



## Planning and Zoning Commission Report ZC 24-15

The following request was considered in conjunction with Zoning Change 24-15 during a public hearing at the Planning & Zoning Commission meeting on September 9, 2015:

**ZONING CHANGE request from Pre-Development to Agricultural-Ranch, Commercial, Neighborhood Commercial, Public, and Single-Family Residential for the following properties in the UDC Rezoning Group 4C: 51158, 51335, 51538, 52779, 52838, 52988, 52989, 52995, 52996, 53000, 53001, 53002, 53051 53052, 110492, 121121, 121123, 121124**

Helena Schaefer presented the staff report. Group 4C is an area located in the western portion of the City. Staff explained the logic behind the rezoning of the 18 parcels, using the Comprehensive Plan and existing land uses. It was also noticed as a reminder that these zoning changes are city-initiated and not all feedback by property owners were compatible with the Comprehensive Plan. There are some large tracts of undeveloped parcels in this group and were proposed as agricultural-ranch as a placeholder for future development. Using the Comprehensive Plan and the thoroughfare plan, the area at the juncture of W Kingsbury and W Court is proposed for Commercial and Neighborhood Commercial; Neighborhood Commercial was proposed for those properties that have existing residential structures.

Public notifications were mailed to 113 property owners on August 28, 2015. One phone call was received; they wanted more information and were in favor on the proposed zoning changes. Three written responses were received.

Mark and Pat Gilbertson, 1140 Renee St, Seguin, TX – in favor of.

*"We are long-time residents (40 yrs.) and agree with the proposed zoning from 51335, 51538, and 121124. This is a quiet, livable neighborhood & should remain so. Thank you for your work. PG"*

Kenneth E Jandt, 1731 W Kingsbury St, Seguin, TX – in favor of and opposed

- "1. Prop ID 53002 has the wrong address listed on your mailout – the correct address is 1731 W Kingsbury St. Designation of NC is acceptable.*
- 2. Property Id# 53000 should be zoned NC since properties to the east, north, and south are zoned NC also.*
- 3. Property Id# 52996 is acceptable as NC."*

Fred Jandt, 745 Northpark Blvd, San Bernardino, CA 92407 – opposed

*"Property# 53000 is proposed as "C". It is a small vacant lot. Properties to the East, North, and West adjoining this lot are all proposed as "NC". There is no reason to single out this small lot as "C" when all adjoining properties are "NC". Further, the intended use of the property is residential – not commercial."*

The Commission asked about the last two written responses. Staff explained that, while input from property owners was helpful, sometimes their request was not compatible with the neighborhood and/or the Comprehensive Plan. As well, not all the properties in this area were zoned "NC". All vacant lots were zoned as Commercial; those with existing residential structures were zoned Neighborhood Commercial to avoid non-conformities. There being no further questions the regular meeting was 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 24-15, the Planning and Zoning Commission voted 8-0-1, to Recommend to City Council to Approve the Zoning Change request to Agricultural-Ranch, Commercial, Neighborhood Commercial, and Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH, COMMERCIAL,  
NEIGHBORHOOD COMMERCIAL, AND SINGLE-FAMILY RESIDENTIAL-  
MOTION PASSED 8-0-1**



Dora Toungate  
Planning Assistant



ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

ZC 24-15

UDC Rezoning for Pre-development  
Group 4C

**Applicant:**

City of Seguin

**Property Owner(s):**

See attached list of property ownership.

**Property Address/Location:**

Group 4C is an area along W Kingsbury, SH 46S, Burges St, Zunker St, and W Court where properties were zoned PD in 1989.

**Legal Description:**

See Attached Prop. Owner ID List

**Lot Size/Project Area:**

155.28 acres

**Future Land Use Plan:**

University, Town Approach, Emergent Residential and Central Township

**Notifications:**

Mailed August 28, 2015  
Newspaper August 23, 2105

**Comments Received:**

Update at P&Z meeting

**Staff Review:**

Helena Schaefer  
GIS Analyst  
Sept. 4, 2015

**Attachments:**

- Group 4C Map notification Map
- Existing Zoning Map
- Property Owner List
- Future Land Use Plan Map

**REQUEST:**

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin's Unified Development Code.

**ZONING AND LAND USE:**

	Zoning	Land Use	<b>SEE ATTACHED MAPS</b>
<b>Subject Property</b>	PD	Various land uses including residential, commercial, public, and vacant.	
<b>N of Property</b>	R-1, LI, C	Residential, Vacant	
<b>S of Property</b>	R-1, C	Residential and Commercial	
<b>E of Property</b>	C, P, LI, MF	Residential, Commercial, DPS Office, Fire Station	
<b>W of Property</b>	R-1, C, P, M-R, LI	Residential, Seguin ISD Bus yard	

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision, there are 421 properties that were zoned either Pre-development or Mixed. The 18 parcels in Group 4C were all zoned as Pre-development.

