



PLANNING & CODES

Planning and Zoning Commission Report

ZC 17-23

A request for Zoning Change 17-23 from Single Family Residential (R-1) to Zero Lot Line (ZL) for a property located at the 1500 block of Joe Carrillo Street, Property ID 116453 was considered during a public hearing at the Planning & Zoning Commission meeting on December 12, 2023.

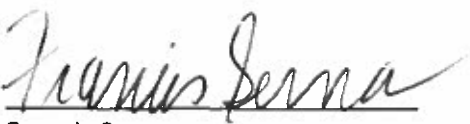
Kyle Warren presented the staff report. He stated that the request from single family residential to zero lot line for property located at the 1500 block of Joe Carrillo Street adjacent to Barnes Middle School. He gave a brief explanation of both zoning types. He said that the property is compatible with the surrounding land uses of single family and public. The property is in the Suburban Residential District of the City's FLUP which is supportive of zero lot line zoning. No health, safety, or general welfare issues were identified. The property has lot frontage on both Joe Carrillo Street and FM 466. He added that no adverse impacts on the surrounding properties or natural environment were identified. The zoning change allows the single family nature of the area intact and continues to follow the pattern of existing suburban development. No comment letters received.

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

The Commission briefly discussed the request.

After consideration of the staff report and all information given regarding Zoning Change (ZC 17-23), Commissioner Davila moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-1) to Zero Lot Line (ZL) for property located at the 1500 Block of Joe Carrillo Street. Commissioner Jones, III seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO ZERO LOT LINE (ZL)


Francis Serna
Recording Secretary

MOTION PASSED
7-0-0


Kyle Warren, Planner



PLANNING & CODES

ZC 17-23 Staff Report
1500 Block Joe Carrillo Street
R-1 to ZL

Applicant:

Veranda Homes
21927 Caprock Canyon
San Antonio, TX 78258

Property Owner:

Eagle Bright LLC

Property Address/Location:

1500 Block Joe Carrillo
Street
Seguin, TX 78155

Legal Description:

COUNTRYSIDE #6 (THE),
BLOCK 1, LOT 4, 6.286 AC
AKA VILLAGE PARK SUB
Property ID: 116453

Lot Size/Project Area:

6.286 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: 11/2/2023
Newspaper: 10/24/2023

Comments Received:

None

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single Family Residential (R-1) to Zero Lot Line (ZL).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Single Family Residential	Agriculture
N of Property	Single Family Residential	Single Family Residential
S of Property	Single Family Residential	Proposed Single Family Residential
E of Property	Ag-Ranch	Agriculture
W of Property	Public	Barnes Middle School

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single Family Residential (R-1) to Zero Lot Line (ZL). The property is a 6.286-acre lot and located at the 1500 block of Joe Carrillo Street. The land use is agriculture/undeveloped and is surrounded by residential, public, and ag ranch. The zone change to ZL would be supported by the future land use plan, Suburban Residential. The property is also adjacent Barnes Middle School and Koennecke Elementary would both be within walking distance.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –consistent in Suburban Residential FLUP. Though Zero Lot Line zoning removes one of the side yard setbacks required in Single Family Residential, it is still single family in nature.

Compatible with existing and permitted uses of surrounding property – The property is surrounded by single family residential and public (school) uses and would be a compatible fit with these uses.

Adverse impacts on surrounding properties or natural environment – None identified.

Proposed zoning follows a logical and orderly pattern – The zone change keeps the single-family nature of the area intact and continues to follow this pattern of existing suburban development.

Other factors that impact public health, safety or welfare – None identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is a 6.286-acre lot and located at the 1500 block of Joe Carrillo Street. The land use is agriculture/undeveloped and is surrounded by residential, public, and ag ranch. It was zoned R-1 in the original city zoning of 1989.

