



Planning and Zoning Commission Report ZC 07-16

The following request was considered in conjunction with Zoning Change 07-16 during a public hearing at the Planning & Zoning Commission meeting on March 8, 2016:

ZONING CHANGE request from Office-Professional (O-P) and Retail (R) to Commercial, Public, and Single-Family Residential 1 for the following properties in the UDC Rezoning Group 7C: 28130, 38247, 38252, 140139, 46070, and 51522

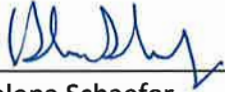
Helena Schaefer presented the staff report. Prior to specific zoning, staff gave a presentation about the intent of O-P and R in the old zoning ordinance and how these two zoning districts were consolidated into one district, NC in the UDC. Although these districts were consolidated, not all properties zoned O-P and/or R translated into the new NC district. Staff provided previous zoning history for these properties, cited staff recommendations in the past, and if the intent of the proposed zoning change was ever developed. Property owners also received prior notification of the City's intent to rezone these properties; Staff requested feedback from the property owners to ensure that the appropriate zoning is proposed for the property. None of the owners for the six properties responded to Staff's letters regarding the proposed zoning changes.

Public notifications were mailed to 66 property owners on February 26, 2016. No responses were received; however, four phone calls were received. Three of the calls had further questions about the rezoning and its possible effects on their properties; the three callers did not provide an opinion in favor of or in opposition to. The fourth call from an adjacent property owner was in favor of the rezoning of the TLU owned property fronting W Court St to Public.

There were no questions from the Commission. The regular meeting was then 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 07-16, the Planning and Zoning Commission voted 6-0-1, to Recommend to City Council to Approve the Zoning Change request to Neighborhood Commercial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL, PUBLIC, AND SINGLE-FAMILY
RESIDENTIAL 1 –
MOTION PASSED 6-0-1**



Helena Schaefer
GIS Analyst



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 07-16
UDC Rezoning for Office-Professional and
Retail
Group 7C

Applicant:

City of Seguin

Property Owner(s):

See attached list of property ownership.

Property Address/Location:

Group 7C are properties located along E Court, N Camp, Jefferson Ave, S Austin and W Klein

Legal Description:

See Attached Prop. ID List

Lot Size/Project Area:

1.95 acres

Future Land Use Plan:

University, Town Core, Central Township, Historic City Center, Town Approach

Notifications:

Mailed February 26, 2016
Newspaper February 21, 2016

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
March 2, 2016

Attachments:

- Group 7C Map (w/ Proposed Zoning)
- 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	O-P, R	Various land uses including residential, commercial, and vacant.	
N of Property			
S of Property			
E of Property			
W of Property			

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, two zoning districts (Office-Professional and Retail) were consolidated into one zoning, Neighborhood Commercial. There are 38 properties that were zoned either Office-Professional or Retail. The six parcels in Group 7C were zoned either Office-Professional or Retail.

Staff has evaluated the parcels in Group 7C with consideration of the current land uses, property owners’ input, any previous zoning change request, 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 7C is one of six (6) areas that require rezoning due to the consolidation of the “Office-Professional” and “Retail” zoning classifications in the Unified Development Code. The case is to determine the zoning districts for Group 7C. There are 6 parcels in this group and are located along W Court, Jefferson Ave, N Camp, S Austin, and W Klein

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 6 parcels were all rezoned to Office-Professional or Retail from its original zoning, except for Property Id 51522 (which retains its original 1989 zoning).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 7C are proposed as Commercial, Public, and Single-Family Residential 1 due to the close proximity of each parcel to a residential area and/or “like” commercial uses.

COMPREHENSIVE PLAN:

The properties are within the University, Town Core, Central Township, Historic City Center, and Town Approach

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 7C are located along W Court, Jefferson Ave, N Camp, S Austin, and W Klein

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.

INDIVIDUAL REZONING ANALYSIS AND HISTORY:

Property ID 51522 (1200 Block of W Court St) – This is a vacant lot that is owned by Texas Lutheran University. It has not been rezoned and retains its original zoning. As this parcel belongs to TLU and is found in the University Future Land Use district, it would be appropriate to rezone the property to public.

Property ID 46070 (624 Jefferson Ave) – This is another mapping issue. In November 1998, the 1.6 acre lot on the corner of Jefferson and S Saunders was rezoned to O-P. A portion of Lot H was rezoned with this property. Since then, the property was platted, and that portion of Lot H no longer belongs to the property owner. This portion was deeded to the property owner at the time. Staff is recommending the balance of the property be rezoned to Single-Family Residential 1 as is zoned in the front of the property.

