



## Planning and Zoning Commission Report ZC 01-16

The following request was considered in conjunction with Zoning Change 01-16 during a public hearing at the Planning & Zoning Commission meeting on February 9, 2016:

**ZONING CHANGE request from Agricultural-Ranch (A-R) to Commercial (C) for the property located at 107 Reiley Rd.**

Pamela Centeno presented the staff report. The applicant is seeking a zoning change for the property in order to operate a RV resort. Staff explained that the applicant needed a Specific Use Permit as well as the zoning change. Staff reminded the Commission that the recommendation to City Council is based on the possible use of this property as a Commercial lot, and not just the use of an RV Park.

Public notifications were mailed to 10 property owners on January 29, 2016. 7 responses were received in opposition from property owners within the city limits. 33 responses were received from property owners outside of the city and 1 in favor.

There were multiple questions from the Commission regarding access and floodplain. The regular meeting was then recessed and a public hearing was held. There were multiple responses from the public in regards to traffic concerns, noise, pollution of the area and the compatibility of Commercial with the riverfront residential uses. There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 01-16, the Planning and Zoning Commission voted 3-2-0, to Recommend to City Council to Approve the Zoning Change request to Commercial.

### RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL – MOTION PASSED 3-2-0

Dora Toungate  
Planning Assistant

ATTEST: Pamela Centeno  
Director of Planning/Codes



**City of Seguin**  
 Planning/Codes Department  
 Staff Report

**ZC 01-16**  
**107 Reiley Rd.**  
**Zoning Change A-R to C**

**Applicant:**

Mitch Carleton  
 885 River Ter  
 New Braunfels, TX 78130

**Property Owner:**

same

**Property Address/Location:**

107 Reiley Rd

**Legal Description:**

Abs 3, Isaac Baker Survey  
 12.32 AC, Property ID 50467

**Lot Size/Project Area:**

Approx. 12.31 acres

**Future Land Use Plan:**

Town Approach

**Notifications:**

Mailed January 29, 2016  
 Newspaper January 24, 2016

**Comments Received:**

None to date

**Staff Review:**

Pamela Centeno,  
 Director of Planning/Codes

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Agricultural-Ranch to Commercial.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Residential
<b>N of Property</b>	A-R	Sparsely-populated Residential
<b>S of Property</b>	P	GBRA property, W Kingsbury ROW
<b>E of Property</b>	R-1	Guadalupe River
<b>W of Property</b>	C	Residences on Reiley; Businesses fronting Kingsbury Street

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The majority of the site is naturally vegetated. There are four existing residential structures- two located along the riverfront and two fronting Reiley Rd. While the property is located with the floodplain, the City of Seguin does not restrict development as long as all FEMA requirements are followed. Given the surrounding land uses it would not be appropriate for the City of Seguin to require that this parcel remain A-R. Doing this would prevent any additional development on the site. The Comprehensive Plan supports commercial development of this site. Considering the recommendation of the Comprehensive Plan, the existing surrounding land uses, and the surrounding zoning districts, staff feels that commercial zoning is appropriate for this property and recommends approval.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The property is currently zoned A-R and contains residential structures. The property was annexed in 2013. The site was zoned A-R due to the size of the lot and the large area of natural vegetation and undeveloped land. The appraisal records do not indicate any recent ag exemptions on this property. The online records date back to 1997, and no exemptions are shown to date.

### **CODE REQUIREMENTS:**

The applicant is proposing to operate a recreational vehicle park at this property. In order to meet the requirements for a RV park, the property must be rezoned to Commercial. This is the only zoning district where a RV park can be operated. However, it also requires the approval of a Specific Use Permit.

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

The properties located along the river in this area are primarily residential. The majority of the waterfront properties are located outside the city limits and therefore are not subject to zoning. The properties that are in the city limits were only recently annexed in 2013 and most were existing at time of annexation. The land uses within the city limits in this area along W Kingsbury Street are both commercial and residential. There are a number of commercial businesses fronting W Kingsbury Street. With the exception of a few existing residential lots, the majority of the lots fronting W Kingsbury Street are zoned Commercial. Given the proximity of W Kingsbury St, a major corridor into the City, and the existing zoning along this street, rezoning this property to Commercial would be compatible with the zoning.

