



Planning and Zoning Commission Report ZC 05-14

The following zoning change request was considered during a public hearing at the Planning & Zoning Commission meeting on June 10, 2014:

ZONING CHANGE request from Pre-Development to Public for the property located South of Wetz Street, Portion of Abstract 11, JD Clements Survey, 2 acres out of 84.516 acres, Property ID 52838

Pamela Centeno presented the staff report. The site is bordered by vacant land to the south, east, and west. Notifications were sent to property owners within 200' of the site. One Comment was received in favor of the request.

Concluding the Staff Report and noting the surrounding land uses and existing businesses, staff recommended approval of the zoning change to "Public".

Karen Wallack, President of the Board of the Advocacy Center, representing the Director, answered questions regarding ownership of the property. Karen stated that they have outgrown the current property that is being rented. It being an older home with paper thin walls, confidentiality is crucial for the Advocacy Center.

Arnold Zwicke, spoke regarding securing the land in order to continue to receive grants, once the land is purchased they are able to go after other grants.

The following spoke during the public hearing:

Lydia Barron, 257 Wetz St., attended the meeting to get an idea of the proposed project and how close to the property lines the Advocacy Center would be. When retiring she would like to build a home and was curious about construction that would occur. The reconstruction of the road was questioned and Mrs. Barron asked that further information be provided when available by the applicant.

Mark Wallack, Head of the Building Committee, spoke regarding location of the building. He explained that the location will have low traffic and the least impact on the neighborhood as it possibly can. The whole purpose of what the Advocacy Center does is to try to remain as invisible as possible and they would be happy to meet with anyone that is going to have concerns in the area.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 7-0-0, to recommend to City Council to approve the zoning change request to Public.

RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC – MOTION PASSED 7-0-0.

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 05-14
South of Wetz Street

Applicant:

Guadalupe County Children's
Advocacy Center
424 N. River Street
Seguin, TX 78155

Property Owner(s):

Billy Chambers, Scott
Chambers, and Laura Flume
P.O. Box 725
McQueeney, TX 78123

Property Address/Location:

South of Wetz Street

Legal Description:

Portion of Abstract 11, JD
Clements Survey, 2 acres out
of 84.516 acres, Property ID #
52838

Lot Size/Project Area:

Approx. 2 acres out of 84.516
acres

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed May 30, 2014

Comments Received:

None

Staff Review:

Pamela Centeno
Acting Director of Planning
June 6, 2014

Attachments:

- Notification/Aerial Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:

Zoning Change request from "Pre-Development" to "Public".

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Pre-Development	Farm Land
N of Property	P	Church and Mini-Storage
S of Property	A-R	Farm Land
E of Property	C/Pre-Dev/M-R/P/R-1	Businesses
W of Property	C/	Farm Land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff finds the proposed land use of the site compatible with the surrounding areas and recommends approval of the zoning change request to Public.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS**CASE SUMMARY:**

The site is the proposed future location of the Guadalupe County Children's Advocacy Center. The Advocacy Center is currently located on N. River Street, but is proposing new construction at this location.

CODE REQUIREMENTS:

The property is currently zoned Pre-Development. A zoning change to Public is required for the proposed development of the site as the new location of the Advocacy Center.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is bordered by vacant land to the south, east, and west. A church, mini-storage, and a residential area are located to the north along Wetz Street. The surrounding land uses are compatible with the proposed use of the lot as Public.

COMPREHENSIVE PLAN:

The property is located within the Emergent Residential District. Public land uses are recommended in this district.

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

No significant historical, cultural, or environmental concerns have been identified for this site.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will be accessed from Wetz Street, a local street.

PARKING:

Off-street parking will be required in accordance with Section 39 of the Zoning Ordinance.

OTHER:

Staff is working with the applicant on the proposed subdivision plat and site plan review. This request is solely for the zoning change request to Public.

