



## **Planning and Zoning Commission Report ZC 08-21**

A request for Zoning Change 08-21 from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) for property located at the 1600 Block of W. Court Street, Property ID 52838 and 52836 was considered during a public hearing at the Planning & Zoning Commission meeting on May 11, 2021.

Armando Guerrero presented the staff report. The applicant is requesting a zoning change for two parcels of land totaling 151.885 acres for a proposed residential development.

The property is used primarily for agricultural use and no structures on the site. The property is surrounded by residential, agriculture, public, and commercial uses.

This property is located within the Emergent Residential District of the City's Comprehensive Plan. Residential use is predominant in this area, and a range of residential densities are recommended in the Emergent Residential District. All other acceptable uses should be expressed in a manner complementary to residential use.

The property has street frontage along west Court Street and the south of property has frontage on State Highway 46.

Staff recommended approval of the zoning change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) as the proposed residential development is compatible with the residential developments in the area and the City's Comprehensive Plan.

Notifications were mailed out April 30<sup>th</sup> and no comments were received.

The Commissions asked how much property is in the floodplain and how many homes are proposed.

Jeffrey McKinney, Cude Engineers stated that approximately 50 acres are in the floodplain and 100 acres are developable. He added that the property has ROW west of Hwy. 46. Mr. McKinney stated that they are proposing a park with trail for the area in the floodway and approximately 380 homes.

The regular meeting recessed, and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

Staff recommended approval of the zoning change request to Single Family Residential 2 (R-2).

After consideration of the staff report and all information given regarding Zoning Change (ZC 08-21), Chair Gettig moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) for property located at the 1600 Block of W. Court Street. Vice-Chair Kirchner seconded the motion. The following vote was recorded:

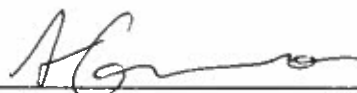
**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 2 (R-2)**

**MOTION PASSED**

**7 -0-0**



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero,  
Planner



## PLANNING & CODES

ZC 08-21

1600 Blk W. Court St  
Zoning Change A-R to R-2

**Applicant:**

David Brodbeck, P.E.  
4800 Fredricksburg Rd.  
San Antonio, TX 78229

**Property Owner:**

KB Home Lone Star, INC.  
4800 Fredricksburg Rd.  
San Antonio, TX 78229

**Property Address/Location:**

1600 Blk W. Court St

**Legal Description:**

Chambers Investments LTD.  
VOL. 1435 Pg. 578  
Property ID:52838, 52836

**Lot Size/Project Area:**

Site Acreage: 151.885

**Future Land Use Plan:**

Emergent Residential

**Notifications:**

- Mailed: April 30, 2021
- Published: April 25, 2021

**Comments Received:**

None

**Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:**

A Zoning change request from "Agricultural Ranch" (A-R) to "Single-Family Residential" (R-2).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Farmland
<b>N of Property</b>	P/M-R	School and Residential
<b>S of Property</b>	A-R/R-1	Farmland and Residential
<b>E of Property</b>	C	Commercial Use
<b>W of Property</b>	DP-2	Residential

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a zoning change for two agricultural ranch zoned parcels of land totaling 151.885 acres. The applicant is proposing an (R-2) single-family residential development, for these parcels. Existing zoning does not allow for this residential development. Staff recommends approval of the zoning change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) as the proposed residential development is compatible with the residential developments in the area, as well as the City's comprehensive plan.

**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 used primarily for agricultural use and has no built structures on it. The property is surrounded by residential, agriculture, public, and commercial uses.

### **CODE REQUIREMENTS:**

The property is currently zoned Agricultural Ranch. A zoning change to Single-Family Residential (R-2) is required for the residential development.

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

Currently this property is being used for agricultural. The surrounding properties vary in uses from residential, commercial, and public. The placement of a (R-2) single-family residential development is compatible.

### **COMPREHENSIVE PLAN:**

This property is located within the Emergent Residential District. Residential use is predominant in this area, and a range of residential densities should therefore exist in these districts. All other acceptable uses should be expressed in a manner complementary to residential use.