Staff has evaluated the parcels in Group 4C with consideration of the current land uses, property owners' input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of the proposed zoning districts as depicted on the attached maps.

<b>Planning Department Recommendation:</b>	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **CASE SUMMARY:**

Group 4C is one of fifteen (15) areas that require rezoning due to the removal of the “Pre-development” and/or “Mixed” zoning classifications from the Unified Development Code. The case is to determine the zoning districts for Group 4A. There are 18 parcels in this group and are located along W Kingsbury St, State Hwy 46 S, Burges St, Zunker St, and W Court St.

### **CODE REQUIREMENTS:**

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 18 parcels have not been rezoned since the zoning was assigned during the original 1989 zoning process.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The properties in Group 4C are fronted along State Hwy 46S, W Court, W Kingsbury, Burges, and Zunker Streets. For most of these properties, the proposed zoning is a reflection of the existing zoning already assigned. For example, the front 100 to 150 feet of the property is currently zoned another classification and doesn't require rezoning; the proposed zoning would eliminate split zoning of a property. For the large tracts of land, the zoning of “A-R” is proposed; for two of these tracts, the properties have agricultural exemptions.

### **COMPREHENSIVE PLAN:**

The properties are within the University, Emergent Residential, Town Approach, and Central Township Districts. Three of these districts, University, Emergent Residential and Central Township, emphasize residential uses, while the Town Approach district focuses on more commercial uses.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
No area of health, safety or historical significances has been identified by the City in this group.

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

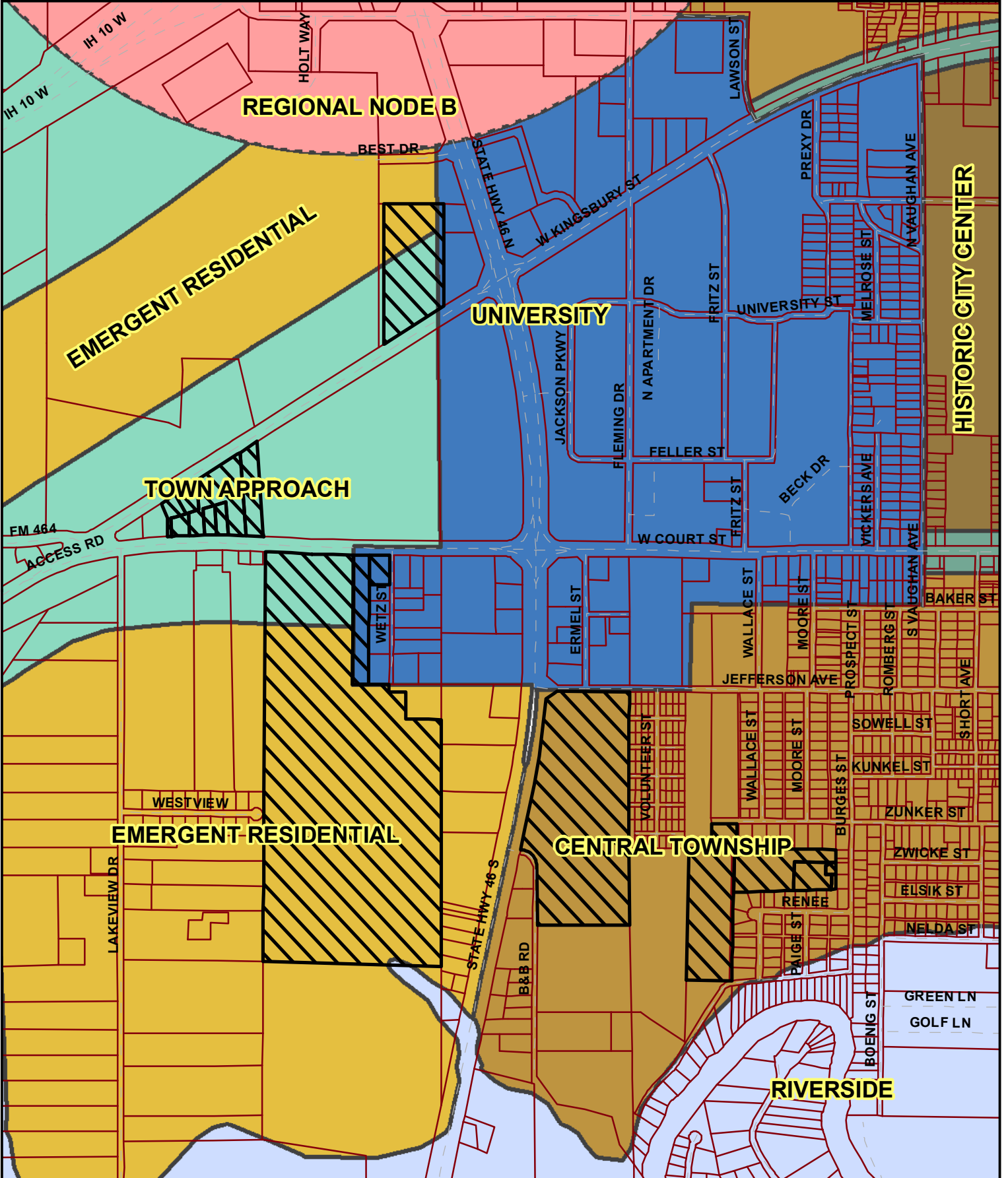
The properties in Group 4C are located along State Hwy 46S, W Court, W Kingsbury, Zunker, and Burges Streets.

