



PLANNING & CODES

Planning and Zoning Commission Report ZC 06-22

A zoning designation for ZC 06-22 to Single Family Residential (R-1) for two property located at 4000 State Hwy. 46 N, Property ID 54801 & 54802 was considered during a public hearing at the Public Planning & Zoning Commission meeting on May 10, 2022.

Helena Schaefer presented the staff report. She explained that the property is currently undergoing the annexation process. The initial zoning designation for newly annexed properties is Agricultural Ranch, unless another zoning designation is requested. The applicant is requesting Single-family residential 1 for the entire tract. The property is the last property in the ETJ along SH 46. There is currently a firework stand in the front and the remainder of the property is used for agricultural purposes.

She stated the area is of high growth due to the expansion of the public sewer system. She pointed out that there is a residential development across SH 46, Lily Springs and in the home construction phase. To the immediate south is another residential development, Waters Edge and about to enter the home construction phase. In addition, further south is Three Oaks, which is in the infrastructure construction phase.

Ms. Schaefer explained that the property does not fall in any future land use district. The FLUP districts were created in 2008. Since then the city limits and the ETJ expanded over time, the FLUP districts were not amended to match the city limits and ETJ.

She stated that the property will only take access from SH 46, which is TXDOT right-of-way. TXDOT will approve all access points, as well as any traffic mitigation. She added with an increase in residential density, there will be an increase in traffic.

A representative from Brown & Ortiz, PC was present to answer questions. Wayne Flores, KFW Engineers was also present to answer questions.

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 06-22), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning designation to Single Family Residential (R-1) for property located at 4000 State Hwy. 46 N. Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-1) .

MOTION PASSED
6-0-0


Francis Serna, Planning Assistant


ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

ZC 06-22 Staff Report 4000 State Hwy 46 N (Voluntary Annexation) Zoning Designation to R-1

Applicant:

Brown & Ortiz P.C.
112 E Pecan St, Ste 1360
San Antonio, TX 78205

Property Owner:

PSG-BV Holding Co, LLC
20203 Messina
San Antonio, TX 78258

Property Address/Location:

4000 State Hwy 46 N

Legal Description:

Abs: 20, A M Esnaurizar Sur,
39.711 acres
Property IDs: 54801 &
54802

Lot Size/Project Area:

39.711 acres

Future Land Use Plan:

None

Notifications:

Mailed: April 29, 2022
Newspaper: April 24, 2022

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning designation to R-1 Single Family Residential

ZONING AND LAND USE:

| | Zoning | Land Use |
|-------------------------|--------|--------------------------------------|
| Subject Property | OCL | Farmland/Fireworks Stand |
| N of Property | OCL | Farmland |
| S of Property | R-1/C | Water's Edge Residential Development |
| E of Property | R-1/C | Lily Springs Residential Development |
| W of Property | OCL | Residences |

SUMMARY OF STAFF ANALYSIS:

This 39.711-acre property is located along the 4000 Blk of State Hwy 46 N and is within the City's ETJ. The applicant is going through the voluntary annexation process and is requesting a zoning designation to (R-1) Single Family Residential. The proposed residential development is compatible with existing and proposed residential developments in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – outside of any current future land use districts.

Compatible with existing and permitted uses of surrounding properties – there are several single-family residential developments along State Hwy 46 N and Cordova Rd.

Adverse impact on surrounding properties or natural environments – none

Proposed zoning follows a logical and orderly pattern – yes

Other factors that impact public health, safety or welfare – None identified. However with an increase in housing will come an increase in traffic. Any traffic mitigation will need to be approved by TXDOT.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 39.711 acre tract is currently undergoing the annexation process; this includes the request for a zoning designation. This property is located within the City's ETJ and is being used as agricultural land, with the front tract housing a fireworks stand.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the applicant makes a specific request. In this case, the applicant has requested a zoning of R-1 Single-Family Residential.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This area is experiencing high residential growth, as the public sewer system is extended northwest. There are several single-family residential developments in various stages. To the east is Lily Springs, where home construction is taking place. Further east, there are two tracts of land next to Lily Springs, that is also in the annexation process. To the south is the Water's Edge development that is ready to start home construction. Given the growth, the request for a single-family residential zoning designation is compatible.

