



PLANNING & CODES

Planning and Zoning Commission Report ZC 22-16

A request for Zoning Change 22-16 was considered during a public hearing at the Planning & Zoning Commission meeting on July 12, 2016:

ZONING CHANGE request from Commercial, Manufactured Home Park, Industrial, and Light Industrial to Public for the following properties citywide: 0, 0, 13368, 13369, 27900, 151395, 152271, 153394, 154392, 154394, and 154859

Helena Schaefer presented the staff report re-iterating that this zoning change request is still part of the UDC "clean up" zoning process. The City started with their own properties. This is the last group of City-owned property; these properties provide a public use or public service and it would be appropriate to rezone the locations to public. Staff then explained the history of the six sites. The sites include 11 acres of the Max Starcke Golf Course, the old fire station at 1711 N Austin, the Central Fire Station at 110 Elm St, the elevated water storage tank at 1217 Geronimo, the ground level storage tanks at 1731 Vetter, and the Santos Tomas Cemetery located at 2798 State Hwy 46N. All but one site has retained its original zoning designation from 1989. Staff re-iterated that since there is either a City facility or a City provided use on these properties, it is appropriate to rezone to public.

Public notifications were mailed to 71 property owners on July 1, 2016. Two written comments were received.

Ingram Readymix, Inc. 1316 N Bowie – in favor of

Domingo & Josie Castilleja, 2406 Arbor Trail, Colleyville, TX 76034
"I am in favor of the rezoning of the aforementioned property"

The Commission had several questions for Staff, which was also acting as the Applicant. Commissioner Jackel asked if there were any more City owned properties that will require rezoning. Staff responded that there are other City-owned properties, but they don't require rezoning as they are residential in nature and the zoning matches the actual use. The Commissioners asked additional questions about the cemetery and the old Fire Station. The regular meeting was then recessed and a public hearing was held.

A resident of Hays St, Seguin Texas asked how this rezone will affect her taxes and if the temporary access road that runs through the property will be made into a permanent paved road. Another resident indicated that they have been driving through this property to access their properties as E Seideman St has been closed for repairs. Staff responded that the City is a non-tax entity, so her property taxes should not be affected by this zoning change request. In regards to creating a new permanent road, Staff does not know of any plans. The area being used as access to the Hays and Starcke streets is also a utility easement with sewer and water lines located in it.

There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 22-16, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Public.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC –
MOTION PASSED 8-0-0**

Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



**ZC 22-16 Staff Report
City Properties
Zoning Change C, MHP, I, LI to P**

REQUEST:

A Zoning Change request from Commercial, Manufactured Home Park, Industrial, and Light Industrial to Public.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C, MHP, I, LI	Golf Course, City buildings, City water storage tanks
N of Property		See attached maps
S of Property		
E of Property		
W of Property		

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

City of Seguin
Seguin, TX 78155

Property Address/Location:

Various locations
throughout the City

Legal Description:

See property id list

Lot Size/Project Area:

Approx. 3.93 acres

Future Land Use Plan:

Core Approach, Central
Township, Riverside, Town
Core and Town Corridor

Notifications:

Mailed July 1, 2016
Newspaper June 26, 2016

Comments Received:

As of July 8, two responses
in favor of

Staff Review:

Helena Schaefer
GIS Analyst

Attachments:

- Location Maps
- Existing Zoning Map
- Future Land Use Plan Map
- Property ID List

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The City of Seguin is in the process of “cleaning up” zoning issues and is starting with City owned properties. These eight properties, which are located throughout the City, are currently being used for public use. The uses include water storage, fire emergency services, recreation, easements, and cemetery. The Staff recommends approval of the zoning change as the properties are used for public use.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The eight properties are currently zoned Commercial, Manufactured Home Park, Industrial, and Light Industrial. These properties are located throughout the City. All the properties, except for one, have retained their original zoning from the 1989 zoning process or from the annexation process. The property located at 1711 N Austin St, underwent a zoning change in 1990, but was a result of a mapping error.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.15, properties that are developed to encourage the use of unique areas especially suited for public assembly, meetings, recreational area, schools, places of worship, and similar uses can be zoned as public. As these properties and their associated structures are being dedicated for public use, it would be appropriate to rezone them to public.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

These properties are located throughout the City, so the surrounding land use and zoning varies. Rezoning the parcels to public is compatible with the existing land uses and the surrounding zoning.

COMPREHENSIVE PLAN:

The properties fall into several future land use districts, to include Core Approach, Central Township, Riverside, Town Core and Town Corridor. Public zoning is "as of right" in all of these districts.

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

No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

These properties front a variety of streets as they are located across the City, to include Geronimo St, Vetter St, Elm St, N Austin St, and State Hwy 46N. The property that is currently zoned "Manufactured Home Park" is an 11.8 acre portion out of the Max Starcke Park Golf Course.

INDIVIDUAL REZONING ANALYSIS AND HISTORY:

Property Id# 0 – 650 Park Dr West -This is a portion of the Max Starcke Park Golf Course, 11.8 acres out of 125 acres. This portion is located next to the Golf Site Mobile Home Park (Boenig St). The property has its original zoning from 1989. It would be appropriate to rezone this portion as public to match the other 116 acres.

Property Id# 22488 - 1711 N Austin St – This property is the former site of a fire station constructed in 1978; when Fire Station No. 3 on SH 123 Bypass North was constructed in 2007, this facility was closed. It also serves as a utility and access easement with a waste water line and part of Hays St located on the property. The property was rezoned in 1990 as part of the zoning change request for the Matrix property (1903 N Austin). A mapping error rezoned the City property as Industrial. Although the City has no current plans for the structure or the property and the station is being used for fire equipment storage, it is still appropriate to rezone this property as public, given the utility easement and right-of-way.

Property Ids # 22649 & 22650 - 110 Elm St – This is the site of the Central Fire Station. It was constructed in 1949. It was zoned during the original 1989 zoning process. It is appropriate to rezone this property as public, given that it provides a public service.

