



Planning and Zoning Commission Report ZC 08-14

The following zoning change request was considered during a public hearing at the Planning & Zoning Commission meeting on July 8, 2014:

ZONING CHANGE request from Agricultural-Ranch to Single-Family Dwelling District for the property located SH 46 and Rudeloff Rd., Abstract 11, J.D. Clements Survey, Property ID 52815, 53356, 53354

Helena Schaefer presented the staff report. The site is located off of State Highway 46 and Rudeloff Rd. Notifications were sent to property owners within 200' of the site. Two comments were received, in favor of the request.

Concluding the Staff Report and noting the surrounding land uses and existing businesses, staff recommended approval of the zoning change to "Single-Family Dwelling District".

Harry Jewett, applicant, was present to answer questions regarding the Zoning Change request. He explained that there are about 23 acres that will stay zoned Agricultural Ranch and the configuration that was presented shows where the zoning all came together.

No Public response was received.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 8-0-0, to recommend to City Council to approve the zoning change request to Single-Family Dwelling District.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY DWELLING DISTRICT –
MOTION PASSED 8-0-0.**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department

Greenspoint
SH 46 and Rudeloff Rd.
ZC 08-14

Applicant:

Harry Jewett
307 West Rhapsody Dr.
San Antonio, TX 78216

Property Owner(s):

Belmarez Management, LLC
1770 Oak Glen
New Braunfels, TX 78132

Pamela Burns-Clair, TTEE
Of the Harriet L. Burns
Revocable Trust
858 Austin Avenue
Sonoma, CA 95476

Property Address/Location:

SH 46 and Rudeloff Rd.

Legal Description:

Abstract 11, J.D. Clements
Survey, Property ID #52815,
53356, 53354

Lot Size/Project Area:

Approx. 215.9 acres

Future Land Use Plan:

Emgt Residential, Farm

Notifications:

Mailed on June 27, 2014
Published on June 22, 2014

Comments Received:

Two comments – in favor

Staff Review:

Helena Schaefer
GIS Analyst
July 3, 2014

Attachments:

- Notification/Aerial Map
- Zoning Map
- FLUP Map

REQUEST:

The Applicant Request a Zoning Change request from "A-R" to "Single-Family Residential".

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Vacant Land
N of Property	C/A-R	Vacant Land
S of Property	M-R/PUD	Vacant Land/Residential
E of Property	LI	Vacant Land
W of Property	A-R	Vacant Land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff recommends approval of the zoning change from Agricultural-Ranch to Single-Family Residential.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

The applicant is proposing to build a development to be known as Greenspoint Subdivision. The properties are split by zoning districts, Commercial and Agricultural-Ranch. The commercially zoned portion of the properties runs parallel to State Hwy 46's right-of-way. Behind this "strip of Commercial", the balance of the properties is zoned Agricultural-Ranch. The applicant is proposing to build a minimum of 400 and a maximum of 1,000 single-family units. Prior to the zoning change request, the applicant entered into a development agreement with the City of Seguin. The development agreement was accepted by the City Council on June 17, 2014.

CODE REQUIREMENTS:

The properties are currently zoned Agricultural-Ranch. The proposed residential development requires a zoning change. Single Family Residential Zoning requires a minimum lot size of 5,600 sq feet, but states no maximum.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

These properties are compatible with the surrounding land use as this is an area of development and growth.

COMPREHENSIVE PLAN:

According to the Future Land Use Plan, the properties are located in the Emergent Residential and Farm Districts. The Emergent Residential District is an area outside the city center and break from the common neighborhood forms. The intent of this district is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment.

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

While there are no health, safety or general welfare issues, there is a cemetery adjacent to the properties. This property will not be affected by the residential development. The commercial development will need to consider the cemetery.

