

**SEGUIN ZONING BOARD OF ADJUSTMENTS AGENDA**  
**CITY HALL COUNCIL CHAMBERS**  
**210 E. GONZALES STREET, SEGUIN, TEXAS**  
**February 8, 2018 at 5:30 P.M.**

1. Call to order.
2. Roll Call.
3. Approval of the Minutes of the December 14, 2017 Meeting.
4. Public Hearing and Possible Action on a request for a Plat Variance to Section 3.6 Lot Dimensional and Development Standards of the Unified Development Code requiring conformance to lot depth, lot width and lot area for property located at 801 East Krezdorn Street, Property ID 17013 (VAR 01-18)
5. Adjourn.

CERTIFICATE

I certify that the above notice of meeting was posted in the display case at the Municipal Building, 210 East Gonzales Street, of the City of Seguin, Texas on the 2nd day of February, 2018 at 10:00 a.m.



Francis Serna  
Planning Assistant

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.

**ZONING BOARD OF ADJUSTMENTS  
MINUTES  
December 14, 2017**

1. The City of Seguin, Zoning Board of Adjustments held a regular meeting on December 14, 2017 at 5:30 p.m., in the City Hall Council Chambers. Wayne Windle presided over the meeting. A quorum was present:

2. Roll Call:

Members Present: Wayne Windle  
Paul Quello  
Penny Wallace  
Eric Aufderhaar

Members Absent: Ramiro Hernandez, Jr. (Alternate)

Staff: Ismael Segovia, Assistant Director of Planning & Codes  
Francis Serna, Planning Assistant

3. Approval of the Minutes of the November 9, 2017 Meeting.

Eric Aufderhaar made a motion to approve the minutes. Penny Wallace seconded the motion. The following vote was recorded:

Aye: Windle, Quello, Wallace, Aufderhaar

Nay:

Abstain:

Motion Carried: 4-0-0

4. Public Hearing on a Request for a Variance to the City of Seguin Unified Development Code Section 3.6.2 – Lot Dimensional and Development Standards in a Commercial Zoned District to the building setbacks and lot sizes for property located at 104 N. Austin, Property ID28099. (VAR 10-17)

Ismael Segovia presented the staff report. He explained that the applicant is requesting the lot width, lot depth, and building setback variances in order to subdivide existing downtown buildings into separate lots. He stated given the unique characteristics of the lots and existing buildings in downtown, staff finds that the variances are consistent with the surrounding development. The Downtown Historic District in Seguin dates back to the 1800's and development started well before platting and building setbacks existed. Mr. Segovia presented the 1885 Sandborn Maps that identify the downtown buildings built up to the streets and adjacent to neighboring buildings. Staff finds that the existing building should be preserved in the character as it exists today, allowing the setbacks at 0' from the

property line. In addition, the typical lot sizes and dimensions in downtown Seguin do not follow the current zoning requirements, which were adopted well after the construction of the buildings. The building setbacks and lot dimensions within the Downtown Historic District are unique to downtown and do not share the same characteristics of Commercial lots in the rest of the City. No comments were received and staff recommended approval of the request.

Eric Aufderhaar asked if the building layout will revert back to its original plan. Mr. Segovia stated that it would. Paul Quello asked about the plans for the stairway west of the building. Gloria Kinz, Tri-County Surveying advised that the stairway is part of tract #3 in the layout. Mr. Quello explained that the stairway was once shared by both building and expressed concerns regarding access to the adjacent building. Wayne Windle gave a brief description of the stairwell and stated he is unaware of an access agreement. Mr. Quello advised that there was not a shared access agreement between the adjacent property owners. He felt that there may be issues in the future concerning access to the second floor by the adjacent property owners. Gloria Kinz pointed out that the prior title commitment does not address an access easement. Mr. Quello commended the applicant on a development of the property.

Gloria Kinz, Tri-County Surveying and Terry Cleveland, New Opportunities said they are not aware of an access easement. Mr. Cleveland stated that they do not have anything in the title that refers to an access easement. He said they plan to restore the building to what it was years ago. Mr. Cleveland stated that they have a buyer for the North side of the building.

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

Paul Quello made a motion to approve the request for a Variance as recommended by staff and noted that there could be possible issues with the adjacent property's access to the second floor. Eric Aufdehaar seconded the motion. The following vote was recorded:

Aye: Windle, Quello, Wallace, Aufderhaar

Nay:

Abstain:

Motion Carried: 4-0-0

The chairman declared the meeting adjourned at 5:51 p.m.

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Wayne Windle, Chair

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Francis Serna, Recording Secretary



**PLANNING & CODES**

**Side Setback Requirements  
801 E. Krezdorn  
VAR 01-18 Staff Report**

**Applicant:**

Gloria Kinz  
Tri-County Surveying, Inc.  
114 N. Austin  
Seguin, TX 78155

**Property Owner(s):**

Sandra Brawner Masters &  
Donna Brawner  
2525 S. Lamar Blvd. Unit 203  
Austin, Tx 78704

**Property Address/Location:**

801 E. Krezdorn

**Legal Description:**

Est. Lot 1A and 1B, Blk II,  
Brawner Subd.

