



Planning and Zoning Commission Report ZC 17-15

The following request was considered in conjunction with Zoning Change 17-15 during a public hearing at the Planning & Zoning Commission meeting on August 11, 2015:

ZONING CHANGE request from Pre-Development to Agricultural-Ranch, Commercial, Single-Family Residential, and Suburban Residential for the following properties in the UDC Rezoning Group 3C: 41416, 41417, 51309, 51350, 51351, 59040, 59232, 59393, 59607

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-Development" zoning district. Staff explained the logic behind the rezoning of the 9 parcels, using the existing land uses, the Comprehensive Plan's Future Land Use Districts and input from the property owners.

Public notifications were mailed to 82 property owners on July 31, 2015. One phone call was received in opposition of the proposed zoning change for his property. The property owner also sent a written response.

David Martinez, 603 St. James Ct, Laredo, TX – in opposition

"I am opposed because my property value increased 47,000 from 2013 taxes to 2014 tax value, which is an increase of about 1100 per year, almost 100 per month, and I don't even have a house or any improvement on the property. And I am sure this will be another increase in taxes. We already pay enough in taxes. Thank you, David Martinez"

There being no further questions the regular meeting was recessed and a public hearing was held. There were two responses from the public.

Sydney Stanley, 200 Wampum Way, Seguin, TX voiced concerns about building in the floodway. She stated that, although building structures must meet FEMA requirements, there are still other items associated with houses that can be carried away with a flood.

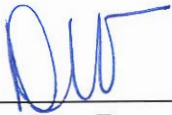
Robert Raetzsch, 126 Wampum Way, Seguin, TX responded to Mrs. Stanley's concern. If and when he does develop his property along the river, he will have a flooding/drainage plan that will exceed the standards. He commented that the houses would be located outside the floodway and trails and other recreational amenities would be located there instead. It would be a unique development geared towards retirement.

Mrs. Stanley then returned to the podium to state that she would be fine with Mr. Raetzsch developing the property for single family housing.

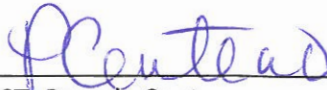
There being no further response, the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 17-15, the Planning and Zoning Commission voted 5-0-1, to Recommend to City Council to Approve the Zoning Change request to Agricultural-Ranch, Commercial, Single-Family Residential, and Suburban Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH, COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, AND SUBURBAN RESIDENTIAL—
MOTION PASSED 5-0-1**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 17-15

UDC Rezoning for Pre-development
Group 3C

Applicant:

City of Seguin

Property Owner(s):

See attached list of property ownership.

Property Address/Location:

Group 3C is an area along SH 123 Bypass S and Severn Dr where properties were zoned Pre-development during 1993 annexation.

Legal Description:

See Attached Prop. ID List

Lot Size/Project Area:

117.67 acres

Future Land Use Plan:

Riverside and Central Township

Notifications:

Mailed July 31, 2015
Newspaper July 26, 2105

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
August 6, 2015

Attachments:

- Group 3C Map Notification Map
- Existing Zoning Map
- Property Owner List
- Future Land Use Plan Map

REQUEST:

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin’s Unified Development Code.

ZONING AND LAND USE:

	Zoning	Land Use	SEE ATTACHED MAPS
Subject Property	PD	Various land uses including residential, commercial, and vacant.	
N of Property	R-1, C, MF	Residential, Greengate Nursery, Nursing home	
S of Property	C	Commercial, Guadalupe River	
E of Property	C, PUD	Commercial, Meadows at Nolte Farms, SH 123 Bypass	
W of Property	R-1,	Residential, Guadalupe River	

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision), there are 421 properties that were zoned either Pre-development or Mixed. The 11 parcels in Group 3C were all zoned as Pre-development.

Staff has evaluated the parcels in Group 3C with consideration of the current land uses, property owners’ input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of the proposed zoning districts as depicted on the attached maps.

Planning Department Recommendation:	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 3B is one of fifteen (15) areas that require rezoning due to the removal of the “Pre-development” and/or “Mixed” zoning classifications from the Unified Development Code. The case is to determine the zoning districts for Group 3C. There are 11 parcels in this group and are located along Severn Dr and State Hwy 123 Bypass S.

