



PLANNING & CODES

Planning and Zoning Commission Report ZC 10-20

A request for Zoning Change 10-20 was considered during a public hearing at the Public & Virtual Planning & Zoning Commission meeting on August 11, 2020:

A Zoning Change from Commercial (C) to Single Family Residential (R-1) on a request for property located at 1064 Tabernacle, Property ID 38457.

Ismael Segovia presented the staff report. He stated that the site is zoned commercial and has a vacant structure. The applicant is requesting a zoning change to Single Family Residential. Mr. Segovia explained that the lot does not meet the minimum dimension requirements for any zoning districts and is grandfathered as a legal nonconforming lot. The property will not require variances. The proposed use is compatible with the surrounding land uses. Mr. Segovia stated that the existing dimensions of the lot are not conducive to a commercial use as there is insufficient space to meet commercial development requirements. Staff recommended approval of the zoning change request from Commercial to Single Family Residential.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 10-20), Vice Chair Kirchner moved that the Planning and Zoning Commission recommend approval of the zoning change from Commercial (C) to Single Family Residential (R-1) for property located at 1064 Tabernacle Street. Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

8 -0-0

A handwritten signature in blue ink, reading "Francis Serna", written over a horizontal line.

Francis Serna
Planning Assistant

A handwritten signature in blue ink, reading "Ismael B Segovia", written over a horizontal line. The signature is circled in blue ink.

ATTEST: Ismael B Segovia

Asst. Director of Planning & Codes



PLANNING & CODES

ZC 10-20 Staff Report 1064 tabernacle Zoning Change C to R-1

Applicant:

William Russell
997 CR 258
Moulton, TX 77975

Property Owner:

William Russell
997 CR 258
Moulton, TX 77975

Property Address/Location:

1064 Tabernacle
Seguin, TX 78155

Legal Description:

LOT: 56 x 60 BLK: 63 ADDN:
River

Lot Size/Project Area:

Approx. 0.0771 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed:
Newspaper:

Comments Received:**Staff Review:**

Ismael Segovia
Asst. Dir. Planning & Codes

Attachments:

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

REQUEST:

A request to change zoning from Commercial (C) to Single Family Residential – 1 (R-1) for a proposed subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Existing vacant building
N of Property	C	Commercial
S of Property	R-1	Single-family Residential Dwelling
E of Property	C	Single-family Residential Dwelling
W of Property	R-1	Single-family Residential Dwelling

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking the rezoning of property located at 1064 Tabernacle St. The site is currently zoned commercial and has a vacant structure. Applicant is seeking to rezone the property for the purpose of using the structure as a Single-family residential dwelling. Staff recommends approval of the zoning change to R-1 single family residential since Tabernacle St. is primarily composed of single-family residential dwellings.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is zoned commercial and currently has a vacant two-story building located on the site. The applicant is seeking to rezone the property to remodel the existing structure as a single-family residential dwelling.

CODE REQUIREMENTS:

Lot Dimensional Standards

The dimensions to the lot are approximately fifty-six (56) feet by sixty (60) feet. The lot does not meet the minimum dimension requirements for any of the zoning districts and is grandfathered as a legal nonconforming lot. Since R-1 zoning districts require a smaller minimum lot size than commercial zoning districts (as currently zoned), the lot is still deemed grandfathered and variances to the lot dimensions will not be required.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The applicant's proposed use of the existing building as a single-family residential dwelling will be compatible with the surrounding land uses along Tabernacle St. Out of the nineteen (19) existing lots fronting Tabernacle St., twelve (12) lots are zoned R-1 single-family residential and ten (10) lots have existing residential dwellings. Only one of the lots fronting Tabernacle St. is being used for a commercial use (self-storage). The lot is at the corner of Tabernacle St. and S. Cherry.

COMPREHENSIVE PLAN:

The property is located within the Central Township planning district. The intent of this district is to enhance the quality of residential developments, see more residential and residential density, and maintain a higher density of single-family fabric within a distinctive landscape.