CODE REQUIREMENTS:

The differences between R-1 and ZL zoning types are highlighted in the lot size- 3400 sq. feet for ZL and 5000 sq. feet for R-1, as well as 40' required frontage and 85' depth for ZL compared to 50' frontage and 100' depth for R-1.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING: The property is surrounded by single family residential and public (school) uses and would be a compatible fit with these uses as it retains a suburban feel.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

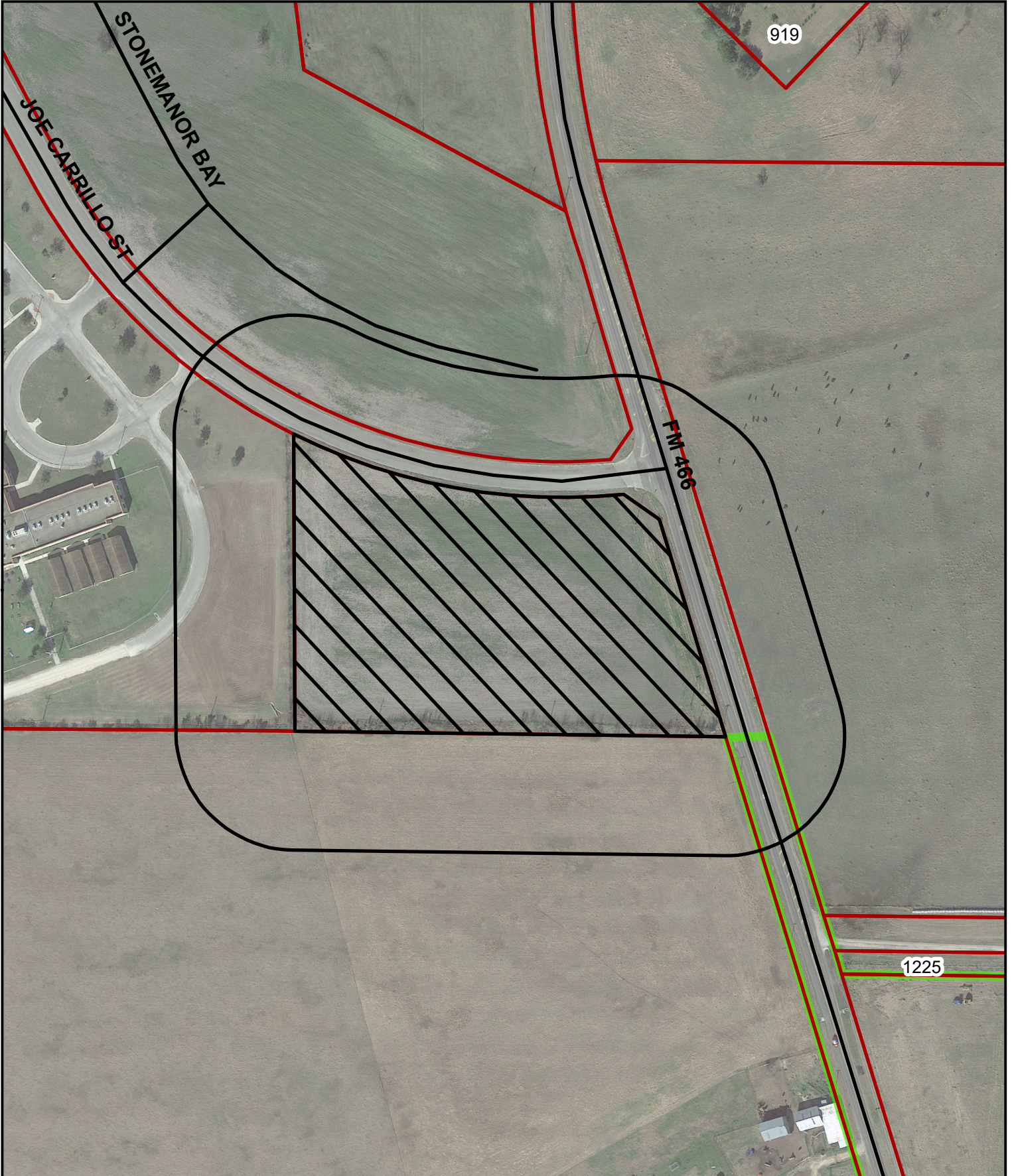
This property is in the Suburban Residential district of the city's FLUP which is supportive of zero lot line zoning as it is a form of single-family residential housing.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage on both Joe Carrillo Street (city street) as well as FM 466 (a major collector).

