



## Planning and Zoning Commission Report ZC 10-16

The following request was considered in conjunction with Zoning Change 10-16 during a public hearing at the Planning & Zoning Commission meeting on April 12, 2016:

### **ZONING CHANGE request from Single-Family Residential to Public for the property located at 520 Medlin St.**

Helena Schaefer presented the staff report. The City is purchasing the property for a parking lot dedicated for the Police Department use; parking at the facility has been an issue since the building was constructed. The City is also interested in the other two lots to the west. Staff explained that the lot with the Police HQs, although large, is not suitable for a parking lot expansion. The elevation of the back portion of the property drops by 15 feet and the TxDOT hike and bike trail runs through the lot next to Walnut Creek.

Public notifications were mailed to 23 property owners on April 1, 2016. No responses were received.

The Commission asked about development requirements, especially the requirement to screening from the residential areas to the north and west. The Commission also asked if the existing house was vacant. Staff responded that it was not occupied. The regular meeting was then 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 regarding Zoning Change 10-16, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request to Public

### **RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC – MOTION PASSED 9-0-0**

Dora Toungate  
Planning Assistant

ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

**ZC 10-16**  
**520 Medlin St.**  
**Zoning Change**

**Applicant:**

The City of Seguin  
PO Box 591  
Seguin, TX 78156

**Property Owner(s):**

James E Baker  
1977 Citrine Link #5  
Fayetteville, AR 72701

**Property Address/Location:**

520 Medlin St.

**Legal Description:**

Lot: F-1 Blk: 1068, West  
Addition, Property ID 46346

**Lot Size/Project Area:**

Lot – approx. 0.1808 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

- Mailed: April 1, 2016
- Published: March 27, 2016

**Comments Received:**

None as of April 6, 2016

**Staff Review:**

Helena Schaefer  
GIS Analyst

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Single-Family Residential to Public.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1	Residence
<b>N of Property</b>	R-1	Residences
<b>S of Property</b>	P	Seguin Police Department
<b>E of Property</b>	C	Church parking lot
<b>W of Property</b>	R-1	Residential

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The City of Seguin’s Police Department is in need of more parking area. The City is in the process of purchasing three lots along Medlin St to remedy this situation. 520 Medlin is the first property to be purchase. As the property will be used for police department parking, staff is recommending the zoning change from Single-Family Residential to Public.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**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 for the Police Department to use for parking would be an appropriate rezoning.

**SITE DESCRIPTION:**

This 0.1808 acre property is located along Medlin directly across from the existing parking lot of the Seguin Police Department facility. The property has an existing residential structure on it. The City is in need of more parking spaces for the Police Department and researched the property along Medlin St. It was not possible to expand the existing parking lot on the police site. The new TXDoT Hike/Bike trail runs along the back of the property along the Walnut Branch floodplain. As well, the elevation of the property drops almost 15 feet from the front to the back of the property.

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

The property is located in a residential area in close proximity to N Guadalupe St, a major corridor in the city. The Police Department is located directly adjacent to the property. There is another parking lot right next to this property that belongs to the Refuge Church of Our Lord, another public zoned use. As a parking lot is an accessory use to a public building (such as a police department facility or a church), this use would be compatible with the area.