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 11 parcels have not been rezoned since the zoning was assigned during the 1993 annexation process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 3C are located along Severn Dr and State Hwy 123 Bypass S. For most of these properties, the proposed zoning is a reflection of the existing land use. The recommended zoning reflects the surrounding uses or creates buffers between residential and commercial.

COMPREHENSIVE PLAN:

The properties are within the Riverside and Central Township Districts. These two districts, Historic City Center and Central Township, emphasize residential uses with some commercial uses.

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

No area of health, safety or historical significances has been identified by the City in this group.

TRAFFIC (STREET FRONTAGE & ACCESS):

The properties in Group 3C are located along Severn Dr and State Hwy 123 Bypass S

PARKING:

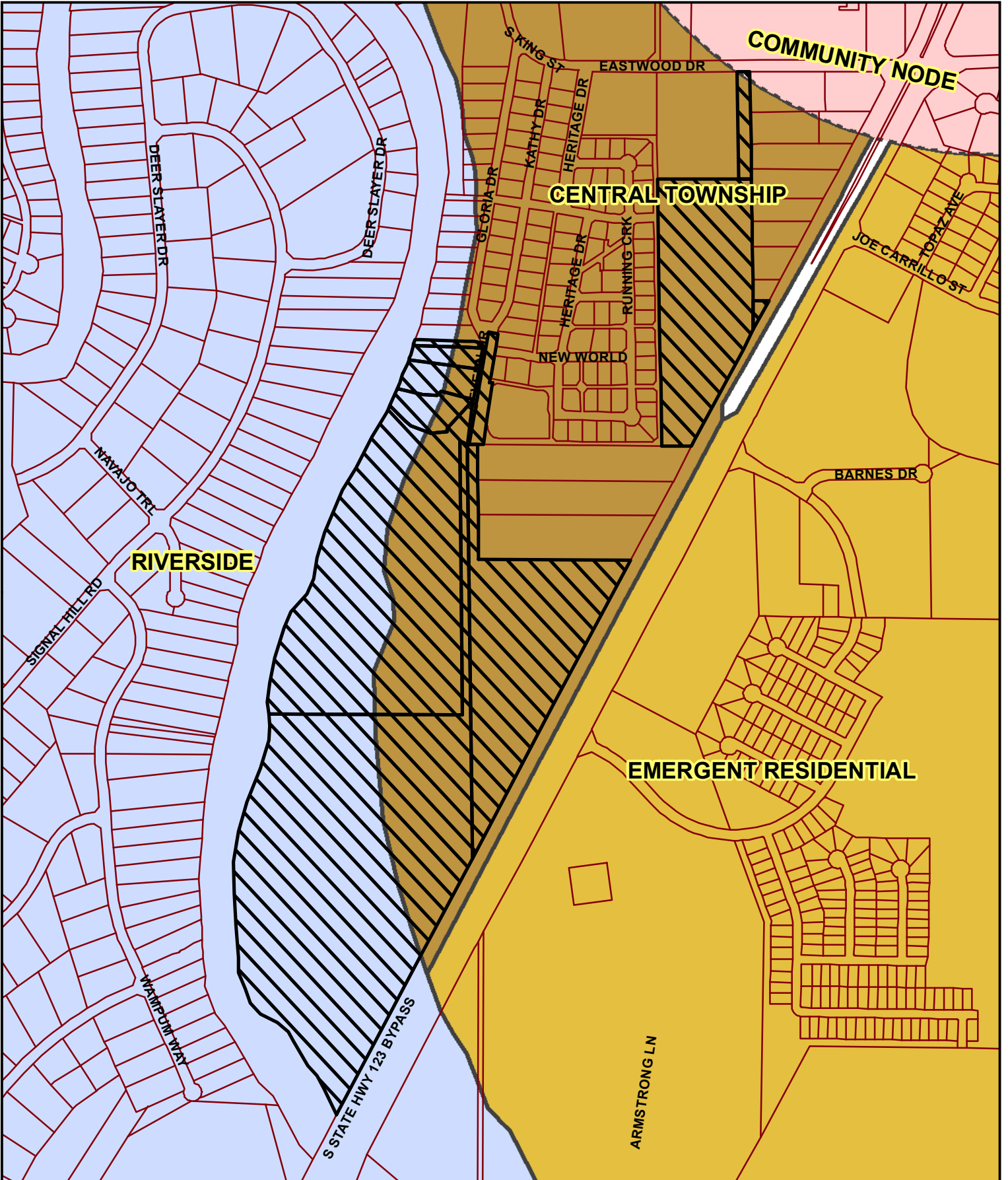
Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

OTHER:

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property’s existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.

