



PLANNING & CODES

Planning and Zoning Commission Report ZC 26-19

A request for Zoning Change 26-19 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2020.

A Zoning Change from Single Family Residential (R-1) to Neighborhood Commercial (NC) on a request for property located at the 312 W. Mountain, Property ID 13461.

Helena Schaefer, Senior Planner gave an overview of the staff report. She explained that the applicant is proposing to operate a tea room on the first floor of the structure and reside on the second floor. The current use does not allow for both commercial and residential uses at the same time. She explained that the request is compatible with the surrounding zoning and land uses and would serve as a good transition from the commercial uses of the Downtown Historic District to the residential area to the north. Given the surrounding land uses and the recommendation of the comprehensive plan, staff recommended approval of the zoning change to Neighborhood Commercial.

Ian Miller, 1029 E. Mountain stated that the hours of operation for the Tea Room will be from around 10 am - 4 pm. He stated that he is considering negotiating a shared parking agreement with SISD.

The regular meeting was then recessed, and a public hearing was held. Lynn Clark, 310 Mountain Street expressed parking concerns. There being no responses from the public the regular meeting reconvened.

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After consideration of the staff report and all information given regarding Zoning Change (ZC 26-19), Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 213 W. Mountain. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

9-0-0

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

Francis Serna
Planning Assistant

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

ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

ZC 26-19 Staff Report 312 W Mountain St Zoning Change from R-1 to NC

Applicant:

Ian Miller & Carol Wafer
1029 E Mountain St
Seguin, TX 78155

Property Owner:

Same as Applicant

Property Address/Location:

312 W Mountain St

Legal Description:

Lot: C, Blk: 208, Addn: Acre,
Prop ID: 13461

Lot Size/Project Area:

Approx. 0.39 acres

Future Land Use Plan:

Town Core 1

Notifications:

Mailed Dec 27, 2019
Newspaper Dec 29, 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 Single-Family Residential 1 to Neighborhood Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Residential dwelling
N of Property	R-1	Residential dwellings
S of Property	P	Saegert Middle School
E of Property	R-1	Residential dwelling
W of Property	R-1	Vacant School District property

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 312 W Mountain St is currently zoned Single-Family Residential. The applicant/property owner is proposing to operate a tea room on the first floor of the structure and reside on the second floor. Current zoning does not allow for this proposed use; Neighborhood Commercial does. Given the surrounding land uses (such as Saegert School, Emanuels Lutheran Church, and the Downtown Historic District) and the recommendation of the comprehensive plan, staff is recommending the zoning change to Neighborhood Commercial.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Single-Family Residential and is a double frontage lot. The property owners are proposing to operate a tea room on the first floor and reside on the second floor. According to the Guadalupe County Appraisal District, the primary structure is 2583 sq ft in size with two stories and classified as residential. There is an accessory dwelling on the property, a converted garage that fronts W Walnut St. The property has the original zoning classification from the 1989 zoning process.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, the Neighborhood Commercial zoning district allows for a two story structure to be used for commercial use on the first floor and residential on the second floor. The current zoning does not allow for both commercial and residential uses at the same time.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties to the north and east of the property have single-family residential structures and are zoned as such. The properties to the west and south belong to the Seguin ISD and are used for school activities. The property to the south is zoned Public, while the property due west is zoned Public and Single-Family Residential. There are other public uses in the area like Emanuels Lutheran Church, its parking lot and its day care. This property is on the edge of the Downtown Historic District (DHD). The request to Neighborhood Commercial would be compatible with the surrounding land uses and zoning; it would also serve as a good transition from the commercial uses of the DHD to the residential area to the north.

COMPREHENSIVE PLAN:

The property is located within the Town Core 1 future land use district. This district's intent is to serve as the cultural and economic anchor for Seguin. Single-family residential is an appropriate use for the historic homes; the primary structure was built in 1897. Neighborhood Commercial is also compatible with the Comprehensive Plan, which recommends retail uses in the Town Core.

