



Planning and Zoning Commission Report ZC 31-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on October 13, 2015:

ZONING CHANGE request from Agricultural-Ranch to Single-Family Residential 2 for the property located north of Rudeloff Rd, Abstract 20, AM Esnaurizar Survey, approx. 135.595 acres out of 293.75 acre tract, Property ID 55289 (ZC 31-15)

Helena Schaefer presented the staff report. The applicant is requesting the new zoning district of R-2, which has a smaller front setback and a different sidewalk placement requirement for the proposed Village at Mill Creek subdivision. Staff reminded the Commission that the adjacent subdivision of Mill Creek Crossing was the precipitate for the new zoning, as the applicant requested variances on the setback requirements during the platting process.

Public notifications were mailed on October 2, 2015 to 11 property owners. No responses were received.

The Commission asked about more questions about the placement of the sidewalk in the R-2 district. Staff responded the placement next to the road pavement allows the property owner to park a vehicle in the driveway and not block a pedestrian from using the sidewalk.

There being no further questions for staff or the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 31-15, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Single-Family Residential 2.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM MIXED TO SINGLE-FAMILY RESIDENTIAL 2—
MOTION PASSED 8-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 31-15
Village at Mill Creek Subdivision
Zoning Change

Applicant:

Bettsworth & Associates
111 E Mountain St
Seguin, TX 78155

Property Owner(s):

Gregg Family Trust
PO Box 1078
Seguin, TX 78155

Property Address/Location:

1900 Blk of Rudeloff Rd

Legal Description:

Abstract 20, AM Esnaurizar
Survey Property ID 55289

Lot Size/Project Area:

Lot – approx. 135.595 acres

Future Land Use Plan:

Farm

Notifications:

- Mailed: October 2, 2015
- Published: Sept 27, 2015

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
October 5, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Agricultural-Ranch to Single-Family Residential 2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Ag Vacant land
N of Property	Out of CL	Ag Vacant land
S of Property	A-R, LI	Ag Vacant land, businesses
E of Property	Out of CL	Ag Vacant land
W of Property	R-1	Mill Creek Crossing

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff recommends the approval of this zoning change request from A-R to R-2. Staff finds the proposed residential subdivision compatible with the existing and proposed residential uses in this area of growth.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

In order to use this property for a single-family residential subdivision, the zoning must be changed from Agricultural-Ranch to a single-family residential zone. With the adoption of the new R-2 zoning district in May 2015, the applicant is requesting R-2 for a smaller front setback. The housing developer offers a desirable product with a smaller front yard and fits the R-2 lot dimensional and size requirements.

SITE DESCRIPTION:

The property for rezoning consideration is 135.595 acres out of 293.75 acre tract north of Rudeloff Rd. The property is being developed as a single-family residential subdivision. The developer requested voluntary annexation and became part of the City as of September 25, 2015. According to the UDC, all annexed areas automatically receive the zoning of A-R.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located in an area of agricultural activities. The area is also an area of recent residential growth. The proposed residential subdivision would be compatible with the existing subdivision (Mill Creek Crossing) and the proposed subdivisions (Butte Meadows and Greenspoint).

COMPREHENSIVE PLAN:

The site is located in the Farm District; this intent of this district is to provide area for agricultural purposes. Residential uses are closely associated with agricultural and/or ranch activities. However, this is an area of growth.

