



PLANNING & CODES

Planning and Zoning Commission Report ZC 19-20

A request for Zoning Change 19-20 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 8, 2020:

A Zoning Change from Single-Family Residential (R-1) to Commercial (C) for a request for property located at 2011 and 2015 Stockdale Hwy., Property ID 56899 and 57179.

Helena Schaefer, Senior Planner presented the staff report. She stated that the applicant is requesting a zoning change for 2011 and 2015 Stockdale Hwy. from Single-Family Residential 1 to Commercial. She explained that the properties are two separate legal lots, and both have their original 1989 zoning. The residential structure on 2011 Stockdale Hwy. was demolished in 2000. The structure does not have a historical designation. The applicant/property owner is proposing a tourist attraction for the area. Some proposed uses are allowed outright in Commercial zone, but some other uses may require additional approval, like a Specific Use Permit and or a Limited Use Permit. Ms. Schaefer explained that the area is of mixed uses given the proximity of Stockdale Hwy., a major collector in the City. She gave a brief overview of the surrounding zoning and existing land uses in the area. The properties are in two future Land Use Districts, the Core Approach and Riverside Districts. Commercial Zoning is an appropriate use in the Core Approach District, because of Stockdale Hwy. However, the intent of the Riverside District is to establish a zone where the Guadalupe River landscapes dominate the development. She explained that a portion of the 2015 Stockdale Hwy. property is in the floodway; any development in this portion would need to adhere to FEMA regulations. As well, redevelopment of these properties would have to meet all applicable development standards. Staff recommended that the Commission consider any comment received from the adjacent property owners when making their recommendation to the Council.

The applicant was not present at the meeting.

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

The Commission discussed concerns with the zoning change request, the lack of response from the adjacent residential property owners, the uncertainty of what the applicant's proposed uses, and the consequences of recommending approval to commercial that would allow an outdoor venue. The Commission also discussed tabling the request until the adjacent property owners were notified again. Ms. Schaefer explained that the Commission approved a previous zoning change of a similar nature (the Sonka House).

After consideration of the staff report and all information given regarding Zoning Change (ZC 19-20), Commissioner Garza moved that the Planning and Zoning Commission recommend approval of the zoning change from to Single-Family Residential (R-1) to Commercial (C) for property located 2011 and 2015 Stockdale Hwy. St. Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

9 -0-0



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

ZC 19-20 Staff Report 2011 & 2015 Stockdale Hwy Zoning Change from R-1 to C

REQUEST:

A Zoning Change request from Single-Family Residential 1 to Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Saffold House
N of Property	P	Max Starcke Park East/Guadalupe River
S of Property	C & A-R	Vacant Lot/Lift Station
E of Property	A-R	Pecan Orchard
W of Property	R-1 & C	Residences & Restaurant across Hwy.

Applicant:

Sara Fitzgerald
18 Hampton Dr E
Sequin, TX 78155

Property Owner:

Same as Applicant

Property Address/Location:

2011 & 2015 Stockdale Hwy

Legal Description:

Abs: 23 Sur: E Gortari 4.9638
acres, Prop IDs: 56899 &
57179

Lot Size/Project Area:

Approx. 4.9638 acres

Future Land Use Plan:

Core Approach & Riverside

Notifications:

Mailed Nov 25, 2020
Newspaper Nov 29, 2020

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant/property owner is seeking the rezoning of the properties at 2011 & 2015 Stockdale Hwy from Single-Family Residential 1 to Commercial. The owner is proposing commercial zoning for the two properties in order to provide a tourist attraction for the community. The properties are located on a major thoroughfare near other commercial developments, but there are also residential-zoned properties adjacent to the tracts. With a combined acreage of approx. five acres, the tracts could potentially be developed for a number of commercial uses in the future. Considering the mix of commercial and residential land uses adjacent to this property, staff finds that it is important for the Commission to consider input from adjacent property owners during the public hearing before making a recommendation on the zoning change.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property, which is known as the “Saffold House” and the property directly to the north are currently zoned Single-Family Residential. The two properties have their original zoning from the 1996 annexation. The structure has been used for residential purposes. The 4782 sq ft structure does not have any historical designation.

