

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report
ZC 11-22

A request for Zoning Change 11-22 from Commercial (C) to Neighborhood Commercial (NC) for properties located at the 1700 Block of Kingsbury St. & Court St., Property IDs 53000, 52997, 52996 were considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on June 14, 2022.

Helena Schaefer, Senior Planner presented the staff report. She explained that the applicant is requesting a zoning change for three properties along the 1700 blk of W. Court and W Kingsbury St. to allow a new residential structure on one of the properties. The current zoning of commercial does not allow for a new residential structure although is allowed in Neighborhood Commercial zoning.

The properties were initially zoned pre-development during the 1989 citywide zoning process. Then in 2015, with the removal of the pre-development zoning, the vacant properties in the triangle area were zoned commercial, while any tracts with an existing house were zoned neighborhood commercial.

Ms. Schaefer explained that US 90 and US 90A is an area where two major intersections meet. She gave a brief overview of the surrounding land uses and zoning. She stated that Neighborhood Commercial is compatible with the existing zoning and land uses.

The properties are in the Town Approach future land use district with commercial zoning an appropriate use.

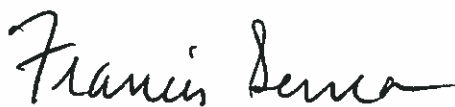
The properties will take access from W Kingsbury and W Court, which is TXDOT right-of-way. TXDOT approval for the driveway access is required. No health, safety or environmental issues have been identified.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 11-22), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Neighborhood Commercial (NC) for properties located at Kingsbury and Court St. Vice-Chair DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED
6-0-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer,
Senior Planner



PLANNING & CODES

Applicant:

Kenneth Jandt
1731 W Kingsbury St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

1700 Blk of W Court & W
Kingsbury Sts

Legal Description:

Abs: 11 Sur: JD Clements
Property IDs: 53000, 52997
& 52996

Lot Size/Project Area:

1.5 acres

Future Land Use Plan:

Town Approach

Notifications:

Mailed: June 3, 2022
Newspaper: May 29, 2022

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 Commercial (C) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant lot
N of Property	I	Caterpillar
S of Property	No zoning	W Court ROW
E of Property	C/NC	Vacant lot/Residences
W of Property	C	Restaurant

SUMMARY OF STAFF ANALYSIS:

The three properties located along the 1700 blk of W Court St and W Kingsbury St are currently zoned Commercial (C). The applicant is proposing to rezone portions of the 1.5 acres to Neighborhood Commercial (NC) to allow a single-family residential structure to be placed on one of the tracts. The proposed neighborhood commercial zoning is consistent with the Future Land Use Plan; the Town Approach recommends both high and low impact commercial uses, as well as low-density residential. There is high degree of compatibility with existing zoning and uses; properties fronting W Kingsbury St and W Court St have existing residential use on neighborhood commercial zoned tracts.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent

Compatible with existing and permitted uses of surrounding property – this is an area of mixed uses of residential and commercial uses. Neighborhood Commercial allows for the flexibility of both uses.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Commercial development next to a major thoroughfare would follow a logical pattern of development.

Other factors that impact public health, safety or welfare – None identified

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

Portions of three tracts are being considered for rezoning and are approximately 1.5 acres. The properties were annexed in 1976; no zoning designation was assigned at that time as it was prior to the adoption of zoning citywide. In 1989, the three tracts were zoned Pre-Development, which is no longer a zoning district. In 2015 as part of the UDC adoption, the lots that had an existing residential structure were rezoned to Neighborhood Commercial; this was done to prevent a legal non-conformity. The vacant portions were zoned Commercial.

CODE REQUIREMENTS:

The applicant is proposing to place a single-family residential structure on Prop Id 53000 for a family member. According to the UDC Section 3.4.3, a new single-family residential structure is not allowed on a commercially zoned property. Neighborhood Commercial zoning does allow for the placement of a new single-family residential structure.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

As these properties are located at an intersection of two major corridors in the City, most of the properties are zoned commercial. However, some of these commercial zoned properties have residential structures on them. To the east along W Court St, there are Neighborhood Commercial zoned properties that have existing residential structures. To the west along W Kingsbury St, there are both Commercial zoned and Neighborhood Commercial zoned properties with residential structures. Directly to the west, there is a restaurant on a Commercial zoned tract. Along the W Kingsbury St, the Caterpillar plant sits on Industrially zoned land. Although there is a mixture of zoning and uses, rezoning these tracts to Neighborhood Commercial would be compatible with the existing Neighborhood Commercial properties.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The properties are located in the Town Approach future land use district of the Comprehensive Plan. Commercial is an appropriate use for this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lots have frontage along W Kingsbury and W Court Streets. These are TXDOT right-of-ways. Approval for access will be determined by TXDOT.

