



PLANNING & CODES

Planning and Zoning Commission Report ZC 44-21

A request for Zoning Change 44-21 from Single Family Residential (R-1) to Manufactured and Residential (M-R) located at the 800 Block of Water Tower Road, Property ID 57044 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on January 11, 2022.

Helena Schaefer presented the staff report. She stated the two properties were annexed in 1996 and zoned Single Family Residential as of the surrounding properties. She explained that to place a manufactured home on a lot they must be zoned Manufactured Residential or Manufactured Home Park. She explained that the difference between the two is that in the M-R zoning, each home is required to be placed on one lot. In Multi Family Home Park zoning multiple homes can be placed on one lot.

Ms. Schaefer gave a brief overview of the surrounding properties. She stated that most properties are zoned single-family residential. Two small lots to the southeast of the properties on Bennet Street zoned M-R. Ms. Schaefer said there are a few other properties with manufactured homes that are legal non-conforming uses on R-1 zoned properties. She explained that the zoning districts that allow manufactured homes within the area are mostly concentrated in the area between Sutherland Springs Road and SH 123. She stated that the rezoning of the two properties for placement of manufactured homes within a subdivision is not compatible with the existing zoning and land uses in the area.

Ms. Schaefer advised the Commission that the properties are split into two future land use districts, Riverside and Central Township. Manufactured-Residential is not an acceptable use in the Riverside District and subject to review in the Central Township. In reviewing existing zoning, designation, land uses, and the floodplain, staff does not recommend the M-R district for both properties. She added that Mays Creek bisects both properties. An engineered study of Mays Creek confirms that a significant portion of the properties will be encumbered by the floodplain. Ms. Schaefer stated that GCAD's data appears to have both lots are land locked. The developer will be required to meet all subdivision regulations and development standards, including provided adequate access to a public road. She mentioned that there is a proposed extension in the Thoroughfare Master Plan to extend the road through the old golf course to Hwy. 46 S.

Staff recommended denial to MR due to the existing zoning and land uses and the incompatibility with the Future Land Use Plan.

Edgar Zamora, EGZ, LLC told the Commission that the proposed development is not a trailer park. He said it is a Manufactured Home Community. He said that the community needs something that is affordable with more square footage. Mr. Zamora presented the Commission with photos of similar homes they are proposing. He said the houses will have garages and will not look like a manufactured home. He stated that the photos are of a manufactured community in the County.

The regular meeting recessed, and a public hearing was held. Michael Schomer said the main street will go through his duplex subdivision previously approved. He said he and Mr. Zamora worked together on the proposed developments. He spoke in support of the request. There being no additional responses from the public the regular meeting reconvened for action.

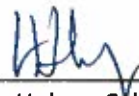
After consideration of the staff report and all information given regarding Zoning Change (ZC 44-21), Chair Gettig moved that the Planning and Zoning Commission recommended deny of the zoning change from Single Family Residential (R-1) to Manufactured and Residential (M-R) for property located at the 800 Block of Water Tower Road. Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MANUFACTURED AND RESIDENTIAL (M-R)

MOTION TO DENY PASSED

8-0-0


Francis Serna, Planning Assistant


ATTEST: Helena Schaefer
Planning Supervisor



PLANNING & CODES

ZC 44-21 Staff Report
800 Blk Water Tower Rd
Zoning Change from R-1 to M-R

Applicant:

Michael Schomer
562 S State Hwy 123 Bypass
Seguin, TX 78155

Property Owner:

EGZ LLC
149 River Park
New Braunfels, TX 78130

Property Address/Location:

800 Blk Water Tower Rd

Legal Description:

Abs: 23 Sur: E Gortari 21.42
ac
Property IDs: 57046 &
57044

Lot Size/Project Area:

21.42 acres

Future Land Use Plan:

Riverside and Central
Township

Notifications:

Mailed: Dec. 23, 2021
Newspaper: Dec. 26, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential 1 (R-1) to Manufactured-Residential (M-R).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	vacant
N of Property	MF-1 & R-1	Nob Hill Condos/Proposed Zoning to DP-2
S of Property	R-1 & M-R	Vacant lot, Manufactured home
E of Property	R-1	Vacant lot
W of Property	MF-3 & R-1	Proposed Residential Development

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The two properties are located past the dead end of Water Tower Rd and are currently zoned Single-Family Residential (R-1). Staff recommends denial of the zoning change to Manufactured-Residential (M-R).

