



PLANNING & CODES

Planning and Zoning Commission Report ZC 12-18

A request for Zoning Change Designation 12-18 was considered during a public hearing at the Planning & Zoning Commission meeting on July 10, 2018:

ZONING CHANGE DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2) AND COMMERCIAL (C) FOR PROPERTY ANNEXED INTO THE SEGUIN CITY LIMITS LOCATED AT FM 725 AND IH 10 W, PROPERTY ID NUMBERS 58020 AND 58021.

Pamela Centeno presented the staff report. She mentioned that the request was presented at the June Planning Commission meeting with no action. She explained that a plat for residential development has been submitted for the 185-acre tract that was subject to a Development Agreement which triggered voluntary annexation. The property has been annexed into the City of Seguin which requires zoning designation for the property. The developer is proposing to develop a majority of the tract with single-family residential, with the acreage fronting on IH 10 and FM 725 being slated for commercial development. Ms. Centeno presented the layout of the property. She explained that the property is in the Regional Commercial Node which recommends commercial and located in the Conservation District which seeks to preserve significant tree coverage during development. The City of Seguin has a tree protection ordinance that restricts site-clearing of properties for subdivision development. Single-family residential is recommended in the Conservation District with no more than 4 units per acre. The developer is proposing a density of 3.63 units per acre with a 14-acre park proposed for the center of the development. Access from both FM 725 and IH 10 frontage road are both TxDOT roadways and access will require TxDOT approval. Ms. Centeno explained the zoning designations surrounding the property and pointing out the properties not located in the city limits. Ms. Centeno gave a brief explanation between R-1 and R-2 zoning districts. She stated that the City is the applicant for the zoning designation and recommends approval to establish the initial zoning of the property.

Public notifications were mailed on June 28, 2018. No comments were received.

The regular meeting was then recessed, and a public hearing was held.

David Sumners, 3730 IH 20 W said he borders the proposed development to the west. He inquired about access points to the property from IH 10 and FM 725.

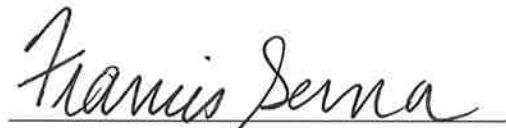
Fred Heimer addressed Mr. Sumners question stating that there will be one access on IH 10 and one access on FM 725. He said TxDOT requested one entrance on FM 725.

There being no additional responses from the public the regular meeting reconvened.

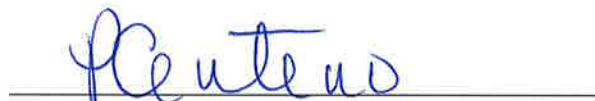
After consideration of the staff report and all information given regarding Zoning Change Designation 12-18 Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Designation Request to Single Family Residential 2 (R-2) and Commercial (C) as presented in the map provided. Commissioner Cockerell seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-2 AND COMMERCIAL.

**MOTION PASSED
6-0-0**



Francis Serna
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning and Codes



PLANNING & CODES

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owners:

Corridor Advertising Co.,
New Braunfels, TX

Property Address/Location:

NW Corner: FM 725 & IH 10

Legal Description:

Abs: 28,
William Leach Survey
Prop IDs 58020, 58021

Lot Size/Project Area:

Approx. 185.29 acres +/-

Future Land Use Plan:

Conservation & Regional
Commercial Node

Notifications:

Mailed June 28, 2018
Newspaper June 24, 2018

Comments Received:

None

Staff Review:

Pamela Centeno
Director of Planning & Codes

Attachments:

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

REQUEST:

A Zoning Change designation to Single Family Residential (R-2) and Commercial for a newly annexed area.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Annexed – no zoning	Two (2) large tracts- vacant, undeveloped property
N of Property	Outside City Limits	Springs Hill Water Supply, Guadalupe River and Lake Placid Dam
S of Property	C	Commercial-zoned properties that front IH-10
E of Property	R-1 and Commercial	Residential & Commercial
W of Property	Outside City Limits	Ag & sparsely-populated residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

This area was recently annexed by the City of Seguin following the property owners’ proposal to develop the tract. The City of Seguin is designating zoning districts for the properties included in the annexation. The area has two access points to FM 725 and one access to IH 10, but the majority of the land sits behind the developed commercial properties that front the Interstate. The developer is proposing a single-family residential development with commercial tracts along the frontage of the state roadways.