### **PARKING:**




Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

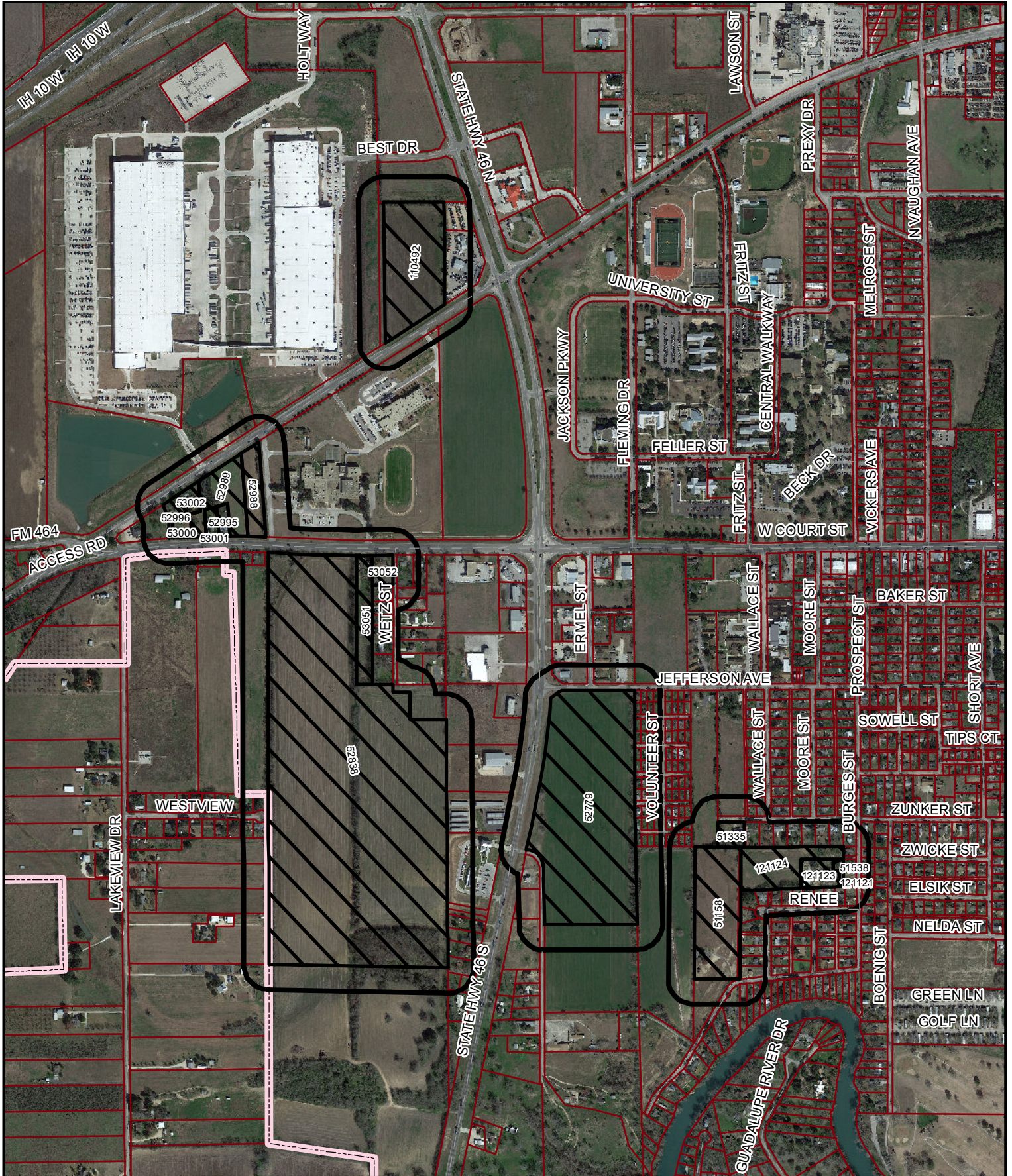
### **OTHER:**

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property's existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.



