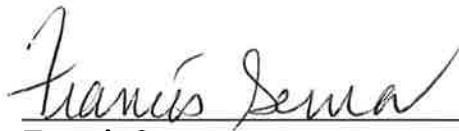


**SEGUIN ZONING BOARD OF ADJUSTMENTS**  
**MEETING AGENDA**  
**CITY HALL COUNCIL CHAMBERS**  
**210 E. GONZALES STREET, SEGUIN, TEXAS**  
**January 10, 2019 at 5:30 P.M.**

1. Call to order.
2. Roll Call.
3. Approval of the Minutes of the November 15, 2018 Meeting.
4. Public Hearing and Possible Action on a request by Ranlem Scott LLC for a Plat Variance to Section 3.6.2-Lot Dimensional and Development Standards of the Unified Development Code for property for located at 515 and 517 Dibrell, Property ID 46343. (VAR 10-18)
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 4th day of January 2019 at 3:00 p.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  
REGULAR MEETING  
MINUTES  
November 15, 2018**

1. The City of Seguin, Zoning Board of Adjustments held a regular meeting on November 15, 2018 at 5:42 p.m., in the City Hall Council Chambers. Wayne Windle called the meeting to order. Wayne Windle presided over the meeting. A quorum was present:

2. Roll Call:

Members Present: Wayne Windle  
Penny Wallace  
Eric Aufderhaar  
Andrew Nelson

Members Absent: Paul Quello

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

3. Approval of the Minutes of the September 13, 2018 Special Meeting.

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

Aye: Windle, Wallace, Aufderhaar, Nelson

Nay:

Abstain:

Motion Carried: 4-0-0

4. Public Hearing and Possible Action on a Variance to the City of Seguin Unified Development Code, Section 5.3 – Off-Street Parking and Loading for Non-residential Districts for property located at 323 W. Nolte, Property ID 13367, (VAR 08 -18)

Ismael Segovia presented the staff report. Wayne Windle abstained due to having financial gain if the request was approved. Mr. Windle is assisting with selling the property. Therefore, the Board did not have a voting quorum. Item VAR-01-18 was postponed to a future date.

5. Public Hearing and Possible Action on a Variance to the City of Seguin Unified Development Code, Section 3.6 Lot Dimensional and Development Standards of the Unified Development Code requiring conformance to lot width for property located at 938 and 940 Country Club Drive, Property IDs 144468 & 144469, (VAR 09-18)

Ismael Segovia presented the staff report. He explained that a similar request was made and approved for the adjacent lots to the east of the subject site. The shape of the lots is irregular due to the location of the adjacent floodplain to the north. The lots created are 184' deep to 214' deep and the minimum depth for duplex lots is only 90'. Staff finds that the reduction in the width from 60' to 50' should not impede the appropriate development of duplexes. Mr. Segovia stated that the Gardens at Country Club Subdivision plat was approved by the Planning Commission in 2010. There is one existing single-family residential lot and four lots were rezoned to Duplex 2. All other lots are vacant. Staff recommended approval of the request with the conditions that one standard size-family residential driveway will be allowed per lot with a maximum driveway width of 18' and garages shall take up no more than 50% of the front building façade.

Resident of Nob Hill Condominiums stated that he was concerned with insufficient parking and traffic.

Robert Hudson, 3321 Whisper Manor, Schertz Texas stated he also has issues with the existing duplex parking situation. Mr. Hudson explained he is proposing a parking lot and no garages. He feels that a parking lot will help with parking and traffic concerns.

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

Eric Aufderhaar made a motion to approve the variance request. Andrew Nelson seconded the motion. The following vote was recorded:

Aye: Windle, Wallace, Nelson, Aufderhaar

Nay: 0

Abstain: 0

Motion Carried: 4-0-0

The chairman declared the meeting adjourned at 5:58 p.m.

