



PLANNING & CODES

Planning and Zoning Commission Report ZC 31-21

A request for Zoning Change 31-21 from Single Family Residential 1 (R-1) to Neighborhood Commercial (NC) located at the 515 Koepsel Street, Property ID 22989 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Chris Riggs presented the staff report. He stated that there is an existing commercial building located on the property formerly used as a dance studio for the last twelve years. The current zoning of single family residential does not allow the use.

He explained that the properties surrounding the site are zoned Single Family Residential with single family dwellings. The request to Neighborhood Commercial (NC) would be compatible with the surrounding land uses and zoning as the subject property has been providing the surrounding neighborhood with beneficial services. The Neighborhood Commercial zoning district has been designed to provide several types of small scale, limited impact commercial, retail, personal services, and offices uses located near their primary customers. The property fronts Koepsel Street with an existing drive and parking lot.

Mr. Riggs stated that the property is located within the Town Core 2 District and Neighborhood Commercial is an approved use for the district.

He pointed out that any redevelopment of the property may trigger certain development standards. Standards may include landscaping, buffering from residential uses, and off-street parking requirements.

Staff stated that the land use has provided services to the surrounding neighborhood for years, staff recommended approval of the zoning change to Neighborhood Commercial. Mr. Riggs advised the commission that one letter in opposition was received from the Heckmann's, 502 Bismark, stating that the proposed area is primarily residential and the street in front of the property is too narrow to accommodate a business. They cannot control the type of commercial property proposed. Mr. Riggs advised the Commission that Barb and Peter Orsi are present via zoom and wish to speak during the public hearing.

The regular meeting recessed, and a public hearing was held. Barbara and Peter Orsi, own the home at 1012 N. San Marcos adjacent to 515 Koepsel stated they plan to occupy the home after retirement. Ms. Orsi expressed their concerns with the property remaining residential, stating the property may not sale and remain vacant. She said they were not against neighborhood commercial, although expressed concerns with the width of the street. She stated with the previous use, vehicles would line up on Koepsel and block their driveway. She felt it would be unsafe for children in the area. Peter Orsi

inquired about a protective overlay for the neighborhood commercial. He felt that a real estate, law office or veterinary clinic would be an effective use of the property. He stated a restaurant would not be a good fit. Mr. Orsi also expressed concerns with the safety of children in the area. They asked if there would be any control over the use once the zoning change gets approved.

Pamela Centeno, Director of Planning and Code stated that there is not an overlay district for the area. She explained that neighborhood commercial is different than commercial. She stated that the Land Use Matrix in the Unified Development Code identifies minimal impact uses allowed in neighborhood commercial versus commercial. Ms. Centeno explained that the dance studio was a grandfathered use prior to zoning. Any proposed use would be required to meet other city requirements which include off street parking. Ms. Centeno stated that staff does recognize the difficulties of the situation when an established neighborhood in this current situation.

There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 31-21), Commissioner Lievens 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 515 Koepsel Street. Chair Gettig seconded the motion. The following vote was recorded:

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

**MOTION PASSED
8-1-0**



Francis Serna, Planning Assistant



ATTEST: Chris Riggs, Assistant Director,
Planning & Codes



PLANNING & CODES

ZC 31-21 Staff Report 515 Koepsel Street Zoning Change from R-1 to NC

Applicant:

Eric Saengerhausen
183 Royal George Circle
McQueeney, TX 78123

Property Owner:

BES Strategic Investments
183 Royal George Circle
McQueeney, TX 78123

Property Address/Location:

515 Koepsel St
Seguin, TX 78155

Legal Description:

Lot: 3 N98' of BLK: 278
ADDN:FARM, Prop ID: 22989

Lot Size/Project Area:

Approx. 0.1822 acres

Future Land Use Plan:

Town Core 2

Notifications:

Mailed: October 28, 2021
Newspaper: October 24,
2021

Comments Received:

None

Staff Review:

Chris Riggs
Assistant Director
Planning and Codes

Attachments:

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

REQUEST:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Commercial structure
N of Property	R-1	Single-family house
S of Property	R-1	Single-family house
E of Property	R-1	Single-family house
W of Property	R-1	Single-family house

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 515 Koepsel Street is zoned Residential (R-1). There is an existing commercial building located on the property and it has been used as a dance studio for the last 12 years. Current zoning does not allow for this use, Neighborhood Commercial (NC) does. Given that the land use has been providing services to the surrounding neighborhood for years, staff is recommending the zoning change to Neighborhood Commercial.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property has an existing commercial site and has been used for a dance studio.

