



PLANNING & CODES

ZC 03-17 Staff Report Split Zoning Zoning Change C to P

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Texas Department of Public
Safety

Property Address/Location:

1440 E Kingsbury St

Legal Description:

Abs 35, John Sowell Survey,
2.00 acres

Lot Size/Project Area:

Approx. 1.416 acres

Future Land Use Plan:

Town Corridor

Notifications:

Mailed Dec. 30, 2016
Newspaper Dec. 21, 2016

Comments Received:

None as of Jan. 4, 2017

Staff Review:

Helena Schaefer
GIS Analyst

Attachments:

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

REQUEST:

A Zoning Change request from Commercial to Public.

ZONING AND LAND USE:

| | Zoning | Land Use |
|-------------------------|--------|---------------------------------------|
| Subject Property | C & P | TX Department of Public Safety Office |
| N of Property | C | Business |
| S of Property | P & C | Fire Station No. 3, Vacant lot |
| E of Property | ROW | SH123 Bypass |
| W of Property | R-1 | Residences |

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The City of Seguin is in the process of "cleaning up" zoning issues. During the original 1989 zoning process, properties were split by zoning. The property at 1440 E Kingsbury St currently has split zoning of Commercial and Public; this is the site of a Texas Department of Public Safety Office. The Staff recommends approval of the zoning change to Public for the portion zoned differently from the use and zoning.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently split by zoning, Commercial and Public and retains its original zoning. This property belongs to Texas Department of Public Safety and is one of their Department of Motor Vehicles/License Office.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.15, the intent of the Public zoning district is to encourage the use of unique areas especially suited for public assembly, meetings, recreational areas, schools, places of worship, and similar use. An office for the Texas Department of Public Safety, a state agency, is such a use. Governmental buildings and uses are allowed in the Public zoning district.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on the northwest corner of the intersection of E Kingsbury and N State Hwy 123 Bypass. The City of Seguin Fire Station No. 3 is located across E Kingsbury and is zoned public. This zoning and use is compatible to the surrounding zoning and the existing uses.

COMPREHENSIVE PLAN:

The property fall into one future land use district, Town Corridor. As in all future land use districts, public is "as right" use.

