



PLANNING & CODES

Planning and Zoning Commission Report ZC 24-22

A request for Zoning Change 24-22 from Public (P) to Commercial (C) for property located at 3031 N. Austin St., Property ID 145765 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 13, 2022.

Armando Guerrero presented the staff report. He said the property is located at the southeast corner of north Austin St., and Strempe Rd. and is over 2.3 acres in size with an existing residence and a metal storage shed in the rear of the property.

He gave a brief overview of the mixture of surrounding zoning designations and land uses in the area. The site is located in the Town Corridor, Town Corridors serve the purpose of recognizing the development potential of traffic volumes they host while also reinforcing the more intense aggregation of nodes. Commercial use is a permitted use within the Town Corridor. No health, safety or environmental issues were identified for the property. The property takes access from Strempe Rd., but could also be accessed through north Austin St., which is a TxDOT right-of-way. Any proposed access point from north Austin St would require TxDOT review and approval. He advised that the City is the applicant.

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 24-22), Chair Gettig moved that the Planning and Zoning Commission recommend approval of the zoning change from Public (P) to Commercial (C) for property located at 3031 N. Austin Street. Vice-Chair DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE FROM PUBLIC (P) TO COMMERCIAL (C)

MOTION PASSED

5-0-0


Francis Serna, Planning Assistant


ATTEST: Armando Guerrero,
Planner



PLANNING & CODES

ZC 24-22 Staff Report 3031 N. Austin St Zoning Change from P to C

Applicant:

The City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

3031 N. Austin St

Legal Description:

SEGUIN HIGH-TECH PARK
LOT 2 2.304 ACS
Property ID: 145765

Lot Size/Project Area:

Approx. 2.3040 acres

Future Land Use Plan:

Town Corridor

Notifications:

Mailed: Dec 1, 2022
Newspaper: Nov 27, 2022

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Public (P) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant residential
N of Property	S-R/MF-3	Residential use/future multi-family
S of Property	I	Seguin Utilities Operation Center
E of Property	I	Seguin Utilities Operation Center
W of Property	C/P	Equipment Sales/County Appraisal Office

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The City of Seguin owns the property located at 3031 N. Austin St. This property currently contains a Public (P) zoning designation. City staff is proposing a zoning change to Commercial (C) as it would allow for a wider range of development options if the property is sold in the future. This would also provide the option of continued residential use with the approval of a Specific Use Permit (SUP) due to the existing residential structure on the property.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, past and proposed use are consistent.

Compatible with existing and permitted uses of surrounding property – Yes, similar zoning, as well as use can be seen within the area.

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

Proposed zoning follows a logical and orderly pattern – Yes, similar zoning, as well as use can be seen within the area.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is located at the southeast corner of north Austin St., and Strempe Rd. and is over 2.3 acres in size with an existing residence and a metal storage shed in the rear of the property.

This property had been under Seguin Economic Development and City ownership since March of 2001 and was platted in March of 2012 in the Seguin High-Tech Park Final Plat.

CODE REQUIREMENTS:

The current public zoning designation limits the type of redevelopment that could be done on this property. Commercial zoning would allow for commercial development on the property, as well as residential (with the approval of a Specific Use Permit) use, due to the existing residential structure on the property.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A mixture of zoning designations and land uses can be seen around this property. To the north is existing residential zoned Suburban-Residential (S-R), along with a multi-family (MF-3) zoning designation. There is Industrial zoning to the east and south (City of Seguin Operations Center), and Public (Guadalupe Appraisal District office) and Commercial (Tellus Equipment Solutions) zoning to the west.

COMPREHENSIVE PLAN:

The site is located in the Town Corridor. Town corridors serve the purpose of recognizing the development potential of traffic volumes they host while also reinforcing the more intense aggregation of nodes. Commercial use is a permitted use within the Town Corridor.