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

No significant historical, cultural, or environmental concerns have been identified for this site.

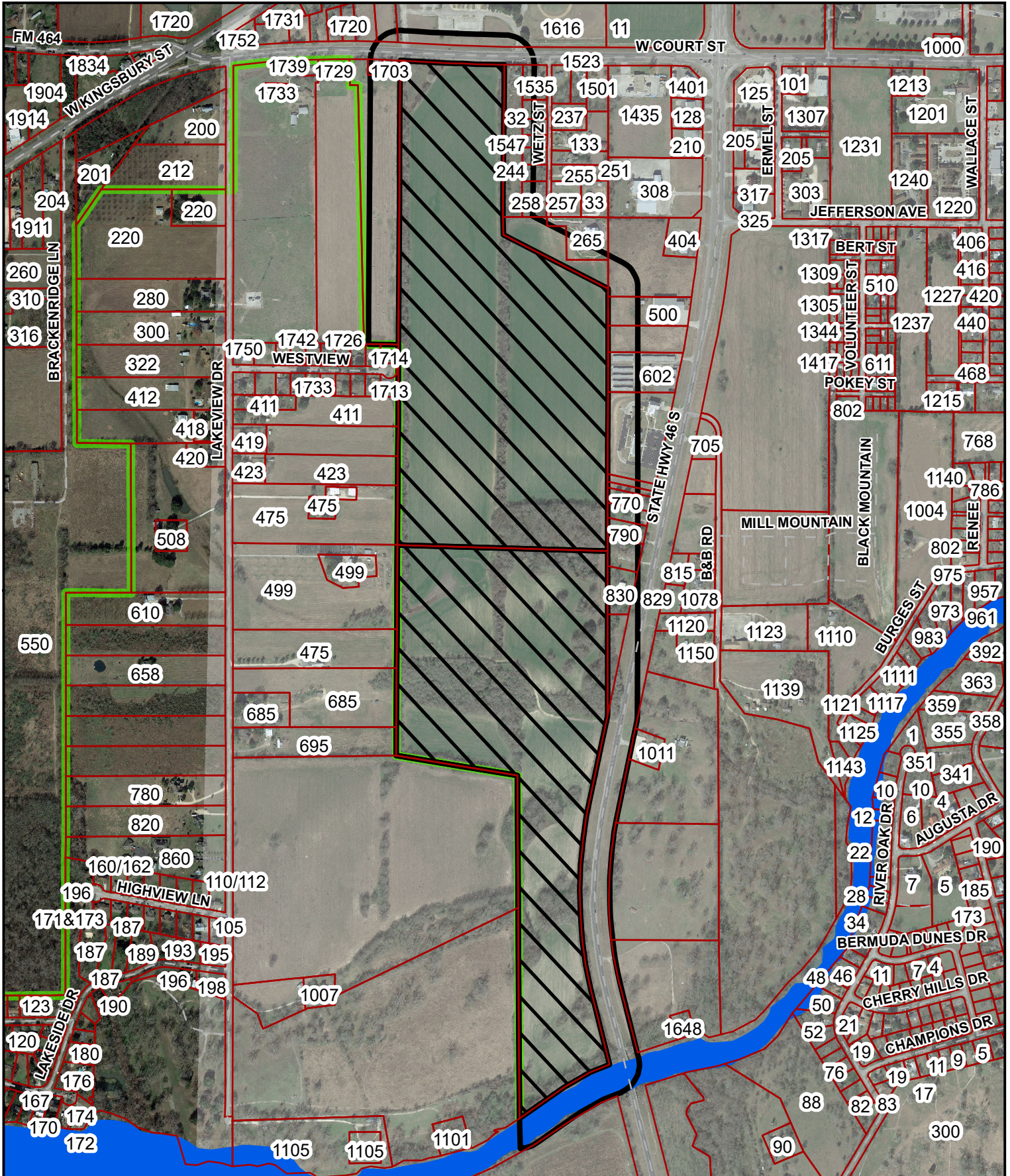
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property has street frontage along west Court St, as well as south on State Highway 46.



