



## **Planning and Zoning Commission Report ZC 46-21**

A request for Zoning Designation 46-21 to Single Family Residential (R-2) for property located at the 1200-1500 Block of FM 466, Property ID 59047 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on February 8, 2022.

Chris Riggs explained that the 88.425-acre tract is located on the west side of FM 466, just south of Joe Carrillo Blvd. The property owner is requested voluntary annexation with the first reading occurred at the January 2022 City Council meeting. The 88.425 acres is currently vacant.

He gave a brief overview of the surrounding zoning designations and stated that the proposed zoning designation to R-2 is compatible. The property is in the Emergent Residential designation of the Future Land Use Plan and single-family residential zoning is permitted by right. The property will take access from FM 466 and will have connectivity to the residential subdivision to the west.

Mr. Riggs stated that he received phone calls stating concerns with the intersection on Joe Carrillo Blvd, traffic impact of connectivity between the two subdivisions, and standing water on the road.

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

Richard Kern, 1072 Dumfries Dive spoke in opposition to the request. He expressed concerns joining the three street to the proposed single-family development. He said traffic is a major concern with the children playing in the street, citizens using the street to cut across FM 464 to Hwy. 123. Mr. Kern said they have had issues with water runoff over the curbs on Gateshead and Dumfries from recent rain. He expressed concerns regarding additional drainage from the proposed subdivision. He explained that the property is slightly elevated and expressed concerns with runoff into their subdivision.

Ms. Kuehne, 1560 Birmingham stated she chose her house because of the farmland surrounding the subdivision. She agreed with Mr. Kern. They do not want the roads open to through traffic. Ms. Kuehne said they will lose the great views from the back yard. She asked the Commission to not approve the request.

Carol Dillard, 1016 Dumfries stated that they chose their home because of the surrounding farmland properties. She said she was also concerned with traffic issues, the street is narrow, there are a lot of cars parked on the street. She explained that there is an extreme safety issue with traffic having to pull over to allow other cars to pass. In addition to children running and playing in the street. She spoke in opposition to allowing cut through streets. She suggested a greenbelt between the two subdivisions. Ms. Dillard stated that there is a sidewalk and drain issues behind their property.

Stephanie Rodriguez, 1048 Dumfries Drive stated that traffic is a concern because the roads are narrow and there is a massive amount of people parking on the streets. She said her house backs up to the proposed development. She explained that she lives on one of the properties with a steep incline and prefers not to look into someone's window. The increase in noise and the flow of water is also a concern. Ms. Rodriguez stated that her back yard floods and is concerned that she may have foundation issues in the future. She spoke against the cut through streets and pointed out that there is not a traffic light at Nolte Farms and Hwy. 123 which is a safety concern. She added that additional homes would add to the school staffing issues. Ms. Rodriguez said if the request was approved that they consider an additional buffer to the current greenspace.

Denise Guerra, 1609 Gateshead said she agreed with all her neighbors. She stated that the notice was posted on their Facebook page and that most of the neighbors are opposed to the request. She stated that they are concerned with the connectivity of the subdivision. Ms. Guerra stated they always have drainage and electric power issues. She stated she was opposed to the rezoning.

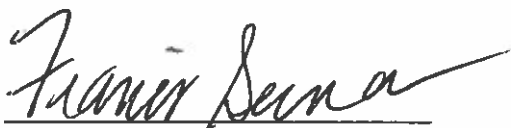
There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 46-21), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning designation to Single Family Residential (R-2) for property located at the 1200-1500 Block of FM 466. Commissioner Bregande seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-2)**

**MOTION PASSED**

**6-0-0**



Francis Serna, Planning Assistant

  
ATTEST: Chris Biggs, Assistant Director  
Planning & Codes



## PLANNING & CODES

## ZC 46-21 Staff Report FM 466 South of Joe Carrillo Blvd. (Vol Annexation) Zoning Designation to R-2

### Applicants:

John Adame P.E.  
Pape-Dawson  
2000 NW Loop 410  
San Antonio, TX 78213

### Property Owner:

SA Screaming Eagle, LP  
6812 West Ave, Suite 100  
San Antonio, TX 78213

### Property Address/Location:

FM 466 South of Joe Carrillo  
Blvd.

### Legal Description:

John Sowell Survey No 16,  
Abstract 35, Guadalupe  
County, Texas

### Lot Size/Project Area:

88.425 Acres

### Future Land Use Plan:

Emergent Residential

### Notifications:

Mailed January 27, 2022  
Newspaper January 29, 2022

### Comments Received:

None

### Staff Review:

Chris Riggs  
Assistant Director of  
Planning and Codes

### Attachments:

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

### REQUESTS:

A Zoning Designation request to Single Family Residential 2(R-2) for a proposed residential subdivision.