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

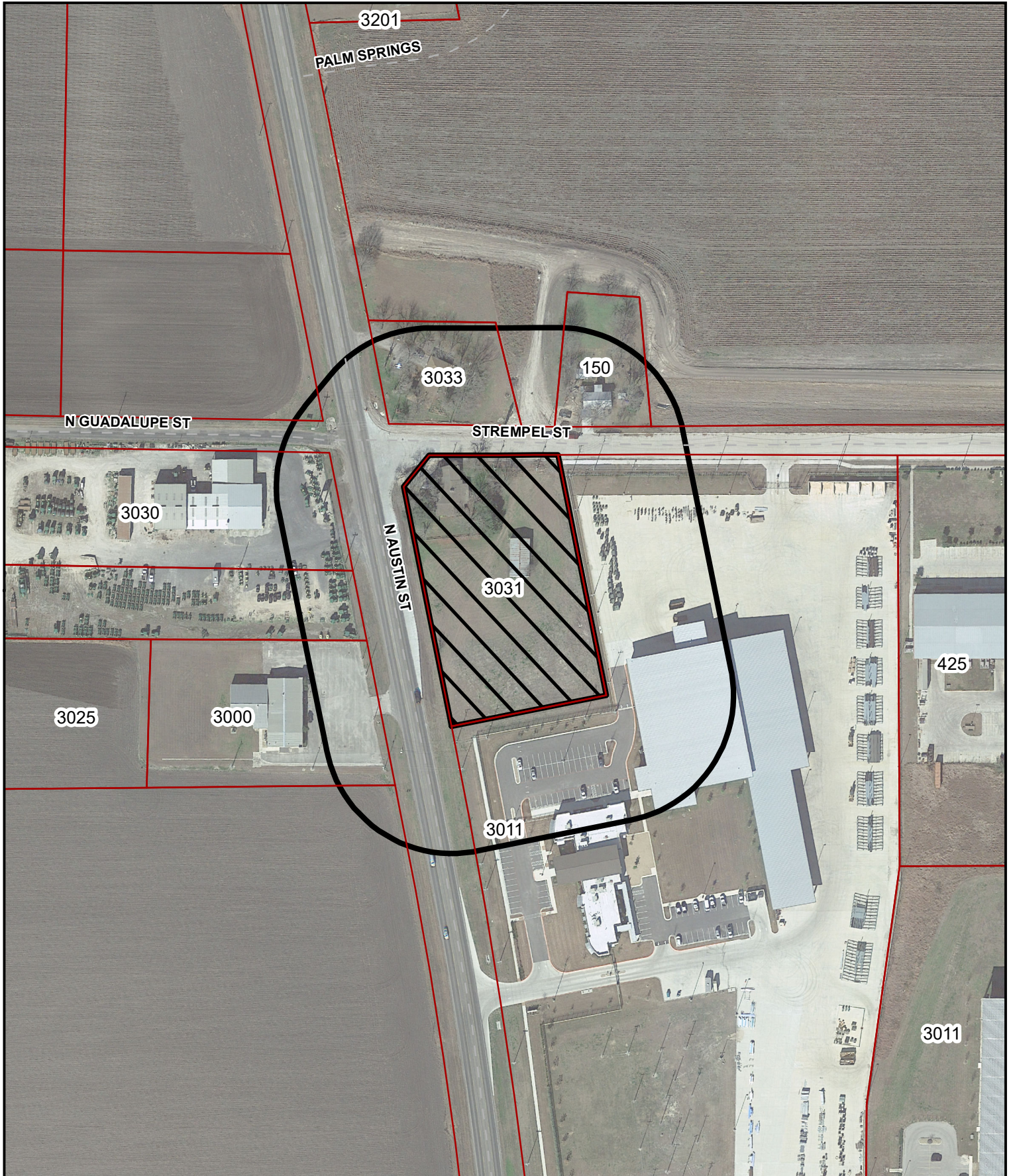
No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

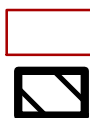
The property takes access from Strempe Rd., but could also be accessed through north Austin St., which is a TxDOT right-of-way. Any proposed access points from north Austin St would require TxDOT review and approval.

LOCATION MAP

ZC 24-22 3031 N. Austin St.