COMPREHENSIVE PLAN:

This property is located on the outer portion of the future land use plan and does not lie within any district. Emergent Residential, and Rural Residential closely border this property, both of which express the use of residential or a manner complementary to residential use within them.

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

No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

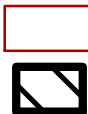
Access to the property will be taken from State Hwy 46 N. This is a TXDOT right-of-way and any access onto the state highway will require their approval.

LOCATION MAP

ZC 06-22 4000 State Hwy 46 N



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



200' Notification Buffer



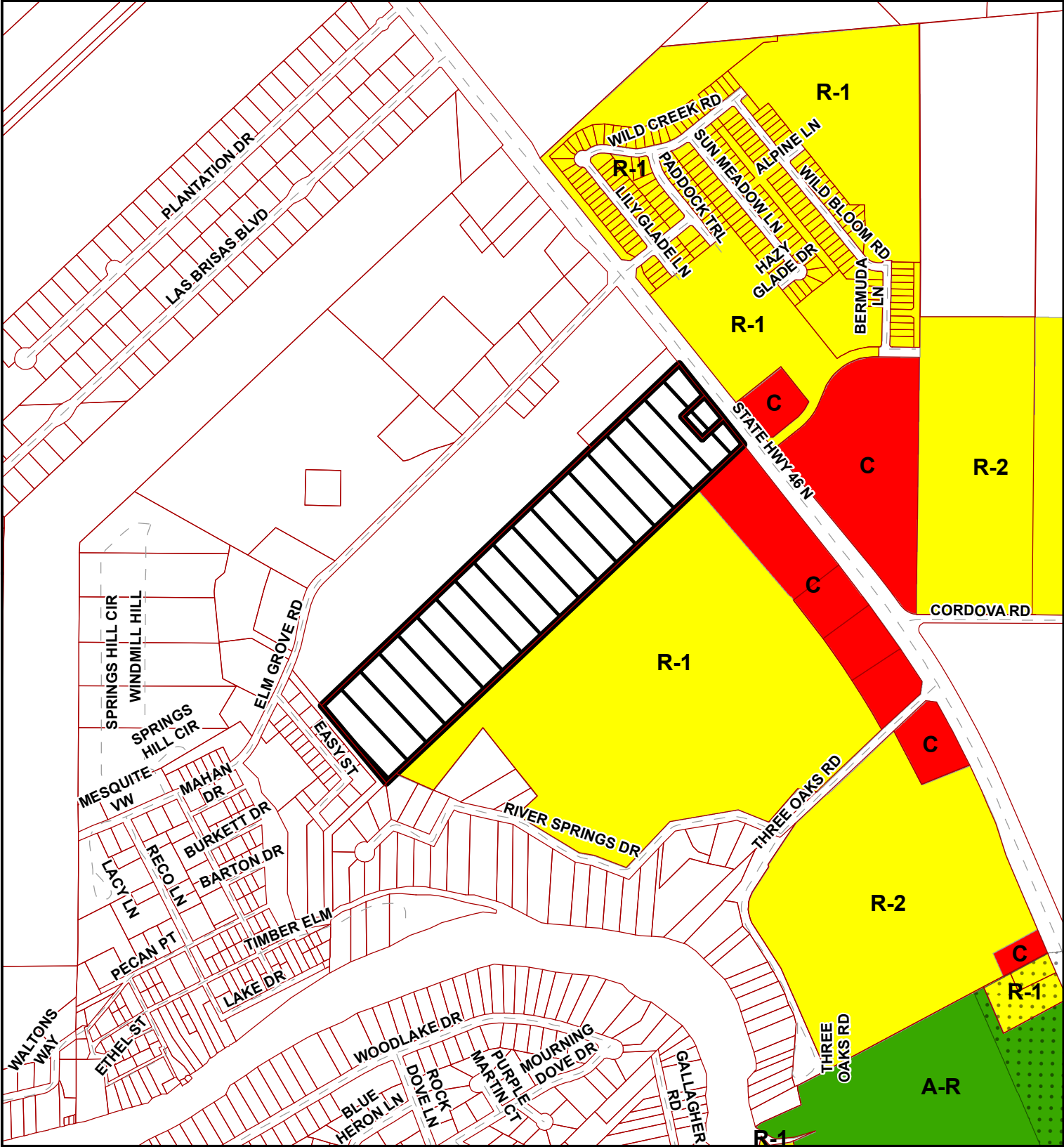
Site Location

1 inch = 800 feet

Printed: 4/26/2022

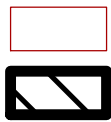
ZONING MAP

ZC 06-22 4000 State Hwy 46 N



- | | | | | |
|-----------------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| 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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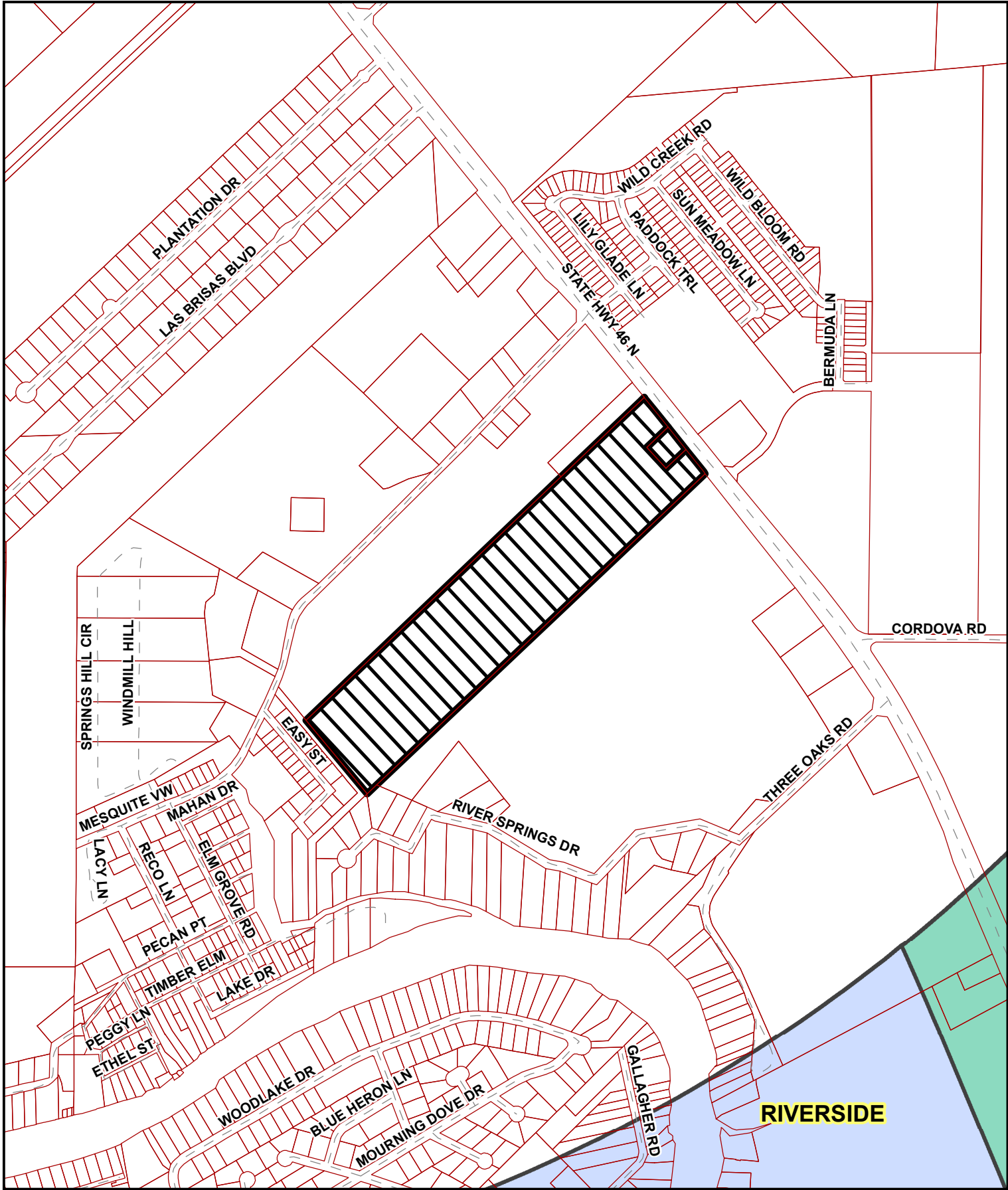


Ownership

Site Location

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