



Planning and Zoning Commission Report ZC 13-16, 14-16 and 15-16

The following Zoning Changes 13-16, 14-16 and 15-16 were considered during a public hearing at the Planning & Zoning Commission meeting on April 12, 2016:

ZONING CHANGE request from Commercial to Single-Family Residential has been requested by Harry Jewett for the property located at SH 46, portion of 274.884 acre tract, Abstract 11, JD Clements Survey, approx. 3.9 out of 278.767 acres, Greenspoint Subdivision (ZC 13-16)

Zoning Change from Single-Family Residential to Neighborhood Commercial has been requested by Harry Jewett for the property located at SH 46, portion of 274.884 acre tract, Abstract 11, JD Clements Survey, approx. 8.32 out of 278.767 acres, Property ID 52815, Greenspoint Subdivision (ZC 14-16)

Zoning Change from Single-Family Residential to Commercial has been requested by Harry Jewett for the property located at SH 46, portion of 274.884 acre tract, Abstract 11, JD Clements Survey, approx. 31.59 out of 278.767 acres, Property ID 52815, Greenspoint Subdivision (ZC 15-16)

John Foreman presented the staff report. He explained that the applicant is refining the site layout for Greenspoint, and as particular developments and land uses are identified, the zoning districts are being updated to match.

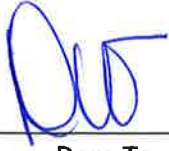
Public notifications were mailed on April 1, 2016. No responses were received.

The Commission asked about the development and the timeline. Engelke asked about residences and the development timeline. Harry Jewett explained that a plat would be submitted that will include residences. They will begin with mostly Commercial development. Jackel inquired about the larger tract and a portion of it being detention area.

After consideration of the staff report and all information given regarding Zoning Changes 13-16, 14-16 and 15-16 the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change requests as follows:

Commercial to Single-Family Residential (ZC 13-16)
Single-Family Residential to Neighborhood Commercial (ZC 14-16)
Single-Family Residential to Commercial (ZC 15-16)

**RECOMMENDATION TO APPROVE ZONING CHANGES –
MOTIONS PASSED 9-0-0**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC-13-16, ZC-14-16, ZC-15-16 Greenspoint Zoning Changes

Applicant:

Harry B Jewett III
307 W Rhapsody Dr
San Antonio, TX 78216

Property Owner(s):

AK Property LLC
9310 Broadway Bldg 2, Ste 101
San Antonio TX 78217

Property Address/Location:

South of Rudeloff Rd, West of
SH 46 North

Legal Description:

Abs 11, JD Clements Survey
No. 18

Lot Size/Project Area:

ZC-13-16 – 3.862 acres
ZC-14-16 – 8.32 acres
ZC-15-16 – 31.59 acres

Future Land Use Plan:

Farm, Town Approach, and
Emergent Residential Districts

Notifications:

- Mailed: April 1, 2016
- Published: March 27, 2016

Comments Received:

None as of April 8, 2016

Staff Review:

John Foreman, AICP, CNU-A
Assistant Director of Planning

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUESTS: Three Zoning Change requests:

ZC-13-16 from Commercial to Single-Family Residential.
ZC-14-16 from R-1 to Neighborhood Commercial
ZC-15-16 from Single-Family Residential to Commercial

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Varies, see attached maps	
N of Property		
S of Property		
E of Property		
W of Property		

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

As the Greenspoint project moves closer to development, zoning district boundaries are being modified. Staff finds that each request meets criteria and recommends approval.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

The applicant is refining the site layout for Greenspoint, and as particular developments and land uses are identified, the zoning districts are being updated to match.

SITE DESCRIPTION:

The overall Greenspoint site is approximately 270 acres and extends from the railroad tracks to SH 46. The three tracts on which the zoning changes are proposed are all currently undeveloped and surrounded by other undeveloped tracts. The Corner Store at the corner of Rudeloff and SH 46 is currently the only developed part of Greenspoint.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The majority of the land surrounding this property is not developed and/or in agricultural use. This is an area of growth, and the proposed uses – single-family residential and commercial, are compatible with the other proposed uses in the area.

COMPREHENSIVE PLAN:

The properties are located in the Farm, Town Approach, and Emergent Residential Districts.

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

The site has not been identified to be of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

The properties have frontage on the future outer loop (shown as Greenspoint Pkwy) and Greencrest. All properties have adequate potential for access for the zoning districts proposed. The outer loop will be a major arterial, and Greenspoint will be a collector. Access points and other transportation improvements will be determined during the platting and site review processes.