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Wayne Windle, Chair

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Francis Serna, Recording Secretary



**PLANNING & CODES**

**Lot Frontage & Lot Depth Requirements  
515 & 517 Dibrell  
VAR 10-18 Staff Report**

**Applicant:**

Ranlem Scott, LLC.  
PO Box 290  
Boerne, TX 78006

**Property Owner(s):**

Ranlem Scott, LLC.  
PO Box 290  
Boerne, TX 78006

**Property Address/Location:**

515 & 517 Dibrell

**Legal Description:**

Lot: D, Block: 1068, ADDN:  
West

**Lot Size/Project Area:**

0.2055 acres

**Future Land Use Plan:**

Historic City Center

**Notifications:**

Mailed: 3.15.18

**Comments Received:**

**Staff Review:**

Ismael B. Segovia  
Asst. Dir. of Planning & Codes

**Attachments:**

- Notification/Aerial Map
- Zoning Map
- FLUP Map
- Conceptual Plat

**REQUEST:**

The applicant is requesting a variance from the required lot frontage and lot depth 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	Single-family residential
<b>N of Property</b>	R-1	Single-family residential
<b>S of Property</b>	C	Vacant
<b>E of Property</b>	P	Church
<b>W of Property</b>	R-1	Single-family residential

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Staff does find that there is a unique circumstance or a hardship as existing structures were built prior to the adoption of zoning. The Applicant is requesting this plat variance in order to subdivide a single 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 lot frontage and lot depth. Staff does recommend approval of the variance.

**Planning Department Recommendation:**

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

