



PLANNING & CODES

Planning and Zoning Commission Report ZC 03-20

A request for Zoning Designation ZC 03-20 was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2020.

A Zoning Designation to Single Family Residential 2 (R-2) Area 2 (Rudeloff Rd) approximately 153.12 acres situated in the A.M. Esnaurizar Survey, Abs 20, Guadalupe County, Texas, consisting of one tract with property ID 55289

Ismael Segovia, Assistant Director of Planning & Codes presented the staff report. He explained that the zoning designation is for a 153.12-acre tract located along Rudeloff Road. The subject property is in the ETJ and the owner has requested voluntary annexation for the subject property. The property owner has requested Single Family Residential 2 (R-2) Zoning.

The subject property is an area of growth with single-family residential subdivisions either being proposed, in review, or in construction. Mr. Segovia stated that most of the development along the north side of Rudeloff Road is zoned for single-family residential development. The single-family residential subdivision immediately to the west of the subject location continues to develop and is zoned R-2. The proposed R-2 zoning is compatible with the surrounding developments. The property is in the Farm District with the intent to provide developments consistent with the distribution of agricultural lands. Such developments identified as complementary are residential use, cluster residential development, and passive open spaces. Single-family residential zoning is an appropriate use for this future land use district. The property will take access to Rudeloff Road and will also have access points to Pecan Parkway when constructed. One letter of opposition was received.

Staff recommended approval of the zoning designation to Single-Family Residential 2 (R-2).

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 03-20), Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the zoning designation to Single Family Residential 2 (R-2) for property located as Area 2-Rudeloff Road. Commissioner Garza seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2)

MOTION PASSED

7-0-0

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "Ismael Segovia".

ATTEST: Ismael Segovia

Assistant Director, Planning & Codes



PLANNING & CODES

**ZC 03-2020 Staff Report
Approx. 4,500 LF East of Hwy 46 &
Rudeloff (Vol Annexation)
Zoning Designation to R-2**

Applicant:

Burt Wellmann, P.E.
KFW Engineers
162 West Mill Street
New Braunfels, TX 78130

Property Owner:

Peter Greenblum
PBGPH LCC
PO Box 171374
San Antonio, TX 78217

Property Address/Location:

Approx. 4,500 LF east of
Hwy 46 & Rudeloff

Legal Description:

Abs: 20 Sur: A M Esnaurizar
153.125 Acs. Prop Id 55289

Lot Size/Project Area:

Approx. 153.125 acres

Future Land Use Plan:

Farm

Notifications:

Mailed: 02-23-2020
Newspaper: 02-23-2020

Comments Received:

None

Staff Review:

Ismael B. Segovia
Asst. Dir. Planning & Codes

Attachments:

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

REQUEST:

A Zoning Designation request to Single Family Residential (R-2) for a proposed residential subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R (default zoning)	Farm land with a residential structure
N of Property	ETJ – No zoning	Farm land
S of Property	LI	Light industrial
E of Property	AG	Farm land
W of Property	R-2	Single-family residential housing

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 153.125-acre property is located approximately 4,500 linear feet east from Hwy-49 & Rudeloff intersection. The subject property is in the ETJ and the owner has requested voluntary annexation for the subject property. The owner is now requesting Single-Family Residential 2 (R-2) zoning for the subject property.

Based on the patterns of growth along the Rudeloff Road area and the existing and residential subdivisions to the west, staff is recommending approval of the zoning designation to Single-Family Residential 2 (R-2).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 153.125-acres is currently being used for agricultural-ranch uses. The property owner has requested voluntary annexation into the city limits.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the current property is requesting a zoning designation of R-2 Single-Family Residential.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of growth with single-family residential subdivisions either being proposed, in review, or in construction. Most of the development along the north side of Rudeloff Rd. is zoned for single-family residential development. The single-family residential subdivision immediately to the west of the subject location continues to develop and is zoned R-2. The proposed R-2 zoning is compatible with the surrounding developments.

COMPREHENSIVE PLAN:

The property is in the Farm District. The intent of the Farm Districts is to provide developments consistent with the distribution of agricultural lands. Such developments identified as complementary are residential use, cluster residential development, and passive open spaces. Single-family residential zoning is an appropriate use for this future land use district.