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

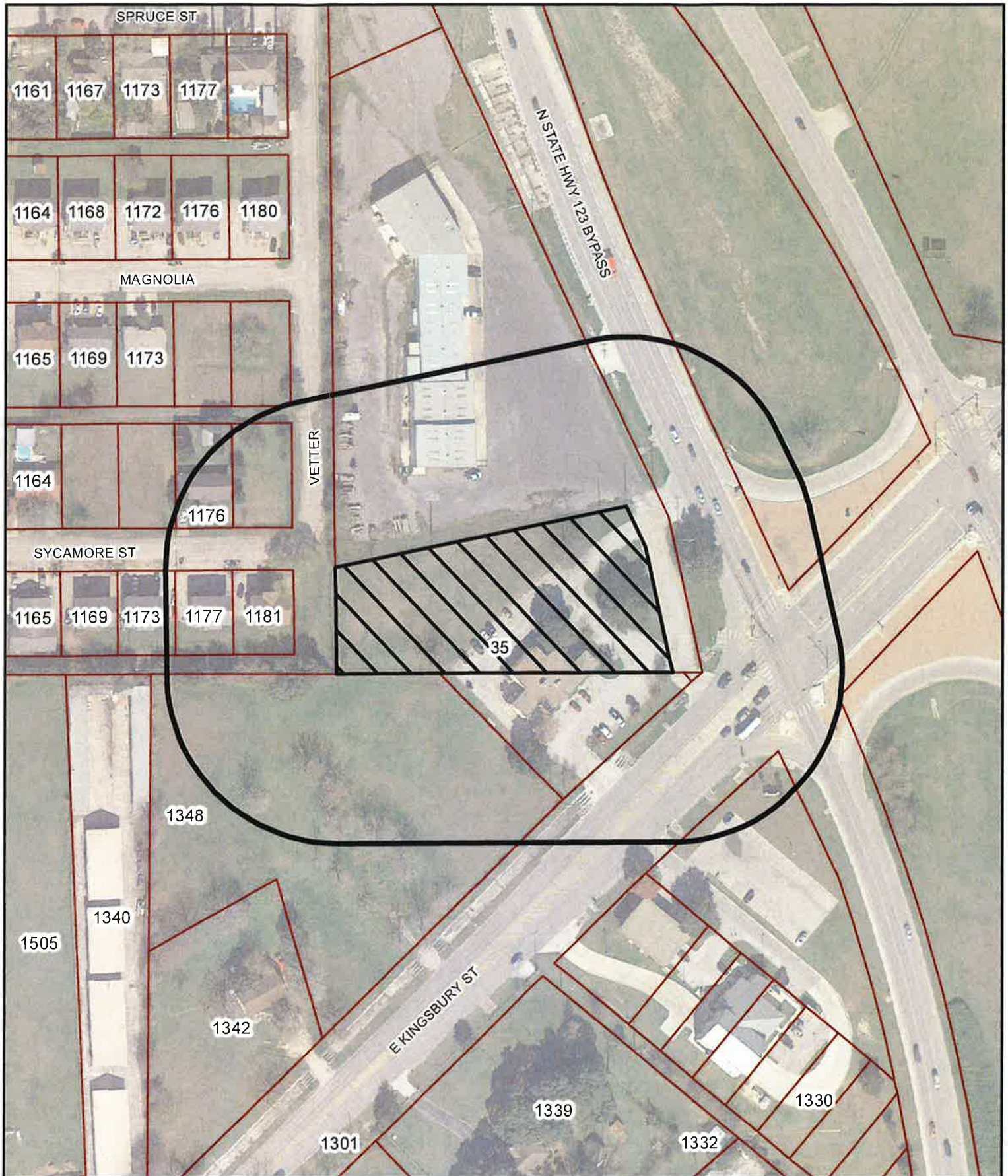
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The Department of Motor Vehicles Office has frontage on E Kingsbury, but can be accessed from a driveway via private property on N State Hwy 123 Bypass. There are two driveways on E Kingsbury St.