LOCATION MAP

ZC 05-14: South of Wetz St
 11



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



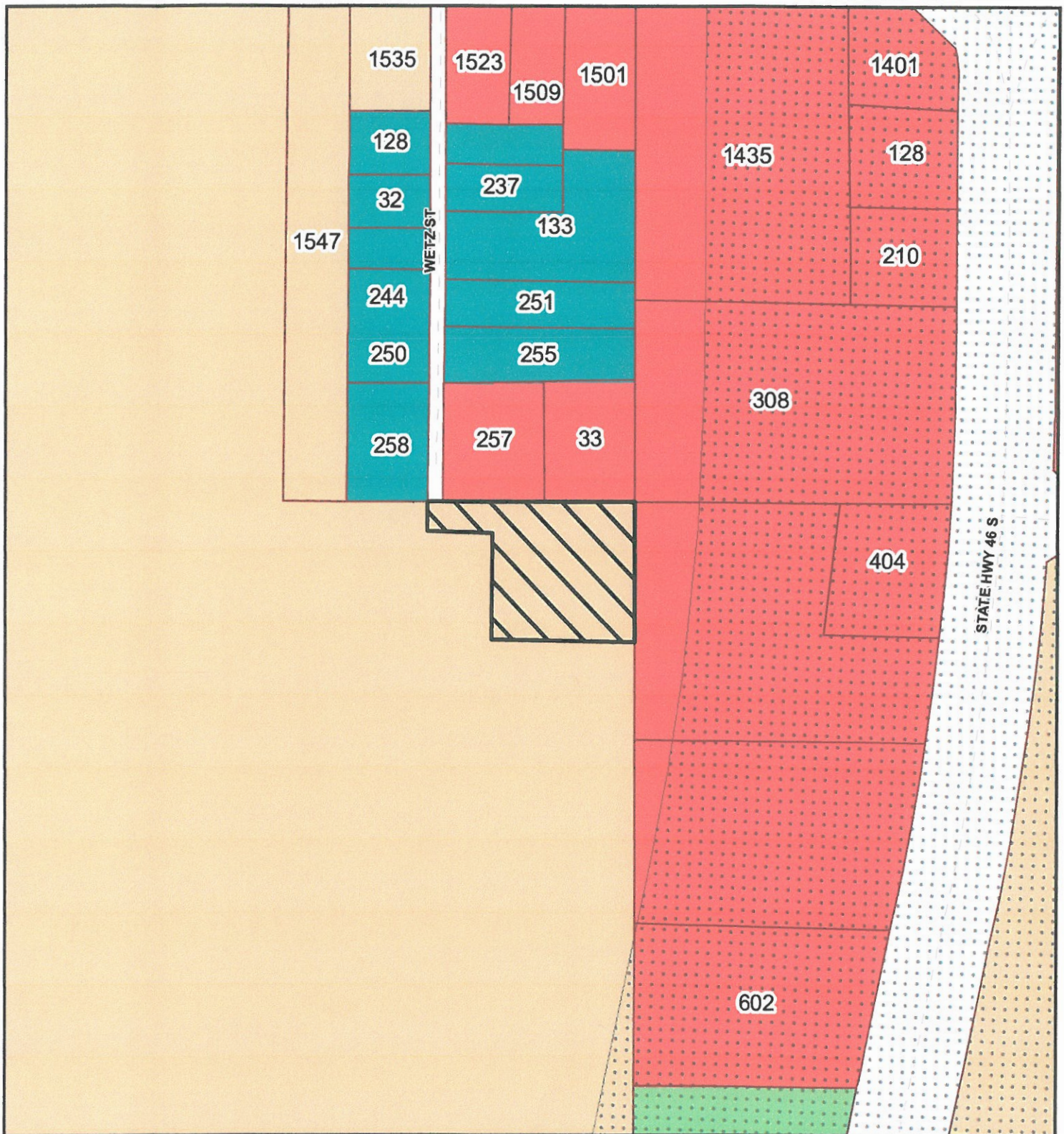
Lot Lines

1 inch = 267 feet

Printed: 5/30/2014

ZONING MAP

ZC 05-14: South of Wetz 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