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	ETJ	Ag-Ranch
<b>N of Property</b>	R-1 and Public	School
<b>S of Property</b>	ETJ	Ag-Ranch
<b>E of Property</b>	ETJ	Ag-Ranch
<b>W of Property</b>	PUD	Residential Subdivision

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 88.425-acre tract is located on the west side of FM 466, just south of Joe Carrillo Blvd. The property owner is currently requesting voluntary annexation with the first reading occurring at the February 15, 2022 City Council meeting and an expected effective date of March 10, 2022. The applicant is seeking a zoning designation of Single Family Residential 2 (R-2).

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The 88.425 acres is currently vacant.

### **CODE REQUIREMENTS:**

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the current property owner is requesting a zoning designation of R-2 Single-Family Residential. The second readings of both the zoning designation and the voluntary annexation will occur at the February 15, 2022 City Council meeting and, if approved, will become effective March 10, 2022.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

This is an area of existing single-family residential subdivisions. Given the existing uses of the surrounding area, the proposed zoning designation would be compatible.

### **COMPREHENSIVE PLAN:**

The property is in the Emergent Residential designation of the FLUP. Single-family residential zoning is permitted by right.

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

The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

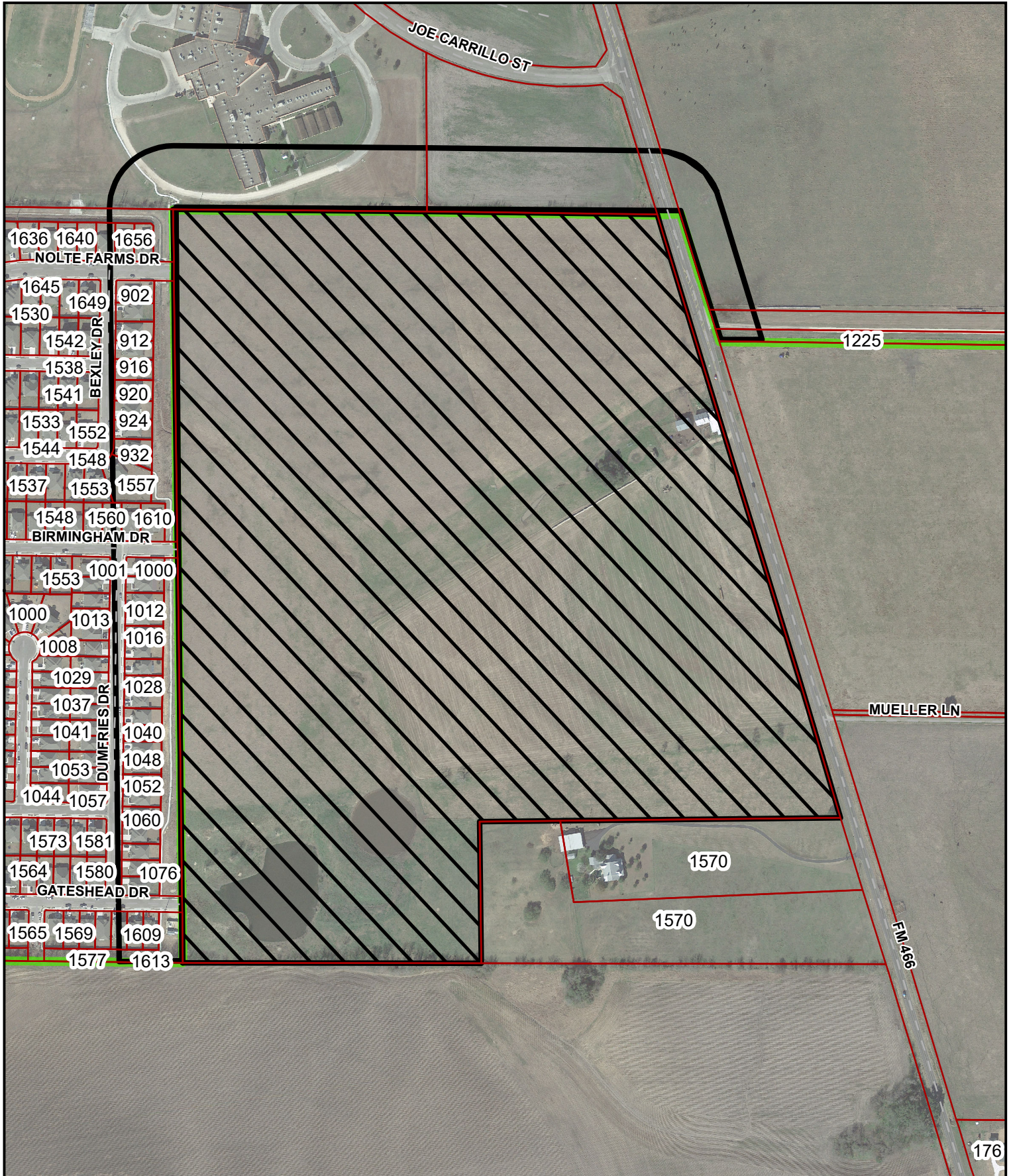
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property will take access from FM 466 and will have connectivity to the residential subdivision to the west.