**Lot Size/Project Area:**

0.244 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

Mailed: 01.26.18  
Published: 1.21.18

**Comments Received:**

None Received

**Staff Review:**

Ismael B. Segovia  
Asst. Dir. of Planning & Codes  
February 8, 2018

**Attachments:**

- Notification/Aerial Map
- Zoning Map
- FLUP Map
- Plats

**REQUEST:**

The applicant is requesting a variance from the required lot depth of one-hundred (100) feet in a R-1 zoning district for the subdivision of one lot into two.

**ZONING AND LAND USE:**

|                         | Zoning | Land Use  |
|-------------------------|--------|-----------|
| <b>Subject Property</b> | R-1    | Residence |
| <b>N of Property</b>    | R-1    | Residence |
| <b>S of Property</b>    | R-1    | Residence |
| <b>E of Property</b>    | R-1    | Residence |
| <b>W of Property</b>    | R-1    | Residence |

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Staff does find that there is a unique circumstance or a hardship that warrants the justification for a variance in this request. The Applicant is requesting this plat variance in order to subdivide a signal lot into two lots. Two single family homes exist on the site and due to their placement, the requested subdivision will lead to the proposed lots not meeting the required side yard dimension of one hundred (100) feet. Staff does recommend approval of the variance.

**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**

**BACKGROUND:**

The property owners are interested in subdividing the lot which they own. Currently the lot is configured as one corner lot on two blocks. There are two single family houses existing on the lot with is in conflict with the UDC. Each house is independent of each other as each is connected to different utilities and meters. The property is zoned R-1, which requires that lots within the zoning category have a lot depth of one hundred (100) feet, with a lot width of sixty (60) feet. If the lot is divided as requested, both potential lots would meet the required widths, but would not meet the required depths. One would have a depth of approximately 52.87 feet, leaving the second lot with approximately 88.13 feet.

**CODE REQUIREMENTS:**

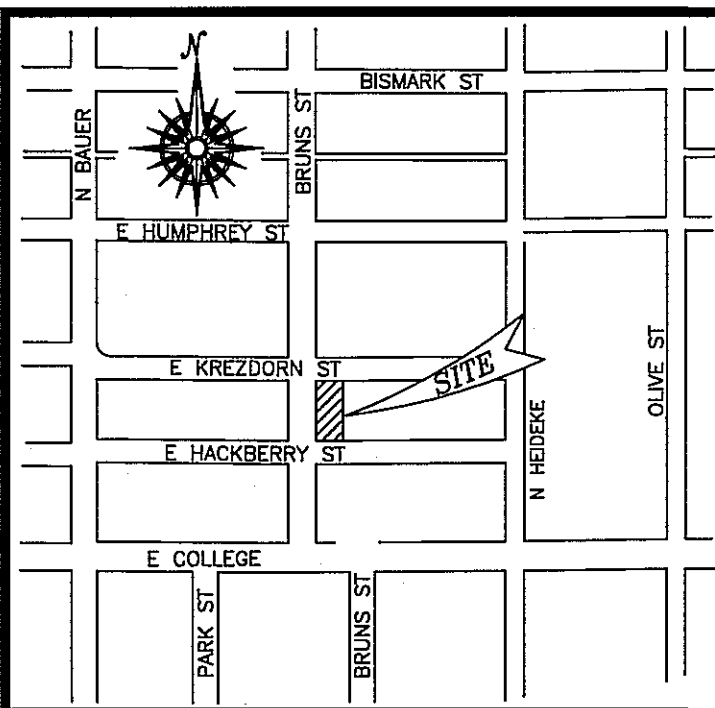
**Zoning:**

The property is zoned R-1 Residential. The existing land use and structures are grandfathered.

**Setbacks:** The required setbacks for a structure in an R-1 zoning district are twenty five (25) feet for the front, fifteen (15) feet for the side yards and five (5) feet for the rear yard. Both primary structures are shown to meet the setbacks required in the R-1 zoning district.

**STAFF RECOMMENDATION:**

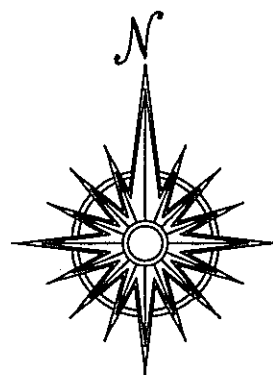
The subject property is located within the historic center of the city which has a majority of its lots constructed in various methods prior to the existence of the zoning laws within the Unified Development Code. This led to the construction of multiple residential structures upon lots which may have been done to share among family members. This seems to have been the case here and is trying to be corrected via the subdivision of the lot into two independent lots. It was also noticed that the block which the existing lot sits on is more narrow than a typical city block thus it having a double frontage. This variance request would assist in correcting the issue of having two independent single family homes on one lot. It is due to these reasons, which staff recommends approval of this variance request.



