

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

ZC 07-24

A request for Zoning Change 07-24 from Single Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 410 E Gonzales St, Property ID 28170 was considered during a public hearing at the Planning & Zoning Commission meeting on August 13, 2024. The applicant was requesting the zone change for a food establishment if granted.

Kyle Warren presented the staff report. He stated the property had been zoned single family residential since the initial city zoning of 1989. He stated that the applicant wanted to go forward with a zone change to bring back the lost grandfathered use of commercial retail that had once been allowed on the lot. The grandfathered use was lost due to 6 months or more of utility inactivity.

The property is surrounded by single family residential, and commercial zoning types. Land uses included single family residential to the north, a grandfathered washateria to the east, an empty lot to the west, and commercial retail to the south.

The property is in the Downtown Core FLUP, which is supportive of Neighborhood Commercial zoning if consistent with scale and form of other Downtown tracts.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being a mix of residential and commercial uses, where Neighborhood Commercial zoning is compatible. The only concern was limited parking at the location.


Commissioner Felty asked what the parking requirements were for a food establishment. Planning Manager Armando Guerrero answered that the requirement was based off either overall square footage of the establishment or the number of tables, which ever was greater to determine parking. He also stated that a parking agreement was being worked on between the 410 E. Gonzales property and 308 E Court.

The regular meeting recessed, and a public hearing was held. No one from the public came forward to speak on this case. After consideration of the staff report and all information given regarding Zoning Change (ZC 07-24), Commissioner Eddie Davila moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 410 E. Gonzales Street. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

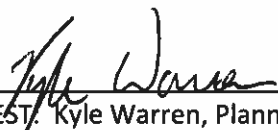
RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

6-0-0



Francis Serna, Planning Assistant


ATTEST: Kyle Warren, Planner



PLANNING & CODES

**ZC 07-24 Staff Report
410 E. Gonzales Street
Zoning Change from R-1 to NC**

Applicant:

Oscar Olarte
808 Gerardia Ct
Seguin, Texas 78155

Property Owner:

Joe and Sherrell Evans
395 Lange Rd
Seguin, Texas 78155

Property Address/Location:

410 E. Gonzales

Legal Description:

LOT: 6 BLK: 198 ADDN:
INNER
Prop ID: 28170

Lot Size/Project Area:

Approx. 0.1192 acres

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: 8/1/2024

Comments Received:

None to date

Staff Review:

Kyle warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential (R-1) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant building/previously a grandfathered gun shop
N of Property	R-1	Single family homes
S of Property	C	Seguin Print Shop
E of Property	R-1	Vacant lot
W of Property	R-1	Grandfathered laundromat

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 410 E. Gonzales is currently zoned Single-Family Residential (R-1). The previous use at this property was a grandfathered retail use. After the tenant left the property had been vacant without utilities for over 6 months and lost its grandfathered commercial status. Due to this the applicant is seeking a zone change to neighborhood commercial in order to operate a food establishment.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, Neighborhood Commercial uses are encouraged within the Downtown Core, provided it meets scale and form of other downtown tracts.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would mix with surrounding commercial operations, and provide a service to adjacent residences within walking distance.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for low impact commercial use, which fits with the character of the immediate environment.

Other factors that impact public health, safety, or welfare – Parking could potentially be an issue since the lot in questions has limited space.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Single-Family Residential (R-1) and is adjacent to R-1 zoning on the east, west, and north with (C) commercial being to the south.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, the Neighborhood Commercial (NC) zoning district allows retail/services. The current zoning of R-1 (Single Family Residential) does not allow for retail/service land uses.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties surrounding the subject site have single-family residential structures and are zoned R-1 for single-family residential dwellings. This property is in the Downtown Core of the future land use plan. The request to Neighborhood Commercial (NC) would be compatible with the surrounding land uses and zoning as the subject property is adjacent to a grandfathered laundromat and was itself a retail shop previously. The Neighborhood Commercial zoning district has been designed to provide various types of small scale, limited impact commercial, retail, personal services, and office uses located in close proximity to their primary customers.

COMPREHENSIVE PLAN:

The property is located within the Downtown Core future land use plan. This district's intent is to promote infill development that is compatible with the form, rhythms and character that exists- especially when promoting pedestrian activity. In this case Neighborhood Commercial zoning would meet the recommendations of infill development and promotion of pedestrian activity; the zone change is for an infill lot that is near single family residences as well as downtown.