INDIVIDUAL CASE ANALYSIS:

ZC-13-16

The requested change is from Commercial to R-1 for a 3.862 acre tract. The property is proposed to be developed as single-family residential. The current commercial designation was established at annexation, as all properties in this area were zoned commercial along SH 46 to a depth of approximately 500 feet. The portion of the property fronting SH 46 will remain Commercial, but the commercial development proposed along 46 will not require this depth. Because this site has several large trees, it is an attractive location for single-family. The proposed single-family designation is consistent with the adjacent R-1 zoning and proposed development.

ZC-14-16

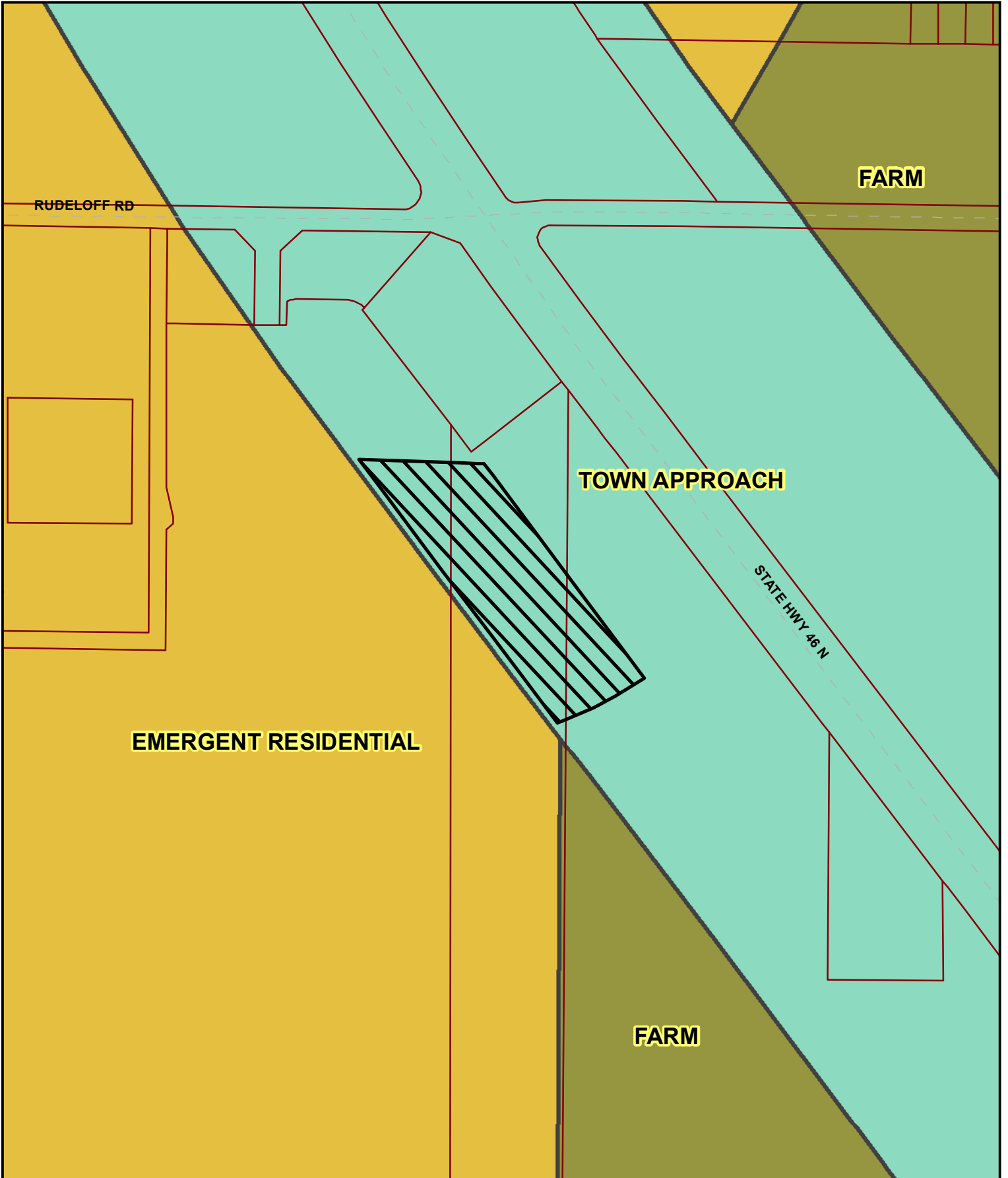
The requested change is from R-1 to Neighborhood Commercial for an 8.32 acre tract. The applicant intends to develop the tract with small-scale service or commercial to serve the immediate area. Neighborhood commercial is the appropriate designation, and the site is well suited for this at the future intersection of a collector and the outer loop.

