



PLANNING & CODES

Planning and Zoning Commission Report ZC 27-18

A request for Zoning Change 27-18 was considered during a public hearing at the Planning & Zoning Commission meeting on November 13, 2018:

A Zoning Change from Commercial (C) to Single Family Residential (R-1) on a request for properties located at 515 and 517 Dibrell, Properties ID 46343

Ismael Segovia presented the staff report. He explained that there are two houses on the lot and one of the houses has been vacant for an extended period. To allow the house to be occupied a zoning change from Commercial to Single Family Residential is necessary. The applicant has advised staff that they will subdivide the property at a later date. The proposed zoning is consistent with surrounding properties. Staff recommended approval of the zoning change.

Shawn Melnar, PO Box 290, Boerne Texas, 78006 explained when they purchased the property the houses were in disrepair. His plan was to refurbish the homes and increase value of the property to allow affordable rental property in Sequin. He said the first home was refurbished and is being leased. Mr. Melnar stated when he tried to turn the power on the second house, he was notified that the property was zoned Commercial, which started the zoning change process. He explained that setback variances for the property are also required.

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 ZC 27-18 to Single Family Residential 1, Commissioner Kirchner moved that the Planning and Zoning Commission recommend approval to City Council. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL (R-1)

MOTION PASSED

6-0-0

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "Ismael Segovia".

ATTEST: Ismael Segovia
Assistant Director of Planning &c Codes



PLANNING & CODES

Applicant:

Ranlem Scott, LLC. & Sharon
Melnar
P.O. Box 290
Boerne, TX 78006

Property Owner:

Ranlem Scott, LLC.
P.O. Box 290
Boerne, TX 78006

Property Address/Location:

515 & 517 Dibrell Ave.
Seguin, TX 78155

Legal Description:

Lot: D, Block: 1068, ADDN:
West

Lot Size/Project Area:

Approx. 0.2055 acres

Future Land Use Plan:

Historic City Center

Notifications:

Mailed: 11-30-18
Newspaper: 11-30-18

Comments Received:

None received

Staff Review:

Ismael Segovia
Asst. Dir. Planning & Codes

Attachments:

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

ZC 27-18 Staff Report 515 & 517 Dibrell Ave. – 0.2055 acres Zoning Change C to R-1

REQUEST:

A Zoning Change request to Single Family Residential – 1 (R-1) for a proposed subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Single-family residential
N of Property	R-1	Single-family residential
S of Property	C	Vacant
E of Property	P	Church
W of Property	R-1	Single-family residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking the rezoning of property located at 515 and 517 Dibrell Ave. There are existing single-family residential structures on these lots. Applicant will be seeking to subdivide the lot into two single-family lots at a later date. Staff recommends approval of the zoning change to Single-Family Residential-1, as the proposed zoning is compatible with the other existing single-family residential housing in the area.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property currently has two single-family detached houses located on it. Applicant is seeking the rezoning in order to make the used of the single-family houses conforming. The houses are on a single lot that will be subdivided by applicant at a later date.

CODE REQUIREMENTS:

The lot contains two residential structures. One of the structures has gone vacant for an extended amount of time and applicant is now seeking to reoccupy it, a zoning change from commercial to single-family residential is necessary.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently this property has two single-family houses on it. To the east, there is an existing church. To the north and west there are single-family detached houses. This proposed zoning change is in consistent with the surrounding zoning.

COMPREHENSIVE PLAN:

The property falls into the future land use district of the Historic City Center. This future land use district's intent is to promote infill development that is compatible with the form and character that exists in the area. The dominant use in this district is residential.