LOCATION MAP

ZC 17-23 1500 Blk Joe Carrillo St



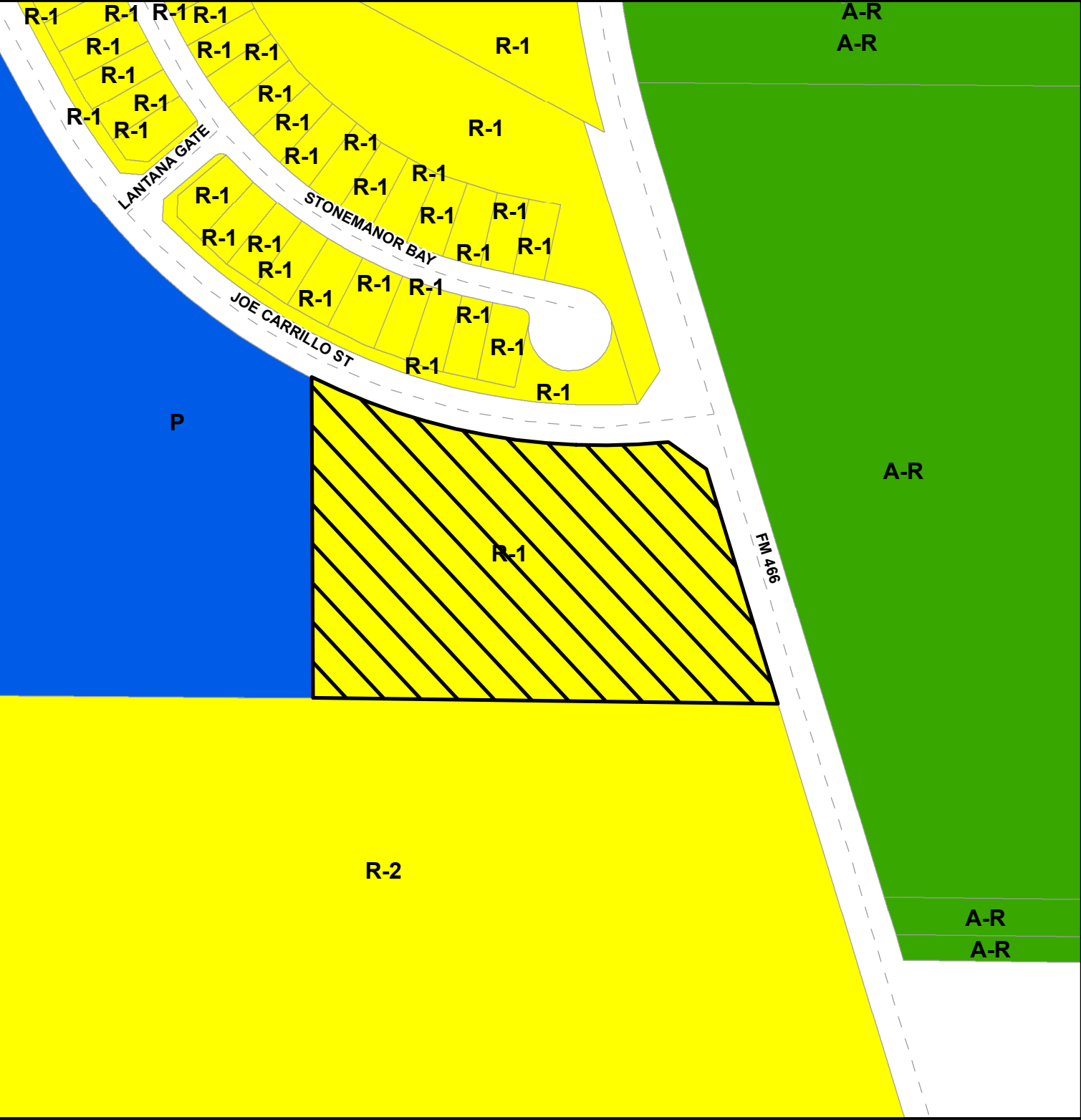
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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