# LOCATION MAP

ZC 08-21 1600 Blk W. Court St



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.



Lot Lines



Site Location



200' Notification Buffer

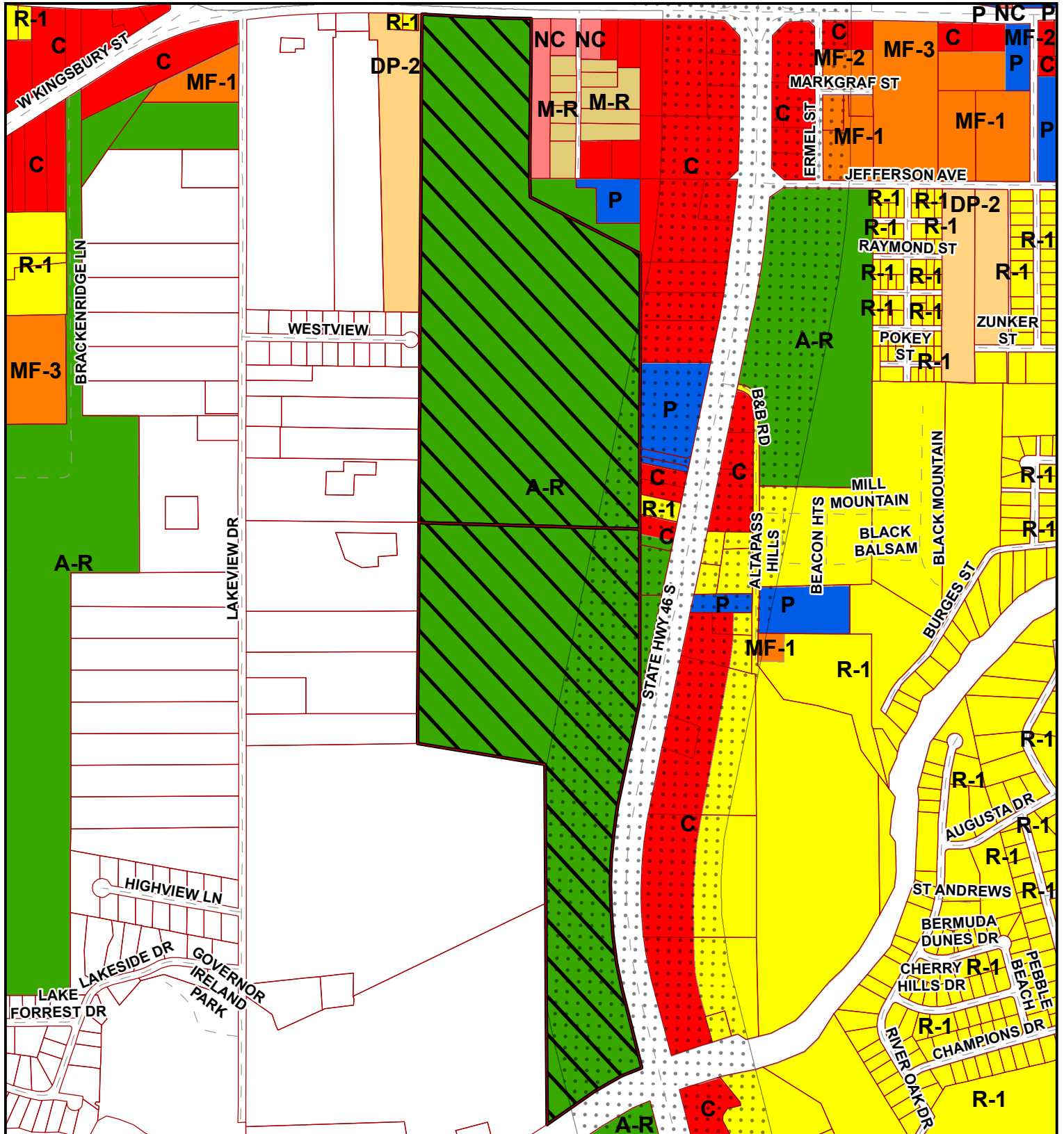
1 inch = 850 feet

Printed: 4/27/2021