### **COMPREHENSIVE PLAN:**

The site is located in the Town Approach district, which recommends commercial and residential as suitable development. The proximity of the lot along W Kingsbury Street is favorable for commercial development, but the access off of Reiley Road also makes it favorable for residential development.

### **FLOODPLAIN:** (Protection & preservation of historical, cultural, and environmental areas.)

The property is located in both the floodway and the 100 year flood zone of the Guadalupe River. Approximately 5.1 acres out of the 12.32 is in the floodway; the remainder (7.2 acres) is in the 100 year flood zone. Any proposed development must meet all FEMA requirements.

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

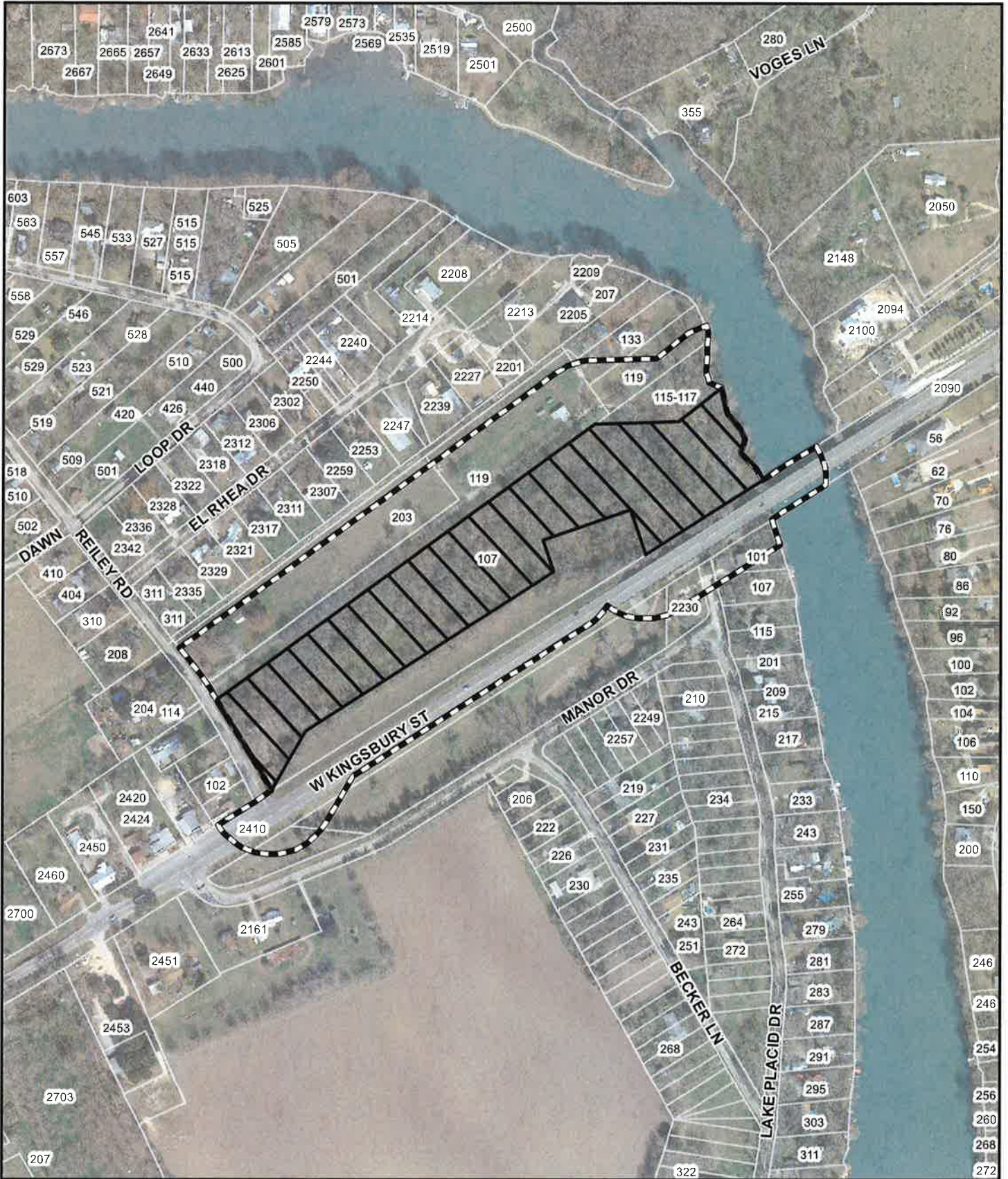
Due to the topography of the street ROW and the proximity of the bridge, the property can only be accessed from Reiley Road, a Guadalupe County ROW.

