



PLANNING & CODES

Planning and Zoning Commission Report ZC 14-18

A request for Zoning Change 14-18 was considered during a public hearing at the Planning & Zoning Commission meeting on July 10, 2018:

ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL (R-1) FOR PROPERTIES LOCATED AT THE 500 BLOCK OF TAMPICO, PROPERTY ID NUMBERS 13568, 13569, 13572, 13573, 13574, 13575, AND 13576.

Helena Schaefer presented the staff report. She explained that the ten properties were originally zoned Multi-family 1 during the original 1989 zoning process. It is not known why the properties were zoned as multi-family, but the existing uses are more compatible with a single-family residential zoning. Multi-family 1 zoning does allow a single-family residential dwelling, but the lot dimensions and building setbacks differ. The lot size for MF-1 is much larger (21,000 sq. ft vs 5,000 sq ft); the lot frontage for MF-1 is greater (100 ft vs 50/60 ft), rear and side setbacks are different, and the amount of impervious cover allowed for MF-1 is 10% greater than R-1 (70 vs 60%). If any existing structure is damaged or destroyed to an extent of 50% or more or a new structure is built, the structure must comply with the MF-1 requirements.

The ten properties (with a total of 1.35 acres) are located on the odd number of the 500 blk of Tampico and the even number of the 500 blk of E Walnut. Six of the properties have a single-family residential dwelling on them. The other four lots are currently vacant (although two of these vacant lots did at one time have houses on them – 502 E Walnut and 519 Tampico). These single-family residential dwellings are more compatible with the surrounding neighborhood. The ten properties are surrounded by R-1 zoning with existing single-family residential uses.

The properties are in the Historic City Center, with the intent of this district is to regulate in fill development to ensure that it matches existing characteristics. Single-family residential is subject to review in the Historic City Center. However, the ten properties are surrounded by single-family residential and are compatible and meet the future land use's intent to have compatible in-fill development.

Notifications were mailed on June 29, 2018. No responses were received. The City did contact the ten property owners. One owner did respond to ask questions but provided no feedback on the change.

Staff is recommended approval of the zoning change from MF-1 to R-1 as the existing residential structures are more compatible with the surrounding land uses and zoning than with multi-family 1 zoning.

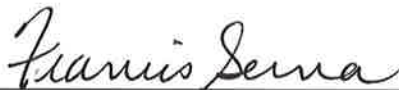
The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change 14-18 Commissioner DePalermo moved that the Planning and Zoning Commission recommend to City Council approval of the Zoning Change Request to Public. Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-1.

MOTION PASSED

6-0-0



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

**ZC 14-18 Staff Report
500 Blk of Tampico St
UDC Zoning Change from MF-1 to R-1**

Applicant:

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

Property Owner:

See attached list of property owners

Property Address/Location:

500 Blk of Tampico St

Legal Description:

See attached property list

Lot Size/Project Area:

Approx. 1.3579 acres

Future Land Use Plan:

Historic City Center

Notifications:

Mailed June 29, 2018
Newspaper June 24, 2018

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Property List and Ownership

REQUEST:

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

ZONING AND LAND USE:

| | Zoning | Land Use |
|-------------------------|--------|--------------------------|
| Subject Property | MF-1 | Residences & Vacant lots |
| N of Property | R-1 | Residences |
| S of Property | R-1 | Residences |
| E of Property | R-1 | Residences |
| W of Property | R-1 | Residences |

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 500 block of Tampico St and E Walnut St was originally zoned as Multi-Family 1 during the 1989 original zoning process. The existing structures (detached single-family dwellings) are more compatible with the surrounding land uses than with multi-family. Staff recommends approval of the zoning change to Single-Family Residential 1 as the proposed use is an appropriate use for this zoning district and compatible with the surrounding residential use.

| Planning Department Recommendation: | |
|--|---|
| X | Approve as submitted |
| | Approve with conditions or revisions as noted |
| | Alternative |
| | Denial |

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The southern side of the 500 block of Tampico St and the northern side of the 500 block of E Walnut St is currently zoned multi-family 1. These properties were zoned during the original 1989 zoning process. The ten properties either have a residential structure or are vacant.

CODE REQUIREMENTS:

Although the multi-family zoning districts allow a single-family residential dwelling, the lot dimensions and building setbacks differ. This includes a difference in side and rear setbacks, impervious cover, lot frontage, and lot size. If any existing residential structure is damaged or destroyed to 50% or more of the assessed value or a new residential structure was to be built on these properties, the structure would have to conform to the MF-1 zoning (if not rezoned).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties are located in an established neighborhood. The surrounding zoning of Single-Family Residential 1 reflect this existing land use.