CODE REQUIREMENTS:

As the property owner is not proposing to use the properties for residential uses, a zoning change to Commercial would allow more flexibility than the Single-Family Residential 1 zoning. Some of the uses being considered by the property owner are an event venue, outdoor music venue, or craft fair. The property owner is seeking to improve the property and provide a tourist attraction for the community that will add value to the surrounding area. The use of the property will be regulated in accordance with the Land Use Matrix as adopted within the Unified Development Code. Some proposed uses may require further zoning approval through a Specific Use Permit or a Limited Use Permit.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of mixed uses along Stockdale Hwy. To the north, the property is zoned public due to the eastern portion of Max Starcke Park and the Guadalupe River. To the west are two residential properties and are zoned as such. Also to the west, across Stockdale Hwy, is the Power Plant restaurant. To the south is a City of Seguin lift station and vacant lots (one zoned Commercial and the other zoned Ag-Ranch.) And last to the east is the Pecan Orchard; this property is appropriately zoned Ag-Ranch. Staff finds that commercial zoning would be compatible with the surrounding commercial uses. However, since there are also residential properties adjacent to the subject tracts, staff finds that the Commission should consider any comment received from the adjacent property owners when making a recommendation on this zoning change.

COMPREHENSIVE PLAN:

The properties are located in two future land use districts, the Core Approach and Riverside. The Core Approach district recommends commercial uses due to the close proximity of a major thoroughfare. In this case, the major thoroughfare is Stockdale Hwy. The Riverside district intent is to establish a zone where the Guadalupe River landscapes dominate development.

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

The northern portion of 2015 Stockdale Hwy is in the floodway; this is the area of direct access to the Guadalupe River. Any development in this area is required to meet FEMA regulations.

TRAFFIC (STREET FRONTAGE & ACCESS):

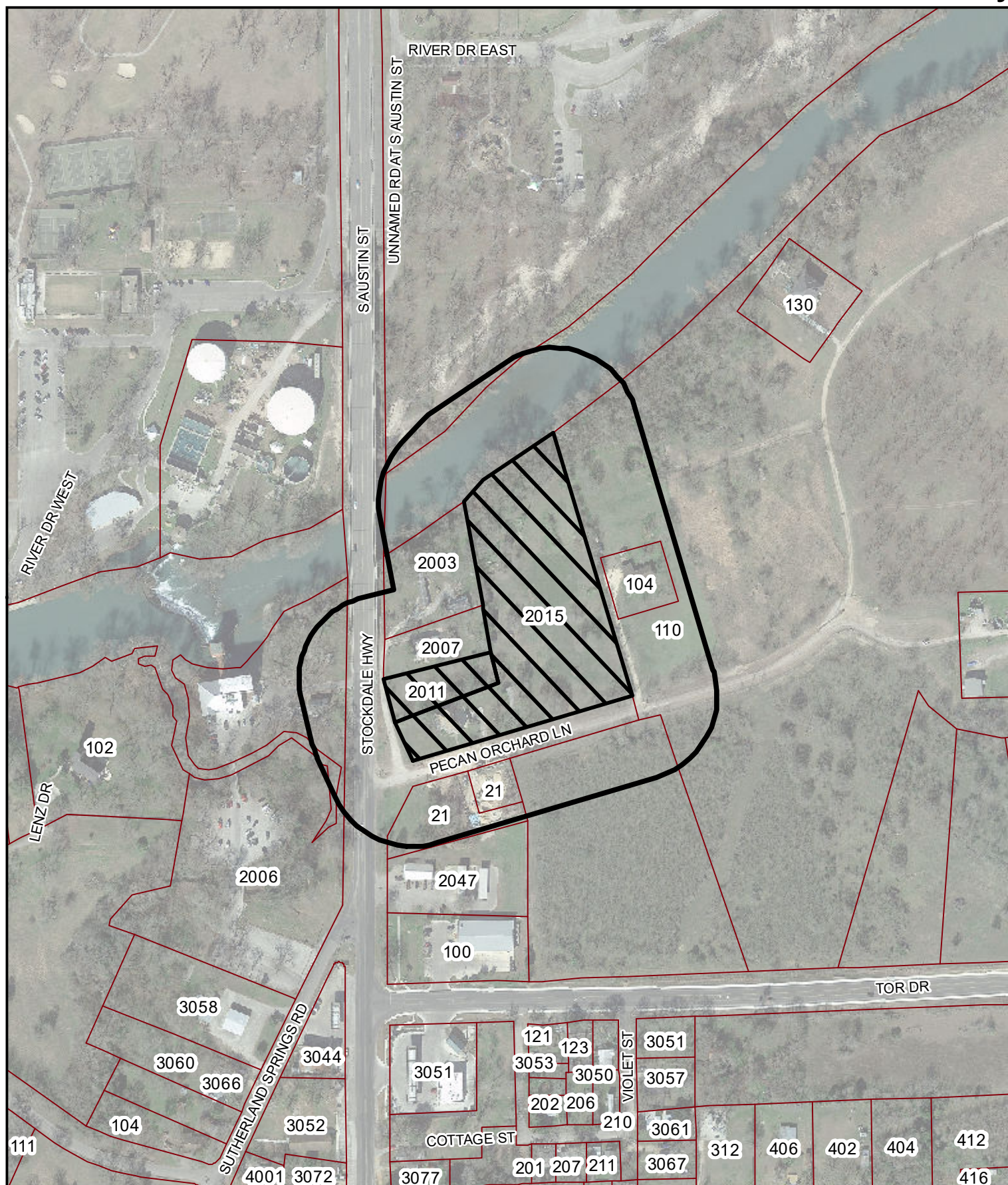
The properties take access from Pecan Orchard Ln. Though there is frontage, there is no driveway access to Stockdale Hwy from the properties.