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

No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

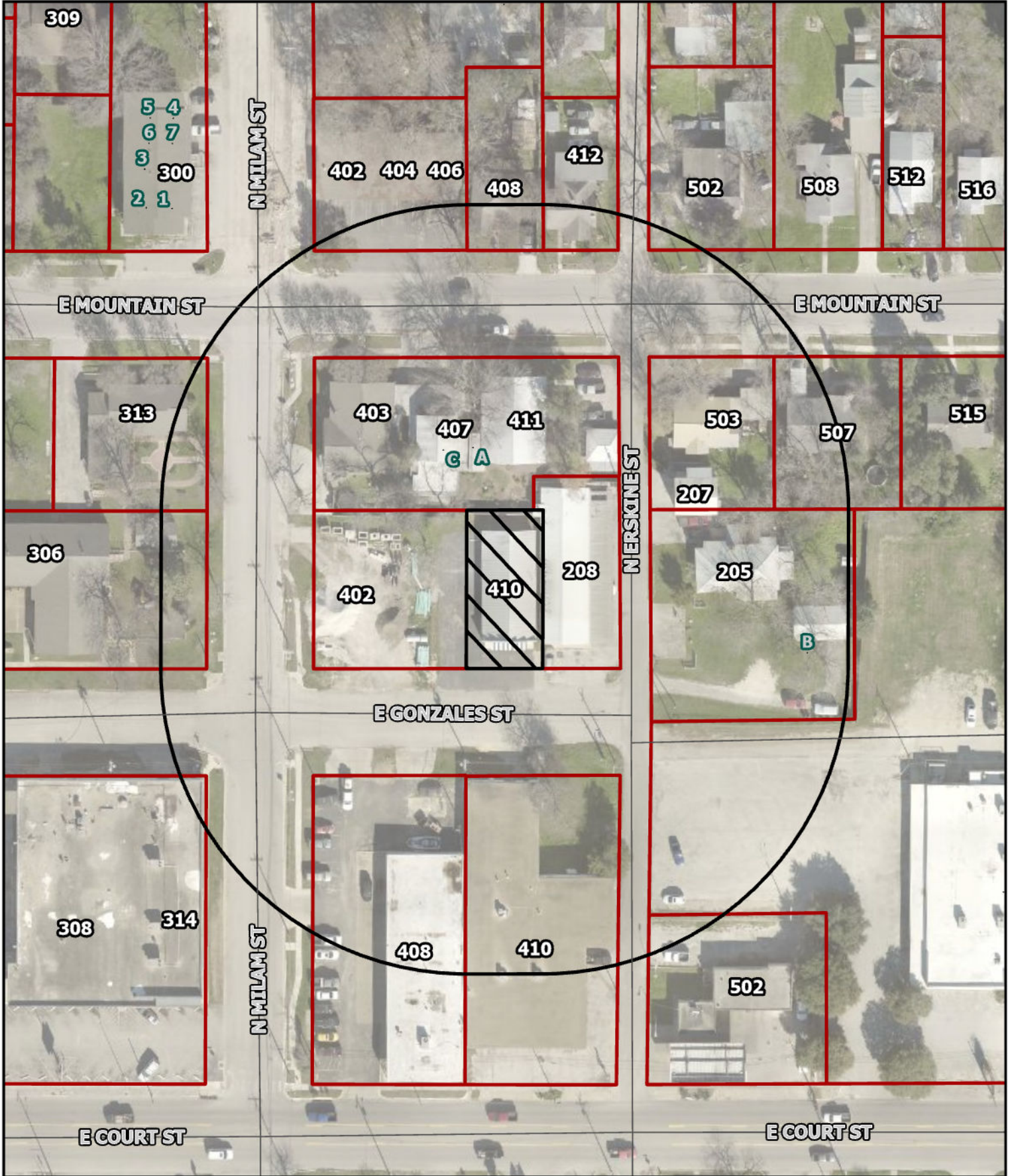
This property has frontage on and takes access from E Gonzales Street. The majority of the traffic coming to the site will be pedestrians from the surrounding neighborhoods.