## **PLANNING DEPARTMENT ANALYSIS**

### **BACKGROUND:**

The property owners are interested in subdividing the lot which they own. Currently the lot is configured as one lot. There are two single family houses existing on the lot which conflicts with the Unified Development Code (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 frontage of fifty (50) feet and lot depth of one hundred (100) feet. If the lot is divided as requested, both potential lots would not meet the lot requirements mentioned above.

Both structures are grandfathered in to their existing setback as one lot. What led to the need for the variance request is the creation of the new lot line between the two existing structures. The proposed lots at Dibrell (as shown on the proposed plat) will not meet the required lot depth as they are each approximately seventy-five (75) to seventy-nine (79) feet in depth. This would leave the lots approximately twenty-five (25) to twenty-one (21) feet short. The existing structure on the proposed lot at 517 Dibrell (as shown on proposed plat) will also not be able to meet the requirements for the lot width. The proposed lot is shown to have an approximate lot width of forty (40) feet falling ten (10) feet short of the required fifty (50) feet.

### **CODE REQUIREMENTS:**

#### **Zoning:**

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

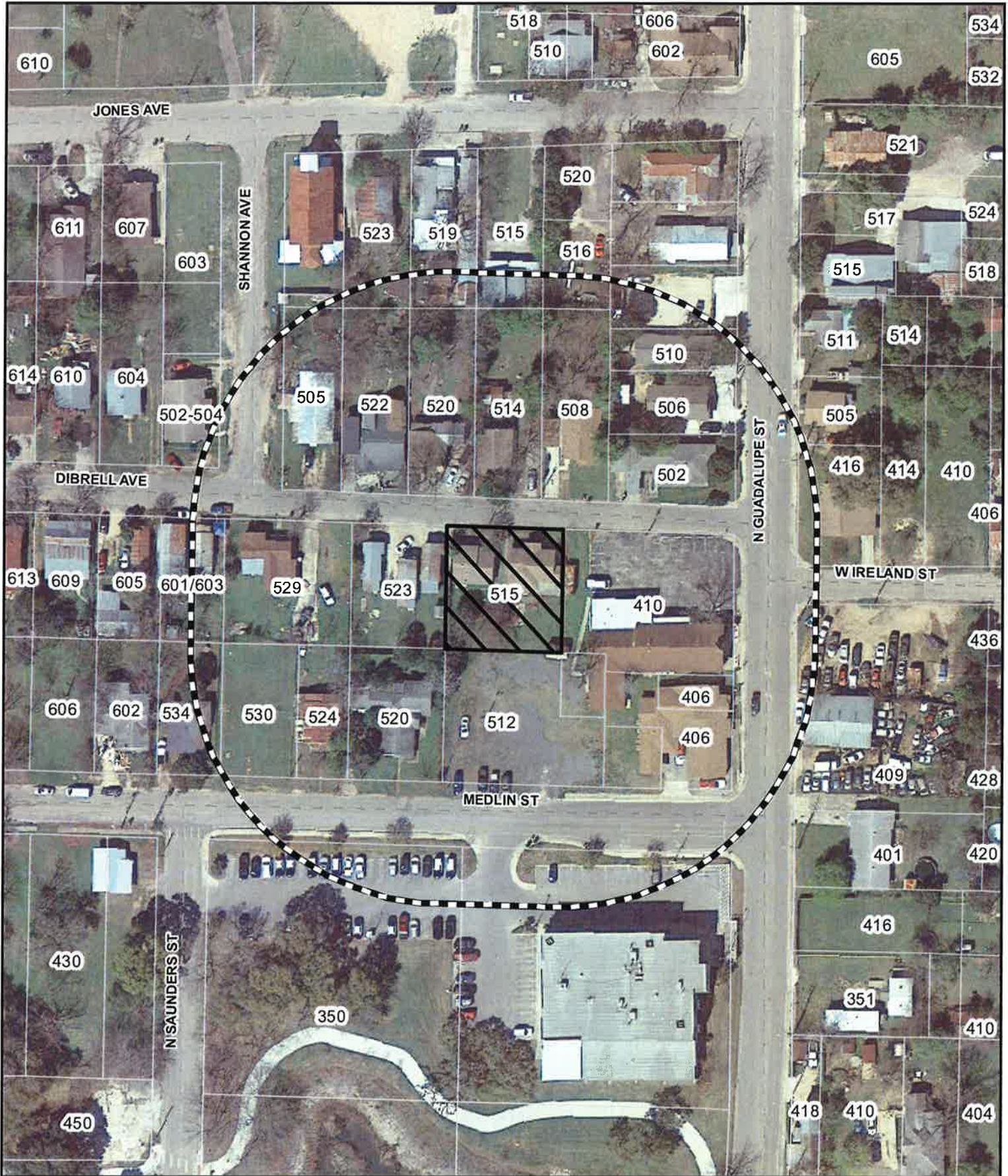
- **Lot Frontage:** The required lot frontage for a structure in a R-1 zoning district is fifty (50) feet.
- **Lot Depth:** The required lot depth for a structure in a R-1 zoning district is one hundred (100) feet.

