



## **Planning and Zoning Commission Report ZC 03-21**

A request for Zoning Change 03-21 from Agricultural Ranch (A-R) to Public (P) for property located on Wetz Street, Property ID 52838 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on May 11, 2021.

Armando Guerrero presented the staff report. He stated that zoning change from Agriculture Ranch (A-R) to Public (P) is for a 2.757-acre parcel of land located at the sound end of Wetz Street.

The site is bordered by farmland to the south, and west. The Guadalupe Children's Advocacy Center is located to the east, and mini-storage, and a residence is located to the north.

The 2.757 parcel is located within the Emergent Residential District and Public land uses are recommended in the district.

He explained that the property owner is donating the 2.757 acre of land and Public zoning designation is required for the proposed use. This zoning change request is similar to the request granted for the Guadalupe County Children's Advocacy Center.

The property will have access points to Wetz Street when constructed.

Staff finds that the proposed land use of the site is compatible with the surrounding areas.

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

The Commission asked about the shape of the property. Gloria Kinz, Tri-County Surveying and applicant stated that there is a 60' transmission line causing the irregular shape of the property. She added that a section of the property will be used for a future playground.

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 Public.

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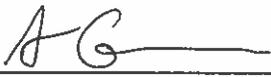
After consideration of the staff report and all information given regarding Zoning Change (ZC 03-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Public (P) for property located at Wetz Street. Commissioner Jeffers seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)**

**MOTION PASSED**

**7 -0-0**

  
Francis Serna, Planning Assistant

  
ATTEST: Armando Guerrero,  
Planner



**PLANNING & CODES**

**ZC 03-21 Wetz St  
Zoning Change A-R to P**

**Applicant:**

Chambers Investments  
429 E. Klein Rd  
New Braunfels, TX 78130

**Property Owner:**

B.J. Chambers  
429 E. Klein Rd  
New Braunfels, TX 78130

**Property Address/Location:**

South of Wetz Street

**Legal Description:**

Portion of Abstract 11, JD  
Clements Survey, 2.757  
acres out of 82.516 acres,  
Property ID # 52838

**Lot Size/Project Area:**

Approx. 2.757 acres

**Future Land Use Plan:**

Emergent Residential

**Notifications:**

Mailed: April 30, 2021  
Newspaper: April 25, 2021

**Comments Received:**

None

**Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning change request from "Agriculture Ranch" to "Public".

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Farmland
<b>N of Property</b>	M-R/NC	Residential
<b>S of Property</b>	A-R	Farmland
<b>E of Property</b>	P	Advocacy Center
<b>W of Property</b>	A-R	Farmland

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Staff finds that the proposed land use of the site is compatible with the surrounding areas and recommends approval of the zoning change request to Public.

**Planning Department Recommendation:**

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The property is located south of Wetz St. and is zoned Agriculture Ranch. Site is the proposed future location of the Guadalupe County Women's Shelter; the property owner is donating the land just as they did for the Guadalupe County Children's Advocacy Center.

### **CODE REQUIREMENTS:**

The property is currently zoned Agriculture Ranch. A zoning change to Public is required for the proposed development.

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

The site is bordered by vacant land to the south, and west. Guadalupe Children's Advocacy Center is located to the east. A mini-storage, and a residential area are located to the north. This zoning change request is similar to the request granted for the Guadalupe County Children's Advocacy Center.

### **COMPREHENSIVE PLAN:**

The property is located within the Emergent Residential District. Public land uses are recommended in this district.