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	1 inch = 1,000 feet
	Lot Lines		Printed: 8/20/2015



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Site Location



200' Notification Buffer

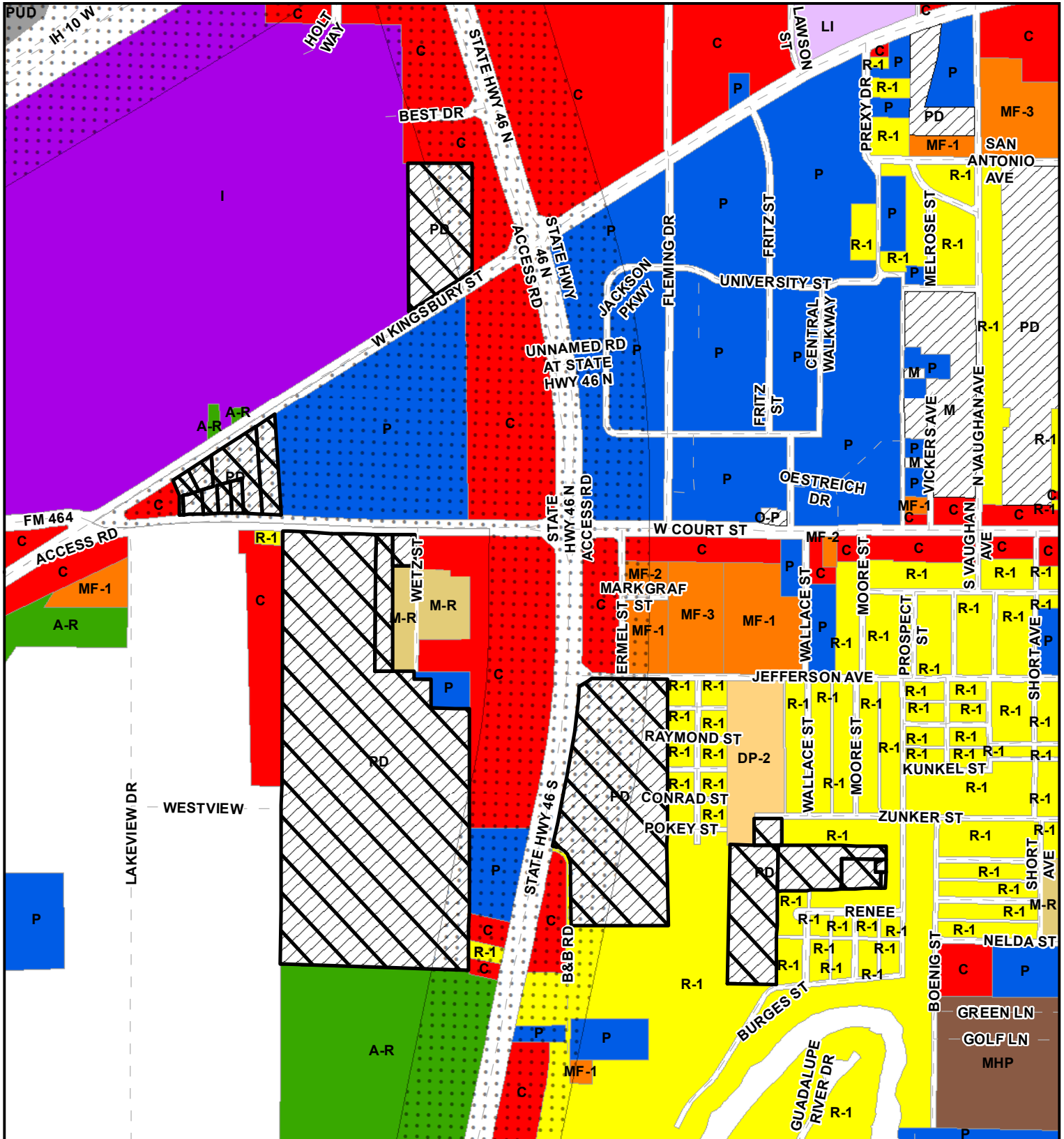
Lot Lines

1 inch = 1,000 feet

Printed: 8/20/2015

# ZONING MAP

# ZC 24-15: UDC Rezoning Group 4C



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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