



PLANNING & CODES

Planning and Zoning Commission Report ZC 25-16

A request for Zoning Change 25-16 was considered during a public hearing at the Planning & Zoning Commission meeting on September 13, 2016:

ZONING CHANGE request from Single-Family Residential to Commercial for the property located at 210 Gravel St., East 130' of Lot C2, Blk 455, Acre Addition, approx. 0.254 acres Property ID 13709 (ZC 25-16)

Pamela Centeno presented the staff report. Notifications were mailed on September 2, 2016 and published on August 28, 2016 with no responses received to date. The applicant is request a Zoning Change from Single-Family Residential to Commercial. Staff finds that the request appropriate for the site and recommends approval.

Traffic was discussed because of the width of the road. Parking was discussed. Pamela informed the Commission that once a use is determined and a Code Compliance done parking will be determined.

Jason Howell, applicant was present to answer questions. He spoke regarding the options the building has and stated it would not be a manufacturing plant. He doesn't see it being a concern with traffic.

There being no further questions for staff the regular meeting recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 25-16, the Planning and Zoning Commission voted 7-1-0, to Recommend to City Council to Approve the Zoning Change request to Commercial.

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL – MOTION PASSED 7-1-0

A blue ink signature of Dora Toungeate, consisting of a stylized 'D' followed by 'Toungeate'.

Dora Toungeate
Planning Assistant

A blue ink signature of Pamela Centeno, consisting of a stylized 'P' followed by 'Centeno'.

ATTEST: Pamela Centeno
Director of Planning/Codes



PLANNING & CODES

ZC 25-16 Staff Report 210 Gravel St. Zoning Change from R-1 to C

Applicant:

Jason Howell
San Marcos, Texas 781666

Property Owner(s):

Same as Applicant

Property Address/Location:

210 Gravel St.

Legal Description:

East 130' of Lot C2; Blk 455
Acre Addn.

Lot Size/Project Area:

0.254 acres

Future Land Use Plan:

Historic City Center

Notifications:

- Mailed: Sept. 2, 2016
- Published: Aug. 28, 2016

Comments Received:

None as of Sept. 8, 2016

Staff Review:

Pamela Centeno,
Director of Planning/Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Single-Family Residential to Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant Commercial Building (Warehouse)
N of Property	R-1	Single-Family Residential
S of Property	C	Auto Supply (O'Reilly)
E of Property	R-1	Vacant (Temporary Construction Yard for City Road Projects)
W of Property	R-1	Single-Family Residential, City of Seguin drainage area

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Given the existing commercial structure and the adjoining commercial district directly to the south, staff finds the request to rezone the property to Commercial appropriate for this site and recommends approval.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

The property was zoned Single-Family Residential (R-1) in 1989 when zoning was first adopted. The structure (a commercial warehouse) was existing in 1989 and became a legal nonconforming structure/use. The structure itself (including setback encroachments and impervious cover limits) is still a legal nonconforming structure, but the use expired following six months of vacancy (UDC Section 1.3.1). Use of the structure for anything other than Single-Family Residential requires a zoning change.

SITE DESCRIPTION:

According to the Appraisal District, the building was constructed in 1976. Since it has lost its legal nonconforming use as commercial, it must be converted to a single-family residence for use under the current zoning. The building has raised loading docks with three bays, a large warehouse, and a parking area. The functionality of this building is commercial and would be difficult to convert into a home.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The properties to the north of the site that front Mountain Street are residential. The property to the south is the O'Reilley auto parts store, which fronts on Court Street. The property to the east is a vacant tract that is currently being used as a temporary construction site for the City's street reconstruction projects. Immediately to the west is the backyard of a residential lot. This site is the only internal lot on this block of Gravel Street. The other lots are corner lots that front Mountain and Court streets.

COMPREHENSIVE PLAN:

The site is located in the Historic City Center District. Due to the residential nature of the City Center, neighborhood commercial uses are encourage rather than commercial land uses. This site, however, is adjacent to the Core Approach District and is bordered to the south by commercial businesses that front Court Street. Due to the proximity of this site to the Core Approach and the existing legal non-conforming commercial structure, staff feels that commercial would be an appropriate use of the property.