COMPREHENSIVE PLAN:

The site is located in the Historic City Center; the intent of this future land use district is to promote infill development that is compatible with the form, rhythms, and characters that exists. Single-Family Residential 1 is subject to review within this district. The existing uses are compatible with the surrounding land uses and single-family infill development on the vacant lots would also be compatible.

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

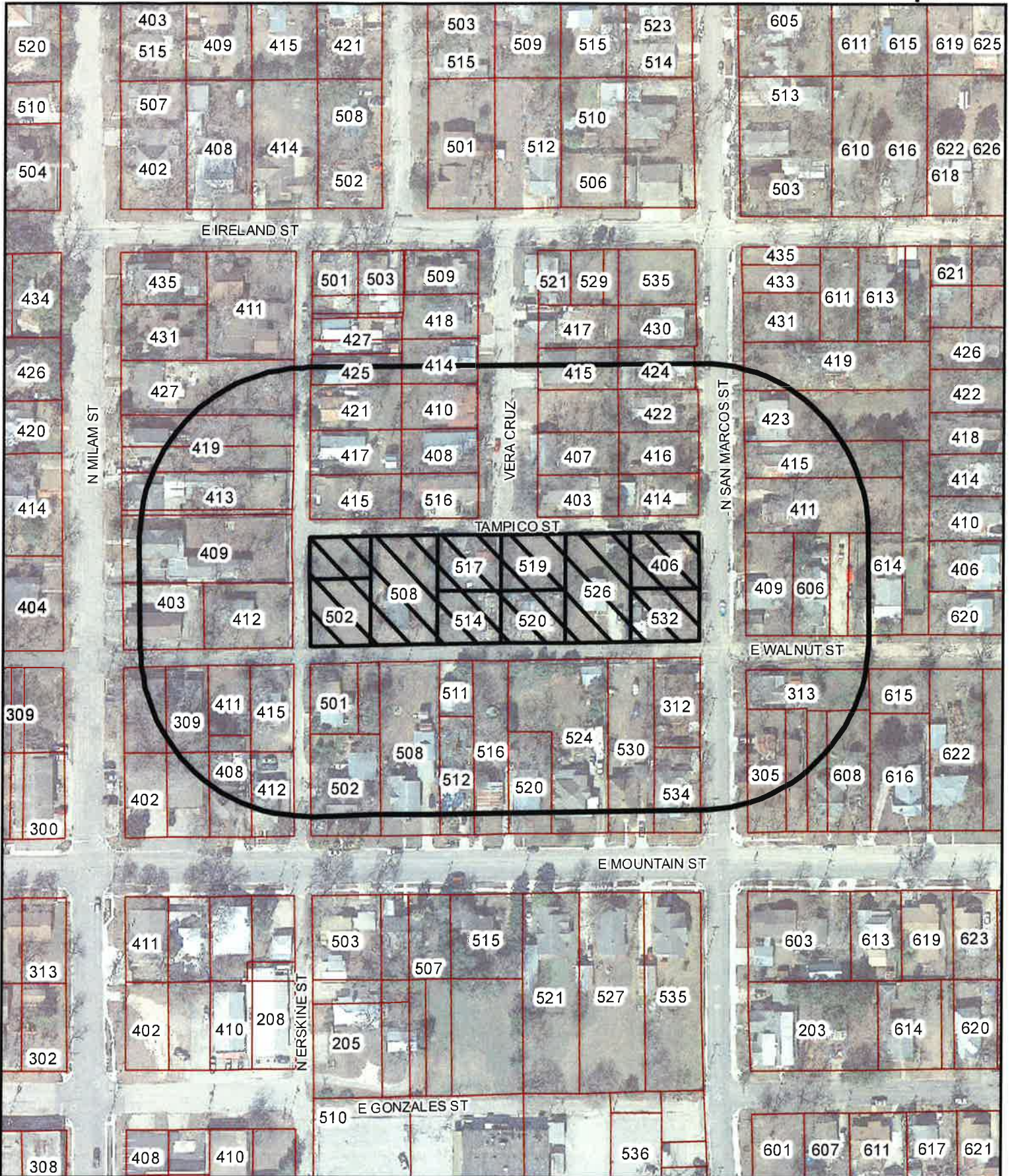
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):





The properties are accessed from Tampico or E Walnut Streets

LOCATION MAP

ZC 14-18: 500 Blk of Tampico 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.