Planning Department Recommendation:

	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
X	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The two vacant properties are approximately 21.42 acres. The properties were annexed in 1996 and given the zoning designation of Single-Family Residential, much like the entire area that was annexed during that time. The applicant would like to construct a new residential development that allows manufactured homes.

CODE REQUIREMENTS:

According to the UDC, Section 3.4.3 Land Use Matrix, to allow the use of manufactured homes, the property has to be zoned A-R with an approved Limited Use Permit, M-R or MHP (Manufactured Home Park). Within the M-R zoning, only one single-family residential structure or one manufactured home can be placed on a lot. The applicant is proposing develop a new subdivision with multiple lots in which manufactured homes are allowed.

Manufactured homes are not constructed and inspected under the same building regulations and standards as site-built homes. Manufactured homes are inspected according to codes administered by HUD and are not inspected by the City of Seguin. Municipalities cannot prohibit the installation of manufactured homes altogether within the city limits, but State laws expressly allow municipalities to determine areas of the city that are appropriate for the placement of manufactured homes.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The majority of the surrounding properties are zoned Single-Family Residential (R-1) and retain their original zoning following annexation. Manufactured homes are not allowed within the R-1 district. There are two small lots southeast of these properties that were rezoned to Manufactured-Residential. The properties at 315 Bennett and 245 Bennett were rezoned in 2010 and 2004 respectively. These are small lots, one at 1.6 acres, the other at 0.5 acres. There are a few other properties with manufactured homes along Water Tower Rd, but they are legal non-conforming (grandfathered) uses on R-1 zoned properties.

In reviewing the zoning map in the area bound by the Guadalupe River, State Hwy 123, FM 725, and SH 46, the predominant zoning district is Single-Family Residential with a small concentration of higher density duplex and multi-family zoning and strips of commercial zoning along the major arterials. Zoning districts that allow manufactured homes within this area are mostly concentrated in the area between Sutherland Springs Rd and SH 123. Staff finds that the rezoning of these two properties for the placement of manufactured homes within a subdivision is not consistent with existing zoning and land uses in the area.

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

Mays Creek bisects both properties. An engineered study of Mays Creek confirms that a significant portion of the properties is encumbered by a floodplain.

COMPREHENSIVE PLAN:

The properties are split into two future land use districts, Riverside and Central Township. Manufactured-Residential use is not an acceptable use in the Riverside district and is subject to review in the Central Township. In reviewing existing zoning designations, land uses, and the floodplain, staff does not recommend the M-R district for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