**LOCATION MAP**  
(N.T.S.)

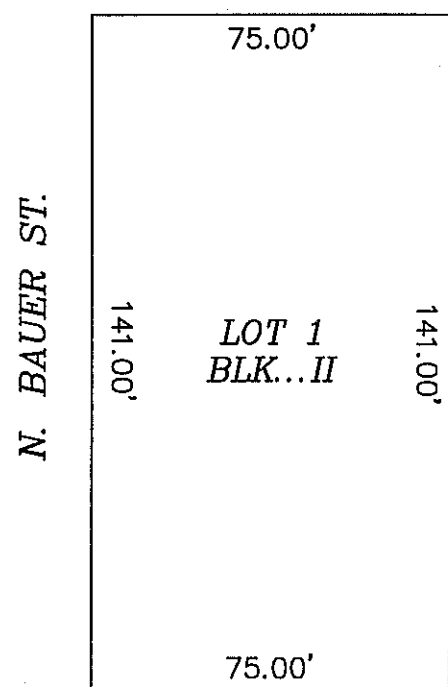
NOTES:

1. BASIS OF BEARING IS THE SOUTH ROW LINE OF KREZDORN ST. AS FOUND MONUMENTED ON THE GROUND.
2. ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".
3. BY GRAPHICAL PLOTTING ONLY THIS SITE IS IN ZONE X, AS PER F.I.R.M. MAP 48187C0280F, DATED NOVEMBER 2, 2007.
4. IMPROVEMENTS NOT SHOWN.
5. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.



SCALE:  
1" = 30'

**E. KREZDORN STREET**



N.T.S.

**E. HACKBERRY STREET**

**OWNER OR DEVELOPER**

DONNA BRAUNER  
SANDRA BRAUNER MASTERS  
116 S. TIMBER TOP DR.  
SPRING, TEXAS 77380

NOVEMBER 16, 2017  
PROPOSED USE: RESIDENTIAL  
TOTAL LOTS = 2

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS BRAUNER SUBDIVISION, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
DONNA BRAUNER

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
BY \_\_\_\_\_  
DONNA BRAUNER

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

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\_\_\_\_\_  
SANDRA BRAUNER MASTERS

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
BY \_\_\_\_\_  
SANDRA BRAUNER MASTERS

\_\_\_\_\_  
GLORIA A. KINZ

\_\_\_\_\_  
GLORIA A. KINZ

PLAT OF

**BRAWNER SUBDIVISION**

ESTABLISHING LOT 1A AND 1B, BLOCK II, BRAUNER SUBDIVISION, SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

I, THE UNDERSIGNED, AUBREY C. HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

**PRELIMINARY FOR REVIEW ONLY**

REGISTERED PROFESSIONAL LAND SURVEYOR #4493

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AUBREY C. HOLLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING CERTIFICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AD.

\_\_\_\_\_  
GLORIA A. KINZ

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

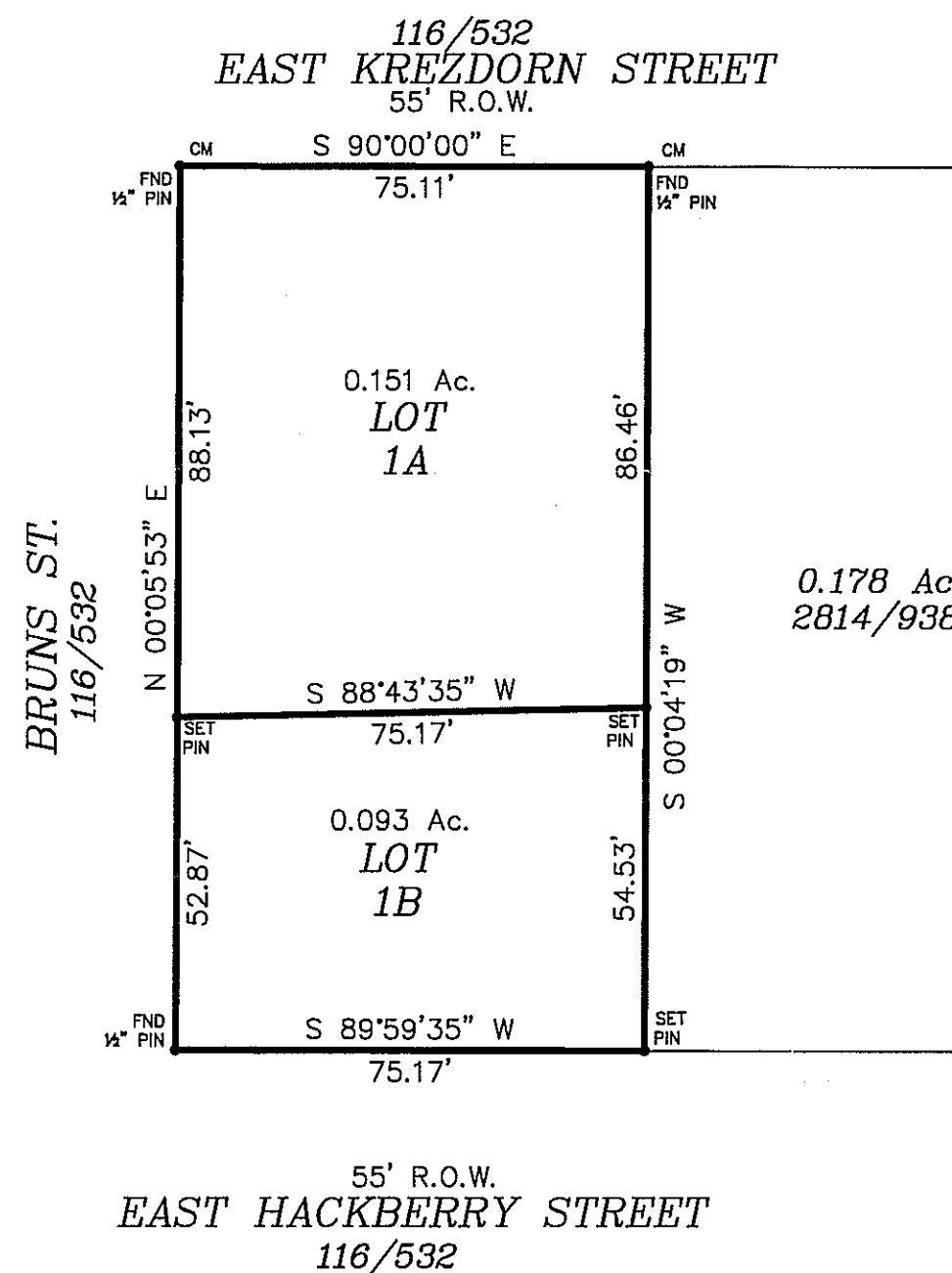
I, TERESA KIEL COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