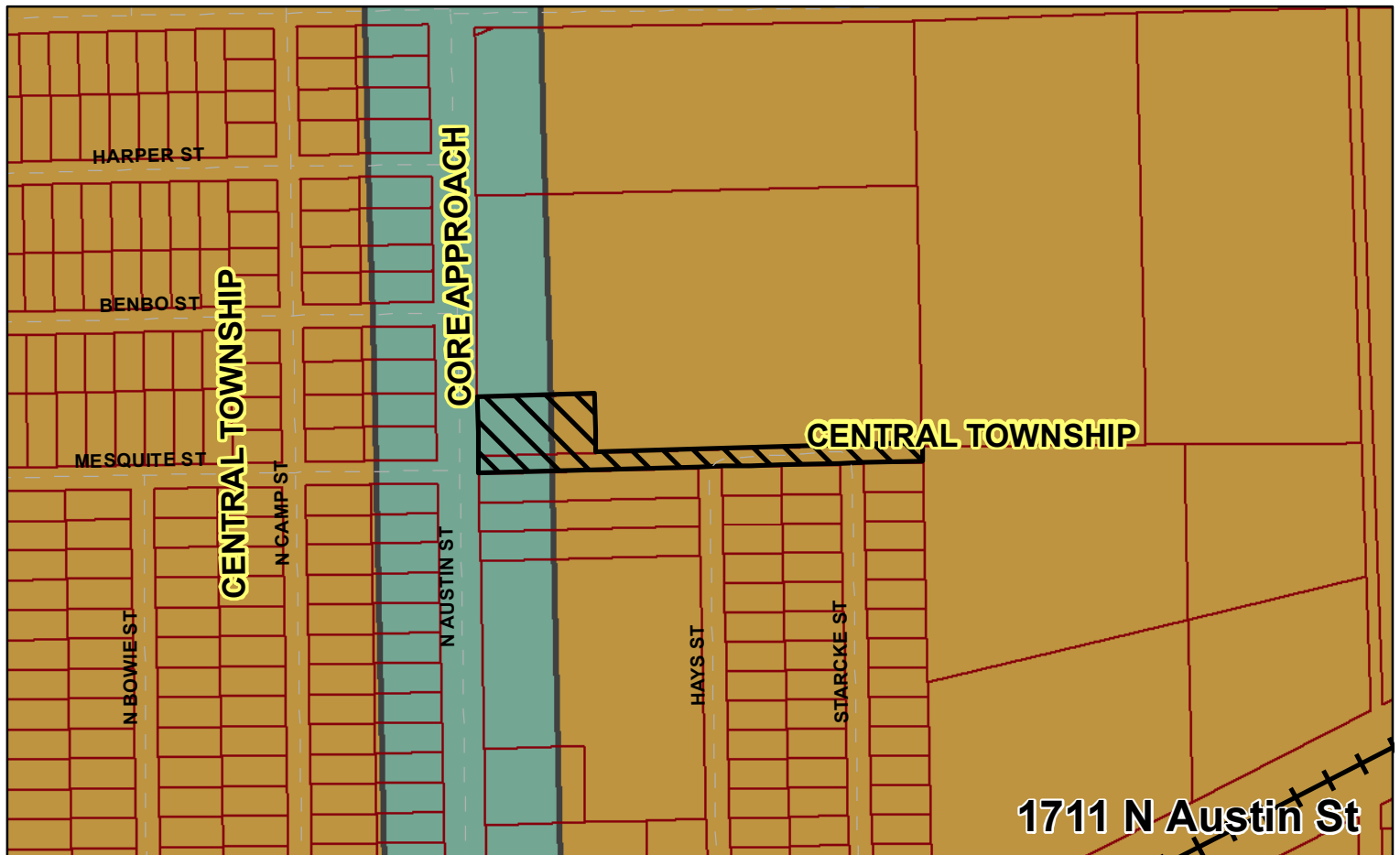
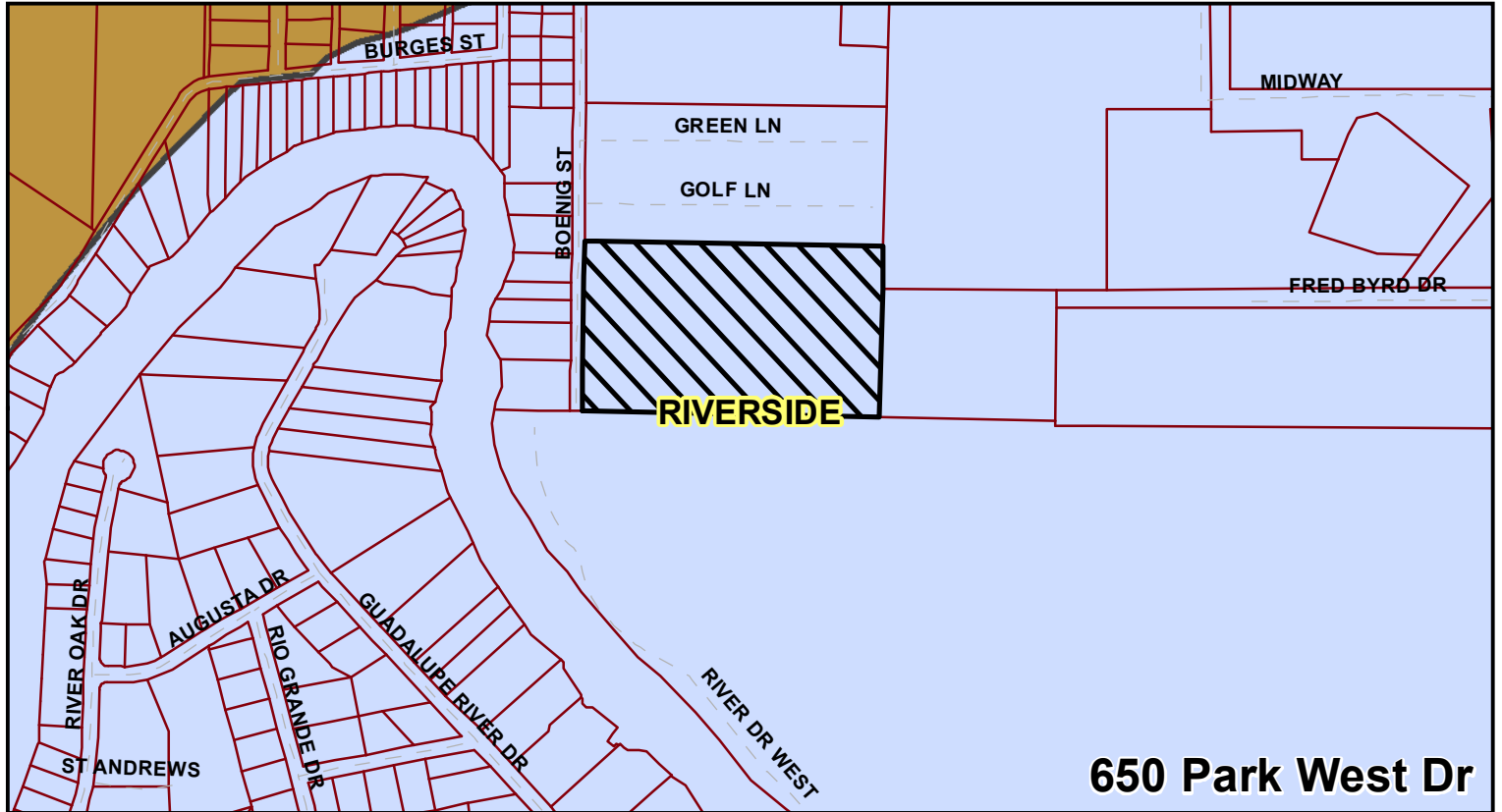
Property Ids# 23100 & 23101 - 1217 Geronimo St – This is one of the City’s four elevated water storage towers and is located on two properties at the intersection of W Kingsbury and Geronimo streets. The City’s other three water storage towers are zoned public (3390 N SH 123 Bypass, 1400 Lucille St, and 706 E Ireland St). This tower falls into the City’s water service district and it would be appropriate to rezone the two properties to public.

Property Id# 59123 - 1731 Vetter St – Located along State Hwy 123 Bypass North, but only accessible via Vetter St, this property is home to two ground level water storage tanks. Just as the elevated water storage tanks, it would be appropriate to rezone the property to public.

Property Id# 137529 - 2798 State Hwy 46 N – Santos Thomas Cemetery is located along State Hwy 46 N. This area was annexed in 1999 and zoned in 2000. The cemetery was established in 1906 by the Humanitaria Union of Mexicans. The City then purchased the cemetery for one dollar with the understanding that the cemetery would be used for the “burial of Mexicans without reference to religious beliefs”. It would be appropriate to rezone this cemetery as public.

FUTURE LAND USE MAP 1

ZC 22-16: UDC City Properties



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Site Location

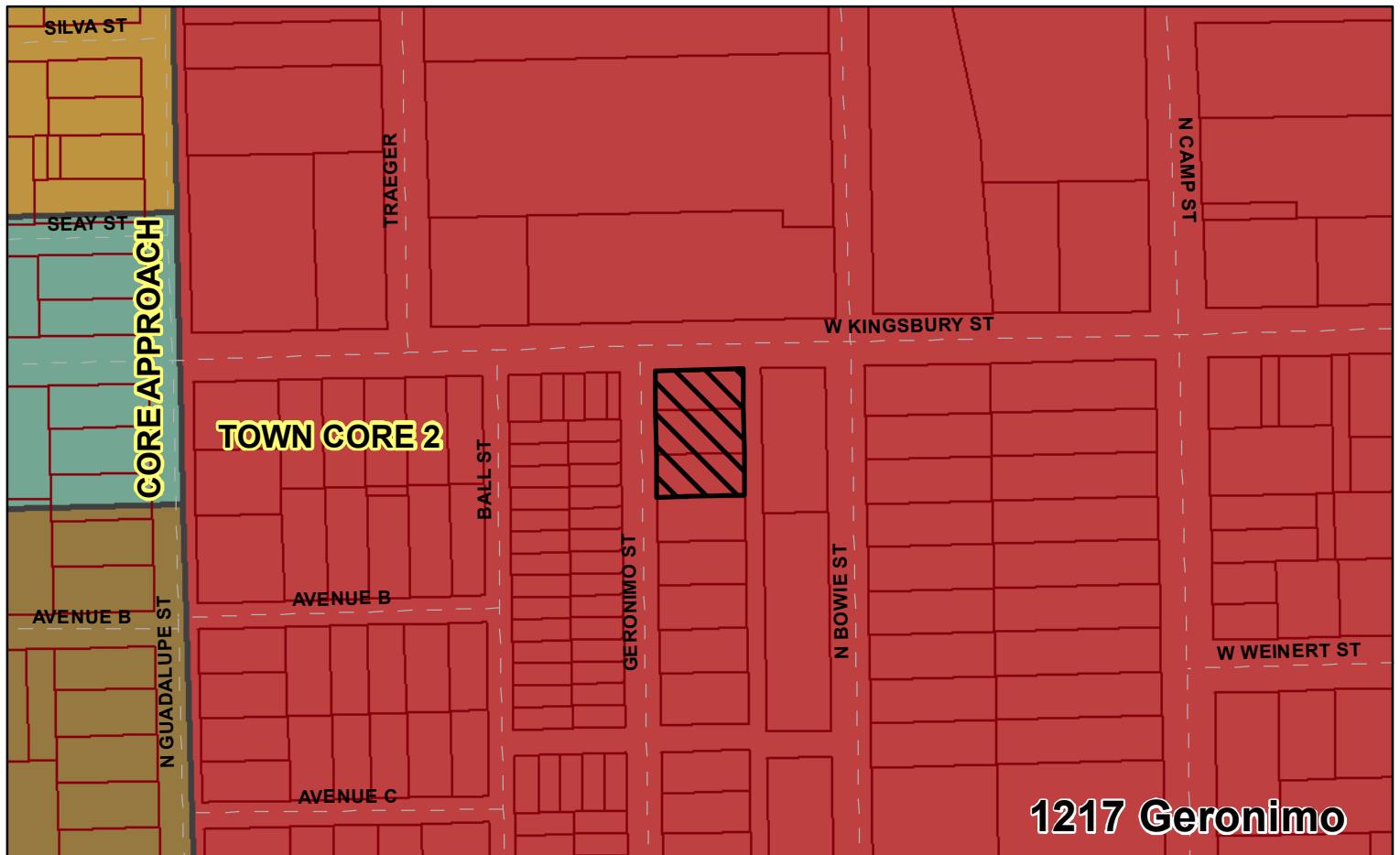
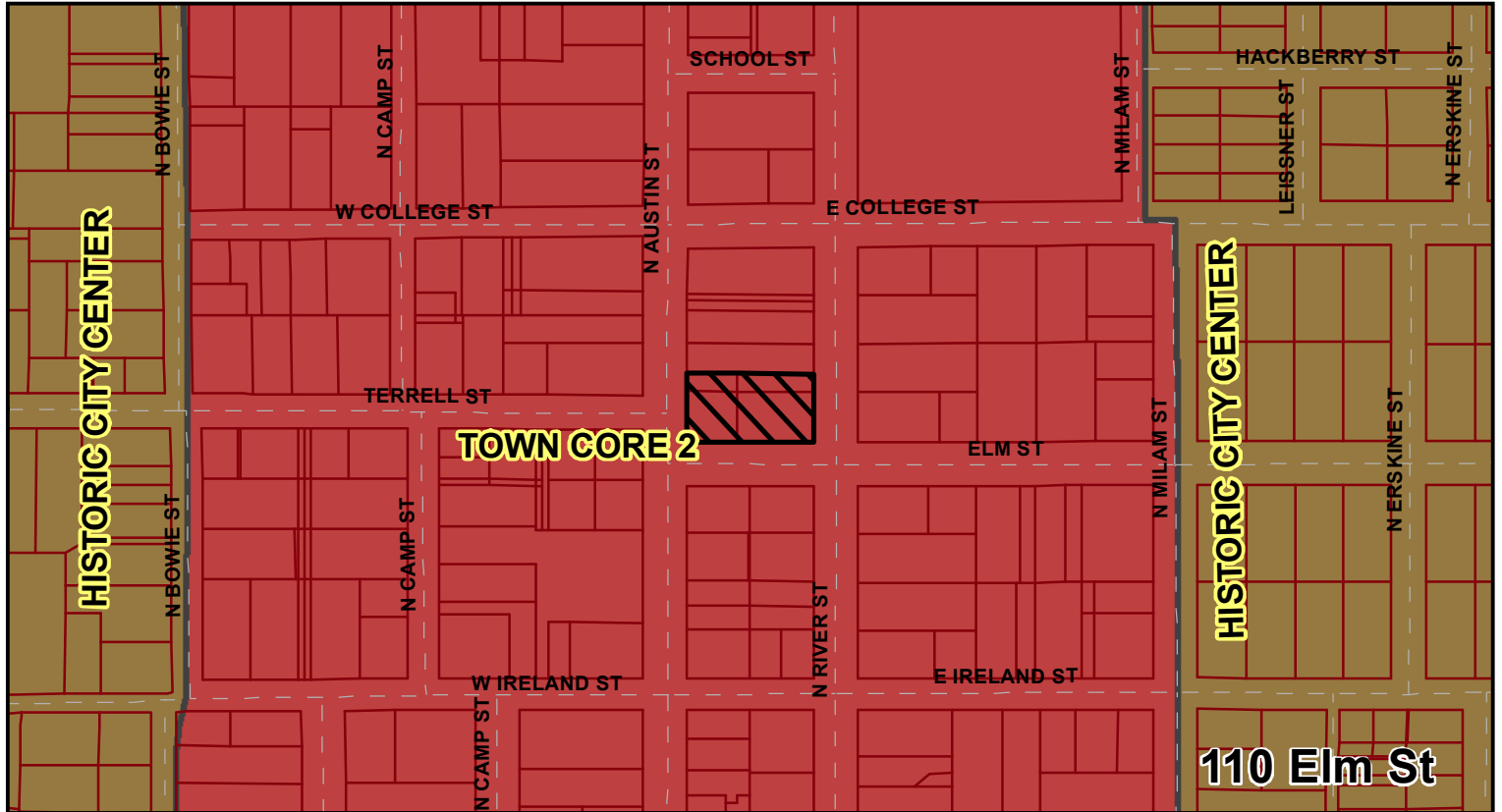