LOCATION MAP

ZC 03-17 DC Rezone Split C to P



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



200' Notification Buffer



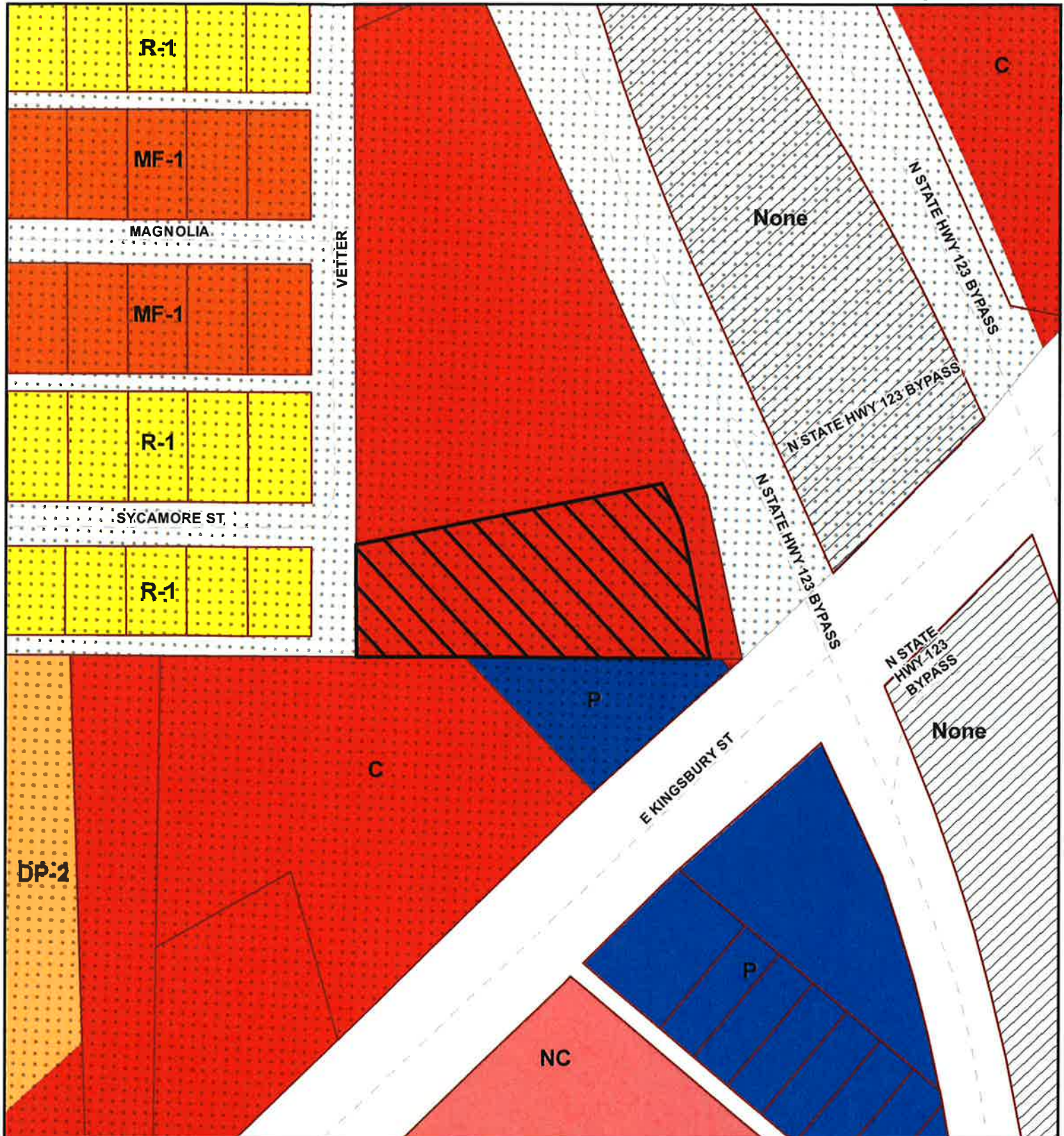
Lot Lines

1 inch = 150 feet

Printed: 12/13/2016

ZONING MAP

ZC 03-17. DC Rezone Split C to P



A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

LI Light Industrial

I Industrial

P Public

PUD Planned Unit Development

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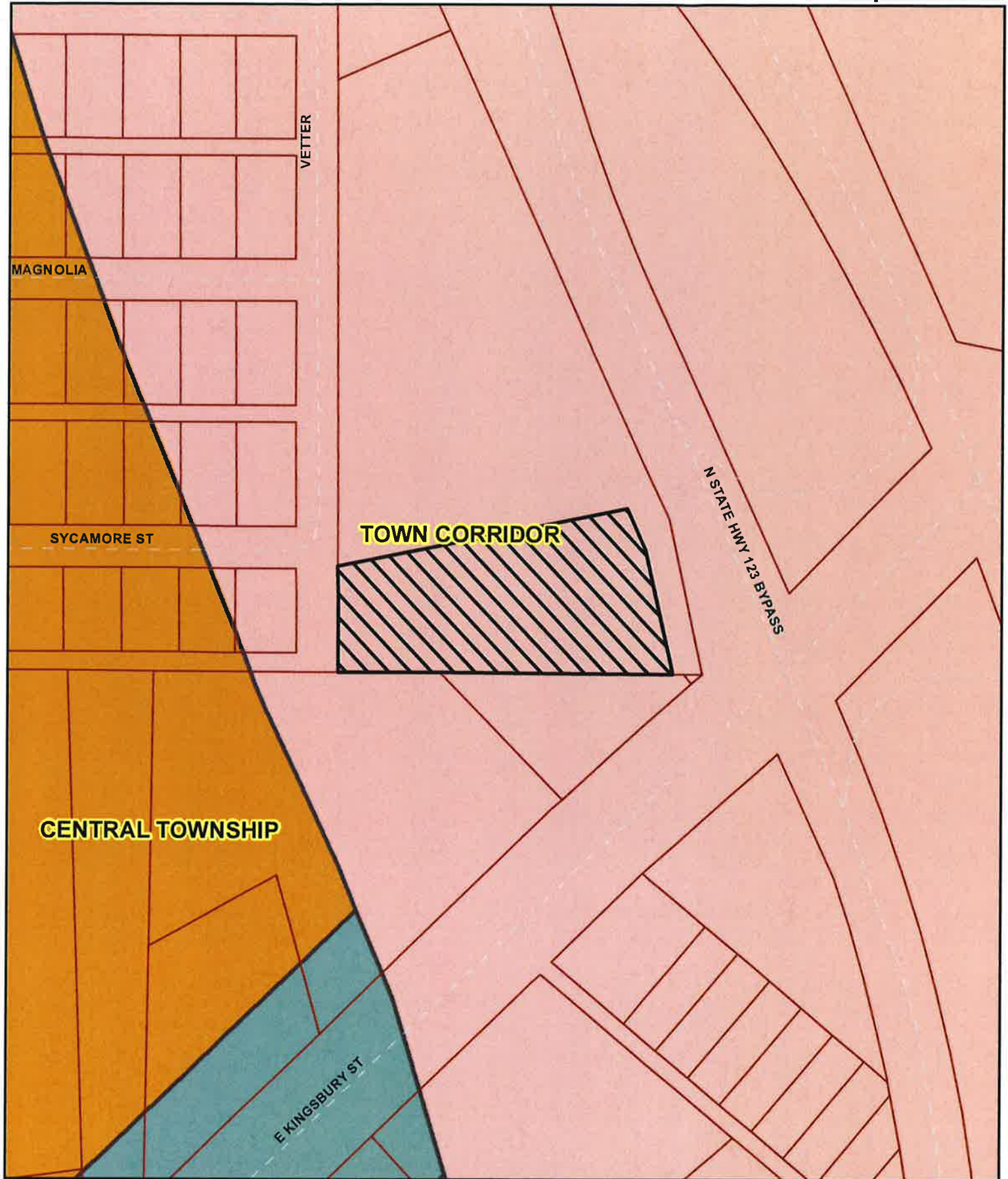
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Site Location



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PLANNING & CODES

Planning and Zoning Commission Report ZC 03-17

A request for Zoning Change 03-17 was considered during a public hearing at the Planning & Zoning Commission meeting on January 10, 2017:

ZONING CHANGE request from Commercial to Public for a portion of the property located at 1440 E Kingsbury St.

Helena Schaefer presented the staff report re-iterated that this zoning change request is still part of the UDC "clean up" zoning process. This property has maintained its original zoning since the 1989 zoning process, but was split by the zoning districts of Commercial and Public.

Public notifications were mailed to 7 property owners on December 30, 2016 and published in the newspaper on December 21, 2016. No written comments were received.

The Commission had no further questions. The regular meeting was then recessed and a public hearing was held.

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 03-17, the Planning and Zoning Commission voted 7-0, to Recommend to City Council to Approve the Zoning Change request to Public.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO PUBLIC –
MOTION PASSED 7-0**

A handwritten signature in blue ink, appearing to read "H Schaefer", written over a horizontal line.

Helena Schaefer
GIS Analyst

A handwritten signature in blue ink, appearing to read "P Centeno", written over a horizontal line.

ATTEST: Pamela Centeno
Director of Planning/Codes