



PLANNING & CODES

**ZC 12-24 Staff Report
1311 Aldama St.
Zoning Change from C to R-1**

Applicant:

J And B Commercial Properties LLC
P.O. Box 2190
Seguin TX 78155

Property Owner:

J And B Commercial Properties LLC
P.O. Box 2190
Seguin, TX 78155

Property Address/Location:

1311 Aldama St.

Legal Description:

LOT: 3 W PT OF BLK: ADDN: APACHE ANNEX 0.0930 AC.
Prop ID: 14416

Lot Size/Project Area:

Approx. 0.0930 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed 8/29/2024
Newspaper 8/25/2024

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Commercial to Single-Family Residential 1.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Residential dwelling
N of Property	C	Residential dwellings
S of Property	P	Vacant Lot
E of Property	P	Vacant Lot
W of Property	LI	Tyson Processing Plant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property, located at 1311 Aldama St. is currently zoned Commercial (C). The applicant is proposing to rezone the .09-acre lot to Single Family Residential (R-1). The property has been zoned commercial since the initial zoning in 1989.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, the future land use plan classification is Traditional Residential and is highly supportive of single family (R-1) zoning.

Compatible with existing and permitted uses of surrounding property- Compatible, the property is adjacent to other commercially zoned lots that are also being used as single family residential and have been zoned commercial since 1989. The property backs up to open space owned by the City.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern - This zoning change request does follow a logical pattern, as all the lots in the area are zoned Single Family Residential, except for the few commercially zoned lots that have had a single-family residential use since 1989.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Commercial and is located on the south side of the 1300 Block of Aldama St., just north of W. Kingsbury St. The property has the original zoning classification from the 1989 zoning process and the use of the existing residential structure on the lot is classified as legal non-conforming. The property backs up to public zoning. The city acquired the back portion of this property and others for the Walnut Branch Drainage Project.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, the Commercial zoning district allows for an existing single-family residential structure with a Specific Use Permit. This would be triggered if the structure was vacant for more than 6 months. However, Single-Family Residential 1 zoning does allow the use of either an existing or new single-family residential structure. Rezoning to R-1 would remove the need for an approved Specific Use Permit and allow the property owner to rebuild if the property suffers damage.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The lots to the north are commercially zoned, however, the existing residential structures on the lots are classified as legal non-conforming. The lots to the south and east are owned by the City and considered open space. All other lots along Aldama St. are zoned single family residential.

COMPREHENSIVE PLAN:

The property is located within the Traditional Residential future land use district. Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.

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

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

TRAFFIC (STREET FRONTAGE & ACCESS):

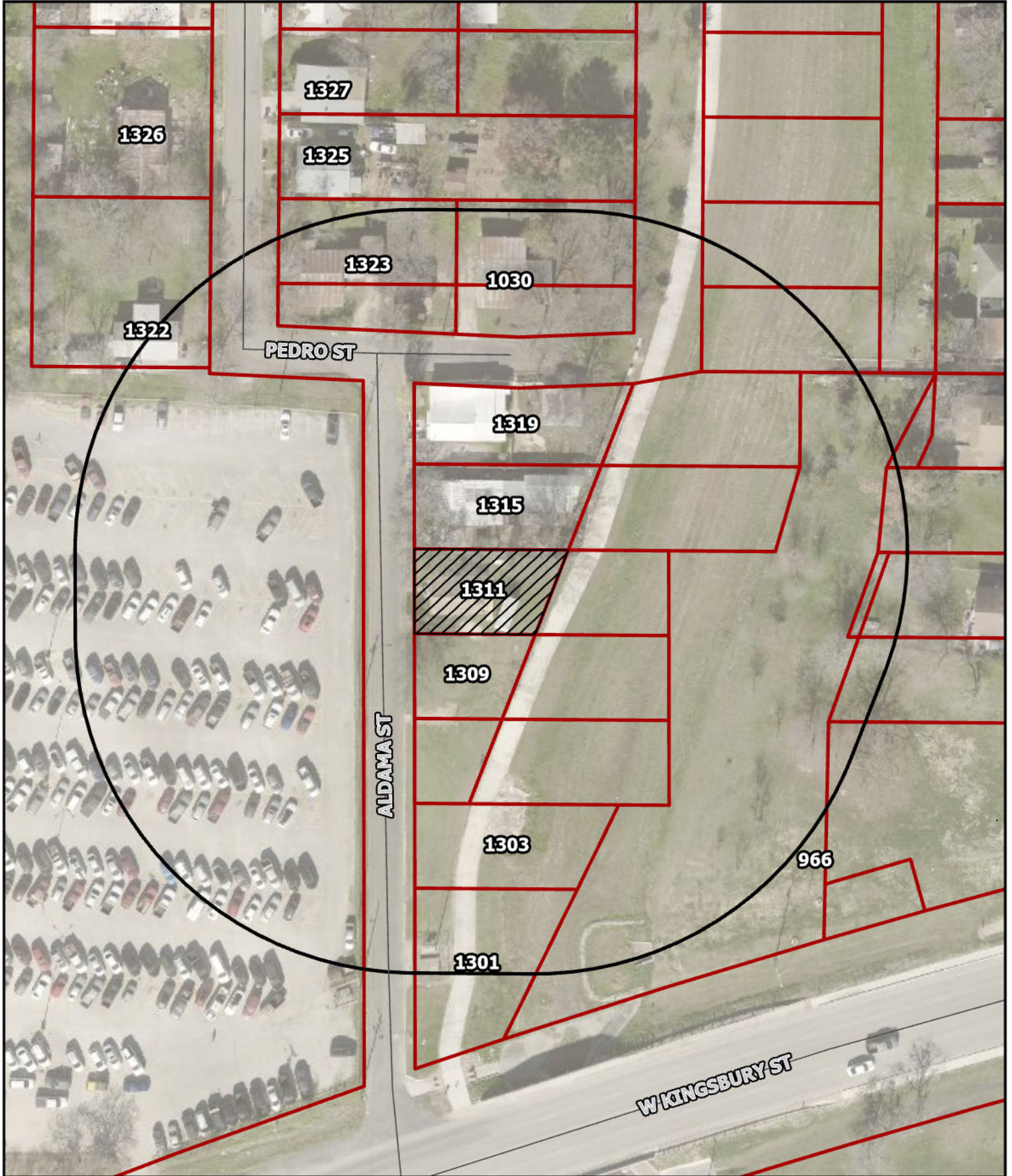
The property is accessed from Aldama St. only.