OTHER CONSIDERATIONS:

As always, development standards must be adhered to.

LOCATION MAP

ZC 19-20: 2011 & 2015 Stockdale Hwy



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

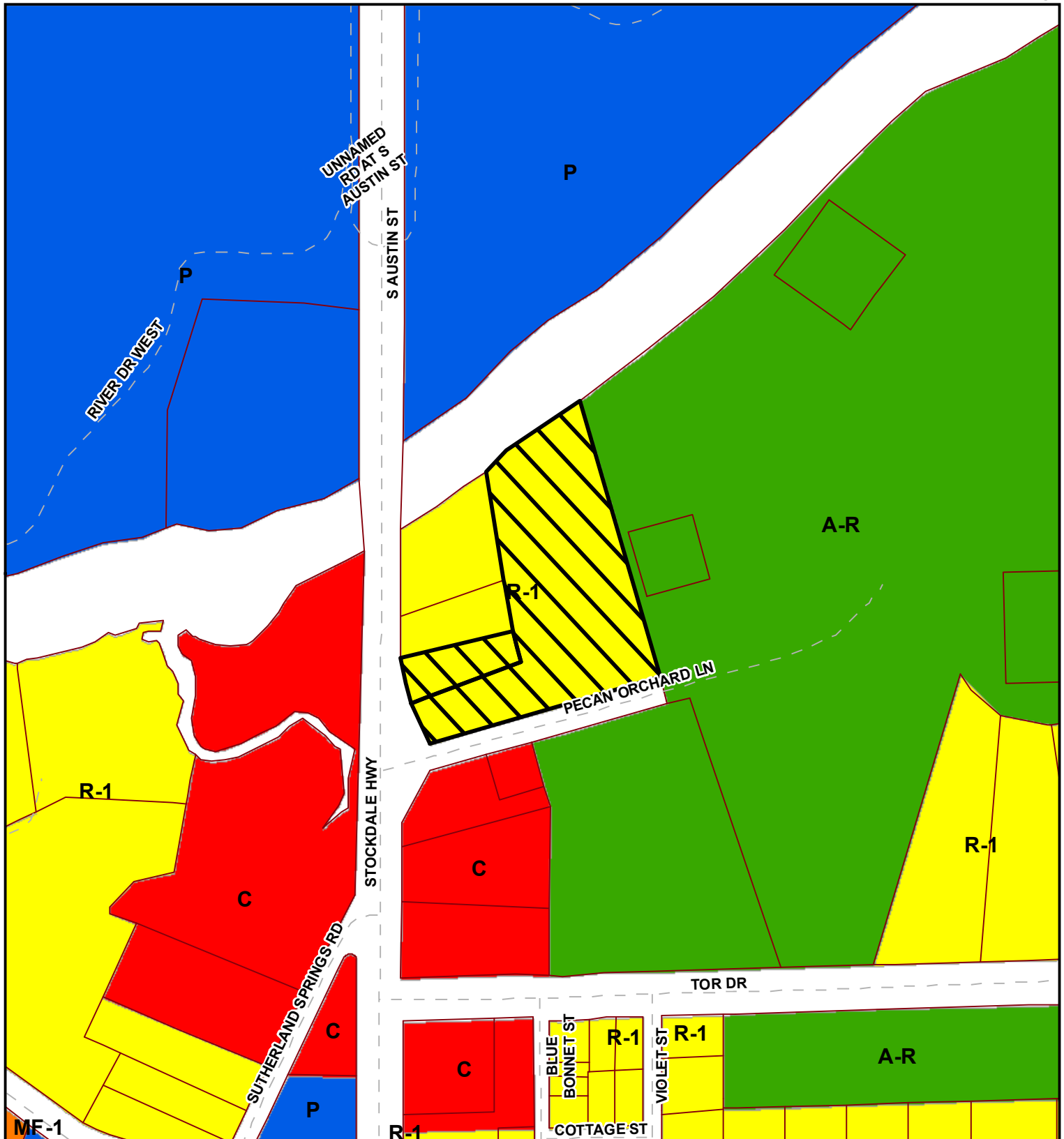
Lot Lines