OTHER CONSIDERATIONS:

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

LOCATION MAP

ZC 11-22 1700 Blk of W Kingsbury & W Court 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.



Lot Lines



Site Location



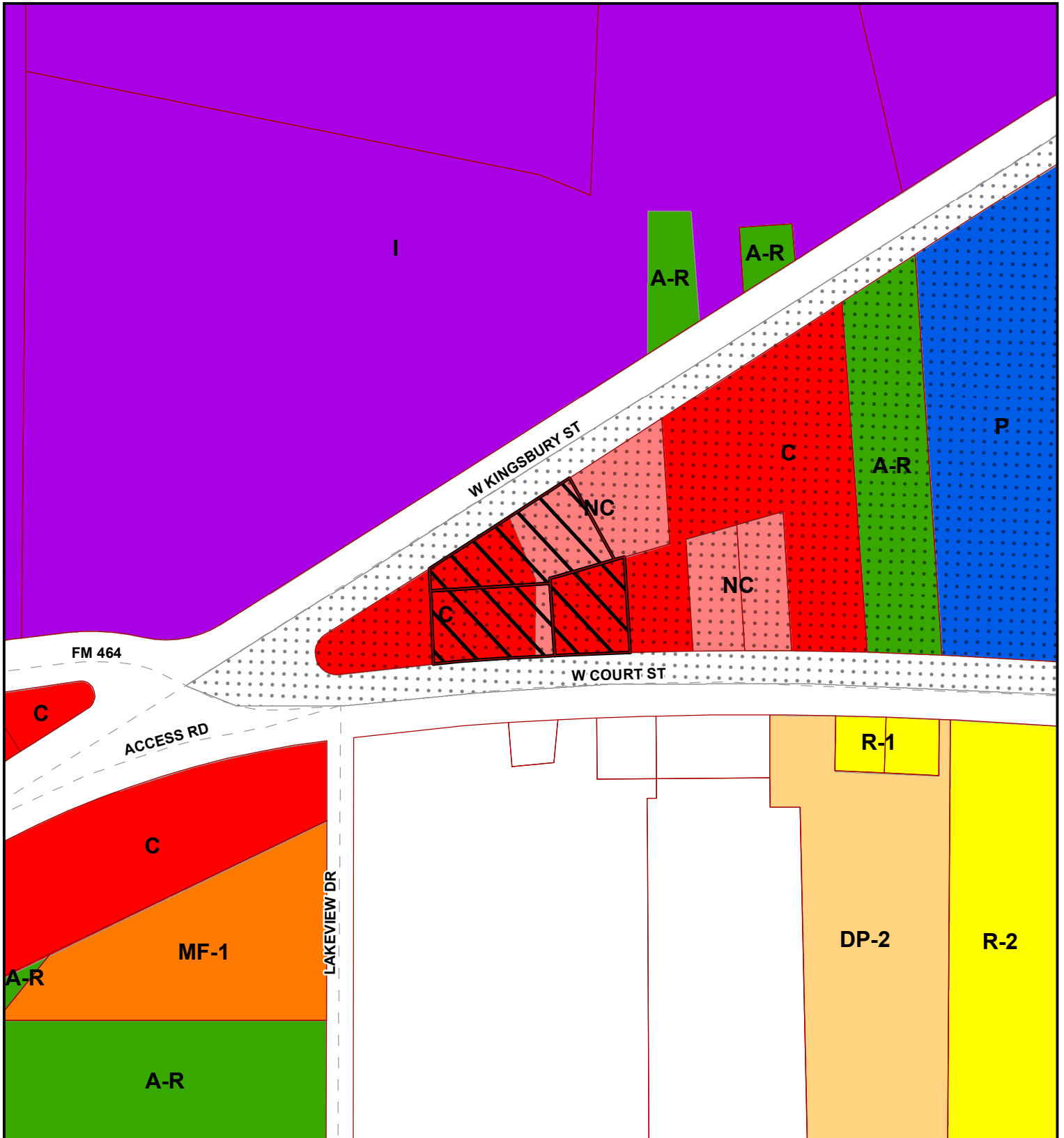
200' Notification Buffer

1 inch = 250 feet

Printed: 5/16/2022

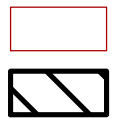
ZONING MAP