### **STAFF RECOMMENDATION:**

The subject property is located within the historic center of the city which has many 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 single lots. 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 narrower than a typical city block thus limiting the depth of the lots. This variance request would assist in correcting the issue of having two independent single-family homes on one lot. Both structures have already been grandfathered to their existing setbacks as one lot. With the proposed subdivision of the lot into two lots, the variances in question are the lot width and lot depth for the lot at 517 Dibrell and lot depth for 515 Dibrell. Based on the grandfathered configurations of the lots in the area staff recommends approval of this variance request.

# LOCATION MAP

# VAR 10-18: 515 & 517 Dibrell



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: 12/12/2018	

# ZONING MAP

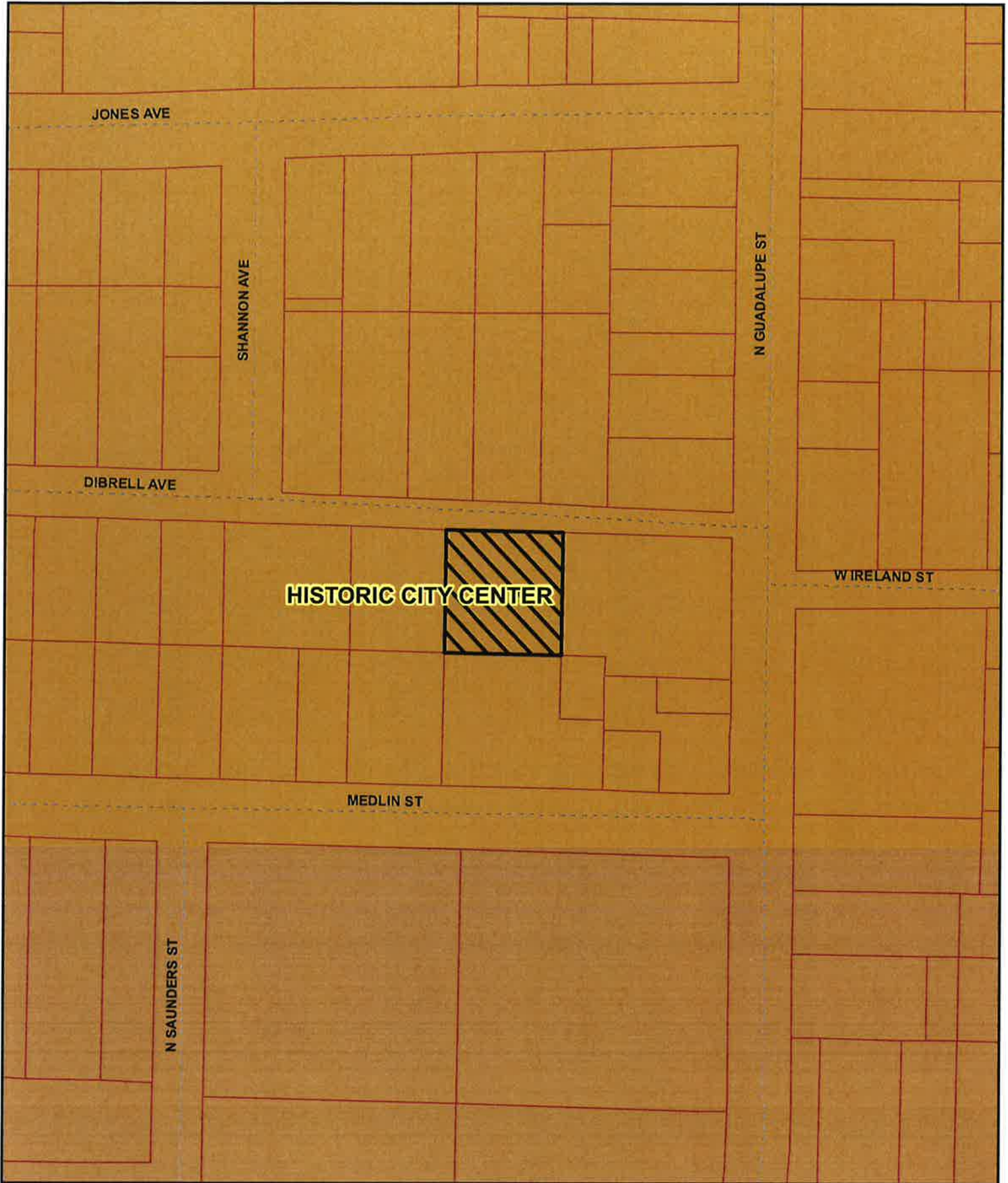
# VAR 10-18: 515 & 517 Dibrell






- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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	1 inch = 100 feet
		Lot Lines	Printed: 12/12/2018

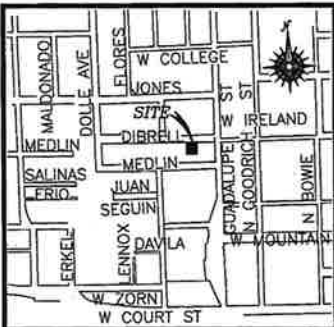


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  Site Location  
 Lot Lines

1 inch = 100 feet  
Printed: 12/12/2018





**OWNER OR DEVELOPER**  
 RANLEM SCOTT LLC  
 P.O. BOX 290  
 BOERNE, TX. 78006  
 SURVEY DATE: NOVEMBER 13, 2018  
 TOTAL LOTS = 2

Field notes describing a 0.177 of an acre of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being that tract of land called 0.18 acre, conveyed to Ranlem Scott, LLC, by deed recorded in Document Number 201899017854, Official Records, Guadalupe County, Texas and being more particularly described as follows:

Beginning at a 3/8" diameter iron pin found in the south right-of-way line of Dibrell Street for the northeast corner of a tract of land called 0.185 of an acre, described in Document Number 2015012418, Official Records, Guadalupe County, Texas, the northwest corner of the 0.18 of an acre tract and the herein described tract.

Thence, S 87° 50' 39" E, 95.44 feet with the south right-of-way line of Dibrell Street and the north line of the 0.18 of an acre tract to a 1/2" diameter iron pin found for the northernmost northwest corner of a Boundary Line Agreement, described in Volume 1615, Page 929, Official Records, Guadalupe County, Texas, the northeast corner of the 0.18 acre tract and the herein described tract.

