



**Planning and Zoning Commission Report
ZC 14-19**

A request for Zoning Change 14-19 was considered during a public hearing at the Planning & Zoning Commission meeting on October 8, 2019:

A Zoning Change from Single-Family Residential 1 (R-1) to Commercial (C) on a request for property located 1575 N Austin St, Property ID 26530

Helena Schaefer presented the staff report. She stated that the applicant is requesting a zoning change from Single-Family Residential 1 (R-1) to Commercial for the back portion of the property. She explained that the current use of R-1 restricts the use of commercial activities. The property has its original zoning from 1989, where the front 100 to 120 ft of properties along a major corridor were zoned Commercial and the remainder was zoning Single-Family Residential. The structure is currently vacant and the portion zoned Single-Family Residential is no longer "grandfathered". She further explained that the surrounding zoning and existing land uses are compatible with the zoning change request, except for the residential use to the east (but those properties have an unnamed right-of-way between the property in question.) The property is also compatible with the future land use district of Core Approach. Staff is recommending approval of the zoning change request due to the compatibility of existing land uses and the future land use district and the close proximity to a major transportation corridor, N Austin St.

Albert McNeel, a representative for the applicant was presented and convened to the Commission that the applicant's intent for the property is to redevelop the structure for office spaces.


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

After consideration of the staff report and all information given regarding Zoning Change (ZC 14-19), Commissioner Lievens moved that the Planning and Zoning Commission recommend approval of the zoning change from Single-Family Residential 1 to Commercial for the back portion of 1575 N Austin St. Commissioner Schievelbein seconded the motion. The following vote was recorded:

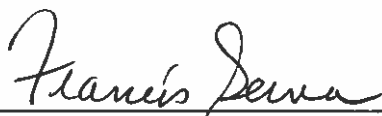
RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

6-0-0



ATTEST: Helena Schaefer
Senior Planner



Francis Serna
Planning Assistant



PLANNING & CODES

**ZC 14-19 Staff Report
1575 N Austin St
Zoning Change from R-1 to C**

Applicant:

Seguin 3, LLC
PO Box 712
Castroville, TX 78009

Property Owner:

Mendota Properties, LLC
4145 Powell Rd
Powell, OH 43065

Property Address/Location:

1575 N Austin St

Legal Description:

Lot: 1,2,3-58; & N' 14' of 4 & Street, Blk: 318, Addn: Hays Prop ID: 26530

Lot Size/Project Area:

Approx. 0.555 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed: Sept. 27, 2019
Newspaper: Sept. 22, 2019

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential 1 (R-1) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1 & C	Commercial structure
N of Property	C	Auto Repair shop
S of Property	R-1 & C	Commercial structure
E of Property	R-1	Single-family house
W of Property	LI	CMC Recycling yard

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 1575 N Austin St has a split zoning of Single-Family Residential 1 and Commercial. There are existing commercial uses to the north, south and west of the property. Residential use is located to the east in an existing neighborhood. Staff recommends approval of the zoning change to Commercial (C) to allow the primary use of commercial for the entire property due to the close proximity of N Austin St, a major corridor.

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 under split zoning of Single-Family Residential and Commercial. The structure is currently vacant. The property has the original zoning from the 1989 process and this was an area where, regardless of property lines, the front 120 feet of the property was zoned Commercial and the remainder of the property zoned Single-Family Residential. With the split zoning, any redevelopment of this property would have to conform to the zoning if the rezoning is not requested. The structure itself is also split by the two zoning districts.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, Single-Family Residential (R-1) will only permit residential uses or limited non-residential uses with an approved limited use permit or a specific use permit (such as a place of worship or an event center).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located adjacent to N Austin St a major corridor through the City. This corridor has a mixture of zoning districts to include commercial and light industrial. Rezoning this property would be compatible with the surrounding properties along N Austin St. However, there is a neighborhood behind this property, but separated by a public unnamed right-of-way. To the south of the property are two duplex structures and grain silos.

COMPREHENSIVE PLAN:

The property is located within the Central Township District. The intent of this district is more residential in nature, but the front portion of the property is located in the Core Approach District (which encourages commercial development.)

