



Planning and Zoning Commission Report ZC 15-15

The following request was considered in conjunction with Zoning Change 15-15 during a public hearing at the Planning & Zoning Commission meeting on August 11, 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 3A: 22418, 22420, 22421, 22423, 22424, 22442, 22443, 22444, 22447, 22448, 22449, 22452, 22461, 22467, 22478, 59105, 59106, 59107, 59147, 59162, 59368, 154245, 154246

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-development" zoning district in the old zoning ordinance. Staff explained the logic behind the rezoning of the 24 parcels, using the Comprehensive Plan, existing land uses, and the road system. Feedback from property owners were also taken into consideration.

Public notifications were mailed to 82 property owners on July 31, 2015. No phone calls were received about the proposed zoning changes.

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 15-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Commercial, Manufactured-Residential, Neighborhood Commercial, Public, and Single-Family Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH, COMMERCIAL,
NEIGHBORHOOD COMMERCIAL, PUBLIC, AND SINGLE-FAMILY RESIDENTIAL—
MOTION PASSED 6-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 15-15

UDC Rezoning for Pre-development
Group 3A

Applicant:

City of Seguin

Property Owner(s):

See attached list of property ownership.

Property Address/Location:

Group 3A is an area along N King, E Seideman, and E Kingsbury where properties were zoned PD in 1989.

Legal Description:

See Attached Prop. ID List

Lot Size/Project Area:

41.68 acres

Future Land Use Plan:

Town Corridor, Core Approach, Historic City Center and Central Township

Notifications:

Mailed July 31, 2015
Newspaper July 26, 2105

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
August 6, 2015

Attachments:

- Group 3A 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	SEE ATTACHED MAPS
Subject Property	PD	Various land uses including residential, commercial, public, and vacant.	
N of Property	R-1, LI, C	Residential, Vacant	
S of Property	R-1, C	Residential and Commercial	
E of Property	C, P, LI, MF	Residential, Commercial, DPS Office, Fire Station	
W of Property	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 24 parcels in Group 3A were all zoned as Pre-development.

Staff has evaluated the parcels in Group 3A 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.

Planning Department Recommendation:	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 3A 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 3A. There are 24 parcels in this group and are located along N King, E Seideman, and E Kingsbury Streets.

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 24 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 3A are fronted along N King, E Seideman, and E Kingsbury 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. The recommended zoning reflects the surrounding uses or creates buffers between residential and commercial.

COMPREHENSIVE PLAN:

The properties are within the Historic City Center, Town Corridor, Core Approach, and Central Township Districts. Two of these districts, Historic City Center and Central Township, emphasize residential uses, while the Core Approach and Town Corridor districts 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):

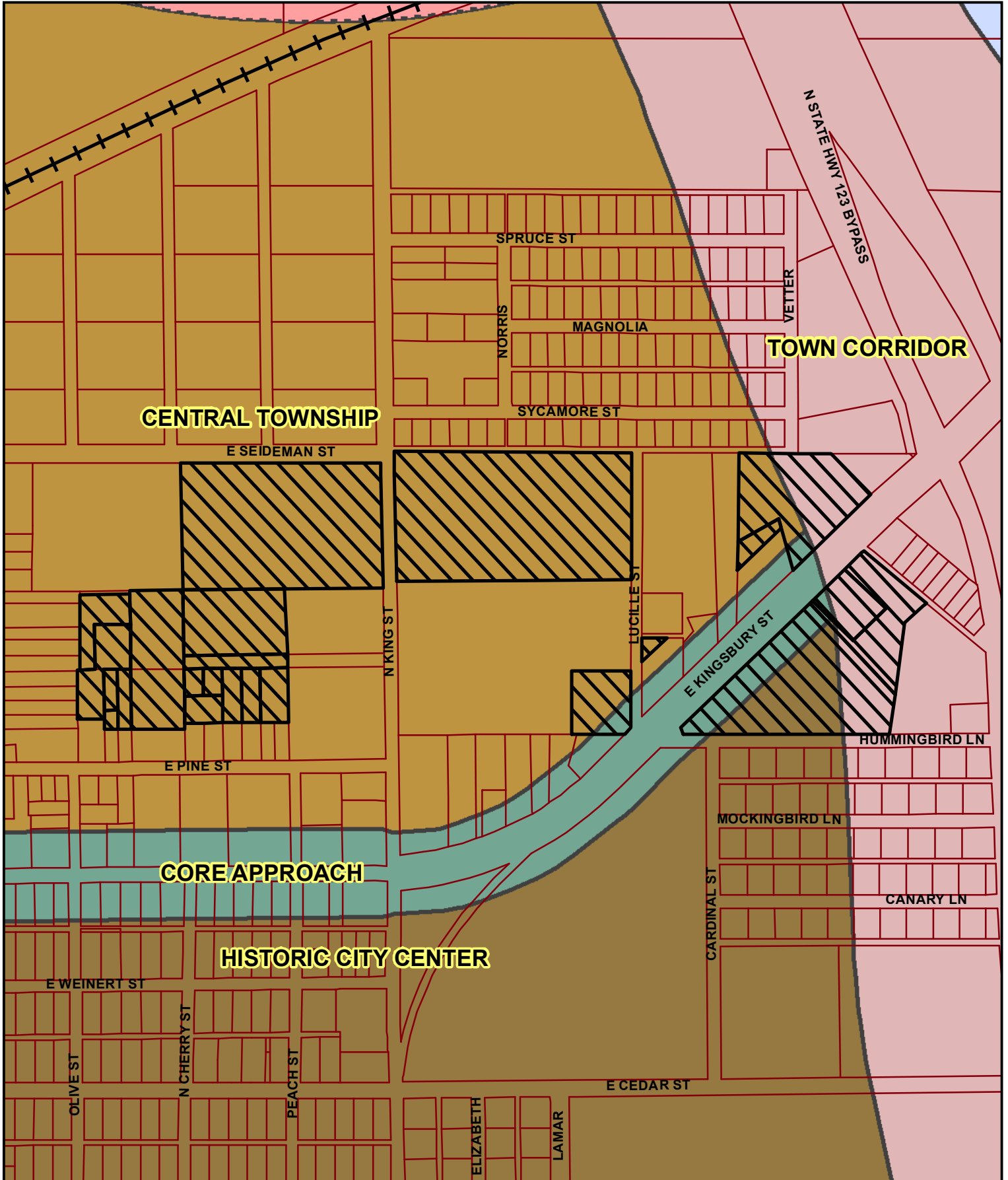
The properties in Group 3A are located along N King, E Seideman, and E Kingsbury Streets