The future development of this site should take into consideration the surrounding land uses and zoning districts. The proposed development is consistent with the recommendations of the Comprehensive Plan for the Regional Commercial Node and Conservation District. Staff is recommending a zoning designation of Single Family Residential (R-2) for the internal portion of the property and Commercial for the areas that front FM 725 and IH 10. An attached exhibit shows the designation of these two zoning districts.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The City of Seguin recently annexed 185.29 acres of land at the NW corner of FM 725 and IH 10 pursuant to a development agreement that triggered a request for voluntary annexation at the time the property is developed. The entire acreage is slated for development and a plat has been submitted for review. The developer is proposing to develop the majority of the tract with single-family residential, with the acreage fronting IH 10 and FM 725 being slated for commercial development. Only 16.56 acres is proposed for commercial development, some of which will contain regional detention ponds for the residential development. The attached exhibit shows the proposed zoning designations.

CODE REQUIREMENTS:

In considering zoning designations, staff evaluates the properties on the following criteria:

1. The proposed zoning should be consistent with the Comprehensive Plan and any community, neighborhood, or other applicable land use and development plans;
2. The proposed zoning should be compatible with existing and permitted use of surrounding properties;
3. The proposed zoning should not have an adverse impact on surrounding properties or the natural environment;
4. The proposed zoning should result in a logical and orderly development pattern; and
5. The proposed zoning should take into consideration public health, safety, and welfare.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The lots to the south of the property from IH 10 and are zoned commercial. The areas to the north and west are outside the city limits and are mostly large ag tracts. There are some existing residences to the east of the property that were annexed in 2013. They are zoned Suburban Residential.

COMPREHENSIVE PLAN:

This area is located in the Regional Commercial Node and the Conservation district. Commercial land uses are recommended in the Regional Commercial Node. The Conservation district seeks to preserve significant tree coverage during development. The City of Seguin has a tree protection ordinance that restricts site-clearing of properties for subdivision development. Single-family residential land uses are recommended for approval in the Conservation district with a density of no more than 4 residential units per acre. The developer is proposing a density of 3.63 units per acre, with a 14-acre park proposed for the center of the development.

