



## PLANNING & CODES

### Planning and Zoning Commission Report ZC 09-19

A request for Zoning Change 09-19 was considered during a public hearing at the Planning & Zoning Commission meeting on May 14, 2019:

A Zoning Change from Public (P) to Neighborhood Commercial (NC) on a request for property located 1711 N. Austin Street, Property ID 22488

Helena Schaefer presented the staff report. She stated that the property is the old Seguin Fire Station. The City is proposing to sell the property and the current zoning of Public would restrict the redevelopment of the property. She gave a brief overview of the surrounding properties. The property is in two future land use districts, the Core Approach and Central Township. The intent of the two districts is to enhance residential development and commercial development. Therefore, Neighborhood Commercial is compatible to both districts. She explained that the ROW along Hays and Starcke Streets will also be rezoned. If the City sells the property, the ROW will not be included in the sale. Staff recommended approval of the zoning change, as the zoning change will provide a buffer between the industrial uses to the north/east and the residential uses to the south.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding the Zoning Change (ZC 09-19) Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval of the Zoning Change from Public to Neighborhood Commercial. Commissioner Schievelbein seconded the motion. The following vote was recorded:

#### RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

#### MOTION PASSED

7-0-1

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna  
Planning Assistant

A handwritten signature in blue ink that appears to read "Helena Schaefer".

ATTEST: Helena Schaefer  
Senior Planner



## PLANNING & CODES

## ZC 09-19 Staff Report 1711 N Austin St Zoning Change from P to NC

**Applicant:**

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

**Property Owner:**

Same as applicant

**Property Address/Location:**

1711 N Austin St

**Legal Description:**

Lot: 100x200 of; 25x750 of 4  
Blk: 15, Addn: Farm, Prop ID:  
22488

**Lot Size/Project Area:**

Approx. 1.0072 acres

**Future Land Use Plan:**

Core Approach/Central  
Township

**Notifications:**

Mailed May 3, 2019  
Newspaper April 28, 2019

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Public to Neighborhood Commercial.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	P	Old Fire Station
<b>N of Property</b>	I	Vacant Lot
<b>S of Property</b>	ZL/R-1	Vacant Lot/Residences
<b>E of Property</b>	LI	Vacant Lot
<b>W of Property</b>	C	Businesses

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The City of Seguin is proposing to sell the old fire station at 1711 N Austin St. It is currently zoned as Public and this zoning would restrict the redevelopment of this property. Staff recommends approval of the zoning change to Neighborhood Commercial as it would provide a buffer between the industrial uses to the north/east and the residential uses to the south.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The property, which is over 1 acre in size, once housed Fire Station 3. A new fire station was built on State Hwy 123 Bypass and this building was decommissioned. It has since been used for storage. The property also has part of the Hays and Starcke streets right-of-way on it. The City is proposing to sell the portion of the property that houses the vacant fire station.

### **CODE REQUIREMENTS:**

According to the Unified Development Code, "Public" zoning is intended for those entities that are suited for public assembly, meetings, recreational areas, schools, places of worship, and similar uses. Keeping the public zoning designation would limit the type of redevelopment.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The vacant property is located along one of the City's major corridors, N Austin St. There is a vacant Industrial lot to the north and a vacant Light Industrial lot to the east. To the south are vacant Zero Lot Line properties and Single-Family Residential 1 zoned properties, which do have structures on them. Directly to the west is the N Austin right-of-way and commercially zoned businesses. Given the possibility of an industrial use to the north of the Single-Family Residential and Zero Lot Line zoned properties, Neighborhood Commercial would be a good buffer between the two uses.

### **COMPREHENSIVE PLAN:**

The site is located in two future land use districts, Core Approach and Central Township. Neighborhood Commercial is appropriate for the Core Approach and Central Township districts, as these low impact commercial uses are residentially friendly.

