



Planning and Zoning Commission Report ZC 25-15

The following request was considered in conjunction with Zoning Change 25-15 during a public hearing at the Planning & Zoning Commission meeting on September 9, 2015:

ZONING CHANGE request from Commercial to Duplex-2 for the property located at the 1700 Block of W. Court St., Abstract 11, JD Clements Survey, approx. 11.804 acres, Property ID 52986 (ZC 25-15)

John Foreman presented the staff report. Public notifications were mailed on August 28, 2015 and published on August 23, 2015 with no response received. The applicant is proposing a Duplex for the site. Staff finds it does meet the criteria for the request and does recommend approval.

Accesses, building of streets and nearby properties were discussed. The applicant was not present to answer questions.

There being no further questions the regular meeting was recessed and a public hearing was held.

Lucia Ramos, W. Court St.

Spoke regarding the development and asked how it would affect the surrounding residents. She was concerned that her property was being affected.

Code requirements for street design and the width of the tract were discussed further amongst the Commission and Staff.


There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 25-15, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request from Commercial to Duplex-2.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM COMMERCIAL TO DUPLEX-2-
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 25-15
1700 Blk of W. Court
Zoning Change

Applicant:

Walton Stahl
Stahl Enterprises LLC
205 Castle Gardens Dr.
San Antonio, TX 78213

Property Owner(s):

Stahl Enterprises LLC
205 Castle Gardens Dr.
San Antonio, TX 78213

Property Address/Location:

1700 Blk of W. Court St.

Legal Description:

Abstract 11, JD Clements
Survey, Property ID 52986

Lot Size/Project Area:

Lot – approx. 11.804 acres

Future Land Use Plan:

Town Approach/Emergent
Residential

Notifications:

- Mailed: August 28, 2015
- Published: August 23, 2015

Comments Received:

None to date

Staff Review:

John Foreman
Asst. Director of Planning
August 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant Land
N of Property	R-1/PD	Residence
S of Property	N/A	Residences
E of Property	PD	Vacant Land
W of Property	N/A	

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The Applicant is requesting a zoning change to Duplex-2. Staff finds that the request meets applicable criteria and recommends approval.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

The current zoning of Commercial does not allow duplexes so a zoning change is required. DP-2 is the higher density of the City's two duplex districts, allowing duplexes on lots with a minimum area of 6,200 square feet.

SITE DESCRIPTION:

The subject property is currently undeveloped. The dimensions of the lot make it impractical to develop as commercial as it is currently zoned.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is surrounded by residences and Briesemeister Middle School to the north, single-family residences to the south, and undeveloped agricultural land to the east and west. Duplexes are compatible with this mix of uses, though the site should be thoughtfully designed considering the adjacent single-family tracts.

COMPREHENSIVE PLAN:

The northern portion of the tract is within the Town Approach Area, but the majority of the tract is within Emergent Residential. Land use designations in the Town

Approachway districts should provide indication of approach into the City of Seguin, preserving the character of the adjacent landscape, and intensify towards downtown. The primary land uses in this district include multi-family residential, agricultural, conservation areas, and rural single family residential. Duplexes are a transition between the rural uses to the west and the more intense commercial and higher density residential to the east. In the Emergent Residential area, a range of residential densities should exist, including duplexes.

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

The tract has not been identified as being of historical, cultural or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