2018, AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018.

\_\_\_\_\_  
TERESA KIEL  
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



(N.T.S.)  
**AREA BEING REPLATTED**

BEING LOT 1 BLOCK II, OF THE DEVELOPMENT COMPANY RESUBDIVISION OF BLOCKS FIVE, SIX NINE AND TEN, PREVIOUSLY RECORDED ION VOLUME 116, PAGE 532, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

CM = CONTROLLING MONUMENT

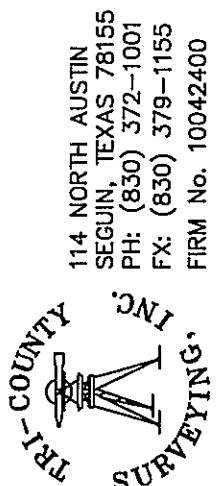
**UTILITIES**

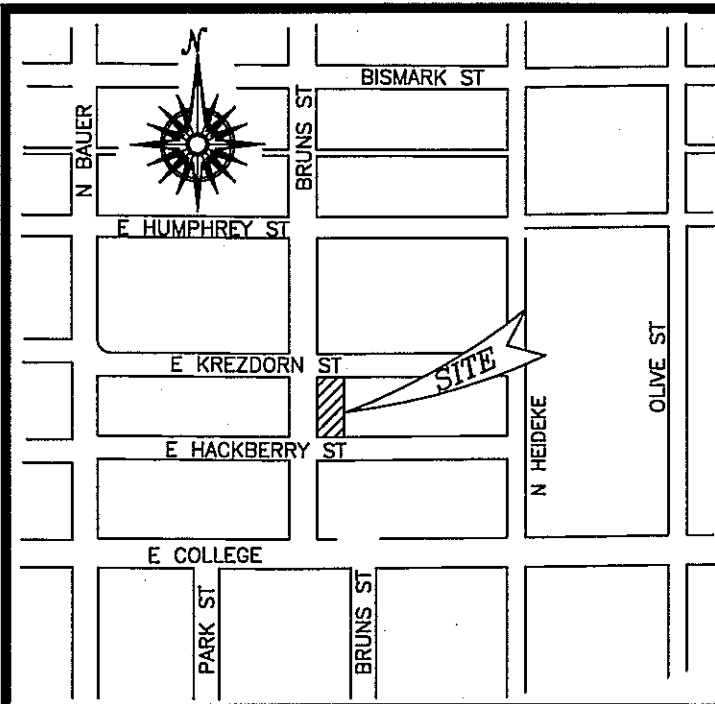
WATER: CITY OF SEGUIN  
ELECTRIC: CITY OF SEGUIN  
SAN. SEWER: CITY OF SEGUIN  
C.A.T.V. TIME WARNER  
SEGUIN INDEPENDENT SCHOOL DISTRICT

APPROVED AS A MINOR PLAT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
BY THE DIRECTOR OF PLANNING AND CODES, CITY OF SEGUIN, TEXAS.

