,2 Duplex
MF-1,2,3 Multi-Family
M-R Manufactured Residential
MHP Manufactured Home Park
NC Neighborhood Commercial
C Commercial
LI Light Industrial
I Industrial
P Public
PUD Planned Unit Development

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