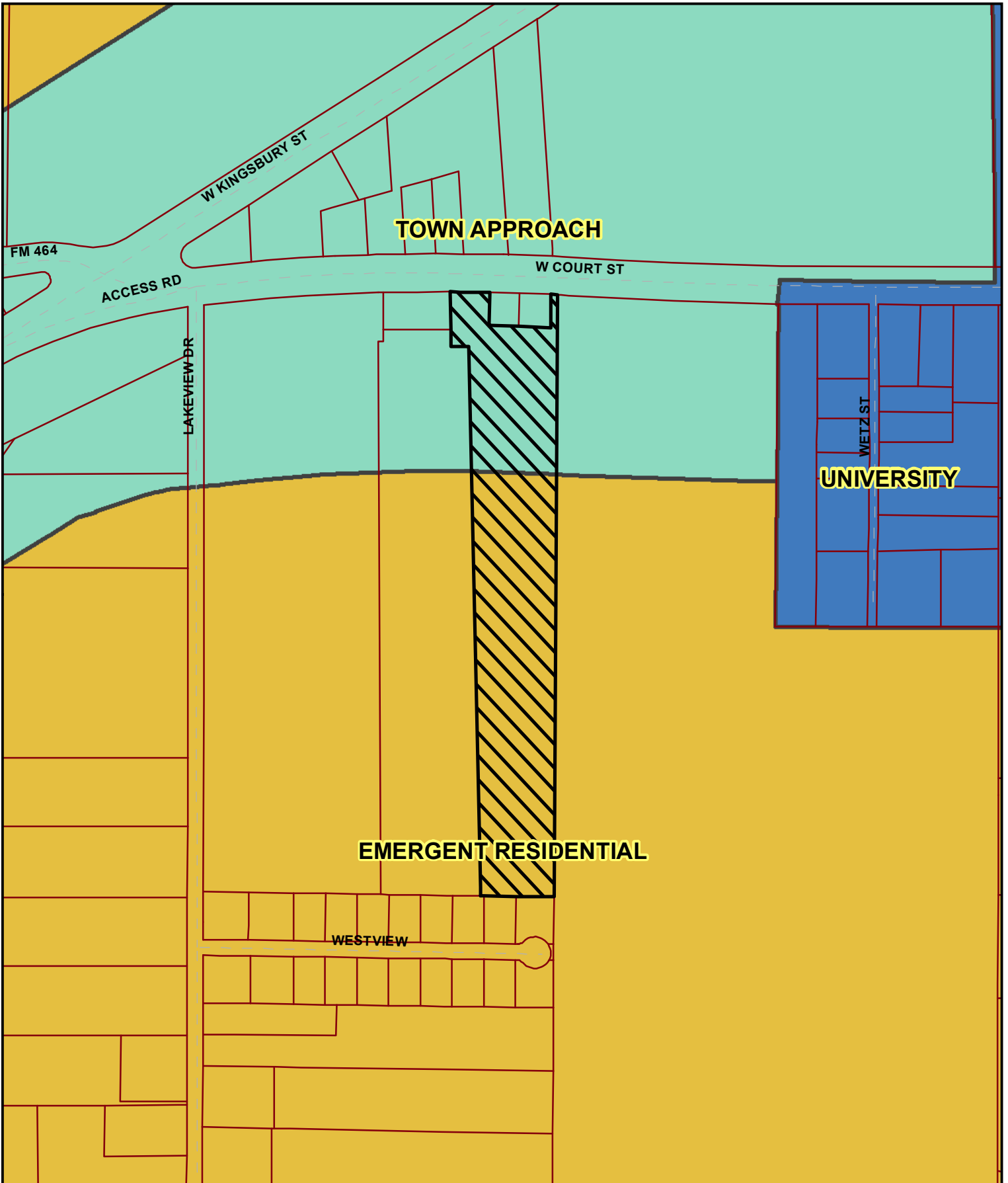
The site has frontage on Court Street. Sidewalks will be required at the time of development. Driveway location and design will be as approved by TxDOT.

UTILITIES:

Water will be provided by Springs Hill, wastewater by the City of Seguin, and electric by GVEC. The developer will be responsible for connecting to utilities.

PARKING:

The site will be required to meet code requirements prior to issuance of a Building Permit.