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 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. The request to Neighborhood Commercial (NC) would be compatible with the surrounding land uses and zoning as the subject property has been providing the surrounding neighborhood with beneficial services. The Neighborhood Commercial zoning district has been designed to provide various types of small scale, limited impact commercial, retail, personal services, and offices uses located in close proximity to their primary customers.

COMPREHENSIVE PLAN:

The property is located within the Town Core 2 District. Neighborhood Commercial is an approved use for this district.

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

No health, safety or environmental issues have been identified on the property.

TRAFFIC (STREET FRONTAGE & ACCESS):

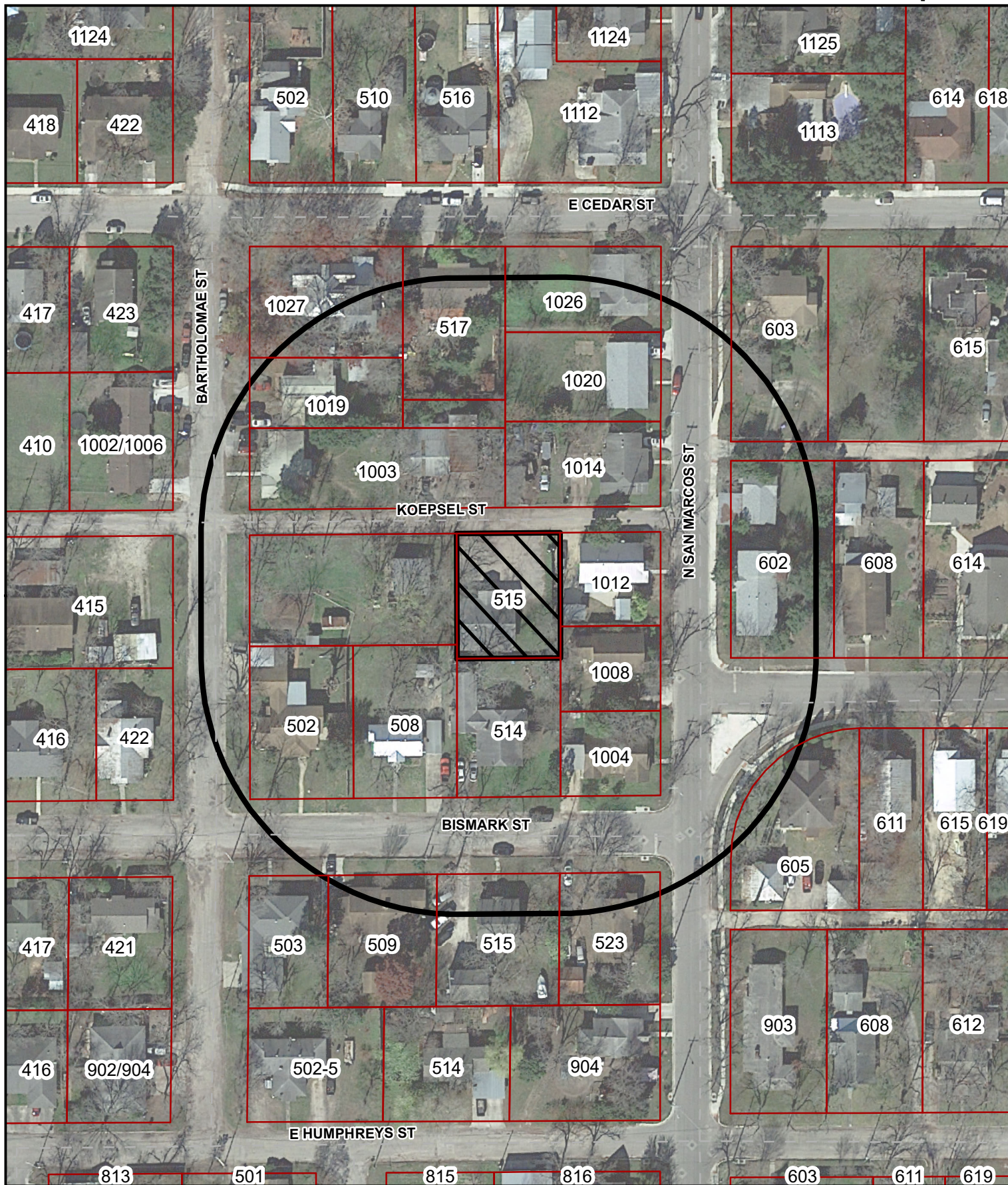
The property fronts Koepsel Street. There is an existing drive and parking lot.

