



## **Planning and Zoning Commission Report ZC 04-21**

A request for Zoning Change 04-21 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on March 9, 2021.

A Zoning Change request from Public (P) and Single Family Residential (R-1) to Commercial (C) for property located at 225 N. Saunders, Property ID 46175 and 46196.

Helena Schaefer presented the staff report. She explained that the applicant is requesting a zoning change for two properties located along the 200 blk of N Saunders. The first property was the former alternative school at 225 N Saunders and is zoned Public. The second property is the parking lot across the street from the school which was used by the school; the parking lot is currently zoned single-family residential. The applicant is proposing commercial use for the school. The parking lot is a standalone parking lot which is not allowed in a R-1 zone; it requires a zoning change to Commercial plus an approved specific use permit.

Ms. Schaefer gave a brief overview of the surrounding properties. The properties are an area of mixed uses, given that it is just north of W Court St, a major transportation corridor in the City. The surrounding zoning and the existing land uses are the following: There are single family residential structures to the south; some are zoned appropriately, and some are grandfathered uses. The Seguin PD Headquarters is to the north, along with the Walnut Branch and its hike and bike trail; these uses are zoned public. To the east is the N. Guadalupe St ROW and a mix of residential uses (apartments and duplexes). The street and walnut branch create a buffer between the proposed use and the residential across Guadalupe St.

The boundary between the Town Core District and the Historic City Center is N. Saunders St. The school is in the Town Core District; commercial uses are allowed in this district as the town core (i.e., the downtown area) acts as an economic anchor. The parking lot is in the Historic City Center. Any proposed commercial use in this district should be neighborhood friendly. An approved Specific use permit will ensure that use of the parking lot will be neighborhood friendly. The proposed zoning change, along with the SUP, will be compatible with the comp plan.

In addition, development of the properties is required to meet all applicable development standards.

Notifications were mailed Feb 26 and no comments were received.

Commissioner Lievens asked what the proposed use would be for the property.

Alfredo Leos, the applicant stated that the proposed use would be office spaces, individual shops, possible food truck and a courtyard.

Staff recommended approval of the zoning change request from Public and Single-Family Residential to Commercial. She explained that the property is in an area of mixed use and rezoning to Commercial would be compatible. In addition, the proximity of W. Court Street favors the proposed commercial zoning.

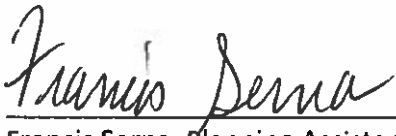
The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 04-21), Commissioner Garza moved that the Planning and Zoning Commission recommend approval of the zoning change from Single Family Residential (R-1) and Public (P) to Commercial (C) for property located at 225 N. Saunders and property located across the street. Commissioner Lievens seconded the motion. The following vote was recorded:

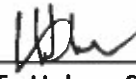
**RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)**

**MOTION PASSED**

**8 -0-0**



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer,  
Senior Planner



## PLANNING & CODES

## ZC 04-21 Staff Report 225 N Saunders St Zoning Change P & R-1 to C

### **REQUEST:**

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

### **ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	P & R-1	Burges Alternative School & parking lot
<b>N of Property</b>	P	Walnut Branch drainage (City property)
<b>S of Property</b>	C & R-1	Residences
<b>E of Property</b>	DP-1	Residences
<b>W of Property</b>	P	City property

### **Applicant:**

Alfredo Leos  
551 Terminal Loop #B3.  
McQueeney, TX 78123

### **Property Owner:**

Same as applicant

### **Property Address/Location:**

225 N Saunders St & property  
lot across the street

### **Legal Description:**

Lot: 3 & 4; N 45 of 1; Pt of 2,  
Blk 1051 & Lot 3D E 146' of  
Blk 1051, West Addition,  
Parcel IDs 46196 & 46175

### **Lot Size/Project Area:**

Approx. 2.18 acres

### **Future Land Use Plan:**

Town Core 1 and Historic City  
Center

### **Notifications:**

Mailed: Feb 26, 2021  
Newspaper: Feb 28, 2021

### **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 is seeking a zoning change for two properties along N Saunders St, the former Lizzie Burges Alternative School and its associated parking lot. The applicant wants to convert the school into a commercial property. Staff recommends approval of the zoning change of the school from Public to Commercial and the parking lot from Single-Family Residential to Commercial.

### **Planning Department Recommendation:**

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

These properties are currently zoned Public and Single-Family Residential; both properties have the original 1989 zoning designation. The property at 225 N Saunders is the former Lizzie Burges Alternative School. The parking lot across the street was used in conjunction with the school. Seguin Independent School District just recently sold these properties. The applicant wants to use 225 N Saunders for commercial purposes.