ZC-15-16

The requested change is from R-1 to Commercial for a 31.59 acre tract. The application states that the intent is to build a shopping center at the corner of the outer loop and SH 46. This tract is likely to be developed along with the tract already zoned Commercial along SH 46. The location at the intersection of two major arterials is suitable for large commercial use. A small portion of the tract is within zone A, which is the unstudied area of the 100-year floodplain. A study will be required prior to development.

FUTURE LAND USE MAP

ZC 13-16: Greenspoint 3.90 Acres



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



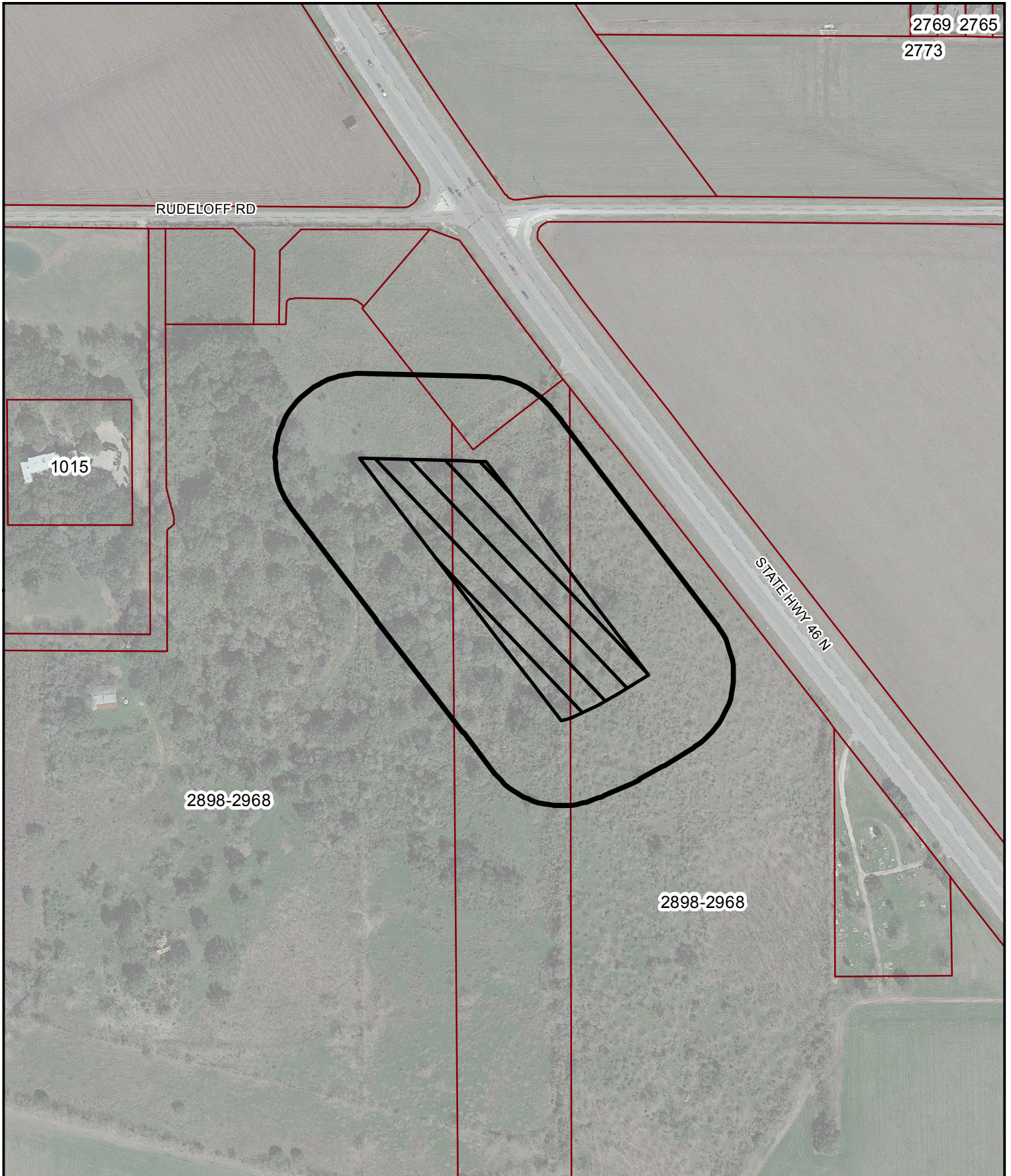
Lot Lines

1 inch = 300 feet

Printed: 3/22/2016

LOCATION MAP

ZC 13-16: Greenspoint 3.90 Acres



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Site Location



200' Notification Buffer

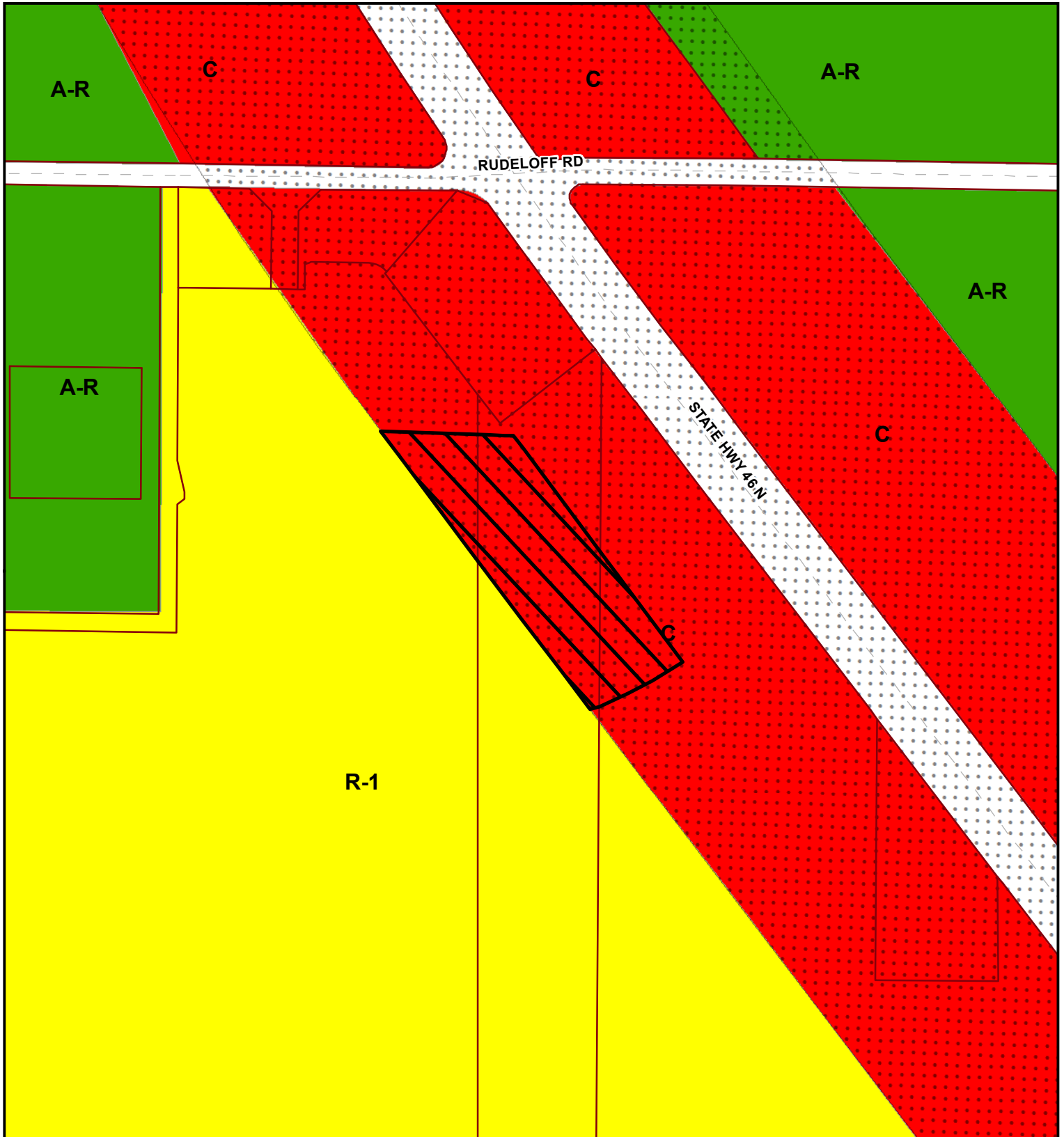
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ZONING MAP

ZC 13-16: Greenspoint 3.90 Acres



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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