1 inch = 300 feet

Printed: 11/18/2020

ZONING MAP

ZC 19-20: 2011 & 2015 Stockdale Hwy



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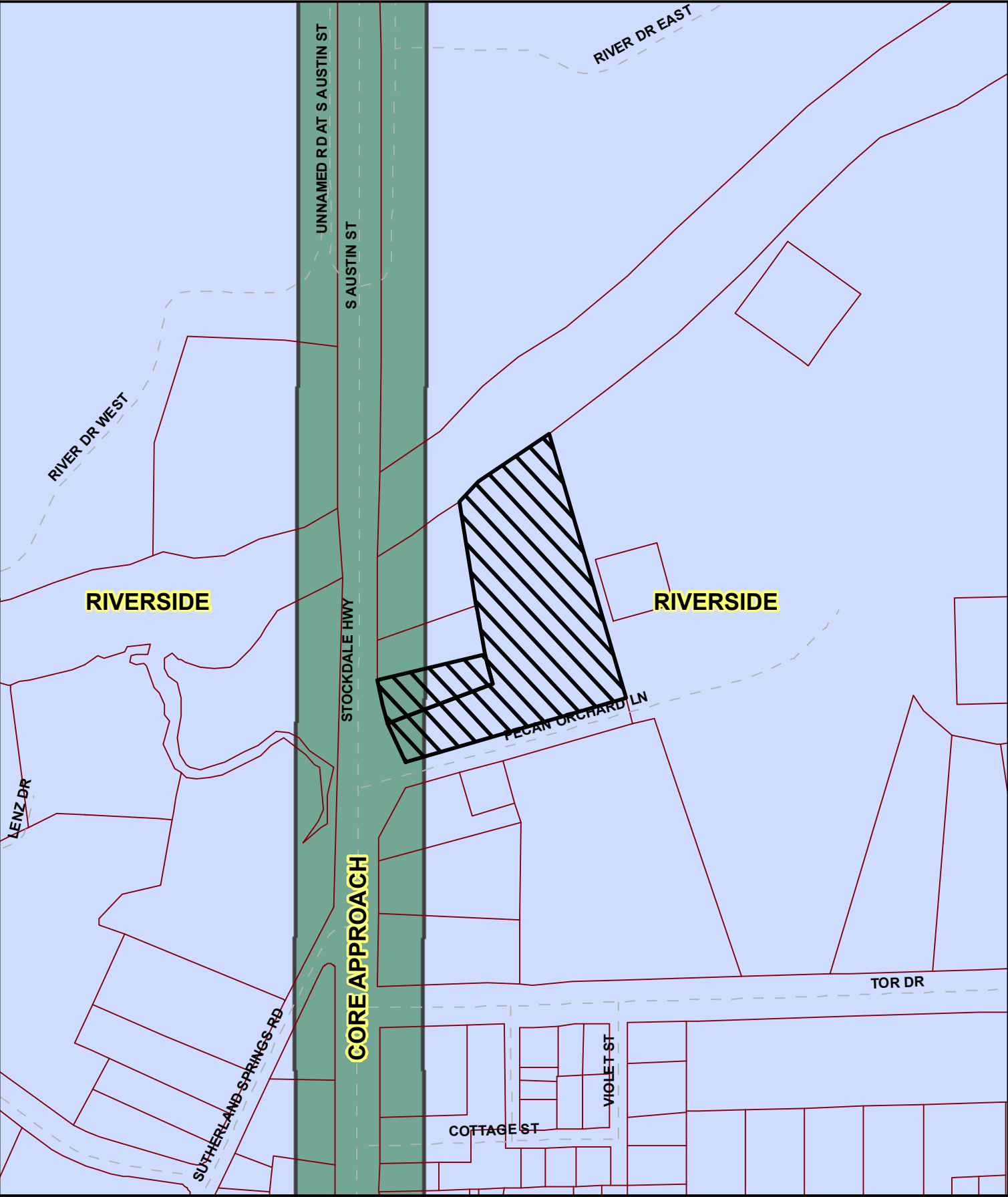
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