\_\_\_\_\_  
PAMELA CENTENO  
DIRECTOR OF PLANNING

\_\_\_\_\_  
JOSE R. RAMOS, JR., P.E.  
CITY ENGINEER

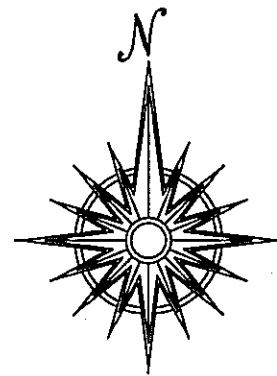




**LOCATION MAP**  
(N.T.S.)

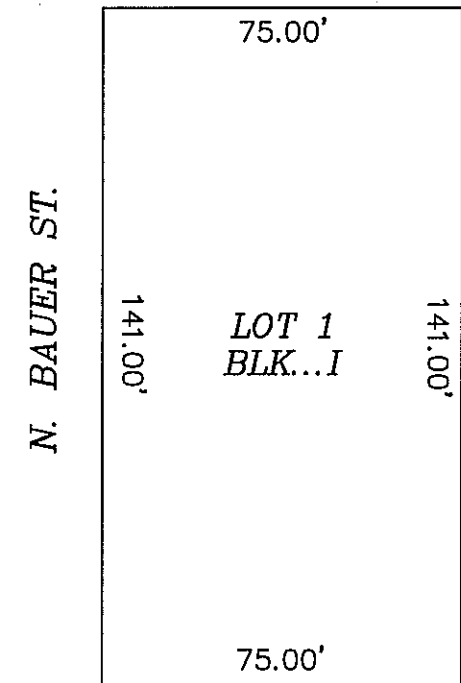
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4. IMPROVEMENTS NOT SHOWN.
5. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
6. SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF SEGUIN AT THE TIME OF DEVELOPMENT.
7. STORMWATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES WHEN THE IMPERVIOUS COVER, AREAS WHICH CONSIST OF BUILDINGS, PAVEMENTS (GRAVEL, ASPHALT, OR CONCRETE) OR OTHER NON-PERMEABLE SURFACE(S), EXCEEDS 35 PERCENT OF THE TOTAL LAND AREA FOR EACH RECORDED LOT AND PROPERTY.
8. THIS SUBDIVISION PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE" FOR LANDSCAPING & TREE PROTECTION & MITIGATION.



SCALE:  
1" = 30'

**E. KREZDORN STREET**



(N.T.S.)  
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**E. HACKBERRY STREET**

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BY \_\_\_\_\_ DONNA BRAUNER

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SANDRA BRAUNER MASTERS

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BY \_\_\_\_\_ SANDRA BRAUNER MASTERS

\_\_\_\_\_  
GLORIA A. KINZ

\_\_\_\_\_  
GLORIA A. KINZ

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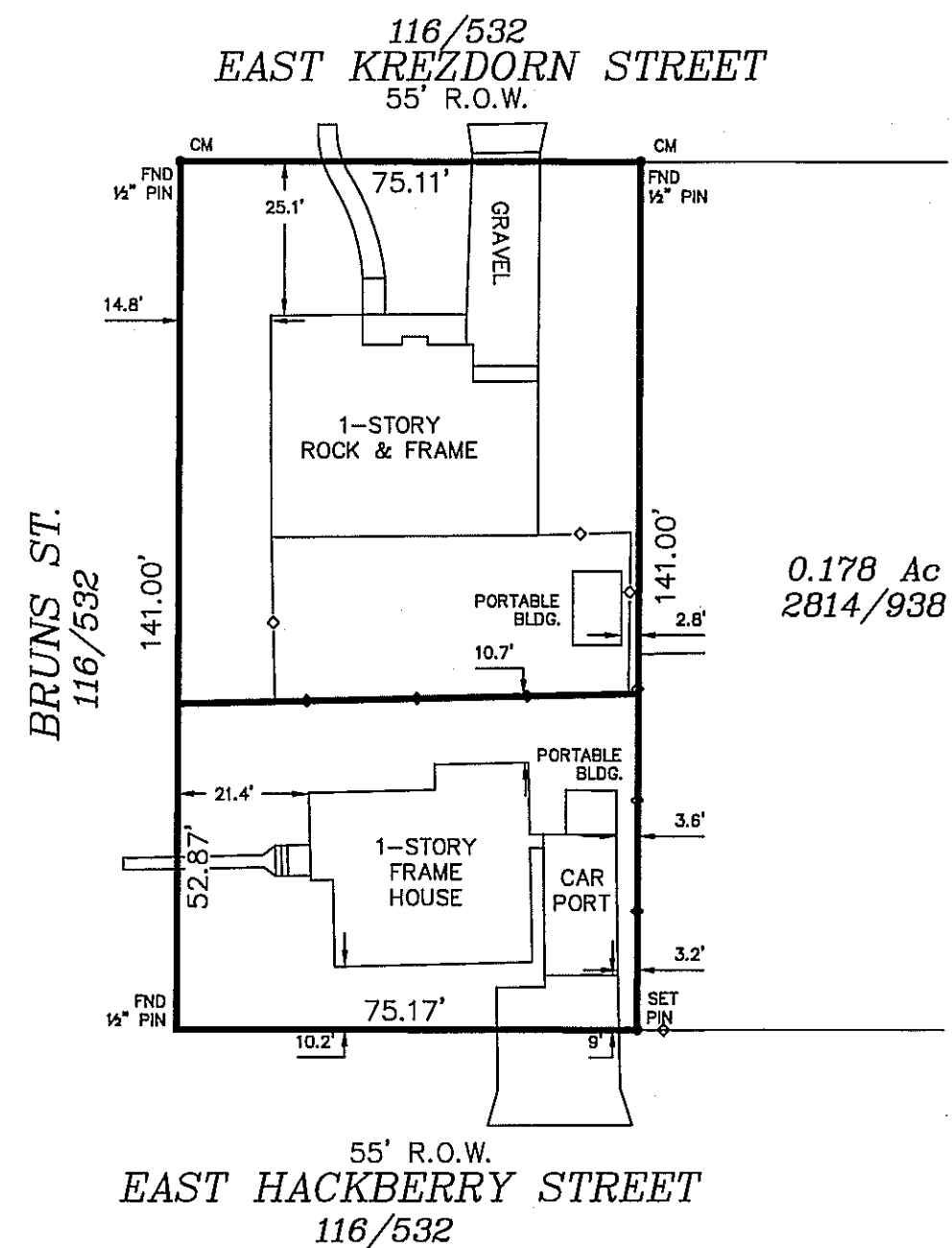
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\_\_\_\_\_  
TERESA KIEL  
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