Lot Lines

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FUTURE LAND USE MAP 2

ZC 22-16: UDC City Properties



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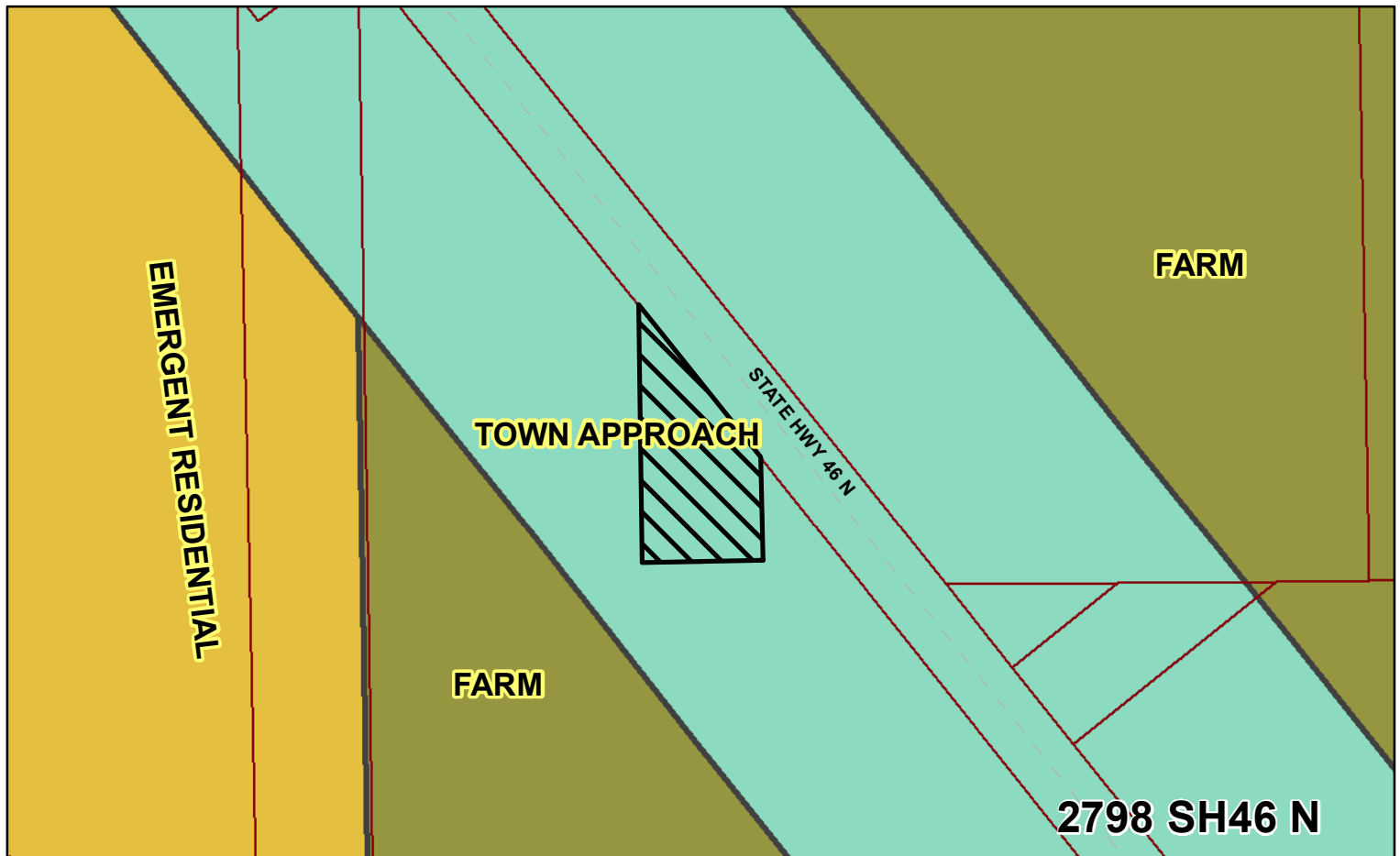
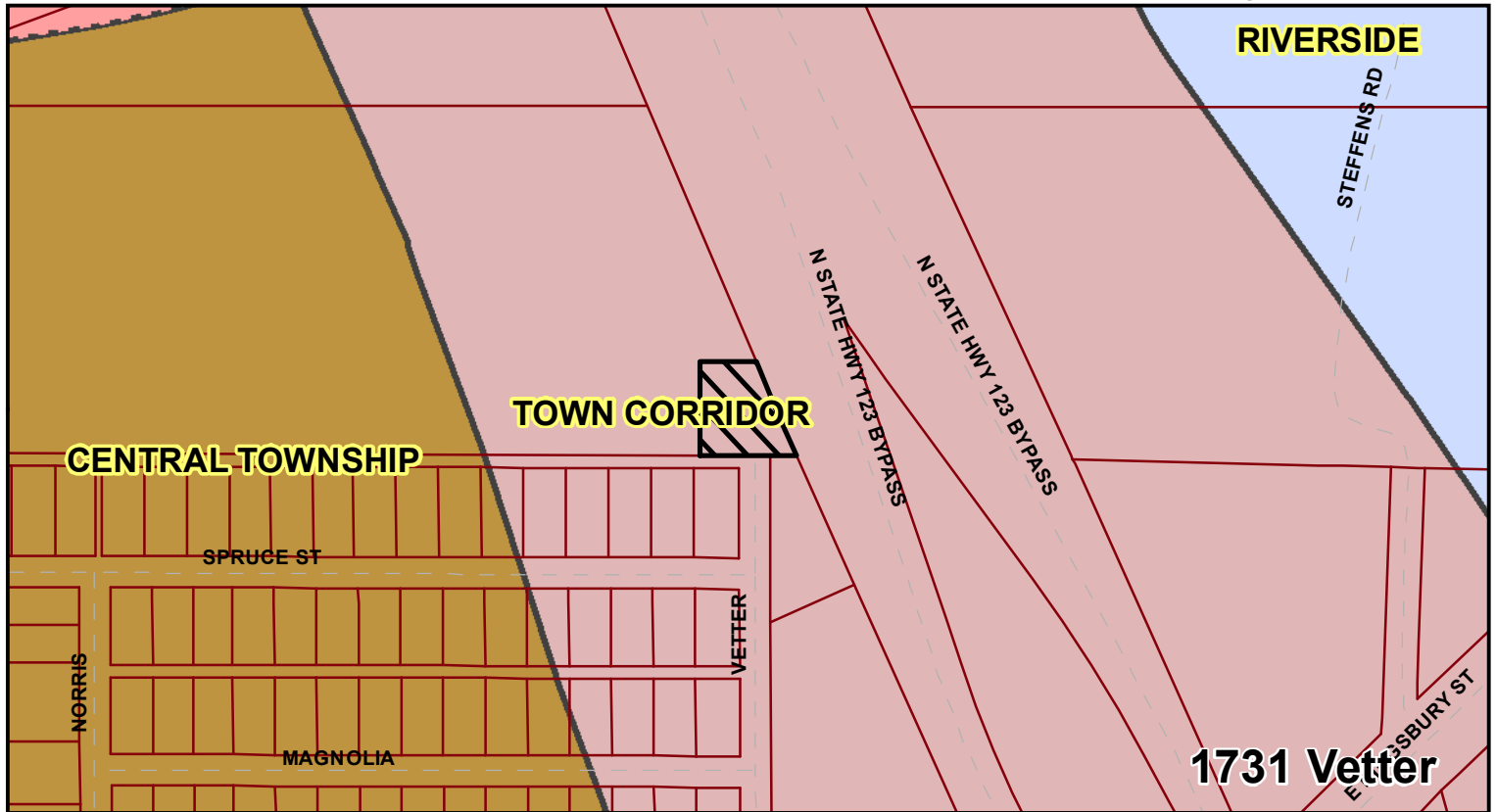


