

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

ZC 02-23

A request for Zoning Change 02-23 from Agricultural Ranch (A-R) to Commercial (C) for property located at the 3500 Block of SH 46 N., Property ID 55999 was considered during a public hearing at the Planning & Zoning Commission meeting on February 14, 2023.

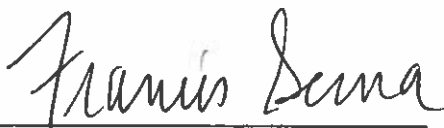
Kyle Warren presented the staff report. He stated that the applicant is proposing to rezone the front 18 acres of the 62acre lot to Commercial. He added that the surrounding land use is agricultural with no build improvements with the exception of two small lots to the east which have single family homes. The property is consistent with the Future Land Use Plan and with existing and permitted uses of surrounding land. There are no adverse impacts to surrounding properties or natural environments. He stated that the proposed zoning also follows a logical and orderly pattern where commercial zoning for future commercial projects in the Town Approach corridors is a recommended land use.

The regular meeting recessed, and a public hearing was held. Ashley Farrimond, Killen, Griffin & Farrimond, PLLC representing the applicant spoke in support to the request. Bob Worth, 270 Terrell Road, San Antonio Texas and owner spoke in support of his request. He stated that he currently does not have any plans for the development of the property. There being no additional responses from the public the regular meeting reconvened for action.

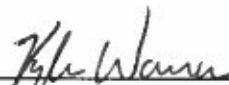
After consideration of the staff report and all information given regarding Zoning Change (ZC 02-23), Vice-Chair Felty moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch to Commercial for property located at the 3500 Block of SH 46 N. Commissioner Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED
8-0-0



Francis Serna, Planning Assistant



ATTEST: Kyle Warren,
Planner



PLANNING & CODES

**ZC 02-23 Staff Report
3900 Block of SH 46 N
Zoning Change from AR to C**

Applicant:

McQueeney Ranch, LLC
7373 Broadway, Suite 201
San Antonio, TX 78209

Property Owner:

McQueeney Ranch, LLC

Property Address/Location:

3900 Block of State Highway
46 North

Legal Description:

ABS: 20 SUR: A M
ESNAURIZAR 62.1507 AC.
Property ID: 55999

Lot Size/Project Area:

62.1507 ac.

Future Land Use Plan:

Town Approach

Notifications:

Mailed: 02/02/2023
Newspaper: 01/29/2023

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 Agricultural Ranch (AR) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	AR	Vacant lot
N of Property	R-2	Vacant lot
S of Property	C	Vacant lot
E of Property	AR/R-1	Single family residence/Vacant lot
W of Property	AR	Vacant lot

SUMMARY OF STAFF ANALYSIS:

The property, currently located near the 3900 block of SH 46, is zoned Agriculture Ranch (AR). The applicant is proposing to rezone the lot to Commercial to come into conformity with the town approach future land use plan. The proposed Commercial zoning is in conformity with the Future Land Use Plan because Commercial is the preferred zoning type in the Town Approach. The surrounding land use is agricultural in nature with no built improvements, the exception being the two small lots immediately to the east which have a single-family home on them.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent

Compatible with existing and permitted uses of surrounding property – Compatible, surrounding property is undeveloped/farmland.

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

Proposed zoning follows a logical and orderly pattern – Commercial zoning for future commercial projects in town approach corridors is the recommended land use.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This lot has its original zoning designation from annexation and has been vacant. The applicant wants the first 500' of said lot to be zoned to commercial to into compatibility with the Seguin future land use plan of town approach.

CODE REQUIREMENTS:

The applicant is seeking a zone change to come into conformity with the future land use plan. The FLUP is supportive of commercial zoning within the town approach corridor.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding land use is largely agricultural in nature, though commercial zoning and single-family zoning are either adjacent to or nearby the proposed location. To the southeast there is a long strip of commercially zoned land that runs nearly to interstate 10.