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

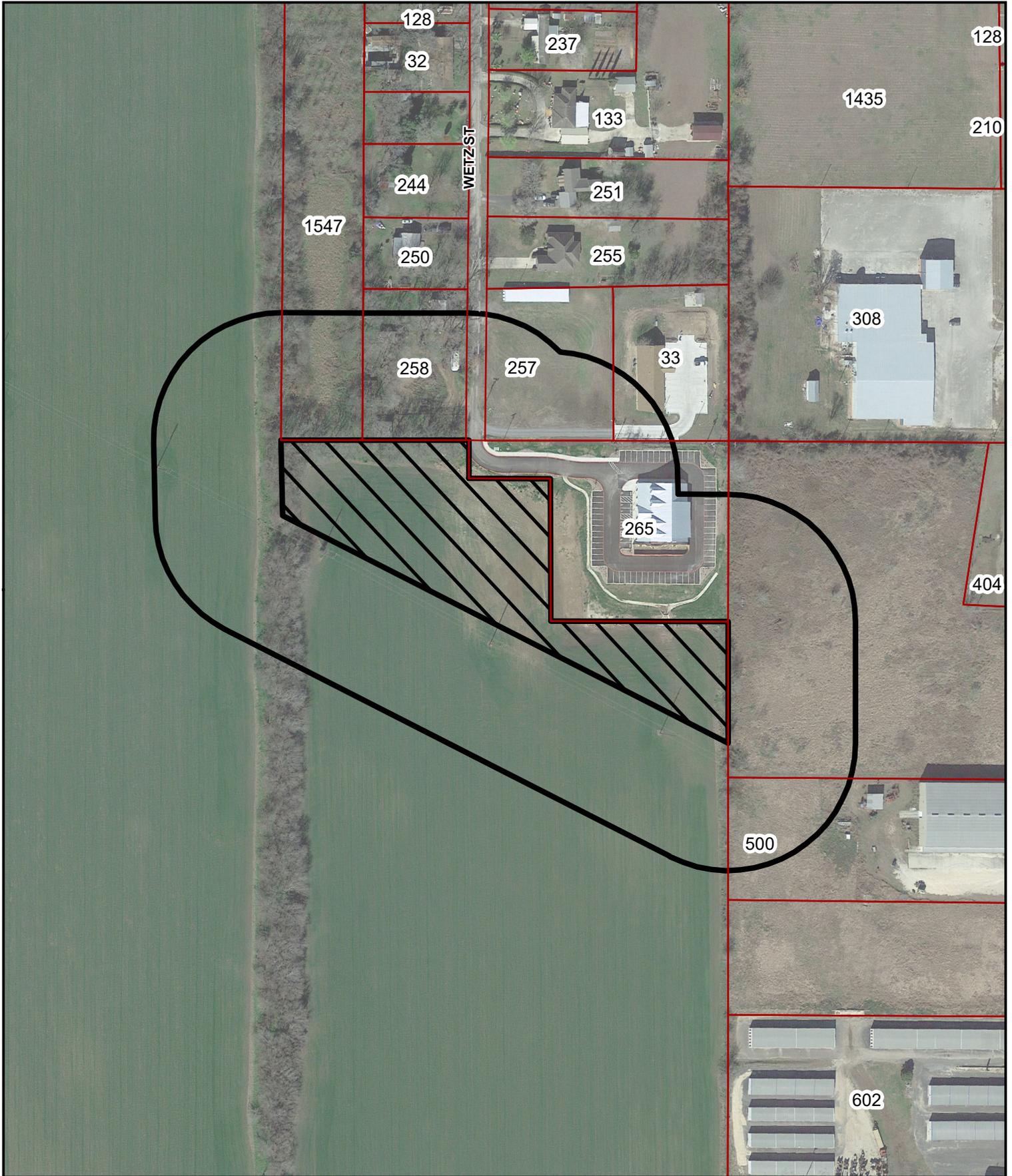
No significant historical, cultural, or environmental concerns have been identified for this site.

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

The property will have access points to Wetz St when constructed.