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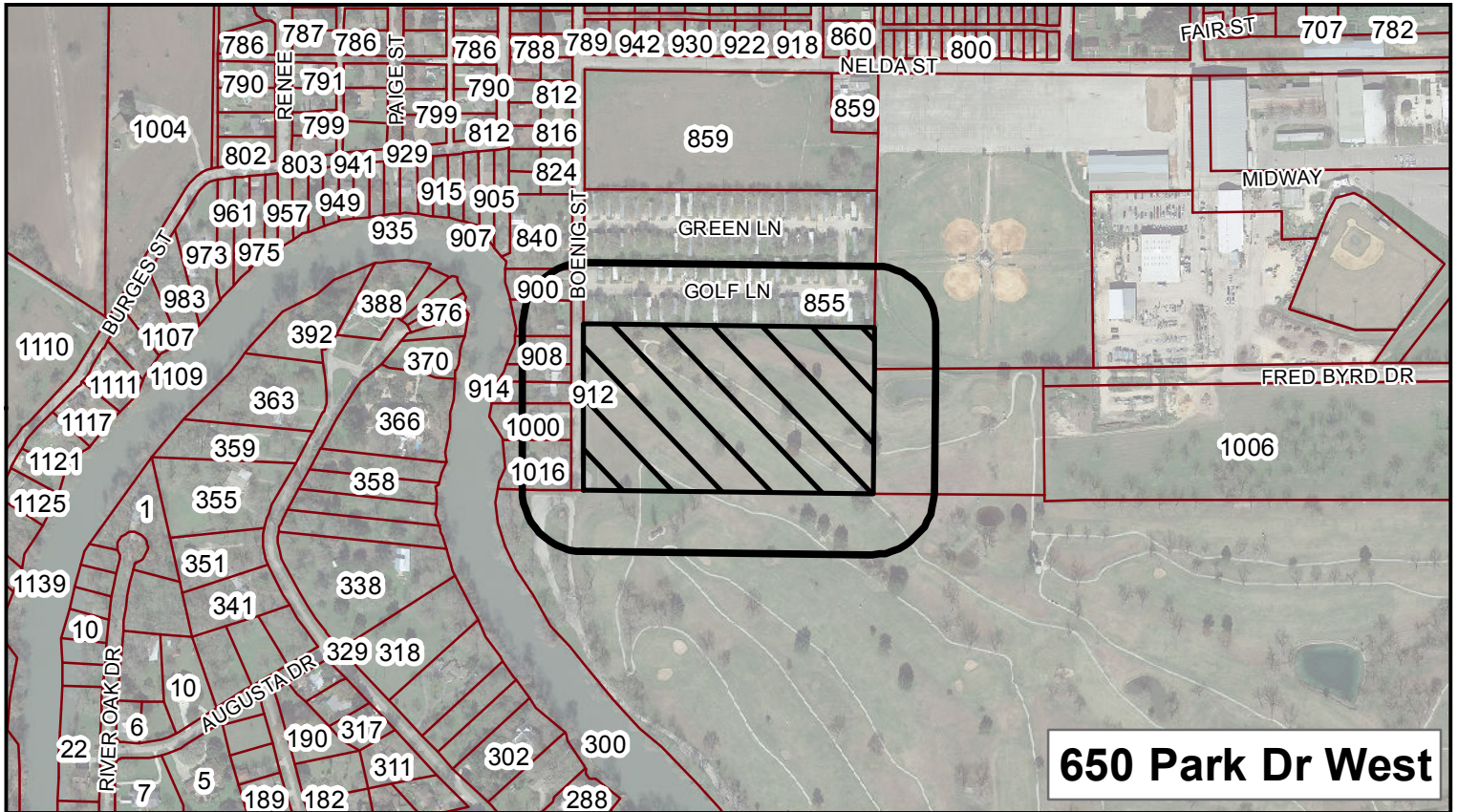


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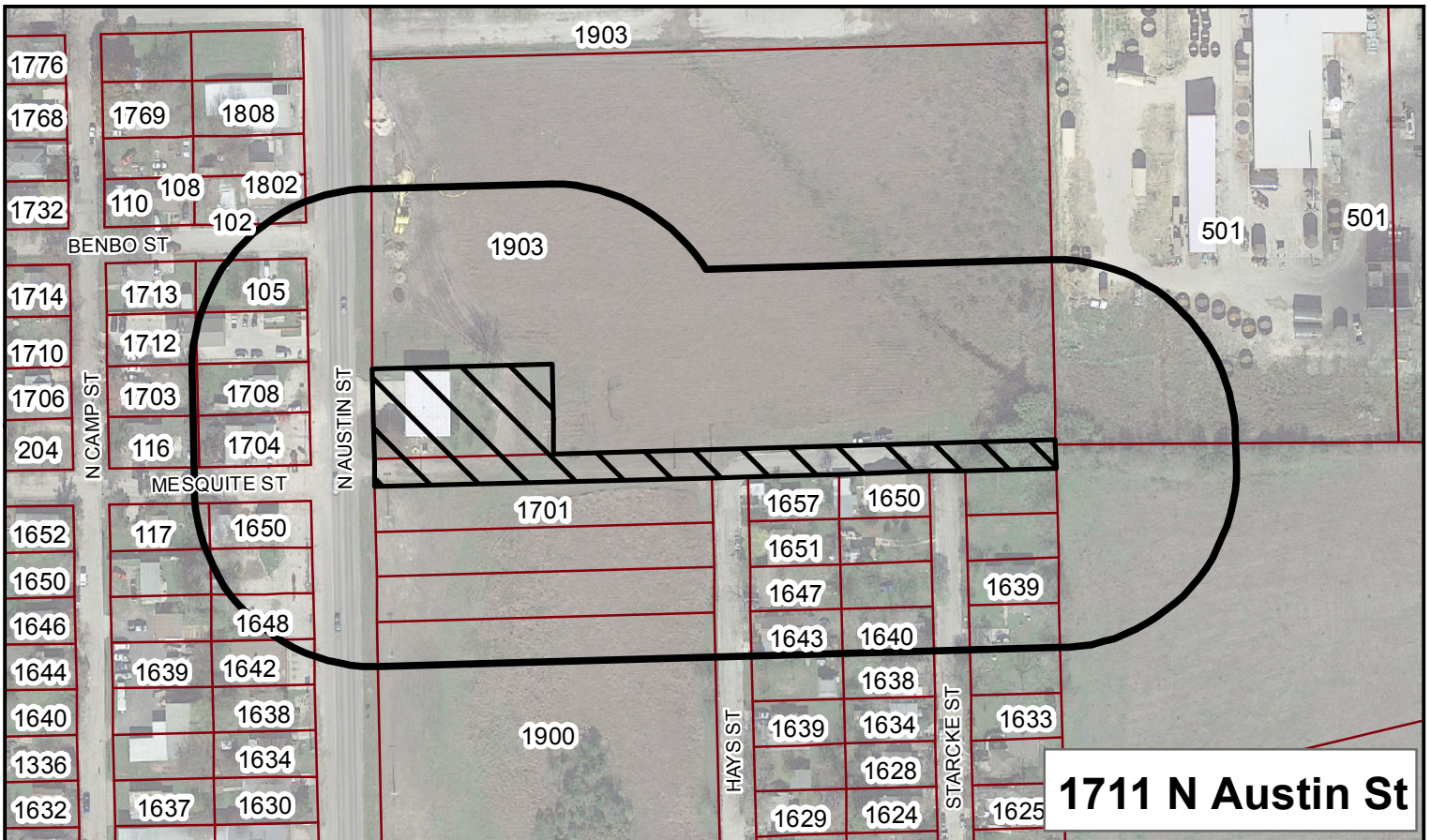
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LOCATION MAP 1

