



Planning and Zoning Commission Report ZC 01-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2015:

ZONING CHANGE request from R-1 to Commercial for the property located at 201 E. Pine Street, Lot: NC 73 X 218, Blk: 298, Farm Addition, approx. 0.3470 acres, Property ID 23151

John Foreman presented the staff report. Notifications were mailed on February 27, 2015 and published on February 22, 2015 with one comment received in favor. Staff recommended approval as submitted.

Buffers, lighting, access, and development of the lots were discussed.

Maurice Graber, speaking on behalf of San-Kim (applicant), was present to answer questions. The locations of businesses were discussed. These businesses would include general retail, a donut shop, and the possibility of a gas station. Concluding discussion, the regular meeting 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, the Planning and Zoning Commission voted 7-1-1, to Recommend to City Council to Approve the zoning change request to Commercial.

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL— MOTION PASSED 7-1-1

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 01-15
201 E. Pine Street
Zoning Change

Applicant:

San-Kim
1108 Laurel Oak Trail
Pflugerville, TX 78660

Property Owner(s):

San-Kim
1108 Laurel Oak Trail
Pflugerville, TX 78660

Property Address/Location:

201 E. Pine Street

Legal Description:

Lot: NC 73 X 218, Blk: 298,
Farm Addition, Property ID
23151

Lot Size/Project Area:

Lot – approx. 0.3470 acres

Future Land Use Plan:

Town Core 2

Notifications:

- Mailed: February 27, 2015
- Published: February 22, 2015

Comments Received:

None to date

Staff Review:

John Foreman, AICP, CNU-A
Asst. Director of
Planning/Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from R-1 to Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant
N of Property	C/R-1	Commercial/Single-family
S of Property	C	Commercial
E of Property	R-1/C	Single-Family/Commercial
W of Property	C	Commercial

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff finds the request meets all criteria and recommends approval.

Planning Department Recommendation:

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

CODE REQUIREMENTS:

The applicant intends to develop this tract for commercial along with the adjacent tracts along Austin Street. The current zoning of Single-Family Residential does not allow commercial, and a zoning change is required for the proposed development.

SITE DESCRIPTION:

The subject property is currently undeveloped with a few trees toward the rear of the lot. The property owner owns the tract to the west along Austin Street as well.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located at the transition between commercial uses – along Austin Street to the west and Kingsbury Street to the south – and single-family to the east. If developed with the properties along Austin Street, it would provide additional services to the area, and negative impacts would be mitigated by City buffer requirements.

COMPREHENSIVE PLAN:

The property is located in the Town Core Community District. The intent of this district is to preserve and enhance the public space of downtown. Commercial is a recommended zoning category in this district.

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):