**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. Public is an appropriate use within this district.

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

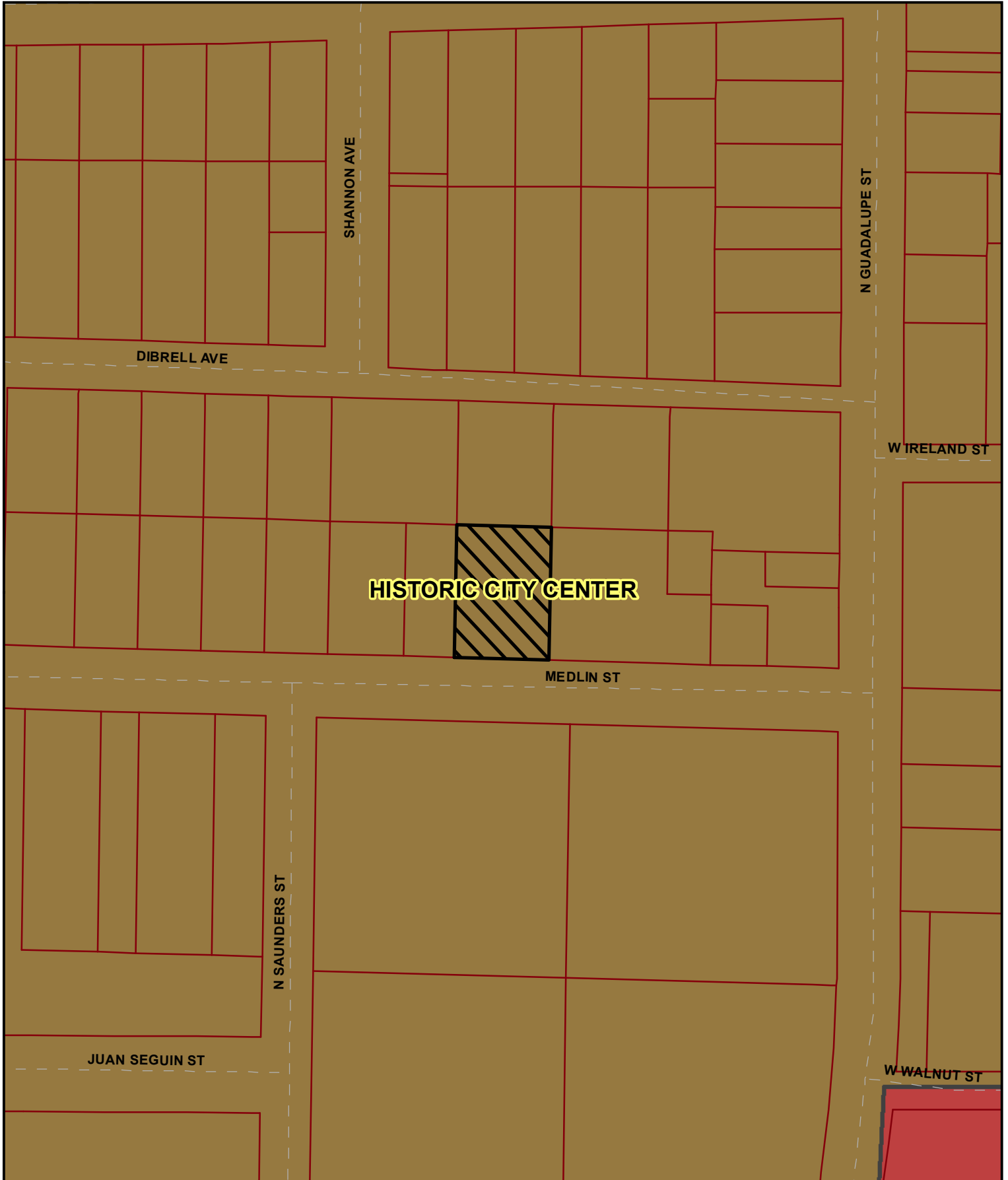
It has not been determined that the site is of historical, cultural, or environmental significance.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

The site is accessed from Medlin Street.

**OTHER CONSIDERATIONS:**

As this property is intended to be a parking lot for the Seguin Police Department, development standards must be adhered to, to include buffering and drainage. Buffer yards are required between non-residential property, residential, and the right-of-way and may include fencing and/or vegetation.