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):

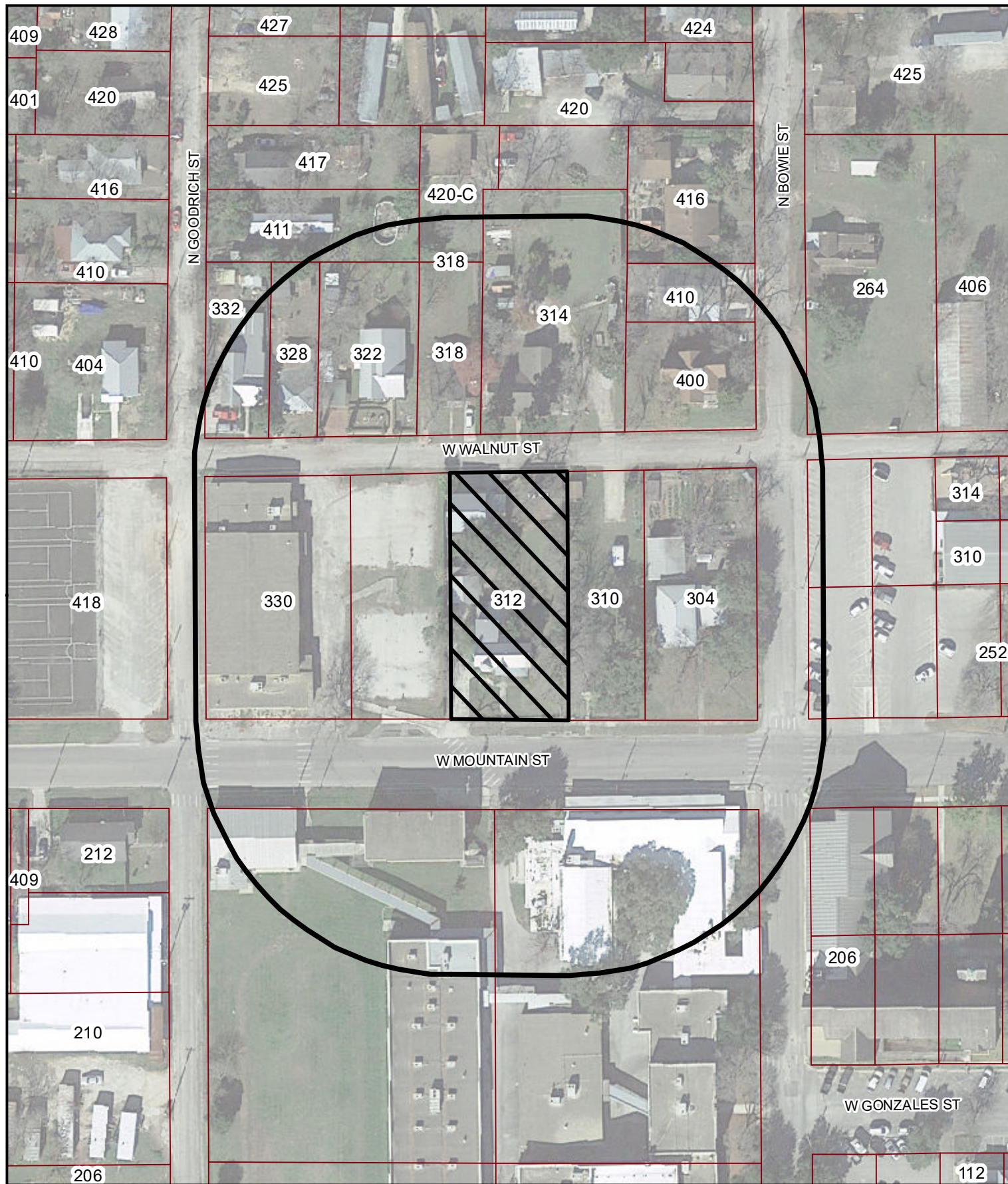
This property takes access from W Mountain and W Walnut Streets.

OTHER CONSIDERATIONS:

As always, development standards and adopted codes will be considered in the redevelopment of this property, to include building and fire codes, sidewalks, and off-street parking.

