



## Planning and Zoning Commission Report ZC 27-15

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

**ZONING CHANGE request from Pre-Development to Suburban-Residential for the following properties in the UDC Rezoning Group 5A: 58018, 58019, 58017, 57986 (ZC 27-15)**

Helena Schaefer presented the staff report. Prior to specific zoning, staff reminded the Commission about the intent of the "Pre-development" zoning district in the old zoning ordinance. Staff explained the logic behind the rezoning of the 4 parcels as Suburban - Residential, using the Comprehensive Plan, existing land uses and the larger lot sizes on the outskirts of the city limits. Feedback from property owners were also taken into consideration.

Public notifications were mailed to 9 property owners on October 2, 2015. One phone call was received asking if the rezone of these properties would affect their properties.

There being no questions from the Commission, the regular meeting was recessed and a public hearing was held. One adjacent property owner spoke at the meeting; Melody Justice, owner of a property fronting the IH-10 W access road wanted to know how the rezone affects the development of her property as commercial. Staff informed her that her property is zoned commercial and thus can be developed as commercial. There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 27-15, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Suburban-Residential.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO SUBURBAN-RESIDENTIAL—  
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 27-15

UDC Rezoning for Pre-development  
Group 5A

**Applicant:**

City of Seguin

**Property Owner(s):**

59017, 58018, 58019, 57986

**Property Address/Location:**

Group 5A is an area along FM 725 where properties were zoned PD in 2013.

**Legal Description:**

Abstract 28, William Leach Survey, multiple acreage

**Lot Size/Project Area:**

63.91 acres

**Future Land Use Plan:**

Regional Node A

**Notifications:**

Mailed October 2, 2015  
Newspaper August 27, 2105

**Comments Received:**

Update at P&Z meeting

**Staff Review:**

Helena Schaefer  
GIS Analyst  
Oct. 5, 2015

**Attachments:**

- Group 5A Map notification Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin’s Unified Development Code.

**ZONING AND LAND USE:**

	Zoning	Land Use	<b>SEE ATTACHED MAPS</b>
<b>Subject Property</b>	PD	Residences	
<b>N of Property</b>	Out of CL	Out of City Limits	
<b>S of Property</b>	C	Love’s Truck Stop, Businesses	
<b>E of Property</b>	Out of CL	Out of City Limits	
<b>W of Property</b>	Out of CL	Out of City Limits	

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision), there are 421 properties that were zoned either Pre-development or Mixed. The 4 parcels in Group 5A were all zoned as Pre-development.

Staff has evaluated the parcels in Group 5A with consideration of the current land uses, property owners’ input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of Suburban-Residential for these 4 (four) parcels.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **CASE SUMMARY:**

Group 5A is one of fifteen (15) areas that require rezoning due to the removal of the “Pre-development” and/or “Mixed” zoning classifications from the Unified Development Code. The case is to determine the zoning districts for Group 5A. There are 4 parcels in this group, were originally zoned “Pre-development”, and are located along FM 725 north of IH-10

### **CODE REQUIREMENTS:**

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 4 parcels were zoned “Pre-development” when they were annexed in 2013.

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

The properties in Group 5A are fronted along FM 725 just north of IH 10 W. For most of these properties, the proposed zoning is a reflection of the existing zoning already assigned. Given that these properties are larger in acreage like the surrounding properties and are further from the center city, these lots are compatible for the area.

### **COMPREHENSIVE PLAN:**

The properties are within the Regional Node A district. This district is mainly commercial in nature. There are businesses in the district (Love’s and manufactured home sales office).

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

No area of health, safety or historical significances has been identified by the City in this group.

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

The properties in Group 5A are located along FM 725 north of IH 10 W.

### **PARKING:**

Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

### **OTHER:**

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property’s existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.