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

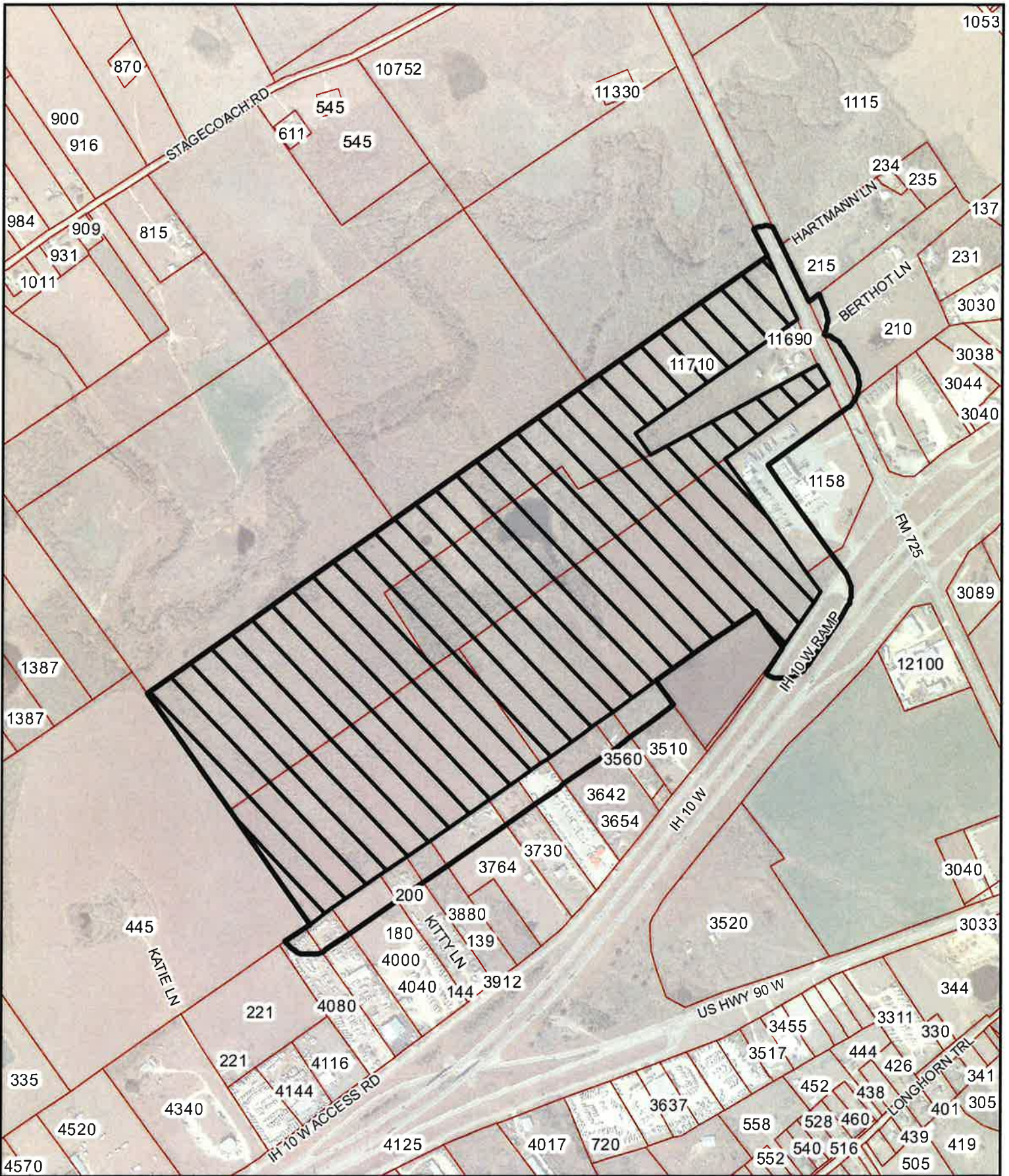
There is an existing stock pond on the property that the developer is proposing to preserve within the park area. The area is not within a FEMA-designated floodplain, but a drainage study is being conducted and detention ponds will be required.

TRAFFIC (STREET FRONTAGE & ACCESS):





Access is available from both FM 725 and the IH 10 frontage road. These are both TxDOT roadways and access will require TxDOT approval.