LOCATION MAP

ZC 26-19: 312 W Mountain St



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 = 100 feet

Printed: 12/13/2019

ZONING MAP

ZC 26-19: 312 W Mountain 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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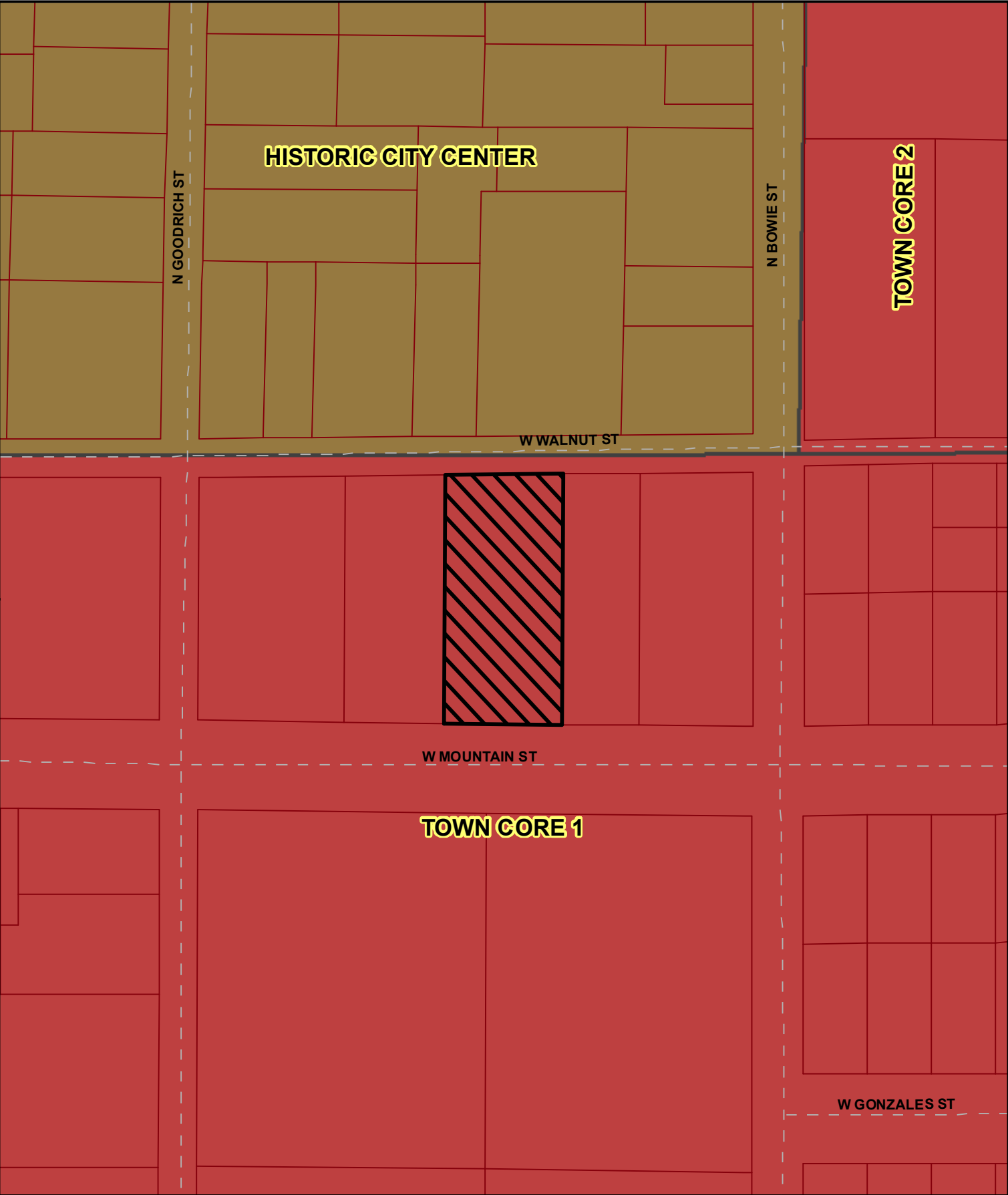
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