



PLANNING & CODES

Planning and Zoning Commission Report

ZC 10-23

A request for Zoning Change 10-23 from Public (P) to Single Family Residential (R-1) for property located at the 200 Block of W. Washington Street, Property ID 27909 was considered during a public hearing at the Planning & Zoning Commission meeting on May 9, 2023.

Kyle Warren presented the staff report. He stated that the acreage on the staff report is incorrect and should read .27 acres. He gave a brief overview of the surrounding zoning. He stated that two properties located across the street on Washington are zoned single family and have a grandfather multifamily use. The property is in the Town Core District, in which single family residential is not preferred. The applicant wants to tie the lot to his current residential property. He stated that the property is compatible with the existing and permitted uses of surrounding properties. Any adverse impacts would be minimal as the highest intensity would be single-family residential houses in R-1 zoning. The proposed zoning follows a logical and orderly pattern. No other factors were identified that would impact public health, safety, or welfare. He added that the applicant would like to make the lot an addition to his backyard.

Claudia Gaytan, 215 W. Nolte St., stated that they would like to tie in the property to their existing homestead. She explained that they are not able to place a pool at their residential property, therefore tying the two lots would allow them to place a pool on the property addressed on Washington. She advised the Commission that they plan to apply for a Unity of Title to combine both lots.

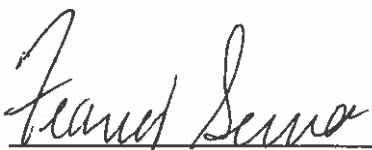
The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.


After consideration of the staff report and all information given regarding Zoning Change (ZC 10-23), Commissioner Moreno moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Single Family Residential (R-1) for the property located at the 200 Block of W. Washington St., Commissioner Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL (R-1)

MOTION PASSED

6-0-0


Francis Serna, Planning Assistant


ATTEST: Kyle Warren, Planner



PLANNING & CODES

ZC 10-23 Staff Report
200 Block W. Washington Street
P to R-1

Applicant:

Paul & Claudia Gaytan
215 W. Nolte Street
Seguin, TX 78155

Property Owner:

Paul & Claudia Gaytan

Property Address/Location:

200 block of W. Washington
Street
Seguin, TX 78155

Legal Description:

LOT: 8 SW 70.5 X 100 OF
TRAVIS BLK: 153 ADDN:
INNER
Property ID: 27909

Lot Size/Project Area:

0.27 Ac.

Future Land Use Plan:

Town Core

Notifications:

Mailed: 04/28/2023
Newspaper: 04/23/2023

Comments Received:

None

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Public (P) to Single Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	R-1	Single family residence
S of Property	R-1	n
E of Property	R-1	Single family residence
W of Property	P	Walking trail/Open space

SUMMARY OF STAFF ANALYSIS:

The property, currently located on the 200 block of West Washington Street, has been zoned Public (P) since the initial zoning of 1989. This property has remained vacant since and the current property owner is wanting to rezone to R-1 to match their adjacent property and extend their backyard. The adjacent property is north of the property in question and has been zoned R-1 since 1989.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Inconsistent, the future land use plan has the location as Town Core where single family zoning is not preferred.

Compatible with existing and permitted uses of surrounding property – The property is bordered by single family residential lots to the north and the east, with grandfathered multi-family to the south. This taken into consideration gives the area more of a residential feel than other places in the Town Core future land use.

Adverse impact on surrounding properties or natural environment – Any adverse impacts would be minimal as the highest intensity would be a single-family house in R-1 zoning.

Proposed zoning follows a logical and orderly pattern – This zoning change request does follow a logical pattern, as all other lots on the 200 block of W. Washington Street are R-1 zoned.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site has its original zoning designation of Public (P) from the first city zoning. Since this zoning the land has remained undeveloped at the dead end of the 200 block of W. Washington Street. To the west Walnut Branch prohibits further expansion of this lot.

CODE REQUIREMENTS:

The applicant wishes to rezone this vacant lot to match their currently zoned R-1 lot to extend their backyard.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is bordered by single family residential lots to the north and the east, as well as the lots to the south across W. Washington Street.