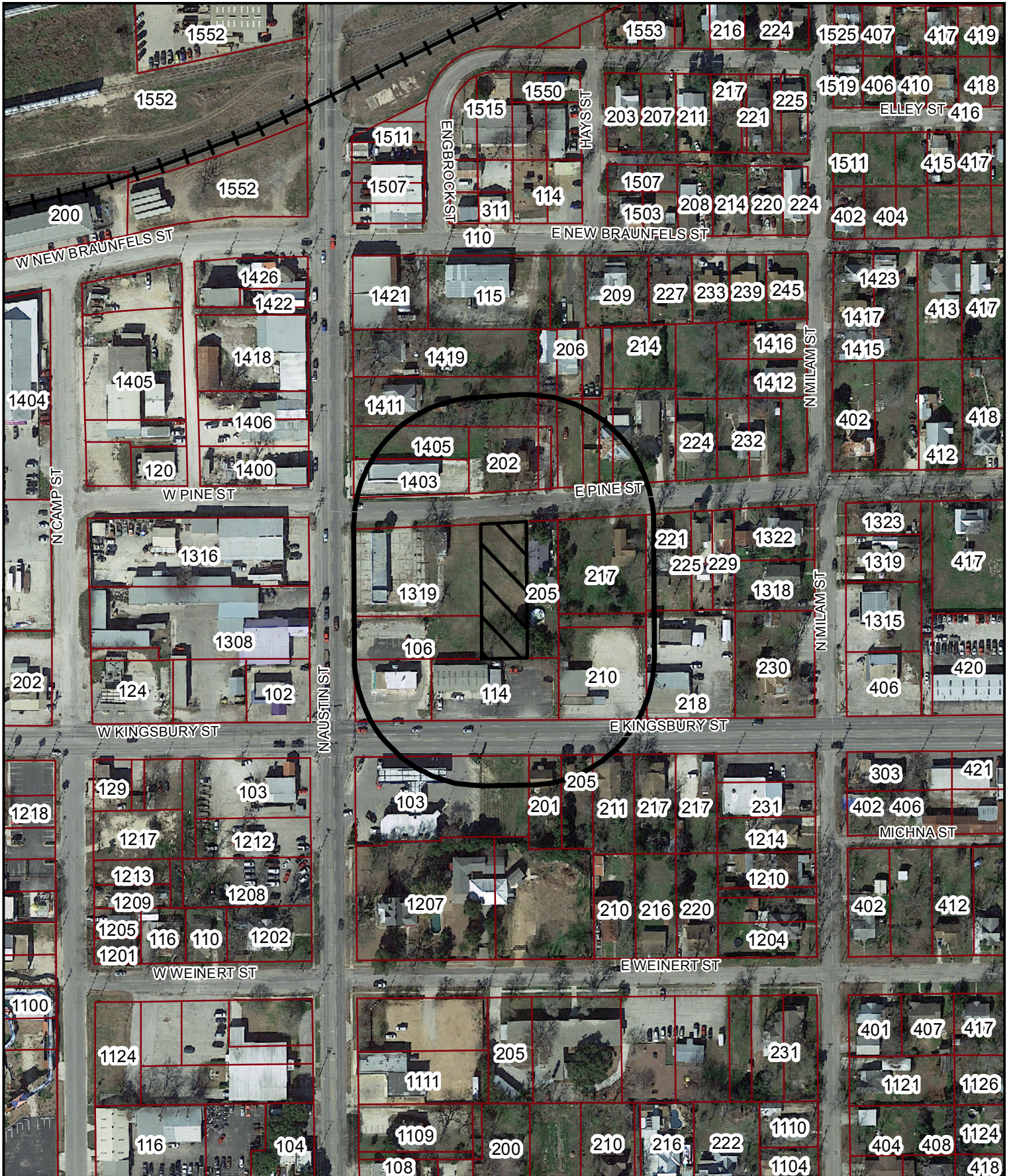
The subject property has access to Pine Street, and if redeveloped with the adjacent tracts could have access to Austin Street as well.

PARKING:

The site will be required to meet code requirements for parking at the time of Site Permit.

LOCATION MAP

ZC 01-15: 201 E Pine St



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Site Location



200' Notification Buffer

Lot Lines

1 inch = 200 feet

Printed: 2/12/2015

ZONING MAP

ZC 01-15: 201 E Pine St



- | | | | |
|-------------------------|-------------------------------|---------------------------------------|------------------------------|
| O-P Office Professional | R-1 Single-Family Residential | MHP Manufactured Home Park | PD Pre-Development |
| R Retail | ZL Zero Lot Line | MHS Manufactured Home Subdivision | M Mixed Use |
| C Commercial | MF-1, MF-2, MF-3 Multi-Family | M-R Manufactured Home and Residential | PUD Planned Unit Development |
| P Public | DP-1, DP-2 Duplex | A-R Agricultural Ranch | LI Light Industrial |
| | | | I Industrial |