### **CODE REQUIREMENTS:**

In order to use the former school as a commercial structure, the property needs to be rezoned to Commercial. As for the parking lot, it will require a rezone to Commercial and an approved Specific Use Permit; a standalone parking lot is only allowed in a commercially zoned property with a SUP.

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

The two properties are located just north of W Court St, a major transportation corridor. It is also an area of mixed use. There are single-family residences to the south and west; some are grandfathered based on the existing zoning and some have the appropriate zoning for their use. The Seguin Police Department is located to the north across from Walnut Branch and the hike and bike trail; these properties are zoned Public and are associated with public uses. To the east, it is the N Guadalupe St right-of-way and a mix of residential uses (a duplex and multi-family structure).

### **COMPREHENSIVE PLAN:**

The property at 225 N Saunders St is located in the Town Core 1 future land use district. The parking lot across the street is in the Historic City Center. The Town Core district allows for commercial use, as the downtown area acts as an economic anchor. The Historic City Center district is more residential in nature and any commercial use should be appropriate for the neighborhood. With the requirement of an approved SUP for a standalone parking lot, conditions can be placed on the parking lot to ensure that it is "neighborhood friendly."

**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):**

Both properties have access to N Saunders St. Although 225 N Saunders St has frontage along N Guadalupe St, it doesn't have access to it (due to the Walnut Branch and the hike and bike trail.)