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):

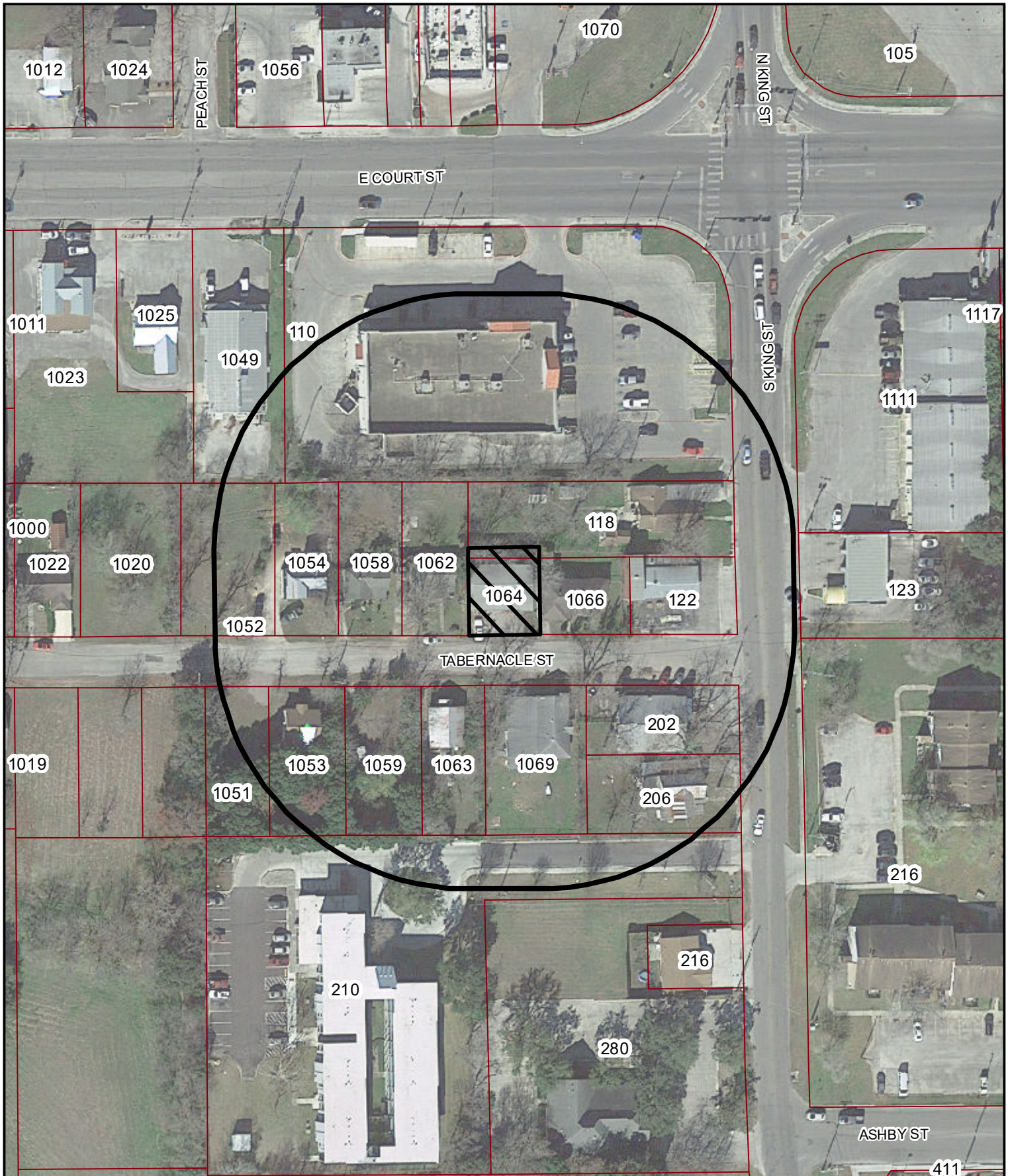
The subject property has existing access to Tabernacle St.

STAFF RECOMMENDATION:

In reviewing this request, staff finds that Single-Family Residential is a compatible use for the property. The existing dimensions of the lot is not conducive to a commercial use as there is insufficient space to meeting development requirements such as parking, landscaping, and on-site stormwater detention. Staff has also determined that residential dwellings are already the primary land use along Tabernacle St., thus changing the zoning of the subject property to R-1 single-family residential will not have a negative impact to the area. Staff is recommending approval of this rezoning request from Commercial to R-1 single-family residential.