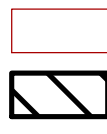
# ZONING MAP

ZC 08-21 1600 Blk W. Court St



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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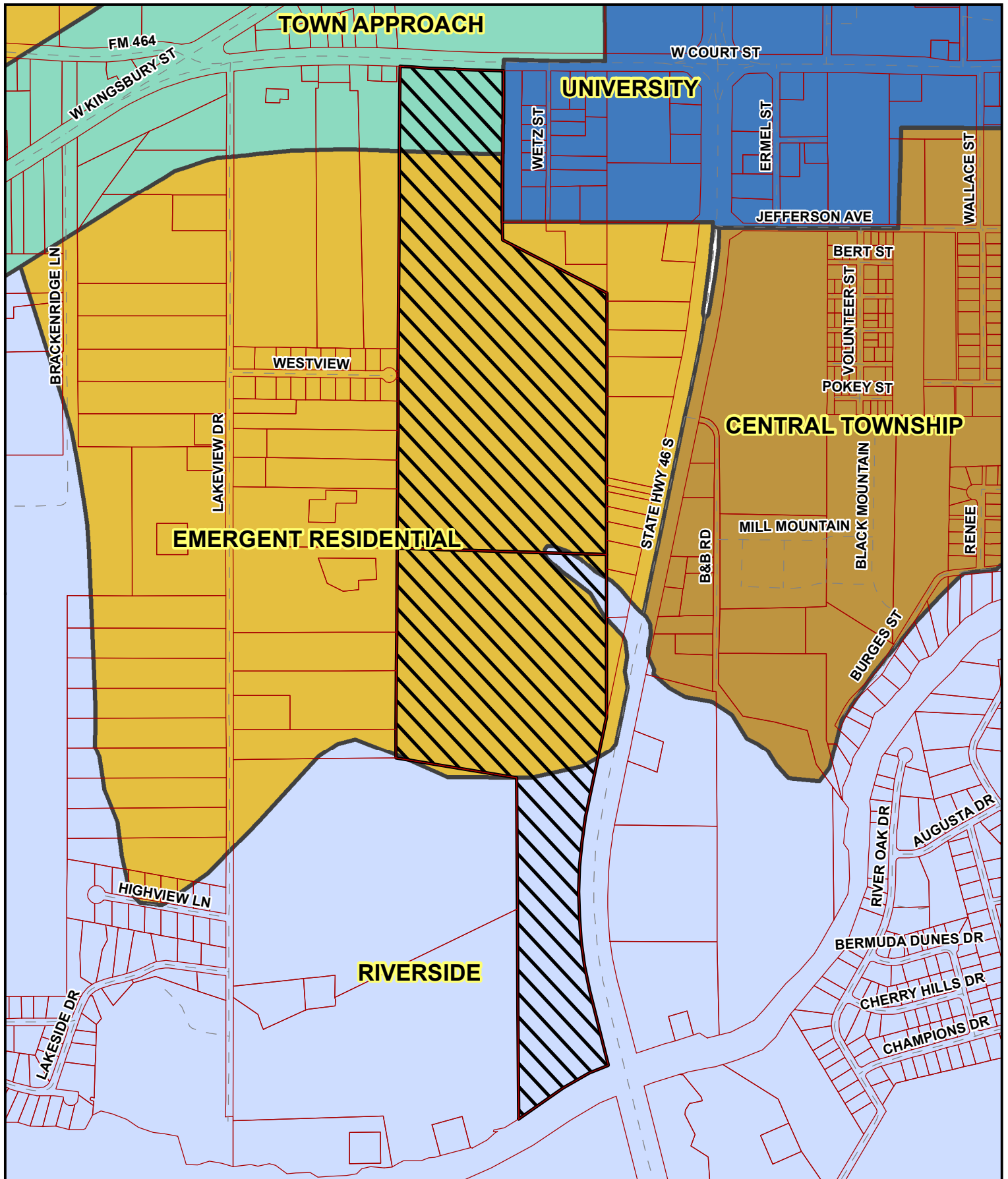