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):

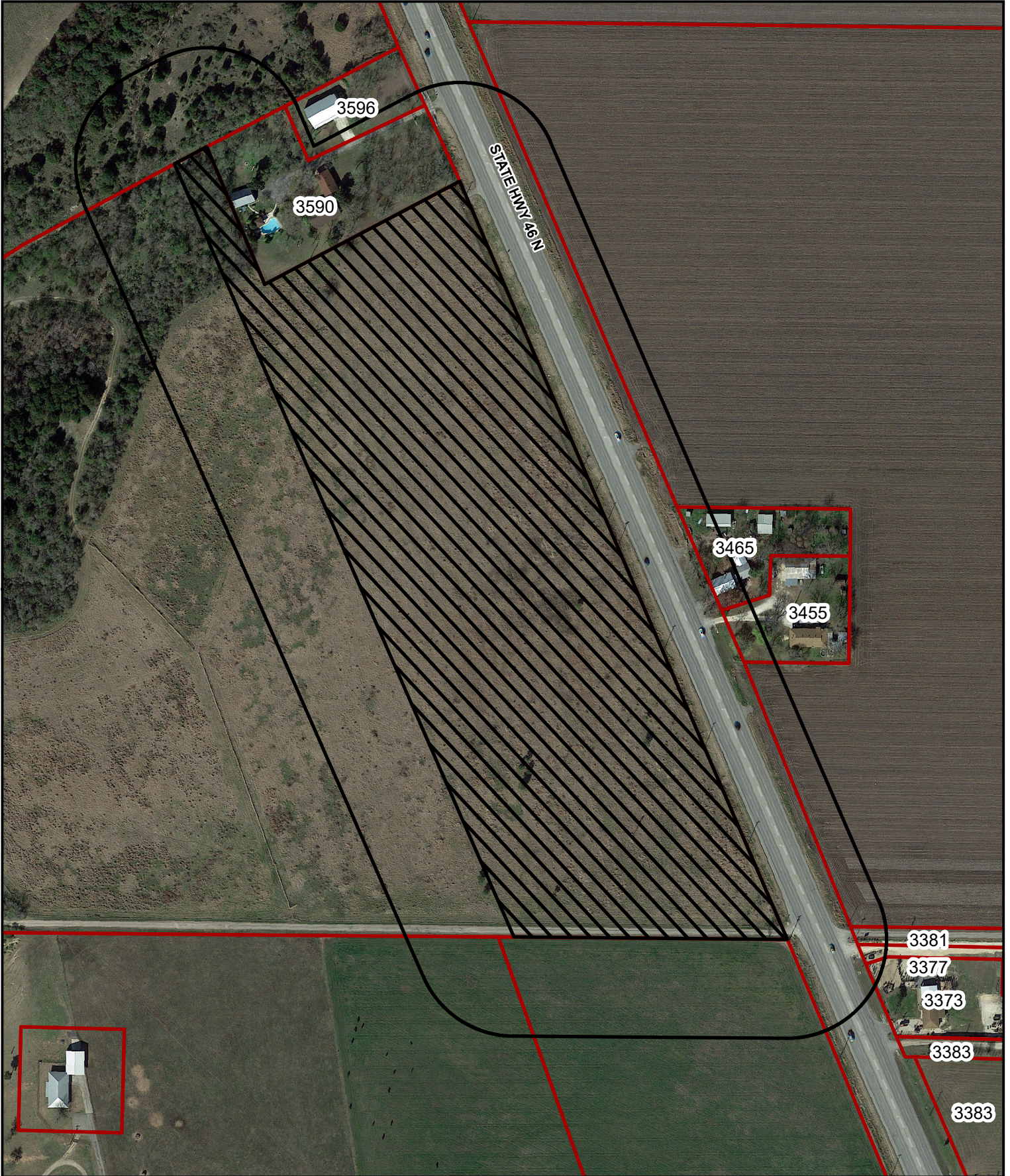
The property is in the town approach corridor land use district of the Comprehensive Plan. Commercial zoning is a recommended zoning type of this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage on State Highway 46, a TX-Dot right of way.




LOCATION MAP

ZC 02-23 3500 Blk of North State Hwy 46



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.