FUTURE LAND USE MAP

ZC 17-15: UDC Rezoning Group 3C



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.



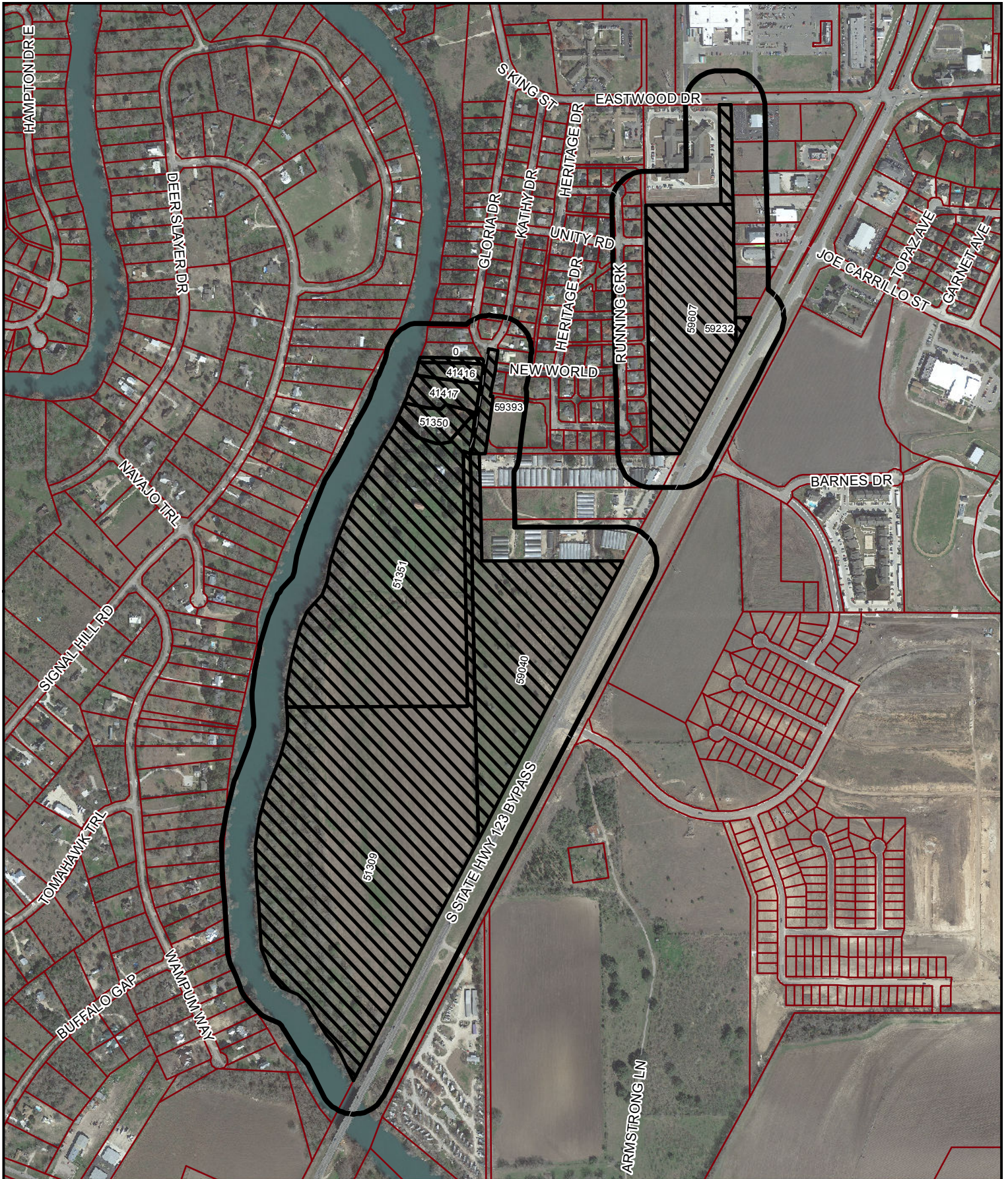
Site Location



Lot Lines

1 inch = 700 feet

Printed: 7/22/2015



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Site Location