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

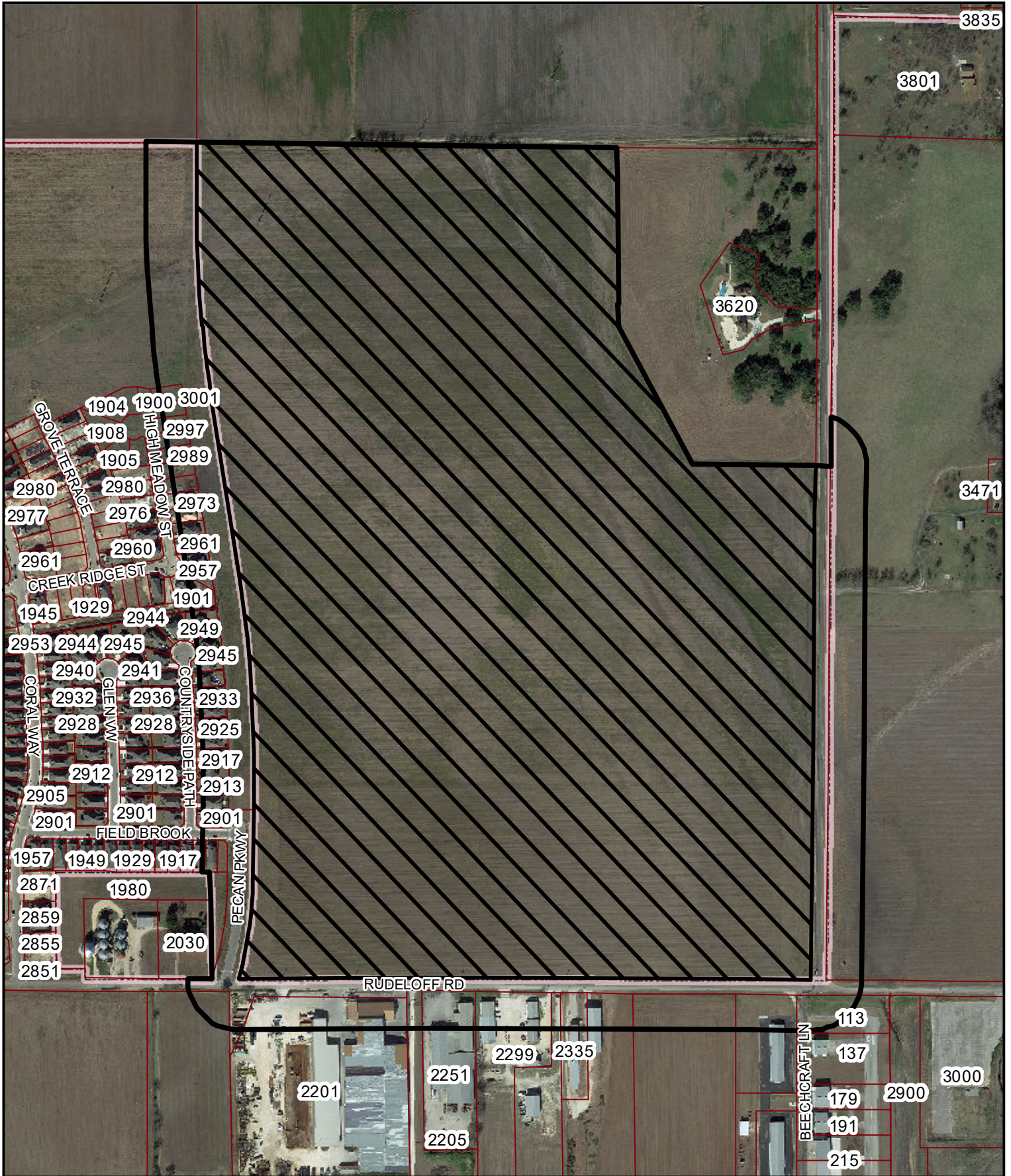
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will take access to Rudeloff Rd. and will also have access points to Pecan Parkway when constructed.