**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.

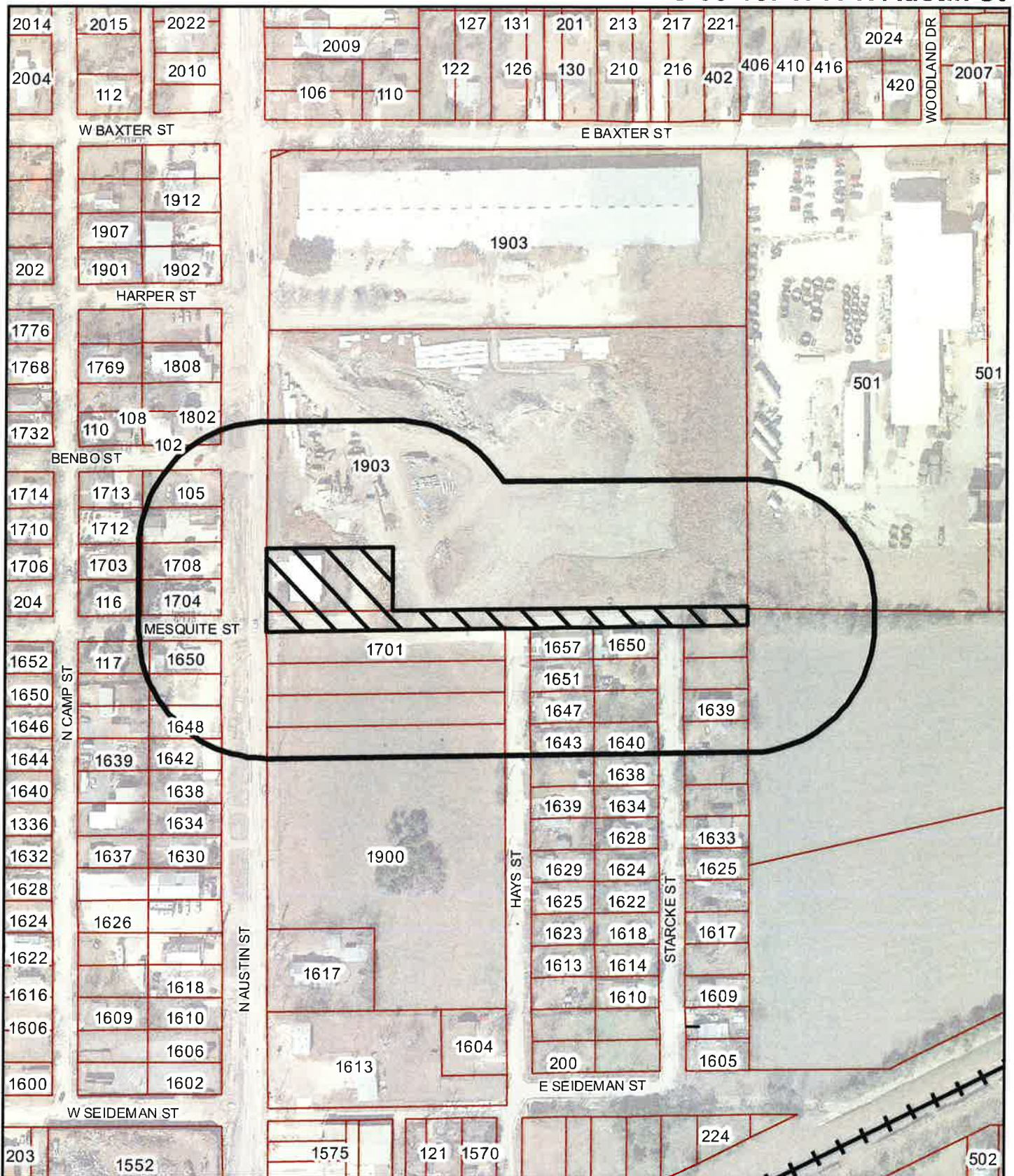
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property takes access from N Austin St. The property was recently used as temporary access by the residents of Hays and Starcke Streets when E Seideman St was closed for construction.