0.178 Ac  
2814/938

114 NORTH AUSTIN  
SEGUIN, TEXAS 78155  
PH: (830) 372-1001  
FX: (830) 379-1155  
FIRM No. 10042400



APPROVED AS A MINOR PLAT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,  
BY THE DIRECTOR OF PLANNING AND CODES, CITY OF SEGUIN, TEXAS.

\_\_\_\_\_  
PAMELA CENTENO  
DIRECTOR OF PLANNING

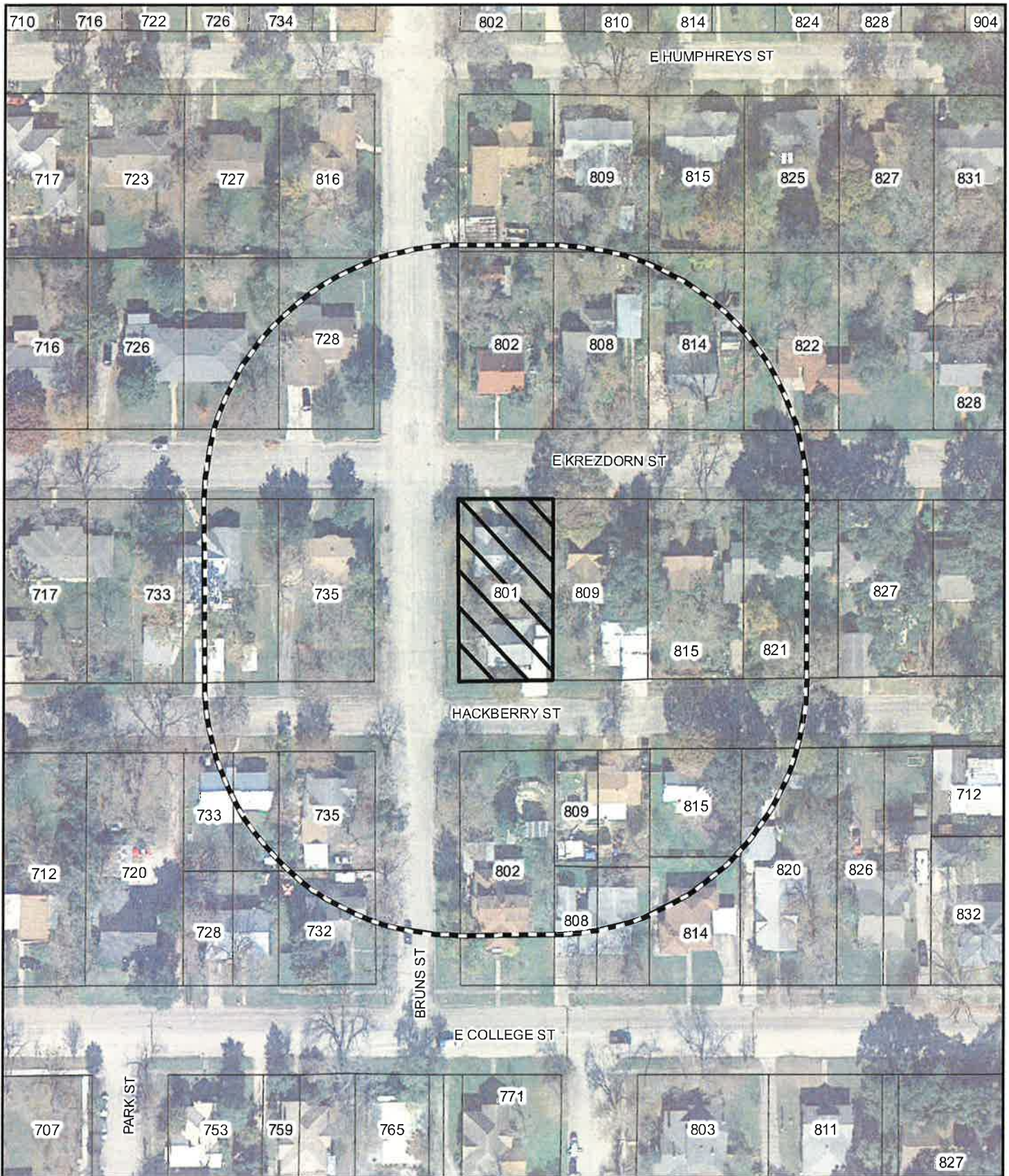
**UTILITIES**

WATER: CITY OF SEGUIN  
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SAN. SEWER: CITY OF SEGUIN  
