



Planning and Zoning Commission Report ZC 29-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on October 13, 2015:

ZONING CHANGE request from Pre-Development to Agricultural-Ranch for the following properties in the UDC Rezoning Group 5C: 58153, 58281, 58157

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-development" zoning district in the old zoning ordinance. Staff explained the logic behind the rezoning of the 4 parcels, using the Comprehensive Plan and existing land uses. The golf course located in the Chaparral subdivision presented a unique problem with rezoning. Feedback from property owners were also taken into consideration. Staff informed the Commission that the property owner of the development known as "Quail's Run" would be pursuing a zoning change to PUD in the future and rezoning it to A-R would be appropriate for its current use.

Public notifications were mailed to 106 property owners on October 2, 2015. Four responses were received. Two phone calls were received wanting more information about the golf course and if the golf course owner was asking for the zoning change. Two written comments were received:

Carlos & Alejandra Egure, in favor of
"Time to move forward"

Richard Santos, 1207 Doral Court, San Antonio Tx 78260 – opposed
"There is no benefits for the property owner's/just another source of taxes for the City of Seguin Plus we are in the flood plan, what has the City done for us?"

The Commission had questions about the ownership of the two larger properties along FM 725. Staff informed them that the two largest parcels are under the same ownership.

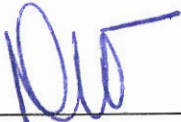
There being no further questions from the Commission, the regular meeting was recessed and a public hearing was held. A number of property owners near the golf course spoke at the meeting with concerns about rezoning the property to single-family residential. Tom Adams of 700 River Oaks Drive wanted to know what the recourse they had to prevent a housing development from going up. Staff informed Mr. Adams that when it is rezoned, this was the only time for recourse. It was also mentioned that any new housing development would have to meet all infrastructure and building requirements. Another property owner wanted to know what the zoning difference between this golf course and the golf course at Starcke Park. Starcke Park is city-owned and is zoned for public use; this course is privately owned. Sherrie Smith, whose mother owns a vacant lot along Champion Drive, stated that living on a golf course is a desirable location, because of the openness of the space. They would like the golf course

to stay a golf course and suggested that the City buy the course. They also asked if they can petition the City to purchase it. Commissioner Flakes asked the adjacent property owners what they would like the golf course to be zoned. Becky Hernandez of 805 River Oak Dr responded that they wanted neither single-family residential or commercial. They wanted it to be zoned a golf course and not have housing behind their backyard. Staff informed that zoning it as a golf course would rezone it as Commercial. Zoning the property as commercial would "open" it up to "non-friendly neighborhood" uses like a gas station or an auto dealership if the golf course was removed. The Comprehensive Plan doesn't recommend commercial in the future land use districts, Riverside and Emergent Residential.

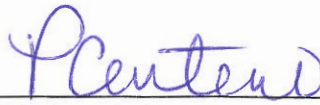
There being no further response from the public the regular meeting reconvened for action. Pamela Centeno, speaking as the applicant for this rezoning request, stated that the City would like to withdraw the zoning change for just the golf course, parcel ID 58165. The other remaining three parcels would proceed with the zoning change to City Council. Mrs. Centeno informed the Commission that she would like to consult with the City Attorney about any legal ramifications and speak to the golf course's owners about their future plans of the property.

After consideration of the staff report and all information given regarding Zoning Change 29-15, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Agricultural-Ranch for parcels 58153, 58281, and 58157.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH—
MOTION PASSED 8-0-0**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 29-15

UDC Rezoning for Pre-development
Group 5C

Applicant:

City of Seguin

Property Owner(s):

58153, 58165, 58281, 58157

Property Address/Location:

Group 5C is an area along FM 725 and River Oak Drive where properties were zoned PD during annexation

Legal Description:

Abstract 29, A Mansola Survey, multiple acreage

Lot Size/Project Area:

611.0 acres

Future Land Use Plan:

Emergent Residential, Central Township, Conservation, Riverside, Community Node

Notifications:

Mailed October 2, 2015
Newspaper September 27, 2105

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
Oct. 5, 2015

Attachments:

- Group 5C Map notification Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin’s Unified Development Code.

ZONING AND LAND USE:

	Zoning	Land Use	SEE ATTACHED MAPS
Subject Property	PD	Vacant land in agricultural use, golf course	
N of Property	R-1	Residences, Ag land	
S of Property	P,C, R-1	Residences, Ag land	
E of Property	R-1, MF-3, ZL, A-R	Residences	
W of Property	R-1, C, A-R	Residences, Ag land	

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision, there are 421 properties that were zoned either Pre-development or Mixed. The 4 parcels in Group 5C were all zoned as Pre-development.