ZC 11-22 1700 Blk of W Kingsbury & W Court St



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

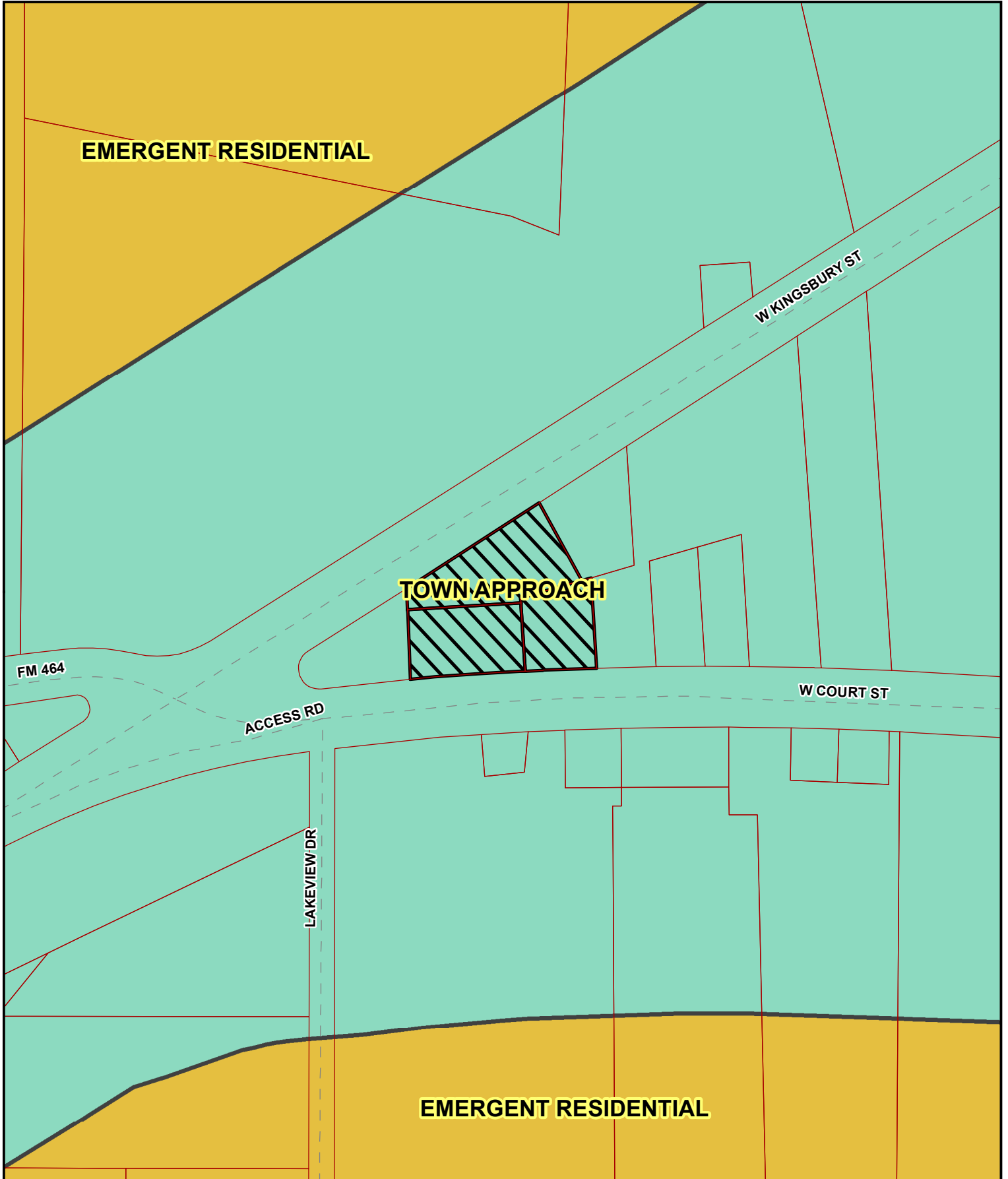


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FUTURE LAND USE MAP ZC 11-22 1700 Blk of W Kingsbury & W Court St



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Ownership

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