



PLANNING & CODES

Planning and Zoning Commission Report ZC 20-18

A request for Zoning Change 20-18 was considered during a public hearing at the Planning & Zoning Commission meeting on October 9, 2018:

A Zoning Change from Commercial (C) to Neighborhood Commercial (NC) as a request for property located at 2741 FM 464, Property ID 52793

Helena Schaefer presented the staff report. She explained that that property was annexed in 2013 and was zoned Commercial during the zoning process. The property is located on FM 464 and near IH 10. A manufactured home was on the property but has been removed to build a single-family residential dwelling. Ms. Schaefer stated that Commercial zoning does not allow a new single-family residence although Neighborhood Commercial does allow the use of an existing residence or the construction of a new residence. The request is compatible with the surrounding land use and zoning in the area. The property takes access from FM 464, next to the Springs Hill water tower. She said developing a high impact commercial use may require an additional access point and approval from TxDOT. She informed the Commission that the lot configuration does not allow for a good high traffic flow for a high impact commercial use. Staff recommended approval of the zoning change to Neighborhood Commercial to allow the primary use of the property to be single-family residential or a commercial use.

Ann Odom, 3551 Elm Creek, Seguin Texas was available to answer questions.

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

After consideration of the staff report and all information given regarding Zoning Change ZC 20-18 Commissioner Gettig moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Change Request to Neighborhood Commercial. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL.

MOTION PASSED

7-0-0

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

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "Helena Schaefer".

ATTEST: Helena Schaefer, Senior Planner

Applicant:

Ann B Gastring Odom
3551 Elm Creek Rd
Seguin, TX 78155

Property Owner:

Ann B Gastring Odom
3551 Elm Creek Rd
Seguin, TX 78155

Property Address/Location:
2471 FM 464

Legal Description:

Abs: 11, JD Clements Survey
2.00 ac Prop ID: 52793

Lot Size/Project Area:

Approx. 2.00 acres

Future Land Use Plan:

Town Approach

Notifications:

Mailed Sept 28, 2018
Newspaper Sept 23, 2018

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 Commercial to Neighborhood Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant land
N of Property	P	Spring Hill water tower
S of Property	No zoning - ETJ	Vacant land
E of Property	No zoning - ETJ	Farmland
W of Property	No zoning - ETJ	Residential dwelling

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property located at 2471 FM 464 is currently zoned Commercial, but the property owner would like to build a single-family residential dwelling. Staff recommends approval of the zoning change to Neighborhood Commercial in order to allow the primary use of the property to be either single-family residential or commercial. As well, the current configuration of the lot does not allow for a good high traffic flow for a high impact commercial use.

Planning Department Recommendation:

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Commercial and is located on the south side of FM 464, close to the IH 10 intersection. There was a manufactured home on the property, but was removed in order to build a single-family residential dwelling. The property was annexed in 2013, and the Commercial zoning was assigned during the zoning process. The elongated lot shares an entrance next to the Spring Hills water tower.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, the Commercial zoning district allows for an existing single-family residential structure with a Specific Use Permit, but not a new single-family residential structure. However, the Neighborhood Commercial zoning does allow the use of an existing single-family residential structure or the construction of a new single-family residential structure.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located in an area of farmland, rural single-family residential structures and industrial use. The Guadalupe River is located to the southwest and IH 10 to the northwest. Neighborhood Commercial would be a good transition between the single-family residential to the south and the interstate to the north.