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 = 400 feet

Printed: 8/19/2015

LOCATION MAP

ZC 25-15: 1700 Blk of W Court St



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Site Location



200' Notification Buffer

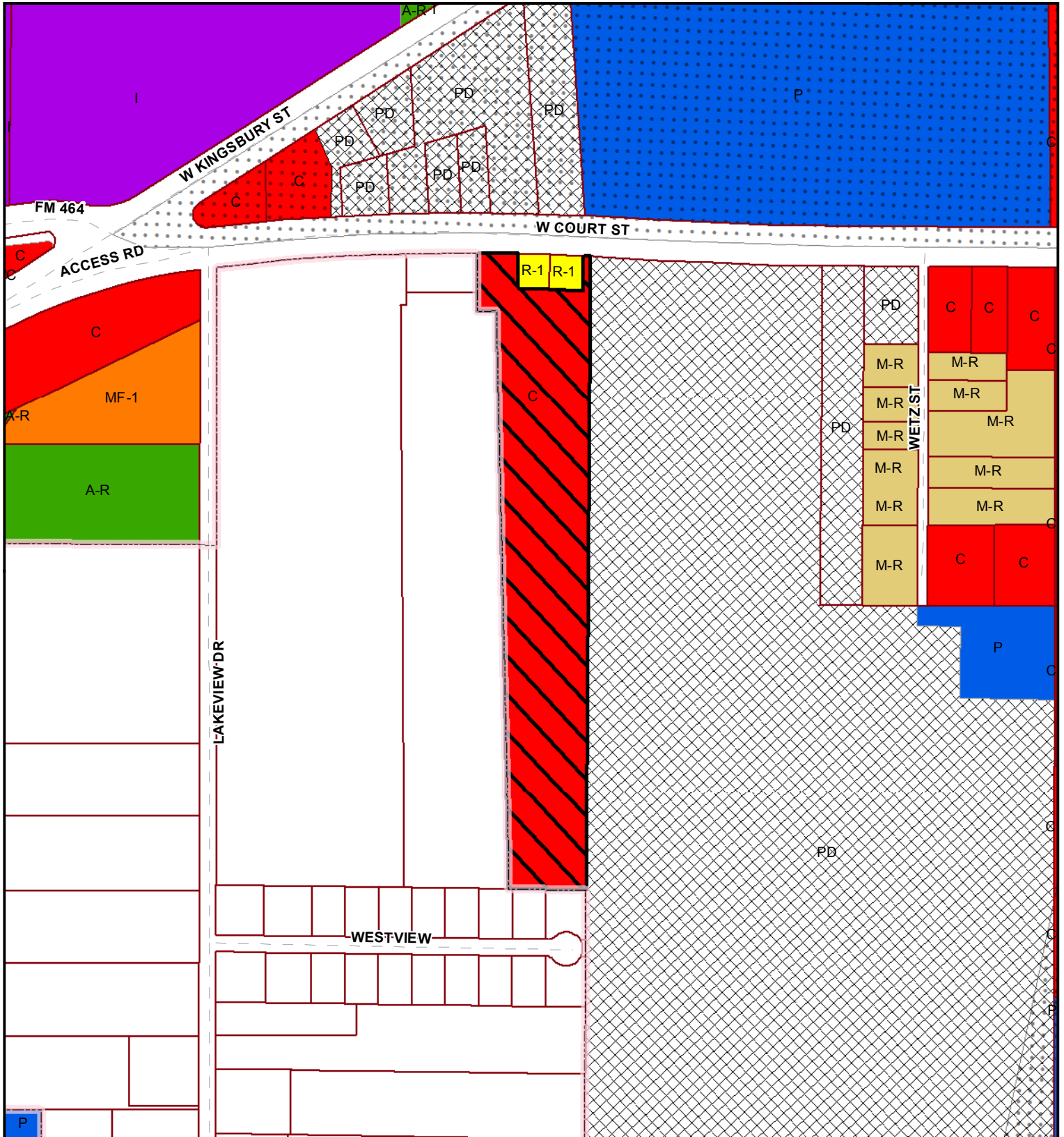
— Lot Lines

1 inch = 400 feet

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ZONING MAP

ZC 25-15: 1700 Blk of W Court 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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