OTHER CONSIDERATIONS:

Any redevelopment of this property may trigger certain development standards. This may include landscaping, buffering from residential uses, and off-street parking requirements.

LOCATION MAP

ZC 31-21 515 Koepsel St



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Lot Lines



Site Location

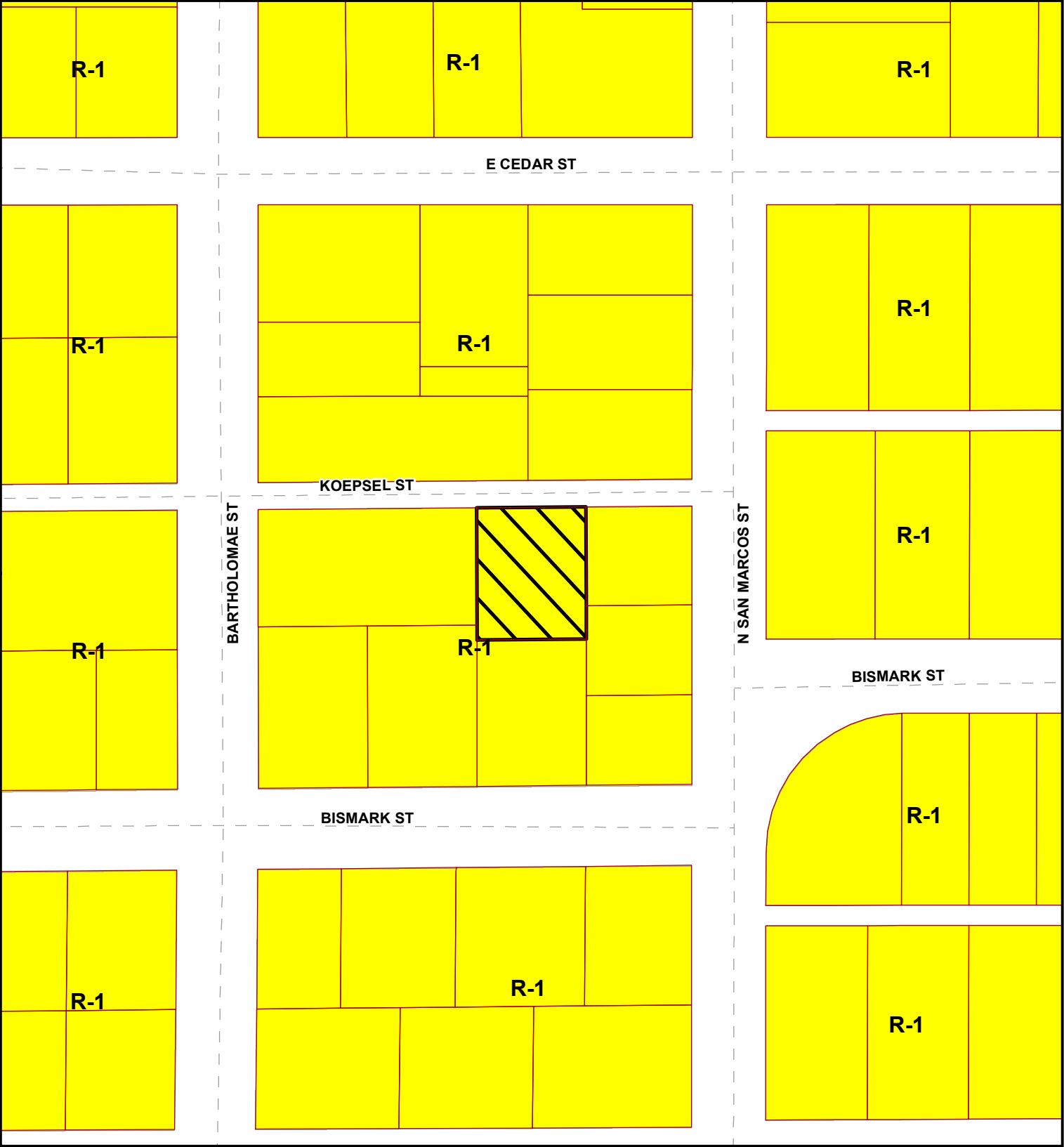
200' Notification Buffer