C.A.T.V. TIME WARNER  
SEGUIN INDEPENDENT SCHOOL DISTRICT




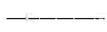
\_\_\_\_\_  
JOSE R. RAMOS, JR., P.E.  
CITY ENGINEER

# LOCATION MAP

# VAR 01-18: 801 E Krezdorn 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.

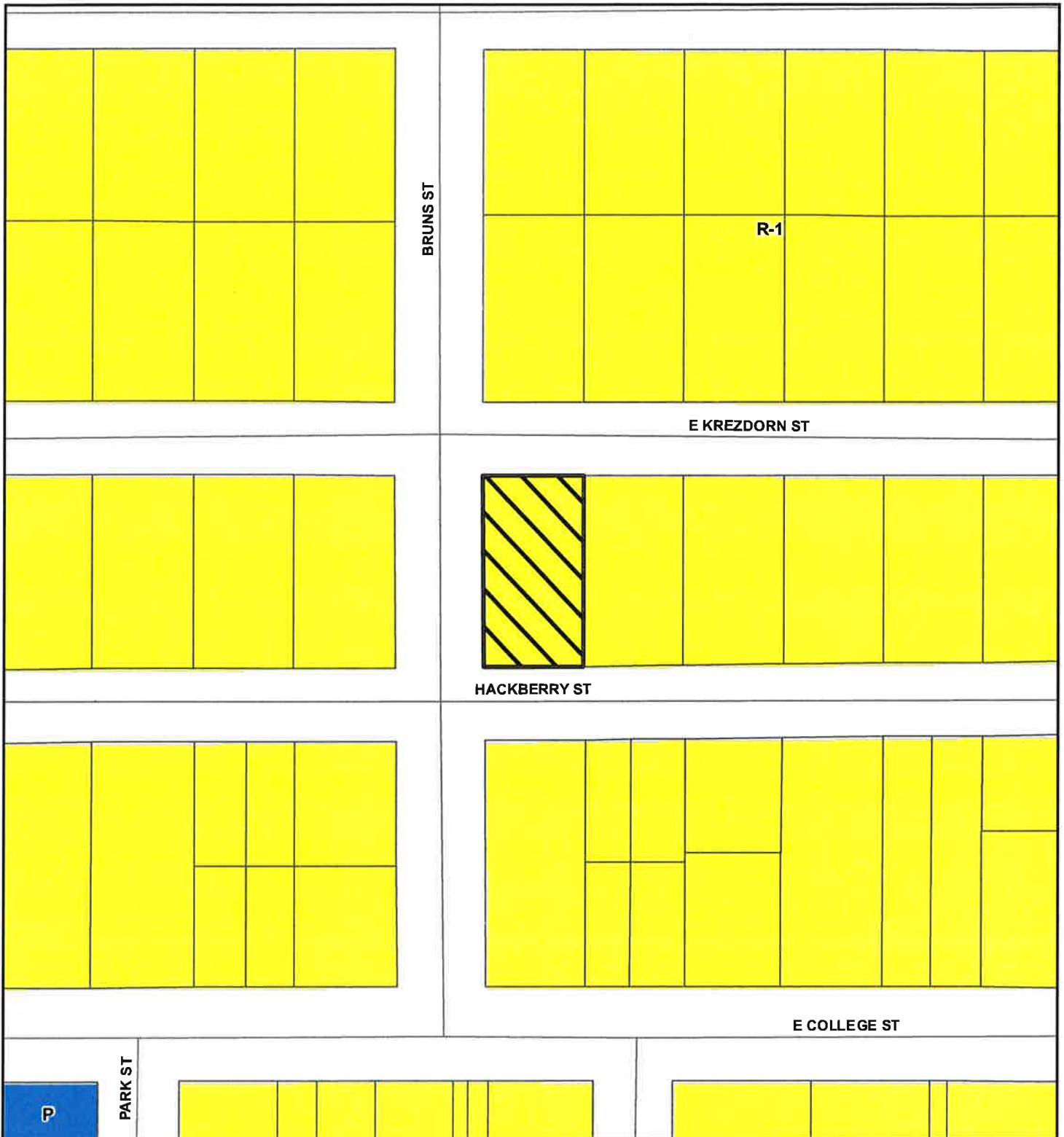





Site Location      200' Notification Buffer  
 Lot Lines      1 inch = 100 feet  
 Printed: 1/11/2018