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

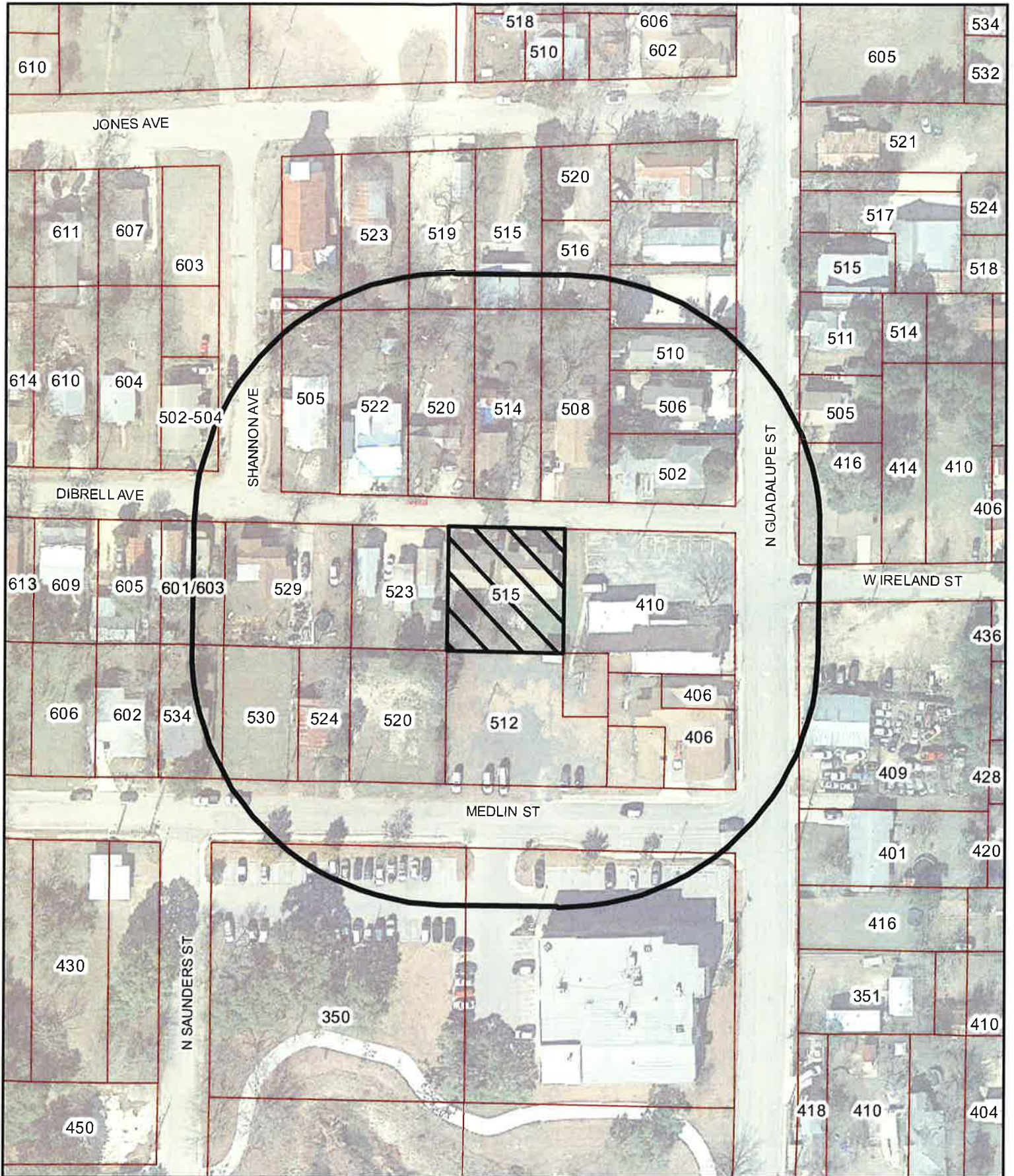
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access is from Dibrell Ave., a City street.