1 inch = 100 feet

Printed: 10/21/2021

ZONING MAP

ZC 31-21 515 Koepsel St



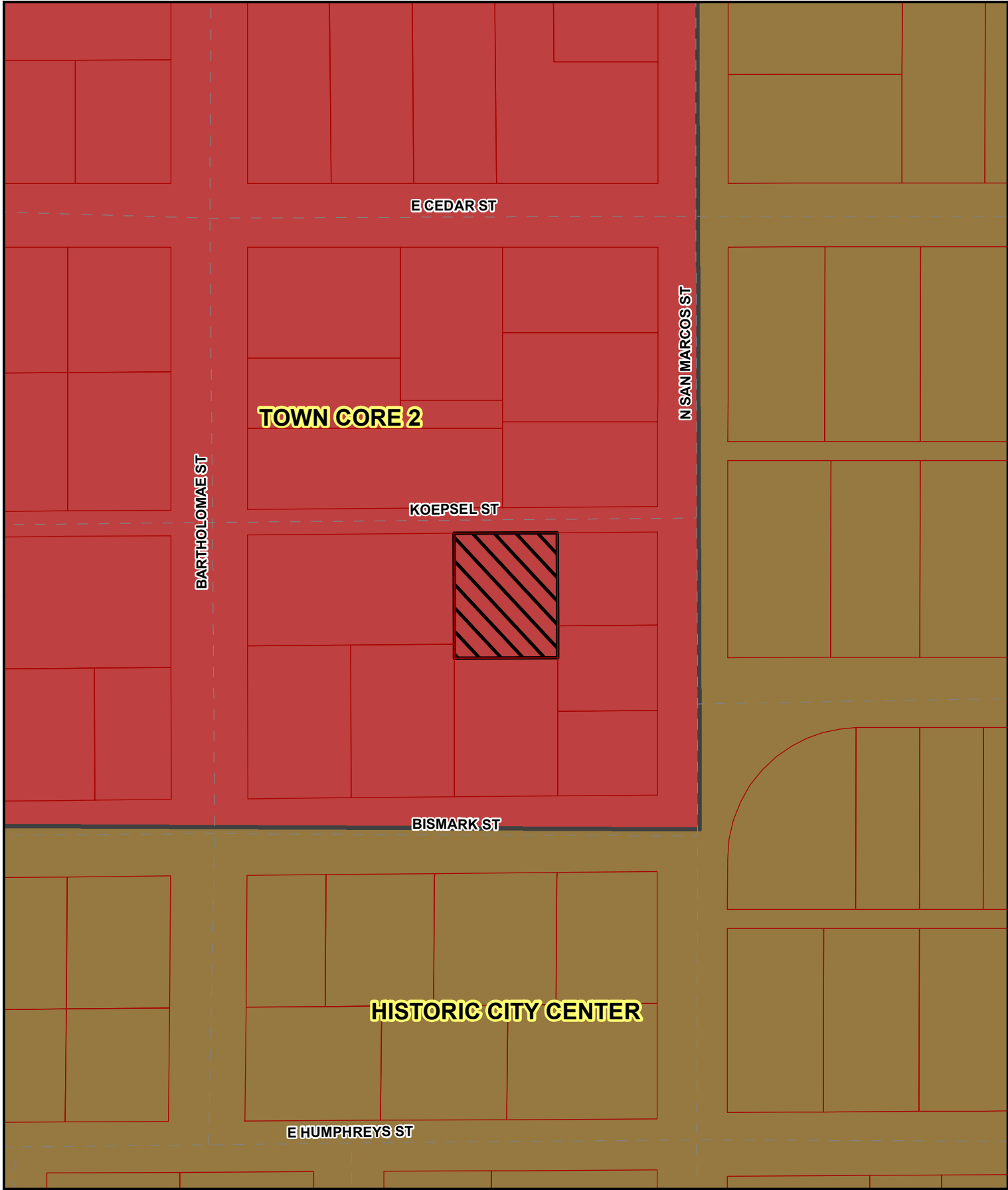
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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Ownership
 Site Location

1 inch = 100 feet

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Ownership

Site Location

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