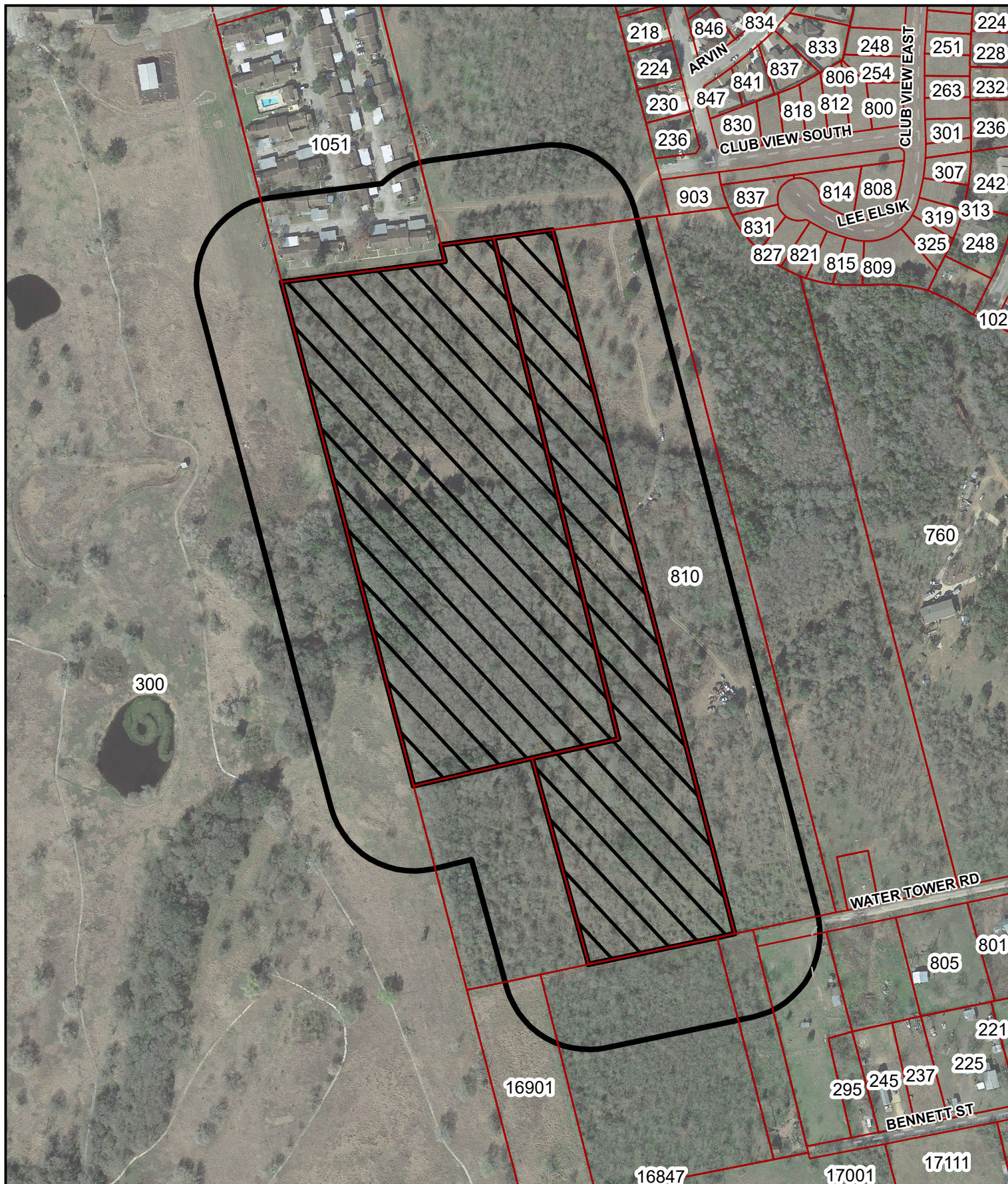
From the Guadalupe County Appraisal District parcel data it appears that both lots are land-locked. However, this data is not survey quality. Development of these properties for any use will require access to a public road. It will be up to the developer of these properties to meet all subdivision regulations and development standards, including providing adequate access to a public road.

OTHER CONSIDERATIONS:

As always, development of vacant land will be required to follow all development standards, to include, but not limited to platting, drainage, extension of public infrastructure, etc.

LOCATION MAP

ZC 44-21 800 Blk of Water Tower Rd



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.