OTHER CONSIDERATIONS:

The current residential use of this property is regarded as a legal non-conformity. Commercial zoning does not permit new single-family residential structures and requires a Specific Use Permit for an existing structure vacant for more than 6 months. If the structure is damaged or destroyed to an extent of 50% or more of its assessed valuation, it cannot be rebuilt without a rezoning. Also, financial institutions may hesitate to provide residential loans for commercial zoned properties and insurance companies may not provide coverage.

LOCATION MAP

ZC 12-24 1311 Aldama St.



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.



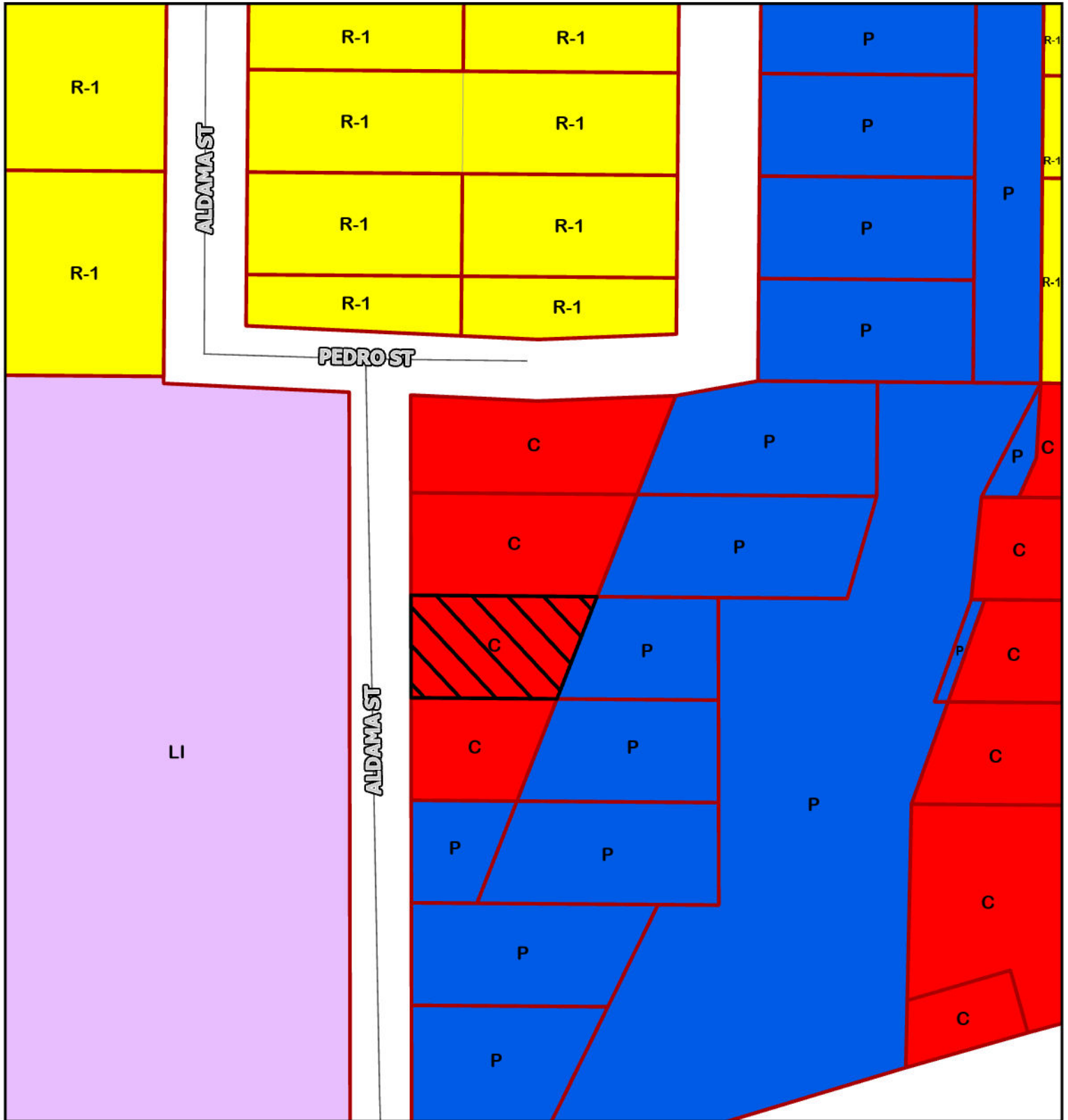
-  Site Location
-  200' Buffer

1 inch = 75 feet

Printed: 8/7/2024

ZONING MAP

ZC 12-24 Aldama St.



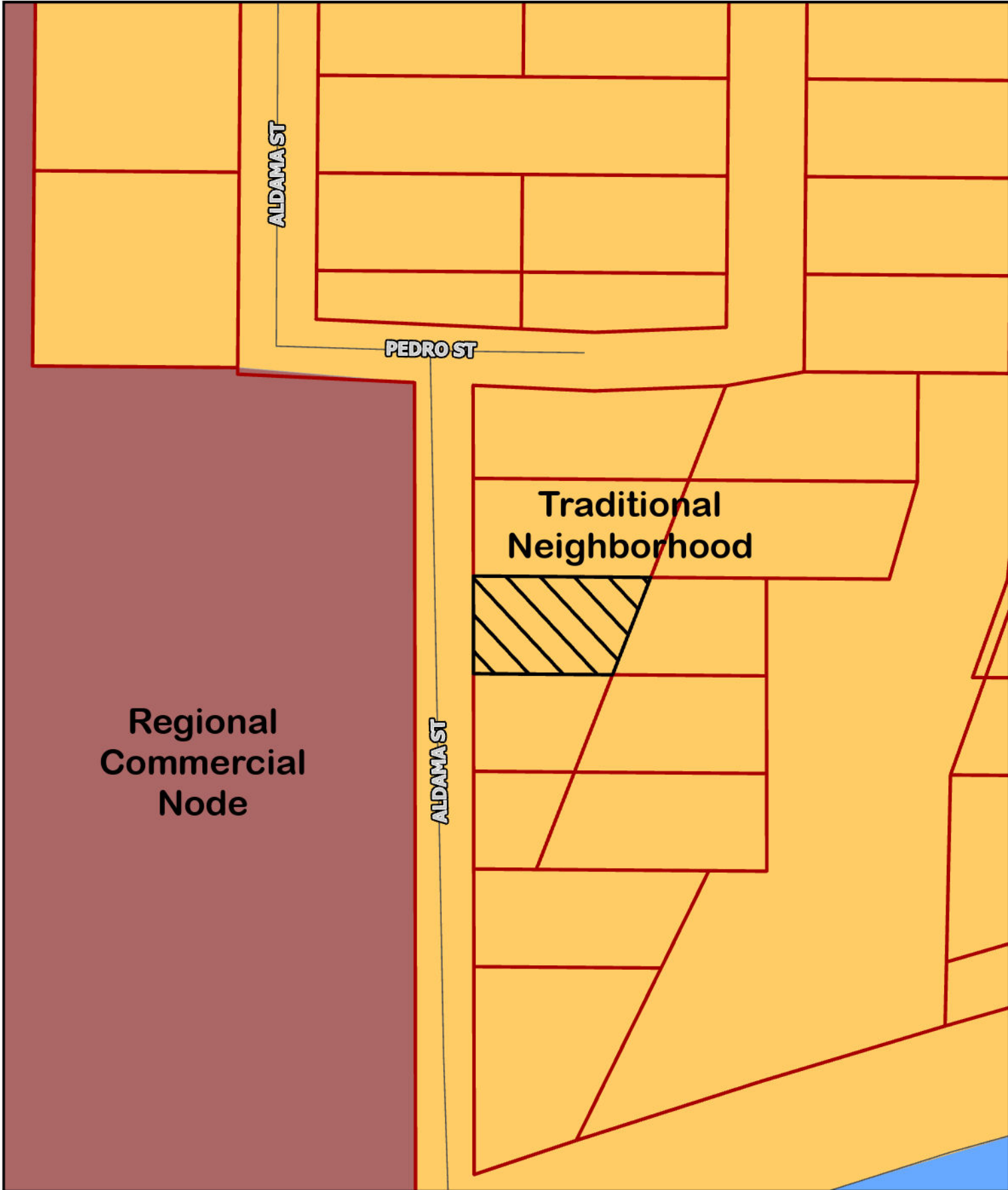
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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Site Location
 Parcel

1 inch = 65 feet

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Site Location



Parcel

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