Ownership

Site Location

1 inch = 850 feet

Printed: 4/27/2021



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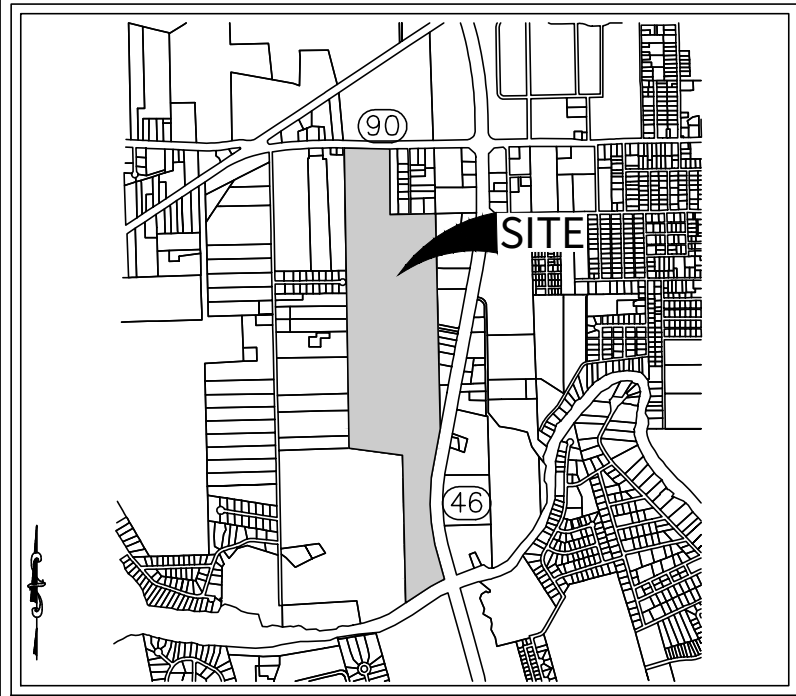


Ownership

Site Location

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LOCATION MAP N.T.S.

LEGEND

- P.G.C.T. = PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
D.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS  
O.R.G.C.T. = OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS  
R.O.W. = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING
- ☐ = MAILBOX  
⚡ = GW = GUY WIRE  
⚡ = PP = POWER POLE  
⊙ = BP = BOLLARD POST  
⊞ = ELECTRIC TRANSFORMER  
⊞ = WATER METER  
⊞ = ELECTRIC PEDESTAL  
⊞ = TELEPHONE PEDESTAL  
⊞ = WATER VALVE  
⊞ = FIRE HYDRANT  
⊞ = CLEAN OUT  
⊞ = GAS VALVE  
⊞ = AC PAD  
⊞ = SIGN  
⊞ = SANITARY SEWER MANHOLE
- OHE — = OVERHEAD ELECTRIC  
—//— = WOOD FENCE  
—+— = WIRE FENCE  
— SS — = SANITARY SEWER LINE
- <sub>1</sub> = SET 1/2" IRON ROD WITH CAP STAMPED "CUDE"  
●<sub>2</sub> = FOUND 1/2" IRON ROD  
●<sub>3</sub> = FOUND 1/2" IRON ROD WITH CAP STAMPED "TRI-COUNTY"  
●<sub>4</sub> = FOUND TXDOT MONUMENT  
●<sub>5</sub> = FOUND 1/2" IRON ROD WITH CAP STAMPED "B&B"  
●<sub>6</sub> = FOUND 1/4" IRON PIPE  
●<sub>7</sub> = FOUND 1" IRON PIPE