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Lot Lines



Site Location



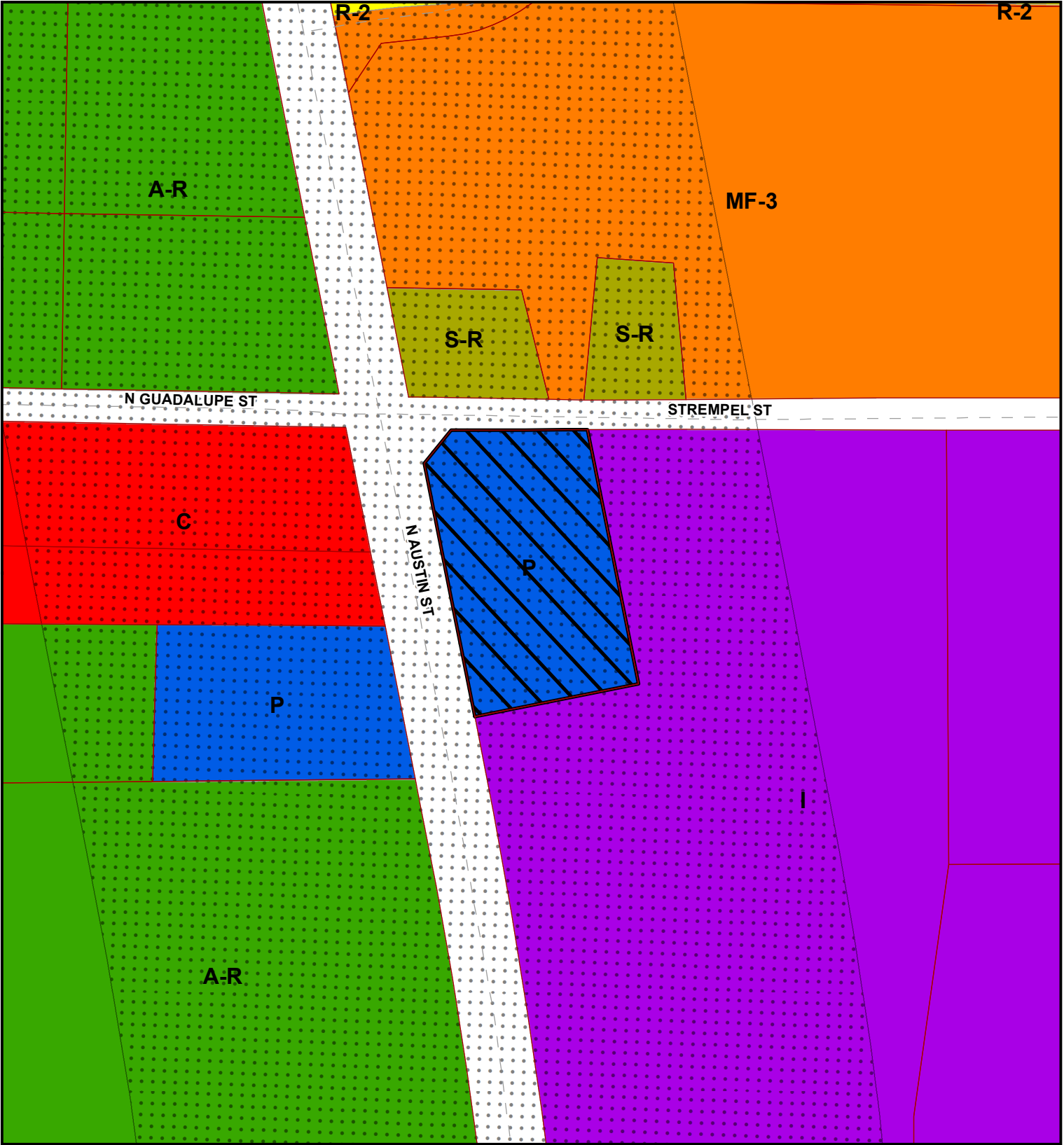
200' Notification Buffer

1 inch = 200 feet

Printed: 11/14/2022

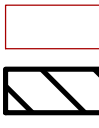
ZONING MAP

ZC 24-22 3031 N. Austin 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