200' Notification Buffer

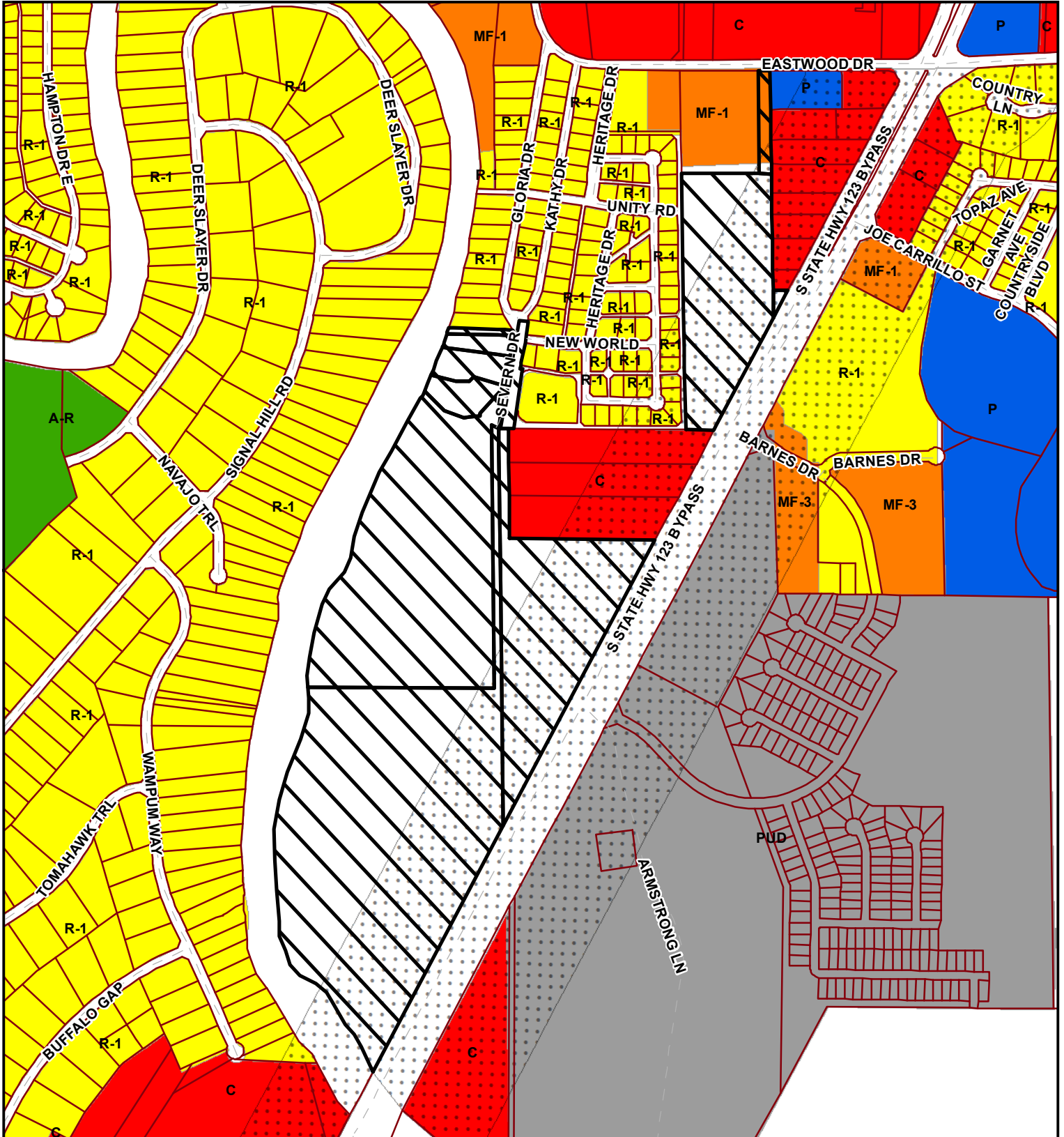
1 inch = 751 feet

Lot Lines

Printed: 7/22/2015

ZONING MAP

ZC 17-15: UDC Rezoning Group 3C



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



Lot Lines

1 inch = 769 feet

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