LOCATION MAP

ZC 12-18: NW Corner IH10W & FM 725



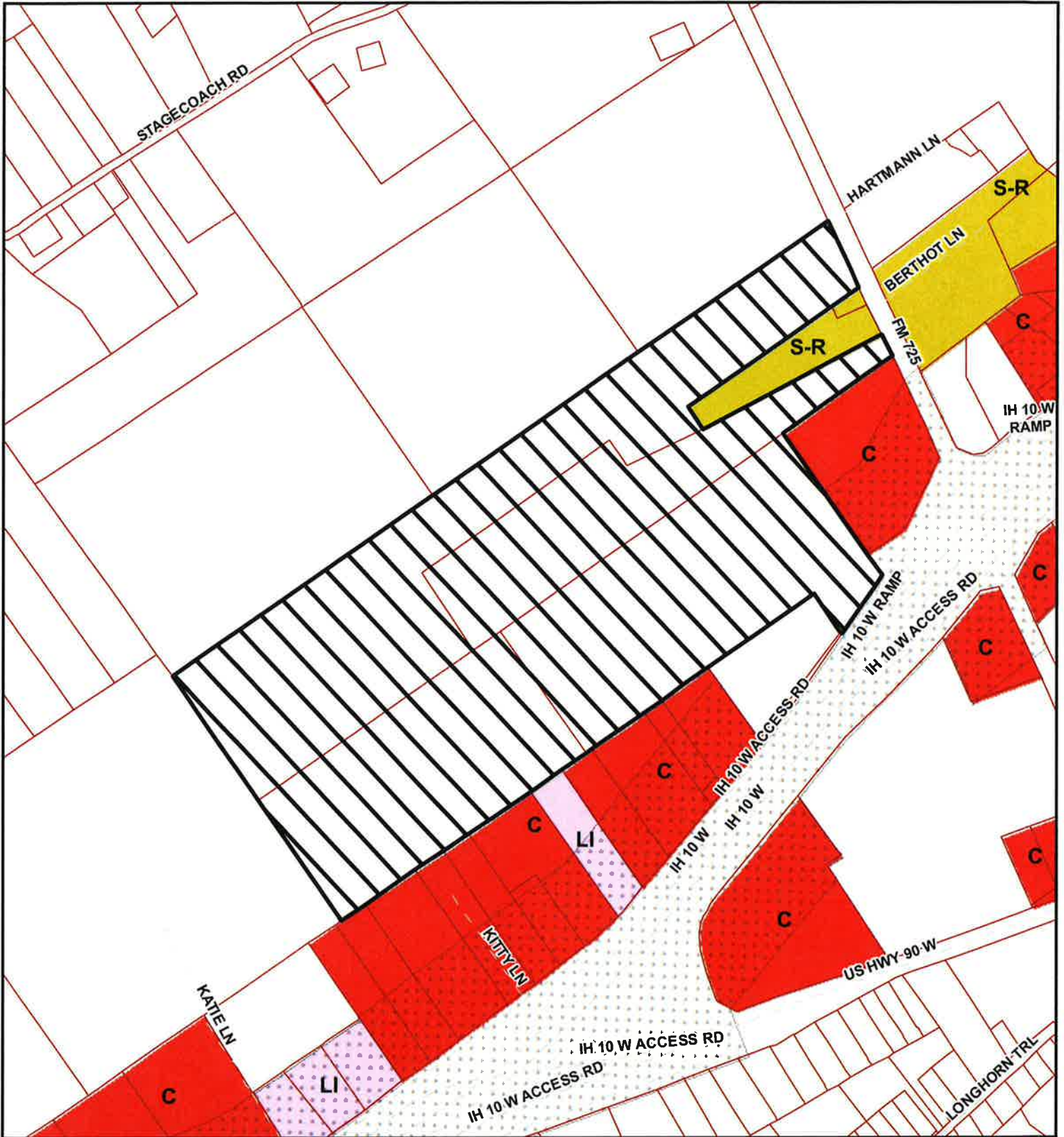
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