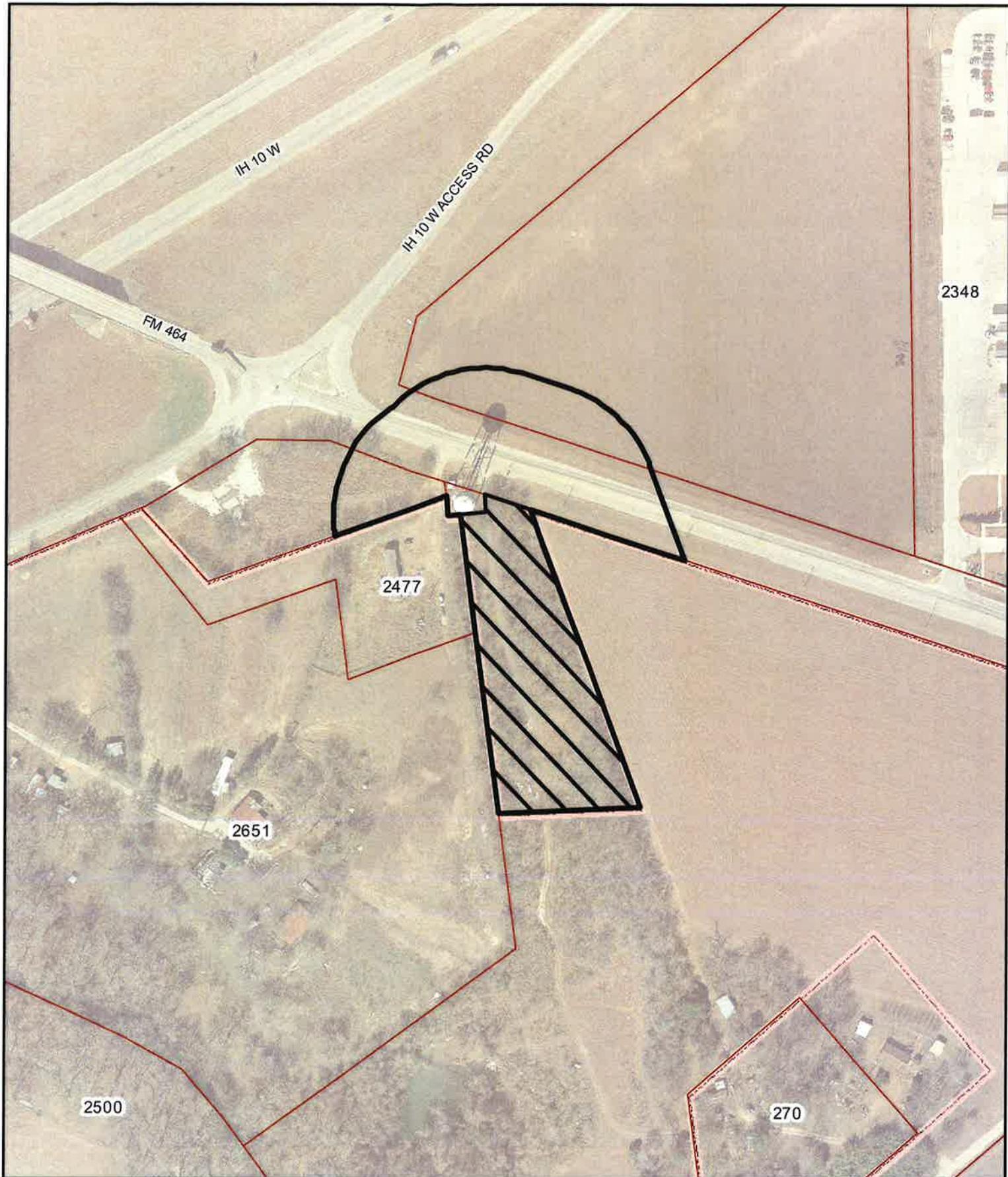
COMPREHENSIVE PLAN:

The property falls into the Town Approach future land use district. The intent of this district is to encourage appropriate development practices along the corridor, but also compatible with the other land use districts being crossed. Commercial use is appropriate for Town Approach.

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 property takes its access from FM 464, next to the Spring Hills water tower. If this property was developed for a high impact commercial use, it might require approval from TxDOT for an additional access point; FM 464 is a TxDOT right-of-way. This lot has only 70 feet of street frontage.



