



**Planning and Zoning Commission Report
ZC 06-19**

A request for Zoning Change 06-19 was considered during a public hearing at the Planning & Zoning Commission meeting on April 9, 2019:

A Zoning Change from Commercial (C) to Public (P) on a request for property located 321 W. Court Street, Property ID 13415.

Helena Schaefer presented the staff report. She advised that the City of Seguin is the applicant. The City has purchased the property and will incorporate the property into the Walnut Springs Park. Although parks are allowed in all zoning district, for continuity, the City would like to zone the property to public as it is more appropriate than commercial. The zoning change is compatible with the surrounding land uses and zonings. The property is located in the Town Core 1 District of the Comprehensive Plan; the intent of the future land use district is to encourage economic revitalization and strategic redevelopment. She explained that Walnut Springs Park brings visitors to the downtown area. Staff recommended approval of the zoning change as it will become part of the Walnut Springs Park.

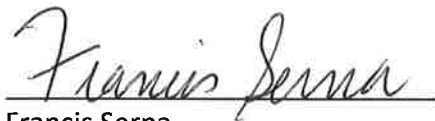
The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.


After consideration of the staff report and all information given regarding the ZC 06-19, Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the zoning change from Commercial to Public. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC (P).

MOTION PASSED

7-0-0


Francis Serna
Planning Assistant


ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

Applicant:

The City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

321 W Court St

Legal Description:

Lot: E, Blk: 171, Addn: Acre
Prop ID: 13415

Lot Size/Project Area:

Approx. 0.2301 acres

Future Land Use Plan:

Town Core

Notifications:

Mailed March 29, 2019
Newspaper March 24, 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 Commercial to Public.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant lot
N of Property	P	Saegert Campus
S of Property	P	Walnut Springs Park
E of Property	P	Walnut Springs Park
W of Property	C	Auto dealership

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The City of Seguin has purchased a vacant lot just west and north of Walnut Springs Park. This lot will become part of the park. Staff recommends approval of the zoning change to Public as the proposed use is an appropriate use for this zoning district.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property, which is 0.23 acres in size, once had a residential structure on it. It was demolished in 1990 as part of the Buildings and Standards process. Since that time, the lot has been vacant. The City of Seguin, which purchased the property in February, intends to incorporate it into the Walnut Springs Park.

CODE REQUIREMENTS:

According to the Unified Development Code, "Public" zoning is intended for those entities that are suited for public assembly, meetings, recreational areas, schools, places of worship, and similar uses. Changing the zoning of this property to public so it can become part of an existing public area (the park) would be an appropriate rezoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The vacant property is located along one of the City's major corridors, Court St. It sits adjacent to a public area, a public school and a business. As this property will be incorporated into the Walnut Springs Park, changing the zoning to public will make it compatible with the existing zoning and land uses.

COMPREHENSIVE PLAN:

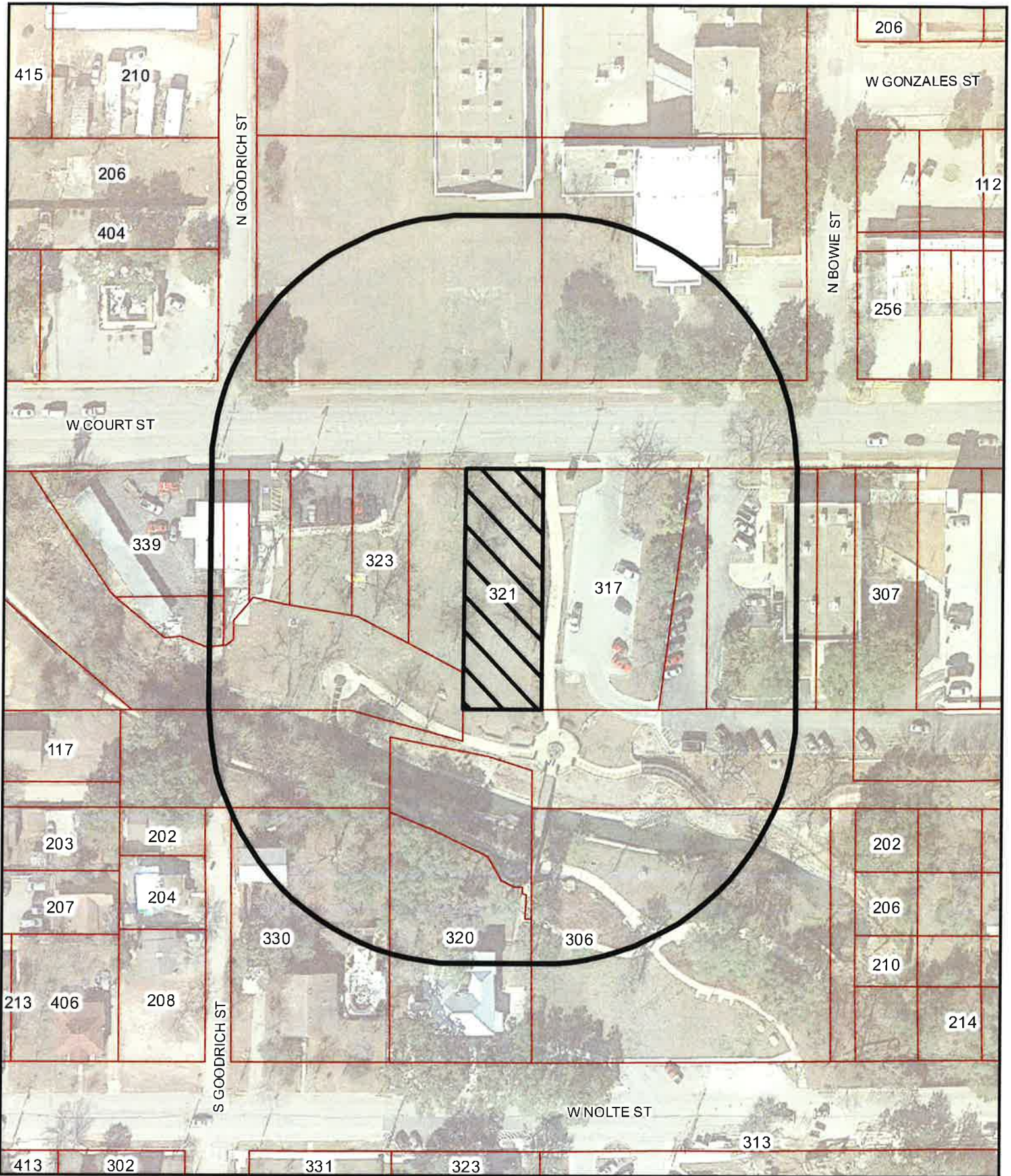
The site is located in the Town Core 1 District; the intent of this future land use district is to encourage economic revitalization and strategic redevelopment. The Walnut Springs Park brings visitors to the downtown area. Public is an appropriate use within this district.