ZC 22-16: UDC City Properties



650 Park Dr West



1711 N Austin St

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Site Location



200' Notification Buffer

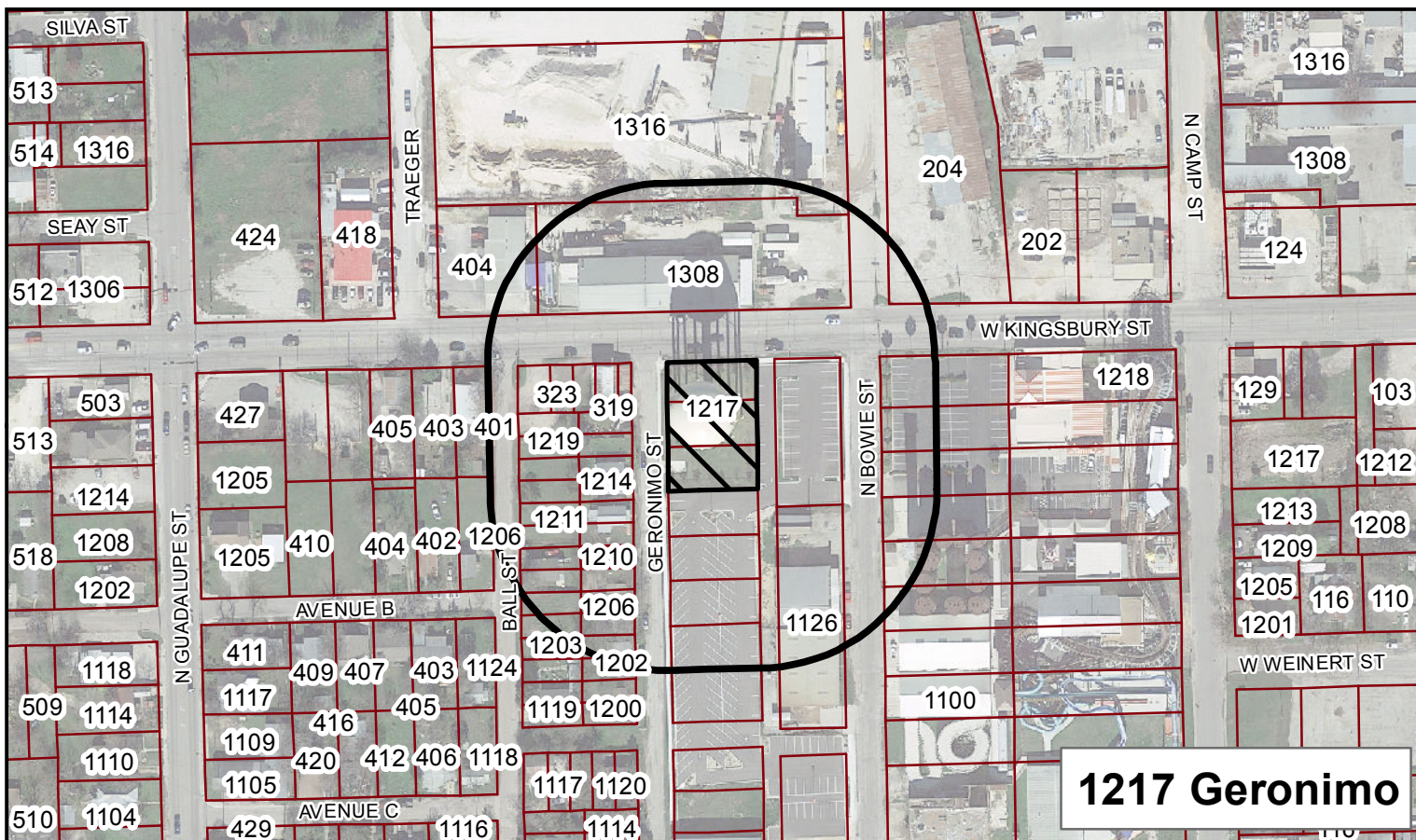
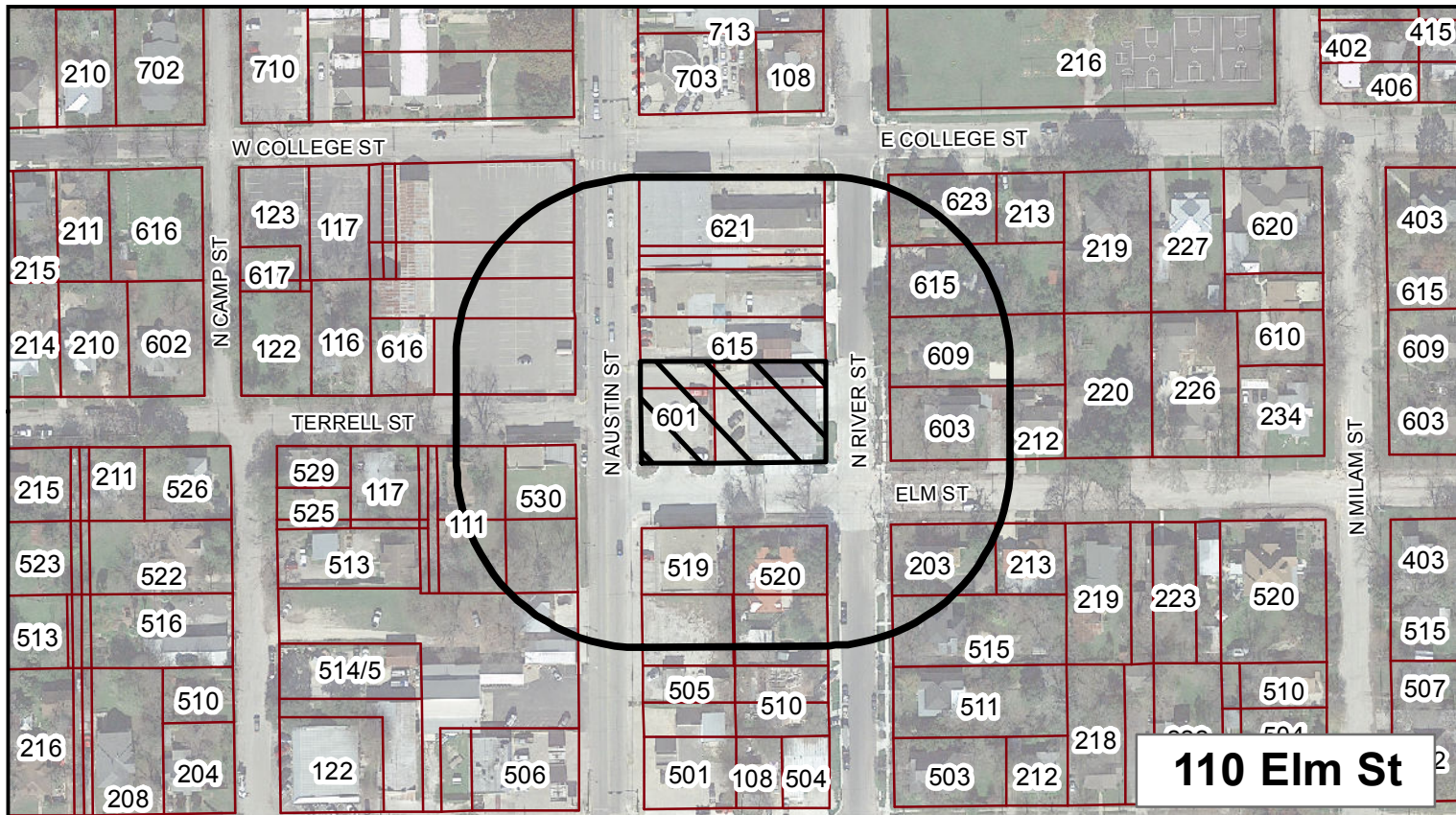