TRAFFIC (STREET FRONTAGE & ACCESS):

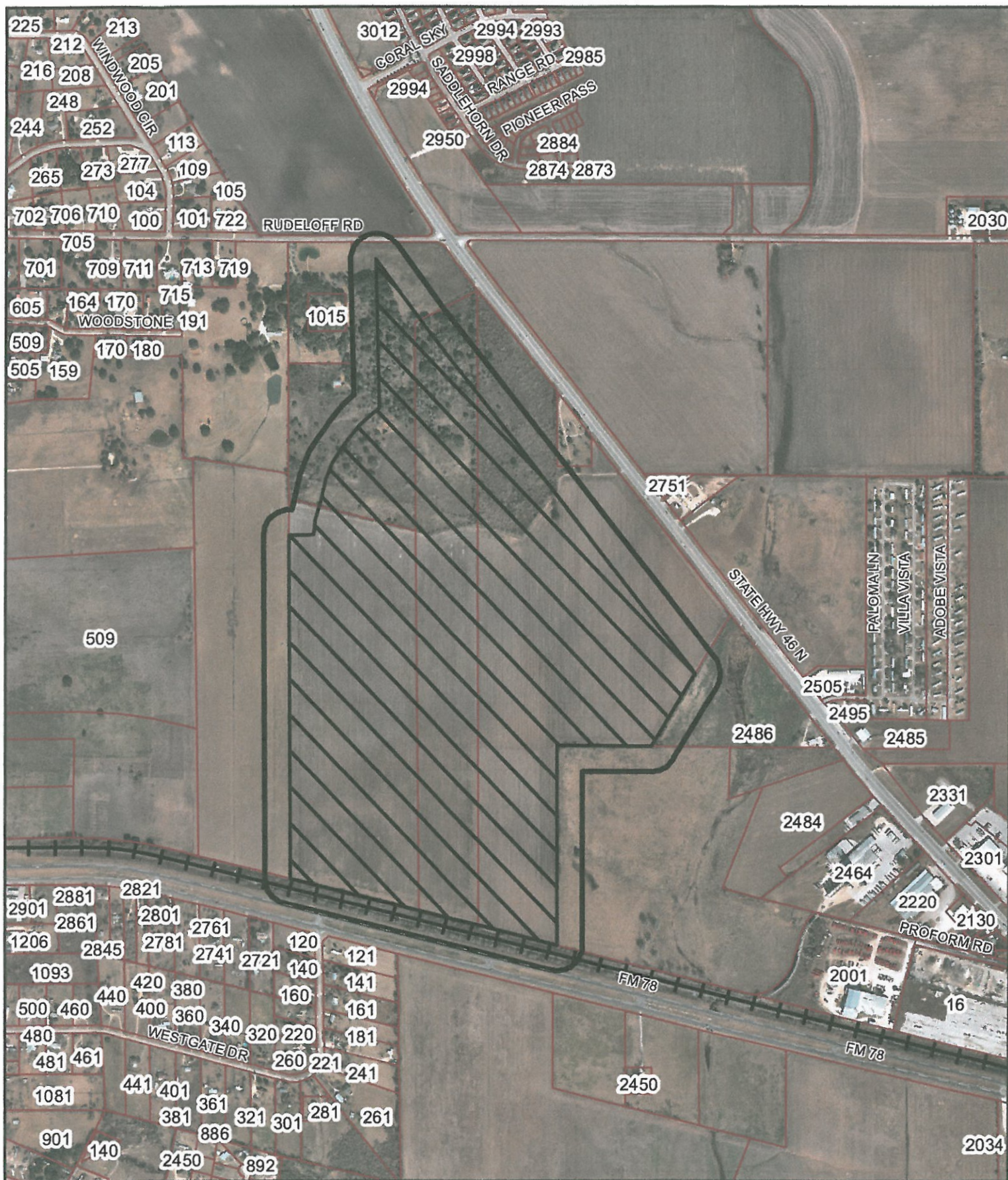
The properties will be accessed from State Hwy 46 via the development of the Outer Loop and State Hwy 46 N. In accordance with the Development Agreement, the applicant will dedicate right-of-way for a six lane parkway and will construct three lanes of the parkway. The parkway will be constructed in phases as the subdivision develops. A secondary route will be constructed as a collector street when the number of dwellings exceeds sixty (60) units. This secondary access will be located off of State Hwy 46 N, just north of the primary access from the highway.

PARKING:

Parking will adhere to the off street parking requirements for single family residential zoning district. This will include two (2) parking spaces for each family dwelling.