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

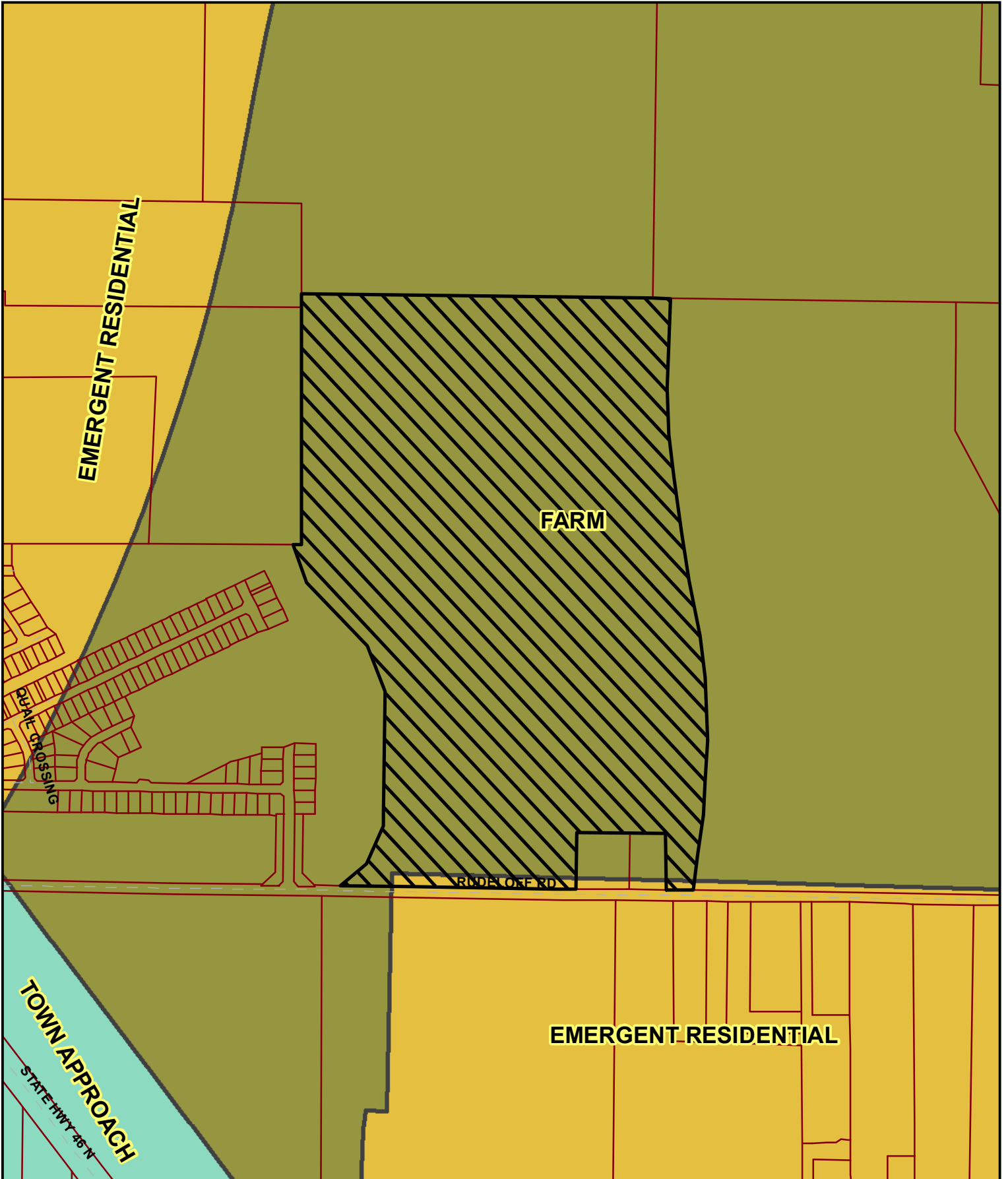
The applicant has not indicated that the site has any historical, cultural, or environmental significance. The western portion of the property lies within the Little Mill Creek floodplain and must abide to FEMA regulations.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site is currently accessed from Rudeloff Rd; with the approval of the Preliminary Plat, there will be a secondary access to the subdivision via the Outer Loop of the thoroughfare.

PARKING:

Parking for two vehicles is required for single family residential.