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LOCATION MAP 2

ZC 22-16: UDC City Properties



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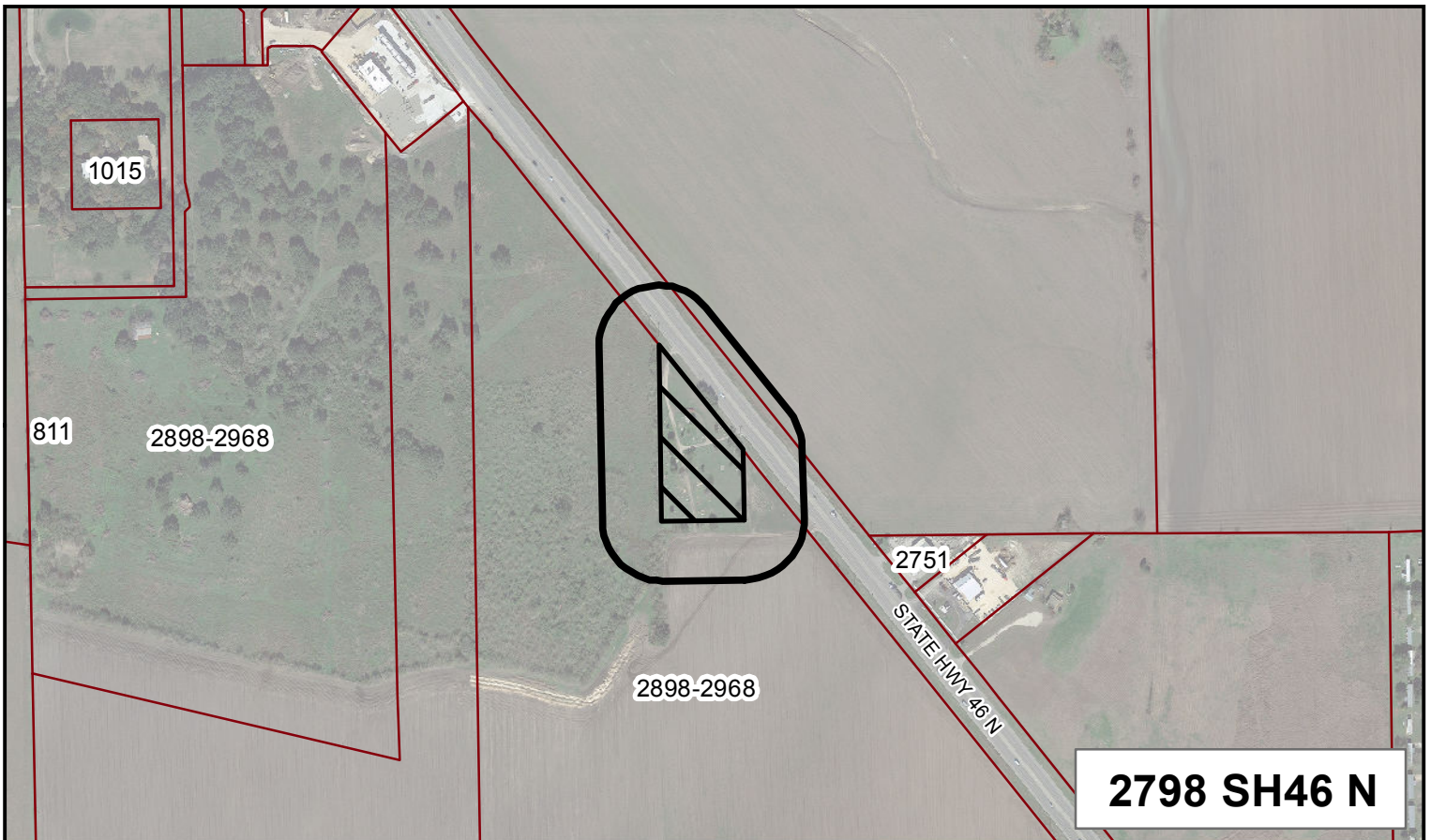
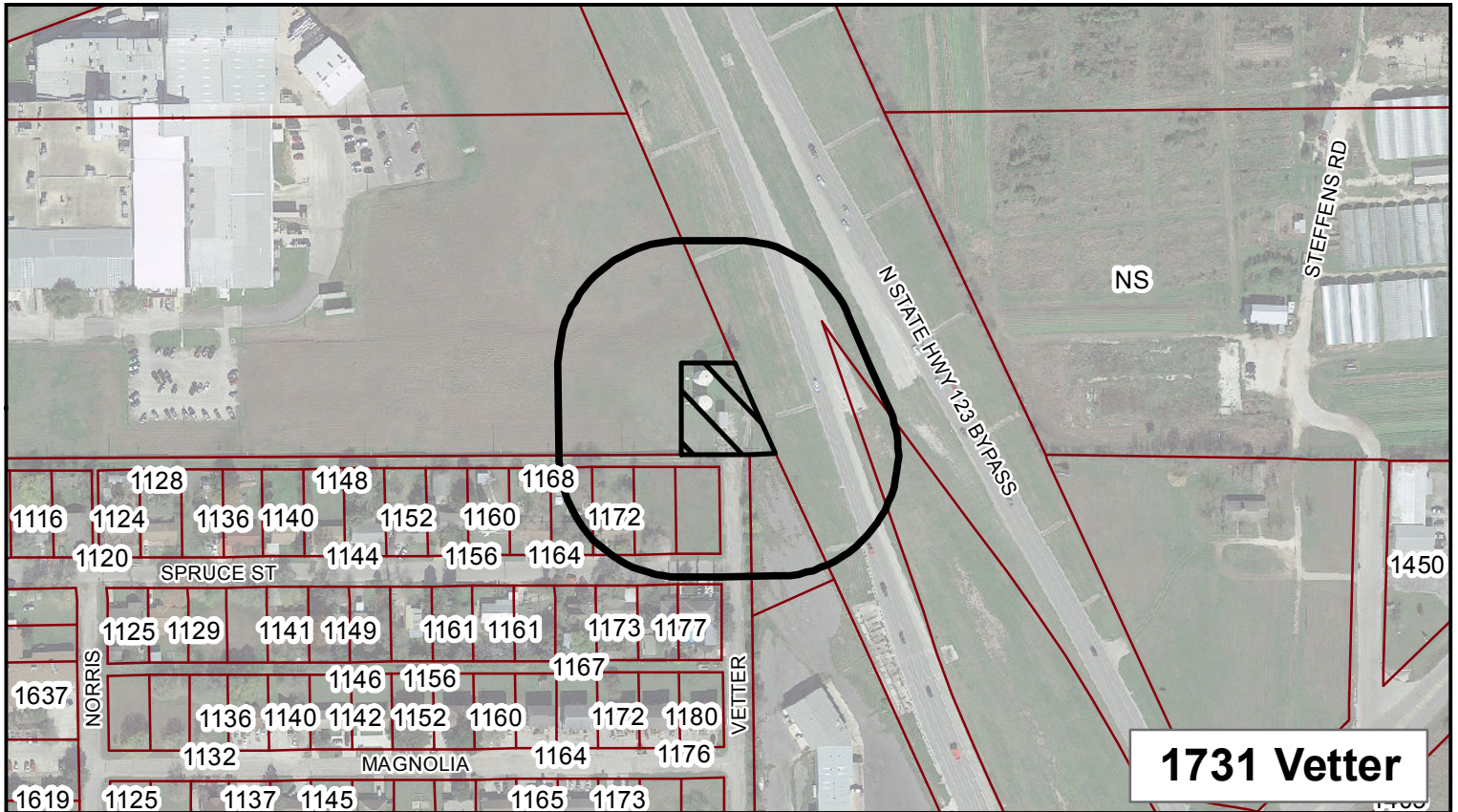
Site Location



200' Notification Buffer

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Site Location



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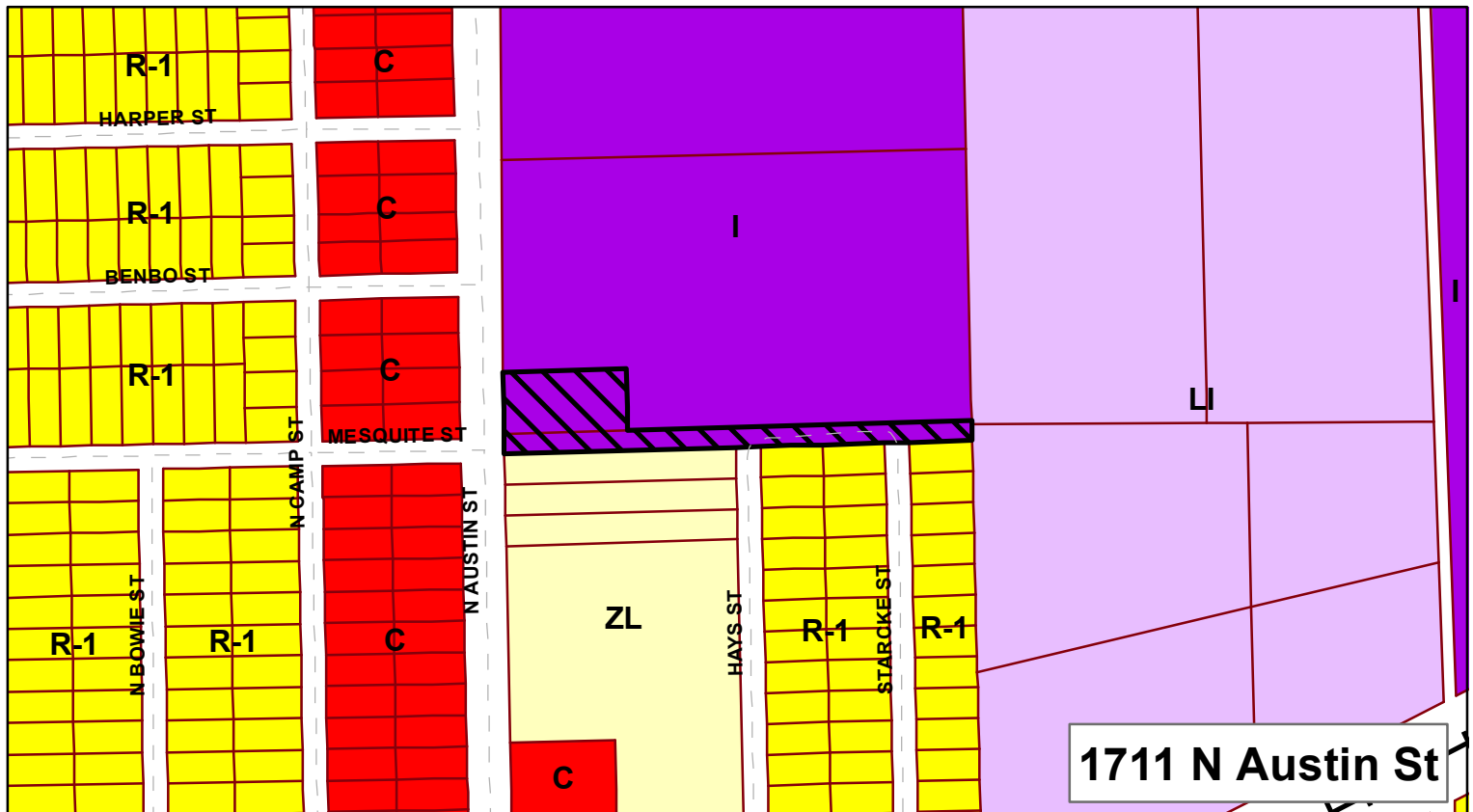
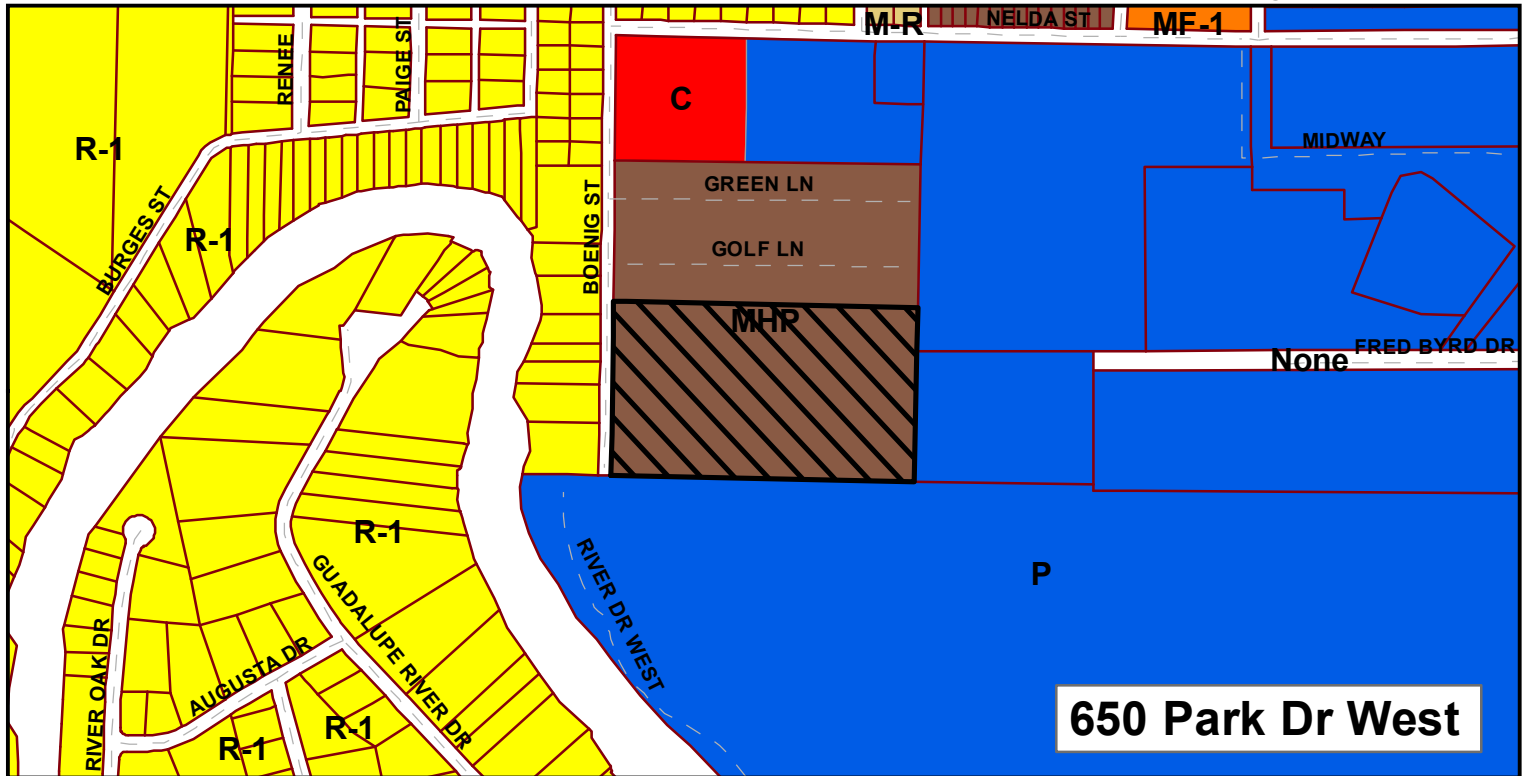