Lot Lines



Site Location



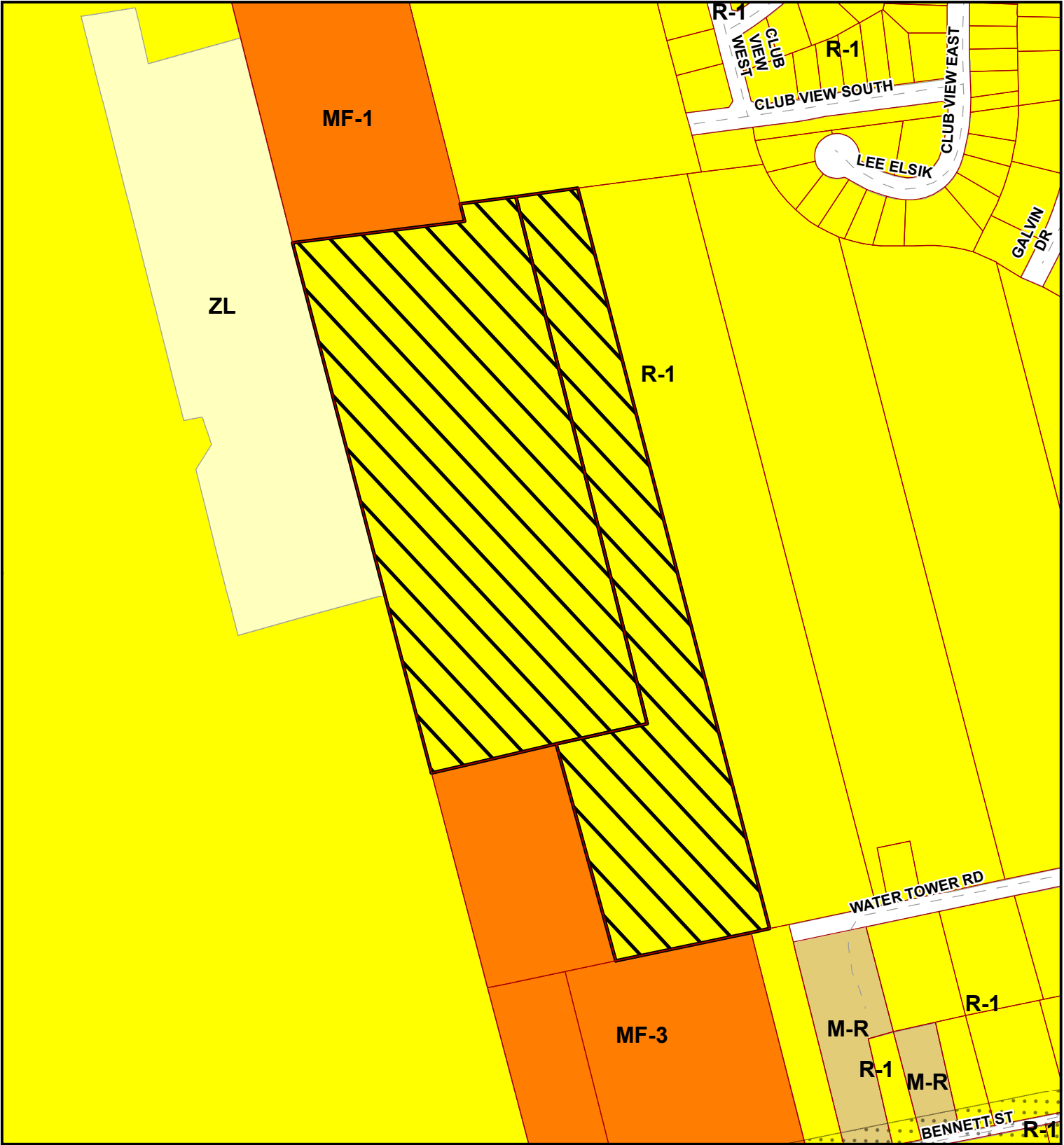
200' Notification Buffer

1 inch = 300 feet

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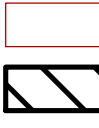
ZONING MAP

ZC 44-21 800 Blk of Water Tower Rd



- | | | | | |
|-----------------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| 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 |
| Single Family Residential 1 | Duplex 2 | Manufactured-Residential | Light Industrial | ROW |

