



PLANNING & CODES

Planning and Zoning Commission Report

ZC 15-24

A request for Zoning Change 15-24 from Agricultural Ranch (AR) to Neighborhood Commercial (NC) for properties located on Huber Rd., Property ID # 51283 & 51187, was considered during a public hearing at the Public Planning & Zoning Commission meeting on December 10, 2024.

Melissa Zwicke presented the staff report. She stated the property is currently zoned Agricultural Ranch, and the applicant is requesting a zone change to Neighborhood Commercial. Ms. Zwicke added that a small portion of the lots are zoned Public, and this is the original zoning classification from the 1989 zoning process.

Ms. Zwicke noted that the Surrounding uses in the area are largely agricultural in nature, though commercial zoning and residential zoning are either adjacent to or nearby the proposed location. Currently, the applicant has not proposed a use for the properties.

Ms. Zwicke stated that the properties are in the Suburban Residential land use district of the Comprehensive Plan and Neighborhood Commercial zoning is a recommended zoning type of this future land use district.

There are no adverse impacts, public health, or safety concerns identified for the property. The request does meet the criteria for a zoning change.

Staff did not receive any letters of opposition to the request.

The Commission did not have any questions about the zoning change request.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 15-24), Commissioner Pedigo moved that the Planning and Zoning Commission recommend approval of the zoning change from Agricultural Ranch (AR) to Neighborhood Commercial (NC) for the property located on Huber Rd. Commissioner Rizo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

7-0-0


Francis Serna, Planning Assistant


ATTEST: Melissa Zwicke, Planner



PLANNING & CODES

ZC 15-24 Staff Report
Huber Rd. PID# 51283 & 51187
Zoning Change from AR to NC

Applicant:

Lance Huber
P.O. Box 2634
Seguin, TX 78156

Property Owner:

Dennis & Ellen Huber

Property Address/Location:

Huber Rd. PID# 51283 &
51187

Legal Description:

ABS: SUR H BRANCH 39.90
AC. Property ID# 51283
ABS: SUR: H BRANCH
36.199 AC. Property
ID# 51187

Lot Size/Project Area:

19.907 ac.

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: 11/27/2024
Newspaper: 11/24/2024

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Agricultural Ranch (AR) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	AR	Farmland
N of Property	PUD	Farmland
S of Property	P/MFR	Farmland/Residential
E of Property	AR	Farmland
W of Property	P/AR	Farmland

SUMMARY OF STAFF ANALYSIS:

The property, located on Huber Rd, is zoned Agricultural Ranch (AR). The applicant is proposing to rezone the parcels to Neighborhood Commercial (NC).

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent, the FLUP is supportive of Neighborhood Commercial Zoning.

Compatible with existing and permitted uses of surrounding property – Compatible, surrounding property is mostly undeveloped/farmland with residential zoning nearby.

Adverse impact on surrounding properties or natural environment – None identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning follows a logical and orderly pattern. This zoning designation allows for small scale and limited impact commercial and retail services that would provide supporting uses to the surrounding area.

Other factors that impact public health, safety or welfare – None identified

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site is a combination of two parcels totaling 19.907 acres. Tract one (12.554 acres) is the remainder of a tract totaling 39.9 acres. Tract two (7.353 acres) is the remainder of tract totaling 36.199 acres. The site is currently farmland.

CODE REQUIREMENTS:

The purpose of the neighborhood commercial district is to provide various types of small scale, limited impact commercial and retail services, while also allowing certain residential uses. The applicant has not proposed a use.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding land use is largely agricultural in nature, though commercial zoning and residential zoning are either adjacent to or nearby the proposed location.