OTHER CONSIDERATIONS:

Development standards and adopted codes will be considered in the redevelopment of this property if any is to occur, to include building and fire codes, sidewalks, and off-street parking.

LOCATION MAP

ZC 07-24 410 E Gonzales Street



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-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 83 feet

Printed: 7/10/2024

ZONING MAP

ZC 07-24 410 E Gonzales Street



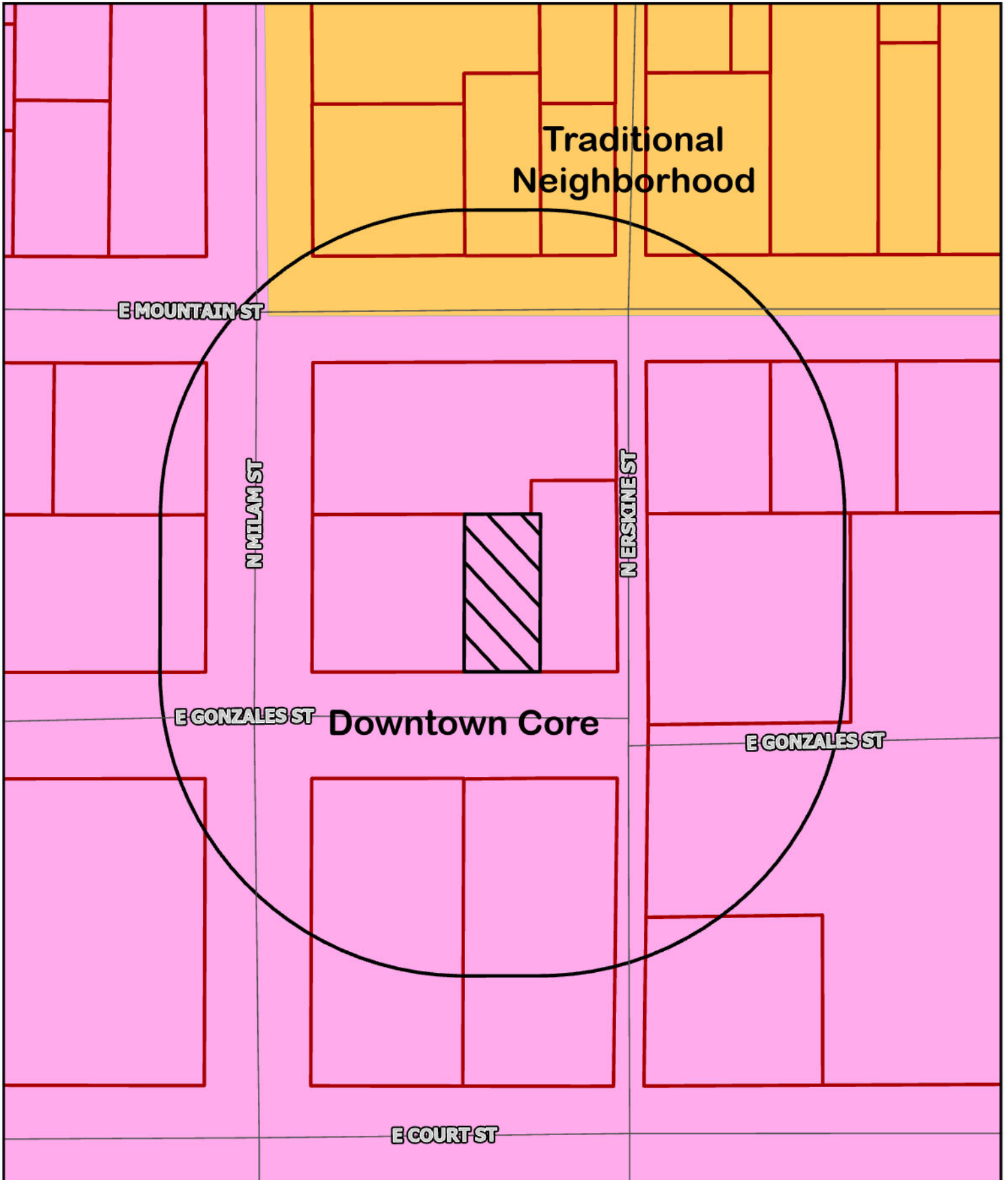
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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Site Location
 Parcel

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Site Location



Parcel

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