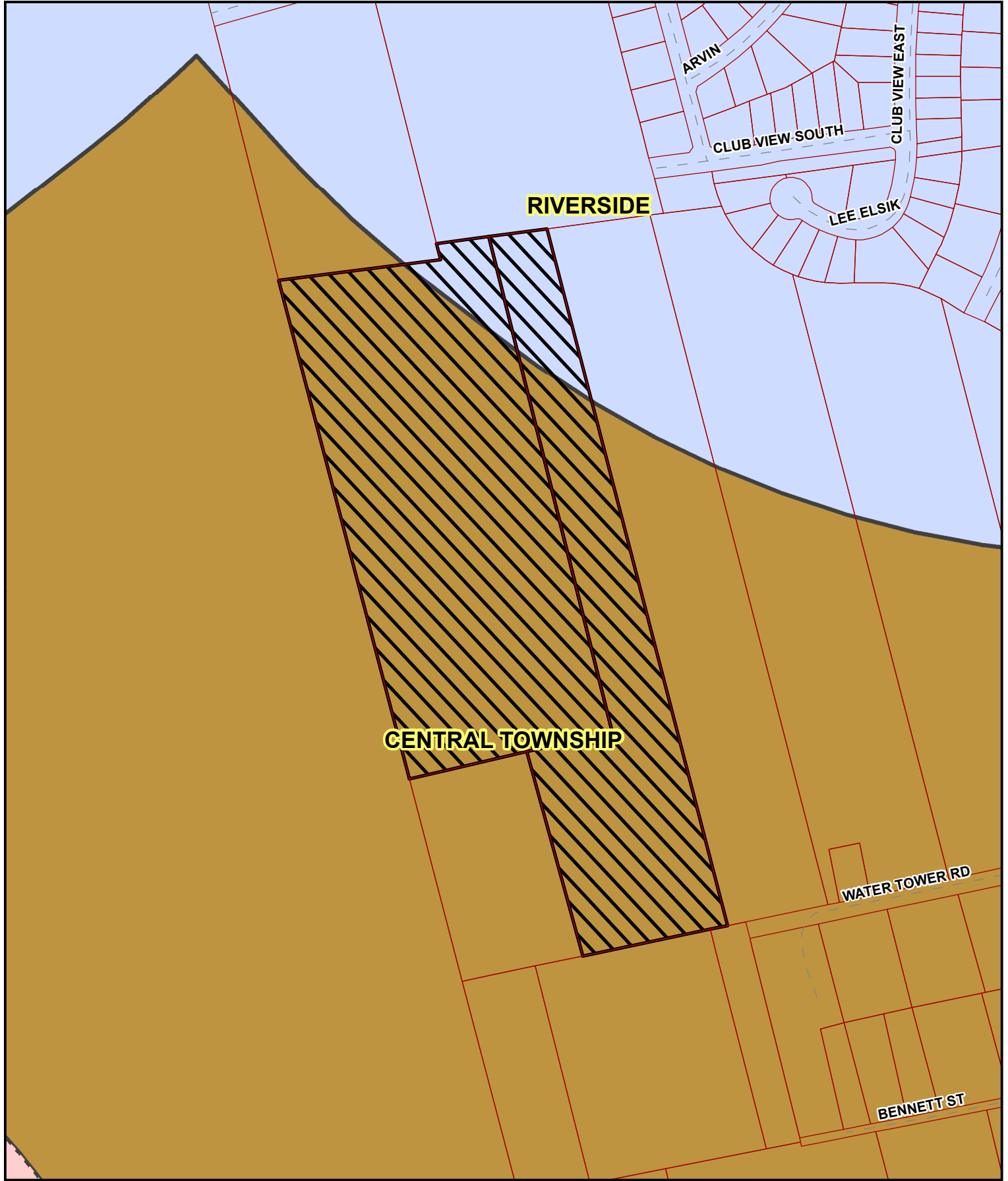
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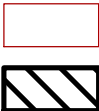
Ownership
Site Location

1 inch = 300 feet

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Ownership
Site Location

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