1 inch = 214 feet
Printed: 10/27/2023

ZONING MAP

ZC 17-23 1500 Block of Joe Carrillo Street



Site Location	Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial
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
				ROW

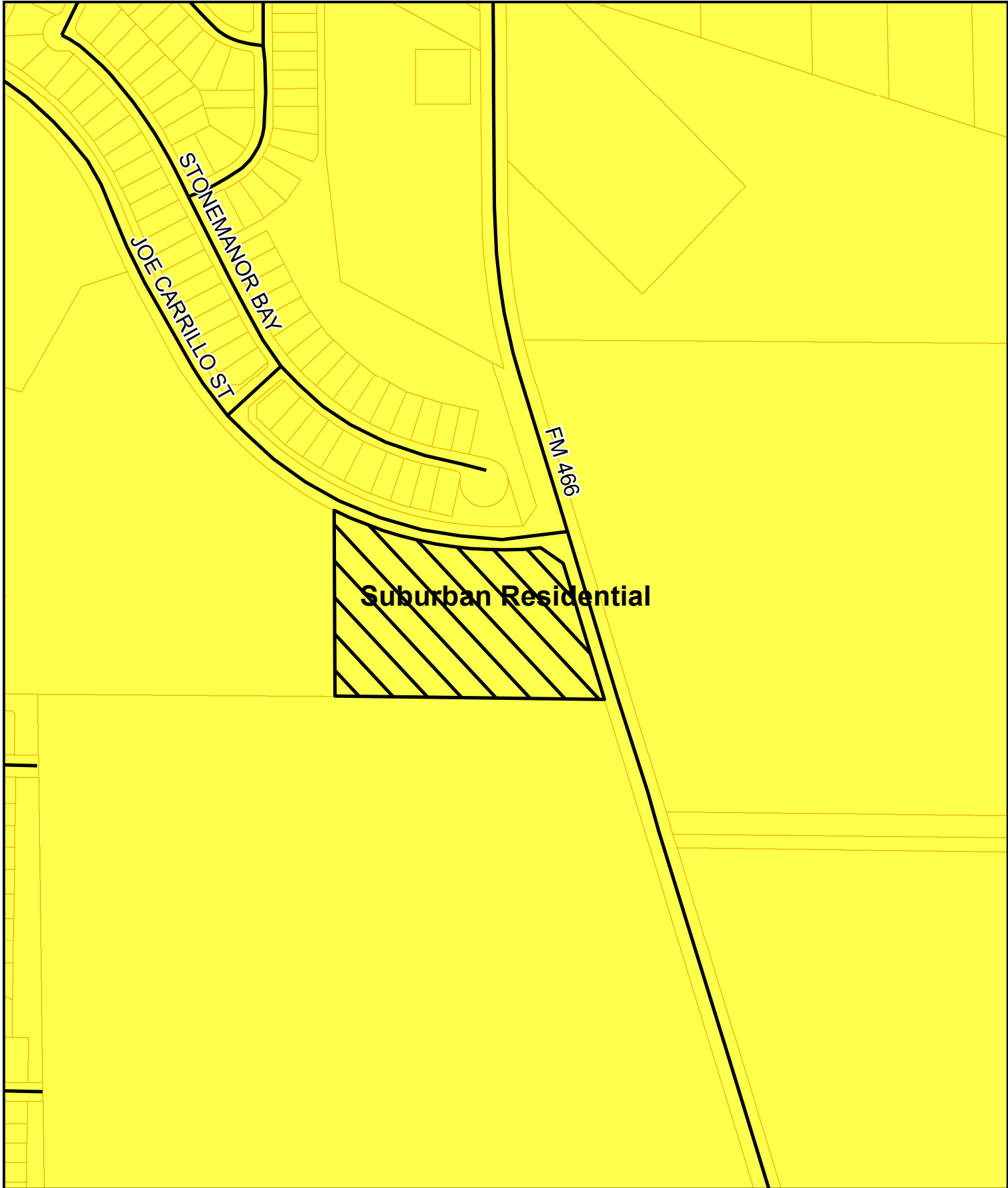
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Site Location

1 inch = 214 feet

Printed: 11/7/2023



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Site Location



Ownership

1 inch = 343 feet

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