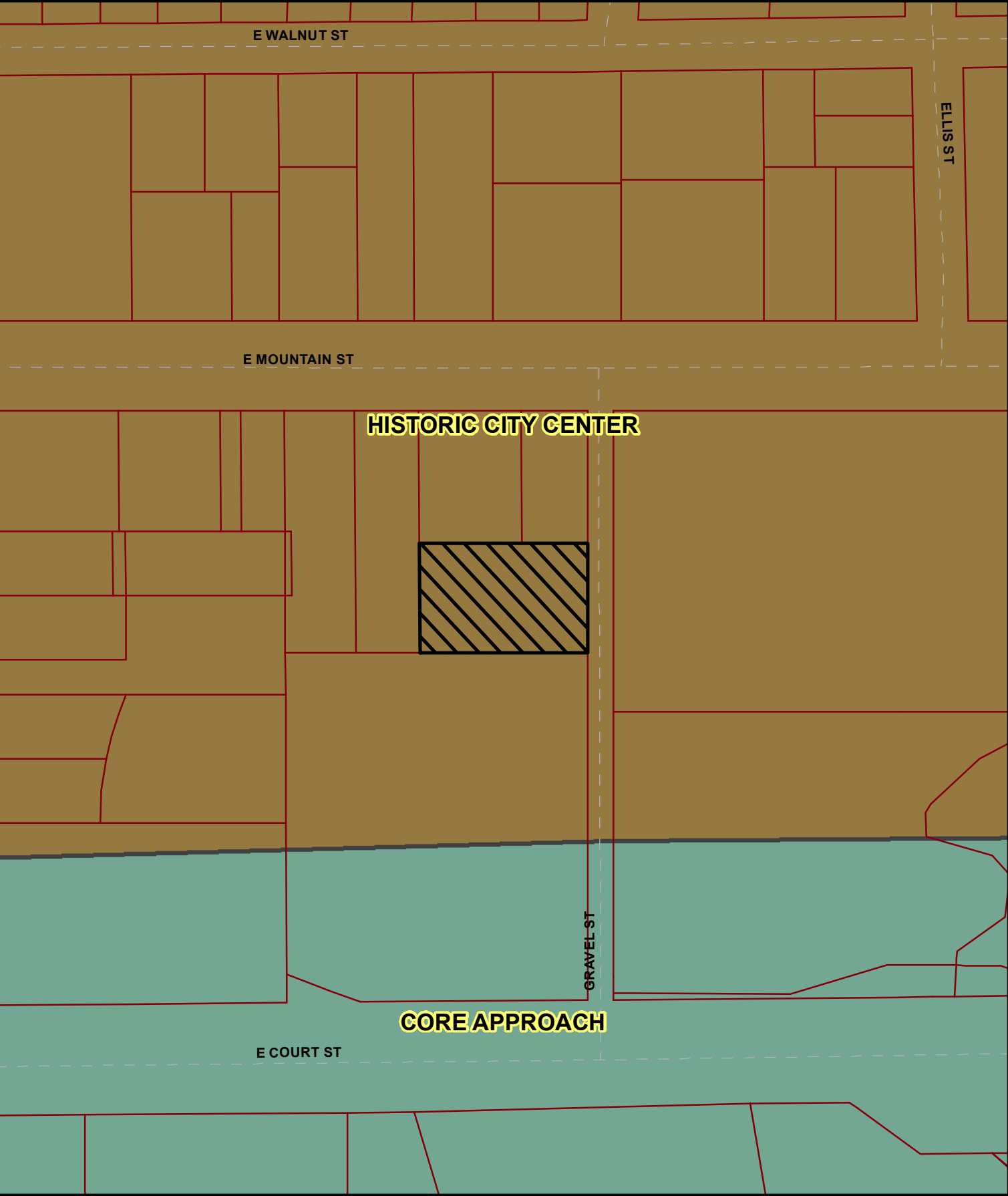
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):




The only access to this site is from Gravel Street. There is an existing driveway and off-street parking.