Thence, S 03° 37' 08" E, 75.62 feet along the Boundary Line Agreement, to an "X" scribed in concrete, for an interior corner of the Boundary Line Agreement, the southeast corner of then 0.18 of an acre tract and the herein described tract.

Thence, S 89° 58' 04" W, 104.13 feet along said Boundary Line Agreement and the south line of the 0.18 of an acre tract, to a 1/2" diameter iron pin with a plastic cap stamped B&A RPLS 2633 found in the east line of the 0.185 acre tract for the westernmost northwest corner of the Boundary Line Agreement, the southwest corner of the 0.18 of an acre tract and the herein described tract.

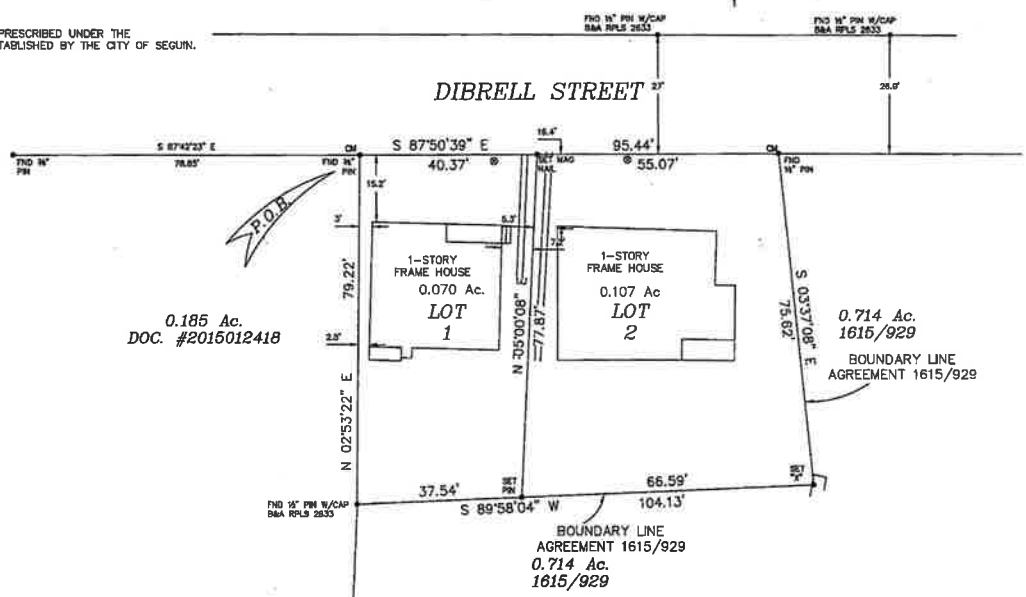
Thence, N 02° 53' 22" E, 79.22 feet with the east line of the 0.185 of an acre tract and the west line of the 0.18 of an acre tract, to the Place of Beginning and containing 0.177 of an acre of land.

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

**NOTES:**

1. BASIS OF BEARING IS THE SOUTH ROW LINE OF DIBRELL STREET 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" = 40'



STATE OF TEXAS:  
COUNTY OF GUADALUPE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS RANLEM SCOTT 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.

AGENT

STATE OF TEXAS:  
COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY \_\_\_\_\_

GLORIA A. KINZ

PLAT OF  
**RANLEM SCOTT  
SUBDIVISION**

ESTABLISHING LOTS 1 AND 2, RANLEM SCOTT SUBDIVISION, HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING THAT TRACT OF LAND CONVEYED TO RANLEM SCOTT LLC, BY DEED RECORDED IN DOCUMENT NUMBER 201899017854, OFFICIAL RECORDS, 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 \_\_\_\_\_, 2019, 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.,

2019, 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. 2019.

TERESA KIEL  
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

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

APPROVED AS A MINOR PLAT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,  
BY THE DIRECTOR OF PLANNING AND CODES, CITY OF SEGUIN, TEXAS.

PAMELA CENIENO, DIRECTOR OF PLANNING, DATE \_\_\_\_\_

DAVID HASEGO, F.E., C.F.M., CITY ENGINEER, DATE \_\_\_\_\_

**UTILITIES**

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



114 NORTH AUSTIN  
SEGUIN, TEXAS 78155  
PHONE: (830) 379-1155  
FAC: (830) 379-1155  
FIRM No. 10042400