LOCATION MAP

ZC 08-14: SH46 & Rudeloff Rd



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



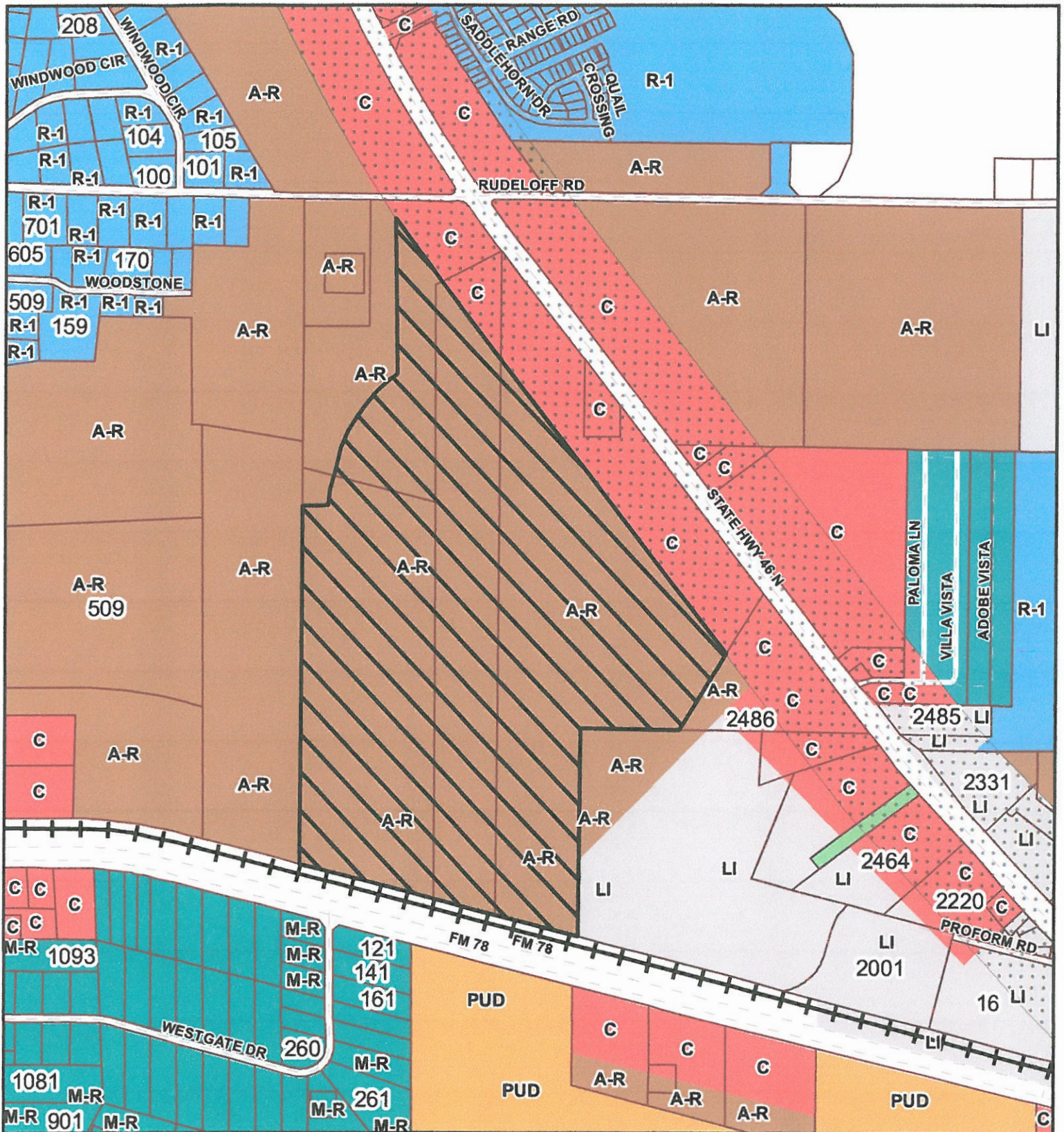
Lot Lines

1 inch = 1,000 feet

Printed: 7/1/2014

ZONING MAP

ZC 08-14: SH46 & Rudeloff Rd



O-P Office Professional
R Retail
C Commercial
P Public

R-1 Single-Family Residential
ZL Zero Lot Line
MF-1, MF-2, MF-3 Multi-Family
DP-1, DP-2 Duplex