# ZONING MAP

VAR 01-18: 801 E Krezdorn 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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Site Location



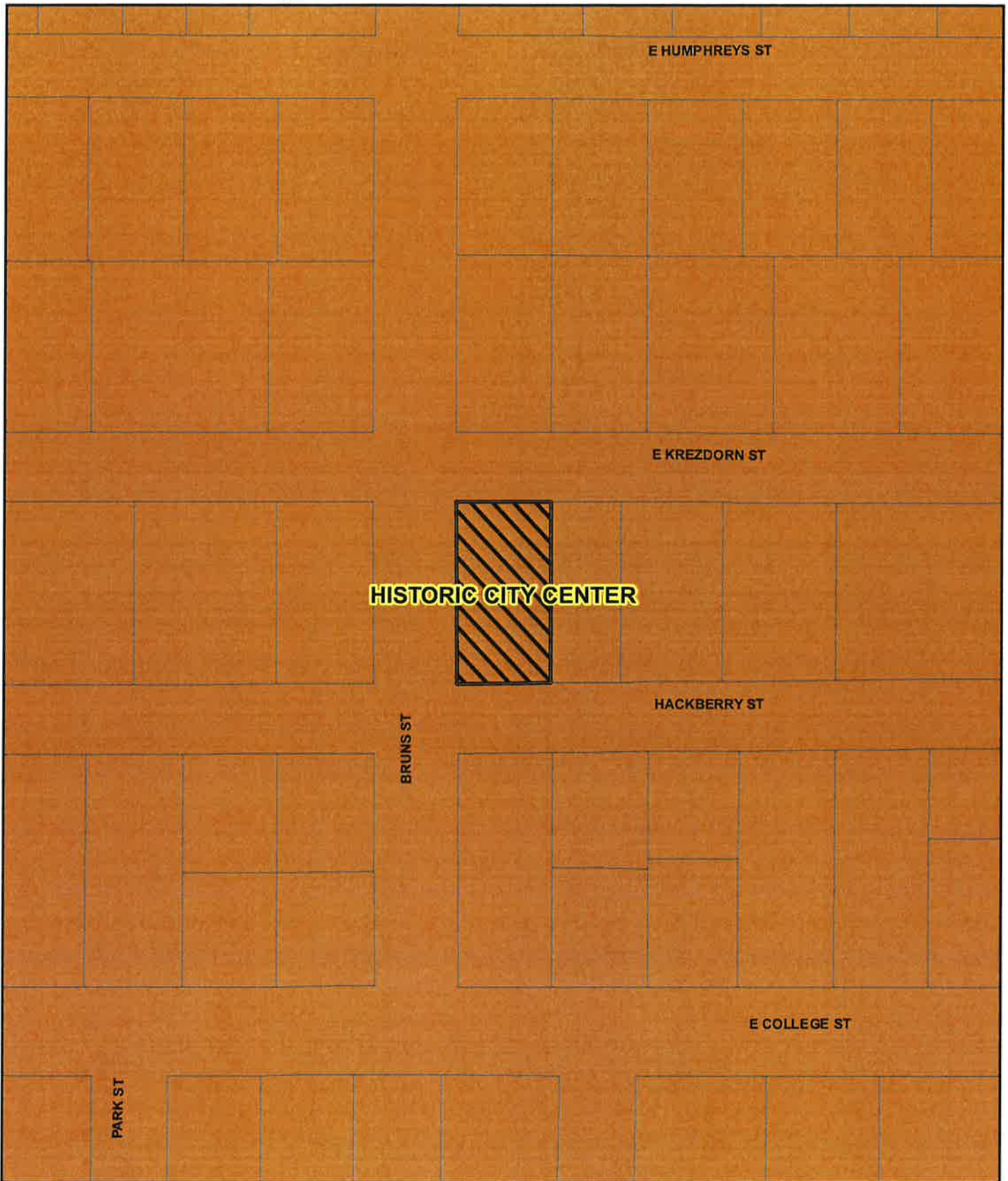
Corridor Overlay Districts

1 inch = 100 feet

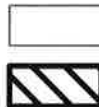
Printed: 1/11/2018

# FUTURE LAND USE MAP

# VAR 01-18: 801 E Krezdorn St



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Parcels

Site Location

1 inch = 100 feet

Printed: 1/11/2018