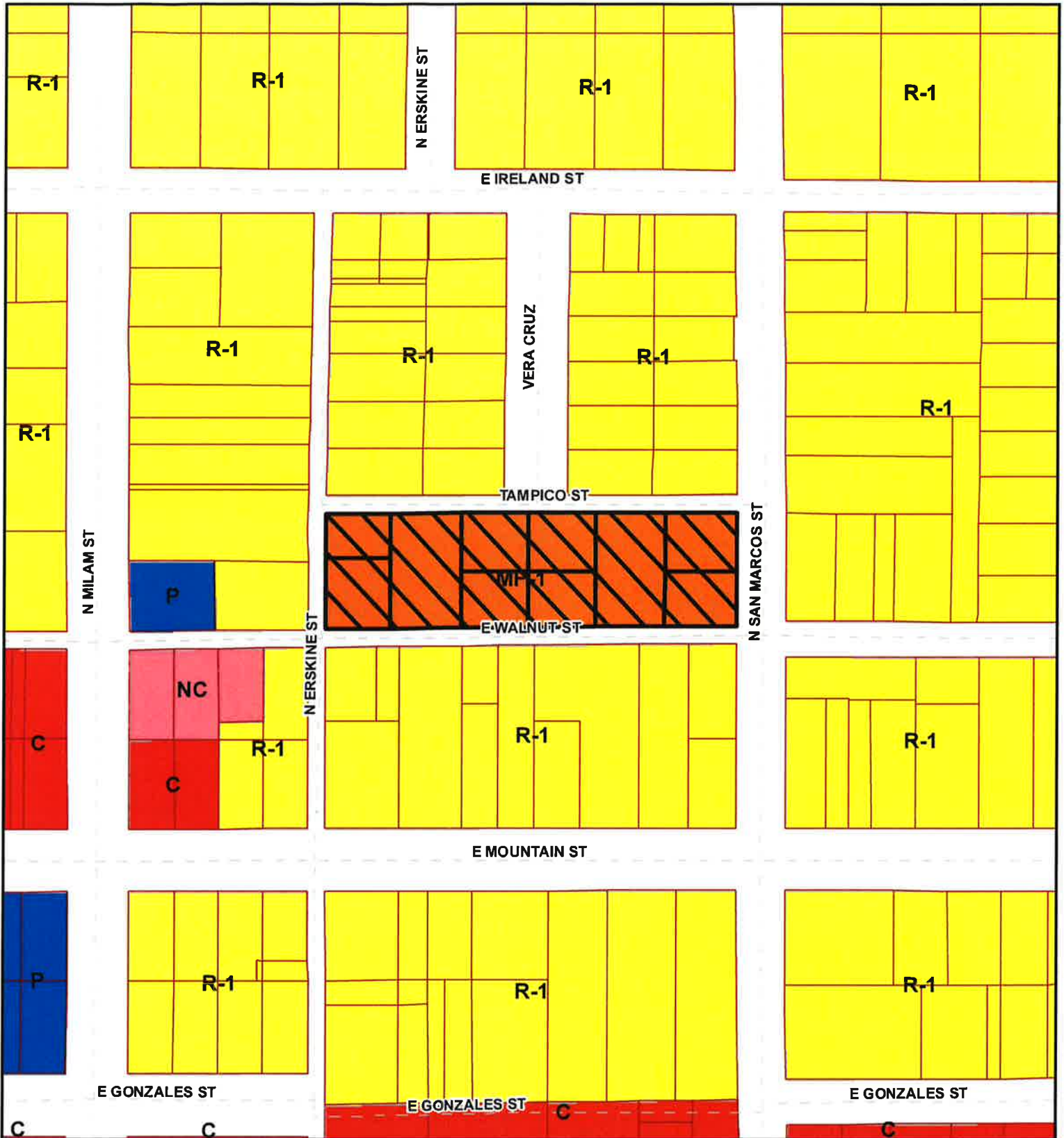





Site Location **200' Notification Buffer**
Lot Lines

1 inch = 150 feet
 Printed: 6/22/2018

ZONING MAP

ZC 14-18: 500 Blk of Tampico 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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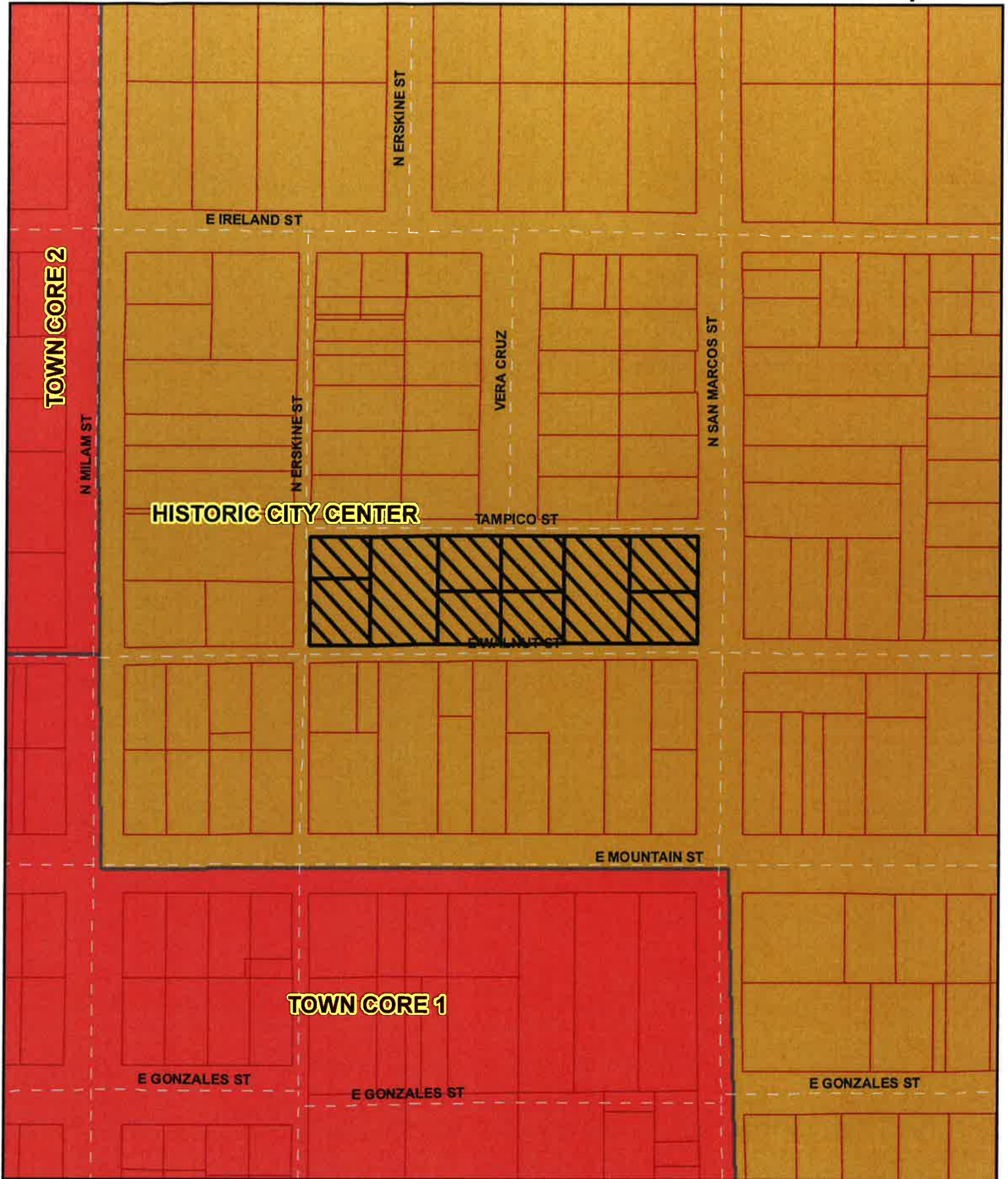
Site Location

1 inch = 150 feet



Lot Lines

Printed: 6/22/2018



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| | | | |
|---|---|----------------------|--------------------|
|  |  | Site Location | 1 inch = 150 feet |
|  | Lot Lines | | Printed: 6/22/2018 |

ZC 14-18 Property Owner List

| Prop ID | Property Owner | Legal Description | Physical Address |
|---------|--|--|---------------------|
| 13571 | MC GARITY JOHN ESTATE OF | LOT: 4A BLK: 218 ADDN: ACRE | 514 E WALNUT ST |