MHP Manufactured Home Park
MHS Manufactured Home Subdivision
M-R Manufactured Home and Residential
A-R Agricultural Ranch

PD Pre-Development
M Mixed Use
PUD Planned Unit Development
LI Light Industrial
I Industrial

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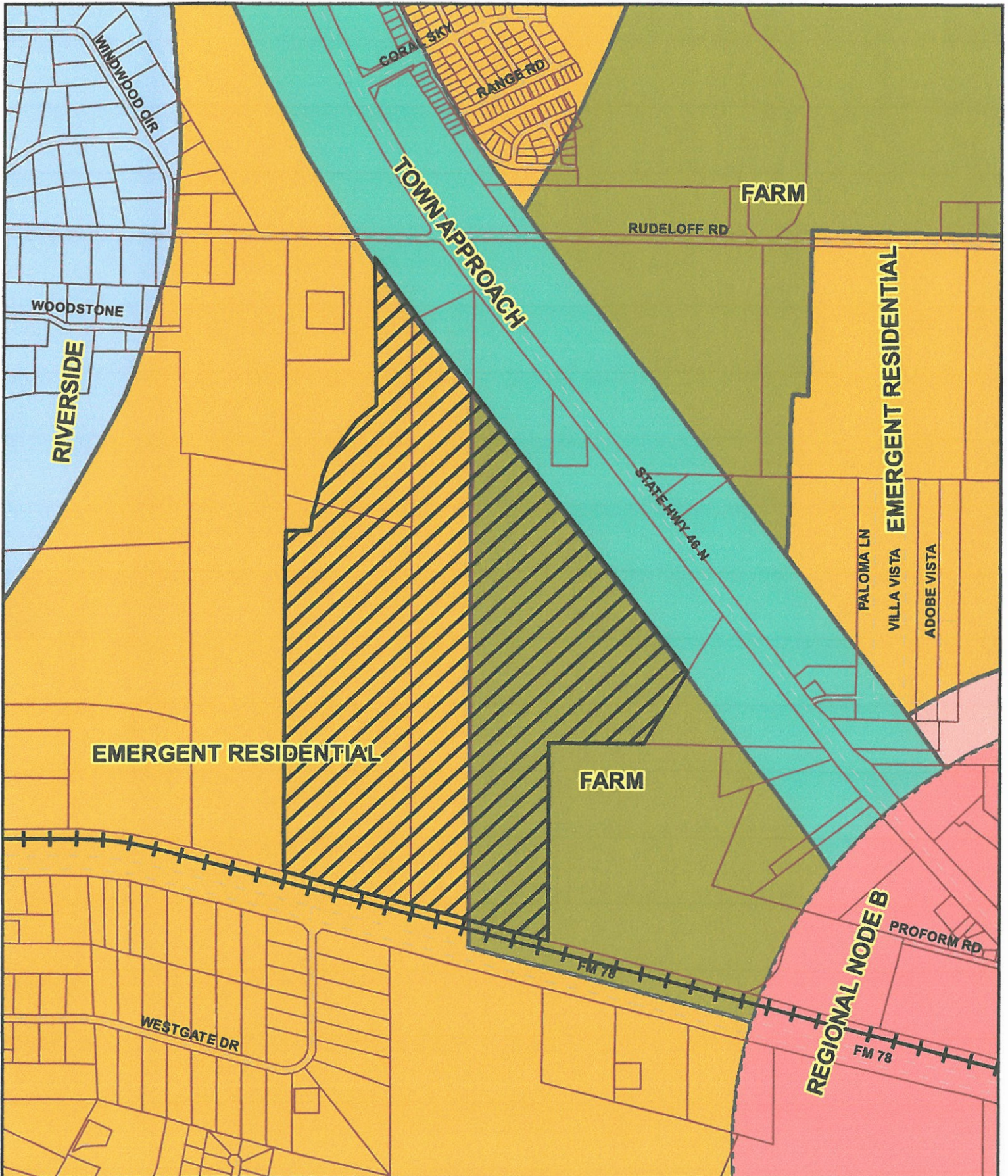
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ZC0814_Site



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