# LOCATION MAP

ZC 46-21 1200-1500 Blk of FM 466



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



Site Location



200' Notification Buffer

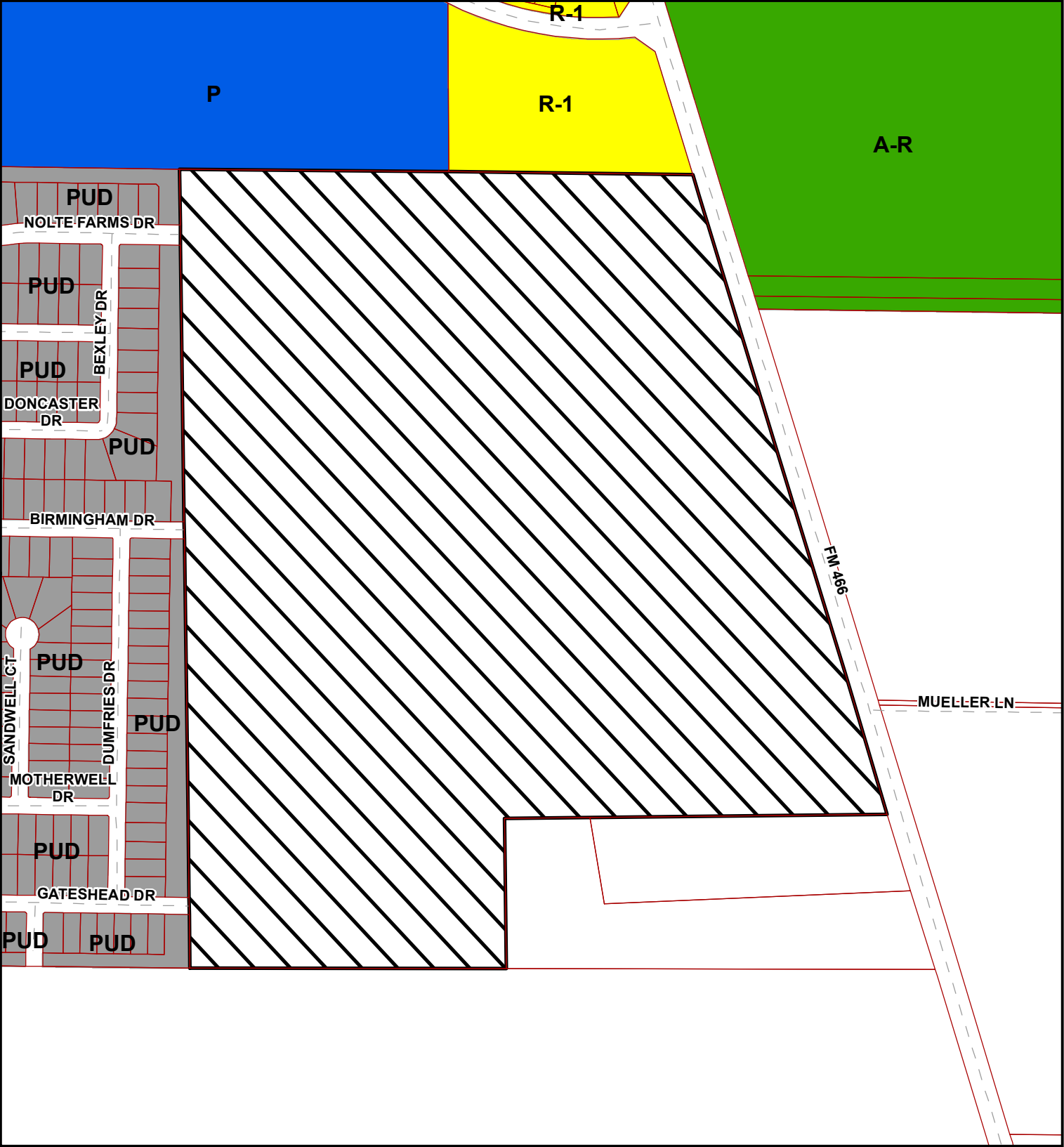
1 inch = 400 feet

Printed: 1/13/2022



ZONING MAP

ZC 46-21 1200-1500 Blk of FM 466



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

1 inch = 400 feet

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