Property ID 28130 (202 N Camp St) – The old post office was rezoned in April 1999 to house an office complex; it currently houses a number of businesses. The rezone was from Public and Commercial to Office-Professional. Staff is recommending Commercial as the existing uses are allowed in this zoning district.

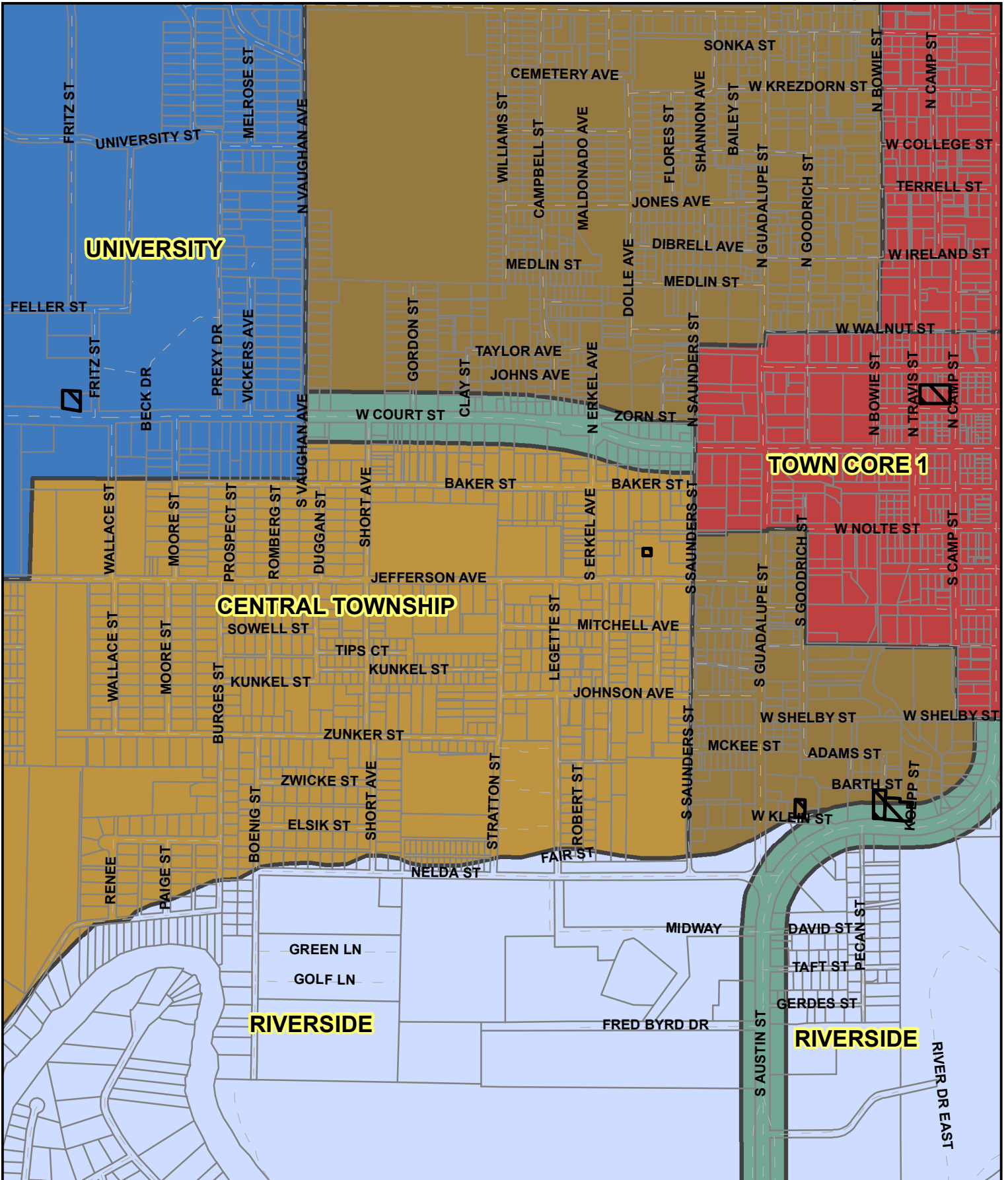
Property IDs 38252 & 140139 (804 & 814 S Austin St) – The applicant, who is still the property owner, requested a zoning change in September 1999 from Mixed to Retail to construct and operate an auto repair shop. Staff, at the time, cited that S Austin is a major arterial and is suited for retail, and not residential. Staff recommended approval, along with some development standards like buffering from existing residences and landscaping to minimize affects

from lighting and parking. As this zoning change was approved and the auto repair shop is a grandfathered use, Staff is recommending the zoning change to Commercial to allow for a legal conforming use.