LOCATION MAP

ZC 10-20: 1064 Tabernacle 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



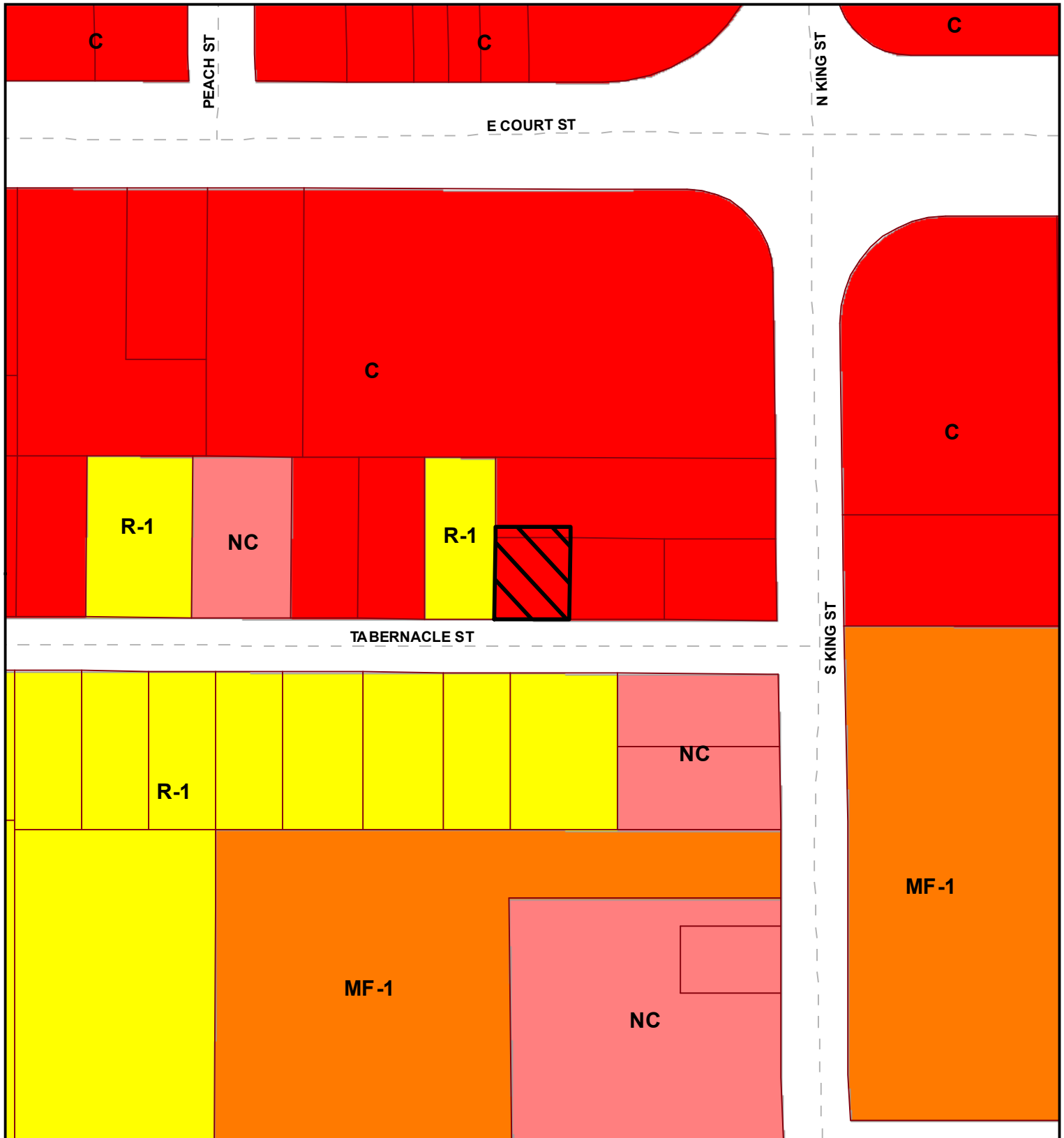
Lot Lines

1 inch = 100 feet

Printed: 7/10/2020

ZONING MAP