# LOCATION MAP

# ZC 27-15: UDC Rezoning Group 5A



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Site Location



200' Notification Buffer



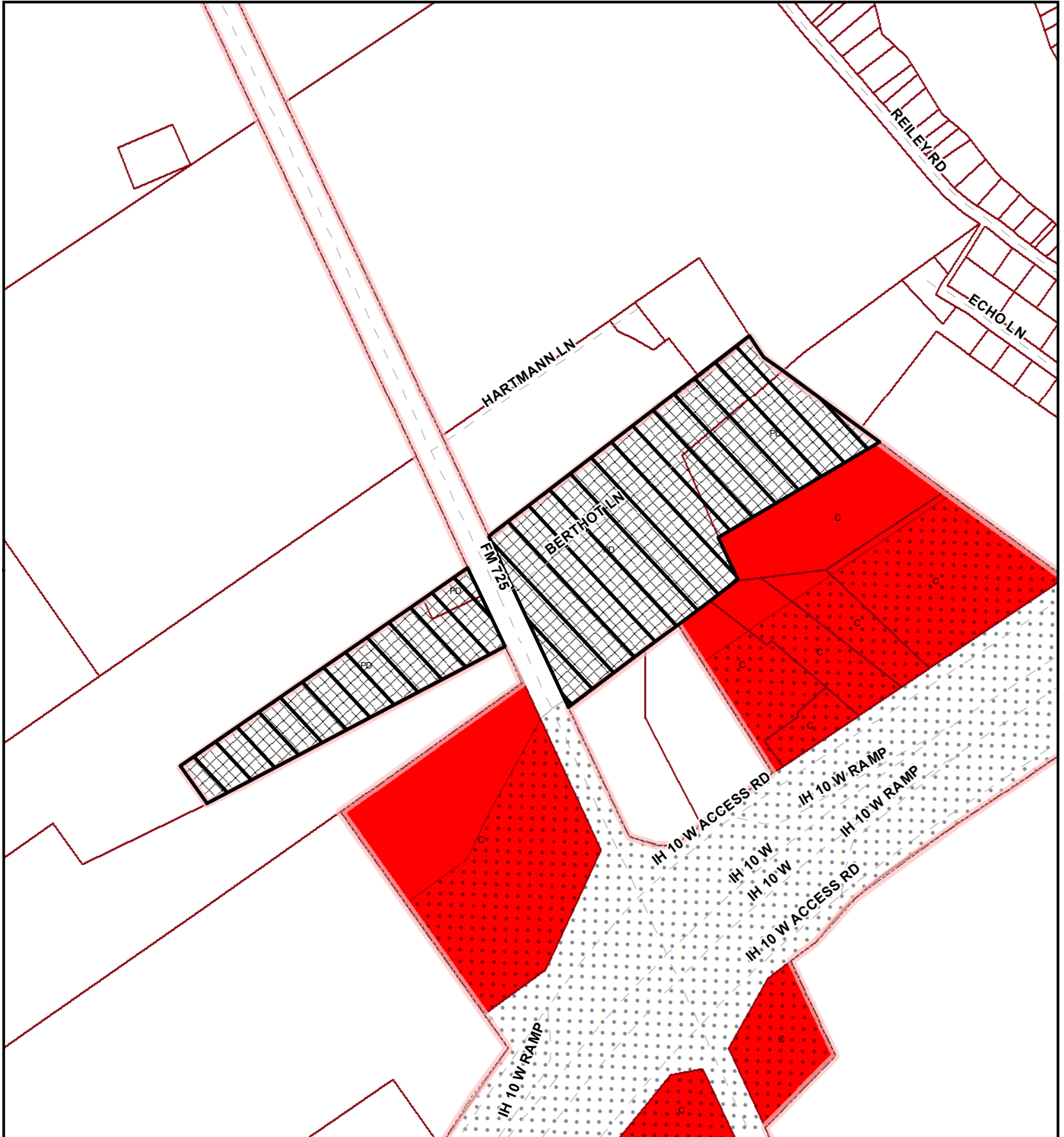
Lot Lines

1 inch = 500 feet

Printed: 9/18/2015