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

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

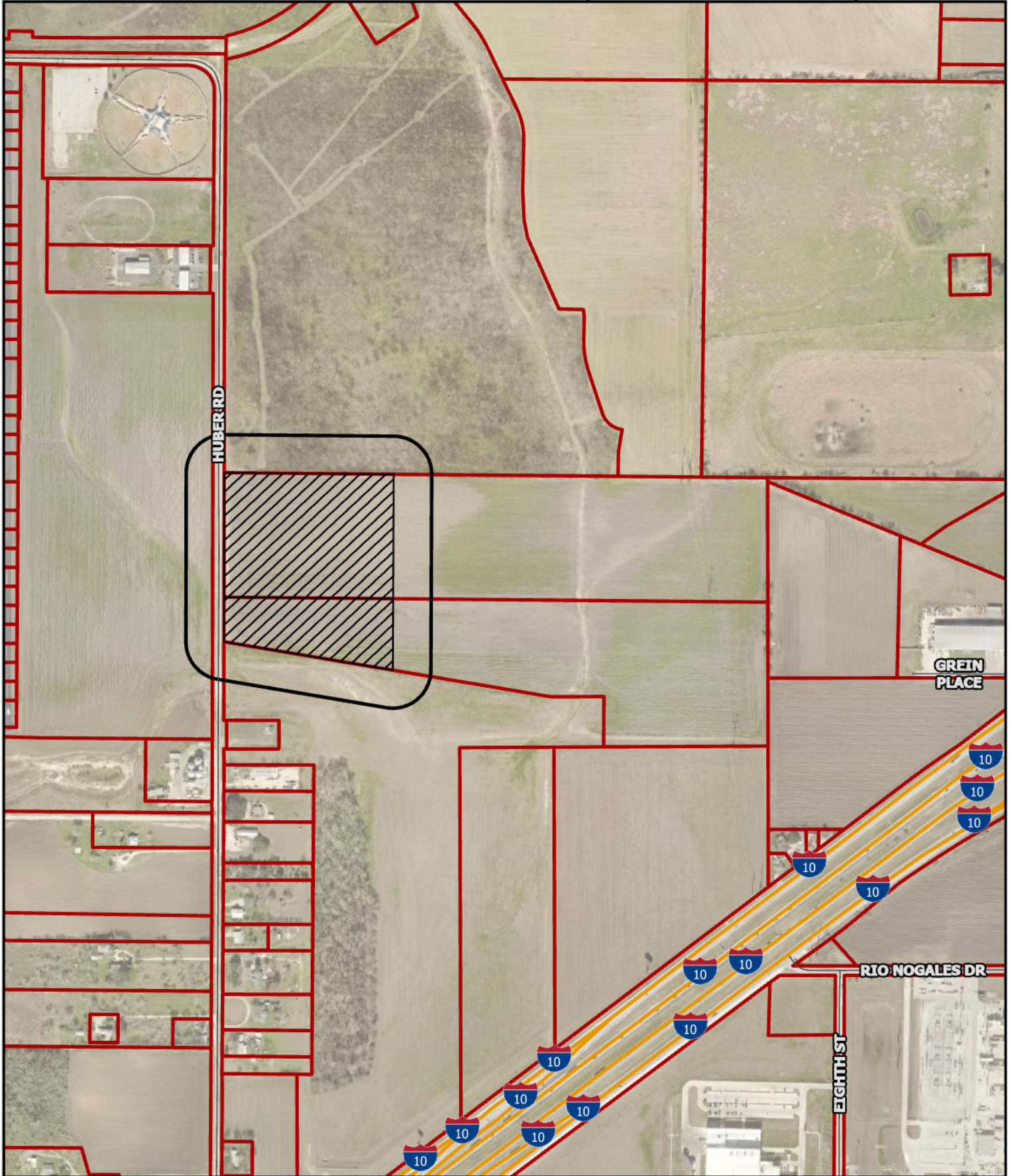
The property is in the Suburban Residential land use district of the Comprehensive Plan. Neighborhood Commercial zoning is a recommended zoning type of this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage on Huber Rd, which is on the Major Thoroughfare Plan as an Existing Arterial.

LOCATION MAP

ZC 15-24 (PID# 51283 & 51187) Huber Rd.



