



## Planning and Zoning Commission Report ZC 34-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on December 8, 2015:

**ZONING CHANGE request from Agricultural-Ranch to Single-Family Residential 1 for the property located south of Rudeloff Rd, Abstract 11, JD Clements Survey, approx. 21.35 acres out of 56.98 acre tract, Property ID 53354 & 53356 (ZC 34-15)**

Helena Schaefer presented the staff report. The applicant is requesting rezoning of additional 21.35 acres for the Greenspoint subdivision to match the Master Development Plan.

Public notifications were mailed on November 22, 2015 to 5 property owners. No responses were received.

Harry Jewett, the applicant re-iterated that the zoning change was to match the Master Development Plan. These 21 acres was originally intended for a land swap with Marvin Rush, the adjacent property owner. The land swap is now no longer necessary.

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 34-15, the Planning and Zoning Commission voted 9-0-0, to Recommend to City Council to Approve the Zoning Change request to Single-Family Residential 1.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM AGRICULTURAL-RANCH TO SINGLE-FAMILY  
RESIDENTIAL 1—  
MOTION PASSED 9-0-0**

Dora Youngate  
Planning Assistant

ATTEST: Pamela Centeno  
Director of Planning/Codes



**City of Seguin**  
 Planning/Codes Department  
 Staff Report

**ZC 34-15**  
**Rudeloff Rd.**  
**Zoning Change**

**Applicant:**

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

**Property Owner(s):**

AK Property, LLC  
 9310 Broadway, Bldg 2, St101  
 San Antonio, TX 78217

**Property Address/Location:**

South of Rudeloff Rd, West of  
 SH 46 North

**Legal Description:**

21.35 AC out of 56.98 acre tract,  
 Property ID 52815, 157790,  
 157791

**Lot Size/Project Area:**

Lot – approx. 56.98 acres  
 Portion for rezoning – 21.315  
 acres

**Future Land Use Plan:**

Emergent Residential

**Notifications:**

- Mailed: Nov. 25, 2015
- Published: Nov 22, 2015

**Comments Received:**

None to date

**Staff Review:**

Helena Schaefer  
 GIS Analyst  
 December 2, 2015

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map
- Master Development Plan

**REQUEST:** A Zoning Change request from A-R to R-1 for a portion of 56.98 acres, approximately 21.35 acres.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Vacant lot
<b>N of Property</b>	A-R	Residence
<b>S of Property</b>	R-1	Vacant – farm land
<b>E of Property</b>	R-1	Vacant – farm land
<b>W of Property</b>	A-R	Vacant – farm land/residences

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

Staff recommends the approval of this zoning change request from A-R to R-1. This rezone would match the Master Development Plan. Staff finds the proposed use of additional single-family housing within the same subdivision compatible with the existing and proposed uses of the area. This is also an area of growth.

**Planning Department Recommendation:**

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **CASE SUMMARY:**

The applicant is proposing a change from Agricultural-Ranch (A-R) to Single-Family Residential (R-1) for a 21.315 acre portion of the 56.98 acres. This area of rezoning would increase the area for single-family residential housing to approximately 237.215 acres; this rezone request is to match the approved Master Development Plan. A previous zoning change in July 2014 rezoned 215.9 acres east of this property from A-R to R-1.

### **CODE REQUIREMENTS:**

This portion of the property is zoned agricultural-ranch. The applicant would like to match the zoning to the number of lots for single-family detached dwellings in the Master Development Plan. To do such, these 21.315 acres of the property has to be rezoned to Single-Family Residential.

### **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 use for single-family residential is compatible with the area.

### **COMPREHENSIVE PLAN:**

The property is located in the Emergent Residential District. The general intent of this district is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. Single-family housing is an appropriate use for this district.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
No health, safety or environmental significance has been identified by the applicant.