Lot Lines

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ZONING MAP 1

ZC 22-16: UDC City Properties



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	

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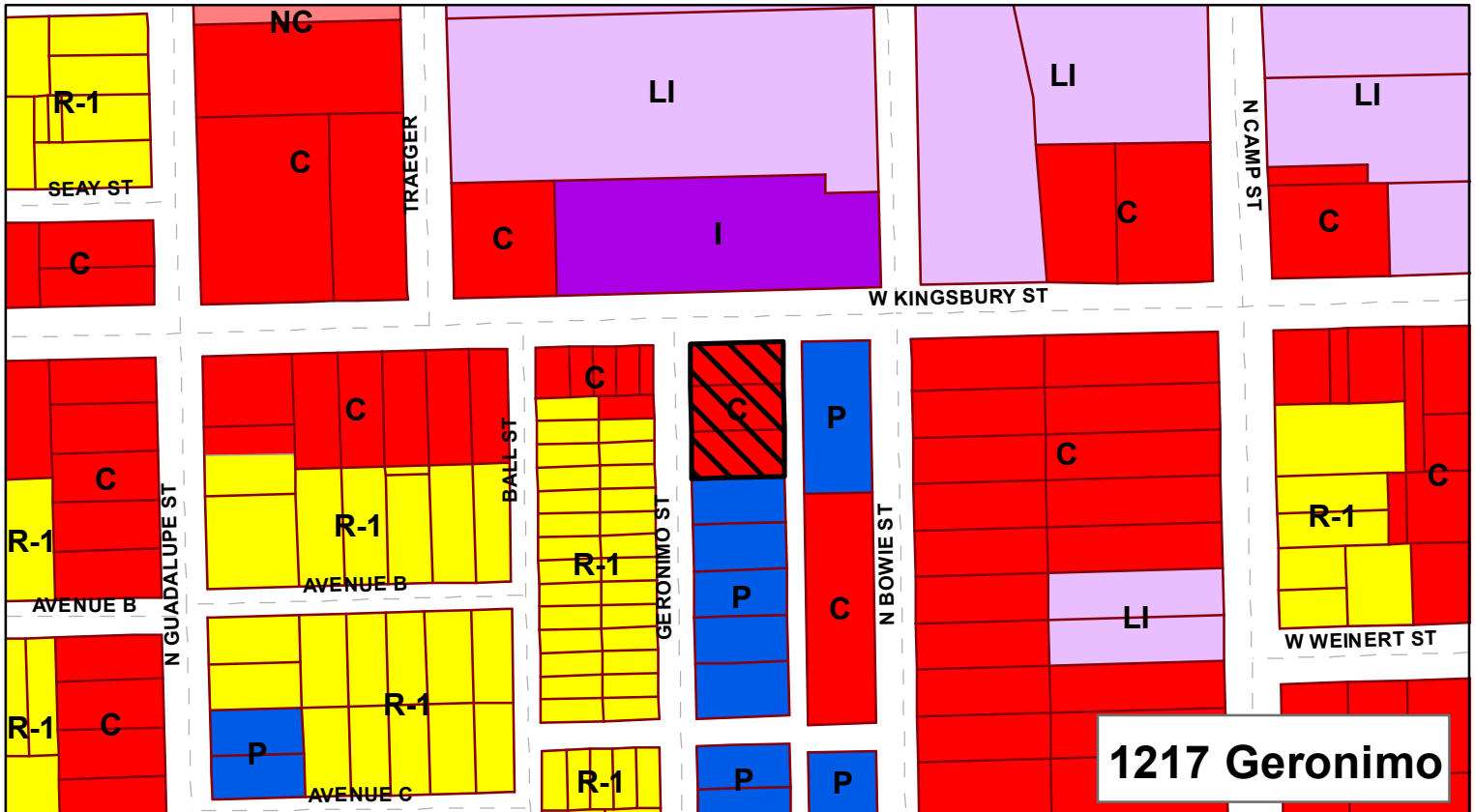
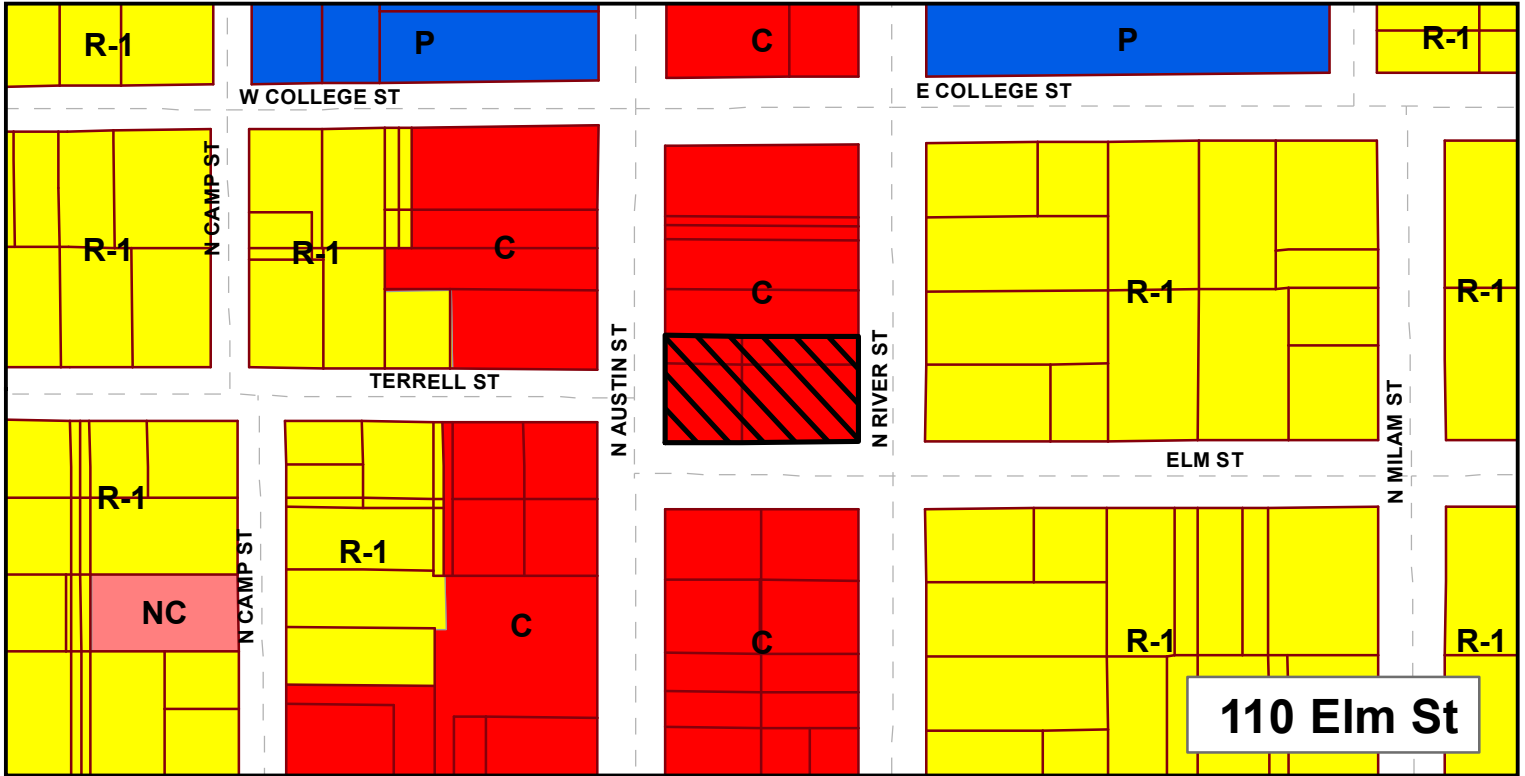