# LOCATION MAP

ZC 09-19: 1711 N Austin St



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Site Location



200' Notification Buffer

Lot Lines

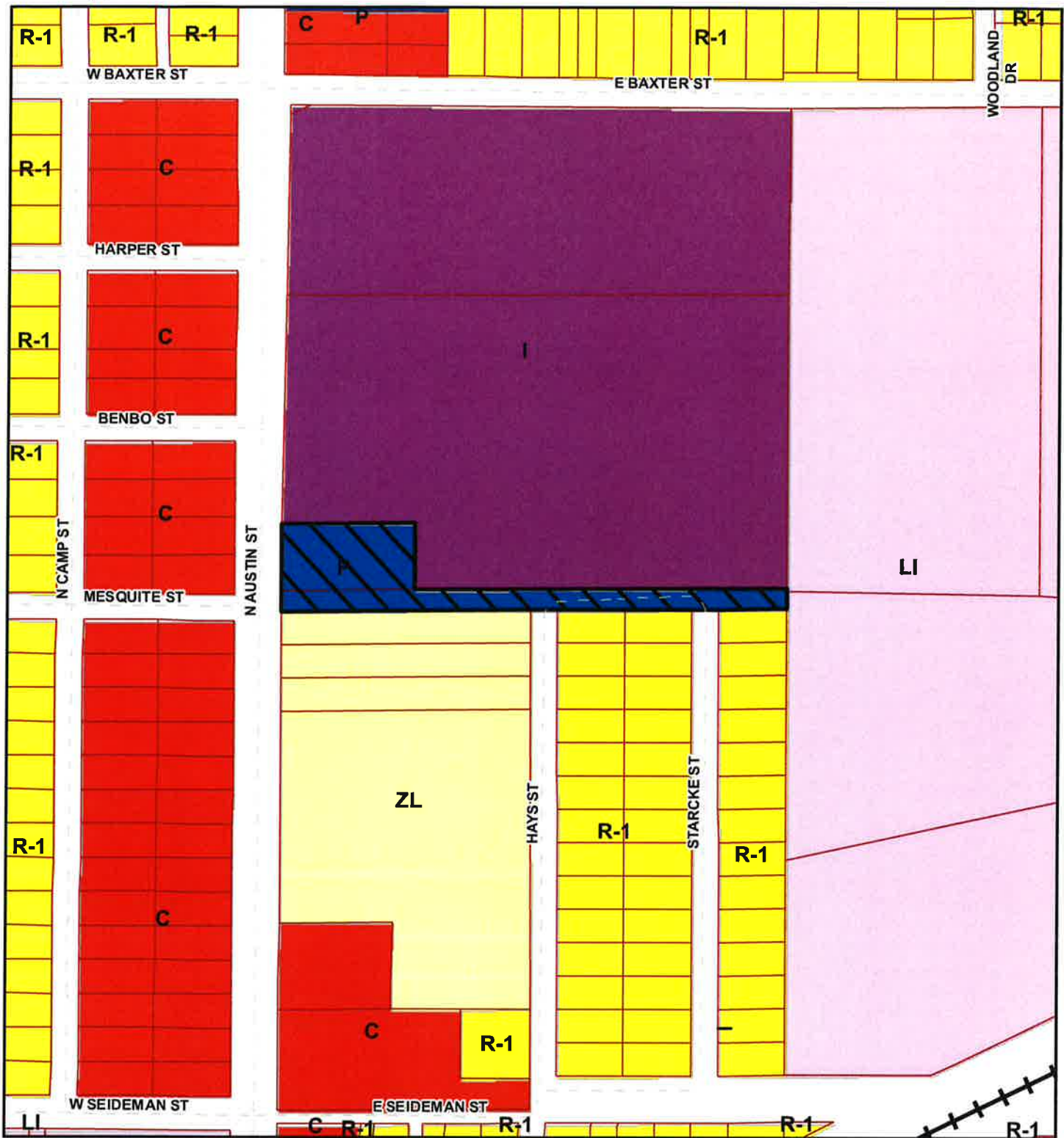
1 inch = 200 feet

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# ZONING MAP

ZC 09-19: 1711 N Austin St