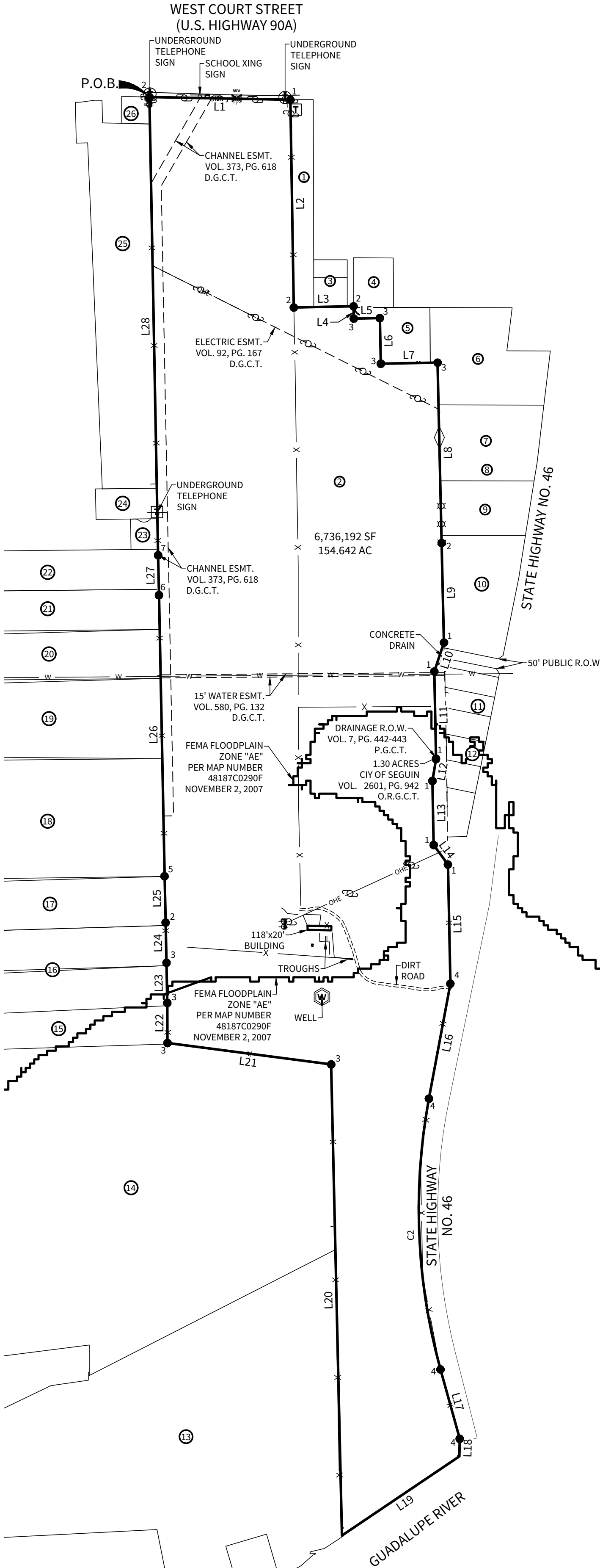
NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
3. THE SUBJECT TRACT LIES IN ZONE "X", PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48187C0289F, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2007 AND ZONES "X" & "AE", PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48187C02290F, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2007.
4. THE SURVEYOR HAS RELIED ON THE TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 033002STC, EFFECTIVE DATE DECEMBER 4, 2020, ISSUED DECEMBER 16, 2020, WITH REGARD TO THE EXISTENCE OF RECORDED EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY, ONLY THOSE MATTERS AFFECTING THE AREA OF THE SUBJECT PROPERTY IDENTIFIED IN THE ABOVE REFERENCED TITLE REPORT ARE SHOWN.