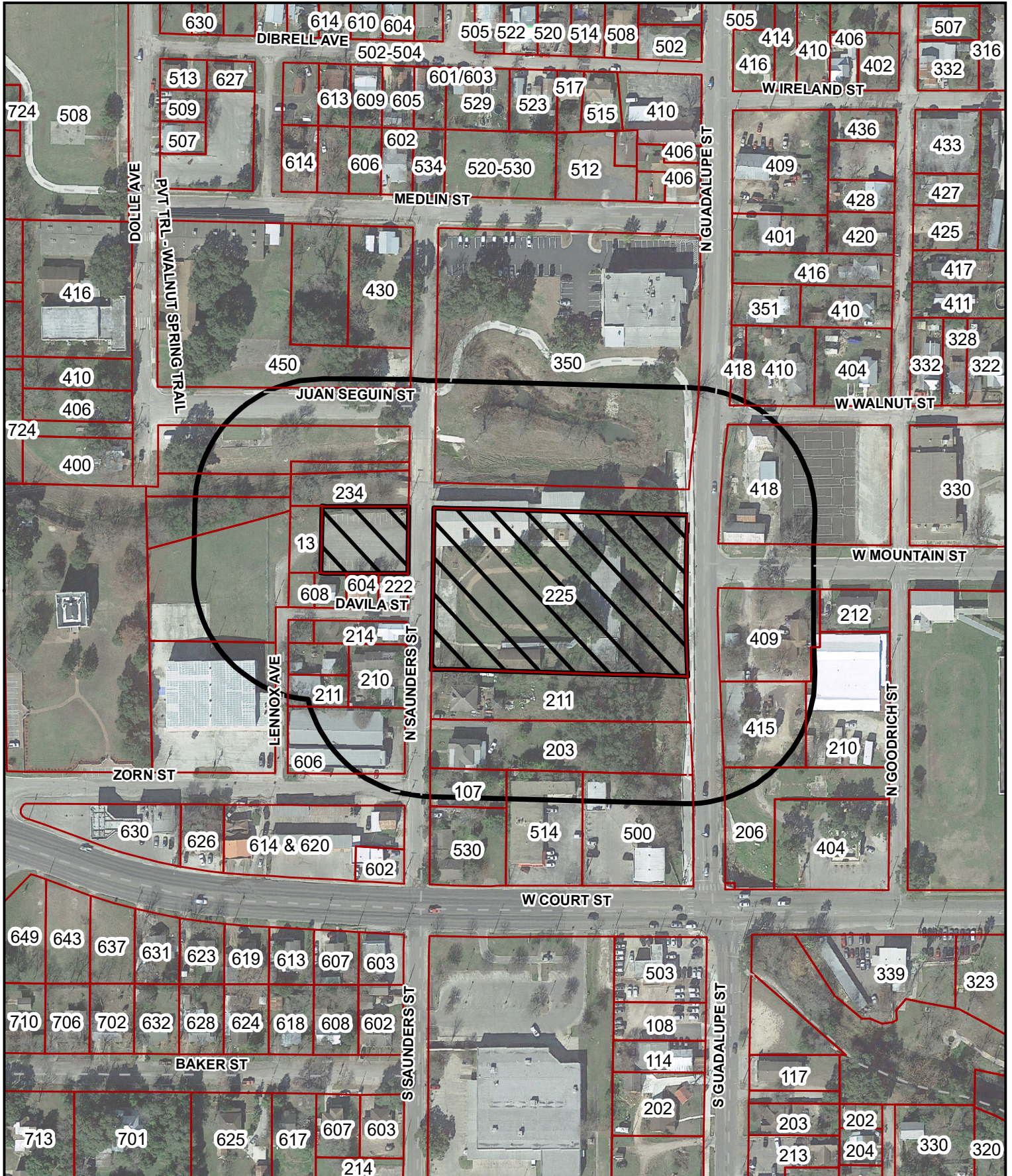
### **OTHER CONSIDERATIONS:**

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and site plan review) as required.



# LOCATION MAP

2C 04-21 225 N Saunders



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.



Lot Lines



Site Location



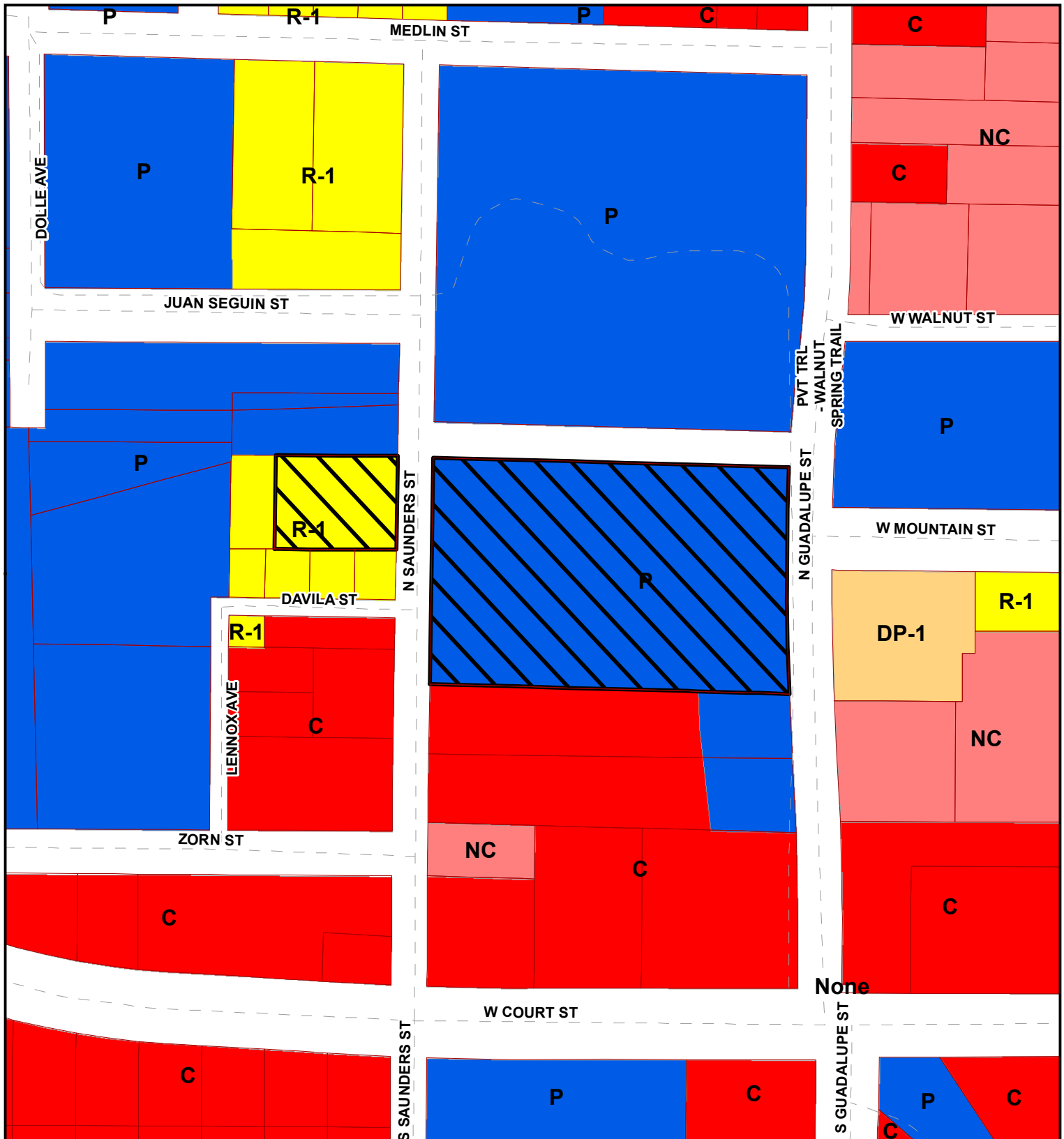
200' Notification Buffer  
1 inch = 200 feet