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Site Location



200' Notification Buffer

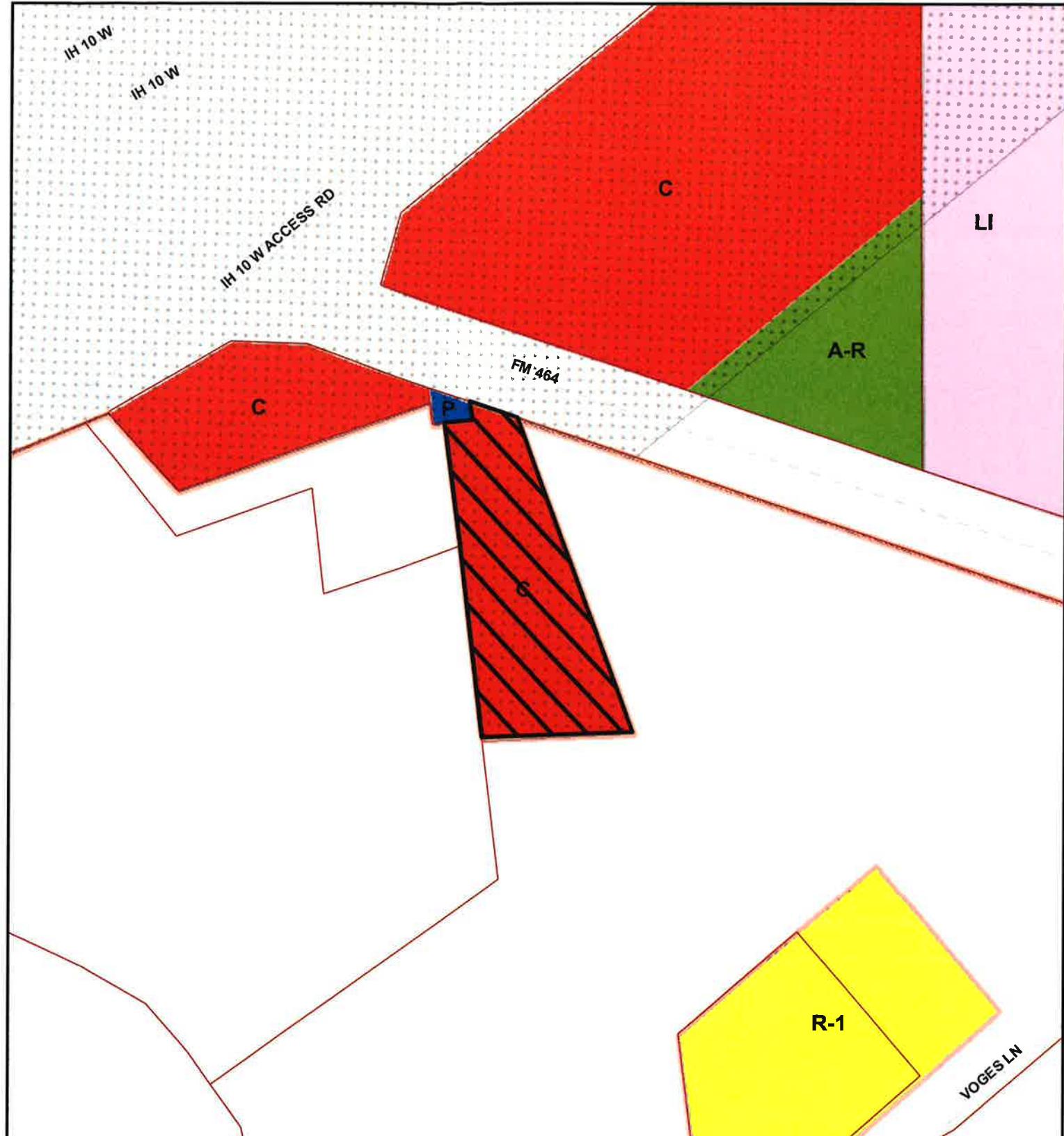
— Lot Lines

1 inch = 200 feet

Printed: 9/17/2018

ZONING MAP

ZC 20-18: 2471 FM 464



A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

I Industrial

P Public