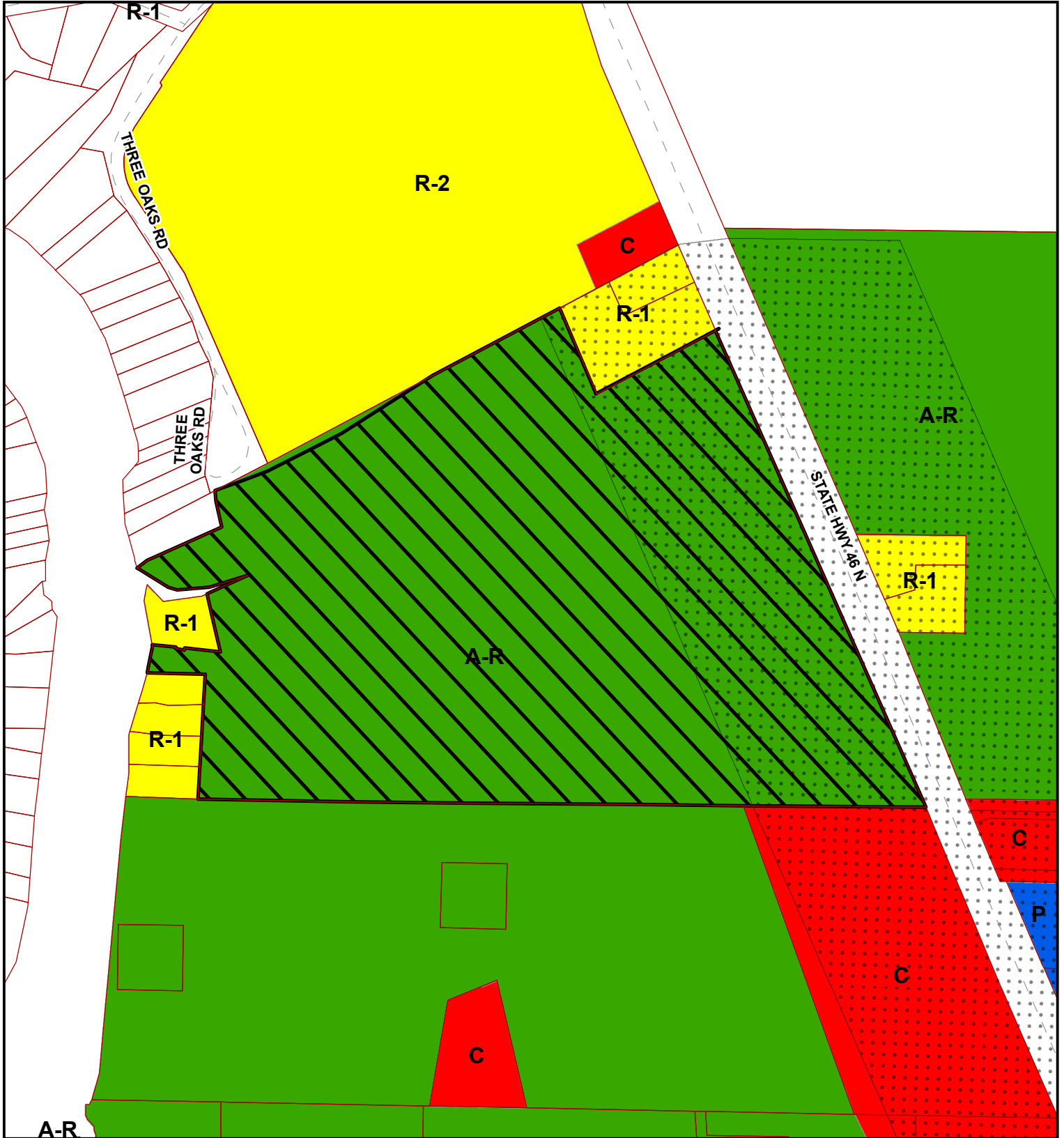


-  Site Location
-  200' Notification Buffer
-  Lot Lines

1 inch = 257 feet
Printed: 1/30/2023

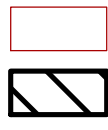
ZONING MAP

ZC 02-23 3500 Blk of N State Hwy 46

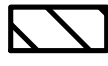


Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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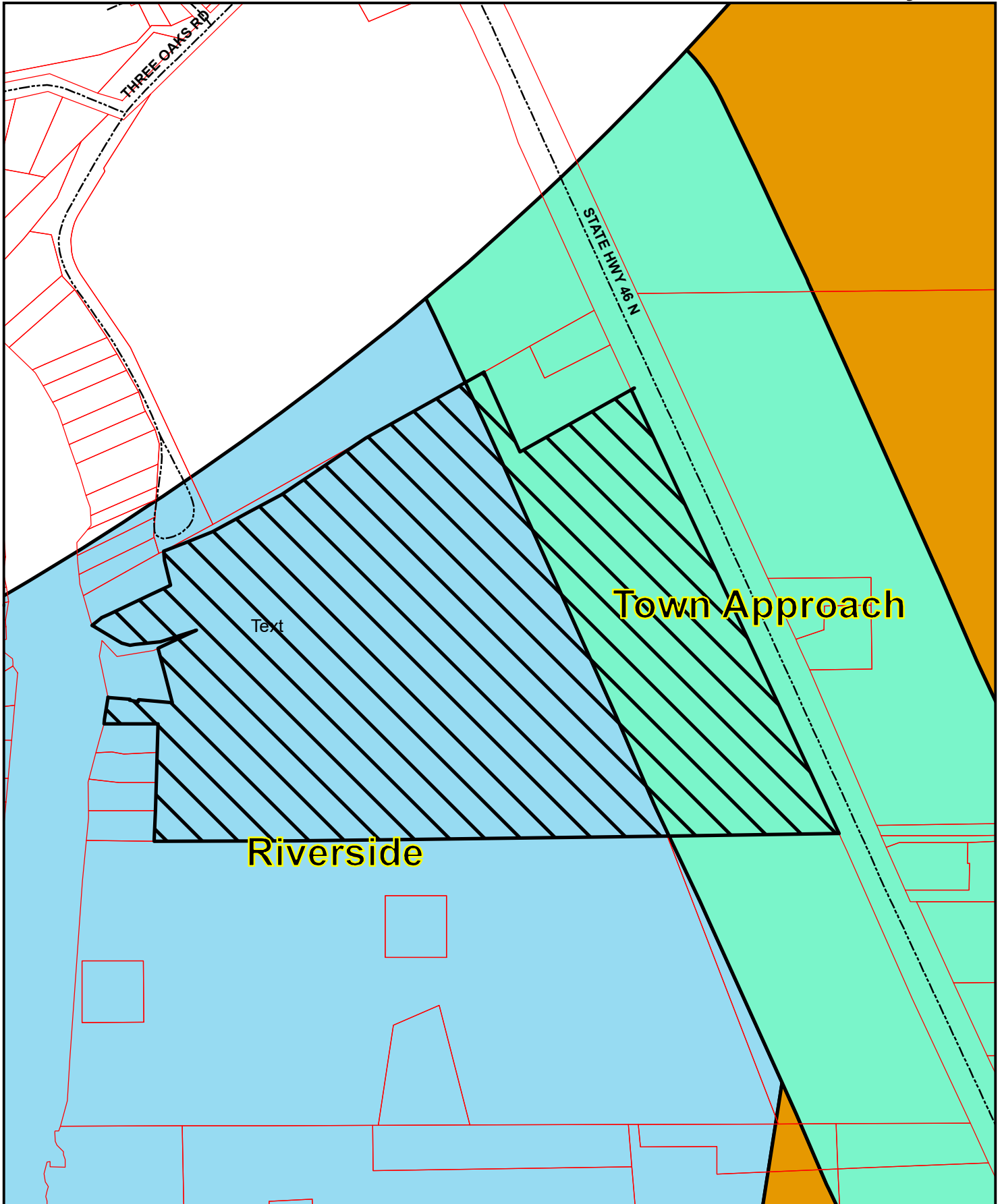
Ownership



Site Location

1 inch = 428 feet

Printed: 1/25/2023



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Site Location

1 inch = 441 feet



Ownership

Printed: 1/25/2023