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



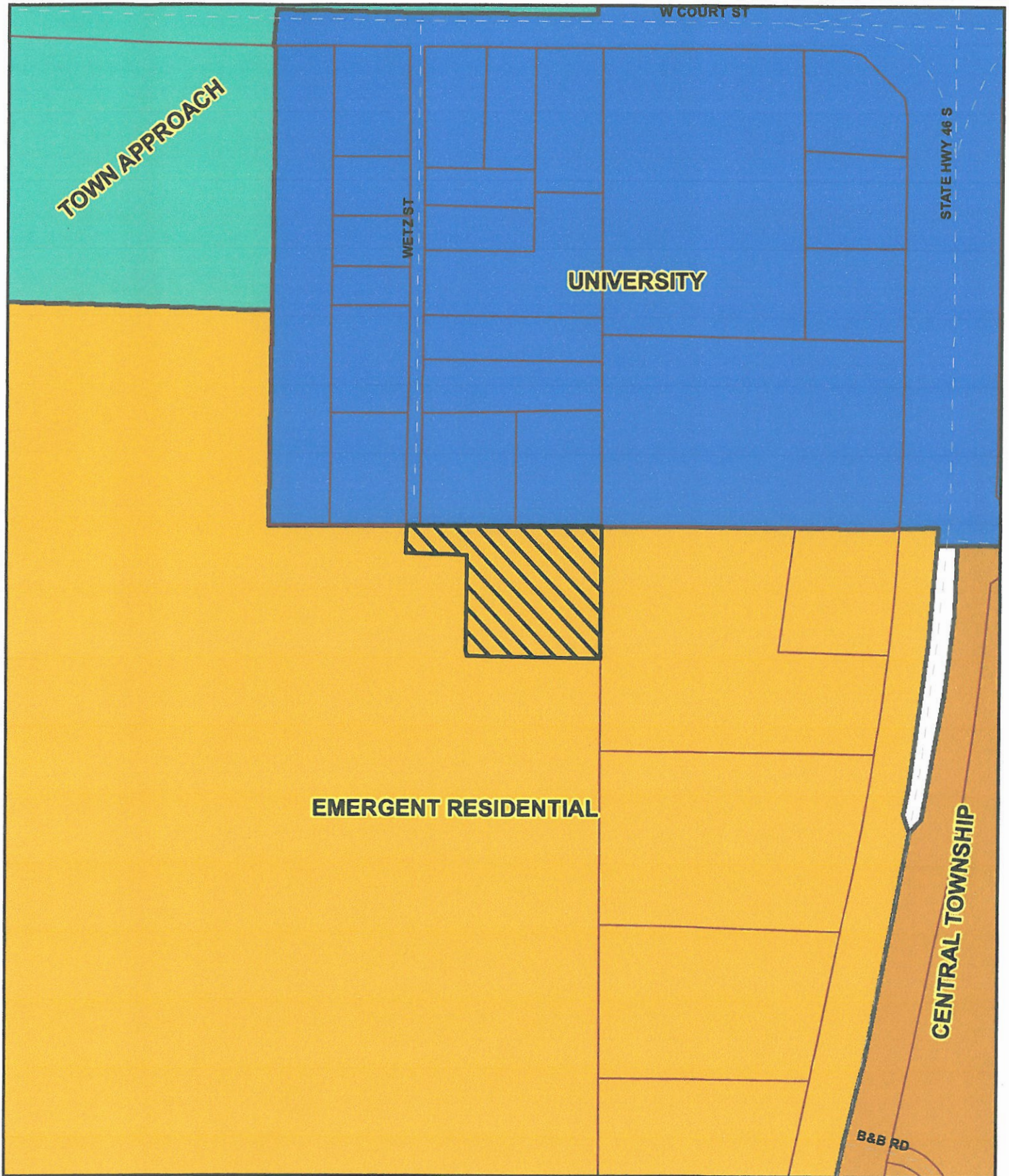
Lot Lines

1 inch = 267 feet

Printed: 5/30/2014

FUTURE LAND USE MAP

ZC 05-14: South of Wetz 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



Lot Lines

1 inch = 267 feet

Printed: 5/30/2014