



**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.