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

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

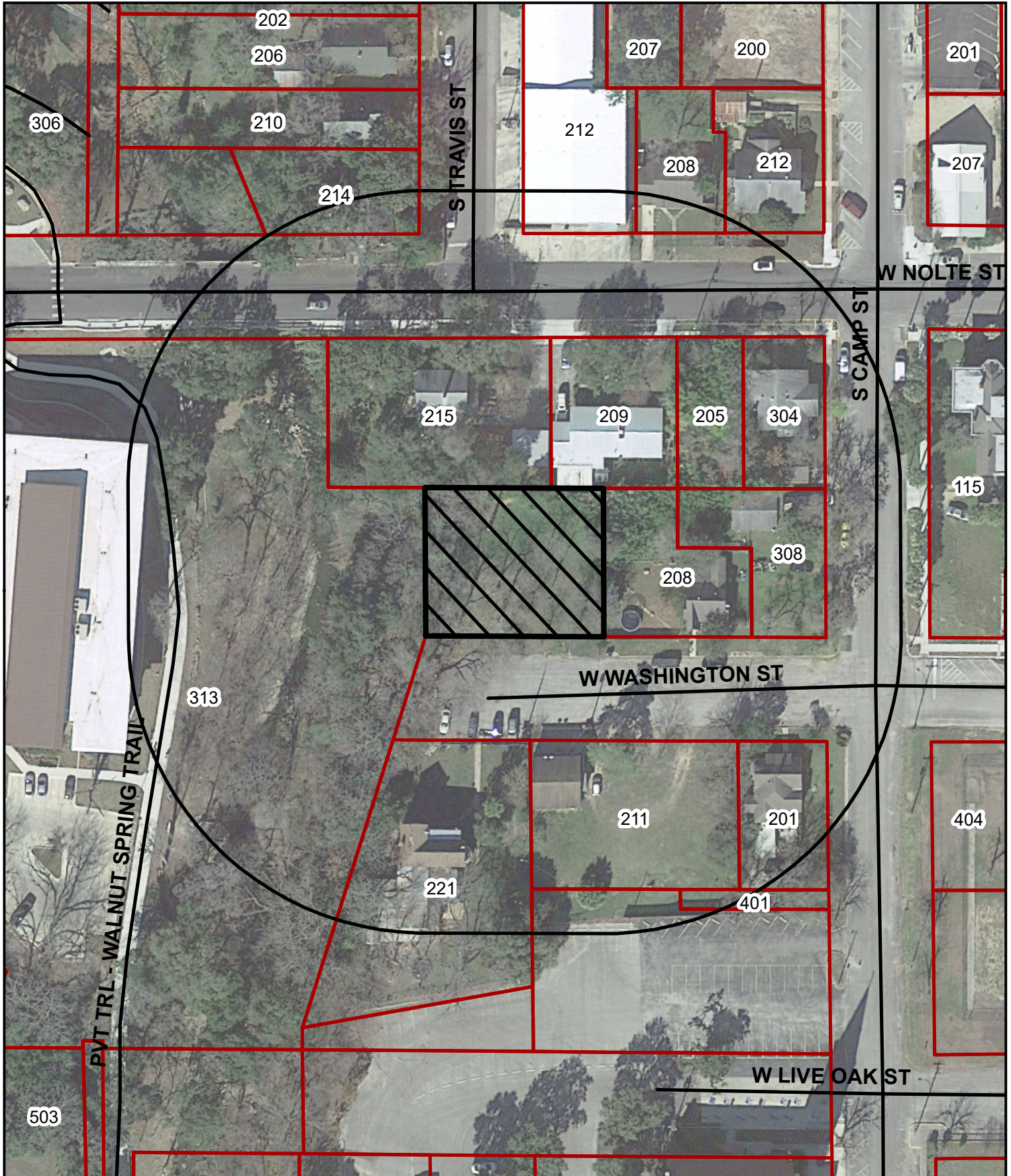
The property is in the Town Core future land use district of the Comprehensive Plan, which does not recommend single family zoning. The intent of this district is to promote the economic growth and preservation of downtown, including commercial uses, historic preservation, and public uses.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on West Washington Street, a city street.