Staff has evaluated the parcels in Group 5C with consideration of the current land uses, property owners’ input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of R-1 for the Golf Course (Property ID 58165) and A-R for the remaining 3 (three) parcels.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 5C is one of fifteen (15) areas that require rezoning due to the removal of the “Pre-development” and/or “Mixed” zoning classifications from the Unified Development Code. The case is to determine the zoning districts for Group 5C. There are 4 parcels in this group, were originally zoned “Pre-development”, and are located along FM 725 and River Oak Drive.

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 4 parcels have not been rezoned since the zoning was assigned during the annexation process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 5C are fronted along FM 725 and River Oak Drive. These are large tract of land near the outskirts of the city. Most of the area is rural in nature, and rezoning three of these properties to A-R would be appropriate. For the existing golf course and the surrounding residential area, it would be appropriate to rezone it to a residential zone and not a commercial one.

COMPREHENSIVE PLAN:

The properties are within the Historic City Center, Town Corridor, Core Approach, and Central Township Districts. Two of these districts, Historic City Center and Central Township, emphasize residential uses, while the Core Approach and Town Corridor districts focuses on more commercial uses.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No area of health, safety or historical significances has been identified by the City in this group.

TRAFFIC (STREET FRONTAGE & ACCESS):

The properties in Group 5C are located along FM 725 and River Oak Dr.

PARKING:

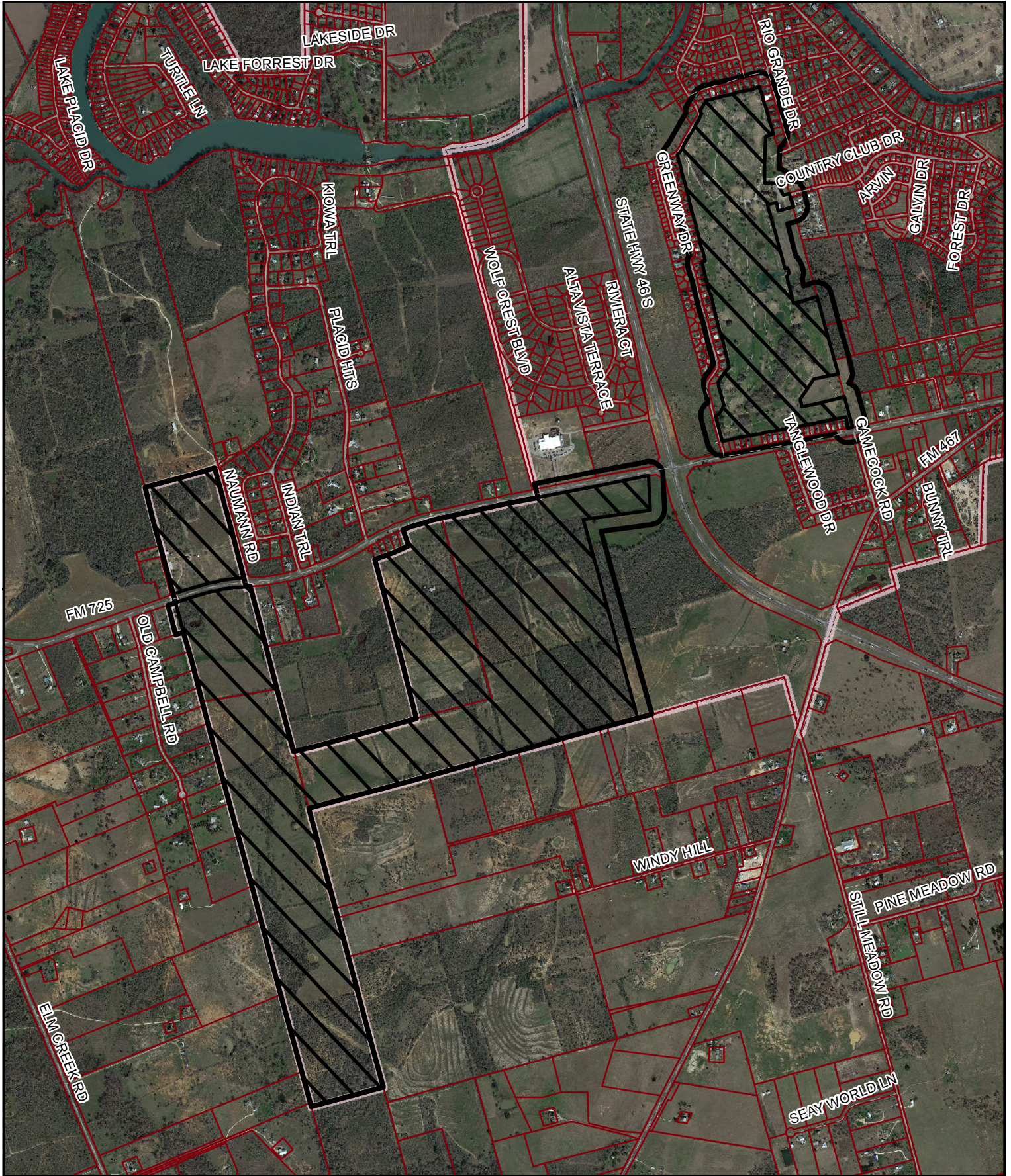
Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