### **DEVELOPMENT REQUIREMENTS:**

All development regulations of the City of Seguin will be enforced upon the development of this site. This includes sidewalks, landscaping, building permits, site permits, drainage, etc. Specific Use Permits do not provide any exemptions to these requirements.

# LOCATION MAP

# SUP & ZC 01-16: 107 Reiley Rd

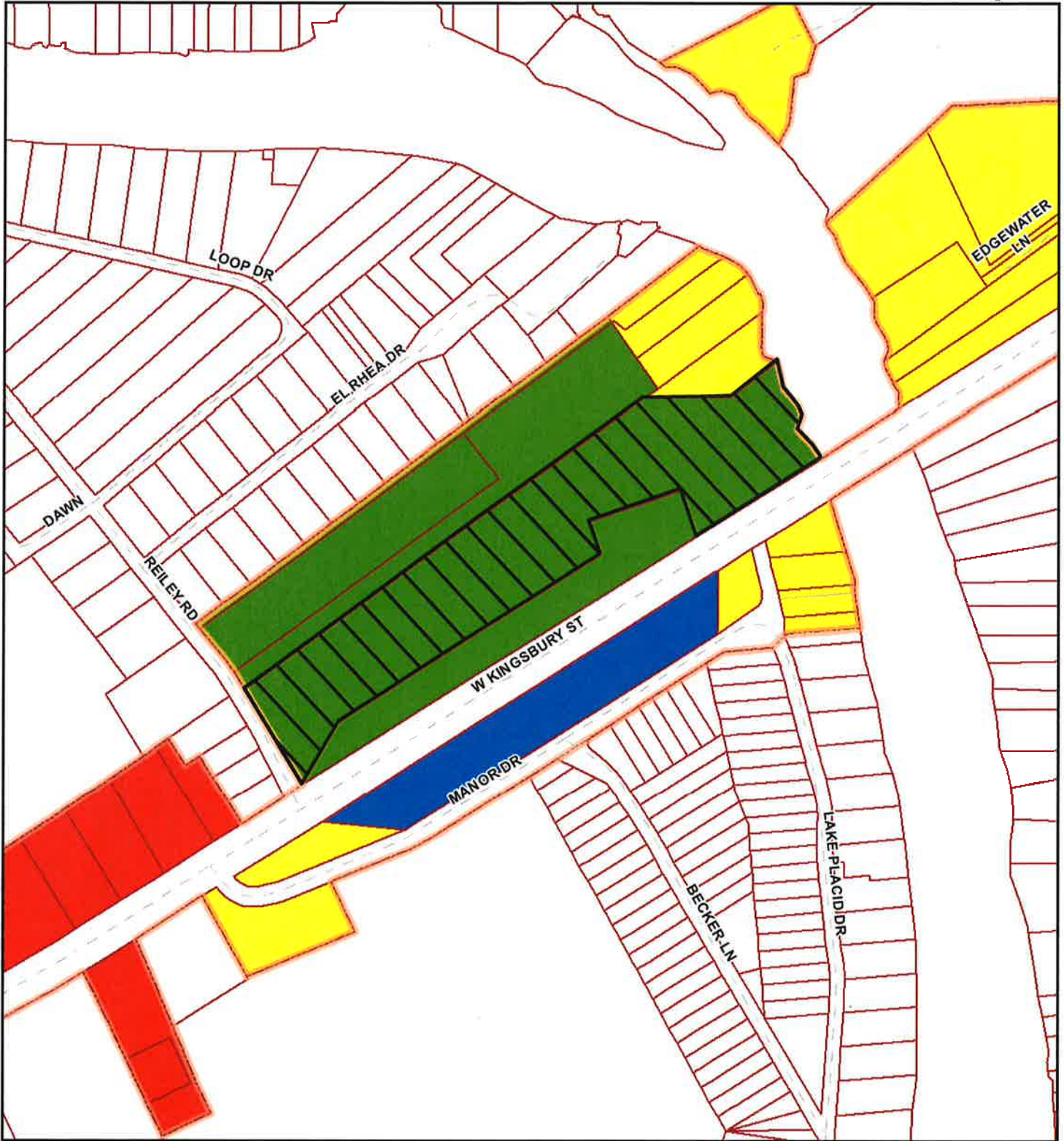


This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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