ZC 10-20: 1064 Tabernacle 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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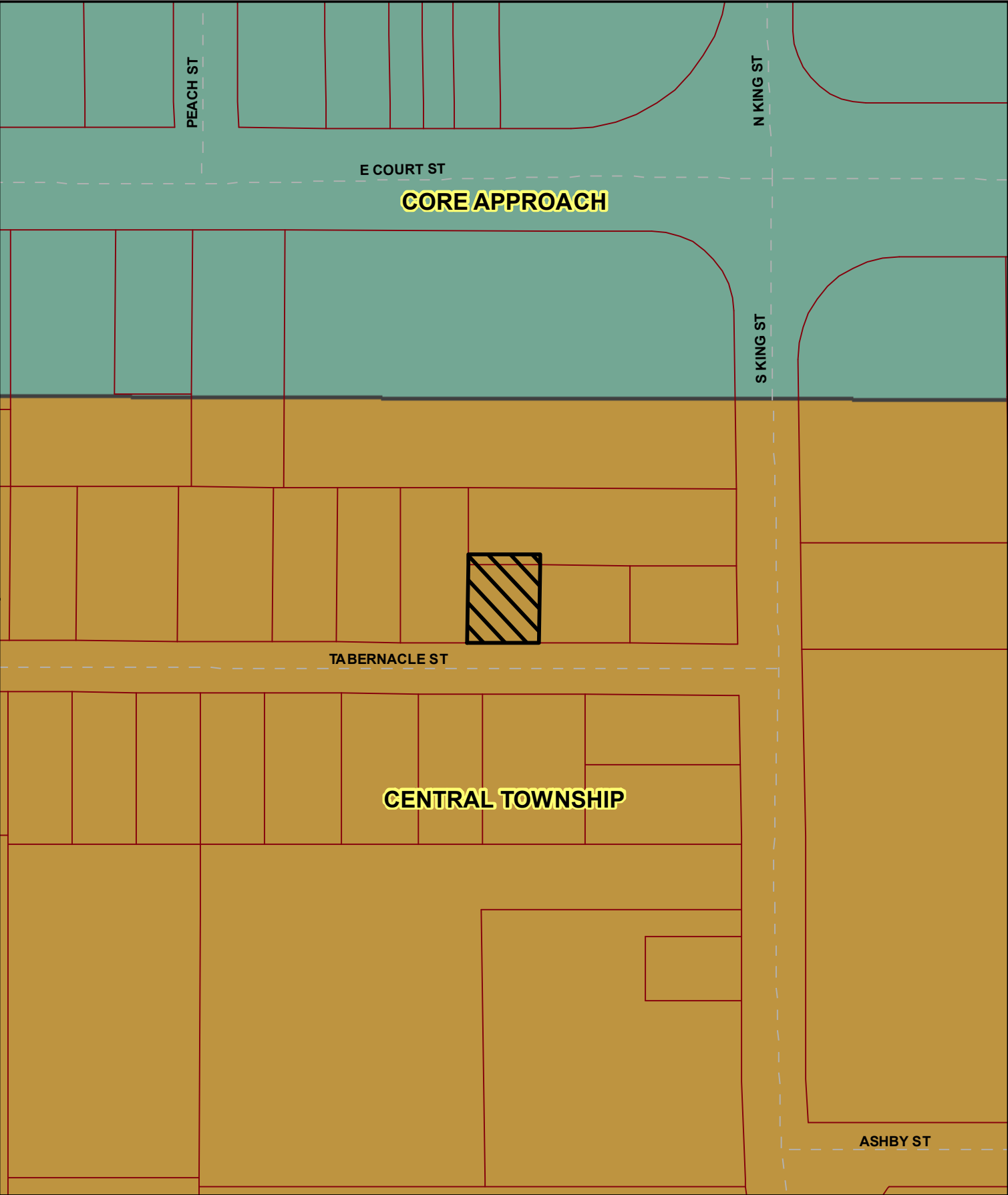
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