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



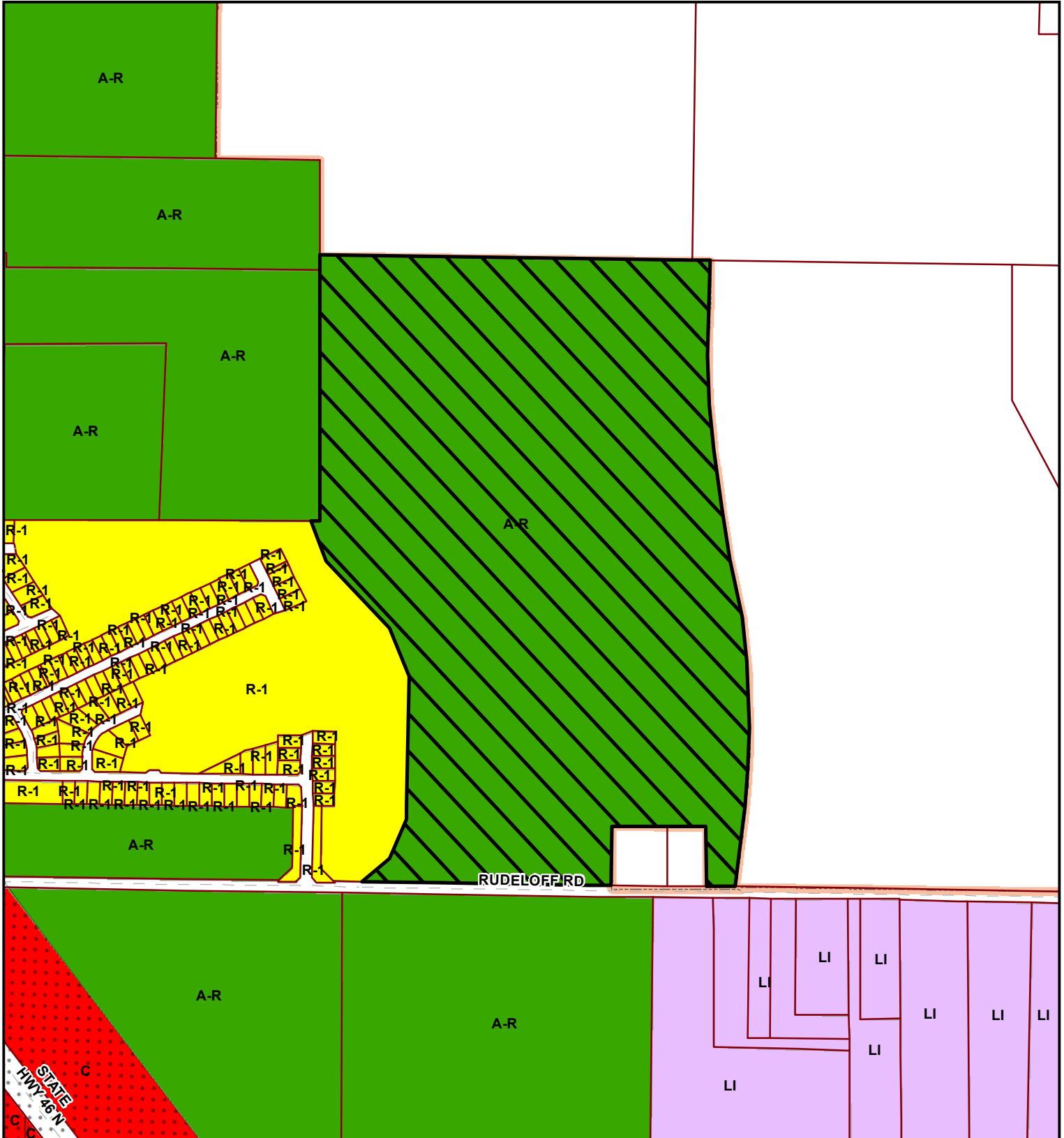
Lot Lines

1 inch = 700 feet

Printed: 9/23/2015

ZONING MAP

ZC 31-15: Village at Mill Creek



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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 | |

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.