Property IDs 38247 (380 W Klein St) – This vacant lot was rezoned in August 1999 from Single-Family Residential and Mixed to Retail. It was the intent of the property owner at the time to operate a pottery shop in the front portion of the property and live in the back portion. Since the applicant is no longer the property owner and the pottery shop was never built, Staff is recommending to rezone the front portion back to Single-Family Residential 1 to match the back portion of the property.

FUTURE LAND USE MAP

ZC 07-16: UDC Rezoning Group 7C



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



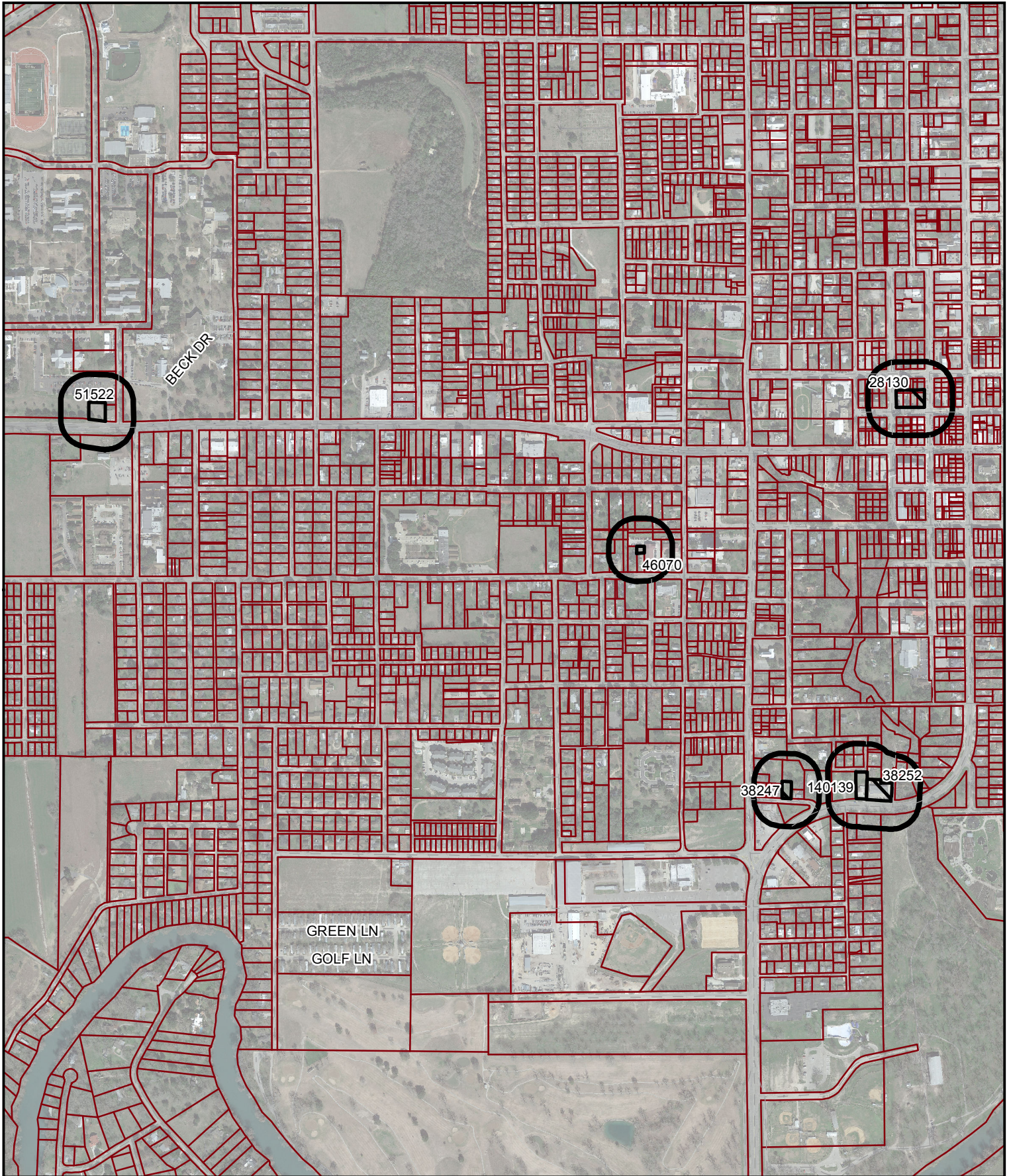
Lot Lines

1 inch = 852 feet

Printed: 2/12/2016

LOCATION MAP

ZC 07-16: UDC Rezoning Group 7C



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



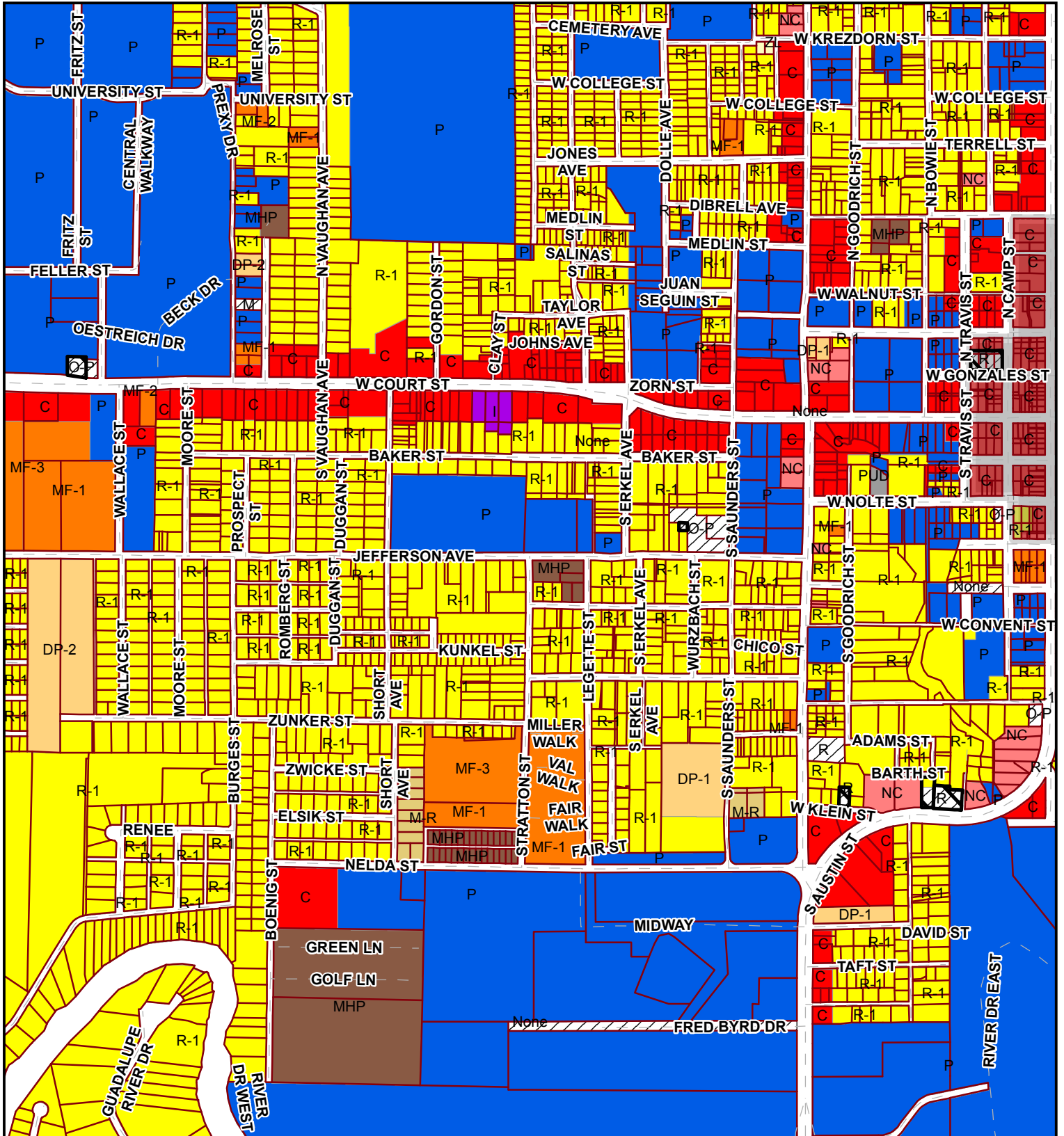
Lot Lines

1 inch = 907 feet

Printed: 2/12/2016

ZONING MAP

ZC 07-16: UDC Rezoning Group 7C



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

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 = 852 feet

Printed: 2/12/2016