LOCATION MAP

ZC 27-18: 515 & 517 Dibrell



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

1 inch = 100 feet

Printed: 11/14/2018

Lot Lines

ZONING MAP

ZC 27-18: 515 & 517 Dibrell



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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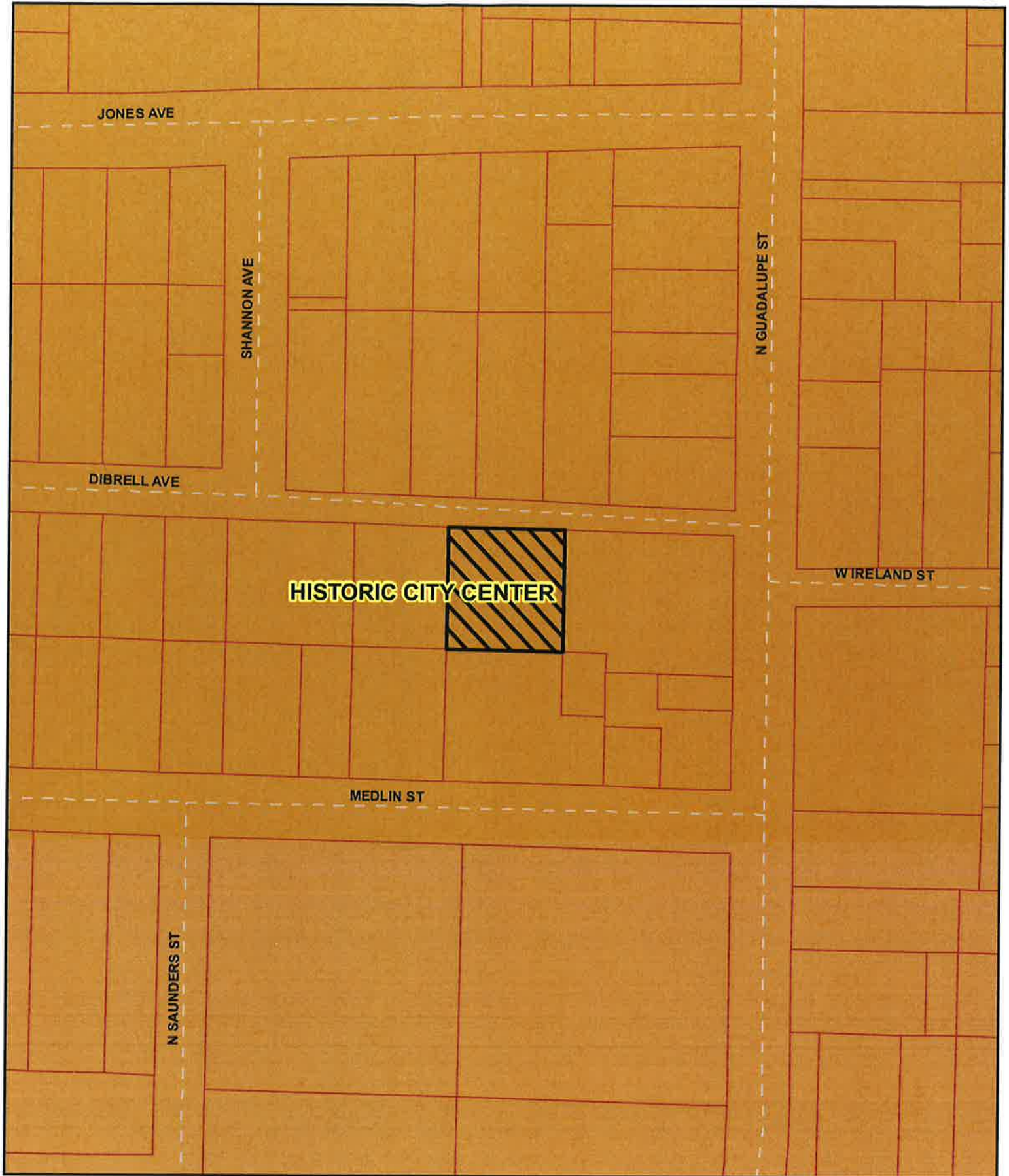
Lot Lines

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FUTURE LAND USE MAP

ZC 27-18: 515 & 517 Dibrell



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Site Location



Lot Lines

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