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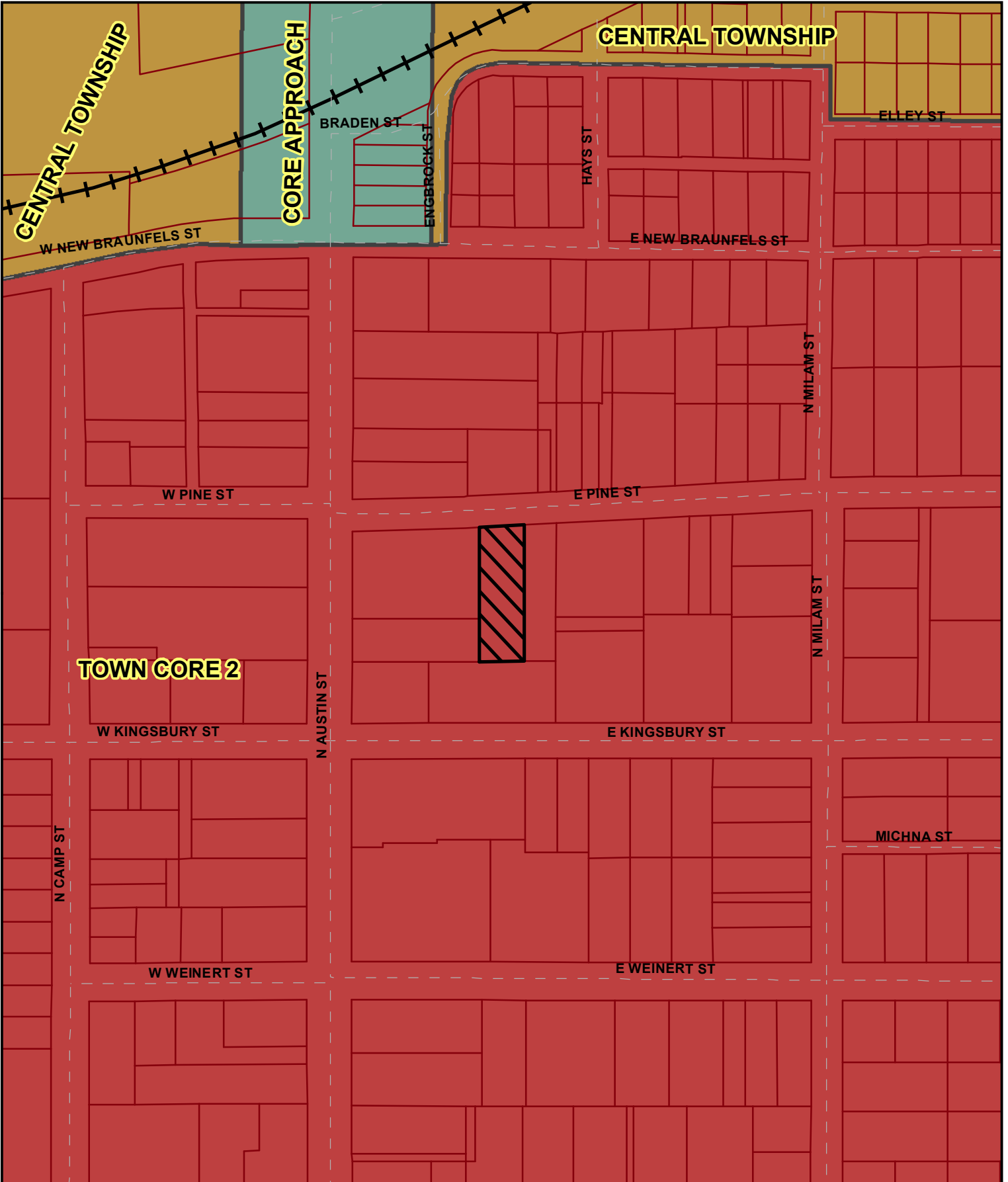
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Lot Lines

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 Site Location
 Lot Lines

1 inch = 200 feet
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