SCHEDULE B OF THE ABOVE REFERENCED TITLE REPORT ARE AS FOLLOWS:

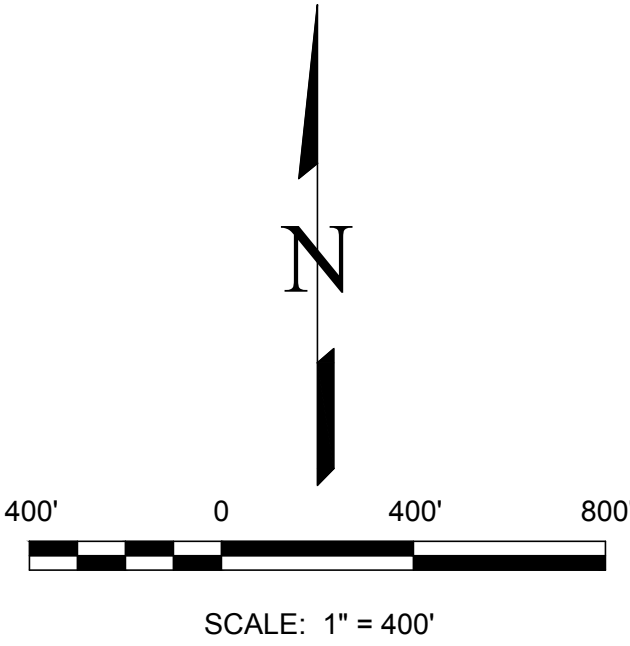
THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

- 10.E.) EASEMENT AND RIGHT OF WAY BY GEORGE GREIN AND WIFE, KATY GREIN, TO COMAL POWER COMPANY RECORDED IN VOLUME 92, PAGE 167, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (SUBJECT TO AS SHOWN.)
- 10.F.) CHANNEL EASEMENT TO STATE OF TEXAS BY MRS. EDGAR LANNOM ET AL RECORDED IN VOLUME 373, PAGE 618, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (SUBJECT TO AS SHOWN.)
- 10.G.) EASEMENT BY INEZ H. LANNOM ET AL TO SPRINGS HILL WATER SUPPLY CORPORATION DATED MAY 2, 1979 AND RECORDED IN VOLUME 580, PAGE 132, DEED RECORDS, GUADALUPE COUNTY, TEXAS. (SUBJECT TO AS SHOWN.)
- 10.H.) TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF SEGUIN AS RECORDED IN VOLUME 2601, PAGE 938, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. (SUBJECT TO, MAY HAVE EXPIRED, DRAINAGE DITCH IS BUILT.)
- 10.I.) TERMS AND CONDITIONS OF DEED FROM CHAMBERS INVESTMENTS, LTD. TO CITY OF SEGUIN AS RECORDED IN VOLUME 2601, PAGE 942, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS INCLUDING A 50' RIGHT-OF-WAY DESCRIBED THEREIN. (SUBJECT TO AS SHOWN.)



CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C2	25°59'36"	1345.03'	2964.79'	S02°26'18"E	1333.53'

LINE TABLE			LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	S88°53'52"E	694.12'	L16	S10°33'05"W	575.76'
L2	S00°57'07"E	1022.37'	L17	S15°30'18"E	353.97'
L3	N88°49'04"E	294.11'	L18	S01°17'11"W	86.54'
L4	S01°09'07"E	60.29'	L19	S56°02'37"W	696.41'
L5	N89°00'26"E	128.12'	L20	N01°18'45"W	2318.19'
L6	S01°16'43"E	224.32'	L21	N82°34'06"W	812.94'
L7	N88°59'08"E	279.61'	L22	N00°16'04"W	197.13'
L8	S01°17'35"E	887.43'	L23	N01°06'27"W	197.64'
L9	S01°19'22"E	490.35'	L24	N01°15'30"W	197.77'
L10	S18°31'25"W	149.93'	L25	N01°15'12"W	241.31'
L11	S01°07'49"E	430.00'	L26	N01°08'35"W	1370.15'
L12	S09°20'43"W	110.00'	L27	N01°11'50"W	196.81'
L13	S01°07'49"E	315.04'	L28	N01°05'44"W	2254.37'
L14	S36°08'58"E	119.09'			
L15	S01°10'25"E	586.16'			



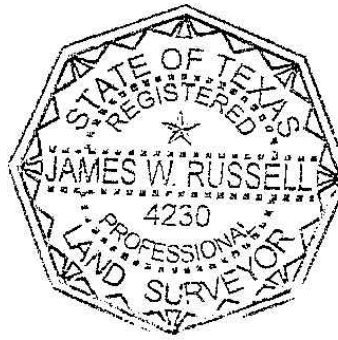
OWNERSHIP TABLE:

- 1.) VOL. 2711, PG. 1003 O.R.G.C.T.
- 2.) VOL. 1435, PG. 578 O.R.G.C.T.
- 3.) VOL. 5, PG. 360 P.R.G.C.T.
- 4.) VOL. 2506, PG. 374 O.R.G.C.T.
- 5.) VOL. 8, PGS. 383-384 P.R.G.C.T.
- 6.) DOC# 2017029156 O.R.G.C.T.
- 7.) VOL. 8, PGS. 687-688 P.R.G.C.T.
- 8.) VOL. 8, PGS. 687-688 P.R.G.C.T.
- 9.) VOL. 5, PG. 1898 P.R.G.C.T.
- 10.) VOL. 7, PGS. 442-443 P.R.G.C.T.
- 11.) VOL. 4, PG. 282 O.R.G.C.T.
- 12.) VOL. 4, PG. 282 O.R.G.C.T.
- 13.) DOC# 2017015624 O.R.G.C.T.
- 14.) DOC# 2017015624 O.R.G.C.T.
- 15.) VOL. 2370, PG. 328 O.R.G.C.T.
- 16.) DOC# 2017024465 O.R.G.C.T.
- 17.) VOL. 3174, PG. 821 O.R.G.C.T.
- 18.) VOL. 1535, PG. 968 O.R.G.C.T.
- 19.) VOL. 1535, PG. 960 O.R.G.C.T.
- 20.) VOL. 3167, PG. 426 O.R.G.C.T.
- 21.) VOL. 437, PG. 500 O.R.G.C.T.
- 22.) VOL. 4084, PG. 501 O.R.G.C.T.
- 23.) VOL. 927, PG. 205 O.R.G.C.T.
- 24.) VOL. 586, PG. 495 O.R.G.C.T.
- 25.) DOC# 201999017393 O.R.G.C.T.
- 26.) DOC# 201999017393 O.R.G.C.T.
- 27.) VOL. 1110, PG. 523 O.R.G.C.T.

STATE OF TEXAS  
COUNTY OF BEXAR

TO: SEGUIN TITLE COMPANY;  
FIDELITY NATIONAL TITLE INSURANCE COMPANY;  
KB HOME LONE STAR INC. A TEXAS CORPORATION;  
CHAMBERS INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP;

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND CONFORMS TO A TSPS CATEGORY 1A, CONDITION II LAND TITLE SURVEY AND THAT EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE EASEMENTS OR INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY.

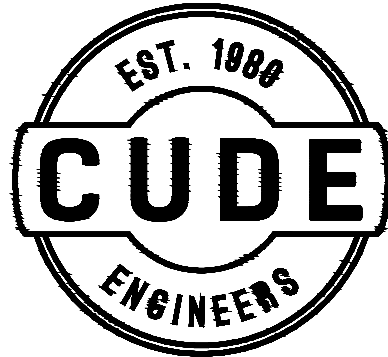


*James W. Russell*  
JAMES W. RUSSELL, R.P.L.S.  
TEXAS NO. 42350

FEBRUARY 2, 2021  
DATE

BOUNDARY AND IMPROVEMENT  
SURVEY OF

155.963 ACRES OF LAND LOCATED IN THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT NO. 11, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CHAMBERS INVESTMENTS, LTD., AS DESCRIBED IN VOLUME 1435, PAGE 378, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P:(210) 681.2951 F:(210) 523.7112

CATEGORY 1A SURVEY, CONDITION 2  
SHOWING 154.642 ACRES LOCATED IN

THE CITY OF SEGUIN  
GUADALUPE COUNTY, TEXAS

DATE  
FEBRUARY 2, 2021

PROJECT NO.  
03591.000

DRAWN BY  
B.D.B.

CHECKED BY  
J.W.R.

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS  
TBPE No. 455  
TBPLS No. 10048500