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

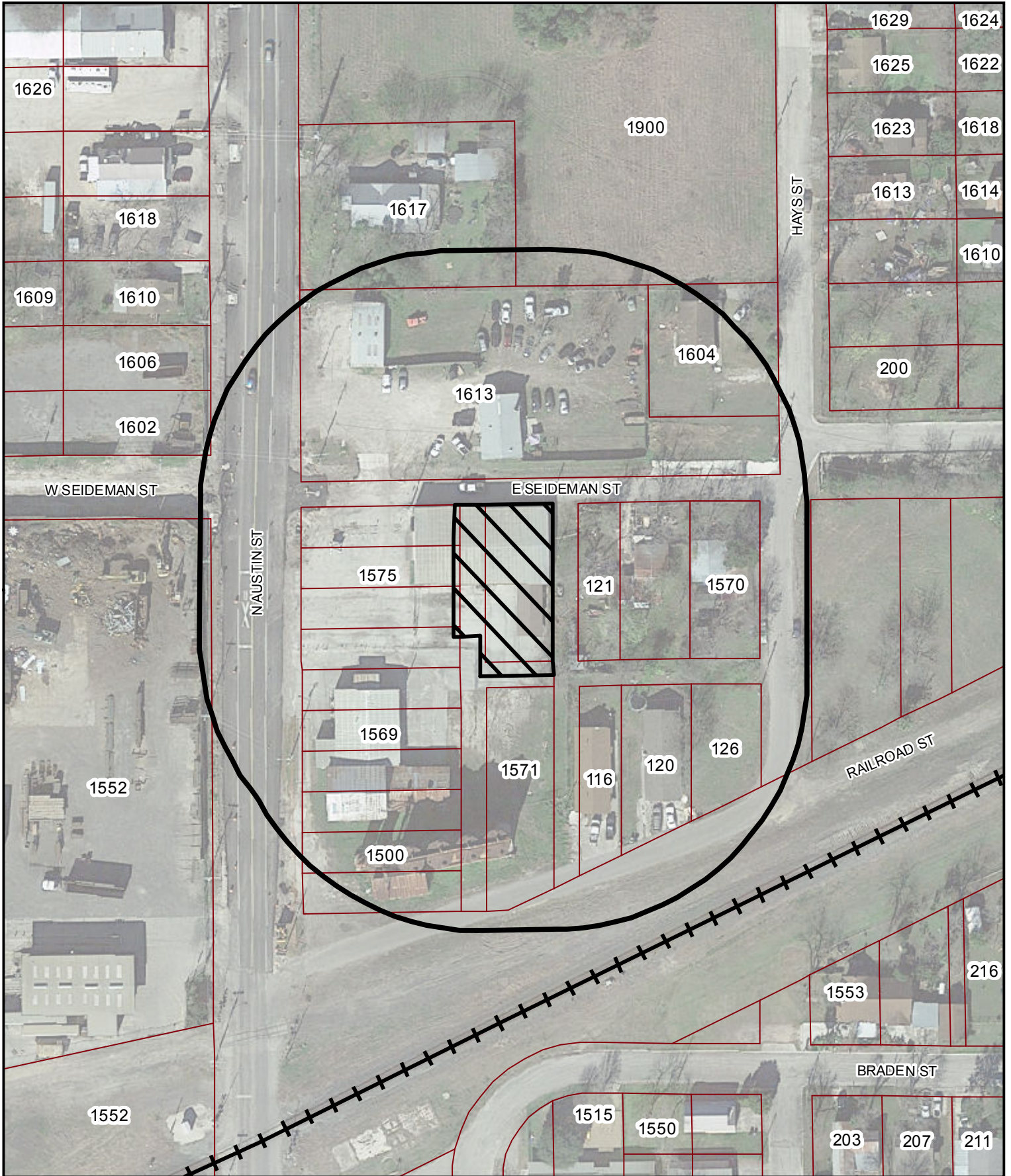
The property fronts N Austin St and E Seideman St with existing driveways.