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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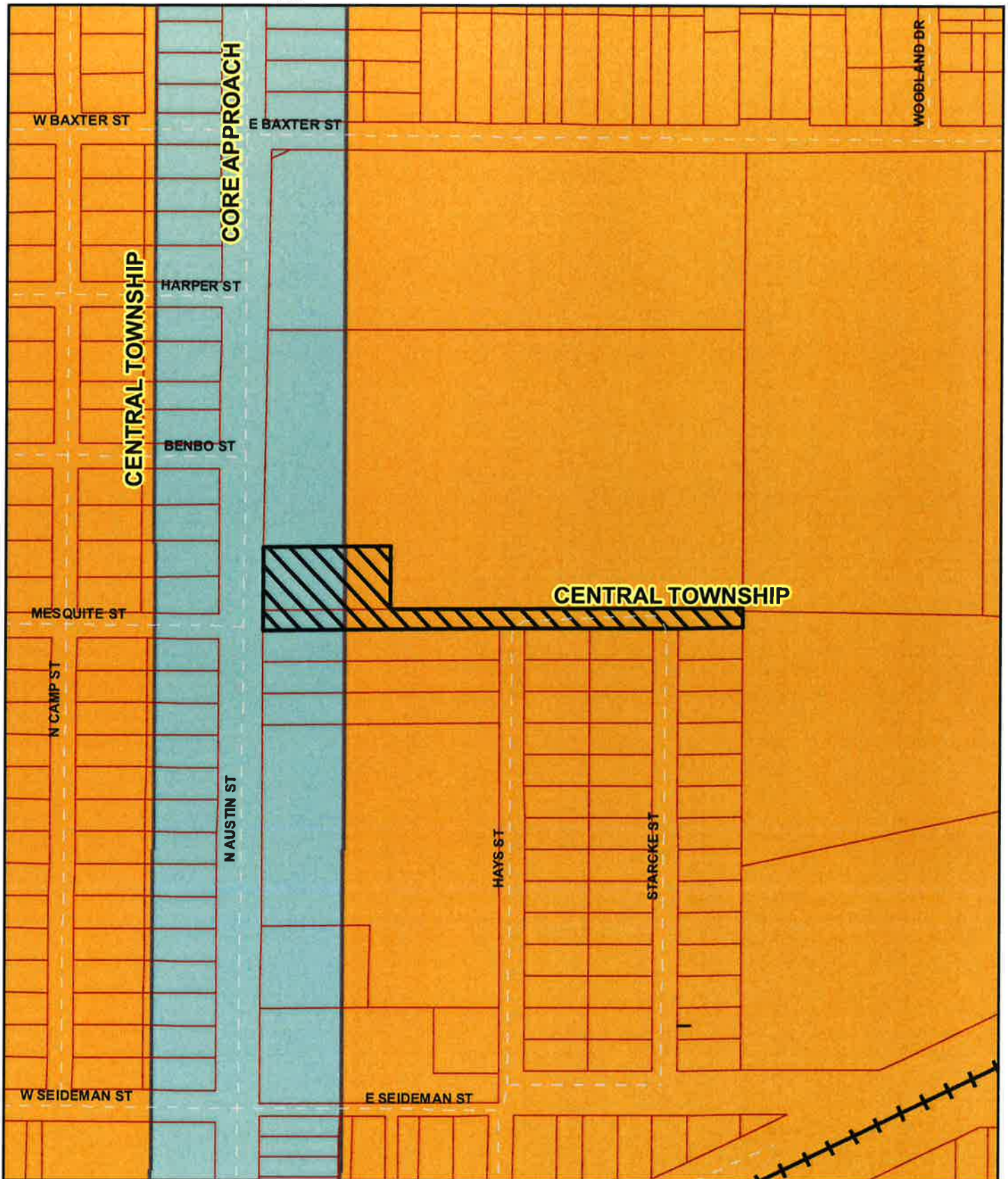
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# FUTURE LAND USE MAP

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Site Location



Lot Lines

1 inch = 200 feet

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