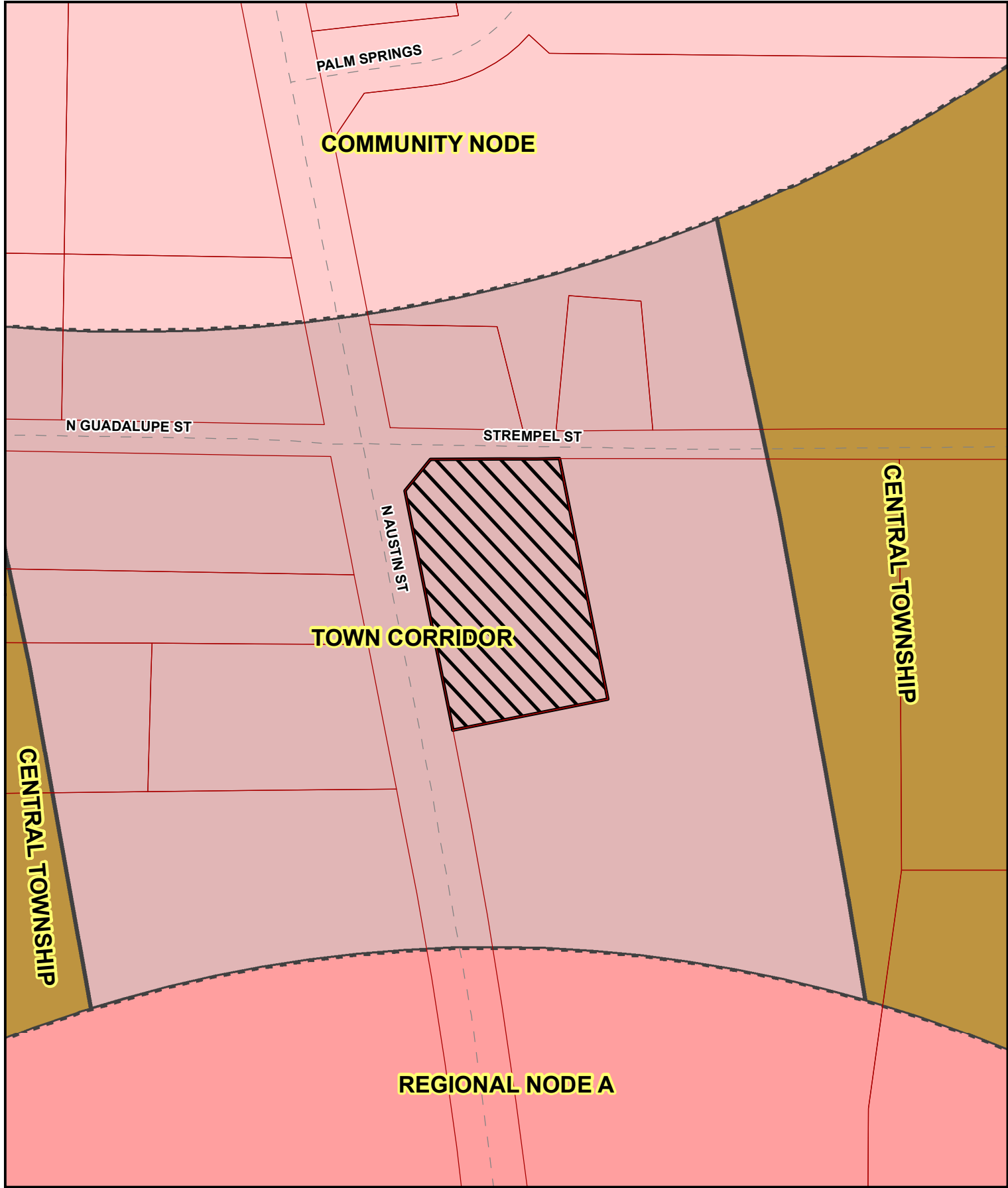
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Ownership
Site Location

1 inch = 200 feet

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Ownership

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