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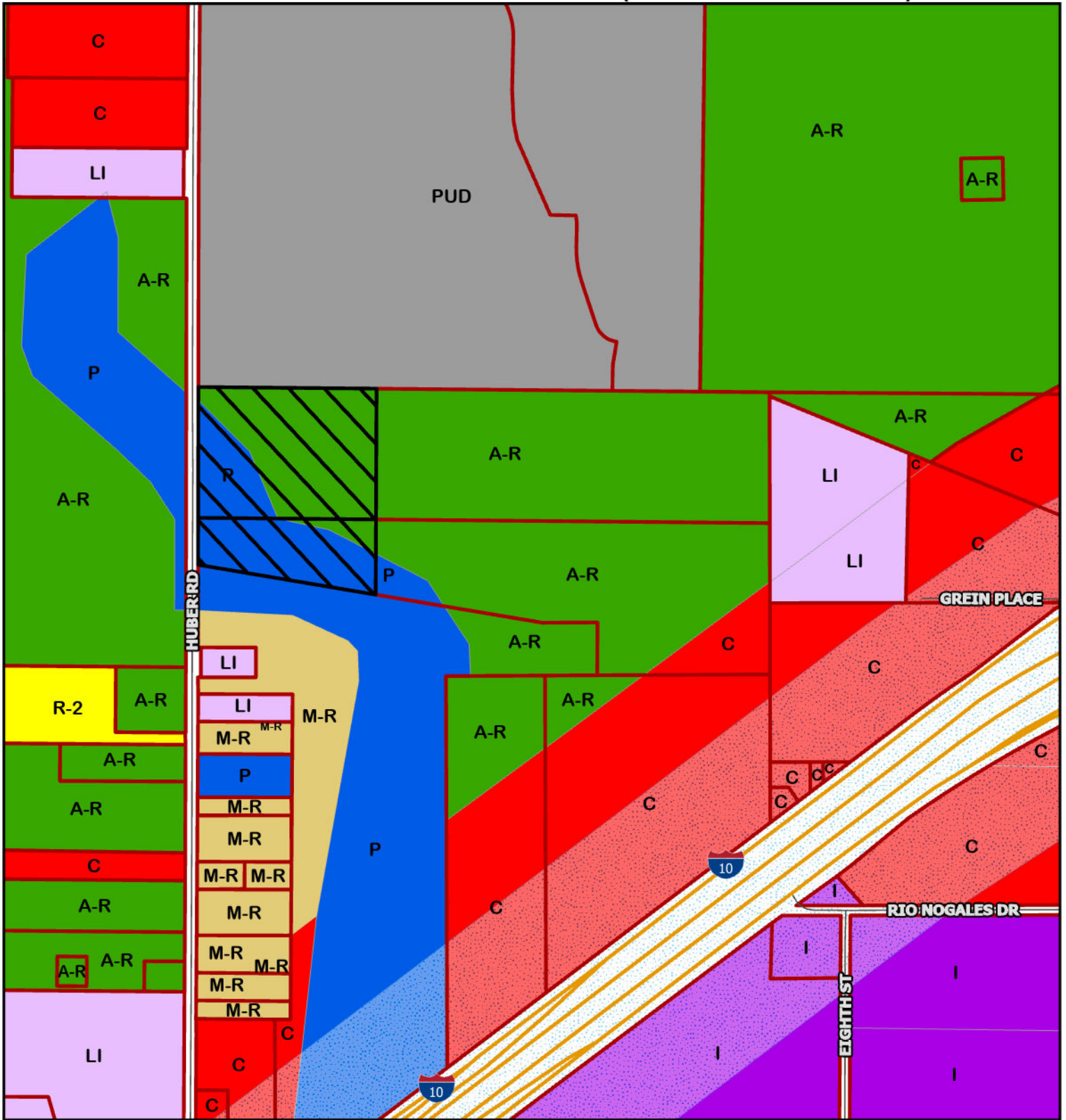
 Site Location