STAFF RECOMMENDATION:

The warehouse has been vacant for many years due to the inability to use the structure for commercial land uses. Staff considered the viability of Neighborhood Commercial for the site, but warehouses are not permitted uses in NC districts either. The warehouse, as it sits vacant, invites criminal activity and rodents which is a nuisance for adjoining properties. Since this lot has an existing commercial structure and is directly adjacent to a commercial area to the south, staff finds that a zoning change to Commercial would be appropriate. In Seguin, there are many other commercial areas that back directly to residential areas (Kingsbury and Pine, Kingsbury and Weinert, Court and Baker, Court and Eastridge.) The residential lots to the north are screened from the parking lot by either a privacy fence or the building itself. Screening requirements are in place in Section 5 of the UDC to ensure a buffer is maintained between this lot and the R-1 lots adjoining it.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

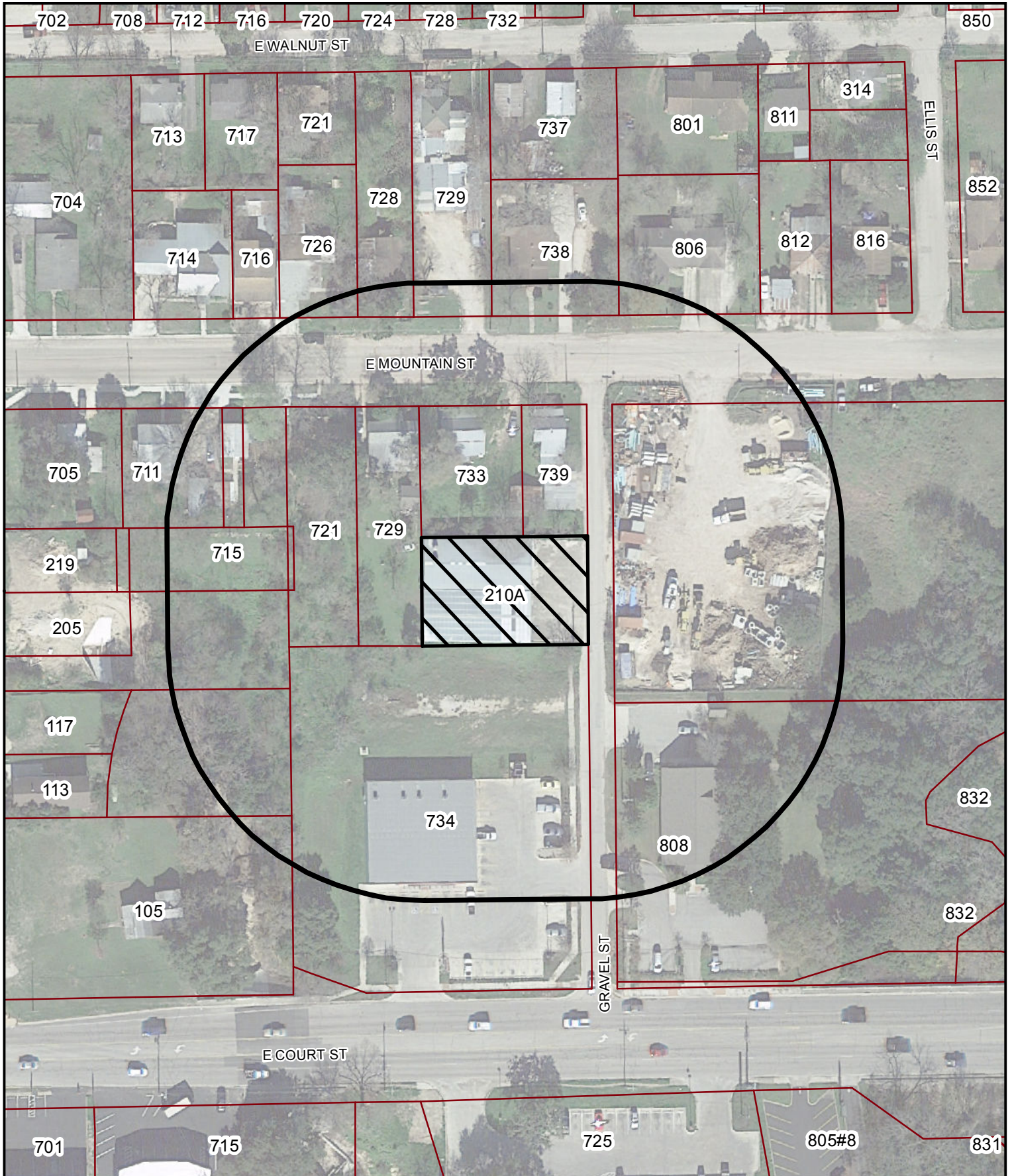
Lot Lines

1 inch = 100 feet

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LOCATION MAP

ZC 25-16: 210 Gravel St



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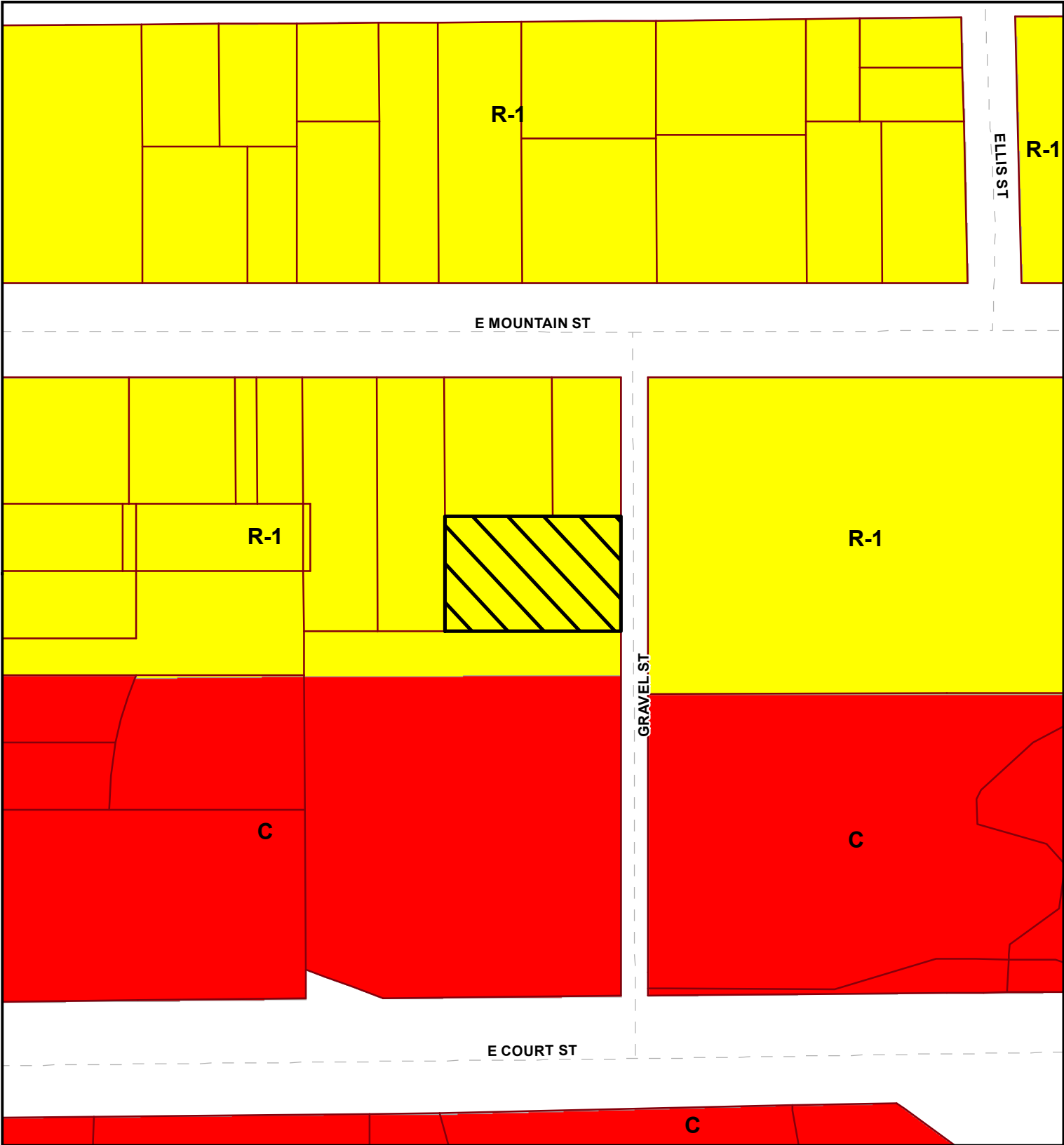


200' Notification Buffer

 Lot Lines

1 inch = 100 feet

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