# ZONING MAP

# ZC 27-15: UDC Rezoning Group 5A



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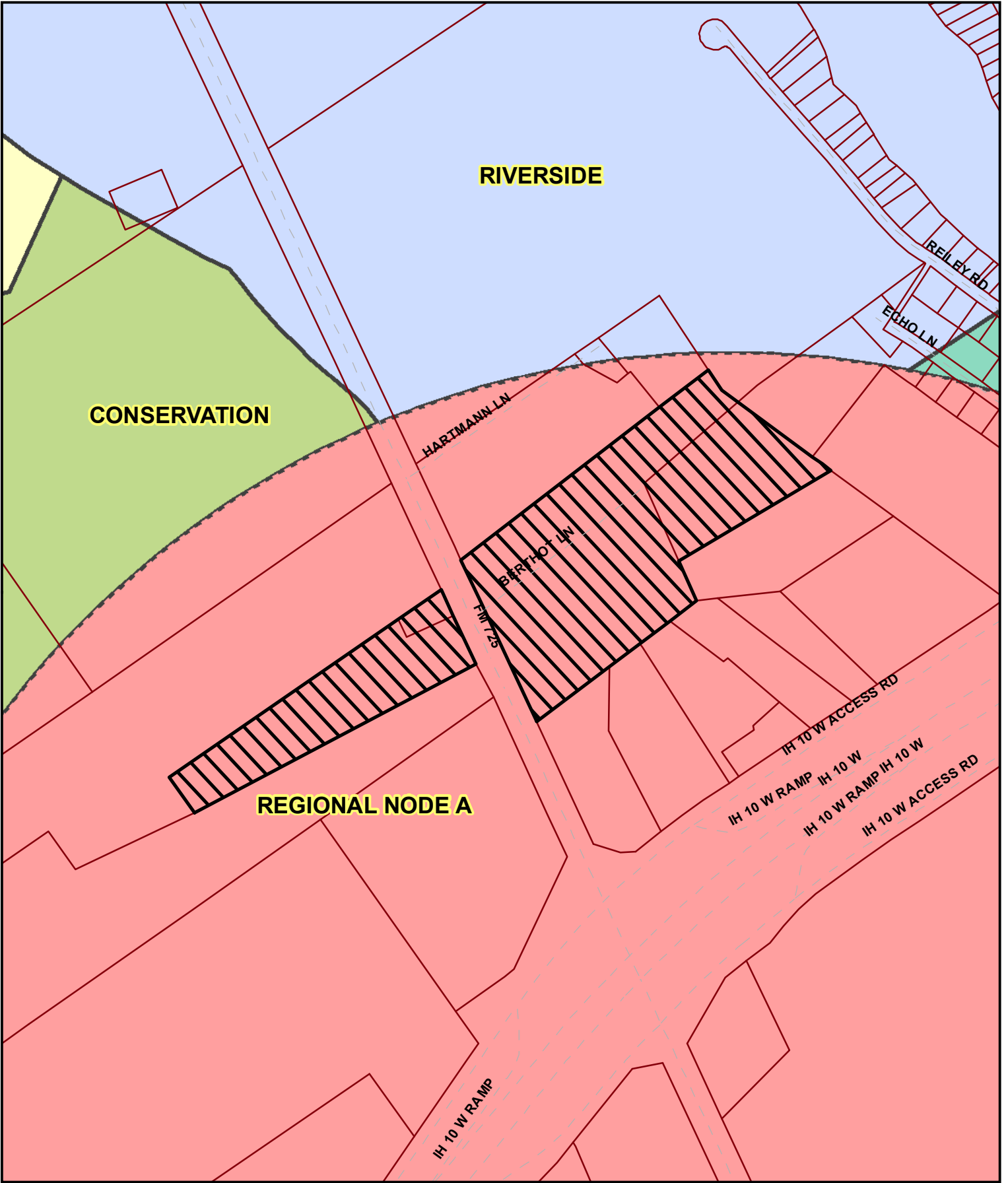
Site Location



Lot Lines

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Site Location



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