LOCATION MAP

ZC 03-20: 2200 Blk of Rudeloff Rd



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

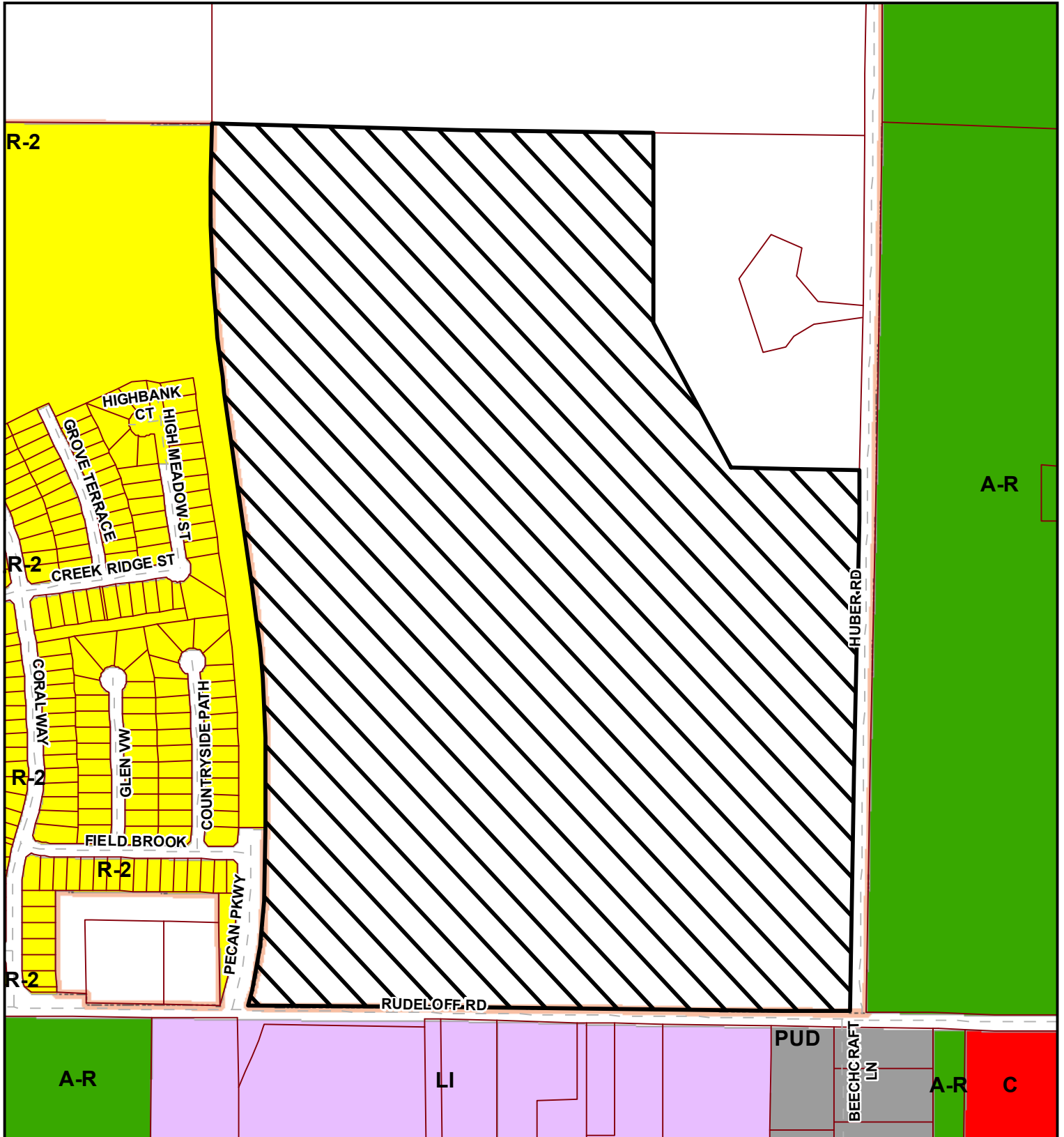
Lot Lines

1 inch = 500 feet

Printed: 2/19/2020

ZONING MAP

ZC 03-20: 2200 Blk of Rudeloff Rd



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