# LOCATION MAP

# ZC 03-21 Wetz 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

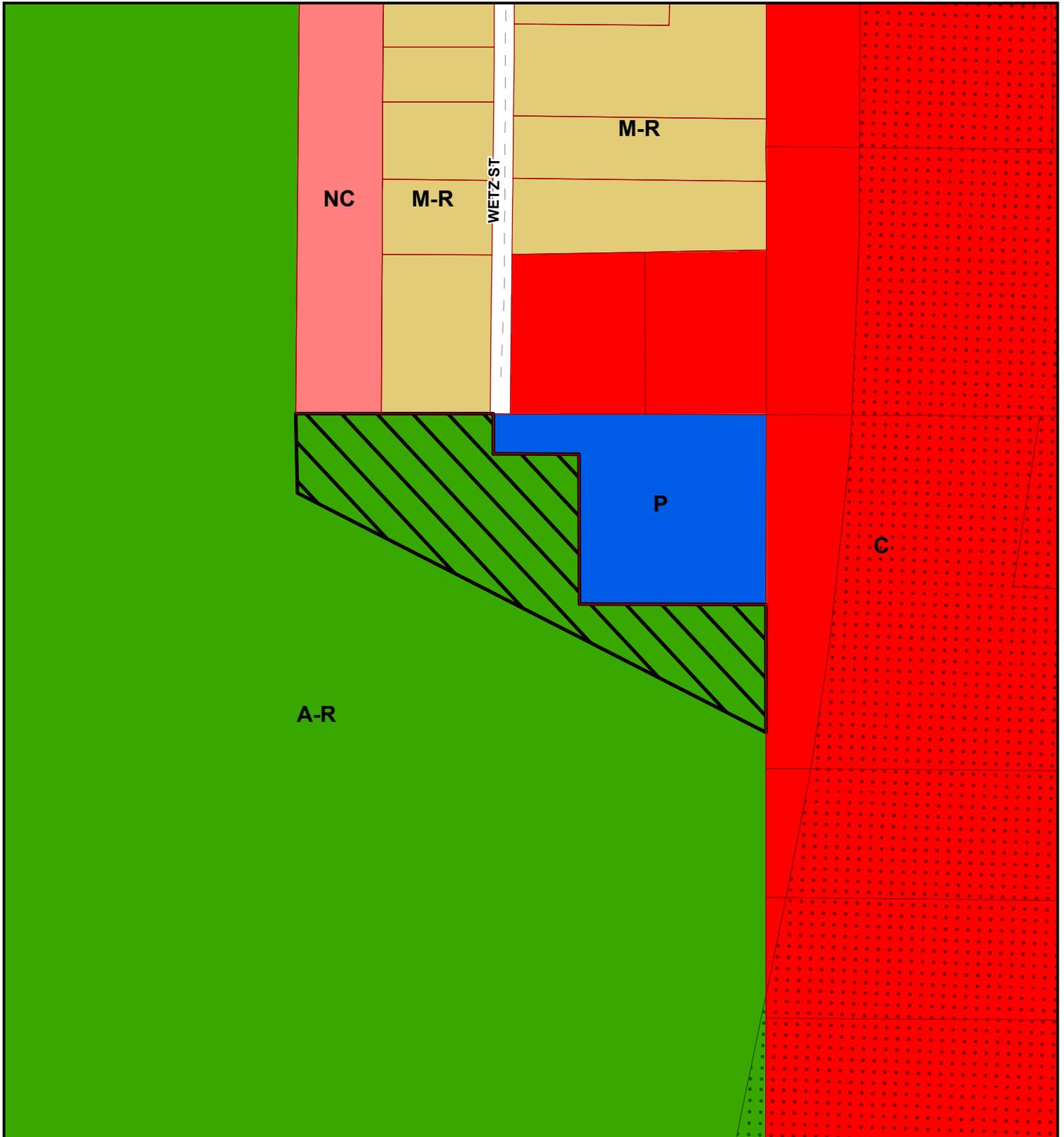


Site Location



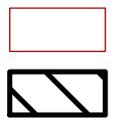
200' Notification Buffer  
1 inch = 200 feet