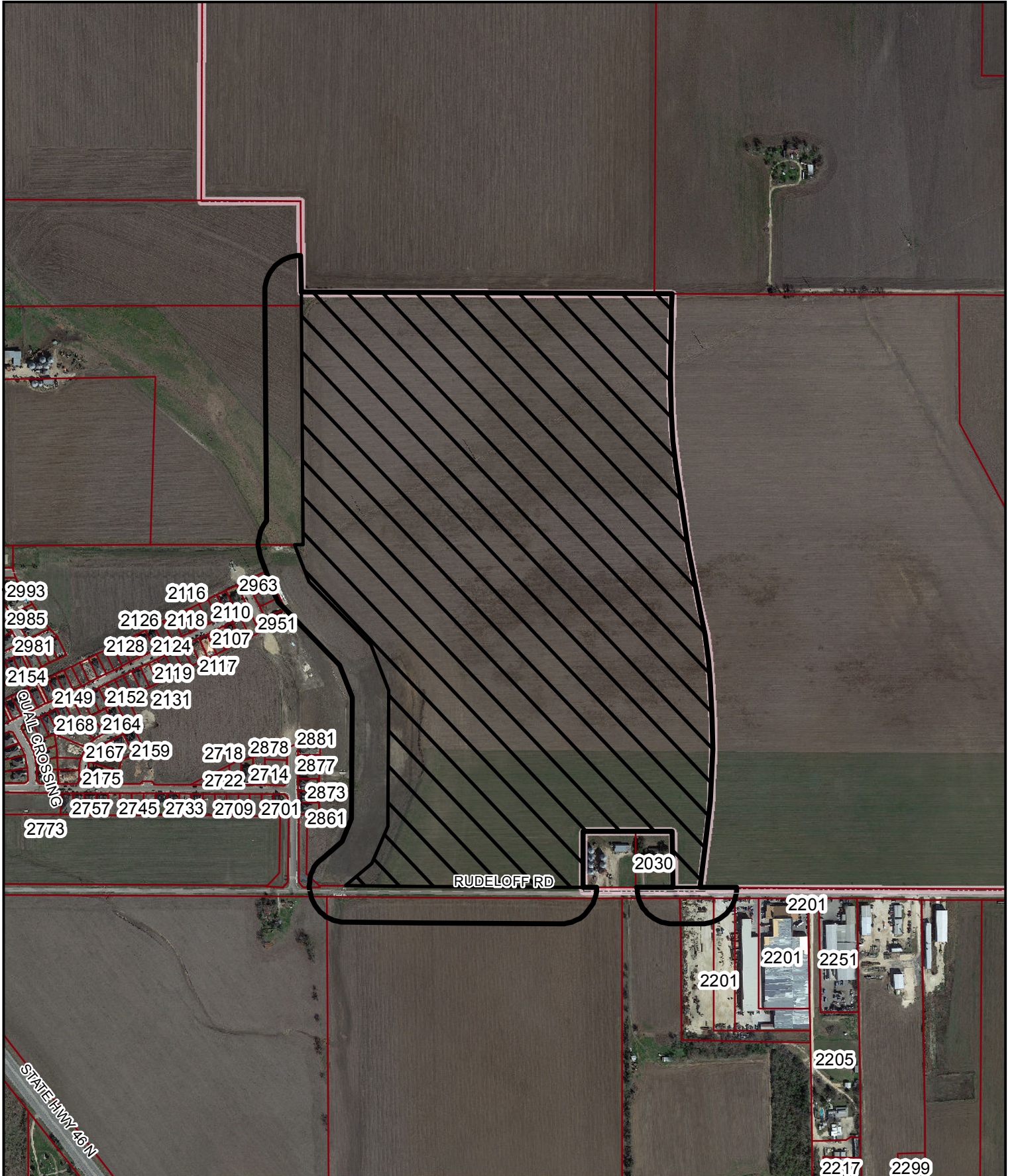
Site Location







Lot Lines

1 inch = 700 feet

Printed: 9/23/2015



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 = 700 feet
Printed: 9/23/2015