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





No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property takes access from W Court St.



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 Site Location
  200' Notification Buffer
 Lot Lines

1 inch = 100 feet
Printed: 3/5/2019

ZONING MAP

C 06-19: 321 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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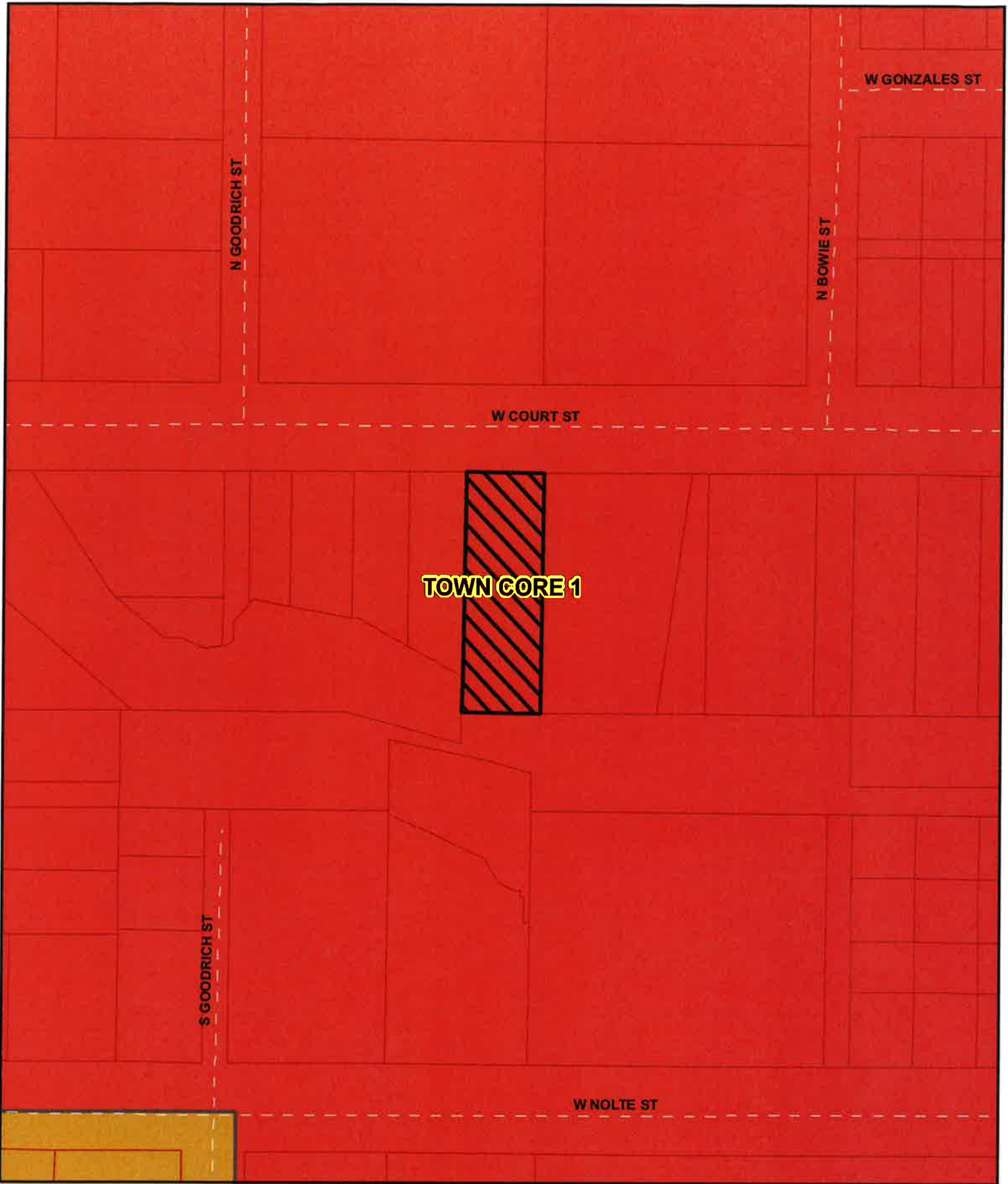
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