Printed: 4/27/2021



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

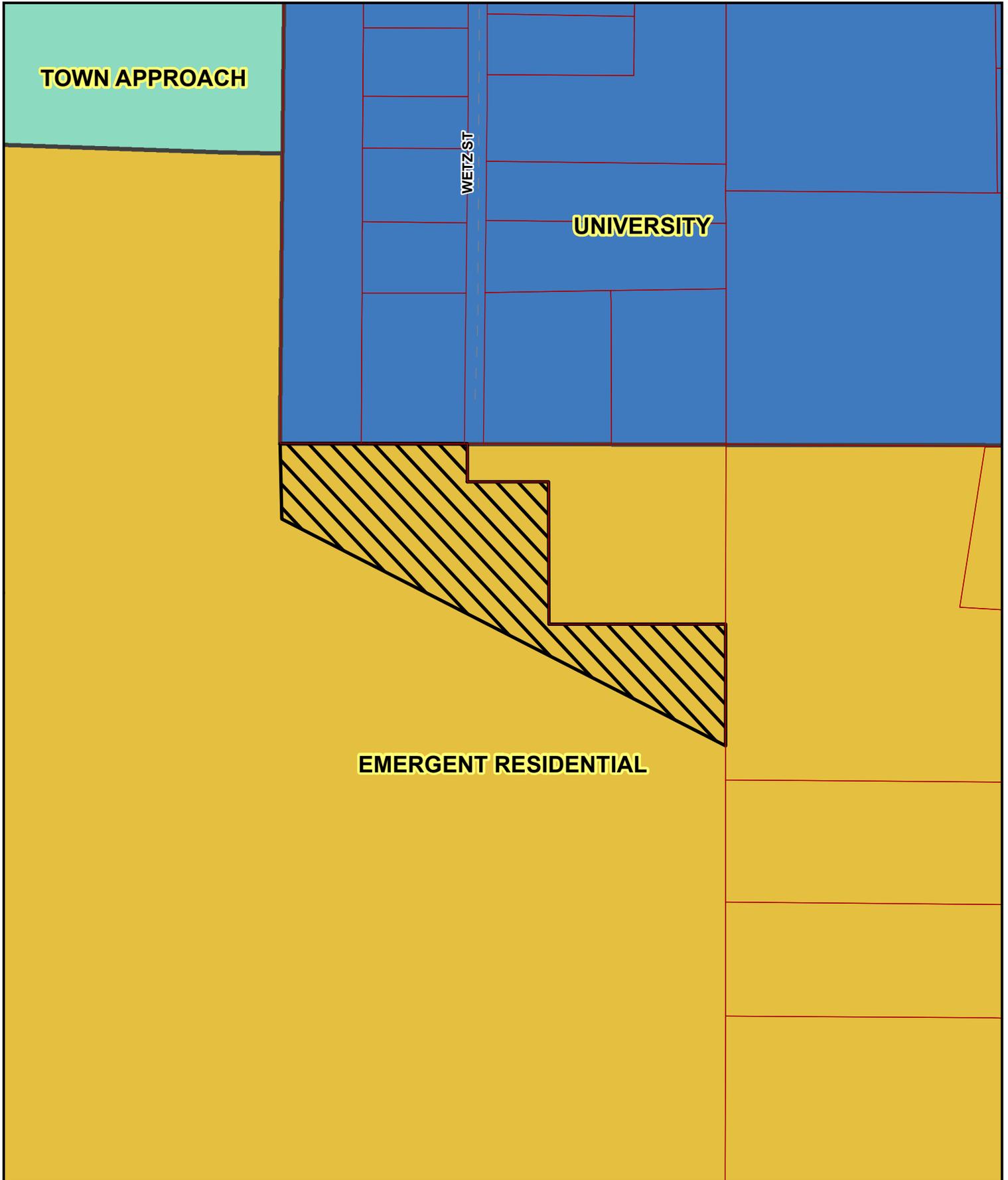
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Ownership  
Site Location

1 inch = 200 feet

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