



PLANNING & CODES

Planning and Zoning Commission Report ZC 05-19

A request for Zoning Change 05-19 was considered during a public hearing at the Planning & Zoning Commission meeting on April 9, 2019:

A Zoning Change from Public (P) to Agricultural Ranch (A-R) on a request for property located at 550 Brackenridge Lane, Property ID 53414.

Ismael Segovia presented the staff report. He explained that the applicant is proposing to rezone the property for the use of cattle, hay and deer. He stated that per City Code of Ordinances, Chapter 14, Sec. 14-5(a)(3), deer are considered prohibited animals as they are not normally born or raised in captivity. The property is approximately 146.6850 acres. He stated that the property was originally zoned Public at the 2013 annexation for the use of the Guadalupe College. Mr. Segovia gave an overview of the surrounding properties and pointed out that except for the properties to the north, the surrounding properties are outside of the City limits and are there for not subject to zoning. He stated that most of the property is located within the floodplain and floodway based on FEMA maps. The floodplains are traversing most of the southern portion of the property and any development in this area would require adherence to all FEMA regulations as well as City regulations. All standards shall be adhered to the development of the property according to the zoning regulations as well as other standards. Staff recommended approval of the zoning change from Public to Agricultural-Ranch with the prohibition of raising deer as per Code.

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

After consideration of the staff report and all information given regarding Zoning Change 05-19, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change from Public to Agricultural-Ranch. Commissioner Leos-Smith seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL RANCH (A-R)

MOTION PASSED

7 -0-0

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

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "Ismael Segovia".
ATTEST: Ismael Segovia
Planning & Codes Assistant Director



PLANNING & CODES

**ZC 05-19 Staff Report
550 Brackenridge Lane
Zoning Change from Public to A-R**

REQUEST:

A Zoning Change request from Public to Agricultural-Ranch.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	MF-3	Vacant
S of Property	No zoning	Single-family Residential
E of Property	No zoning	Single-family /Agricultural
W of Property	No zoning	Single-Family Residential

Applicant:

Brandon and Molly Oehlke
105 S. River St.
Seguin, Texas 78155

Property Owner:

Brandon and Molly Oehlke
105 S. River St.
Seguin, Texas 78155

Property Address/Location:

550 Brackenridge Lane
Seguin, Texas 78155

Legal Description:

Abs: 11 Sur: JD Clements;
146.6850-acre tract
Prop. ID 53414

Lot Size/Project Area:

146.6850 Approx. acres

Future Land Use Plan:

Riverside

Notifications:

Mailed: March 28, 2019
Newspaper: March 24, 2019

Comments Received:

Two letters in support

Staff Review:

Ismael B. Segovia
Asst. Dir.

Attachments:

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

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a tract that totals approximately 146.6850-acres and is currently zoned Public. The applicant is proposing to rezone property to be used as a ranch for beef cattle, hay and deer. As per the City's Code of Ordinances Chapter 14, Sec. 14-5(a)(3), deer are considered prohibited animals as they are not normally born or raised in captivity. Staff recommends approval of the zoning change from Public to Agricultural-Ranch with the prohibition of raising deer as per Code.

Planning Department Recommendation:

	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently zoned Public for the tract that was annexed in 2013. It was originally zoned Public during the annexation process because it was the site of the Guadalupe College, which was previously closed.

CODE REQUIREMENTS:

To use the proposed site as a ranch to raise beef cattle and hay, a zoning change is necessary. The Agricultural-Ranch district is intended for agricultural uses, agricultural support uses, and farmsteads. The uses being proposed for this site are a ranch for beef cattle, hay and deer. As per the City's Code of Ordinances Chapter 14, Sec. 14-5(a)(3), deer are considered prohibited animals as they are not normally born or raised in captivity.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located west of a residential subdivision established along the Guadalupe River. With the exception of the properties to the north, the surrounding properties are outside the City limits and are therefore not subject to zoning. Agricultural operations occur on other large tracts in the area. The area is predominantly agricultural and residential.

COMPREHENSIVE PLAN:

The property is in one future land use district, Riverside district. This district is comprised of lands that are adjacent to the Guadalupe River and Geronimo Creek. Acceptable land uses should preserve access to and use of both the river and creek. Within the Riverside district, the predominant forms expressed should be agricultural.