PUD Planned Unit

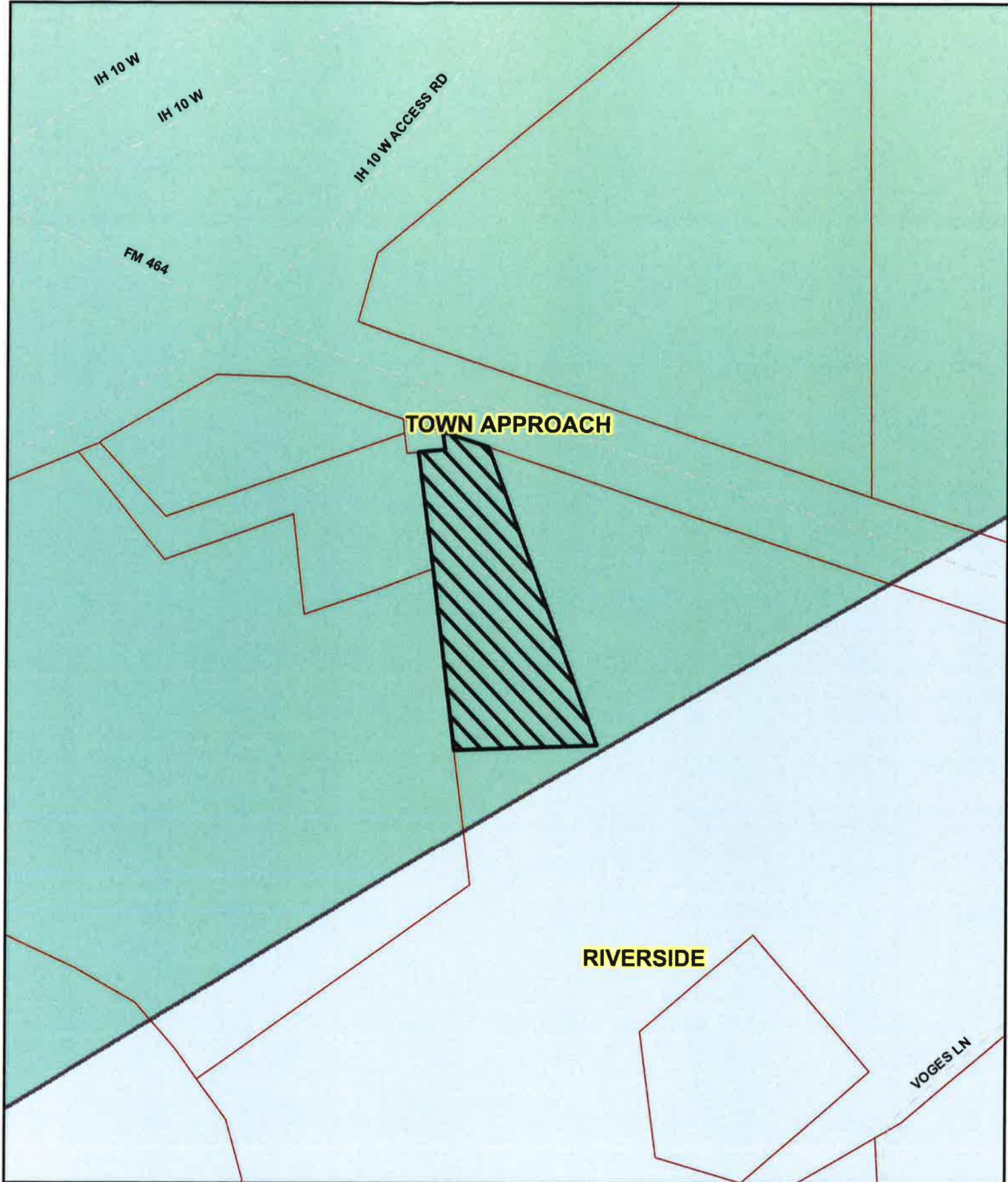
Development

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Site Location Lot Lines

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Site Location
Lot Lines

1 inch = 200 feet

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