		Site Location		200' Notification Buffer
		Lot Lines		1 inch = 400 feet
				Printed: 12/15/2015

# ZONING MAP

# SUP & ZC 01-16: 107 Reiley Rd



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	

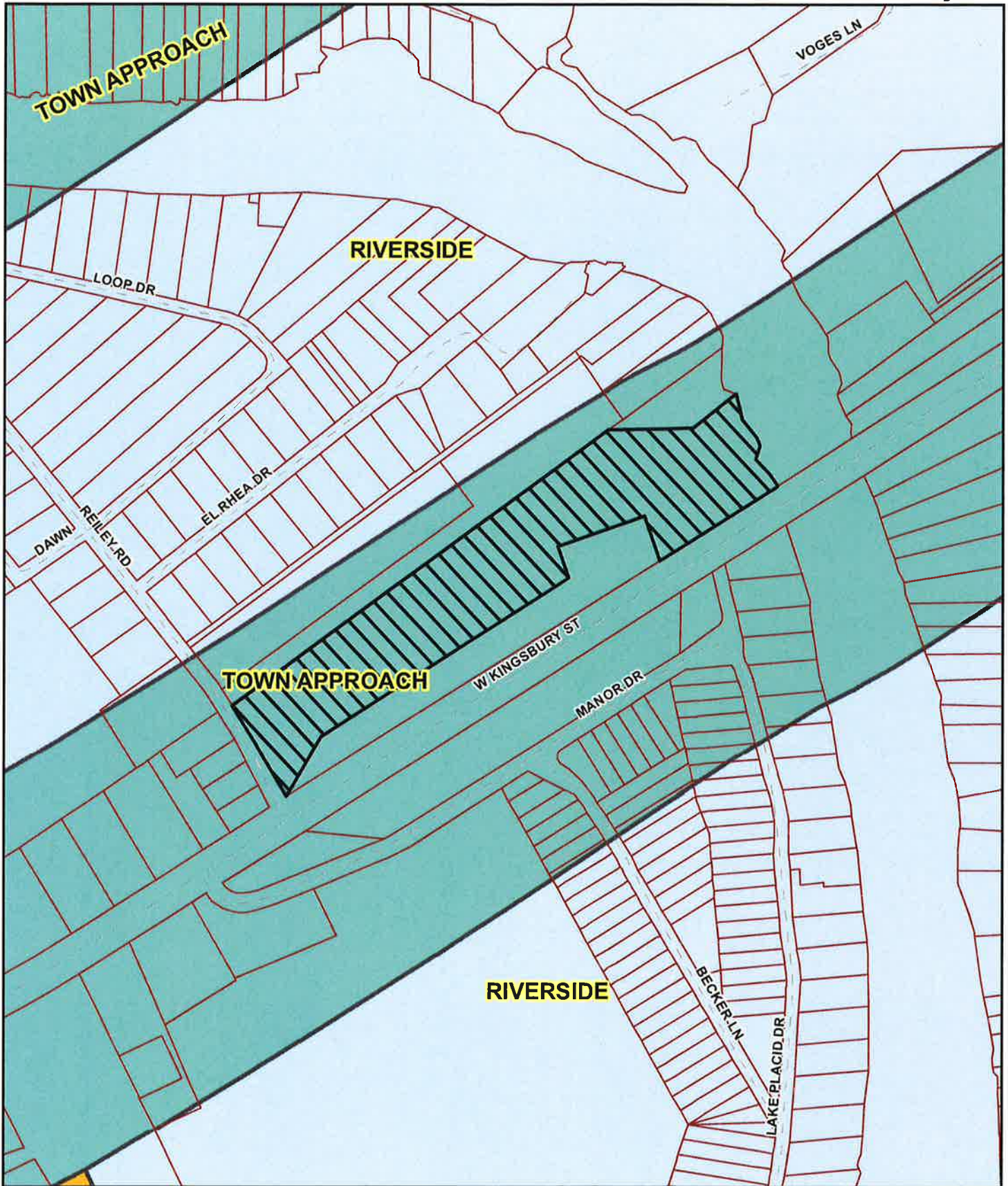
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Site Location

1 inch = 400 feet

Lot Lines

Printed: 12/15/2015



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Site Location



Lot Lines

1 inch = 400 feet

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