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ZONING MAP 2

ZC 22-16: UDC City Properties



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

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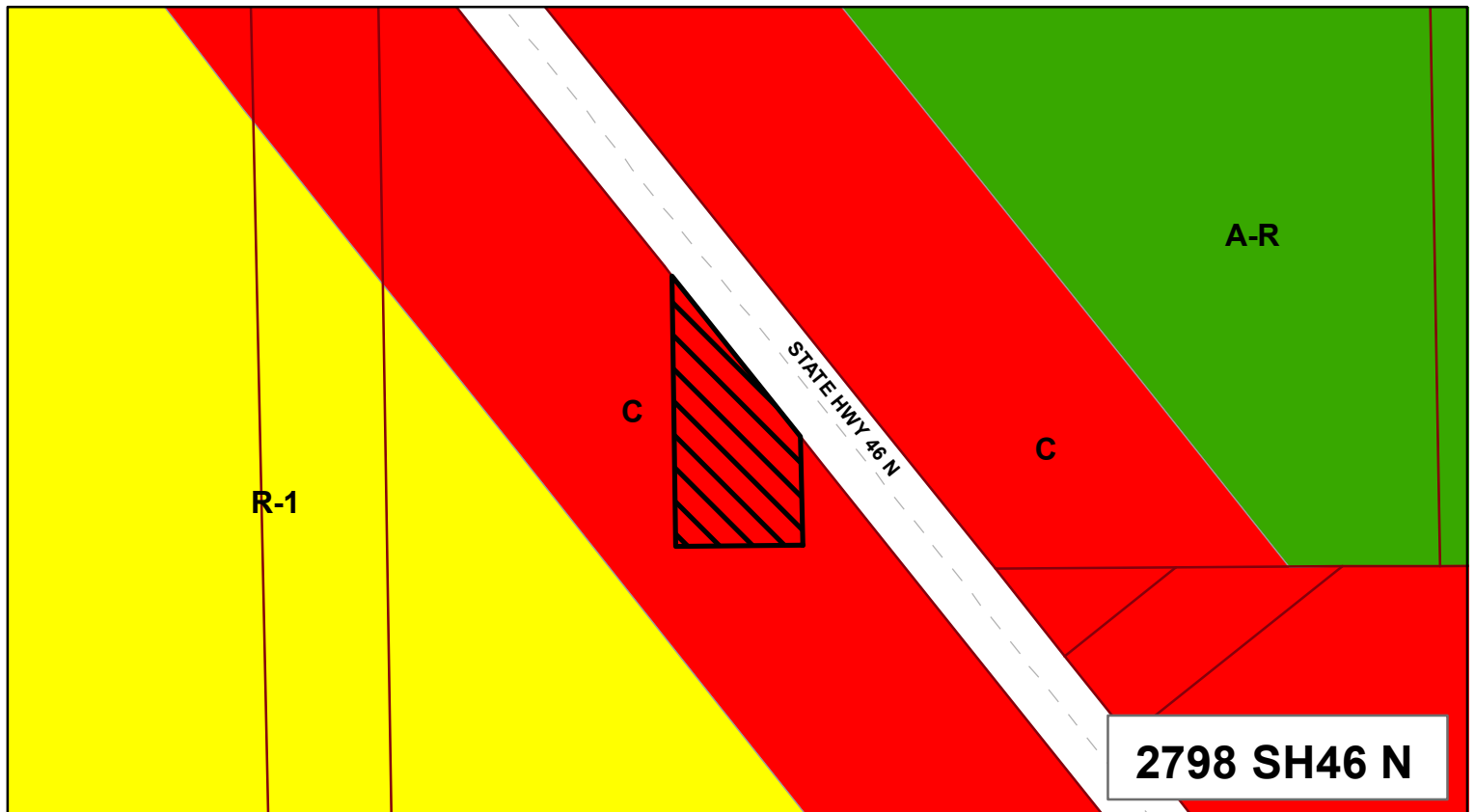
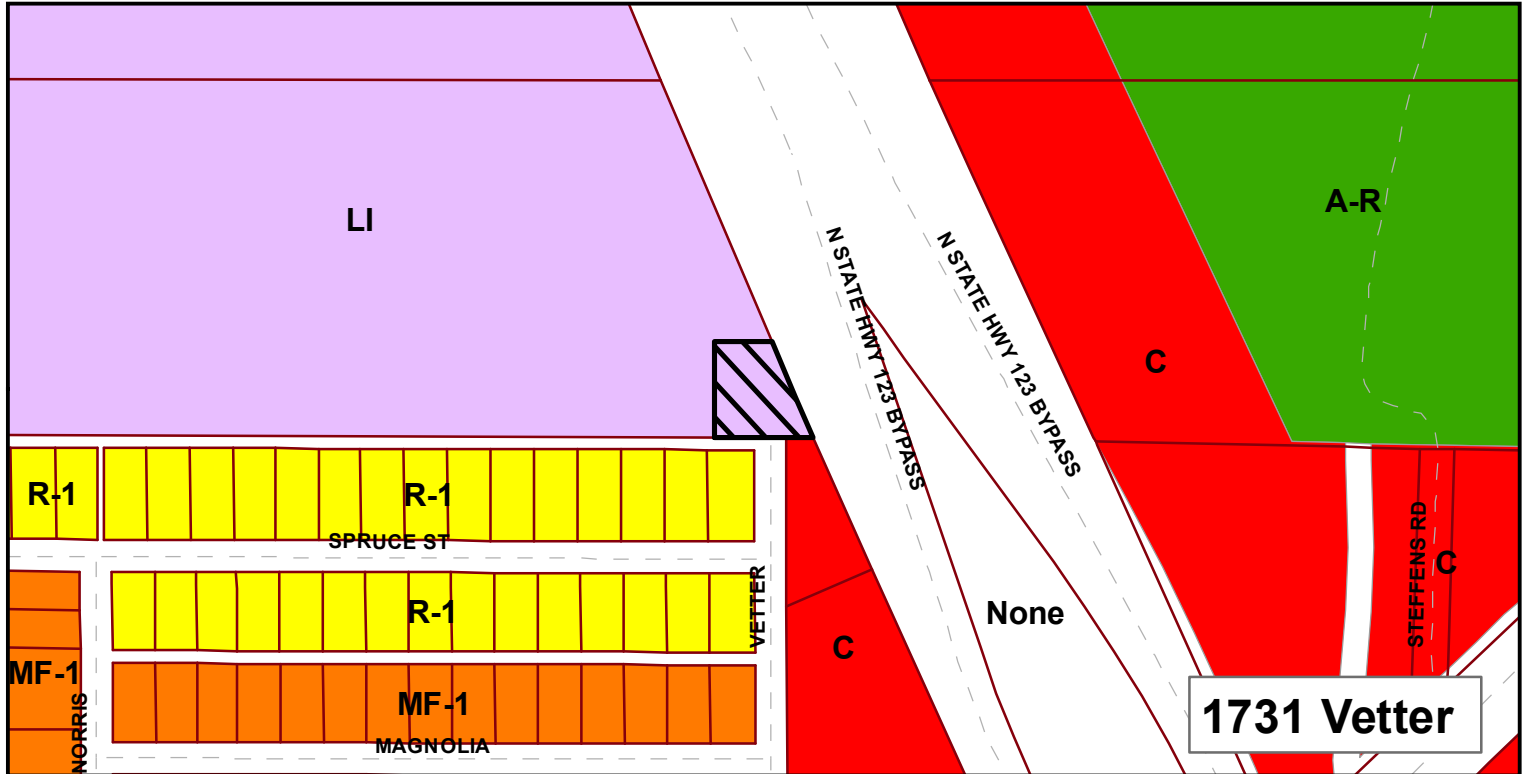


Lot Lines

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ZONING MAP 3

ZC 22-16: UDC City Properties



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

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