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

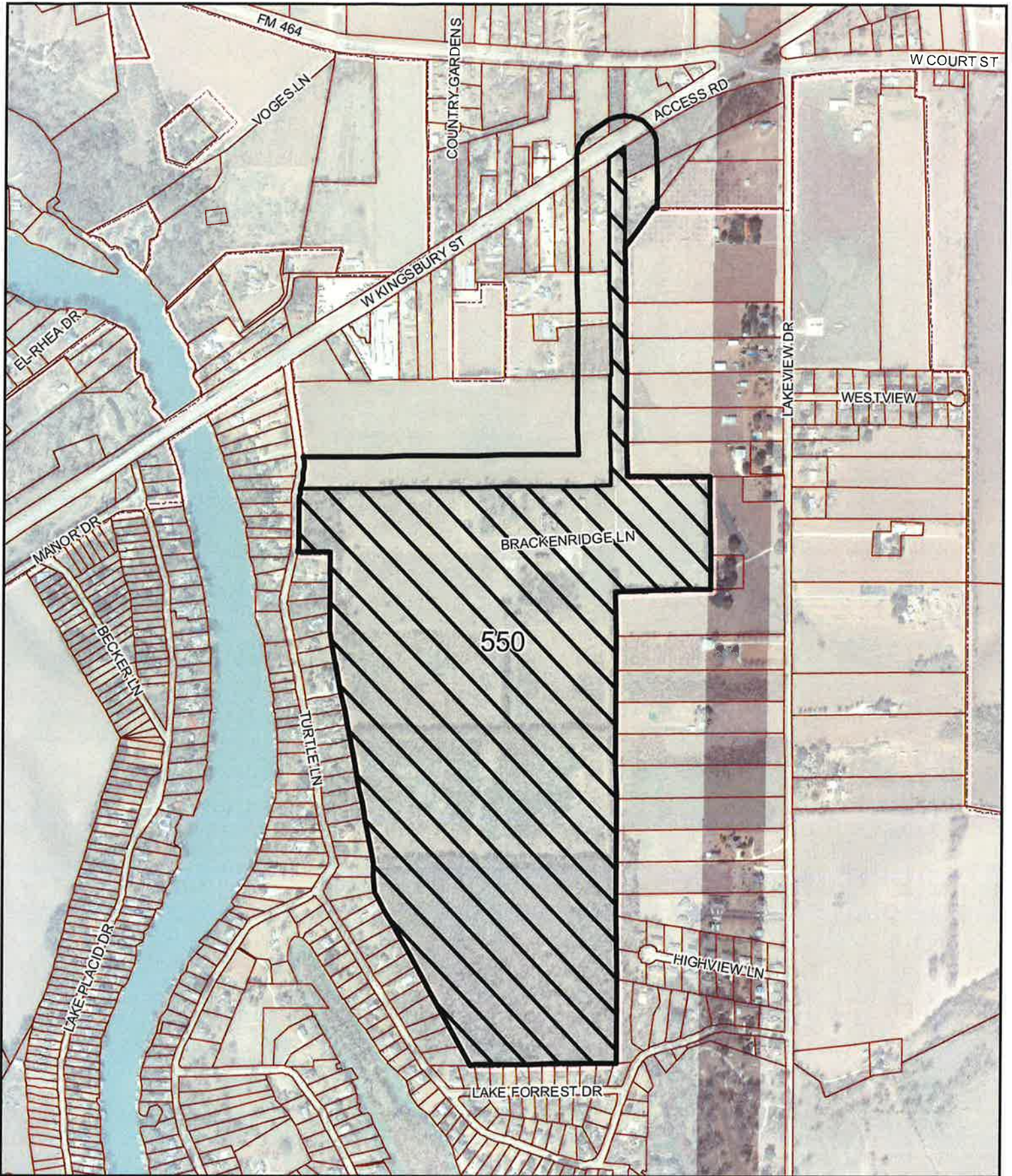
The majority of the subject property lie within studied floodplains and floodway based on the FEMA Floodplain map. The floodplains are traversing most of the southern portion of the property. Any development in this area would require adherence to all FEMA regulations as well as City regulations.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on Brackenridge Lane for access.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and platting).