		Site Location		200' Notification Buffer
		Lot Lines		

1 inch = 833 feet
Printed: 5/16/2018

ZONING MAP

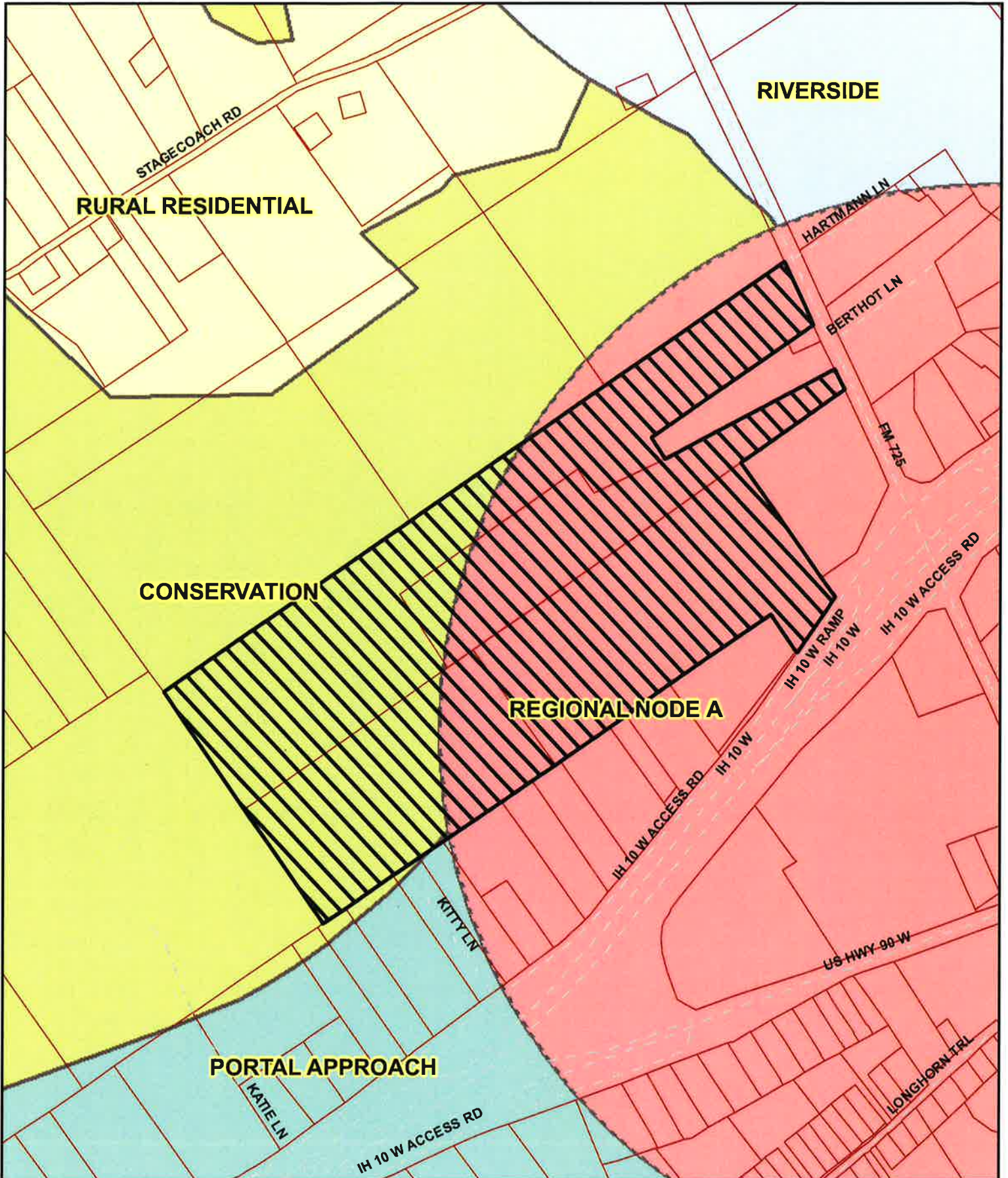
ZC 12-18: NW Corner IH10W & FM 725



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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 = 833 feet
		Lot Lines	Printed: 5/16/2018



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Site Location



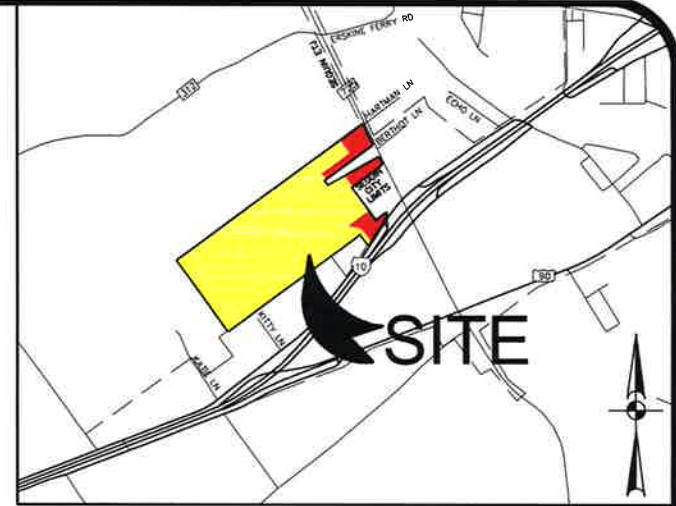
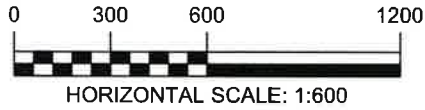
Lot Lines