Printed: 2/25/2021



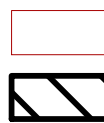
# ZONING MAP

ZC 04-21 225 N Saunders



	Agricultural - Ranch		Single Family Residential 2		MultiFamily 1		Manufactured Home Park		Industrial
	Rural Residential		Zero Lot Lines		MultiFamily 2		Neighborhood Commercial		Public
	Suburban Residential		Duplex 1		MultiFamily 3		Commercial		Planned Unit Development
	Single Family Residential 1		Duplex 2		Manufactured-Residential		Light Industrial		ROW

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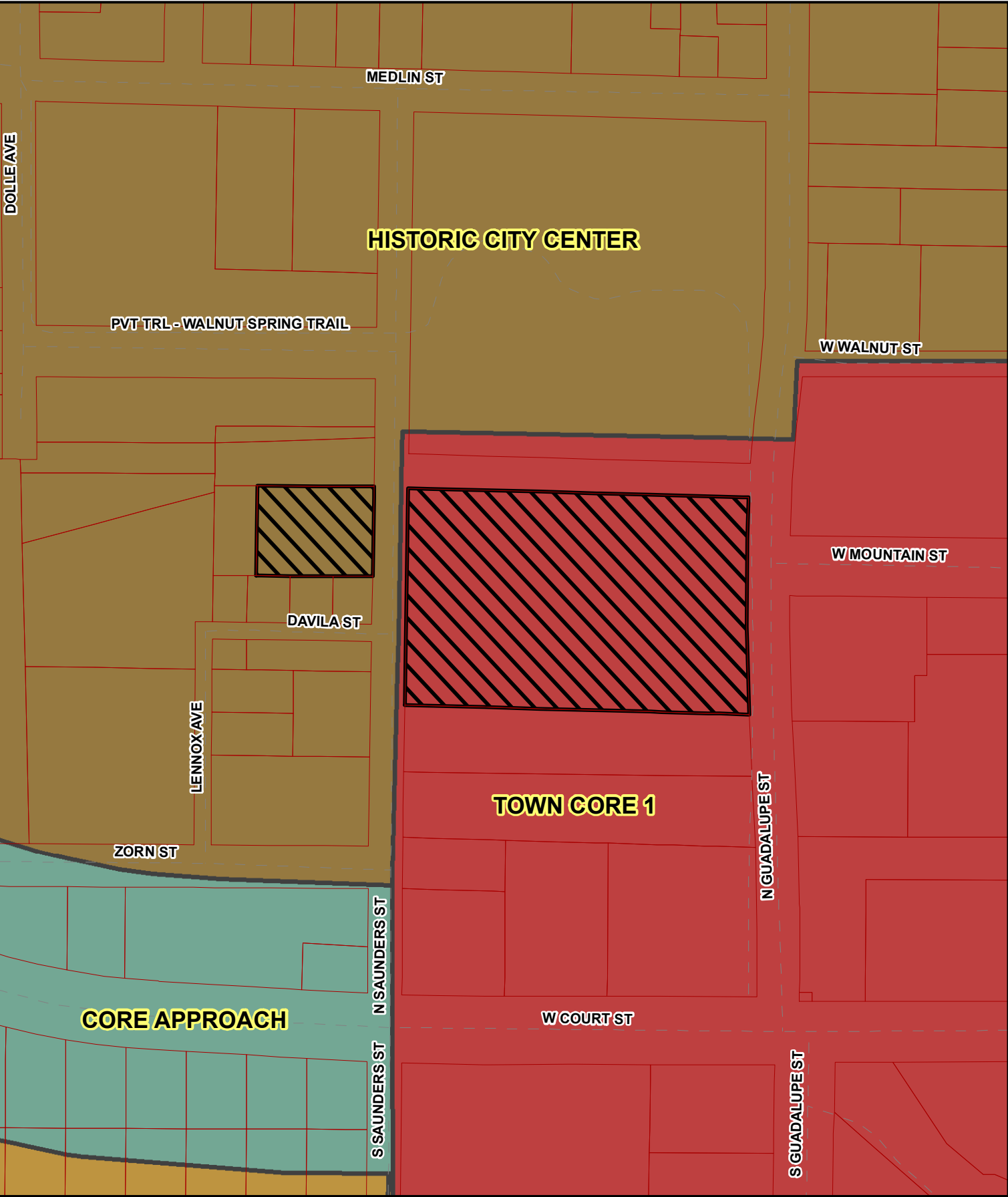


Ownership




Site Location

1 inch = 150 feet

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