OTHER CONSIDERATIONS:

As a reminder, any redevelopment of this property may trigger certain development standards. This may include landscaping, buffering from residential uses, and off-street parking requirements.

LOCATION MAP

ZC 14-19: 1575 N Austin St



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Site Location



200' Notification Buffer



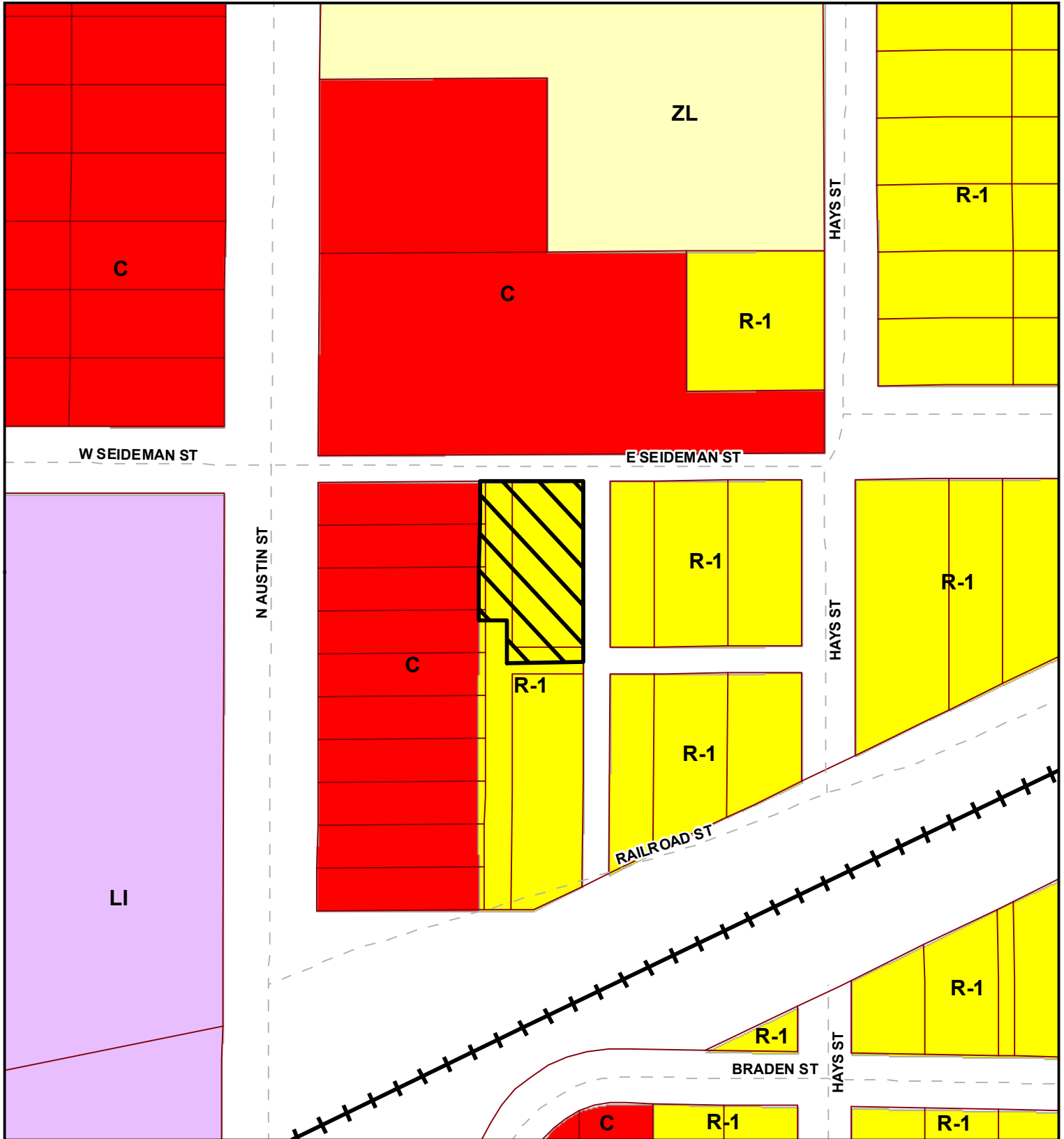
Lot Lines

1 inch = 100 feet

Printed: 8/19/2019

ZONING MAP

ZC 14-19: 1575 N Austin 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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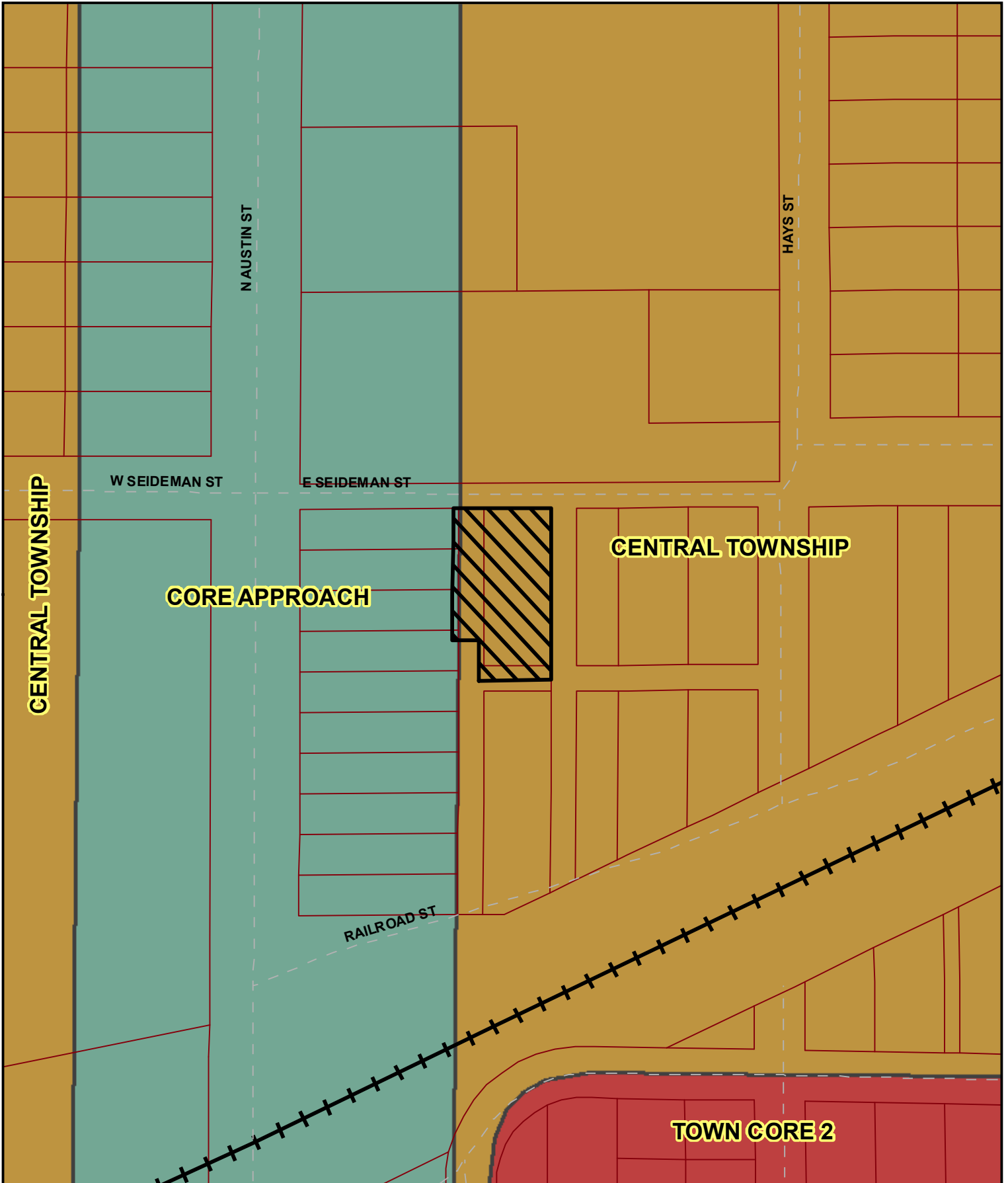
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