OTHER:

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property’s existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.

LOCATION MAP

ZC 29-15: UDC Rezoning Group 5C



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



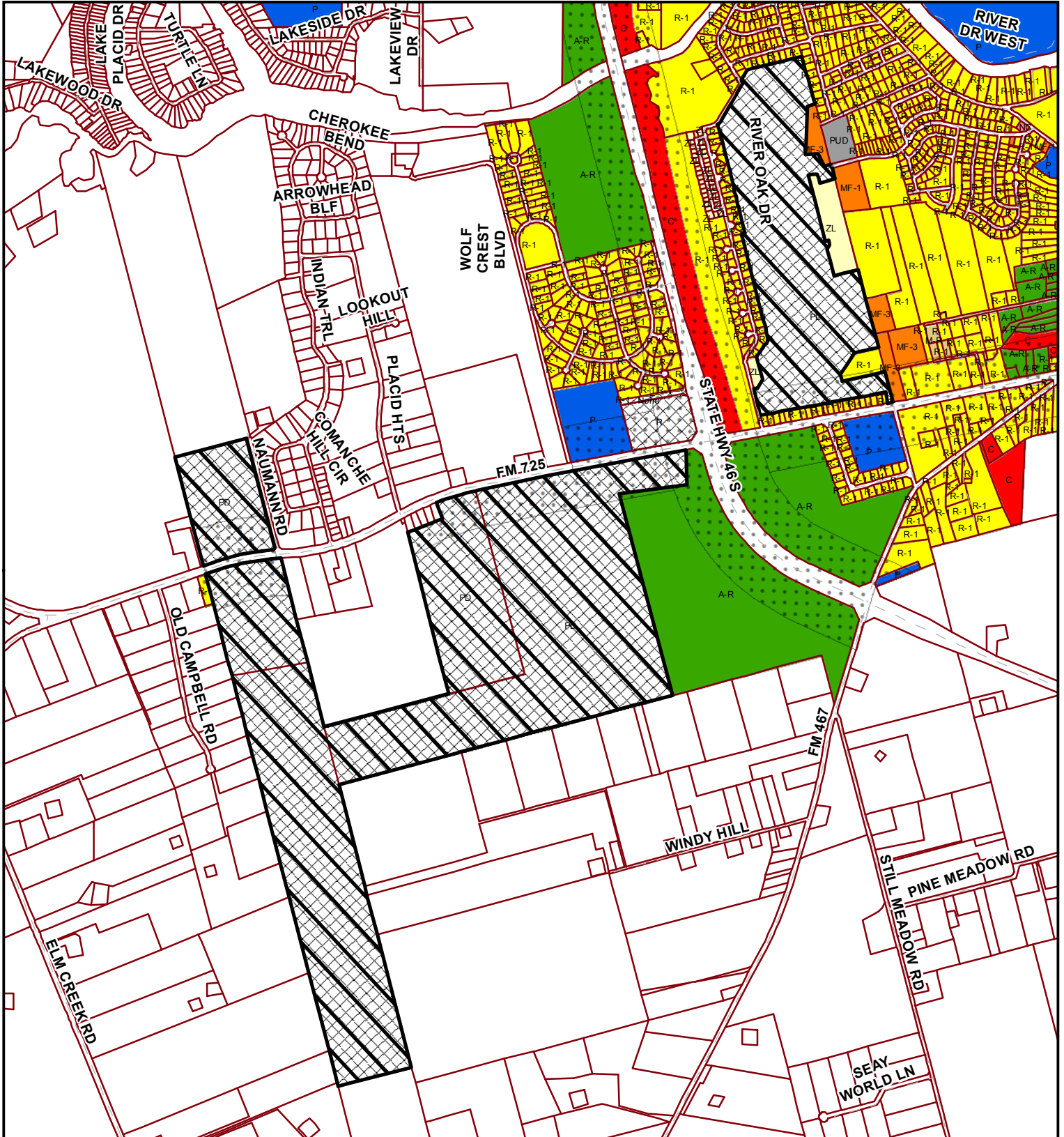
Lot Lines

1 inch = 1,765 feet

Printed: 9/18/2015

ZONING MAP