LOCATION MAP

ZC 10-23 W. Washington Street



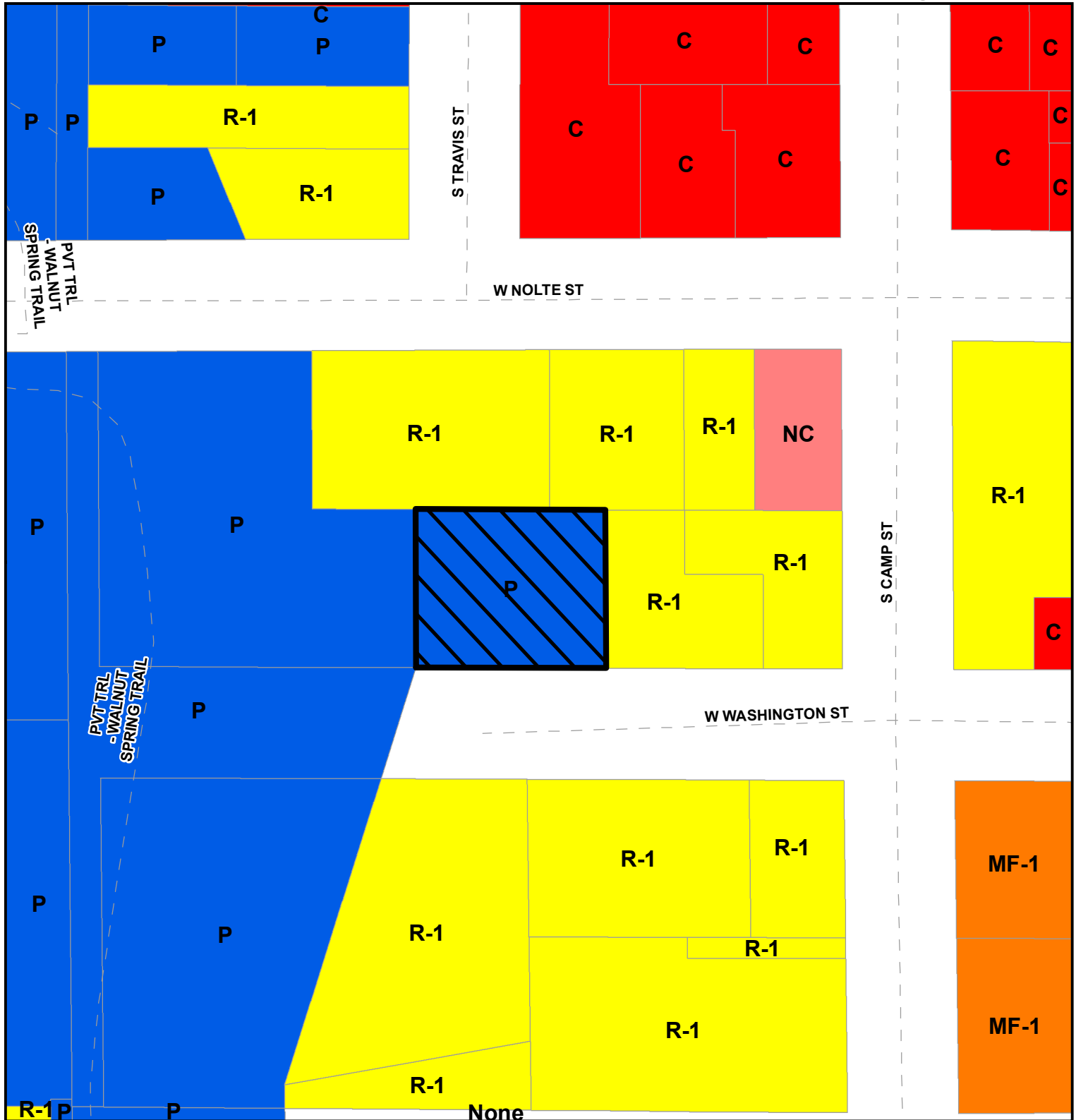
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1 inch = 86 feet
Printed: 4/21/2023