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

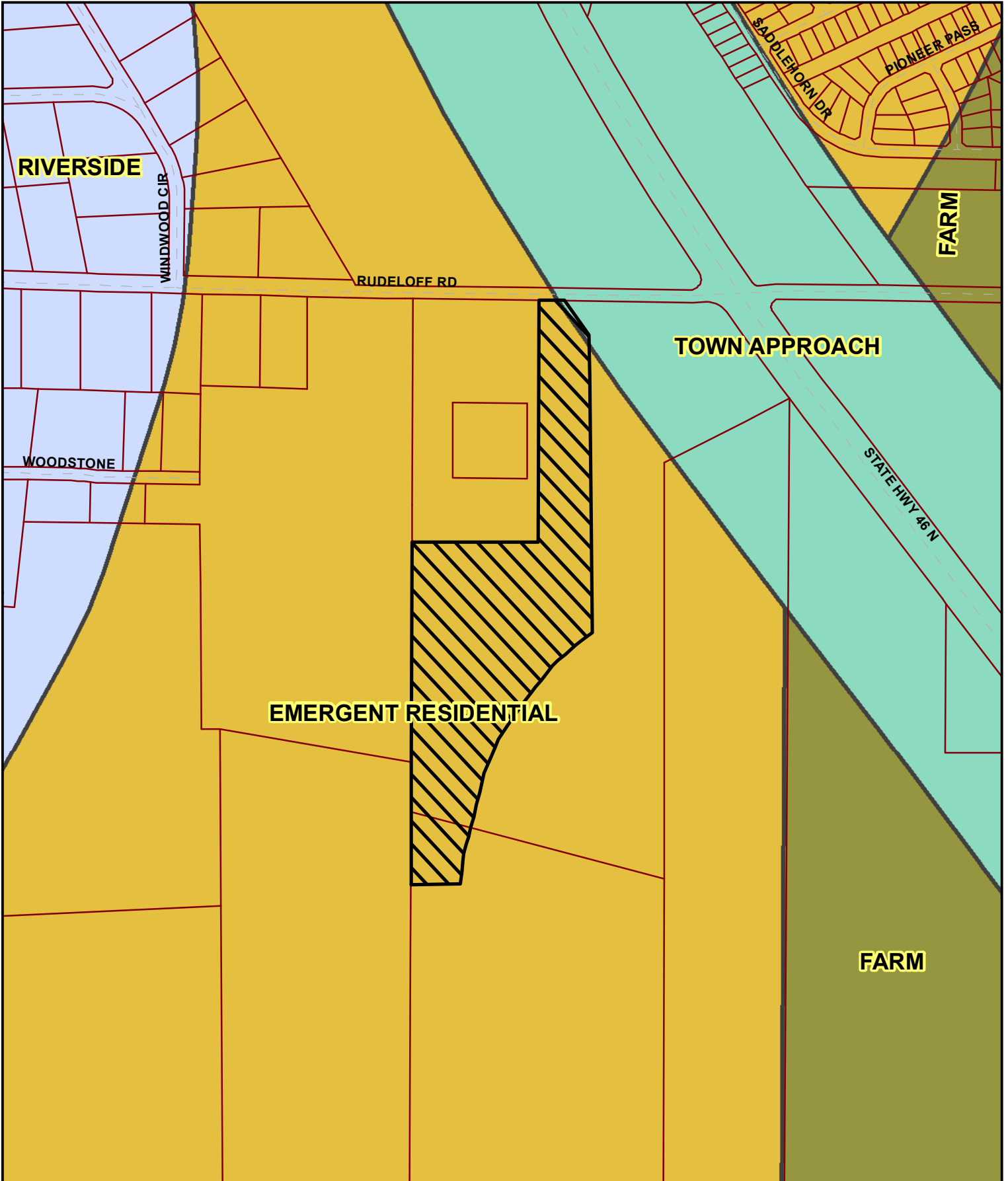
The property will be access from State Hwy 46 N via the development of the Outer Loop and Green Briar.

### **PARKING:**

According to the off-street parking requirements, two parking spaces are required for each single-family dwelling.

### **OTHER CONSIDERATIONS:**

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and site plan).