1 inch = 670 feet

Printed: 11/14/2024

ZONING MAP

ZC 15-24 (PID# 51283 & 51187) Huber Rd



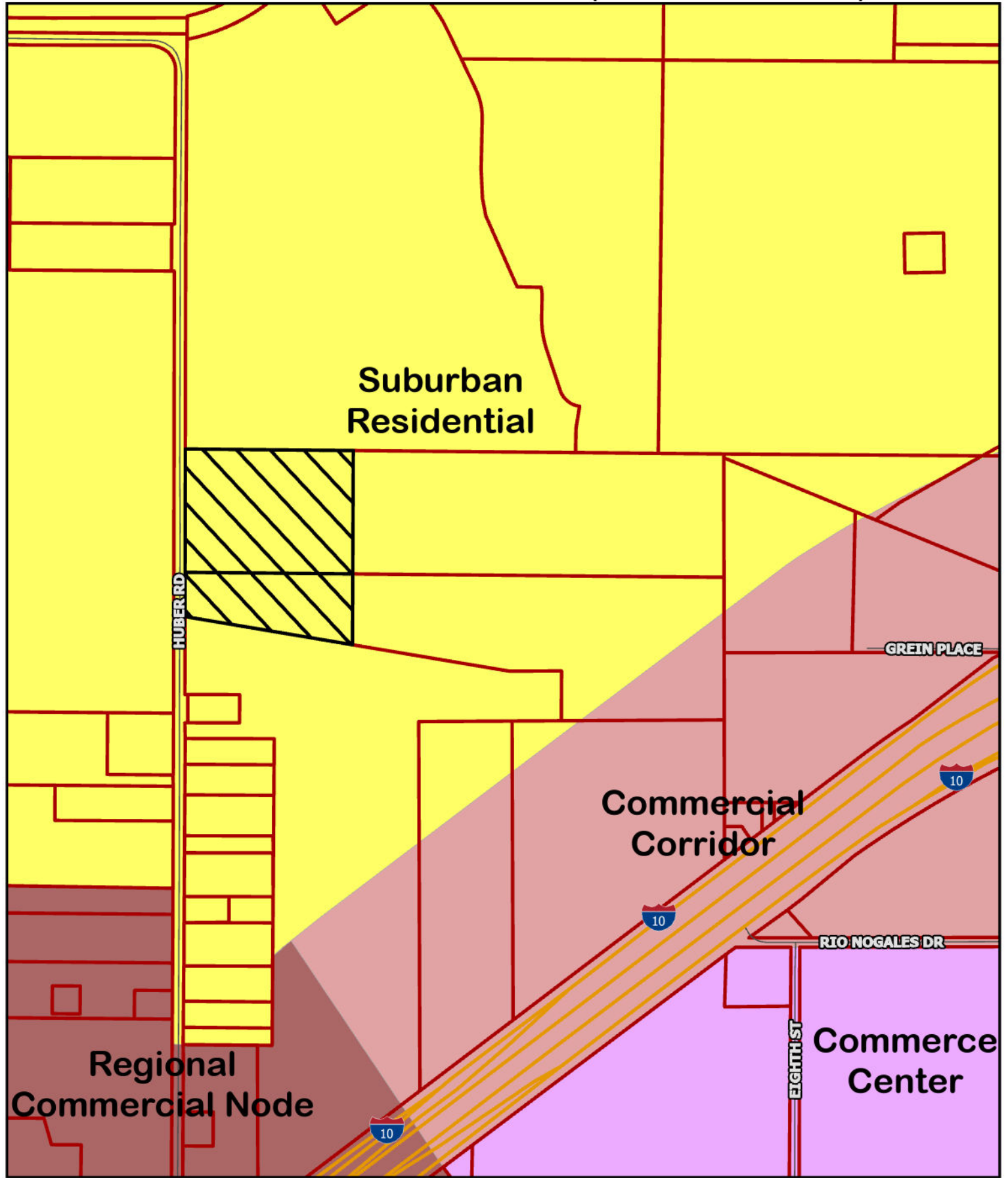
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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North
 Site Location
 Parcel

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 **Site Location**
 **Parcel**

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