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.



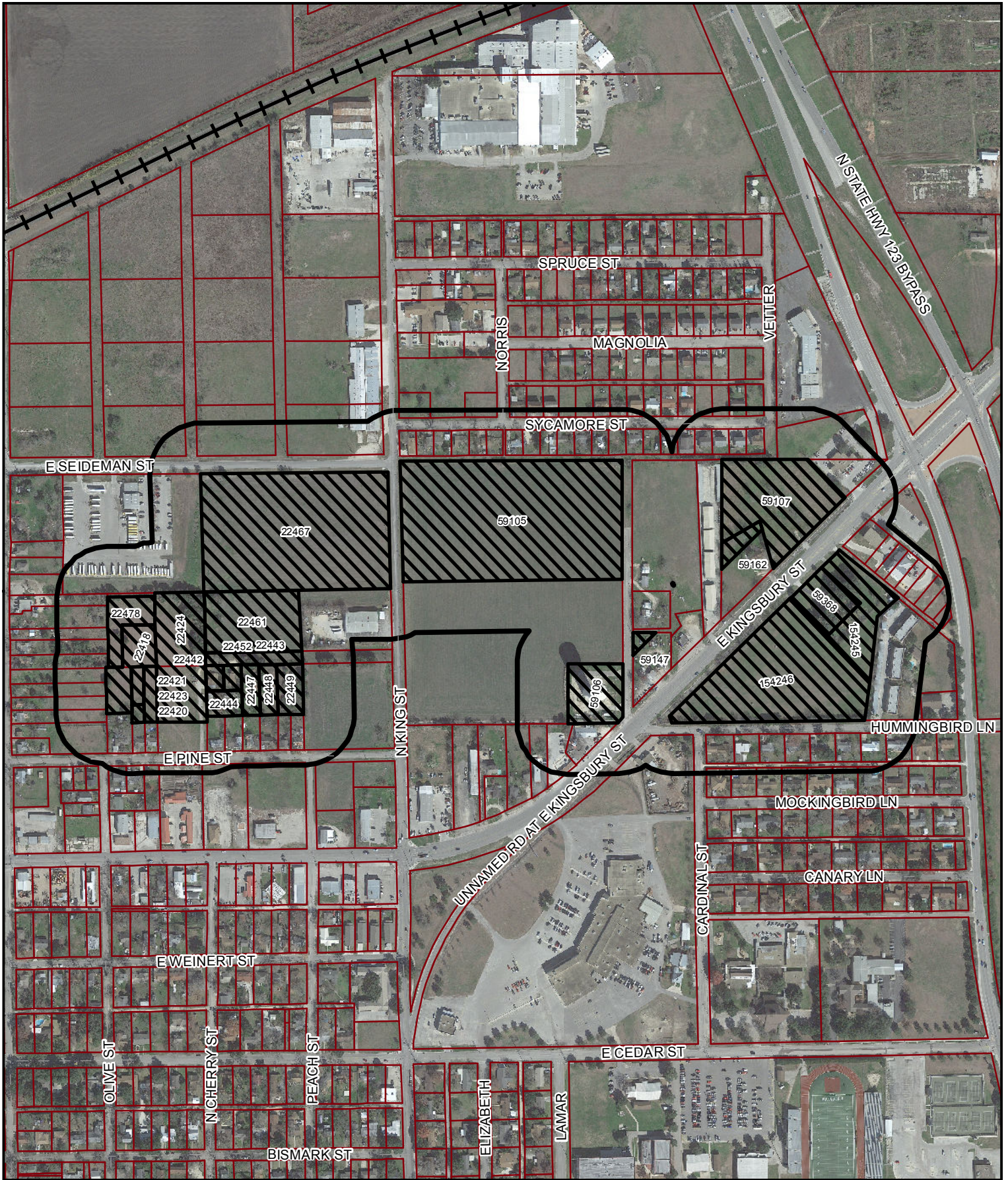
Site Location



Lot Lines

1 inch = 467 feet

Printed: 7/22/2015



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Site Location



200' Notification Buffer

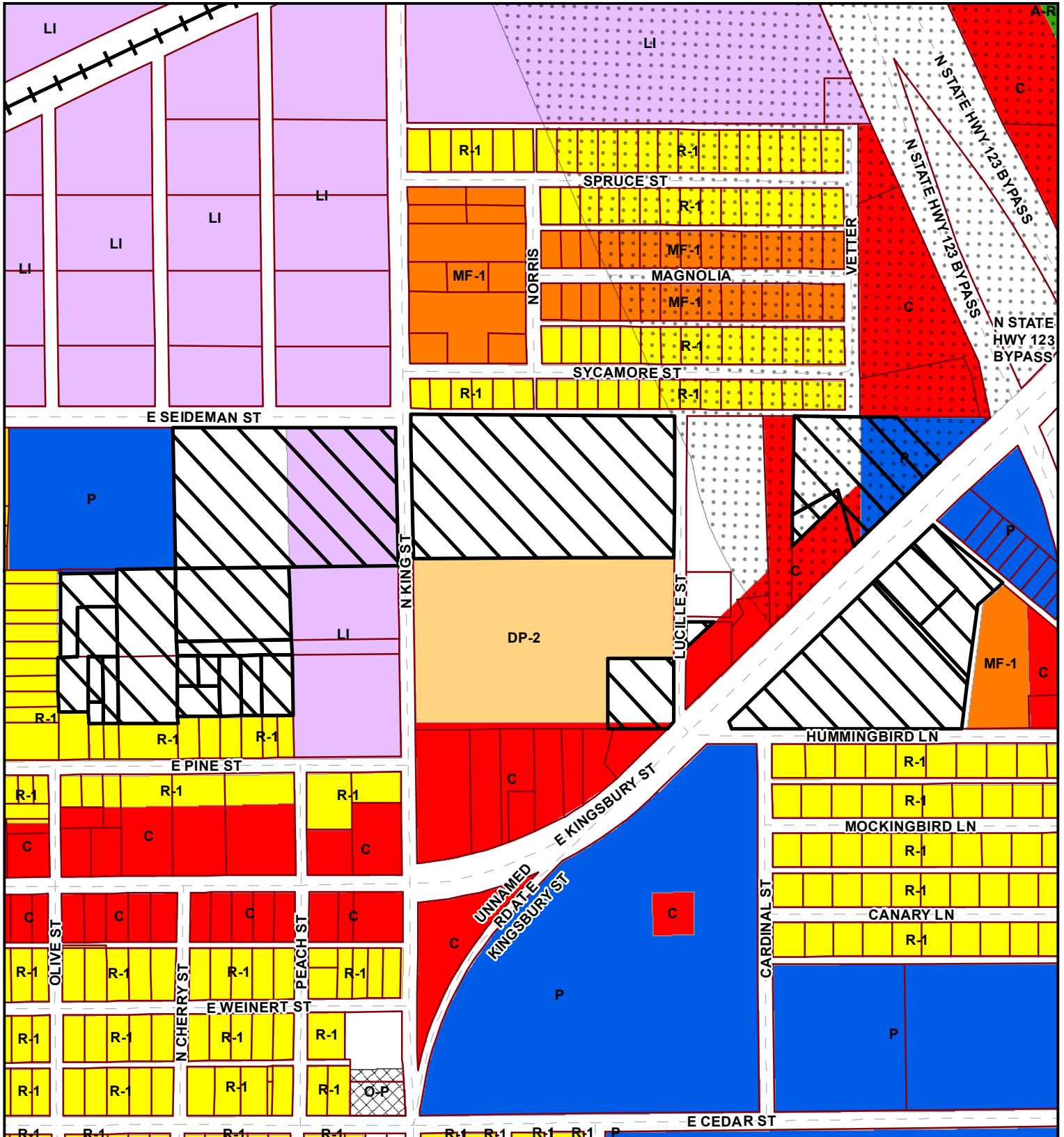
1 inch = 500 feet

Lot Lines

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ZONING MAP

ZC 15-15: UDC Rezoning Group 3A



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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Site Location



Lot Lines

1 inch = 443 feet

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