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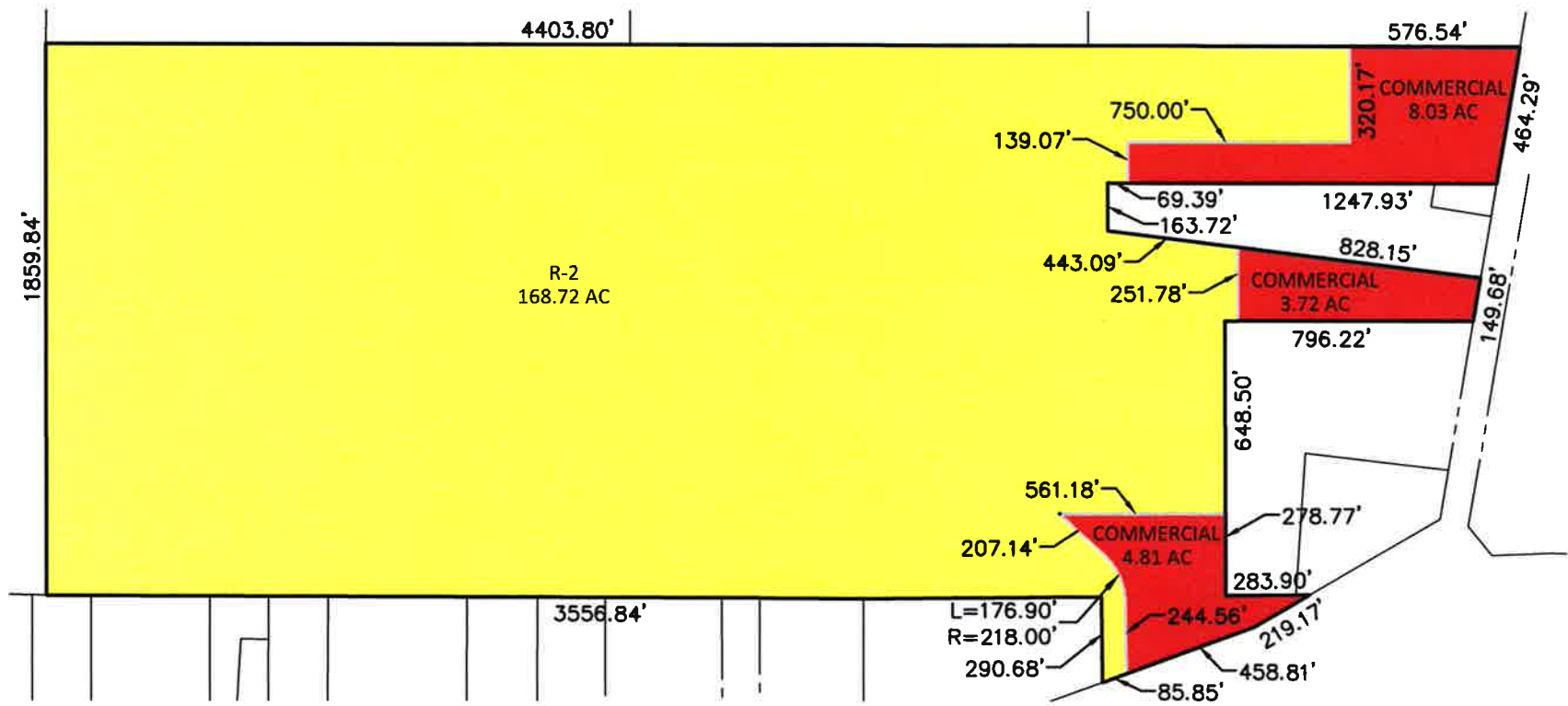
Printed: 5/16/2018



SCALE: 1"=600'



LOCATION MAP
NOT TO SCALE



ZONING EXHIBIT
RIDGE VIEW SUBDIVISION