| 13570 | DAVILA JOSE C/O ESSE DAVILA | LOT: 3 S 66' OF BLK: 218 ADDN: ACRE | 520 E WALNUT ST |
| 13567 | MORENO CARLOS & CYNTHIA | LOT: 1 S 54' X 85' OF BLK: 218 ADDN: .1054 ACRE | 532 E WALNUT ST |
| 13575 | BALL PLEAS EST C/O PLEAS BALL SMITH | LOT: 6 S 82' OF BLK: 218 ADDN: ACRE | 502 E WALNUT ST |
| 13574 | RIVERA DAVID | LOT: 6 N' 50 OF BLK: 218 ADDN: ACRE | TAMPICO ST |
| 13573 | J AND B COMMERCIAL PROPERTIES LLC | LOT: 5 BLK: 218 ADDN: ACRE | 508 E WALNUT ST |
| 13572 | NINO PABLO N & MARIA | LOT: 4B BLK: 218 ADDN: ACRE | 517 TAMPICO ST |
| 13569 | CITY OF SEGUIN TEXAS | LOT: 3 N 66' OF BLK: 218 ADDN: ACRE | 519 TAMPICO ST |
| 13568 | LOCKETT WILLIAM A | LOT: 2 BLK: 218 ADDN: ACRE | 526 WALNUT ST |
| 13566 | SILVA DAVID | LOT: 1 N 64' OF BLK: 218 ADDN: ACRE | 406 N SAN MARCOS ST |