ZC 29-15: UDC Rezoning Group 5C



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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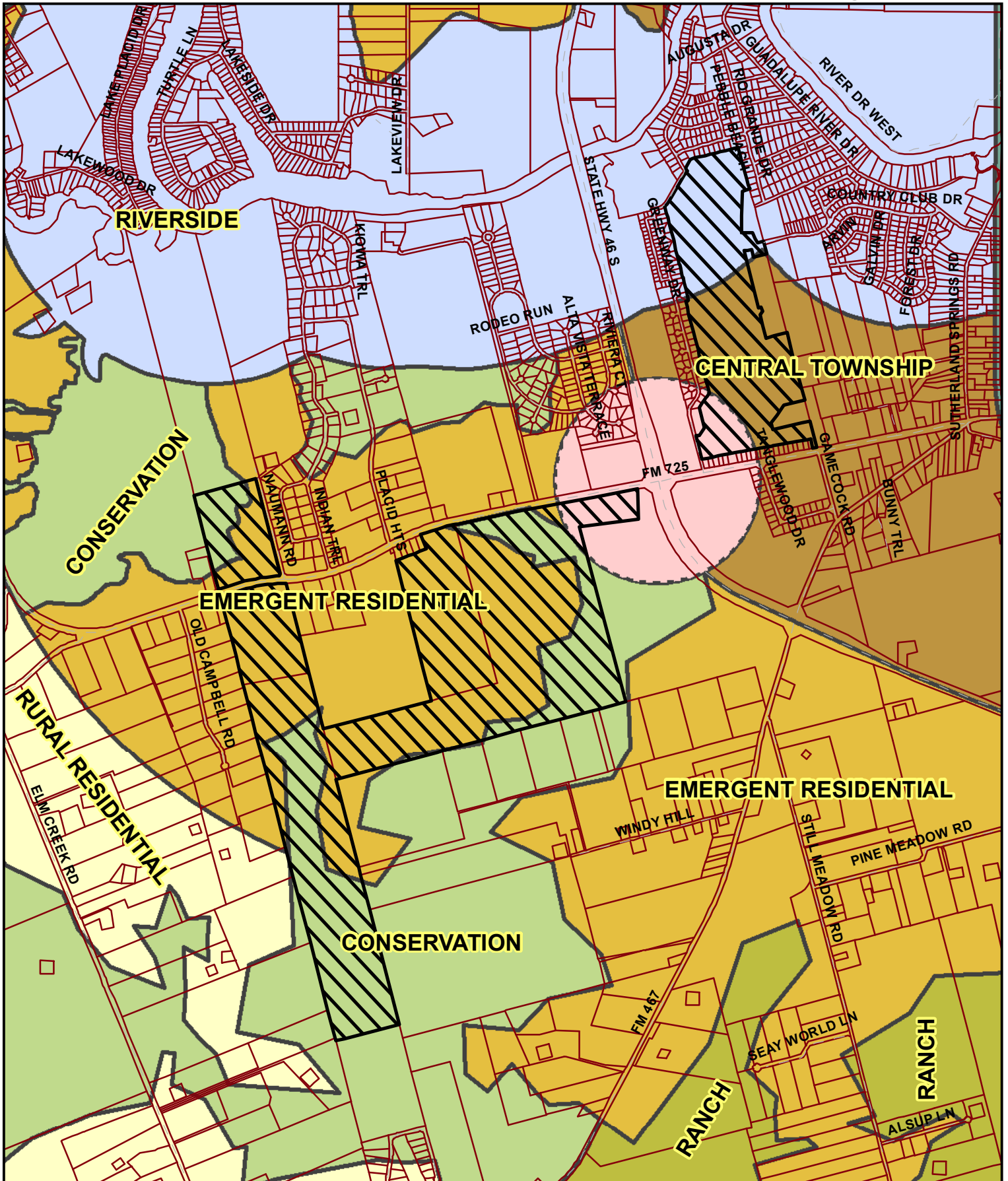
Site Location



Lot Lines

1 inch = 1,833 feet

Printed: 9/11/2015



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 Site Location
 Lot Lines

1 inch = 2,000 feet
 Printed: 9/11/2015