ZONING MAP

ZC 10-23 W. Washington Street



	Site Location		Single Family Residential 1		Duplex 2		Manufactured-Residential		Light Industrial
	Agricultural - Ranch		Single Family Residential 2		MultiFamily 1		Manufactured Home Park		Industrial
	Rural Residential		Zero Lot Lines		MultiFamily 2		Neighborhood Commercial		Public
	Suburban Residential		Duplex 1		MultiFamily 3		Commercial		Planned Unit Development
							ROW		

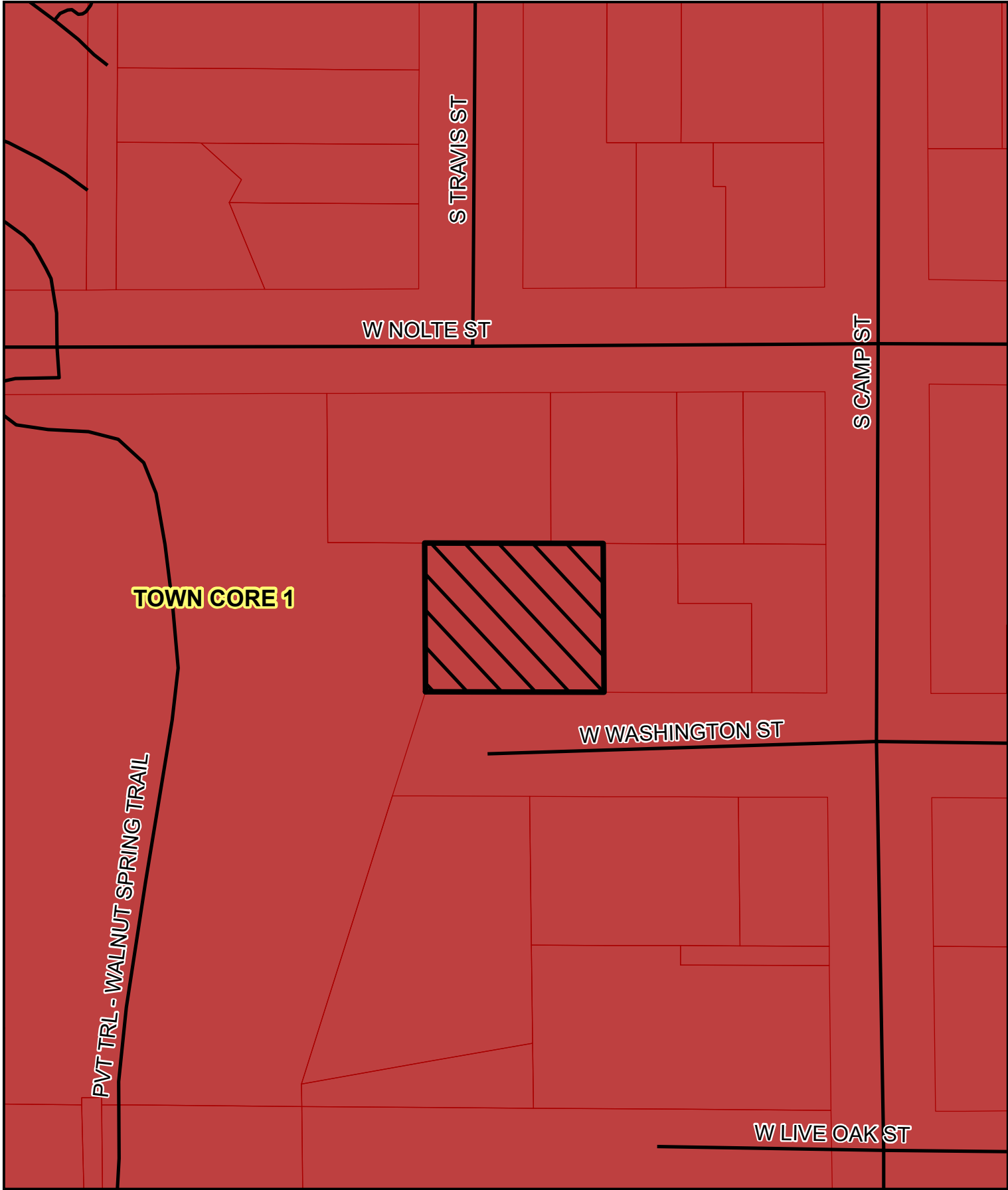
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Site Location

Ownership

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