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Site Location



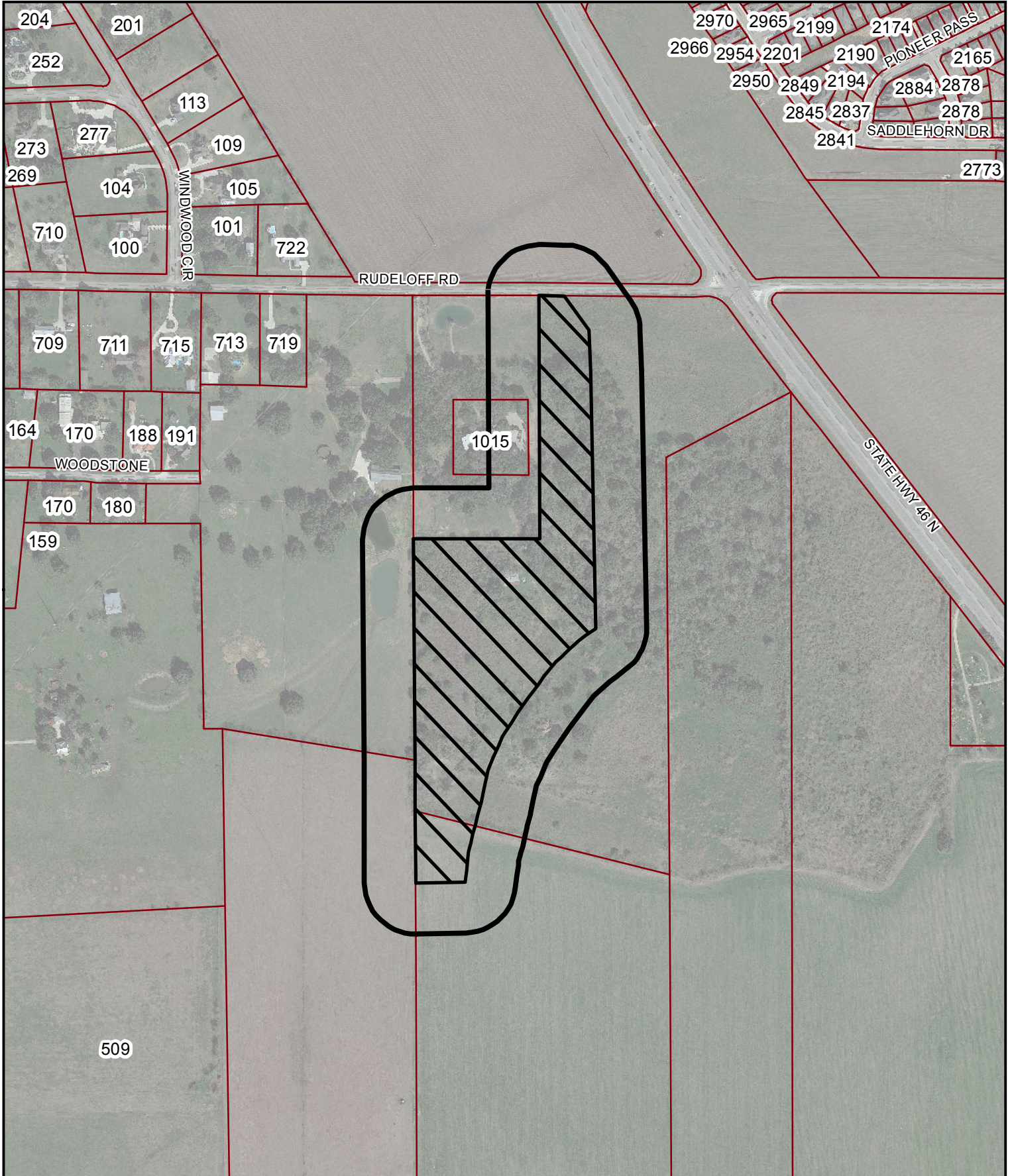
Lot Lines

1 inch = 500 feet

Printed: 11/16/2015

# LOCATION MAP

# ZC 34-15: Greenspoint 21 AC

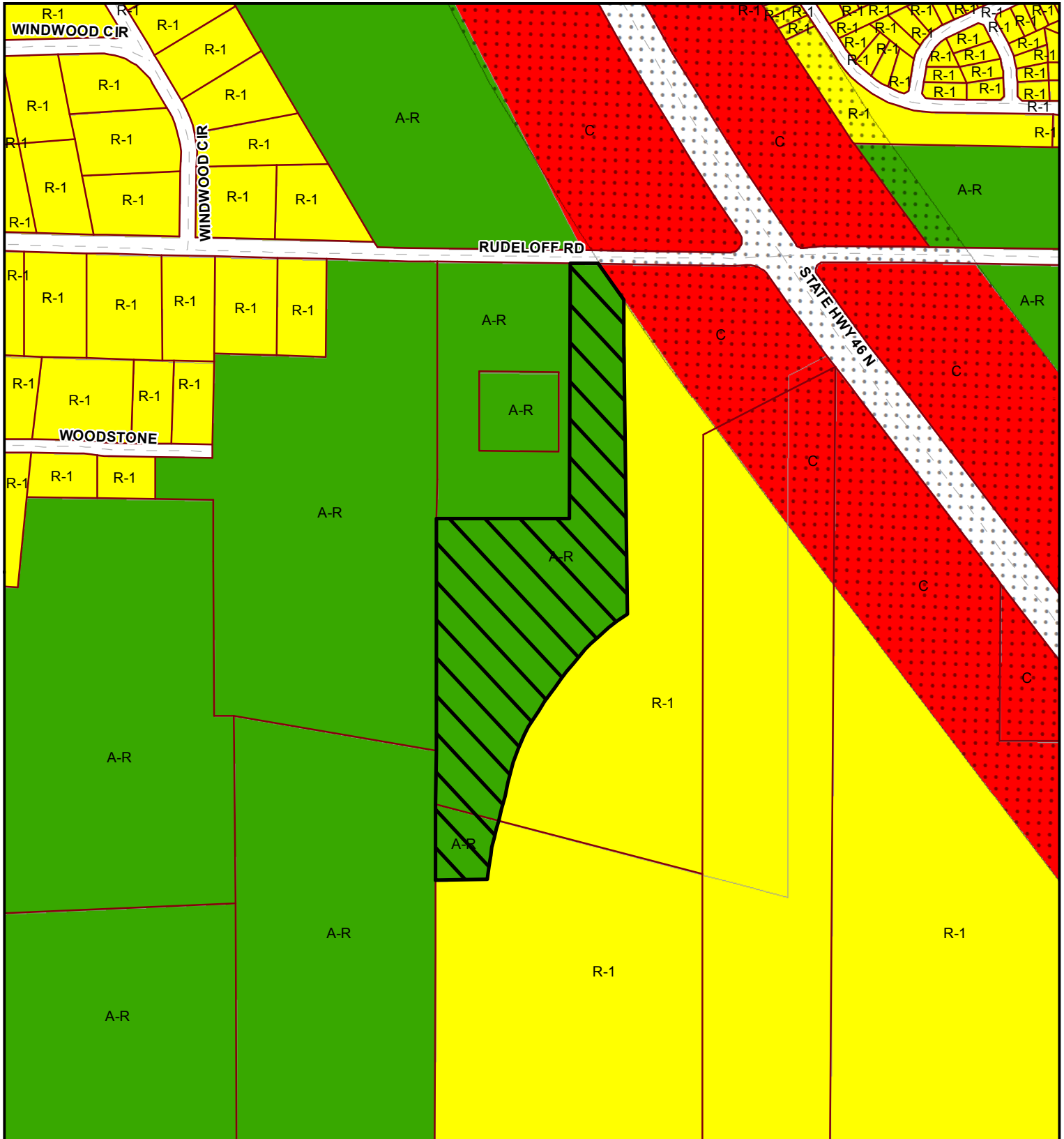


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  Site Location  200' Notification Buffer  
 Lot Lines  
1 inch = 500 feet  
Printed: 11/16/2015

# ZONING MAP

# ZC 34-15: Greenspoint 21 AC



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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Site Location



Lot Lines

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