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

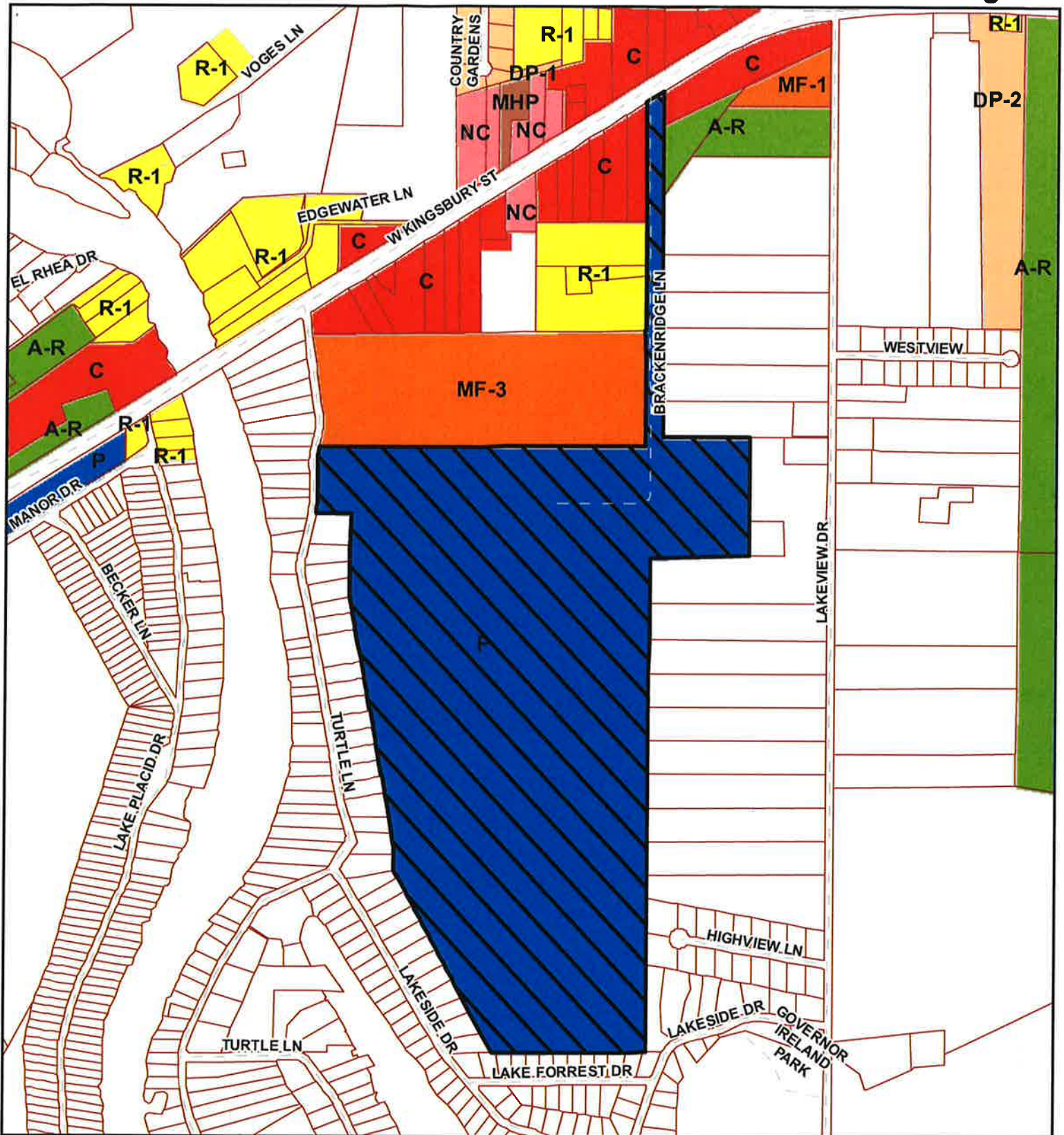
Lot Lines

1 inch = 800 feet

Printed: 2/18/2019

ZONING MAP

ZC 05 9: 550 Brackenridge Ln



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

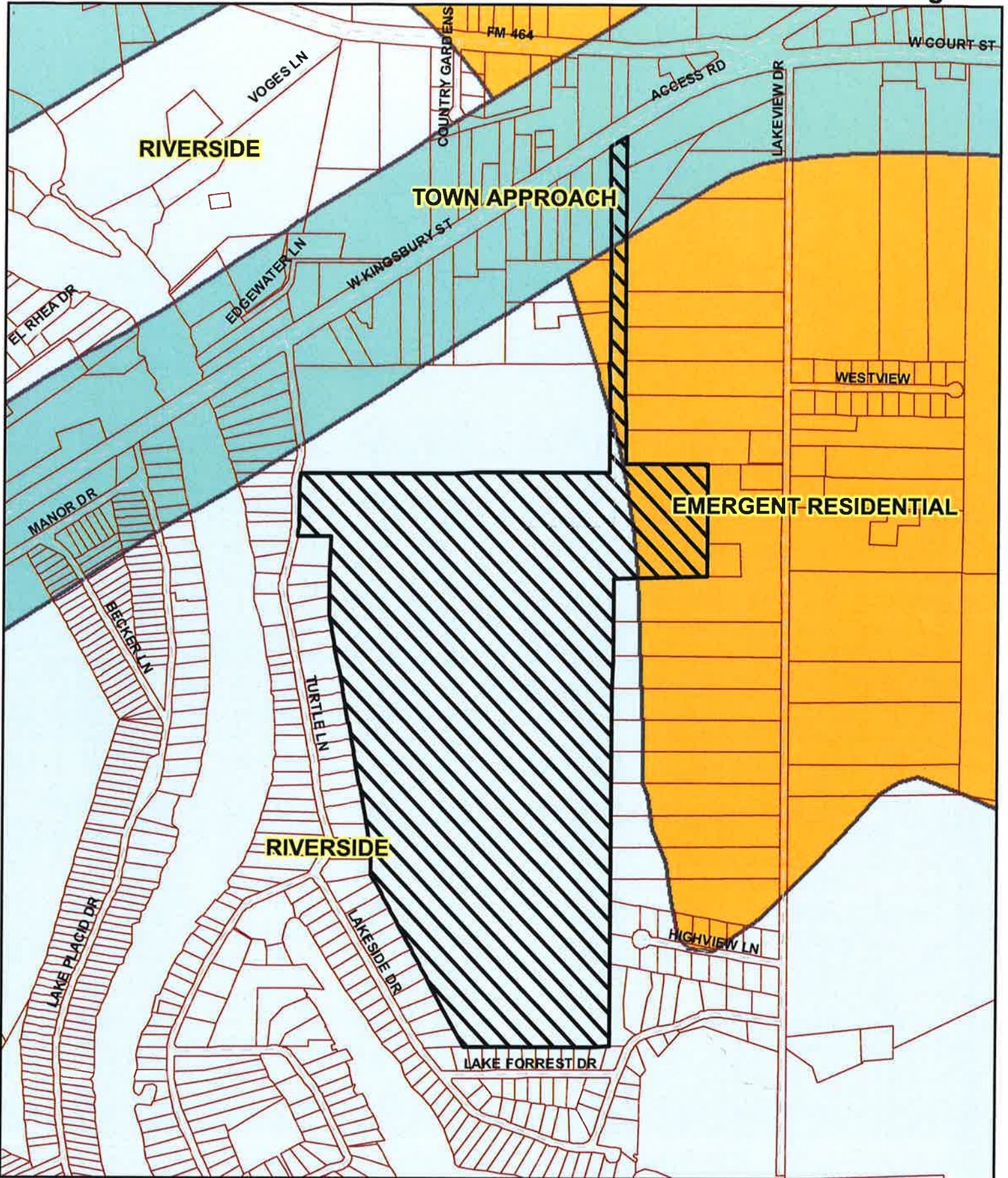
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Site Location

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Lot Lines



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 Site Location
 Lot Lines

1 inch = 800 feet
 Printed: 2/18/2019

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

Re: **550 Brackenridge Lane, Property ID 53414**

Name: FRED SHANAFELT

Mailing Address: 309 Westbende Ln Seguin TX

Phone No.: 830 401 2222

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

MAR 06 2019

Reid

Reasons and/or comments _____

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REPLY

Re: **550 Brackenridge Lane, Property ID 53414**

APR 01 2019

Name: JAY ROHAN

Mailing Address: 70 TURTLE LN.

Phone No.: SEGUIN, TX 78155 (210) 865-9588

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

Reasons and/or comments _____