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Site Location



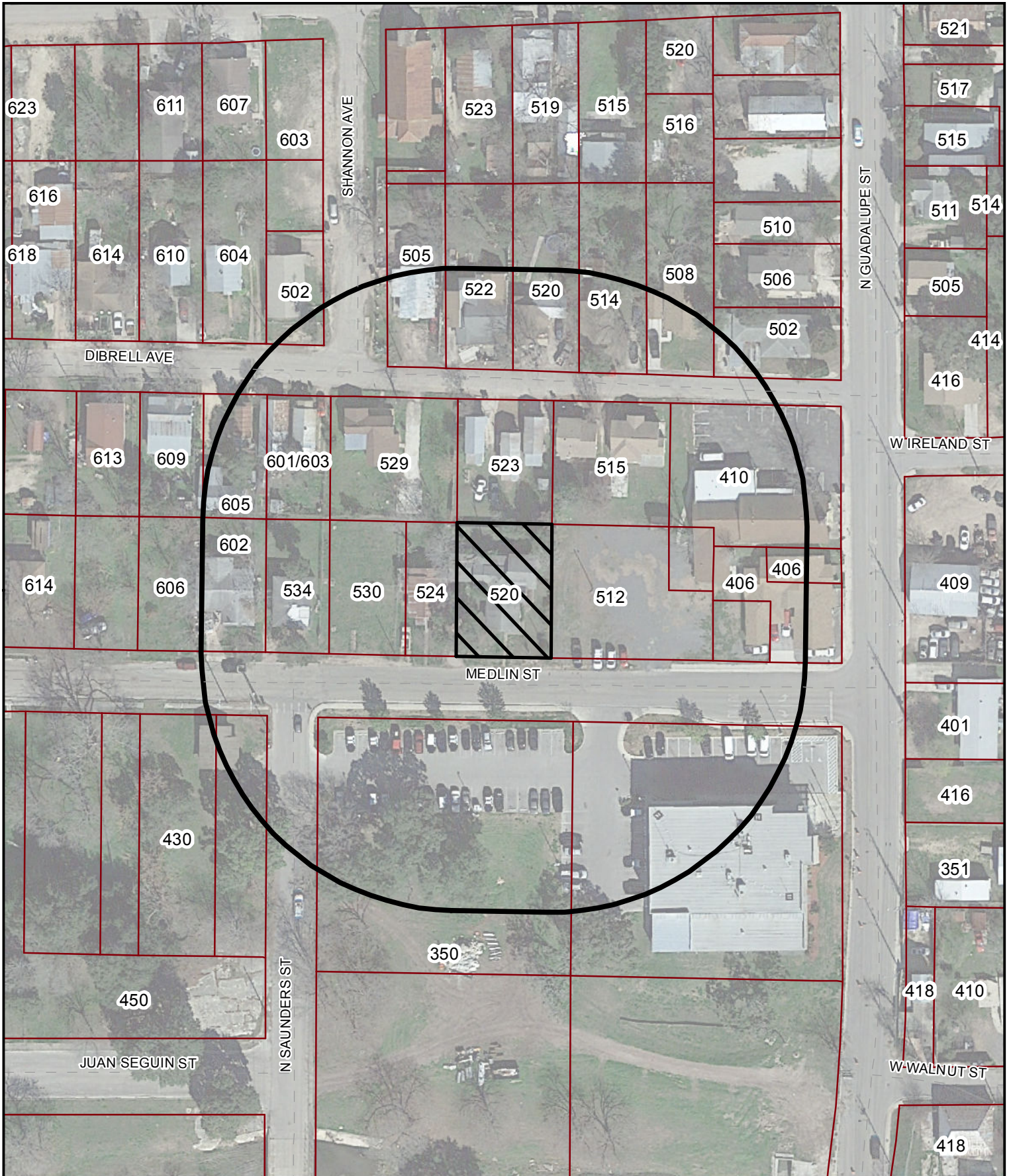
Lot Lines

1 inch = 100 feet

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# LOCATION MAP

# ZC 10-16: 520 Medlin St



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Site Location



200' Notification Buffer

Lot Lines

1 inch = 100 feet

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# ZONING MAP

# ZC 10-16: 520 Medlin 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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